

HISTORIC RESOURCES EVALUATION REPORT (PART 1)

**3878 Jackson Street
San Francisco, California**

**Prepared for:
Louis Doan**

October 2022



3878 Jackson Street, c. 1970. Source: San Francisco Assessor-Recorder Historic Photo Collection

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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 three-story, single-family residence at 3878 Jackson Street (Assessor's Block 0967 / Lot 009), in San Francisco's Presidio Heights neighborhood. This HRE was prepared in anticipation of a proposed project that would construct a horizontal addition to the west side of the property including revisions to front façade, all of which would alter the external appearance of the residence.

The building at 3878 Jackson Street is within San Francisco's RM-1 Zoning District (Residential Mixed – Low Density) and the 40-X Height and Bulk District. The residence has 3,913 square feet of interior floor area on a lot that is 2,548 square feet in size, according to the San Francisco Assessor's Office. The building was originally constructed in 1906 with substantial alterations in the mid-1990s.

The property currently has a historic preservation rating of 'A' (historic resource present) by virtue of its location within the Presidio Heights Historic District. The Planning Department has determined that the district is eligible for listing in the California Register of Historical Resources, but it has not determined whether the subject property itself is individually eligible for listing in the California Register, or whether it would be a contributor to the district.

As the proposed project would substantially alter a building with an 'A' rating, it is subject to the San Francisco Planning Department's Historic Preservation review, including preparation of this 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 as an individual resource as well as a potential district contributor, 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 3878 Jackson Street was not addressed in the *Here Today* survey.

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 3878 Jackson Street was not addressed in the *1976 DCP Architectural Quality Survey*, and as such, has no DCP rating.

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).

The property at 3878 Jackson Street is not addressed in *Splendid Survivors*, and as such 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 most recent publication of the Office of Historic Preservation Directory for the City and County of San Francisco, which identifies buildings and structures listed in or eligible for listing in the California Register of Historical Resources, does not assign the property at 3878 Jackson Street a Status Code rating (OHP, 2022). No other properties in the immediate area or on the project area block have a OHP status code rating except for the San Francisco Presidio, located directly north from the subject property. Presidio of San Francisco has a OHP status code rating of 1D, indicating that it is listed in the National Register of Historic Places and the California Register of Historical Resources as a historic district.

Founded in 1776, the Presidio of San Francisco was designated a National Historic Landmark in 1962, and National Register Historic District in 1993. The historic district contains 662 contributing buildings, sites, structures, and objects, including the Presidio Wall, a stone wall built in the early Twentieth Century which demarcates the southern boundary of the Presidio as well as the northern boundary of the subject property.

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 3878 Jackson

Street has a Planning Department historic status of ‘A’ (age eligible/unknown) due to its location within the California Register-eligible Presidio Heights Historic District, as described above. The SFPIM indicates that property at 3878 Jackson Street is not located in an Article 10 designated historic district or is a designated landmark. The nearest Article 10 designated landmark is the Koshland House (Landmark #95) at 3800 Washington Street located about two blocks southeast from the subject property. This residence was built in 1904 for Marcus Koshland, and was modeled after Madame de Pompadour's Versailles chateau *Le Petit Trianon*. The residence is also listed in the National Register of Historic Places.¹

2. Building and Property Description

Neighborhood Context

The subject property at 3878 Jackson Street is located on the north side of Jackson Street, between Arguello Boulevard on the west and Cherry Street on the east in San Francisco's Presidio Heights neighborhood, a part of the larger Western Addition subarea of San Francisco. Located immediately north of the subject property is the Presidio of San Francisco, including a segment of the Presidio Wall. The wall forms the southern boundary of the Presidio as well as the northern boundary of the subject property.

This block of Jackson Street is entirely residential in nature, consisting of large, single-family homes which date primarily from the first three decades of the Twentieth Century, and exhibit a mix of architectural styles prevalent during that era, including Classical Revival, Renaissance Revival, Arts and Crafts, Tudor, and Shingle (and First Bay Tradition). The majority of the homes on this block are two-to-three-story-over basement residences on relatively large lots, many with generous setbacks, and most with basement-level, off-street garages and associated curb cuts.

Jackson Street terminates at Arguello Boulevard on the western end of the subject block. Following an easterly course, Jackson Street remains a primarily two-way residential street which traverses through Presidio Heights, Pacific Heights, Nob Hill, and Chinatown neighborhoods, terminating in downtown San Francisco near the Embarcadero.

The following provides an architectural description of the current elevations, ornamentation, finishes, and alterations of the exterior of the property at 3878 Jackson Street. The property description is based on a pedestrian site survey which occurred on September 23, 2022.

Appendix A provides photos of the subject property and surrounding area.

Architectural Description

Originally completed in 1906 with substantial additions in the mid-1990s and 2010s, the subject property is a three-story-over-basement single-family residence approximately 2,548 square feet in

¹ <https://sfplanning.org/resource/historic-landmarks-map> Accessed October 6, 2022.

size. Construction is wood framing over a concrete perimeter foundation. The building has a flat roof clad in tar and gravel. Wall cladding on all elevations consists primarily of horizontal wood shiplap siding with a 10" reveal on the first floor, and a narrower 6" reveal on the second and third floors. Only the south, west, and north elevations were visible to the surveyor, as the east elevation abuts an adjacent building and is therefore not accessible. Provided below is a description of the materials and fenestration on all visible elevations, beginning with the basement level at the ground floor and continuing to the third floor.

The basement level, south-facing elevation, contains a single-car garage with a wood paneled roll-up garage door and scored stucco wall siding on the left side of the elevation. To the right of the garage is a recessed entry gate leading to the front door via black marble tile stairs and black metal handrails. The entry at the street level consists of a decorative arched steel security gate with trellis. To the right of the entrance gate are landscaped areas as well as a series of stepped retaining walls containing terraced planting beds. The garage and terraced wall are capped with cast concrete balustrades which enclose patio areas located on the first level.

The first floor contains two outdoor patios clad in black marble tiles and encircled by cast concrete balustrades; one located along the west side of the property, and the other on the south side. Fenestration on the south (front) elevation of this first floor includes a vinyl frame French door leading out to the patio beyond, as well as one vinyl frame, double-hung windows with one-over-one panes. Fenestration on the west (side) elevation of this first floor includes one vinyl frame pedestrian (side) door with a single inset pane of glass flanked by two vinyl frame, double-hung windows with fixed panes of glass, as well as a row of three vinyl frame, double-hung windows with one-over-one panes. This west elevation also contains a staircase with scored stucco sidewalls, black marble stair treads, and black metal handrails leading to the front door located on the second floor. The rear (north) elevation at this first floor level contains two vinyl frame, double-hung windows with one-over-one panes. The shallow rear yard contains concrete flooring, as well as two steel posts which support a bay above.

The front door is located on the west elevation of the second floor accessed by the stairs described above. An entry porch with a flat roof is supported by two Doric order columns spaced symmetrically on a stuccoed side wall which acts as a porch railing. The porch roof also acts as a balcony with a wood picket railing accessible from the third floor. The front door itself is a solid wood paneled door with a fanlight transom window above and trimmed with fluted pilasters. The entry porch flooring is black marble tile. A three-part bay with vinyl frame, double-hung windows with one-over-one panes is located on the west (side) elevation of the second floor. The cornice of the bay contains decorative carved wood brackets and fluted and rounded wood window trim. This bay continues upward into the third floor. Another three-part bay with vinyl frame, double-hung windows with one-over-one panes is located on the south (front) elevation of the second floor. Like the cornice of the bay on the west elevation, this one also contains decorative carved wood brackets and fluted and rounded wood window trim. This bay also continues upward into the third floor, south elevation. Other fenestration on this elevation consists of a single vinyl frame, double-hung windows with one-over-one panes. The second floor rear (north) elevation contains a square three-part bay with vinyl frame windows, as well as a row of four vinyl frame, double-hung windows with one-over-one panes.

A wood trim beltline lies between the second and the third floors. Fenestration on all elevations of the third floor is nearly identical in materials, operation, and placement as on the second floor. As described above, the entry porch on the west elevation supports a wood framed balcony, accessed by a vinyl frame door with inset pane of glass. The cornice along the third floor roof is comprised of a row of either wood or vinyl dentils, capped by galvanized aluminum roof flashing.

Visible Alterations

Visible alterations include all fenestration throughout the building which consist of vinyl clad replacement windows and doors, and a newer wood paneled front door. The original shingle siding was replaced with wood ship lap siding on all elevations. Other alterations include black marble tile flooring on the patios and stairs and the cast concrete balustrade at the first and second floor levels, the scored stucco siding along the base of the stairs on the first floor and at the basement level, and the replacement garage door, the security gate, and the scored stucco siding on the terraced retaining walls at the basement level. Most of these alterations were completed during an extensive remodeling and expansion effort which occurred in the mid-1990s, as well as window replacements and alterations to the balconies, railings, entrance gate, and basement level front elevation in the 2010s, according to available building permits (see discussion of building permits, below). The only original portions of the residence that remain are the two, three-part bays with their decorative carved wood cornices located on the south and west elevations of the second floor. The building is in good overall condition.

Architectural Style

Originally built in 1906 as a Shingle or First Bay Tradition style residence, the property now exhibits a highly altered version of an Edwardian-era row house with various faux Classical Revival style architectural elements that were added in the mid-1990s and the 2010s.

Site History

The following site history of the subject property was obtained from Sanborn Fire Insurance Company maps, 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 photos, and U.S. Census data provided by Ancestry.com.

Sanborn Maps

Sanborn Fire Insurance Company maps published in 1893, 1905 1913, 1950, and 1995 were reviewed to show how the subject lot and block developed during the Twentieth Century. See Sanborn Maps, 1913 – 1995, in **Appendix B**, Historic Photos and Maps.

The first Sanborn Fire Insurance Company maps produced between 1893 and 1905 show no development on the subject property, and only sparse development on the subject block and those immediately surrounding it. The 1905 map shows only one, three-story, single-family dwelling

on the subject block located at 3850 Jackson Street, while the rest of the block remained undeveloped. As such, these earliest maps are of little value and not reproduced in this report.

The 1913 Sanborn map is the first map to show the subject property, which at this time, was identified as a two-story-over-basement wood framed dwelling with the address 3878 Jackson Street. Window bays on the south and west elevations are visible on this map. Four other single-family dwellings had been constructed on the lots near the center of the block by this time, while those lots on the far east and west ends of the block remained undeveloped. A number of two-story, single-family dwellings and flats had been constructed on the opposite side of Jackson Street by this time. The Presidio of San Francisco, then called the ‘Presidio U.S. Military Reservation’ is identified to the north of the subject block.

The 1950 Sanborn map identifies the subject property in essentially the same location and configuration as in the earlier, 1913 map. At this time, the subject property was labeled as a two-story-over-basement, wood-frame dwelling. All other lots on the subject block had been developed by this time with similar dwellings, as had those across Jackson Street. During this period the neighborhood was generally built out and took on the essential form that it has today

The 1995 Sanborn map shows the subject property in the same location and configuration as the earlier maps. The building was still labeled as a two-story-over-basement dwelling as the third floor addition had not been completed by the time the map was recorded. All other buildings shown on the prior map remained generally the same during this time.

Historic Photographs and Aerials

Only one historic photo of the subject property itself could be obtained through the typical repositories of historic photos of San Francisco.² This photo, provided in **Appendix B**, was taken by the San Francisco Assessor-Recorder circa 1970 well before the building was substantially altered in the mid-1990s and 2010s, according to a review of building permits (see discussion of permits, below). This photo shows a two-story-over-basement Shingle or First Bay Tradition style building with the original shingle siding, the dentilated and curved cornices above the two south- and west-facing bays, as well as the original wood frame fenestration. This photo also shows the single-car garage that had been installed in 1920 and expanded in 1947 (according to building permits), as well as some mature landscaping at the front of the residence before it was removed.

One other historic photo was obtained to provide historical views of the immediate neighborhood including the Presidio. These photos show the Presidio of San Francisco taken in c.1870 from the gate at Presidio Avenue (then called Central Avenue), a portion of the Presidio Wall near the terminus of Maple Street in 1898. This photos are also provided in **Appendix B**.

² 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).

The earliest available historic aerial photo of the subject property is the Aerial Map of San Francisco, produced by Harrison Ryker in 1938. This aerial photo shows the subject property as it appeared at this time, as well as the rest of the subject block, which was entirely developed by 1938. This aerial photo is also provided in **Appendix B**.

Building Permit History

A review of buildings permits on file with the San Francisco Department of Building Inspection (SFDBI) revealed 15 available permits granted between 1920 and 2017 for 3878 Jackson Street. These are detailed in **Table 1**, Building Permit Information. Copies of the building permits are provided in **Appendix C**.

TABLE 1
BUILDING PERMIT INFORMATION

Date	Permit No.	Description/Cost
2/4/1920	91043	Underpin west side of house 20 feet from front, and erect one-story reinforced concrete garage on west side of house 8 feet high, 20 feet deep, 9 feet wide. Tar & gravel garage roof /\$600
7/14/1922	108657	Repair fire damage; put on new tar and gravel roof and general repairs all to the satisfaction of board of health/\$1,200
10/16/1947	93468	Build a 2-car detached garage and new front stairs/\$3,500
10/22/1947	94326	Alter dwelling; replace 2 fireplaces, install new window and door, build new closet/\$700
12/10/1959	206139	Install shower, water closet, wash basin in basement area, directly below bedroom/\$2000
8/1/1961	226880	Remodel kitchen; remove existing sink cabinet and wood base cabinet, install new sink base cabinet with Formica counter. New sink and faucets/\$890
5/1/1995	768748	Partial interior demolition and remodeling levels 1 and 2, bringing up to Code, addition of the third level and extension to the rear in the northeast corner/\$170,000
6/15/1995	771798	Change brick foundation to reinforced concrete foundation and structural revisions to prior application/\$3,500
11/9/1995	782371	Window replacement; 11 windows/\$2,000
11/27/1995	783411	Revise work being done under prior permit; delete stairs to roof, interior layout revision, change roof framing/\$1
6/14/2000	913153	Primary bathroom; replace plumbing fixtures and tile kitchen, replace appliances, miscellaneous electrical/\$30,000
11/19/2001	953594	Installation of an iron gate, to add security to this residence. The gate will have a self-closing mechanism and the locking device will be both electronic and manual/\$2,000
12/3/2012	1280977	Remodel kitchen and 3.5 bathrooms. New cabinets, tile, and fixtures/\$55,000

1/29/2013	1284905	Change 20 existing wood windows to wood clad windows/\$35,000
4/18/2017	1422767	Widening of existing garage opening, new garage door, installation of finish at existing front stairs, new pavers over garage for existing exterior roof deck, new pavers of existing front deck, replacement of existing front gate in kind/\$76,000

SOURCE: San Francisco Department of Building Inspection, Block 0967/Lot 009

As shown in **Table 1**, the first available permit for the subject property was granted in 1920. Unfortunately, the original building permit from 1906 was not available at SFDBI, and as such, the original architect and/or builder of the residence are unknown.³ This first available permit was granted to construct a single-car garage to the west of the residence for the property's first owner, Louis Zeh (see discussion in *Section 4. Owners/Occupants*, below). The architect of this garage addition was T.S. Holland, and day labor was used to build it at a cost of \$600. In 1922, a permit was granted to repair the roof and "general repairs all to the satisfaction of board of health" due to a fire which occurred in that year, at a cost of \$1,200. In 1947, two consecutive permits were granted to then-owner Robert Morrow to expand the single-car garage to become a two-car garage and add new front stairs, as well as various interior alterations and a new front door, at a total cost of \$4,200. In 1959 and 1961, two additional permits were granted to the same owner to install a bathroom in the basement level and remodel the kitchen at a total cost of \$2,890.

The most significant alteration to the property occurred in 1995 when then-owner James F. Costello was granted a permit to construct vertical and horizontal additions to the building including a new third floor and an extension to the rear/northeast corner, as well as various related changes to the fenestration, cladding, and foundation at a total cost of \$175,500. The additions were designed by architects Hornberger & Worstell, Inc., of San Francisco. This effort drastically altered the external appearance of the original two-story-over-basement Shingle or First Bay Tradition style dwelling to a three-story-over-basement dwelling with the appearance of an Edwardian-era row house with various faux Classical Revival style architectural elements. This effort was completed by mid-1996, according to the certificate of completion and occupancy.

In 2000, a permit was granted to alter the interior primary bathroom and kitchen for then-owners Sanford and Gwen Garrett at a cost of \$30,000. The following year, another permit was granted to the same owners to install a security gate at a cost of \$2,000. In 2012 and 2013, two permits were granted to then-owners Greg and Sara S. Psihas to remodel the kitchen and bathrooms, and replace 20 existing wood windows to 'wood clad' windows, at a total cost of \$90,000.⁴ The contractor for both of these efforts was Armour Contractors of San Francisco.

The final permit was granted in 2017 for then-owners W. Blake Baird to widen the existing garage opening and install a new garage door, installation of a stucco finish at the front stairs, new black marble pavers over garage and front deck patios, and a replacement front gate at a cost of \$76,000. The architect for this effort was Geddes Ulinskas of San Francisco.

³ The absence of any building permits issued by the San Francisco County Board of Public Works from its inception in the late 1800s through 1906 is not uncommon, given that all the city's building permits were lost when the San Francisco Hall of Records was entirely destroyed in the 1906 Earthquake and Fire.

⁴ The windows were actually replaced with vinyl-clad units.

3. Focused Neighborhood Context

Unless otherwise noted, the following focused neighborhood historic context has been summarized from three HRE reports or Historic Resource Evaluation Responses (HRERs) prepared for other residential projects within the Presidio Heights Historic District between 2013 and 2021.^{5 6 7}

For several decades following the Gold Rush, the area that today comprises Presidio Heights remained far removed from the more populous areas of the city. The most prominent early features of the area were several large cemeteries opened during the 1850s and 1860s. These included the Laurel Hill Cemetery, located south of California Street between Presidio and Parker avenues. By the early 1870s the cemeteries were served by two horse-drawn streetcar lines running out California and Post streets, both of which terminated at what is today Presidio Avenue. To the west, the primary transportation route in the area was the Point Lobos Road, today known as Geary Boulevard, which ran out to the Cliff House restaurant and hotel.

The primary catalyst for sustained development of Presidio Heights was the installation of new transportation lines which reduced travel times between the western portion of the city and downtown. In 1879, the California Street Cable Railroad extended its operations west from Fillmore Street to Presidio Avenue, largely to access the cemeteries. Other important early lines included the Geary Street, Park and Ocean Railroad, first developed in 1880. This cable car line followed Geary Boulevard to Presidio Avenue, where connection was made to a steam-powered streetcar line that continued west on Geary Street before turning south on 1st Avenue (today Arguello Boulevard) to access Golden Gate Park. One of the Richmond district's largest landowners, Adolph Sutro, also financed construction of the Ferries & Cliff House Railroad, completed in 1888. This was another combination cable car and steam powered operation that ran out California Street to Point Lobos. Within Presidio Heights, the turntable for the Ferries & Cliff House Railroad's cable cars was located on the north side of California Street between Locust and Laurel streets. During the early 1890s, the Market Street Railroad developed an additional cable car line running out Sacramento Street to 6th Avenue, with a car house located at the northwest corner of Sacramento Street and Presidio Avenue.

The installation of new streetcar lines was soon followed by street grading and other infrastructure improvements—as well as sustained residential development. By 1895, area residents had formed the Presidio Heights Club to lobby for improvements that included street paving and sidewalks. Sanborn maps published in 1899 indicate that the blocks north of California Street in Presidio Heights were typically five- to twenty-five percent built out, almost exclusively with one- or two-story single-family dwellings. Construction was much sparser adjacent to the Presidio, where some blocks remained almost wholly undeveloped.

⁵ San Francisco Planning Department, *Historic Resource Assessment, 3555 Presidio Avenue*, Case No. 2021-010105GEN, February 1, 2022. This HRA is available for review at 49 South Van Ness Avenue, Suite 400.

⁶ Brewster Historic Preservation, *Historic Resource Evaluation Report, 3312-4 Clay Street*, August 17, 2020.

⁷ San Francisco Planning Department, *Historic Resource Evaluation Response, 3591 Jackson Street*, Case No. 2013.1662E, January 23, 2013. This HRER is available for review at 49 South Van Ness Avenue, Suite 400.

Sanborn maps produced in 1905 indicate steady building activity, with the blocks between Sacramento and Washington streets ranging from approximately thirty- to ninety-percent built out. North of Washington Street, however, development remained relatively sparse. During this period, wood frame construction was dominant, although a few scattered homes featured brick construction, or brick/stone veneers. Stylistically, many of these early buildings featured late-Queen Anne, Shingle (or First Bay Tradition), Craftsman/Arts and Crafts, and Colonial Revival style influences. Commercial development was rare, and almost wholly confined to the street frontages along California and Sacramento streets. A few institutional properties were also developed, including Hahnemann Hospital and Children's Hospital, both located near the intersection of Maple and California streets.

The neighborhood escaped severe damage during the 1906 Earthquake and Fire and soon attracted many new residents relocating from burned areas of the city. Numerous parcels were quickly subdivided, and the pace of development in Presidio Heights greatly intensified. Due in part to its proximity to public transportation, as well as its adjacency to the already upscale Pacific Heights neighborhood, Presidio Heights quickly earned a reputation as a fashionable neighborhood. This was enhanced by the creation of the nearby Presidio Terrace subdivision in 1906, which was designed as an exclusive enclave for some of the city's wealthiest residents.

A substantial number of the homes in Presidio Heights were architect designed and constructed with a superior level of craftsmanship. Architects of merit known to have worked in the area include Bakewell and Brown, Walter Bliss, Ernest Coxhead, Albert Farr, Hyman & Appleton, Edgar Mathews, Bernard Maybeck, Julia Morgan, and Willis Polk, among others. Finer residences typically included front and side setbacks, frequently with associated site/garden walls. In terms of massing and siting, post-earthquake residences continued many of the patterns established prior to 1906, although stylistic shifts are evident in the growing popularity of Classical Revival and Period Revival style ornamentation. Construction materials also shifted, with stucco cladding becoming much more prevalent from the 1910s onward.

Residential construction slowed somewhat during World War I, but resumed during the 1920s as San Francisco and the rest of the United States participated in a sustained building boom. A major force for this growth was the advent of the private automobile, which facilitated the development of areas further away from streetcar lines. The popularity of the private automobile also led to changes in residential design, with most new homes featuring driveways and integral garages. One of the most frequent alterations for older homes in Presidio Heights is the addition of a "snout" garage within the front setback, or an integral garage at the raised basement level. Many buildings of the 1920s also feature Spanish or Italian stylistic influences, frequently grouped under the Mediterranean Revival style.

Another result of the 1920s construction boom in Presidio Heights was the redevelopment of some of the area's oldest residences—frequently smaller dwellings constructed early in the neighborhood's development. By 1930, the neighborhood had been essentially built out—although a few larger parcels would subsequently be subdivided during the late 1930s, including clusters of late-1930s properties at the northwest corner of Spruce and Jackson Street, as well as

the southwest corners of Presidio Avenue at Jackson Street and Washington Street. Intermittent redevelopment of individual parcels also continued through the middle of the century. During this period prominent architects continued to design residences in Presidio Heights, including examples of high-style Modern Second Bay Tradition by Campbell & Wong, Gardner Dailey, Joseph Esherick, Erich Mendelsohn, and William Wurster.

Presidio Wall

Although the Presidio of San Francisco was established by the Spanish as a military post in the mid-1770s, the erection of permanent walls and entrance gates which separated the southern and eastern boundaries of the reservation from the City of San Francisco were not begun until the mid-1880s, and were not entirely completed until about 1912. As part of this construction program, major entrances were constructed at Arguello Boulevard (then 1st Ave.), Presidio Avenue (then Central Avenue), Broadway, and Lyon and Lombard streets. The bids for construction of the walls and entrances were advertised late in 1895, and the work on the entrances were completed in 1897, as designed by architect J.B. Whittemore. Construction of the stone walls continued through the early twentieth century. These substantial stone walls and entrances replaced the piecemeal and less durable wooden barriers of the 1880s. Today this system of quarry-face random-range ashlar walls and ceremoniously marked entrances of decoratively treated pylons and iron gates remains substantially intact.⁸

Directly behind the subject property lies a portion of the Presidio Wall, which also forms the northern boundary of the property as well as those to either side of it along this block of Jackson Street. The wall itself is about six feet high in this location, with Ecology Trail running parallel and just north of it in this location. The nearest break in the wall is about 150 feet west of the subject property where Arguello Boulevard enters the Presidio. Stone pillars capped with carved bas reliefs of American bald eagles clutching rifles in their talons mark the entrance to the Presidio in this location.

4. Owner/Occupant History

Owner History

According to a review of sales ledgers available at the San Francisco Assessor-Recorder Office, the property at 3878 Jackson Street has been owned by 12 families, individuals, or family trusts over the majority of its 116-year lifespan. **Table 2** on the following page identifies the property owners by year as well as their occupations where known. Biographical information about the lives of the owners and occupants were obtained primarily from US Census records published between 1910 and 1950 made available online by Ancestry.com, as well as online newspaper articles provided by Newspapers.com.

⁸ US Department of the Interior National Register of Historic Places Nomination Form, *Presidio of San Francisco, National Historic Landmark*, October 28, 1992.

TABLE 2
BUILDING OWNERS BY YEAR

Dates (From-To)	Granted to	Occupation/s
1905 - 1947	Louis Zeh	Pharmacist/Secretary of the State Board of Pharmacy
1947 - 1993	Louise Zeh Morrow	Daughter/no occupation
1993 - 1995	James F. Costello	Attorney, San Francisco District Attorney's Office
1995 - 1996	Leonard Chan and Ming Lie and 3878 Jackson Associates	Unknown
1996 - 1999	Gordon E. and Sharon J. Druehl	Retired
1999 - 2001	Sanford J. and Gwen Garrett	Business owner, The Garrett Group Technology LLC (Sanford Garrett)
2001 - 2010	Sanford J. & Gwen Garrett Living Trust	N/A
2010 - 2012	Charles S. Crompton III	Judge, San Francisco County Superior Court
2012 - 2015	Greg and Sara S. Psihas	Visa (Greg Psihas)
2015 - 2015	Cartus Financial Corporation	N/A
2015 - 2021	W. Blake Baird	Real Estate
2021 - Present	Luong Hien Doan & Huynh Tuyen Thuy Mong	Attorney & Investor

SOURCE: San Francisco Sales Ledgers, Assessor/Recorder, Block 0967/Lot 009.

As shown in **Table 2**, the subject property was first owned by Louis Zeh, who purchased the property in 1905, according to sales transactions published in the San Francisco Call newspaper.⁹ Zeh was a pharmacist who owned a drug store in San Francisco, and later became the Secretary to the State Board of Pharmacy. In 1947, the property was transferred to Louis and Josephine's daughter, Louise Zeh Morrow, who owned and occupied it with her husband, Robert F. Morrow, from 1948 until 1992. See Zeh Family Biography, below.

After being owned for 88 years by two generations of the Zeh family, the property was sold in 1993 to James F. Costello (1952 – 2016), who was occupied as an attorney with the San Francisco District's office. It was during Costello's ownership that the majority of the alterations to the property were made, including the third floor addition (see *Building Permit History*, above). In 1995, the property was sold to Leonard Chan and Ming Lie, whose occupations are unknown. In 1996, the property was sold to Gordon E. and Sharon J. Druehl, who were a retired couple. In 1999, the property was sold to Sanford J. and Gwen Garrett. Sanford Garrett was the owner of the Garrett Group Technology LLC. In 2001, the property was transferred to the Sanford J. and Gwen Garrett Living Trust. In 2010, the property was sold to Charles S. Crompton, III, who was a judge in the San Francisco County Superior Court. In 2012, the property was sold to Greg and Sara Psihas. Greg Psihas worked for Visa, while Sara Psihas' occupation is unknown. In 2015, the property was transferred to the Cartus Financial Corporation.

⁹ "Real Estate Transactions," *The San Francisco Call*, January 4, 1905.

Later that same year, the property was sold to W. Blake Baird, who was occupied in the real estate field. In 2021, the property was sold to Luong Hien Doan and Huynh Tuyen Thuy Mong, who are the current owners. Luong Hien Doan is occupied as an attorney, while Huynh Tuyen Thuy Mong is an investor.

Zeh Family Biography

Two generations of the Zeh family owned the subject property for 88 years, from 1905 to 1993. Louis Zeh was born in San Francisco in 1861 to German-speaking parents who originally hailed from the Alsace-Lorraine region of France. Around 1893, Louis married Josephine E., who was born in California in 1877 to parents of English extraction. The couple had two children during their marriage; Whitney and Louise, who were both born in California in 1898 and 1906, respectively.¹⁰ Prior to their move to 3878 Jackson Street around 1906, the Zeh family lived at 2218 15th Street in today's Duboce Triangle neighborhood, and Louis Zeh, a pharmacist, owned and operated *Zeh's Cut Rate Drug Store* at 1226 Market Street near today's Civic Center.¹¹ Zeh's drug store was destroyed in the 1906 Earthquake and Fire. Between 1909 and 1936, Zeh was occupied as the Secretary to the California State Board of Pharmacy. Around 1941, the couple had moved to Inverness, and later to Tiburon, both in Marin County. Louis Zeh died in 1958 at the age of 89, and Josephine E. Zeh died in 1969 at the age of 95.^{12 13}

The Zeh's daughter, Louise, married Robert F. Morrow in 1944, and became Louise Zeh Morrow. The couple owned and occupied the subject property from 1948 until 1992. Robert F. Morrow, who was born in California in 1904, was occupied as a retail sales manager for various automobile dealerships in San Francisco, including Howard Automobile Company, San Francisco's Pontiac and Buick distributor (beginning in 1934),¹⁴ and later for Lytle Buick and McAlister Buick, while Louise was a wife and homemaker. It appears the couple had no children during their marriage. Robert F. Morrow died in 1991 at the age of 87, and Louise Z. Morrow died in 1992 at the age of 86.¹⁵

Occupant History

The history of occupation of the subject property was obtained from San Francisco phone directories published between 1907 and 1982, supplemented by information from the Haines Criss-Cross directories for San Francisco between 1983 and 2021. **Table 2** on the following page identifies the property occupants by year as well as their occupations where known.

¹⁰ US Census for San Francisco, 1910 – 1950, *Louis Zeh*, available online at Ancestry.com, Accessed October 12, 2022.

¹¹ San Francisco Phone Directory, 1905, *Louis Zeh*.

¹² "Louis Zeh, 89, Taken by Death," *The San Francisco Examiner*, April 12, 1958.

¹³ "ZEH – Josephine E." (Death Notices), *The San Francisco Examiner*, April 9, 1969.

¹⁴ "New Head of Sales Named," *The San Francisco Examiner*, December 23, 1934.

¹⁵ US Social Security Death Index, 1935 – 2014, *Robert F. and Louise Z. Morrow*, available online at Ancestry.com, Accessed October 13, 2022.

TABLE 3
BUILDING OCCUPANTS BY YEAR

Dates (From-To)	Name/s	Occupation/s
1907 - 1941	Louis and Josephine E. Zeh + 2 children (Louise & Whitney)	Pharmacist/Secretary of the State Board of Pharmacy (Louis Zeh)
1942 - 1947	Albert W. & Acca Turner	Salesman, F.E. Turner (Albert Turner)
1948 - 1992	Robert F. & Louise Zeh Morrow	Retail Sales Manager for Buick Automobiles (Robert) and daughter of Louis and Josephine Zeh/no occupation (Louise)
1993 - 1994	James F. Costello	Attorney, San Francisco District Attorney's Office
1995 - 1996	Unoccupied	Unknown
1996 - 1999	Gordon E. and Sharon J. Druehl	Retired
1999 - 2010	Sanford J. and Gwen Garrett	Business owner, The Garrett Group Technology, LLC (Sanford Garrett)
2010 - 2012	Charles S. Crompton III	Judge, San Francisco County Superior Court
2012 - 2015	Greg and Sara S. Psihas	Visa (Greg Psihas)
2015 - 2021	W. Blake Baird	Real Estate
2021 - Present	Luong Hien Doan & Huynh Tuyen Thuy Mong + 1 son	Attorney & Investor

SOURCE: SOURCE: San Francisco Sales Ledgers, Assessor/Recorder, Block 0967/Lot 009.

As shown in **Table 3**, the subject property at 3878 Jackson Street was first occupied by Louis and Josephine Zeh and their two children beginning in 1907, according to the phone directories, although they may have moved in one year earlier when the house was completed. The Zeh family occupied the property until 1941, after which time the house was rented to Albert W. and Acca Turner. Albert Turner was occupied as a salesman in a family firm named F.E. Turner, while his wife, Acca, was a homemaker. In 1948, the property was reoccupied by members of the Zeh family, namely Louise Zeh Morrow and her husband Robert F. Morrow. As described above, Robert was involved in auto sales, while Louise was a homemaker. Robert F. and Louise Z. Morrow occupied the residence until their deaths in 1991 and 1992, respectively.

When the house was sold in 1993, the new owner, James F. Costello, occupied the house for only one year. As described above, Costello was occupied as an attorney with the San Francisco District Attorney's office, and it was under his ownership that the majority of the renovations and expansions to the house were made. The house was unoccupied between 1995 and 1996 while the renovations were being completed. After the sale of the house in 1996, the house was occupied by its new owners, Gordon E. and Sharon J. Druehl, who were a retired couple. This couple resided in the house until 1999 when it was sold again to new owners, Sanford J. and Gwen Garrett. As described above, Sanford Garrett was a business owner of The Garrett Group Technology, LLC. After the sale of the house in 2010, it was occupied by Charles S. Crompton, III, who was a judge for the San Francisco County Superior Court. After the sale of the house in 2012, it was occupied

by new owners, Greg and Sara S. Psihas. As described above, Greg Psihas worked for Visa. When the house was sold in 2015, it was occupied by new owner, W. Blake Baird, who was a real estate agent. When the house was sold in 2021, it was occupied by its current owner-occupants, Luong Hien Doan, who is occupied as an attorney, and Huynh Tuyen Thuy Mong, who is occupied as an investor, and their teenage son, who is occupied as a student.

5. Architect/Builder/Landscape Architect

As no original building permit for the subject property at 3878 Jackson Street was available at SFDBI, it is unknown which architect may have designed the building or which contractor may have built it. The absence of any building permits issued by the San Francisco County Board of Public Works from its inception in the late 1800s through 1906 is not uncommon, given that all the city's building permits were lost when the San Francisco Hall of Records was entirely destroyed in the 1906 Earthquake and Fire. A review of historic newspaper articles published in San Francisco between 1905 and 1907 revealed no mention of the construction of the residence or those involved in it.

As with most wood frame, single-family residences built in San Francisco during this period, they were typically built without the aid of a professional architect, and were often built by local carpenters who had some knowledge of popular building styles and construction methods, and who may have applied popular architectural designs from any number of architectural pattern books which were readily available during the construction period. As described above, and as evidenced in the San Francisco Assessor-Recorder's photo of the residence taken c. 1970 (see **Appendix B**), the original architectural style of the home was Shingle or First Bay Tradition before it was substantially altered in the mid-1990s and 2010s.

In San Francisco, the Shingle style is often referred to as the First Bay Tradition. It was a popular residential style from approximately 1880 to 1915 and was adapted for construction on narrow city lots. The Shingle style dispensed with the complex building surfaces of the earlier Queen Anne style and used simple shingles for all surfaces. These buildings are characterized by asymmetry with bulges, incisions, and cavities enshrouded by a "skin" of patterned shingles. Usually featuring restrained, small-scale ornamentation, Shingle buildings often feature decorative details such as Palladian windows.¹⁶ Numerous Shingle or First Bay Tradition style residences can be found within the Presidio Heights Historic District as well as throughout San Francisco.

6. California Register Significance Evaluation

The following provides an evaluation of the subject property for its potential individual significance for listing in the California Register of Historical Resources (CRHR).

¹⁶ San Francisco Planning Department, *San Francisco Preservation Bulletin No. 18, Residential and Commercial Architectural Periods and Styles in San Francisco*, undated.

Evaluation of for Individual Significance

Criterion A/1 (Events)

There is no information found as a result of this HRE to indicate that the subject property is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States from an individual standpoint. Completed in 1906, the subject property was built during the initial phase of neighborhood development which lasted from circa 1890 to 1930, a period of rapid growth in San Francisco and especially in Presidio Heights as this area became linked to downtown via new streetcar lines, with an acceleration of residential development following the 1906 Earthquake and Fire. Although the construction of the property is broadly associated with the period of neighborhood building during between 1890 and 1930, the subject property itself completed in 1906 with substantial alterations in the mid-1990s and 2010s does not appear to be a singular or important event within this context of neighborhood development. Rather, the construction and later alteration of the property appears to be more typical of residential development in this particular location and period. For these reasons, the subject property at 3878 Jackson Street does not appear eligible for listing under Criterion A/1 as an individual resource.

Criterion B/2 (Persons)

There is no information found as a result of this HRE to indicate that the building at 3878 Jackson Street is associated with significant persons identified in the owner/occupant history. The property was completed in 1906 for owner Louis Zeh (1861 – 1958) who was a San Francisco pharmacist and the Secretary to the California State Board of Pharmacy between 1909 and 1936, but was not otherwise noted as an important individual at a local or state level. Zeh's wife, Josephine E. Zeh (1877 - 1969) was a homemaker and raised their two children, Whitney and Louise, in the home. The property passed on to their daughter, Louise Zeh Morrow (1906 – 1992), and her husband, Robert F. Morrow (1904 – 1987). Robert Morrow was occupied as a sales manager at various auto dealerships in San Francisco, while Louise was a homemaker. The couple owned and occupied the property from 1948 to 1992, and after 88 years of ownership by two generations of the Zeh family, the property was sold in 1993. While such long-term ownership and occupation of a property by a single family is somewhat rare, it is not entirely uncommon in San Francisco, as many families retain ownership of their properties for long periods of time and eventually pass them down to family members either upon the death of the original owner or placed within family trusts.

The subject property traded hands ten more times between 1993 and 2021, and was occupied by a variety of couples, individuals, and family trusts. These owner-occupants included two attorneys, a retired couple, a business owner, a judge at the San Francisco Superior Court, an employee with Visa, and a realtor. While these people would be considered fairly upper class residents of the Presidio Heights neighborhood, none of them would be considered particularly important to local or state history. For these reasons, the subject property at 3878 Jackson Street does not appear eligible for listing under Criterion B/2 as an individual resource.

Criterion C/3 (Architecture)

There is no information found as a result of this HRE to indicate that the property at 3878 Jackson Street would be individually significant for its architecture, as expressed by intact stylistic features, forms, or construction methods. Completed in 1906 as a Shingle or First Bay Tradition style building similar to others that can be found in the Presidio Heights Historic District and throughout San Francisco, the property was altered first with the construction and a garage at the basement level completed first in 1920 and expanded in 1947, followed by a substantial vertical and horizontal expansion of the building envelope in 1995-1996 which included a new third floor and an extension to the rear/northeast corner, as well as various related changes to the fenestration, cladding, and foundation. This latter effort entirely changed the building's external appearance of the original two-story-over-basement Shingle or First Bay Tradition style dwelling to a three-story-over-basement dwelling with the appearance of an Edwardian-era row house with various faux Classical Revival style architectural elements. More recent alterations in the 2010s including all new vinyl-clad fenestration, alterations to the garage door, installation of a stucco finish at the front stairs, black marble pavers over garage and front deck patios, and a replacement front gate, have further erased any trace of the original Shingle or First Bay Tradition style of the property. Due to these alterations which occurred within the last 30 years, the property lacks sufficient integrity to exemplify the Shingle or First Bay Tradition architectural style, and it does not currently embody the distinctive characteristics of a particular type, period, region or method of construction.

The Presidio Heights Historic District contains a significant concentration of residences designed by architects of merit in San Francisco. However, as no original building permit for the subject property was available at SFDBI, it is unknown whether it was designed a professional architect, let alone one who would be considered an architect of merit. It is similarly unknown whether it was built by a builder of merit. As with most wood frame, single-family residences built in San Francisco during this period, they were typically built without the aid of a professional architect, and were often built by local carpenters who had some knowledge of popular building styles and construction methods, and who may have applied popular architectural designs from any number of architectural pattern books which were readily available during the construction period. For these reasons, the property at 3878 Jackson Street does not appear individually eligible for listing under Criterion C/3.

Criterion D/4 (Information Potential)

Criterion D/4 refers to a property's information and research potential in terms of its historic or prehistoric archeological values. There is no information found as a result of this HRE to indicate that the subject property would yield information important to history or prehistory, or is an example of a particularly rare construction type. Assessment of archeological sensitivity is undertaken through the Planning Department's Preliminary Archeological Review process and is outside the scope of this review.

Historic District Information

The subject property is located within the boundaries of the Presidio Heights Historic District, which the Planning Department has determined is eligible for listing in the California Register of Historical Resources.¹⁷ This district is located along the northern edge of the neighborhood in an area roughly bounded by the Presidio on the north, Clay Street on the south, Presidio Avenue on the east and Arguello Boulevard on the west. This same general area was singled out in the Junior League survey published in 1968 as *Here Today, San Francisco's Architectural Heritage* for containing “a remarkably large number of handsome houses. In this small area ... are a great many buildings that would be worthy of special mention were they in some other parts of the city.”¹⁸

The district is almost exclusively residential and primarily characterized by large, frequently formal, dwellings, typically two- to three-stories in height over a raised basement. The period of significance for the district is circa 1890 to 1930, although the vast majority of properties were constructed between 1905 and 1925. This is reflected in the architecture of the building stock, which includes a few scattered examples of late-Victorian (typically Queen Anne) architecture, but is most frequently characterized by Shingle or First Bay Tradition, Arts and Crafts, Classical Revival, Colonial Revival, Tudor Revival, French Provincial and Mediterranean Revival design influences. Although a variety of cladding materials and rooflines are present, the district exhibits an overall cohesive and consistent pattern of massing and setbacks, as well as an overall superior level of architectural detailing and materials. Collectively, the district also embraces a significant concentration of residences designed by architects of merit in San Francisco.

Within the district boundaries, the largest cluster of non-contributing properties is located along the south side of Washington Street between Cherry and Maple streets. Most of the properties along the south side of Pacific Avenue between Spruce and Laurel streets are not included within the district boundaries owing to prior alterations and the presence of numerous properties constructed outside the period of significance. Similarly, the properties located along the south side of Clay Street east of Laurel Street to Presidio Avenue are not included within the district. Conversely, along select intersecting streets, such as Arguello Boulevard, Maple, Spruce and Laurel streets, the district boundaries extend southward toward Sacramento Street.

Located within the northwestern corner of the district, the subject property at 3878 Jackson Street would be considered a contributory resource to the district because it was initially built in 1906 during the period of significance (1890 to 1930), and was altered in the 1990s and 2010s in such a manner that its current appearance as an Edwardian-era row house with Classical Revival style architectural elements would be considered architecturally compatible with most other residences in the district, and reinforces the cohesive nature of the district with its three-story-over-basement arrangement with consistent setbacks. Had the alterations been completed in a manner that differentiated it substantially from the other more traditional Revival style residences in the

¹⁷ San Francisco Planning Department, *Historic Resource Evaluation Response, 3591 Jackson Street*, Case No. 2013.1662E, January 23, 2013. This HRER is available for review at 1650 Mission Street, Suite 400.

¹⁸ Roger Olmsted, T. H. Watkins et. al., *Here Today San Francisco's Architectural Heritage*, San Francisco: Chronicle Books, 1968.

district, such as in a more contemporary or Modern style, it would not be considered a district contributor. Given its visual and architectural compatibility with the district, however, it would be considered a contributory resource.

7. Conclusion

Although the property at 3878 Jackson Street 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. The property would, however, be considered a contributor to the California Register-eligible Presidio Heights Historic District, because it was built within the district’s period of significance and is visually and architecturally compatible with most of the other residences found throughout the district despite its more recent alterations.

8. References

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“James Funston Costello, 1952 – 2016,” (Obituary), *The San Francisco Chronicle*, September 29, 2016.

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APPENDIX A

Photos of the Project Site and Vicinity



South-facing elevation, view looking north



South and west-facing elevations, view looking north/northeast



Basement-level south-facing elevation, view looking northeast, showing garage door and security gate at pedestrian entry



Basement-level south-facing elevation, view looking northwest, showing terraced landscape areas and patio balustrade above



First floor level partial south elevation, view looking northeast



First floor level partial south elevation, view looking west



First through third levels partial west elevation, view looking north/northeast showing primary entry porch and stairs. Original (1906-era) detail visible on second floor bay cornice



Second level partial west elevation showing entrance porch and front door, view looking north/northeast



First floor level north elevation, view looking east. Presidio Wall visible on left. Second floor bay visible at top/center



Second and third levels partial north and west elevations, view looking south/southeast.



Second level north elevation, view looking south/southwest. Presidio Wall in foreground



Context view with subject property on left, view looking north/northeast



Context view with subject property on right, view looking north/northwest



Context view with subject property on right, view looking north. Presidio in background.



Context view of houses directly across Jackson Street from subject property, view looking south/southeast



Context view of houses directly across Jackson Street from subject property, view looking south/southwest



Context view of Jackson Street, view looking west. Subject property on right out of frame.



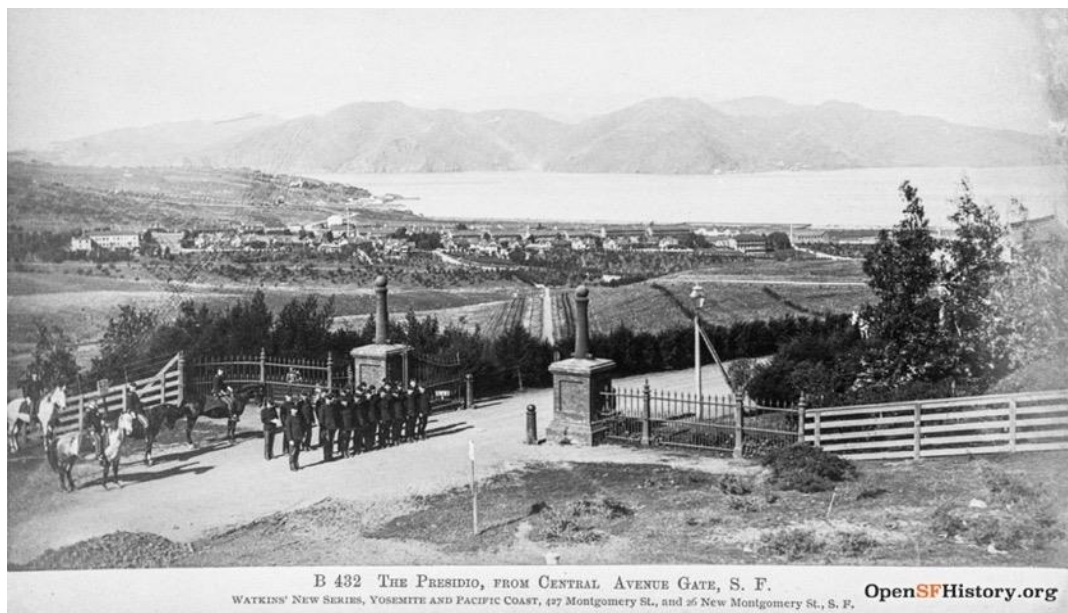
Context view of Jackson Street, view looking east. Subject property on left out of frame.

APPENDIX B

Historic Photos and Maps



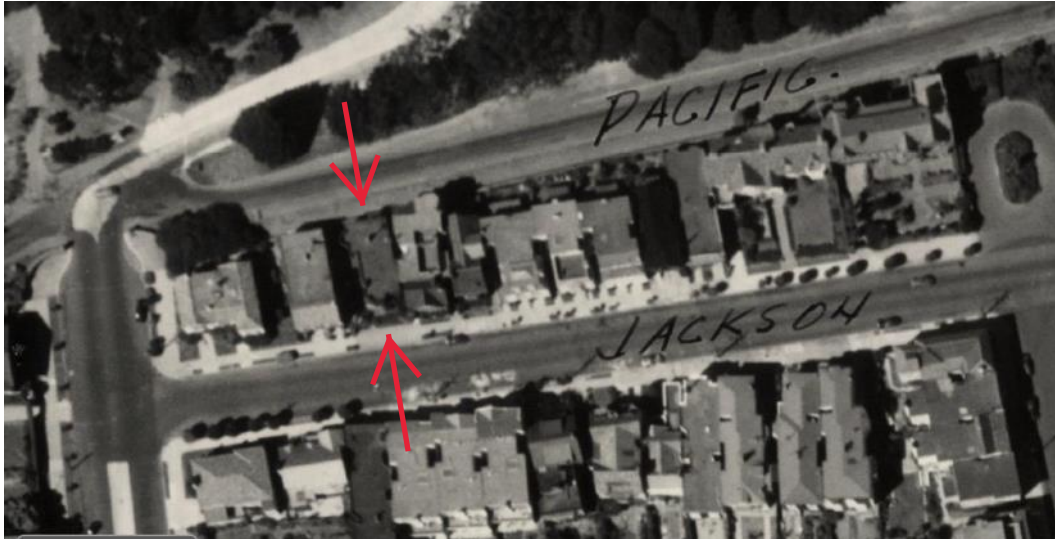
Subject Property at 3878 Jackson Street, c. 1970. Source: *San Francisco Assessor-Recorder Historic Photograph Collection*, available at the History Room of the San Francisco Public Library and online at www.sfpl.org.



The Presidio From Central Avenue (Presidio Avenue), c.1870.
Source: OpenSFHistory.org



Presidio Wall Near the Terminus of Maple Street, 1898.
Source: OpenSFHistory.org



San Francisco Aerial Photo by Harrison Ryker, 1938. Subject property indicated with arrow.
Source: Davidrumsey.com

APPENDIX C

Building Permits

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

FILED

No. 91048

APPLICATION OF

OR

Owner

Louis Beck
To make additions, alterations or repairs
to building

Location

Mt. side of

Street

Jackson
3875 Jackson

Estimated Cost, \$ 600.

FEB 4 1938

Filed

Referred to Inspector

For Report

Approved:

J. J. Johnson
Chief Building Inspector



ALTERATION BLANKS

WRITE IN INK—FILE TWO COPIES

TO THE HONORABLE

THE BOARD OF PUBLIC WORKS

OF THE CITY AND COUNTY OF SAN FRANCISCO

Gentlemen:

The undersigned respectfully petition your Honorable Board for permission to do the following work at corner

North side of Jackson street 75 feet east
of Arguello Boulevard street

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE

Underpin west side of house
20 feet from front, and erect
one (1) story reinforced concrete
garage on west side of house
eight (8) feet high, twenty (20) feet
deep, nine (9) feet wide
flat and gravel roof.

Estimated cost of work, \$ 600.00

Building to be used as Garage (private)

In consideration of the granting of the foregoing application, I hereby agree to save the City and County of San Francisco harmless from all costs and damages which may accrue from the use or occupancy of the sidewalk, street or sub-sidewalk space in the said work.

Name of Architect F. S. Holland

Address 1629 Tolson St.

Name of Builder Ways work

Address _____

Louis Geh Owner

3878 Jackson St. Address

Per W. C. Boswall, Supt.

Report _____ favorably

J. P. Carver
Inspector

Feb 5 1920



No. 108637

APPLICATION

Owner

Louis Gek

To make additions, alterations or repairs
to building

Location

3878

Street

Gaelton
Angela Buland

Estimated Cost, \$

1200.00

Filed

JUL 14 1922

Referred to Inspector

Hunt

For Report.

JUL 14 1922

JUL 14 1922

Approved:

Chief Building Inspector.



ALTERATION BLANKS

WRITE IN INK—FILE TWO COPIES

TO THE HONORABLE

THE BOARD OF PUBLIC WORKS

OF THE CITY AND COUNTY OF SAN FRANCISCO

Gentlemen:

The undersigned respectfully petition your Honorable Board for permission to do the following work at

corner

side of North side Jackson street 100 feet east
of Aracata Boulevard 3878 Jackson street

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE

Repair fire damage put on new
tar & gravel roof + general repairs
all to the satisfaction of Board of
Health & Board of public works

Estimated cost of work, \$ 1200.00Building to be used as Residence

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

Name of Architect noneAddress —Name of Builder W. E. BoswallAddress 276 McAllisterReport —favorably Favorable

Louis Yeh Owner

3878 Jackson Address

Per W. E. Boswall

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—

J. R. Rand
July 13

Inspector

1922



APPROVED:

*Max Morrow -
By A. V. M. French*

Garage area not to exceed 640 sq. ft.
Provide 200 sq. in. ventilation. 10/15/47

Division of Fire Prevention and Investigation

Workmen's Compensation Insurance
Policy or Certificate filed with Central
Permit Bureau ☐

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

(a) No one to be employed ☐

(b) Casual labor only to be
employed ☐

(c) Services or labor to be performed
in return for aid or sustenance
only, received from any religious,
charitable or relief organization ☐

Approved:

THP
Superintendent Bureau of Building Inspection

Zoning:

RT
Approved: for specific building use only

Samuel J. French
City Planning Commission

Approved:

W. Morrow - By A. V. M. French
Director of Public Health

Approved:

Department of Electricity

Approved:

Bureau of Engineering

Approved:

Art Commission

BLDG. FORM

3

APPLICATION OF

Morrow

OWNER

FOR PERMIT TO MAKE
ADDITIONS, ALTERATIONS or REPAIRS
TO BUILDING

Location *3979 Jackson*

Cost \$ *200000* *3500*

OCT - 9 1947

Filed *Oct 9* 1947

Approved:

W. Morrow - By A. V. M. French
Director of Public Health

OCT 11 1947

W. Morrow - By A. V. M. French
Director of Public Health

Superintendent Bureau of Building Inspection

Permit No.

93468

Issued

10/16/47

194

CITY AND COUNTY OF SAN FRANCISCO

RECEIVED
OCT 14 1947DEPARTMENT OF PUBLIC WORKS
BLDG. FORM

CENTRAL PERMIT BUREAU

APPLICATION FOR BUILDING PERMIT

ALTERATION

289 1947

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

- (1) Location 3878 Jackson St
- (2) Present use of building Residence No. of families 1
- (3) Use of building hereafter Residence No. of families 1
- (4) Total Cost \$ 2,600.00 + 3500
- (5) Description of work to be done Build 2 car detached garage & new front stairs

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

- (7) Supervision of construction by R. V. M. Brunich
Address 2090-10th Ave
- (8) Architect C. W. Claudius
Certificate No. B 755 License No. _____
State of California City and County of San Francisco
Address _____
- (9) Engineer _____
Certificate No. _____ License No. _____
State of California City and County of San Francisco
Address _____
- (10) Plans and specifications prepared by _____
Other than Architect or Engineer _____
Address _____
- (11) Contractor R. V. M. Brunich
License No. B 59561 License No. M 901
State of California City and County of San Francisco
Address 2090-10th Ave

I hereby certify and agree, if a permit is issued herein that all the provisions of the BUILDING LAW AND BUILDING ZONE ORDINANCES, SET-BACK LINE REQUIREMENTS AND FIRE ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO, the STATE HOUSING ACT OF CALIFORNIA, and of said permit will be complied with, whether specified herein or shown on any plans submitted herewith, and I hereby agree to save, indemnify and keep harmless the City and County of San Francisco and its officials against all damages, liabilities, judgments, costs and expenses which may in anywise accrue against said City and County or any of its officials in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street, or sub-sidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit. The foregoing covenants shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.

- (12) Owner M. Morrow
Address 1/2 contractor
By R. V. M. Brunich Owner's Authorized Agent.

THE DEPARTMENT WILL CALL UP TELEPHONE NO. Se 1-3626
IF ANY ALTERATIONS OR CHANGES ARE NECESSARY ON THE PLANS SUBMITTED.



Favorelle
10/29/47
W. Buckle

APPROVED:

10/29/47
 Division of Fire Prevention and Investigation

Workmen's Compensation Insurance
 Policy or Certificate filed with Central
 Permit Bureau ☒

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

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

Approved:

Superintendent Bureau of Building Inspection

Zoning: *1st*

Approved: *for single family dwelling*

R. J. Brown
 City Building Commissioner

Approved:

Director of Public Health

Approved:

Department of Electricity

Approved:

Bureau of Engineering

Approved:

Art Commission

BLDG. FORM

3

APPLICATION OF

R. J. Brown Owner

FOR PERMIT TO MAKE
 ADDITIONS, ALTERATIONS or REPAIRS
 TO BUILDING

Location: *3878 Jackson St.*

Cost \$: *4000* \$ *700*

OCT 8 1947

Filed

Approved:

W. J. Davis
 Chief Engineer

OCT 8 1947

W. J. Davis

W

Superintendent Bureau of Building Inspection

Permit No.

9472

Issued

OCT 8 1947

DEPARTMENT OF PUBLIC WORKS
BLDG FORM 10-2

APPLICATION FOR BUILDING PER

ALTERATION

RECEIVED

CENTRAL PERMIT BUREAU
BUREAU OF BUILDING INSPECTION

CITY AND COUNTY OF SAN FRANCISCO

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

- (1) Location 3878 Jackson St.
(2) Present use of building Dwelling No. of families one
(3) Use of building hereafter same No. of families one
(4) Total Cost \$ 400 x 1700

- (5) Description of work to be done. *Altus Dwelling*
Reface 2 fire places
Install new window & door
Build new Closet.

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

- (1) Supervision of construction by Owner
- Address _____

- | | |
|---------------------------|----------------------------------|
| (9) Architect <u>John</u> | |
| Certificate No. | License No. |
| State of California | City and County of San Francisco |
| Address | |

- (9) Engineer
- | | |
|---|--|
| Certificate No. <u> </u> | License No. <u> </u> |
| State of California <u> </u> | City and County of San Francisco <u> </u> |
| Address <u> </u> | <u> </u> |

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

- (11) Contractor Andrew Wilson
 License No. 36062 License No. M 628
 State of California City and County of San Francisco
 Address 865 Duncan St.

I hereby certify and agree, if a permit is issued herein that all the provisions of the BUILDING LAW AND BUILDING ZONE ORDINANCES, SET-BACK LINE REQUIREMENTS AND FIRE ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO, the STATE HOUSING ACT OF CALIFORNIA, and of said permit will be complied with, whether specified herein or shown on any plans submitted herewith, and hereby agree to save, indemnify and keep harmless the City and County of San Francisco and its officials against all damages, liabilities, judgments, costs and expenses which may in anywise accrue against said City and County or any of its officials in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street, or sub-sidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit. The foregoing covenants shall be binding upon the owner of said property, the applicant, their heirs, successors and assigns.

- (12) Owner R. L. Morrow
Address 3878 Jackson St
By Charles Tillman County Authorized Agent

Owner's Authorized Agent

THE DEPARTMENT WILL CALL UP TELEPHONE NO. AT 2-2510
IF ANY ALTERATIONS OR CHANGES ARE NECESSARY ON THE PLANS SUBMITTED



Approved: 1st Residential
Zone

CPC Setback

FOR THE CITY ENGINEER
W. B. Baker 9/16/59
Department of City Planning

Also Approved:

Same as Bldg Dept

Comins 11/16-59
Bureau of Fire Prevention & Public Safety

Approved:

Approved:

REFER TO:
Bureau of Engineering
BBI Struct. Engineer
Boiler Inspector
Art Commission
Dept. of Public Health

Disapproved: Nov. 12 1959

APPLICATION NOT
APPROVED. EXISTING
CEILING HEIGHT 7'3" IT
SECTION 702(b) S.F.H.C.
REQUIRES 7'6"

Department of Public Health

Approved:

Electrical Inspector

Approved:

Art Commission

Approved:

Boiler Inspector

Approved:

Structural Engineer, Bureau of Building Inspection

Bureau of Engineering

BLDG. FORM

3

APPLICATION OF

Robert F. Johnson Owner

FOR PERMIT TO MAKE

ADDITIONS, ALTERATIONS OR REPAIRS
TO BUILDING

Location 3878 Jackson St

Total Cost \$ 2000.00 (approx)

Filed 11/15/59 1959

Dis-
Approved: Nov. 16, 1959

See disapproval of Bureau of
Building Inspection 11-12-59,
and Bureau of Fire Prevention
and Public Safety 11-16-59.

Robert C. Levy
Superintendent Bureau of Building Inspection

Permit No. 2-6139

ISSUED 10/16/59

Issued

19

L. P. A.

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

Owner's Authorized Agent



CITY BUREAU FAX

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS

CENTRAL PERMIT BUREAU

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

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

- 11-5-59
- (1) Location 3878 Jackson ST
- (2) Total Cost \$ 2,000.00 (3) No. of stories 1 (4) Basement Yes - English type
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 5 N (10) Building Code Occupancy Classification 18-2
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 Yes Plumbing work to be performed Yes
Yes or No Yes or No
- (15) Ground floor area of building 1,200 sq. ft. (16) Height of building 2.45 ft.
- (17) Describe Work to be done (in addition to reference to drawings & specifications) _____

Install Shower WC Wash Basin in Bathroom
area, directly below bedroom -

(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 Not yet Address _____

(20) General contractor _____ California License No. _____

Address _____

(21) Architect _____ California Certificate No. _____

Address _____

(22) Engineer _____ California Certificate No. _____

Address _____

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

(24) Owner Robert F. & Lavinia Morrow (Phone 381-2400)
(For Contact by Bureau)

Address 3878 Jackson ST

By Robert L. Morrow Address 3878 Jackson ST, SF

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

Zone

CPC: Sethacks

CPC Setbacks To expedite this application, the zoning classification has not been checked. Approval is for the work described only and is not to be considered approval of the present or proposed use as stated in the application.

Approved for single family use only.
 Approved for maintenance only.

2025 10-1008

Department of City Planning

Approved:

Ed. C. Hall

Approved:

Bureau of Fire Prevention & Public Safety

Civil Engineer, Bureau of Building Inspection

Approved:

Bureau of Engineering

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.

REFER TO:

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

Approved _____ 1961

Provided the following conditions are complied with:

SAN FRANCISCO

Location 3878 JACKSON

Total Cost \$ 890.00

Filed _____
2005-12-09
10

APPROVED.

APPROVED
Dept. Public Works

Approval of this application shall not be construed as approval of any otherwise.

Building Inspector, Bureau of Building Inspection

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

Issued

Permit No. 226840

19

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

RECEIVED

DEPT. OF PUBLIC WORKS

DEPARTMENT OF PUBLIC WORKS
BLDG. FORM

CENTRAL AIRPORT BUREAU

APPLICATION FOR BUILDING PERMIT

COLLING INSPECTION

ADDITIONS; ALTERATIONS OR REPAIRS

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

- (1) Location 3873 JACKSON, S.F.
(2) Total Cost (\$) 890.00 (3) No. of Stories 2 (4) Basement or Cellar YES
yes or no
(5) Present Use of building RESIDENCE (6) No. of families 1
(7) Proposed Use of building u (8) No. of families 1
(9) Type of construction 5N (10) 18.2
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 YES (16) Plumbing work to be performed YES
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) Write in description of all work to be performed under this application:

REMODEL KITCHEN: REMOVE EXISTING SINK CABINET & WOOD BASE CABINET
INSTALL NEW SINK BASE CABINET WITH FORMICA COUNTER. NEW SINK &

FAUCETS

- (20) Supervision of construction by FLOYD TAYLOR Address 51 - 21th ST., OAKLAND
(21) General Contractor SUPERIOR HOME SUPPLY California License No. 51-17749/ST/
Address 505 VAN NESS AVE., S.F. 158759
(22) Architect or Engineer _____ California Certificate No. _____
(for design) _____
Address _____
(23) Architect or Engineer _____ California Certificate No. _____
(for construction) _____
Address _____
(24) 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.
(25) Owner ROBERT MORROW (Phone BA 1-2400)

(25) Owner ROBERT MORROW (Phone. BA 1-2400)
For contract by Bureau

Address, 3878 JACKSON, S.F.

By Bernard Slavsky

Address 505 VAN NESS AVE.: SF.

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

CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 808 AND 809, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.

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

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

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

DEPARTMENT OF
BUILDING INSPECTIONDC
INSPECT
\$ 240.00

SFUSD

3/8
94010933-3-81
9401093

The approval of this application and issuance of permit applies to special inspection does it mean approval of the building?

NOTICE OF SPECIAL RESTRICTIONS ON
F-666439 RECORDED 9-10-94 MAY 01 1995

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

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

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

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.

GATE FEE		FEE NO. REC. PERMIT NO.		STREET ADDRESS OF JOB		BLOCK & LOT	
1-21-94		254761		3878 JACKSON STREET		967 9	
PERMIT NO.		ISSUED		(A) ESTIMATED COST OF		(B) REVISED COST	
768748		5-1-95		\$170,000.00 FEE		DATE	
INFORMATION TO BE FURNISHED BY ALL APPLICANTS							
DESCRIPTION OF EXISTING BUILDING							
(A) TYPE OF CONSTR.	(B) NO. OF STORIES OR OCCUPANCY	(C) NO. OF BALCONIES AND CEILINGS	(D) PRESENT USE	(E) OCCUP. CLASS			
V-WOOD FR.	1	1	SINGLE FAMILY RESIDENCE	R3			
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION							
(A) TYPE OF CONSTR.	(B) NO. OF STORIES OR OCCUPANCY	(C) NO. OF BALCONIES AND CEILINGS	(D) PROPOSED USE (LOCAL USE)	(E) OCCUP. CLASS			
V-WOOD FR.	3	0	SINGLE FAMILY RESIDENCE	R3			
(F) IS AUTO RAMPWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(G) VULNERABLE SPACE (VULNERABLE CONSTRUCTION)?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(H) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(I) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(J) GENERAL CONTRACTOR				(K) EXPIRATION DATE			
FRANK SILVER CONSTRUCTION 5346 MILES AVE., OAKLAND, CA. 510/547-6111 522497							
(L) OWNER - LESSOR (CIRCLE ONE)				(M) PHONE (FOR CONTACT BY BUREAU)			
JAMES F. COSTELLO 59 6th AVE., SAN FRANCISCO, CA 94118				386-3340			
(N) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (ALTERATION TO PLANS IS NOT SUFFICIENT)							
Partial interior demolition and remodeling at Levels 1 and 2, bringing foundations up to Code, addition of the third level and extension to the rear in the northeast corner, facade alterations.							
ADDITIONAL INFORMATION — FORM 3 APPLICANTS ONLY							
(1) DOES THE ALTERATION CREATE ADDITIONAL NEW FLOOR AREA?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(2) DOES THE ALTERATION CREATE EXCESS OR MORE EXISTING FLOOR AREA?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(3) IF YES, STATE NEW GROUND FLOOR AREA	37.5 sq. ft.	(4) IF YES, STATE EXISTING FLOOR AREA	181 sq. ft.
(5) WILL SEVERAL OVER SUB-MERGED SPACE BE REQUIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(6) WILL BUILDING BEING BUILT BEYOND EXISTING LIMIT?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(7) ANY OTHER EXISTING BLDG. ON LOT IF YES, SHOW ON PLAN	NO <input checked="" type="checkbox"/>	(8) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(9) ARCHITECT OR ENGINEER DESIGN				CAUSE CERTIFICATE NO.			
HORNBERGER + WORSTELL, INC. 170 MAIDEN LANE, SAN FRANCISCO, CA. 94108				C9251			
(10) CONSTRUCTION UNDER (ENTER NAME AND BRANCH DESIGNATION IF ANY) & THERE IS NO KNOWN CONSTRUCTION (ENTER "UNKNOWN")							
NONE							

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction, to be closer than 40' to any wire containing more than 750 volt. 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 SITUATION REQUIRED HEREIN OR BY THE CITY OF SAN FRANCISCO SHALL BE APPROVED BY THE BUREAU OF BUILDING INSPECTION.

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 THEREBY WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

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

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

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

(II) Certificate of Workman's Compensation Insurance issued by an admitted insurer.

(III) An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.

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

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

(X) VI. I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or prior to the commencement of work will file, with the Central Permit Bureau evidence that workman's compensation insurance is carried.

James F. Costello 7/17/94
Applicant's Signature Date

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

3/8

APPROVAL NUMBER:

for which a permit is issued. If an employer is a contractor who complies with the existing compensation laws of California and who, prior to the commencement of any work, has a completed copy of this form with the General Permit Bureau.

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



14 N/V

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☒ OVER-THE-COUNTER ISSUANCE

NUMBER OF PLAN SETS

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 HEREIN SET FORTH.

OFFICE COPY

DATE FILED 11-9-95	PLANS FEE RECEIPT NO. 782371	(1) STREET ADDRESS OF JOB 3878 JACKSON ST.	BLOCK & LOT 967/9
PERMIT NO. 782371	ISSUED 11-9-95	(2A) ESTIMATED COST OF JOB \$2000.00	(2B) REVISED COST \$1200.00

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING			
(1A) TYPE OF CONSTR. 2	(1A) NO. OF STORIES OF OCCUPANCY 2	(1A) NO. OF BASEMENTS AND CELLARS 1	(1A) PRESENT USE STD
(1A) OCCUP. CLASS R3			
(1A) NO. OF DWELLING UNITS 1			
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION			
(1A) TYPE OF CONSTR. 2	(1A) NO. OF STORIES OF OCCUPANCY 2	(1A) NO. OF BASEMENTS AND CELLARS 1	(1A) PROPOSED USE (LEGAL USE) STD
(1A) OCCUP. CLASS R3			
(1A) NO. OF DWELLING UNITS 1			
(10) IS AUTO HIGHWAY TO BE CONSTRUCTED OR ALTERED?	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	(12) ELECTRICAL WORK TO BE PERFORMED?	(13) PLUMBING WORK TO BE PERFORMED?
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(14) GENERAL CONTRACTOR X WILLIAM CONSTRUCTION Co. To be selected		(14) CALIF. LIC. NO. 000128	
(15) OWNER (CROSS OUT ONE) X 3878 Jackson Assoc		(15) ADDRESS 210 Post St	
(16) ZIP 94108		(16) PHONE (FOR CONTACT) 715-1013	

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

WINDOW REPLACEMENT
11 WINDOWS.

ADDITIONAL INFORMATION — FORM 3 APPLICANTS ONLY

(17) DOES THIS ALTERATION CREATE AN 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 THE ALTERATION CREATE BRICK OR MASONRY EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE FLOOR AREA	SQ. FT.
(21) WILL SIDEWALK OVER 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 PLOT PLAN	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THE ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION)				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, to be closer than 5'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

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

CHECK APPROPRIATE BOX

☐ OWNER ☒ ARCHITECT ☐ 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.

9003-03 (REV. 2/95)

NOTICE TO APPLICANT

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

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

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

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

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

Carrier _____

Policy Number _____

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

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

(X) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and will obtain a certificate of compliance of any subcontractor who is a bonded contractor of this firm with the workers' compensation laws of California.

Signature of Applicant or Agent _____ Date _____

BLDG. FORM 3/8 09519068

OSHA APPROVAL REC'D APPROVAL NUMBER: _____



APPROVED
Dapt of Building Insp.

NOV 27 1995

APPROVED FOR ISSUANCE

NOV 27 1995

BLDG. FORM 3/8

09520023

APPLICATION NUMBER

APPROVAL RECORD

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☒ OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

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 PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

DATE FILED 11-27-95	FILING FEE RECEIPT NO. 783411	ISSUED 11-27-95	STREET ADDRESS OF JOB 3878 JACKSON ST.	BLOCK & LOT BLK 967 LOT 9
PERMIT NO. 783411	ESTIMATED COST OF JOB \$1	REVISOR COST \$	DATE	

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING							
(1A) TYPE OF CONSTR. I	(5A) NO. OF STORIES OF OCCUPANCY 3	(6A) NO. OF BASEMENTS AND CELLARS 0	(7A) PRESENT USE DWELLING	(8A) OCCUP. CLASS R3	(9A) NO. OF DWELLING UNITS 1		
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION							
(1A) TYPE OF CONSTR. II	(5A) NO. OF STORIES OF OCCUPANCY 3	(6A) NO. OF BASEMENTS AND CELLARS 0	(7A) PROPOSED USE (LEGAL USE) DWELLING	(8A) OCCUP. CLASS R3	(9A) NO. OF DWELLING UNITS 1		
(10) IS AUTO RAMPWAY 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	ADDRESS		PHONE	CALIF. LIC. NO.	EXPIRATION DATE		
(15) OWNER, LESSEE (CROSS OUT ONE)	ADDRESS		DP	PHONE (FOR CONTACT BY BUREAU)			
3878 JACKSON ASSOC.		210 PEST ST.		#607 SF		94109 775-1013	
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)							
REVISE WORK BEING DONE UNDER PERMIT APP. 9401093:							
A. DELETE STAIR TO ROOF							
B. INTERIOR LAY OUT REVISION							
C. CHANGE ROOF FRAMING.							

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 OR INCREASE EXTERIOR 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)	CONSTRUCTION		ADDRESS	CALIF. CERTIFICATE NO.			
GENE LAM ARCHITECTS		900 GREEN ST		C4805			
(26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN")							

IMPORTANT NOTICES

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

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

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED. WHEN REQUIRED, APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE ELECTRICAL 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 THEREBY WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

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

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

- () I. Certificate of Consent to Self-Insure issued by the Director of Industrial Relations.
- () II. Certificate of Workman's Compensation Insurance issued by an admitted insurer.
- () III. An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.
- () IV. The cost of the work to be performed is \$100 or less.
- () V. I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workman's compensation laws of California. I further acknowledge that I understand, in the event that I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.
- (X) VI. I certify as the owner (or the agent of the owner) that in the performance of the work (for which this Permit is issued), I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or prior to the commencement of any work will file, with the Central Permit Bureau evidence that workman's compensation insurance is carried.

9/27/95

Nov.

RESIDENTIAL NON-STRUCTURAL REPAIR WORK ONLY

REQUIREMENTS FOR BUILDING INSPECTOR MAY REQUIRE ADDITIONAL CHECKING, AS TO PLANS FOR ANY STRUCTURAL WORK OF FOR ANY WORK BEYOND SCOPE OF THIS PERMIT, OBTAINED BY INSPECTION.

PROVIDE SMOKE DETECTOR PER SEC. 316.01 IF VALUATION EXCEEDS \$100K.

APPROVED

DEPT. OF BUILDING INSPECTION

JUN 14 2000

APPROVED FOR ISSUANCE

JUN 14 2000

BLDG. FORM 3/8

20010614 9657

APPROVAL NUMBER:

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☒ OVER-THE-COUNTER ISSUANCE

NUMBER OF PLAN SETS

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

OFFICE COPY

DATE: 6/14/00

TIME: 9:13 AM

RECEIVED: 6/14/2000

ESTIMATED COST OF JOB: 30,000

REVISIONS: 9679

DATE: 6/14/2000

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING			
(A) TYPE OF CONSTR.	(B) NO. OF STORIES OR OCCUPANCY	(C) NO. OF BUILDINGS AND CELLARS	(D) PRESENT USE
SN	3	1	residential
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION			
(A) TYPE OF CONSTR.	(B) NO. OF STORIES OR OCCUPANCY	(C) NO. OF BUILDINGS AND CELLARS	(D) PROPOSED USE (LEGAL USE)
SN	3	1	residential
(E) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(F) WILL STREET SPACE BE USED (DRAINAGE CONSTRUCTION)?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(G) IS ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(H) IS PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(I) GENERAL CONTRACTOR			
CUBB			
(J) OWNER, LESSOR (CROSS OUT ONE)			
Sandy Canetti			
(K) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFER TO PLANS IF NOT SUFFICIENT)			
Master Bathroom replace plumbing fixtures & tile Kitchen replace appliances, Misc. electrical alterations separate permit			
ADDITIONAL INFORMATION			
(L) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(M) IF (L) IS YES, STATE CENTER LINE OF FRONT	FT
(N) WILL EXISTING CURB OR SIDEWALKS BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(O) WILL BUILDING ENTER BE FOR FRONT PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(P) ARCHITECT OR ENGINEER DESIGN & CONSTRUCTION	ADDRESS		
CUBB	2001 Union #300 94123		
(Q) DOES NOTION OF NEARBY CENTER NAME AND BRANCH DESIGNATION? ANY, IF THERE IS (NO KNOWS CONSTRUCTION LENGTH, ENTER "UNKNOWN")			

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction, to be cover more than 6'0" to any area containing 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, together with complete details of retaining walls and earth footings, required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WORKS OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WORKING AND PLUMBING MUST BE OBTAINED. SEPARATE PRINTS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (1)-(11) OR (13)-(15).

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

In buildings not insulated in accordance with a minimum of not less than two inches of insulation in walls and roof.

CHECK APPROPRIATE BOX

JOWNER ☐ ARCHITECT ☐

JLEASE ☐ AGENT ☐

JCONTRACTOR ☐ ENGINEER ☐

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLANS & SPECIFICATIONS SUBMITTED FOR THIS APPLICATION ARE DESCRIBED IN THIS APPLICATION, AND THE PROVISIONS OF THE PERMIT REQUIREMENTS, AND ORIGINATED THERE TO BE COMPLETED.

WFS:SL 6/14/00

NOTICE TO APPLICANT

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

In conformity with the provisions of Section 3000 of the Labor Code of the State of California, the applicant shall have coverage under (i), or (ii) designated below or shall indicate item (iii) or (iv), or (v), whichever is applicable, if however item (vi) is checked item (vi) must be checked as well. Mark the appropriate method of compliance below.

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

- I have and will maintain a certificate of consent to self-insure for workers compensation as provided by Section 3700 of the Labor Code for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance as required by Section 3700 of the Labor Code for the performance of the work for which this permit is issued. My workers' compensation insurance number and policy number are:
CUBB 2001 Union #300 94123
- The cost of the work to be done is \$100 or less.
- I hereby agree to the performance of the work for which this permit is issued. I shall not employ any person or any person's agent to perform the work, subject to the workers' compensation law of California. I affirm and acknowledge that I understand that as the agent for the City and County of San Francisco, I am required to maintain the workers' compensation provisions of the Labor Code of California and that I am required to maintain the provisions of Section 3000 of the Labor Code. I shall not permit any person to perform the work for which this permit is issued.
- I hereby agree to the performance of the work for which this permit is issued. I shall not employ any person or any person's agent to perform the work for which this permit is issued. I shall not employ any person or any person's agent to perform the work for which this permit is issued. I shall not employ any person or any person's agent to perform the work for which this permit is issued.

WFS:SL 6/14/00



APPROVED

DEPARTMENT OF BUILDING INSPECTION

NOV 19 2001

FRANK Y. CHIU, DIRECTOR

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 8 ☒ 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 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.

OFFICE COPY

DATE FILED 11/19/2001	FILED FOR RECEIPT NO. 11-19-01	(1) STREET ADDRESS OF JOB 3878 JACKSON ST.	BLOCK & LOT 967/9
PERMIT NO. 953594	ISSUED 11-19-01	(3A) ESTIMATED COST OF JOB 2,000.00	(3B) REVISED COST: BY: DATE

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

(4A) TYPE OF CONSTRUCTION RESIDENTIAL	(5A) NO. OF STORIES OF OCCUPANCY 3	(6A) NO. OF BASEMENTS AND CELLARS 1	(7A) PRESENT USE RESIDENTIAL	(8A) OCCUP. CLASS R3	(9A) NO. OF DWELLING UNITS 1
LEGAL DESCRIPTION OF EXISTING BUILDING					
(4B) TYPE OF CONSTRUCTION RESIDENTIAL	(5B) NO. OF STORIES OF OCCUPANCY 3	(6B) NO. OF BASEMENTS AND CELLARS 1	(7B) PROPOSED USE (SEE 4A) RESIDENTIAL	(8B) OCCUP. CLASS R3	(9B) NO. OF DWELLING UNITS 1
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION					
(10) IS ALSO RUMBER JOIST CONSTRUCTION OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WALL 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) IS PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(14) GENERAL CONTRACTOR REYNOLDO TORRES (GRiffin Co.)	CALIF. LIC. NO. 3105533-0600	EXPIRATION DATE	
(15) OWNER (CHECK ONE): GIVEN & SANDFORD GARRETT, 3878 JACKSON, 94118 386-5513					

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
INSTALLATION OF AN IRON GATE, TO ADD SECURITY TO THIS RESIDENCE. THE GATE WILL HAVE A SELF CLOSING MECHANISM AND THE LOCKING DEVICE WILL BE BOTH ELECTRONIC AND MANUAL.

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	N/A	(19) DOES THIS ALTERATION CREATE DECK OR HIGHLY EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF YES, STATE FLOOR AREA	N/A	NO. FT.
(21) WILL SIDEWALK OVER SUB-ADJACENT 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 TO BE 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"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION)? JUAN A. TORRES			ADDRESS 14 LARKSPUR LANE, NOVATO, CA 94947			CALIF. CERTIFICATE NO. N/A		
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO LENDER, ENTER "UNKNOWN") N/A								

IMPORTANT NOTICES

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

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

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

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

ANY STRUTTING REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

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

CHECK APPROPRIATE BOX

- ☐ OWNER ☐ ARCHITECT
☐ LESSEE ☐ AGENT
☐ CONTRACTOR ☐ ENGINEER

APPLICANT'S CERTIFICATION

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

8003-05 (REV. 1/98)

NOTICE TO APPLICANT

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

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

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

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

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

Carrier: _____
Policy Number: _____

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

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

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

Signature of Applicant or Agent: _____ Date: 11-19-01

APPROVED FOR ISSUANCE

NOV 19 2001
3/8
APPROVAL NUMBER: 2001/11/19/3489
COSA APPROVAL REC'D



APPROVED

Dept. of Building Insp.

DEC 03 2012

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

BLDG.
FORM

3/8

APPLICATION NUMBER

2012-003-5292

CITY APPROVAL, PERMIT

APPROVAL NUMBER:

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

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

0 NUMBER OF PLAN SETS

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 12/03/12	FILED PER RECEIPT NO.	(1) STREET ADDRESS OF JOB 3878 JACKSON ST	BLOCK & LOT 967 9
PERMIT NO. 1280977	ISSUED 12/3/12	(2A) ESTIMATED COST OF JOB \$55,000	(2B) REVISED COST \$55,000
		DATE 12-3-12	

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING				BLOCK & LOT	
(A4) TYPE OF CONSTR. S	(A5) NO. OF STORIES OF OCCUPANCY 3	(A6) NO. OF BASEMENTS AND CELLARS 0	(A7) PRESENT USE SINGLE FAMILY HOME	(A8) OCCUP. CLASS R 3	(A9) NO. OF DWELLING UNITS 1
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION					
(B4) TYPE OF CONSTR. S	(B5) NO. OF STORIES OF OCCUPANCY 3	(B6) NO. OF BASEMENTS AND CELLARS 0	(B7) PROPOSED USE (LEGAL USE) SINGLE FAMILY HOME	(B8) OCCUP. CLASS R 3	(B9) NO. OF DWELLING UNITS 1
(C1) IS AUTO RUMBLAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(C2) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(C3) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(C4) GENERAL CONTRACTOR	ADDRESS	PHONE	CALIF. LICENSE NO.	EXPIRATION DATE	
ARMOUR CONSTRUCTION	660 28 AVE SFC 94121	415 867778	959272	03/31/2015	
(C5) OWNER - LESSOR (CHECK ONE)	ADDRESS	PHONE (FOR CONTACT BY DEPT.)			
CLIVE ARMOUR	660 23 AVE SFC 94121	415 8677751			
(C6) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)					
REMODEL KITCHEN AND 3 1/2 BATHROOMS. NEW CABINETS. TILE AND FIXTURES.					

ADDITIONAL INFORMATION

(D1) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT ON STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(D2) IF (D1) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	FT.	(D3) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(D4) IF (D3) IS YES, STATE NEW DECKED FLOOR AREA	SQ. FT.
(D5) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REMOVED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(D6) WILL BUILDING EXTEND BEYOND PROPERTY LINE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(D7) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
(D8) ARCHITECT OR ENGINEER (DESIGN)	CONSTRUCTION	ADDRESS	CALIF. CERTIFICATE NO.				
(D9) CONSTRUCTION LINGER (ENTER SPACE AND BRANCH DESIGNATION IF ANY, IF THERE IS NO LINGER CONSTRUCTION LINGER, ENTER "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 10' to any wire containing more than 750 volts See San Sec 266, California Penal Code.

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

Drawings shall be shown on drawings accompanying this application are assumed to be correct. If actual ground lines are not the same as shown on drawings showing correct ground lines, cuts and fills together with suitable details of retaining walls and soil loadings required must be submitted to this department for approval.

ANY ERECTION REQUIRED HEREIN OR BY CODE MAY BE APPLIED.

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

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) OR (14).

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

All drawings including materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX
☒ OWNER ☐ ARCHITECT
☐ ENGINEER ☐ AGENT
☒ CONTRACTOR ☐ ENGINEER

APPLICANT'S CERTIFICATION

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

BDD-03 (REV. 1/02)

NOTICE TO APPLICANT

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

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

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

☒ I have and will maintain a certificate of contract to suit-hours 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.

☐ 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

☐ The cost of the work to be done is \$150 or less.

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

☐ I certify on the matter for the agent for the contract 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 Panel Bureau.

Signature of Applicant or Agent
Office COPY

12/03/12
Date



APPROVED

Dept. of Building Insp.

JAN 29 2013

Tom C. Hui

TOM C. HUI, S.E.

ACTING DIRECTOR
DEPT. OF BUILDING INSPECTION

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☒ OVER-THE COUNTER ISSUANCENUMBER OF PLAN SETS 95

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 <u>1/29/13</u>	FILED FOR RECEIPT BY <u>1/29/13</u>	(1) STREET ADDRESS OF JOB <u>3878 JACKSON ST.</u>	BLOCK & LOT <u>967 9</u>
PERMIT NO. <u>1284905</u>	FILED <u>1/29/13</u>	(4) ESTIMATED COST OF JOB <u>\$35,000</u>	(5) PLANNED COST <u>\$35,000</u>

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING									
(1A) TYPE OF CONSTRUCTION <u>REPAIRS</u>	(2A) NO. OF STORIES OF OCCUPANCY <u>3</u>	(3A) NO. OF BATHROOMS AND CELLARS <u>0</u>	(7A) PERMITTED USE <u>SINGLE FAMILY HOME</u>	(8A) OCCUP. CLASS <u>R 3</u>	(9A) NO. OF BUILDING UNITS <u>1</u>				
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION									
(1B) TYPE OF CONSTRUCTION <u>5</u>	(2B) NO. OF STORIES OF OCCUPANCY <u>3</u>	(3B) NO. OF BATHROOMS AND CELLARS <u>0</u>	(7B) PERMITTED USE (LEGAL USE) <u>SINGLE FAMILY HOME</u>	(8B) OCCUP. CLASS <u>R 3</u>	(9B) NO. OF BUILDING UNITS <u>1</u>				
(10) IS AUTO ELEVATOR 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) MECHANICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(15) FIREWORKS TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
(16) REMARKS, CONTINUATION <u>REPAIR CONSTRUCTION 660 25th Ave. 94121 415 877851 959772 03/3/2013</u> <u>SARA STONE 3878 JACKSON 94118 415 3180070</u> (17) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) <u>CHANGE EXISTING WOOD WINDOW TO WOOD CLAD WINDOWS. VISAGE: FROM STREET. REPLACE TWO DOORS (INWARD)</u> <u>PERMIT APP NO 2012 12035292</u>									
ADDITIONAL INFORMATION									
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF YES, STATE NEW HEIGHT AT CORNER LINE OF FRONT <u>4</u> FT.	(19) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF YES, STATE FLOOR AREA <u>50</u> SQ. FT.				
(21) WILL REMARKABLE OR SUB-REMARKABLE 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) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
(24) ARCHITECT OR ENGINEER (NAME) <input type="checkbox"/> CONSTRUCTION <input checked="" type="checkbox"/> ADDRESS <u>T.</u>									
(25) CONSTRUCTION LICENSE (ENTER NAME AND EXPIRATION DATE IF ANY, IF THERE IS NO EXPIRATION DATE, ENTER "NONE") ADDRESS									

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit, including 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 10' to any site containing more than 1000 volts See San Francisco Building Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for obtaining permit and application before start of building.

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

ANY APPLICATION 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, PLUMBING OR MECHANICAL INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (18) (19) (22) (23) OR (24).

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

In challenges all building materials must have a clearance of not less than two inches from all overhead wires or equipment.

CHECK APPROPRIATE BOX

☐ OWNER
☐ ARCHITECT
☐ ENGINEER

APPLICANT'S CERTIFICATION

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

8039-09 REV. 1/02

NOTICE TO APPLICANT

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

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

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

- I have and will maintain a certificate of contract to self-insure for workers' compensation, as provided by Section 2750 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 2750 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance number and policy number are:

Contract

Policy Number

- The cost of the work to be done is \$400 or less.

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

- I certify as the owner for the project for the contract for the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and, 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
Elise Omeron 1/29/13

Date

OFFICE COPY

ALDO
FORM
3/8

APPLICATION NUMBER
2013012889

APPROVAL NUMBER:
47

COSM APPROVAL: YES ☐ NO ☒



State Industrial Safety Permit

The attached application falls under the Labor Code Sec. 6500 in that it involves the type of construction work specified below:

- ☒ Construction of any building, structure, framework or scaffold, or any alteration, repair, move, enlargement, etc., of any building, structure, framework or scaffold, which requires the erection of temporary scaffolding.
- ☐ The construction of any building, structure, framework or scaffold, or any alteration, repair, move, enlargement, etc., of any building, structure, framework or scaffold, which requires the erection of temporary scaffolding, and the construction of any building, structure, framework or scaffold, or any alteration, repair, move, enlargement, etc., of any building, structure, framework or scaffold, which requires the erection of temporary scaffolding, and the construction of any building, structure, framework or scaffold, or any alteration, repair, move, enlargement, etc., of any building, structure, framework or scaffold, which requires the erection of temporary scaffolding.
- ☐ The construction of any building, structure, framework or scaffold, or any alteration, repair, move, enlargement, etc., of any building, structure, framework or scaffold, which requires the erection of temporary scaffolding, and the construction of any building, structure, framework or scaffold, or any alteration, repair, move, enlargement, etc., of any building, structure, framework or scaffold, which requires the erection of temporary scaffolding, and the construction of any building, structure, framework or scaffold, or any alteration, repair, move, enlargement, etc., of any building, structure, framework or scaffold, which requires the erection of temporary scaffolding.

APPROVED

APR 18 2017

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

BLDG. 3/8
FORM

APPLICATION NUMBER

APPROVAL NUMBER

OSHA APPROVAL, REQ'D

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRSFORM 3 ☐ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☒ OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

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

DO NOT WRITE ABOVE THIS LINE

DATE FILED 1/7/16	FILED FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 3878 Jackson St.	BLOCK & LOT 09671009
PERMIT NO. 1400067	ISSUED 4/18/17	(2A) ESTIMATED COST OF JOB \$76,000.00	(2B) REVISED COST: \$76,000 O.K. DATE 1/21/16

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING							
(4A) TYPE OF CONSTR. 5	(4B) NO. OF STORIES OF OCCUPANCY 3	(4C) NO. OF BASEMENTS AND CELLARS 1	(7A) PRESENT USE Single Family Residence	(8A) OCCUP. CLASS R3	(8B) NO. OF DWELLING UNITS 1		
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION							
(4) TYPE OF CONSTR. 5	(4B) NO. OF STORIES OF OCCUPANCY 3	(4C) NO. OF BASEMENTS AND CELLARS 1	(7) PROPOSED USE (LEGAL USE) Single Family Residence	(8) OCCUP. CLASS R3	(8B) 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"/>		NO <input 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"/>		NO <input type="checkbox"/>	
(14) GENERAL CONTRACTOR							
RYAN ASSOCIATES		ADDRESS 383 12th St.		ZIP 94103		PHONE 415-861-3085	
		ADDRESS 3878 Jackson St.		ZIP 94118		PHONE 415-655-4581	
(15) OWNER - MEMBERS (CIRCLE OUT ONE)							
Blake Baird		ADDRESS 3878 Jackson St.		ZIP 94118		PHONE 415-655-4581	
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)							
Expansion of garage and widening of existing garage opening, new garage door, installation of finish at existing front stairs, new pavers over garage for new exterior deck, new pavers over existing front deck, replacement of existing front gate in kind.							
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	
(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 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.			
Geddes Ulinckas		220 Montgomery St. Suite 1611		C-27862			
(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 Planning Code.

No portion of building or structure or scaffolding used during construction is to be closer than 6'6" to any wire containing more than 750 volts. See San 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 VIOLATION REQUIRED HEREON OR BY OTHER MAY BE APPEALED.

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

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL, WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (18) (11) (12) (13) (22) (24) (25).

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
☐ LESSOR
☒ CONTRACTOR
- ☐ ARCHITECT
☐ AGENT
☐ ENGINEER

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

NO-FAULT HAZARDOUS MATERIALS. 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 worker's compensation coverage under (a) or (b) designated below, or shall indicate item (c), (d), or (e), whichever is applicable. If however item (f) is checked, item (g) 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 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.

(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: WCA 07/16/2017
Policy Number: WCA 07/16/2017

(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 herewith 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 File Bureau.

Signature of Applicant or Agent

Date: 01-07-2016

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)