

HISTORIC RESOURCES EVALUATION



Brewster
Historic
Preservation

PREPARED FOR: RESIDENTIAL CLIENT
765 VERMONT STREET, SAN FRANCISCO, CA | MAY 2017

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San Francisco, California**

May 2017

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HISTORIC RESOURCE EVALUATION

Part I.

1. Introduction

This Part 1 historic resources evaluation (HRE) report provides a review of the potential historic significance of a single family residence located at 765 Vermont Street (Assessor's Block 4074, Lot 011B), in San Francisco's Potrero Hill neighborhood. This HRE was prepared in anticipation of a proposed project that would make exterior and interior alterations, as well as a vertical addition, to the existing single-family residence.

The building at 765 Vermont Street is within San Francisco's RH-2 Zoning District and the 40-X Height and Bulk District. The parcel at 765 Vermont Street is approximately 2,600 square feet in size, and existing residence is approximately 1,850 square feet in size, according to assessor data.

The building at 765 Vermont Street was constructed in 1929. As the proposed project would substantially alter a building constructed 50 or more years ago 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, and an evaluation of its potential historic status, 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 22 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 E**, 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 765 Vermont 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 765 Vermont 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 765 Vermont 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 from 2013, which identifies buildings and structures listed in or eligible for listing in the California Register of Historical Resources, does not identify the property at 765 Vermont Street, or any other properties immediately surrounding it. As such, it does not have a Status Code rating (OHP, 2013).

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 765 Vermont Street is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age of 50 years old or older.

The map indicates that property at 765 Vermont Street is not located in an Article 10 designated historic district or is a designated landmark. The nearest Article 10 designated landmarks are the Potrero Hill Neighborhood House (#86) at 953 Deharo Street, and Engine Company No. 48 at 798 Wisconsin Street, both of which are between four and six blocks southeast from the subject property. The nearest property listed in the National Register of Historic Places is the Schoenstein Organ Factory at 3101 20th Street, about eight blocks west from the subject property (www.noehill.com, 2017).

2. Building and Property Description

The following provides a brief architectural description of the current elevations, ornamentation, and finishes of the exterior of the property at 765 Vermont Street. Visible alterations to the property are also discussed below. The property description is based on a pedestrian site survey which occurred on May 9, 2017. **Appendix A** provides photos of the subject property and surrounding properties.

Architectural Description

The property at 765 Vermont Street consists of a one-story over ground floor basement single-family residence with a rectangular plan and a hip roof parapet at the front façade and a flat roof behind not visible from the public right-of-way. The property consists of 1,850 interior square feet sited on a 2,600 square foot lot approximately 26 feet wide by 100 feet long. The construction type is wood framing over a concrete perimeter foundation. The exterior cladding materials are painted stucco on the front façade and horizontal wood shiplap on the sides and rear. Roofing materials are Spanish tile on the hipped parapet on the front facade and asphalt or rolled tar on the flat portion behind. The primary west-facing façade on Vermont Street has a nearly symmetrical composition consisting of a single-car garage opening centered along the ground floor elevation, flanked by a recessed entry to the right of the garage, and a pedestrian doorway to the left. Both the garage and primary entry have a stucco trim surround with decorative keystones above the lintel. The entry itself contains a wood frame door with 10 lites,¹ as well as wood framed sidelights to either side containing 6 lites each. Two terrazzo steps from the sidewalk lead to a tiled entry landing. The garage door is a compatible replacement wood frame folding unit with two sets of 6-lite transom windows. The pedestrian entry to the left of the garage is a wood frame paneled door with 4-lites and wood trim.

The first floor of the front façade contains two, three-part bays with wood frame, double hung windows, each window comprised of six-over-one lites with wood trim and sills. The enclosed stucco eave and soffit projects about two feet from the front façade and supports the hip roof parapet clad in Spanish tile. A painted wood fascia board runs the length of the lower edge of the parapet roof. Two exterior stucco-clad chimneys project above the roof on the far corners of this front façade.

The rear or east-facing façade is comprised of a ground floor/basement level clad in horizontal wood shiplap siding. New or replacement vinyl frame fixed and sliding windows with wood trim are found on this level. Projecting about six feet from the ground floor/basement level is the first floor, which is supported by three wood posts. The first floor is also clad in horizontal wood shiplap siding. New or replacement vinyl frame casement windows with wood trim are found on this level. The back yard is accessed from the first floor by a new or replacement set of steel stairs and a steel framed deck.

¹ Lites are an architectural term for individual panes of glass.

The overall architectural style of the subject property is predominantly Mediterranean Revival, exhibited by the stucco cladding, hip roof parapet clad in Spanish tile, the two three-part bays, and the generally symmetrical composition on the front (west) facade. The decorative stucco garage and entry surrounds with decorative lintel keystones also contribute to the overall style.²

Visible Alterations

Visible alterations on the front (west) elevation include the compatible replacement wood frame folding garage door. Visible alterations on the east (rear) elevation include the new or replacement vinyl frame casement, fixed, and sliding windows, as well as the new or replacement steel framed deck and stairs.

Site History

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

Sanborn Maps

Sanborn Fire Insurance Company maps from 1900, 1915, 1950, and 1995 were reviewed to show how the subject lot and block, as well as the immediately surrounding blocks, developed during the Twentieth Century. The subject property was not identified on any Sanborn Maps prior to 1900, and as such, it presumed to have existed as undeveloped open space prior to this time. See Sanborn Maps, 1900 – 1995, in **Appendix B**.

The 1900 Sanborn Map identifies the entire block bounded by Vermont Street, Kansas Street, 19th Street, and 20th Street, including the subject lot, as almost entirely undeveloped except for two dwellings in the approximate south-central portion of the block. The subject block was subdivided into approximately seven large parcels, some of which were irregularly shaped. Very sparse development is shown on the surrounding blocks at this time, except for a row of five dwellings which had been constructed on the east side of Rhode Island Street one block east from the subject block.

The 1915 Sanborn Map shows that nearly two-thirds of the subject block had been developed with primarily one and two-story single-family dwellings and two-unit flats by this time, although the subject lot and six lots immediately south of it had not yet been subdivided or developed. One of the dwellings shown on the earlier 1900 map is still evident by 1915, while the other one had

² Also known as Spanish Eclectic, which existed in the United States from about 1915 – 1940, this style uses decorative details borrowed freely from the entire history of Spanish architecture. The style is most commonly found in the southwestern states, particularly California, Arizona, Texas, and Florida, all regions where original Spanish Colonial building occurred and continued into the 19th Century. Domestic buildings of Spanish precedent built before 1920 are generally adaptations of the Mission style, which gained popularity after the 1915 Panama-California Exposition in San Diego. Inspired by the wide publicity of the exposition, architects soon began to look directly to Spain for source material. The style reached its apex during the 1920s and 1930s and passed rapidly from favor during the 1940s (McAlester, 1984).

been demolished. The adjacent blocks show similar one and two-story single-family dwellings as well as some two-unit flats had been developed by 1915. The block immediately north of the subject block identifies the former, wood-framed, Patrick Henry School had been developed by this time.

The 1950 Sanborn Map shows the entire subject block had been developed with one- and two-story, single-family dwellings as well as a number of two-unit flats. By this time the subject lot at 765 Vermont and six lots immediately south of it had been subdivided and developed with one- and two-story dwellings. The adjacent blocks were entirely developed by this time with one- to three-story dwellings and flats, similar to the subject block. Also by this time, the former Patrick Henry School on the block immediately north had been demolished and replaced (in 1936) with a new school of the same name, but constructed of concrete.

The 1995 Sanborn Map shows nearly identical development on the subject block, including the subject property, as the earlier 1950 map. However, by this time an 8-unit apartment had replaced a smaller 2-story dwelling immediately east of the subject property at 766 Kansas Street. Also by this time, the Patrick Henry School on the block immediately north was expanded further northward with additional school buildings (in 1952 and 1955), replacing dwellings that had been in this area, and encompassed nearly the entire block. Today this building is Downtown High School. Development on the surrounding blocks appear generally similar to the earlier 1950 map. Some exceptions include newer, multi-unit apartment buildings on the block immediately west of the subject block, replacing smaller single-family dwellings which had existed there previously.

Historic Aerial Maps

A review of aerial photography of San Francisco from 1938 shows that the entire subject block, including the subject property, was entirely developed by this time. Today, the block and lot appears largely unchanged from its late-1930s appearance. This aerial photo can also be found in **Appendix B**.

Building Permit History

A review of buildings permits on file with the San Francisco Department of Building Inspection identified five building permits for 765 Vermont Street, ranging from 1928 to 2010. See **Table 1**, Building Permit Information. Copies of all building permits are provided in **Appendix D**.

The original building permit, dated December 18, 1928, was granted by the City and County of San Francisco Public Works Department to construct a wood frame, 1-story, single-family 'cottage' 26 feet wide by 48 feet long with a 'stucco and rustic' exterior on the east side of Vermont Street 111 feet north of 20th Street at a total cost of \$3,400. The owner is identified as Margaret Arnold, and the builder as Frank F. Arnold. No architect is listed.

**TABLE 1
BUILDING PERMIT INFORMATION**

| Date | Permit No. | Description/Cost |
|-------------|-------------------|---|
| 12/18/1928 | 17558 | Construct a 1-story, wood frame cottage on the east side of Vermont Street 111' north of 20 th Street for owner Margaret Arnold/\$3,400 |
| 8/14/2009 | 200908144867 | Renovation of kitchen and bathroom for owner Garth Spiller and Chelsea Stoner/\$32,500 |
| 8/26/2009 | 20090865563 | Dry rot repair to 2 nd floor kitchen exterior north wall for owners Spiller and Stoner/\$1,400 |
| 7/9/2010 | 201007096297 | Conversion of garage and storage space to 2 bedrooms and closet, new bathroom, laundry, new windows and doors to rear elevation, and upgrade garage finishes for owners Garth Spiller and Chelsea Stoner/\$68,000 |
| 11/10/2010 | 201011104746 | Addition of 1 st floor deck and stairs to garden at rear of dwelling for owners Garth Spiller and Chelsea Stoner/\$5,000 |

SOURCE: San Francisco Department of Building Inspection, Block 4074, Lot 011B

In the 1920s, local builder Frank F. Arnold and his wife Margaret resided on the subject block at 798 Kansas Street, on the southwest corner of Kansas and 20th Streets, about 100 feet southeast from the subject property. According to a review of building permits on file with the San Francisco Department of Building inspection, the Arnolds owned and developed the subject property as well as four other properties immediately adjacent to it between 1926 to 1930. These addresses and their construction dates range from 759 Vermont St. (1927), 765 Vermont Street (1929), 775 Vermont Street (1930), 779 Vermont Street (1927), and 785 Vermont Street (1926), ranging in value from \$3,400 to \$4,000.

The only other building permits identified by the Department of Building Inspection were for more recent interior renovation efforts in 2009 and 2010 for the current owners, including kitchen and bath remodeling, dry rot repair, conversion of a portion of the garage and storage space to two new bedrooms and a bathroom, new windows and doors on the rear elevation, and an exterior rear deck and stairs for a total cost of approximately \$107,000.

Owner/Occupant History

According to a review of San Francisco city directories and assessor records from 1929 to 2009, the subject property was owned and occupied by Mark and Mary T. Stark along with their four children variously for 80 years, from 1929 until 2009. After the death of her husband in 1963, the home was inhabited solely by Mary Stark where she resided until her death in about 1997. After this time, the property was owned by the three Stark sons who sold the property in 2009 to the current owners, Garth Spiller and Chelsea Stoner. **Table 2** identifies the property occupants by year, and **Table 3** identifies the property owners by year.

As shown in **Table 3**, the subject property was bought and sold a number of times, as well as subdivided into two lots (11 A and B), in the mid-to-late 1920s just prior to its development with the current structure in 1929.

**TABLE 2
BUILDING OCCUPANTS BY YEAR**

| Year | Occupants |
|----------------|------------------------|
| 1929 - 1963 | Mark and Mary T. Stark |
| 1963 – c. 1997 | Mary T. Stark |

Source: San Francisco City Directories 1929– 1997

**TABLE 3
BUILDING OWNERS BY YEAR**

| Year | Granted From/To |
|------------|---|
| 5/19/1925 | Granted from The John Center Co. to John Garrick (lot 11) |
| 11/4/1925 | Granted from John Garrick to Joseph F. Bonia Pericic (lot 11) |
| 7/26/1927 | Granted from J.F. Bonia Pericic to Margaret Arnold (11A) |
| 8/5/1929 | Granted from F. A and Margaret Arnold to Mark and Mary T. Stark (lot 11B) |
| 12/18/1963 | Granted to Mary T. Stark (termination of joint tenant) |
| 11/19/1997 | Granted from Mary T. Stark to Mary T. Stark Irrevocable Trust, James William Stark, John Mark Stark, and Lawrence F. Stark |
| 8/12/2009 | Granted from Mary T. Stark Irrevocable Trust, James William Stark, John Mark Stark, and Lawrence F. Stark to Garth Spiller and Chelsea Stoner |

Source: San Francisco Assessor Records 1925 – 2009, Block 4074/Lot 11 – 11B

Prior to moving to the subject property in 1929, city directories indicate that Mark and Mary Stark resided at 680 Hampshire Street in the Mission District of San Francisco. Census records indicate that Mark Stark (b. 1891 – d. 1963) immigrated to the U.S. from former Yugoslavia in 1909, spoke Slovenian as his native language, and worked first as a laborer and then as a stevedore³ on the San Francisco waterfront. Mary T. Stark (b. 1900 – d. circa 1997) was born in Colorado to parents of Yugoslavian descent. Between 1924 and 1932, they had four children, John, Laurence, William, and Marie.

During his lifetime, Mr. Stark was a member of the International Longshore and Warehouse Union (ILWU) Local 10, the International Order of Odd Fellows (IOOF) Local 10, and a

³ A stevedore or dockworker was involved in the manual loading and unloading of ships, a term generally used before the advent of containerized shipping in the 1950s.

Slovenian benefit society called the SNJP⁴. A World War II registration card dated April 17, 1942, identified Mark Stark as age 51 working as a stevedore for various employers, and with a disability of disfigured toes on his right foot, potentially from a workplace injury. Mr. Stark's obituary noted that he lived to be 73 years of age, was a native of 'Austria,' and was survived by his wife, a brother, four children, and seven grandchildren. A funeral was held at St. Teresa's Church on Potrero Hill, and he was interred at Holy Cross Cemetery (San Francisco Chronicle, 1963, San Francisco city directories (various dates), San Francisco County Registration Card, 1942, and U.S. Census data, 1920, 1930, 1940).

3. Focused Neighborhood Context

The following historical context for Potrero Hill has been adapted largely from *San Francisco's Potrero Hill*, written by Peter Lilenthal, Abigail Johnson, and the Potrero Hill Archives Project (Lilenthal, 2005), unless otherwise noted below.

The Potrero Hill neighborhood, which is generally defined as the area between Potrero Avenue on the west, Interstate 280 on the east, 16th Street on the north, and Cesar Chavez Street on the south, was a serpentine rock hill covered by native grasses and chaparral for most of the City's history. In 1776, the Mission San Francisco de Asis was founded near a lake, which a year earlier Juan Bautista de Anza had named *Laguna de Nuestra Señora de los Dolores*, or "Lake of Our Lady of Sorrows." Roughly bordered by 15th, 19th, Guerrero, and Howard Streets, Mission Dolores as it later became to be known was the sixth of 21 missions established by Franciscan padres with the aim of converting the Native Americans to Christianity, and was the first permanent Euromerican settlement of what would become San Francisco.

The mission's herds of livestock were first grazed on land to the south of the settlement, and soon more land was needed just east of it in what is now known as Potrero Hill. The pastures were called Potrero Viejo and Potrero Nuevo – Old Pasture and New Pasture. At the time, Potrero Nuevo as a virtual peninsula, with two bays defining its northern and southern boundaries. The Indians of the mission were ordered to build a stone wall just west of the hill to completely enclose the grazing lands.

In 1844, when California was still under Mexican rule, Potrero Nuevo was granted to the twin sons of Francisco de Haro,⁵ the town's first alcalde (mayor), to pasture their cattle with the provision that it be occupied within a year. Just two years after 19-year-old twins Francisco and

⁴ Founded in Pennsylvania in 1904 as *Slovenska Narodna Podporna Jednota*, and known by its Slovenian initials "SNPJ," the Slovene National Benefit Society is a democratic economic benefit society that was established by 12 Slovenian immigrants with the intent of offering life insurance and sick and disability benefits which many Slovenian immigrants were denied in the workplace. The SNPJ founders established a unique centralized sick benefit and death claim system which allowed for the Society's rapid development and growth across the various regions of the country (www.snpj.org).

⁵ Francisco de Haro was born in Mexico in 1792, and came to Yerba Buena (now San Francisco) as a lieutenant in the Mexican infantry. He married Emiliana Sanchez at Mission Dolores and they had 12 children, including twin sons Francisco and Ramon, who were born in 1872. De Haro was the first mayor of San Francisco and served two one-year terms between 1834 and 1839 (Lilenthal, 2005).

Ramon de Haro were granted the Potrero Nuevo land, they were killed by Kit Carson, one of Col. John C. Fremont's men, in a dispute near San Rafael.

The discovery of gold in 1848 transformed San Francisco from a small town with a population of about 460 to a world seaport with 30,000 inhabitants by 1850. In 1849, John Townsend and Cornelius de Boom laid out lots on the flat lands of Potrero Nuevo just south of Mission Bay. Few lots were sold at first due to the relative remoteness and inaccessibility of Potrero Nuevo. By 1867, however, Long Bridge was completed to make the city's remote southern areas accessible by rail. Horsecars on iron tracks of the Bay View Railroad could now cross Mission Bay to Potrero Hill. A southern extension of the bridge crossed Islais Creek Cove to the Bay View Racetrack at the end of the line near present-day Precita Park.

Although industrial uses had begun to concentrate along the southern waterfront on the eastern edge of Potrero Hill as early as the 1850s, the completion of Long Bridge, a route which approximates today's Third Street, greatly facilitated industrial growth in Potrero Hill and points south in the latter half of the 19th Century. Manufacturers such as Tubbs Cordage, Pacific Rolling Mills, Arctic Oil Works, Atlas Iron Works, San Francisco Gas Light Company, California Sugar Refinery, and Union Iron Works were all established along the southern waterfront of Potrero Hill during this period. The completion of Long Bridge also focused attention on the prime real estate it enclosed along the progressively filled-in waters of Mission Bay.

By 1907, the Santa Fe Railroad completed the Bay Shore Cut-off which shortened the route between San Francisco and the Peninsula by cutting a new rail line into the eastern slope of Potrero Hill. The project also involved boring five new tunnels,⁶ and much of the earth and rock excavated from the hill was used to fill Mission Bay's China Basin. New tracks laid along the cut included railroad spurs to the expanding industries along the waterfront. Numerous new homes were constructed to house the workers in these growing industries, including Irish Hill and Dutchmen's Flat, known today as the Dogpatch neighborhood on the eastern slope of Potrero Hill.

Except for the construction of three, large, Italianate style homes built in the late 1860s and 1870s for wealthy merchants on Pennsylvania Street, between 18th and 19th Streets,⁷ and a few scattered farmsteads, the rocky and inaccessible crest of Potrero Hill remained largely undeveloped for the remainder of the 19th Century. Only a small cluster of homes near the intersection of Wisconsin and 20th Streets, as well as a row of Victorian Stick style homes on Mississippi and 19th Streets, existed prior to 1900 near the upper slopes of Potrero Hill.

Potrero Hill escaped the devastating effects of the 1906 Earthquake and Fire that destroyed three quarters of San Francisco. The firestorm never reached Potrero Hill, having been extinguished many blocks north. Hundreds of people made homeless by the disaster were first housed in Army surplus tents in the undeveloped areas on the hill from 19th to 20th Streets, between Indiana and

⁶ The Caltrain station at Pennsylvania and 22nd Street is at the southern end of Tunnel No. 1.

⁷ These are the Richards House (1866), the Adams House (1868), and the Crowell House (1870), all of which exist today.

Kentucky (Third) Street. More durable two-room homes were built by the City at 20th and Pennsylvania Streets. Several of these ‘Earthquake Shacks’ remain on the Hill today.

Residential development of the crest of Potrero Hill did not begin in earnest until after the 1906 disaster, as it provided open land that was already subdivided, and could be claimed by many made homeless by the event, as well as those seeking new housing near the growing industries along the eastern and northern edges of Potrero Hill. Numerous new homes were constructed on the north slope of Potrero Hill, concentrated around Connecticut Street between 18th and 19th Streets, including many Dutch Colonial style homes with gambrel roofs.

Russian Settlement of Potrero Hill

Only a few months after the 1906 Earthquake and Fire, a small band of Russian refugees ended a two-year trek from their village near the Turkish border to the Union Iron Works at the base of Potrero Hill. The new arrivals were called Molokans, or “milk drinkers,” because of their defiance of the official Russian Orthodox proscription of dairy foods on fasting days. The Molokans first joined the tent and shack community of people made homeless by earthquake and fire. Many of the men and boys over the age of 12 found work as stevedores, day laborers, ship builders, and construction workers in the nearby industries. Molokan women worked in laundries and rag-recycling plants. Soon these families were able to save enough money to buy houses or lots of their own. By 1907, a Russian settlement began to emerge around the open summit of the Hill around Carolina, De Haro, and Rhode Island Streets at 22nd Street.

The Molokan community of Potrero Hill largely kept to themselves until the 1920s, when the California Synodical Society of Home Missions acquired property on De Haro Street north of 22nd Street with the intent of building a community center. English language, citizenship, sewing, and cooking classes were taught to the adults and choir lessons were given to the children. The Potrero Hill Neighborhood House, designed by famed California architect Julia Morgan, opened in 1922. Now known as the “Nabe,” the building was moved 90 feet north from its original location in order to allow construction of a diagonal street called Southern Heights Avenue. Prior to the construction of the First Russian Christian Molokan Church in 1932 at 841 Carolina Street, Molokans held services in different member’s homes. Although many ethnic Russians have since moved from the hill, both the Nabe and the First Russian Church are actively in use today.

Many Russians built private *bani*, or steam baths, some of which are still evident on Potrero Hill (FoundSF.org, 2017). For example, what appears to have been a former *bani* renovated to become a small guesthouse or in-law unit, is located in the rear yard of 773-775 Vermont Street, immediately south of the subject property.⁸ This small, backyard structure is also visible in the 1938 aerial photo of the block provided in **Appendix B**. No *bani* or other backyard building is evident at the subject property.

⁸ Personal communication, Garth Spiller, owner of 765 Vermont Street, with the author on May 9, 2017.

Slovenian Settlement of Potrero Hill

In addition to the Russian (Molokan) community which was established at the crest of Potrero Hill just after the 1906 Earthquake and Fire, a settlement of Slovenian immigrants began to emerge on the blocks just to the north and west around the same time.

Numerous Slavic immigrants who were natives of present-day Bosnia and Herzegovina, Serbia, Croatia, Slovenia, Macedonia, Montenegro, and Kosovo,⁹ played an important part in the early development of California. In the 17th Century a group of Slavic missionaries journeyed from Mexico to California, carrying with them the banner of Christianity and civilization. People from all over the world, including many persons of Slavic descent, left their home countries to seek their fortunes in California during the Gold Rush of 1848 (FoundSF.org, 2017).

From 1880 to 1910, approximately 300,000 Slovenians emigrated from their homeland, mostly to the U.S., looking for better economic opportunities. The Slovenian immigrants settled first near Ukiah, then the South of Market neighborhood of San Francisco prior to 1906. However, after the 1906 Earthquake and Fire, many Slovenians sought safety in the mostly undeveloped northwestern slopes of Potrero Hill where an ethnic Slovenian community was soon established in the vicinity of Vermont, Kansas and Rhode Island Streets, generally between 17th Street on the north and 20th Street on the south (Lilenthal, 2005 and 2014).

Martin and Anna Judnich established Judnich's Bar and Boardinghouse in 1912 at 590 San Bruno Avenue and 18th Street, which became home to many Slovenian immigrants. This building was moved to make room for the construction of Highway 101 in the 1940s (see discussion of Highway 101, below). Anton Judnich opened the first Slovenian-owned bar on Potrero Hill in 1904 at 2001 17th Street at Kansas Street. In the 1930s, Anton (Tony) Jr., and his brother, Frank, took over the bar and operated it until 1962. Today it is Live Sushi Bar, a Japanese bar and restaurant (Lilenthal, 2005). Historic photos of Potrero Hill in the vicinity of Vermont Street are provided in **Appendix C**, courtesy of the Potrero Hill Archives Project and the digital photo collection at the San Francisco Public Library.

The Slovenians named their hilltop community *Kranjski Hrib* – *hrib* meaning 'hill,' after a region in Slovenia. Local Slovenian builder, John Krambic, eventually built 50 homes, most on *Kranjski Hrib*. The Slovenians founded a branch of the Slovenian National Benefit Society, "to support its members in sickness and misfortune," and to celebrate their culture (Lilenthal, 2014).

The Slovenian Hall, located at Mariposa and Vermont Street, was originally built as a Western Power & Light Company substation and warehouse. The building was purchased by Potrero Hill's close-knit Slovenian community in 1927. The board of directors of Club Slovenia remodeled the building themselves, working to create a large kitchen, library, mirrored bar, meeting hall with a stage. Lavish dinners and festivals were held accompanied by wine,

⁹ These nations were initially part of the Austro-Hungarian Empire, and were later united under Yugoslavia during much of the Twentieth Century, until gaining their independence within the last 25 years. Slovenia gained independence in 1991.

accordions, and polka dancing. In the 1920s, club membership was entirely Slovenian, but by the 1930s, some members had married Italian-, Russian-, and Irish-Americans. Although the Slovenian community has decreased in number as the latest generation has moved away, Slovenian Hall is still active today providing recreational facilities and as a venue for teaching Slovenian language and folk music (Lilenthal, 2014 and FoundSF.org, 2017).

As an immigrant from former Yugoslavia and whose native tongue was Slovenian, according to U.S. Census records from 1920 – 1940, Mark and Mary Stark¹⁰ undoubtedly settled on the northwestern slope of Potrero Hill to become part of the Slovenian community which was established there after 1906. Mr. Stark was a member of the Slovenian National Benefit Society, as described above, and his family undoubtedly attended events at Slovenian Hall, located less than two blocks north from their home at 765 Vermont Street.

Potrero Hill in the Twentieth Century

As with much of San Francisco and the Bay Area, Potrero Hill experienced a building boom in the 1920s, and many of remaining open spaces near the crest of Potrero Hill were developed with homes by the end of this decade. Concurrent with this residential development, many of the street grading and paving projects were undertaken by the San Francisco Department of Public Works in the 1920s, including the stretch of Vermont Street between 20th and 22nd Streets. Completed in 1928 with seven sharp curves, this stretch rivaled Lombard Street as one of San Francisco's crookedest streets (see photos in **Appendix C**). Due to the steep and rocky terrain, many of the homes on Potrero Hill were completed prior to formal street grading and paving.¹¹

The residential development around the crest of Potrero Hill was largely built out by the late-1930s, as evidenced by aerial photography from that era (see **Appendix B**). After World War II, however, major changes occurred on the eastern and western edges of the neighborhood. On the east side of Potrero Hill, hundreds of homes and businesses were demolished or relocated for the construction of Highway 101 in the late 1940s. Completed in 1953, approximately 11 blocks from Cesar Chavez Street on the south to 16th Street on the north, and between Kansas and San Bruno Streets, were vacated for this massive highway project skirting the western slope of Potrero Hill (see photos in **Appendix C**). In the late 1960s, construction of Interstate 280 on the east side of Potrero Hill necessitated the removal of many more homes and businesses, generally along the blocks between Pennsylvania and Indiana Streets for the same 11-block distance. This freeway was completed in 1973.

With the exception of these changes due to freeway construction, the construction of the Potrero View and Potrero Annex housing projects in the 1940s on the east slope of the hill, as well as

¹⁰ U.S. Census records from this period also identify a number of other residents in the neighborhood with Eastern European and Russian surnames, as well as one family with the last name of *Starika* who lived on the subject block at Kansas and 20th Streets in 1920. The head of this family, Martin Starika, immigrated to the US from Yugoslavia around 1900, spoke Slovenian, and worked as a stevedore. It is possible that Mark Stark shortened and Americanized his last name from *Starika* to *Stark* upon entering the country, and he may have been related to these close neighbors with whom he had so much in common (U.S. Census, 1920).

¹¹ The 1100 block of Tennessee Street wasn't paved until 1980 (Lilenthal, 2005).

limited replacement of some smaller single family homes with larger, multi-unit apartment buildings in the 1950s and 1960s, Potrero Hill generally remains largely unchanged from its late 1930s appearance. The multi-ethnic, working-class enclaves which comprised much of the hill in the first half of the Twentieth Century gradually gave way to a more heterogeneous and gentrified population in the second half of the Twentieth Century, generally reflecting much of San Francisco at large.

4. Evaluation of Historic Status

The following section provides an evaluation of historic significance based on the site survey and research provided above, and follows the California Register Criteria 1 - 4.

Criterion 1 (Events)

There is no information found as a result of this HRE or located in the San Francisco Planning Department's background files to indicate that the subject building was 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. The subject building was constructed in 1929, at the end of the residential building boom which occurred in San Francisco and throughout the State and Nation at this time. This pattern of neighborhood development (and specifically, construction of the subject building) does not appear to be a singular or important event in the history of the City, the State, or the Nation. While the subject property was constructed within, and potentially for, a largely Slovenian ethnic enclave on the northwestern slope of Potrero Hill, there is nothing particularly unique about this effort in the context of the neighborhood or in San Francisco at-large, as many neighborhoods were first built to serve multi-ethnic working class communities during the first decades of the Twentieth Century. For these reasons, the subject property at 765 Vermont Street does not appear eligible for listing under Criterion 1.

Criterion 2 (Persons)

Research into the history of the owners and occupants of the subject property was also conducted. The primary owner-occupants, Mark and Mary T. Stark, whose family resided in the property for some 80 years. Mark Stark was an immigrant from former Yugoslavia who spoke Slovenian as his first language, lived in an ethnically Slovenian enclave on the northwestern slope of Potrero Hill, and worked as a stevedore on the San Francisco waterfront like many others in his community. Mr. Stark was also a union member, was involved in the Slovenian National Benefit Society, and likely attended St. Teresa's church in the neighborhood. Although he was a member of local unions and other community organizations, as well as continuously owning and occupying the property for many decades, neither Mr. Stark or any other the members of the Stark family would be considered significant local historical figures. The Stark family reflects a fairly common pattern of initial settlement into an ethnic community and eventual assimilation in to San Francisco society at-large. No other significant historical figures are associated with the property. The building does not appear eligible for listing under Criterion 2.

Criterion 3 (Architecture)

The building at 765 Vermont does not appear to be individually eligible under Criterion 3 for embodying the distinctive characteristics of the Mediterranean Revival style in San Francisco. While the property retains some of the characteristics of this style, namely its stucco cladding, Spanish tile parapet roof, and generally symmetrical front façade, it cannot be said to be the embodiment of the style, but rather it reflects a more restrained and typical application of the style as adapted for a narrow urban lot. Once considered an affordable cottage for the working classes, the design of the subject property was likely the result of ready-made architectural plans provided by residential pattern books that were readily available during the period of construction. The subject property is very similar to four other homes immediately adjacent to it, all of which were constructed by small scale builder Frank Arnold, who lived on the same block as the subject property. Typical of the era, small scale builders such as Arnold would subdivide and erect an entire block or a portion of a block of homes with nearly identical floor plans and only slight architectural variations on the front facades. Arnold is not known to have developed any other homes in the area, and would not be considered a ‘master builder,’ which is one of the considerations for listing under Criterion 3. Neither this property nor the ones immediately adjacent to it were constructed by local Slovenian builder, John Krambic. For these reasons, the property does not appear to be individually eligible for listing under Criterion 3.

Criterion 4 (Information Potential)

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

Integrity

The California Register defines integrity as the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance. A property is examined for seven aspects that together comprise integrity. These aspects, which are based on the National Register, are location, design, setting, materials, workmanship, feeling and association.

A property must retain sufficient historical integrity in addition to being eligible under at least one of the four California Register significance criteria (1 – 4) to be considered eligible for listing. As the property does not appear to be eligible for any of the California Register Criteria, an exhaustive evaluation of integrity is not warranted. In general, however, the property would be considered to have a relatively high level of integrity in terms of design, materials, and workmanship on the front façade, and a relatively moderate level of integrity on the rear facade, given the exterior alterations that occurred during the 2009-2010 renovation, including replacement of windows, doors, decking, and stairs.

5. Historic District Analysis

Although the subject property is not located within an existing or designated historic district, the San Francisco Planning Department typically requests further information about the immediate neighborhood to determine whether the subject property might be considered a contributor to potential historic district.

Similar to identifying an individual historic resource, identification of a historic district begins with identifying the physical characteristics that convey the historical significance of the resource. In the case of a district, the primary defining characteristic is a concentration of individual resources sharing an historical or architectural linkage. National Register Bulletin 15 states that, “A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources.” California Register guidelines state: “Districts consist of a significant concentration or continuity of associated historical resources.” In both cases, the guidelines define districts through visual continuity, including age, building type, and other visual characteristics. In all cases, the continuity or visible concentration of contributors is a significant physical characteristic of a district. Additional significant physical characteristics are represented by the distinct character-defining features of each of the contributing resources within the district, and their relationship to one another.

The fifteen properties on the west side of Vermont Street, from 19th Street on the south to 20th Street on the north, including the subject property, were reviewed as part of a reconnaissance-level pedestrian survey on May 9, 2017. Provided below are the results of the reconnaissance survey, including a description of building types found in the area. **Table 4** provides a summary of the findings of the survey area, including addresses, year built according to Assessor’s records, and architectural style. Alterations are also noted. Photographs of these properties are shown in **Appendix A**.

District Survey Findings

The fifteen properties on the west side of Vermont Street, from 19th Street on the south to 20th Street on the north, including the subject property, contain a series of two- and three-story residences comprised of one or two units each. These properties were constructed between 1900 and 1933 according to assessor’s data, and were designed in two primary architectural styles; Mediterranean Revival and Queen Anne, reflecting the various styles popular during the first three decades of the Twentieth Century. Generally, the homes built by 1910 reflect the Queen Anne style, while those built afterwards reflect the Mediterranean Revival style.

TABLE 4
SUMMARY OF DISTRICT SURVEY AREA

| Address/Lot | Year Built | Style/Alterations |
|--|------------|---------------------------------|
| 701-705 Vermont Street/Lot 043-5 | 1907 | Minimally Edwardian (altered) |
| 711 Vermont Street/Lot 027 | 1910 | Mediterranean Revival |
| 717 Vermont Street/Lot 026 | 1906 | Queen Anne |
| 731-733 Vermont Street/Lot 025 | 1910 | Mediterranean Revival |
| 735-737 Vermont Street/Lot 041 | 1910 | Mediterranean Revival (altered) |
| 739 Vermont Street/Lot 023 | 1931 | Mediterranean Revival |
| 741 Vermont Street/Lot 022 | 1900 | Queen Anne |
| 743 Vermont Street/Lot 021 | 1904 | Queen Anne |
| 753 Vermont Street/Lot 020 | 1904 | Queen Anne |
| 759 Vermont Street/Lot 019 | 1927 | Mediterranean Revival |
| 765 Vermont Street/Lot 11B (Subject Bldg.) | 1929 | Mediterranean Revival |
| 773-775 Vermont Street/Lot 011A | 1930 | Mediterranean Revival |
| 779 Vermont Street/Lot 018A | 1927 | Mediterranean Revival |
| 785 Vermont Street /Lot 018 | 1926 | Mediterranean Revival |
| 2240 20 th Street/Lot 017 | 1933 | Mediterranean Revival |

Source: San Francisco Assessor Records, Block 4074

Five properties from 759 to 785 Vermont Street, including the subject property, were constructed between 1926 and 1930. These properties were designed in the Mediterranean Revival style popular in the southwest during this period of construction. Many of these homes share similar front façade arrangements and architectural details such as stucco cladding, Spanish tile parapets, and twin three-part bays over centered single-car garages. These five homes were constructed by the same builder, Frank A. Arnold, who lived just opposite from these parcels on Kansas Street at 20th Street during their construction. As no architect was identified on any of the building permits, Mr. Arnold likely purchased plan sets which reflected various popular architectural styles that were widely available at the time of construction.

Brewster Historical Preservation Consulting considered whether a historic district possibly exists in the area, and if so, whether the property at 765 Vermont Street would be a contributor to it. It does not appear that a potential historic district exists, as the area does not have a significant, visible concentration or continuity of associated historical resources. While the area contains two predominant building styles, Queen Anne and Mediterranean Revival, these styles reflect the periods in which they were built, and represent very typical urban patterns of development in San Francisco, rather than exemplifying a significant concentration or continuity of associated historical resources. The subset of five residences from 759 to 785 Vermont Street, including the subject property that were constructed between 1926 and 1930 in very similar Mediterranean Revival styles, would not be considered historically significant solely as a result of their similarity, but rather, they represent a common theme of a small scale residential builder who applied minor architectural variety to the facades of urban homes which shared nearly identical floorplans and dimensions; a type of residential development that can be found in many San

Francisco neighborhoods built during the same era. Therefore, the property at 765 Vermont Street does not appear to be a contributor to a potential historic district.

6. Conclusion

The subject property at 765 Vermont 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 historical significance. The property also would not be considered a contributor to a potential historic district, as no such district was identified. For these reasons, the property at 765 Vermont would not be considered a historical resource.

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BHP Sample Report

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APPENDIX A

Photos of the Project Site and Vicinity

BHP Sample Report



765 Vermont Street – west (front) elevation



765 Vermont Street – west (front) and partial north (side) elevations



765 Vermont Street – partial west front (left) and entry detail (right).



765 Vermont Street – east (rear) elevation



Context view – 759 Vermont Street (left) and 765 Vermont (right)



Context view – 765 Vermont Street (left) and 773-775 Vermont (right)



Context view – west side of Vermont Street looking north – 765 Vermont (center)



Context view of subject block – west side of Vermont Street looking south – 765 Vermont (right)



Context view – opposite of subject lot looking west at 728-730 Vermont Street



Context view – opposite of subject lot looking west at 722-726 Vermont Street

District Survey Photos



701-705 Vermont (left) and 711-717 Vermont (right)



731-733 and 735-737 Vermont (left) and 735-737 Vermont and 737-739 Vermont (right)



741 – 753 Vermont (left) and 759 – 765 Vermont (right)



773-775 Vermont (left) and 779 Vermont (right)



785 Vermont (left) and 2240 20th Street (right)

APPENDIX B

Historic Sanborn and Aerial Maps of the Block and Lot

BHP Sample Report

1900

PLAT NO. 11

536

548

19TH ST.

547

2428

KANSAS

2429

RHODE ISLAND

2430

547

DE HARO

20TH ST.

552

538

19TH ST.

547

2434

ARKANSAS

CONNECTICUT

3435

MISSOURI

3436

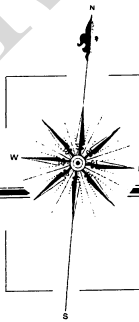
549

TEXAS

20TH ST.

554

Scale of Feet



SAN FRANCISCO, VOL. 5.
570

SAN FRANCISCO, VOL. 5.

18TH ST.

HENRY SCHOOL

4029
(2404)

19TH ST.

4030
(2405)

571

569

AV.

SAN BRUNO

VERMONT

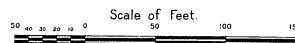
KANSAS

RHODE ISLAND

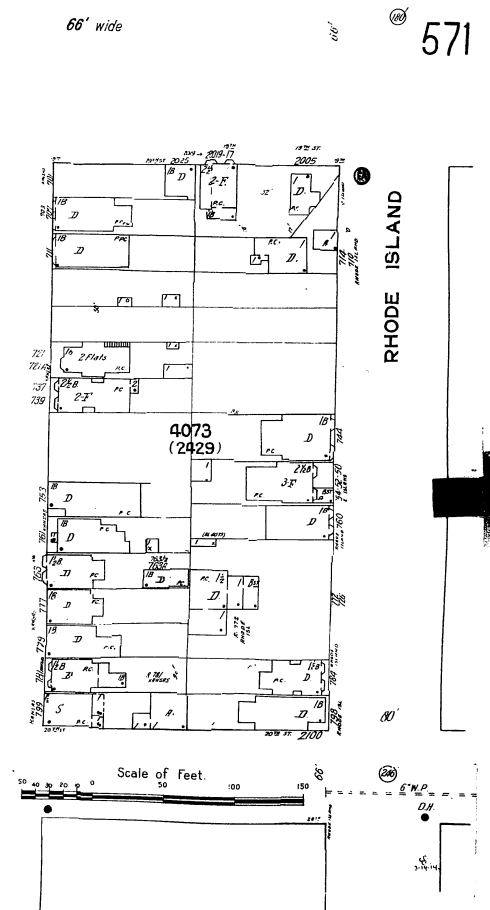
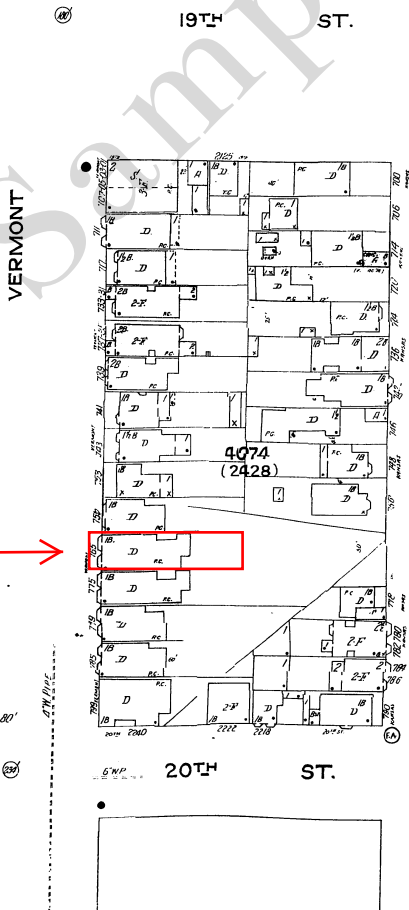
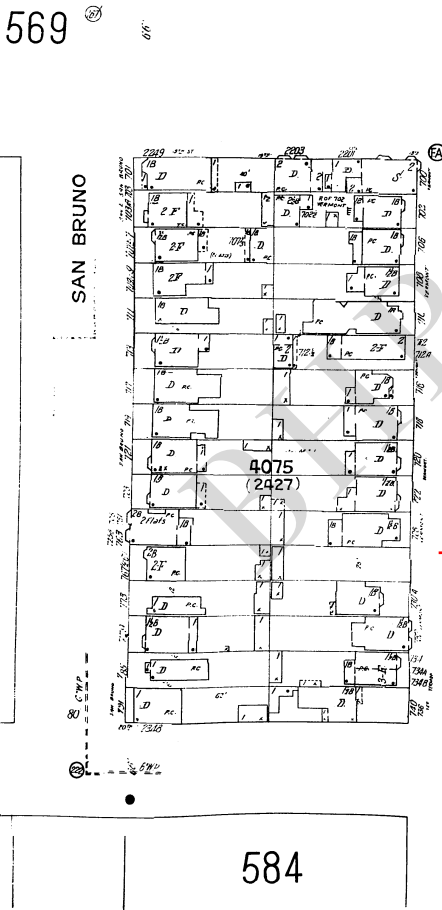
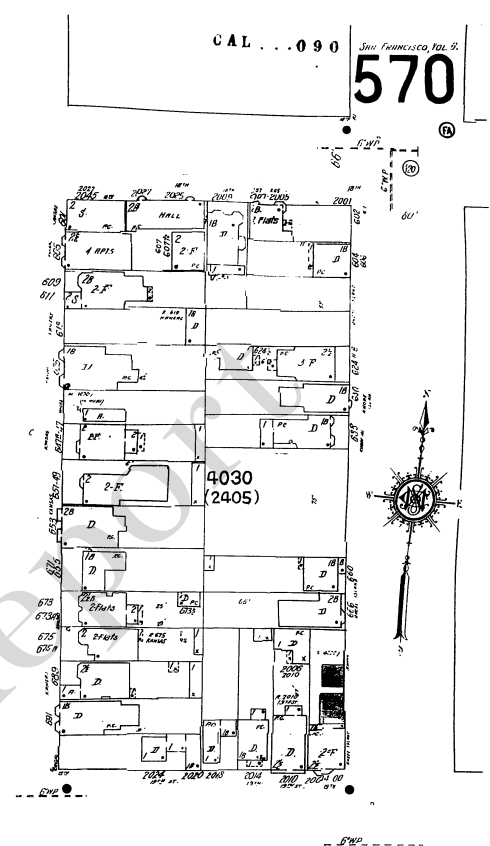
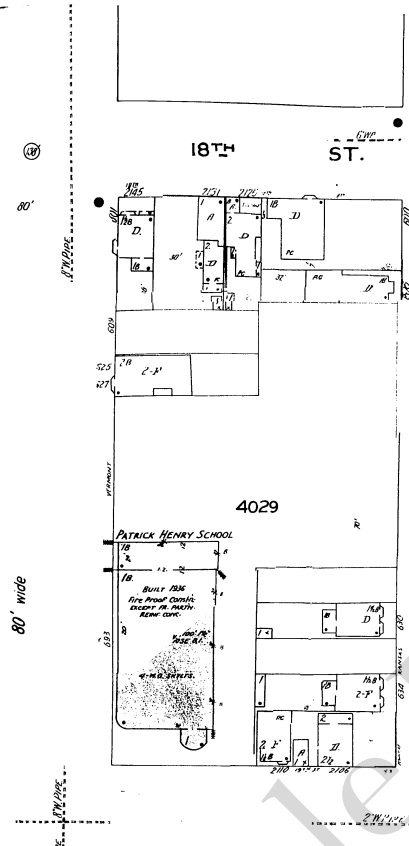
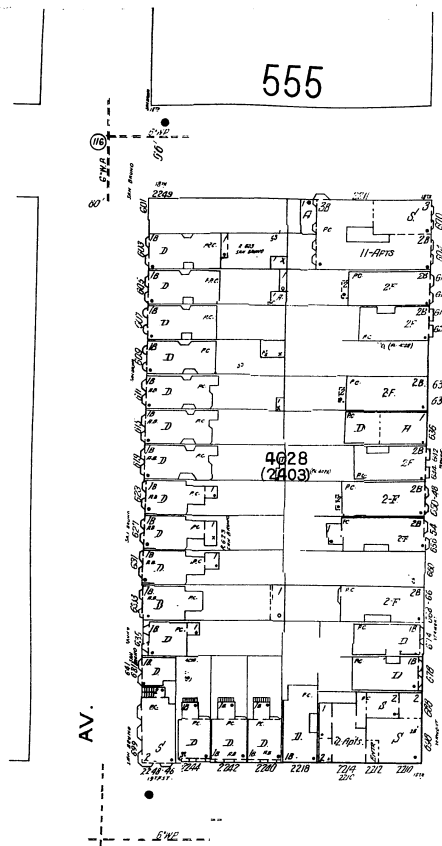
20TH ST.

585

Scale of Feet.



1950



570

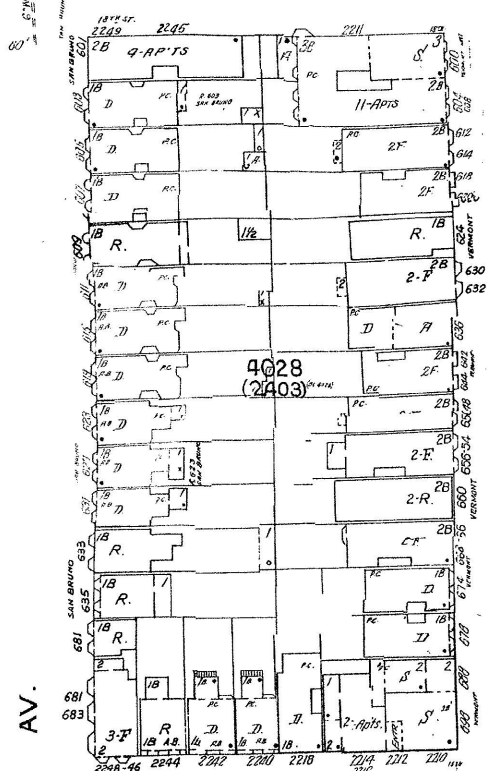
555

18TH ST.

ST.

1995

570



AV.

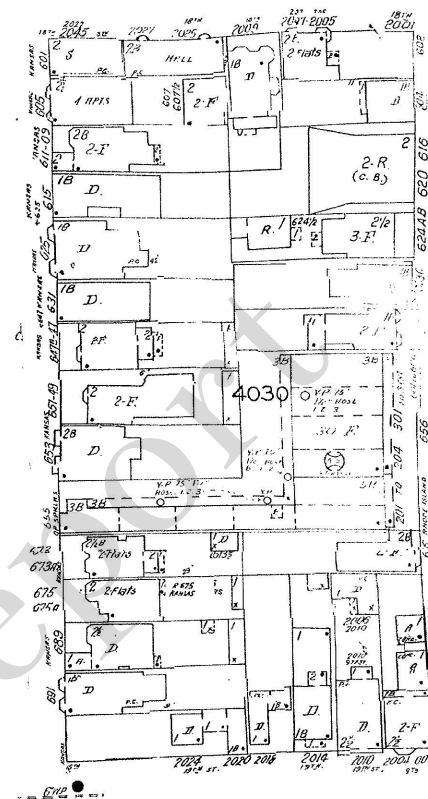
(A) PATRICK HENRY SCHOOL

80' wide

4029

1900

80' wide



66' wide

571

19TH ST.

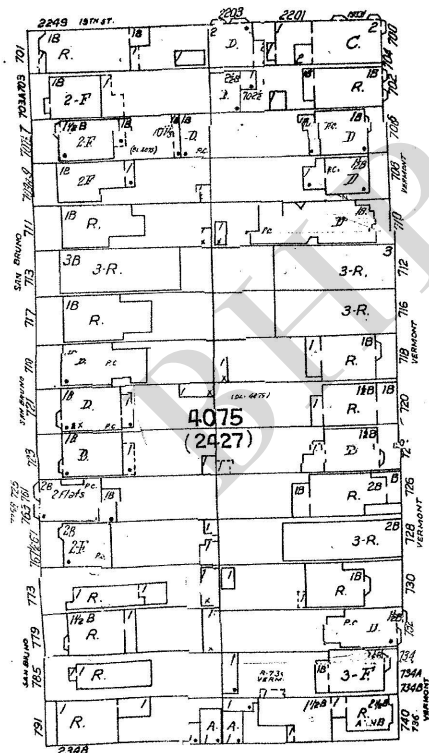
ST.

SAN BRUNO

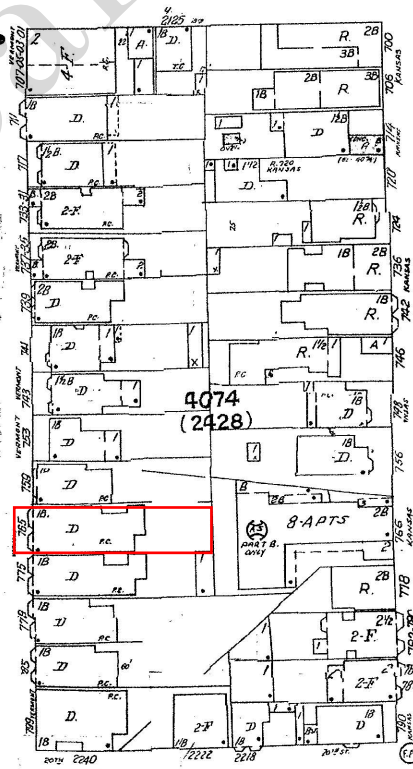
VERMONT

KANSAS

RHODE ISLAND

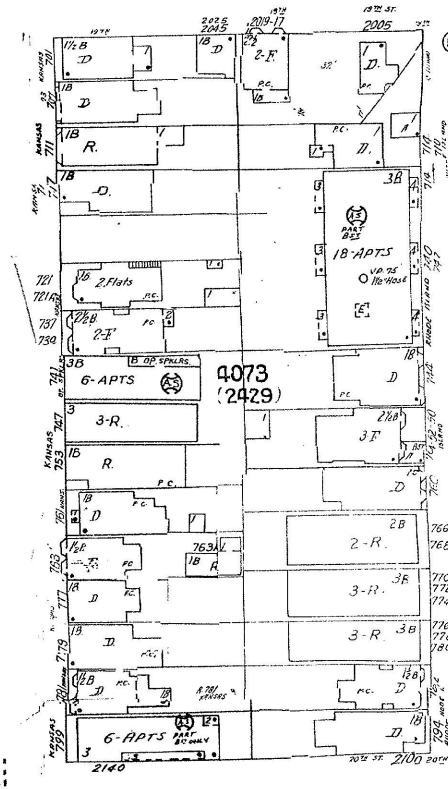


584



20TH

ST.



Scale of Feet.

585



1938 Aerial Photograph of Potrero Hill - Block 4074 (above/center) and 765 Vermont Street (below/left).

Source: David Rumsey Map Collection

APPENDIX C

Historic Photos of Potrero Hill

BHP Sample Report

Historic Photos of Potrero Hill



Anton Judnich's Saloon at 591 Vermont Street, 1908

Courtesy of the Potrero Hill Archives Project



Slovenian-owned Judnich Bar at 2001 17th Street at Kansas Street, 1912

Courtesy of the Potrero Hill Archives Project



Man with Horse and Carriage, Vermont and 18th Streets, 1912
Courtesy of the Potrero Hill Archives Project



Vermont Street, North from 22nd Street, 1926
Courtesy of the San Francisco Public Library Digital Photo Collection



Vermont Street, North from 21st Street, 1928
Courtesy of the San Francisco Public Library Digital Photo Collection



Vermont Street, 'the second most crooked street in San Francisco,' 1951
Courtesy of the San Francisco Public Library Digital Photo Collection



Highway 101 Under Construction at Vermont Street Near Mariposa Street, early 1950s
 Courtesy of the San Francisco Public Library Digital Photo Collection

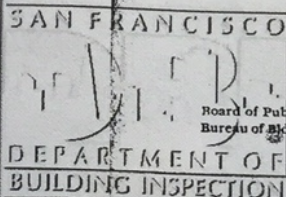


Newly Completed Highway 101 with 22nd Street Pedestrian Bridge in Background, mid-1950s
 Courtesy of the Potrero Hill Archives Project

APPENDIX D

Building Permits

BHP Sample Report



will comply with Sec. 288
Ord. 1166

MARK STREET LINE ON PLANS

WRITE IN INK—FILE TWO COPIES

Wilcox & Co.

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

APPLICATION FOR BUILDING PERMIT

FRAME BUILDING

Application is hereby made to the Board of Public Works of the City and County of San Francisco for permission to build cottage on the lot situated on the east side

of Vermont St 111'-4" north of 20th Sts

in accordance with the plans and specifications submitted herewith.

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

Estimated cost of building \$ 3400⁰⁰ Building to be occupied as Dwelling By No. 1

Families.

Size of Lot 26 feet front 100 feet rear _____ feet deep.

Size of proposed building 26 x 48 ft. by _____ ft.

Height from curb to top of roof beams in center of front 24 ft. ft.

Height in clear of basement or cellar 10' ft. Height in clear of first story 8-6 ft.

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

Foundation to be of Concrete, thickness, on top 9" inches.

Width of footings 18' inches. Greatest height of foundation walls 3' ft.

Size of studs in basement (underpinning) 2 by 6 inches 16 inches on centers.

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

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

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

Wall covering to be of Stucco & Rustic outside, and Plaster inside.

First floor joists 2 by 10 inches 16 inches on centers. Longest span between supports 12 ft.

2nd Second floor joists 2 by 4 inches 16 inches on centers. Longest span between supports 3 ft.

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

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

Roof covered with Tar & Gravel

Studs in bearing partitions 2 by 4 inches 16"

Chimneys of 2 Terra Cotta Patent Flue 6 in for stove 1-8 in for mantle

There shall be no encroachments upon the street or sidewalk.

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

Architect _____

Address _____

Builder Frank A. Amols

Address 791 Kansas St

Owner Margaret Amols

Address 791 Kansas St

By _____

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

4074

No. 175558

APPLICATION
OF

Margaret Arnold Owner
for Permit to erect a
765 Vermont
3 story frame building

Location on east side of
Vermont St - 111-4 width
of 20 ft. etc.

Filed Dec 3 1908

RECEIVED
CITY OF SAN FRANCISCO
DEC 3 1908

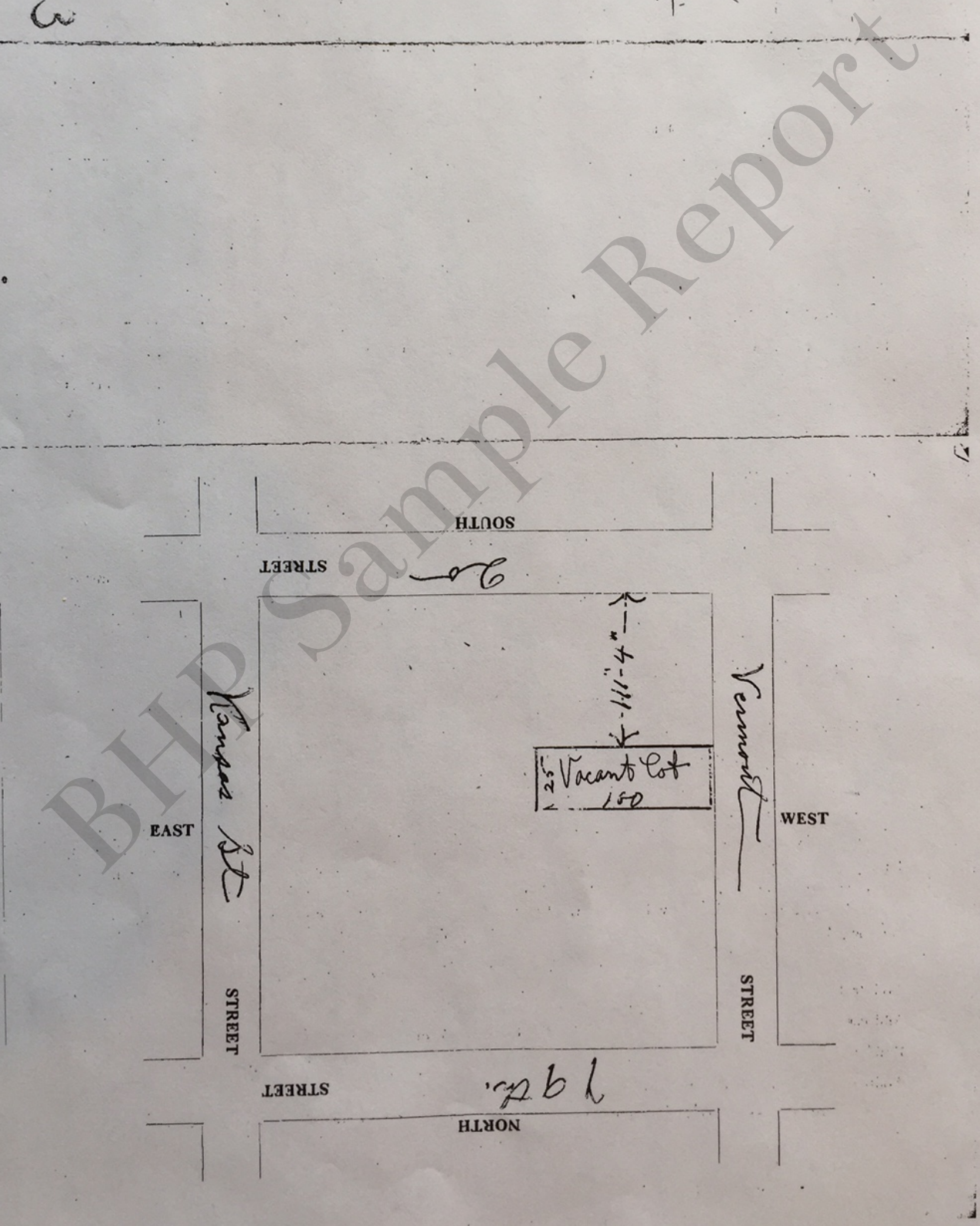
Approved: James Leonard
SUPERINTENDENT OF THE
BUILDING INSPECTION

Chief Building Inspector.

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

121 828/133723

OFFICIAL COPY



OFFICE COPY

APPROVED
Dept. of Building Insp

AUG 14 2009

AUG 14 2009

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

AUG 14 2009
APPROVED FOR ISSUANCE
7/15

3/8 BUILDING FORM

| | | |
|--------------------|--------------|-----------------|
| APPLICATION NUMBER | 200908144867 | APPROVAL NUMBER |
|--------------------|--------------|-----------------|

OPTIONAL FIELD ☐

**6 APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS**FORM 3 ☐ OTHER AGENCIES REVIEW REQUIREDFORM 8 OVER THE COUNTER ISSUANCE

2 NUMBER OF PLAN SETS H-10

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 PAID 8/14/09 | PAID FOR RECEIPT NO. | TO STREET ADDRESS OF JOB 765 Vermont St | BLOCK & LOT 4074/118 |
| PAYMENT NO. 1192233 | PAID 8-14-09 | JOB ESTIMATED COST OF JOB \$2,500 | JOB PAYMENT COST # 32,500 TCH 8/14/09 |

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING:

[illegible]

Renovation of water room (bathroom kitchen) Work to include replacement of existing plumbing fixtures, cabinets, counter top, tile. New electrical work is and we require replace existing plaster with 5/8" type X gyp bd in kitchen & bath. Add insulation as required.

ADDITIONAL INFORMATION

| | | | | | | | | | | |
|---|--|------------------------------|--|---------------------------------------|------------------------------|---|---|--|--|--|
| (1) ADDS THIS ALLOCATION (CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING) | | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> | NEW HEIGHT AT CENTER LINE OF FRONT | FT | (1) DOES THIS ALLOCATION (CREATE GROUND OR ABOVE GROUND TO BUILDING?) | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> | NEW GROUND FLYER AREA | SQ FT |
| (2) WALL, BARRIER, OR OR OTHER EXISTING SPACE OR OR OTHER EXISTING SPACE OR OR OTHER EXISTING SPACE OR | | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> | EXISTING BARRIER PROPERTY LINE? | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> | NEW EXISTING BARRIER (ON PLAT PLANS) | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> | SQ FEET THIS ALLOCATION CONSTITUTE A CHANGE OF OCCUPANCY |
| (3) ARCHITECT OR ENGINEER DESIGN | | CONSTITUTE A NEW | | ADDRESS | | | | | | |
| (4) CONSTRUCTION LENDER (ENTER NAME AND BRANCH OR DESIGNATION IF ANY) IF THERE IS NO CONSTRUCTION LENDER (ENTER "SUBORDINATE") | | N/A | | N/A | | | | | | |
| | | | | 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.

For further information or assistance in evaluating wood during construction, contact the FWS at 916-439-5000, ext. 2000 or 1-800-451-5000. California Permit Code

Permitted by San Francisco Building Code: The building period shall be printed on the job. The owner is responsible for continued access and egress during a total or partial stop.

Circle 10 on Reader Service Card

and file together with complete details of retaining walls and soil loadings, as listed in 10.10, be submitted to this department for approval.

AND STIPULATION INCLUDING NUMBER 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 WORKS OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WORKS AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS. (10, 11, 12, 13, 200, 201, 202)

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

• In buildings of increasing height, there must be a clearance of 30 feet from the building face of all electrical wires or equipment.

☐ OWNER
☐ LESSEE
☐ CONTRACTOR

☐ ARCHITECT
☐ AGENT
☐ ENGINEER

APPLICANT'S CERTIFICATION

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.

0000-0000-0000-0000

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The permittees by acceptance of the permit, agreed to indemnify 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.

i. conformity with the provisions of Article 3003 of the Labor Code of the State of California, the applicant shall have coverage under (2) or (3) designated below: a) shall indicate here (2) or (3) or (4) whichever is applicable. If however here (4) is checked here (2) must be checked as well. Mark the appropriate method of compliance below:

I hereby affirm under penalty of perjury that the following is true:

() I have a self-maintain certificate of current to tell how a for worker's compensation is provided by Section 3100 of the Labor Code for the performance the work for which the permit is issued.

8. Have and will not take workers' compensation insurance as required by Section 5700 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:

Center State Fund
Policy Number 188R15635

() **67** I certify that in the performance of the work for which the permit is issued, I shall not employ

any person in the same manner as to its issues subject to the workers' compensation laws of California. (Nothing acknowledges 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 3200 of the Labor Code, that the penal harm applied for shall be deemed null and void.)

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

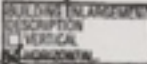
[Signature] By MAILOR



APPROVED
Dept. of Building Insp.

NOV 18 2010

Vivian L. Day
VIVIAN L. DAY
INSPECTOR/CHIEF BUILDING OFFICIAL



APPROVED FOR ISSUANCE

BLDG FORM 3/8

2001104746

OFFICIAL 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 SHEETS

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 11/10/10 | PLANS RECEIPT NO. | STREET ADDRESS OF JOB 765 VERMONT ST | BLOCK & LOT 4074 / 0118 |
| PERMIT NO. 2206103 | DATE 11-18-10 | ESTIMATED COST OF JOB \$5,000 | DATE REVIEWED 11/10/10 |

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

| | | | | | | | |
|--|----------------------------------|---|--|---|----------------------------|--|--|
| LEGAL DESCRIPTION OF EXISTING BUILDING | | | | | | | |
| PER TYPE OF CONSTRUCTION V-B | NO. OF STORIES OF OCCUPANCY 2 | NO. OF BATHROOMS AND CLOSETS 0 | EXISTING USE SINGLE FAMILY DWELLING | NO. OF OCCUPANCY CLASS R-3 | NO. OF DWELLING UNITS 1 | | |
| DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION | | | | | | | |
| PER TYPE OF CONSTRUCTION V-B | NO. OF STORIES OF OCCUPANCY 2 | NO. OF BATHROOMS AND CLOSETS 0 | PROPOSED USE (LEGAL USE) SINGLE FAMILY DWELLING | NO. OF OCCUPANCY CLASS R-3 | NO. OF DWELLING UNITS 1 | | |
| OTHER AUTO ALLOWED TO BE CONSTRUCTED ON LOT YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | | | | | | | |
| OTHER STREET SPACE TO BE USED FOR CONSTRUCTION YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | | | | | | | |
| OTHER ELECTRICAL WORK TO BE PERFORMED YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | | | | | | | |
| OTHER PLUMBING WORK TO BE PERFORMED YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | | | | | | | |
| GENERAL CONTRACTOR MACK ENABAGALATA, 45 WEST PORTAL AVE, SAN FRANCISCO, CA 94127 4414 745230 10/05/2011 | | | | | | | |
| OWNER CHELSEA SCHULZ, 765 VERMONT ST, SAN FRANCISCO, CA 94107 (Agent) 415 558 9550 11/2 | | | | | | | |
| REVISION TO PERMIT 2010-07-09-6297: OMIT PREVIOUSLY PERMITTED EXTERIOR CONCRETE PATIO AND STAIRS - (N) PAT AND (N) WALKER HEATER IN (N) CLOSET IN (S) GARAGE - ADDITION OF (N) 1ST FLOOR DECK AND STAIRS TO GARDEN IN BUILDABLE AREA TO REAR OF DWELLING | | | | | | | |
| ADDITIONAL INFORMATION | | | | | | | |
| DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | | IF YES, WHAT NEW HEIGHT AND COVERED LINE OF ROOF? N/A FT | | DOES THIS ALTERATION CREATE DECK OR WALKWAY EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | | IF YES, WHAT NEW DECK FLOOR AREA 1178 SQ FT | |
| DOES THIS ALTERATION INVOLVE REMOVAL OF EXISTING STRUCTURE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | | IF YES, WHAT STRUCTURE IS TO BE REMOVED? PROPERTY LINE | | DOES THIS ALTERATION INVOLVE OTHER EXISTING DECK OR WALKWAY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | | DOES THIS ALTERATION INVOLVE A CHANGE IN OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | |
| ARCHITECT JAMES LOTT ARCHITECTURE, 3246 17TH ST, SAN FRANCISCO, CA 94110 21837 | | | | | | | |
| DOES CONSTRUCTION INVOLVE EXCAVATION AND SHIELDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | | | | | | | |
| DOES CONSTRUCTION INVOLVE EXCAVATION UNDER EXISTING FOUNDATION? 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 Planning Code.

No portion of building or structure in existing use during construction is to be closer than 10' to any other building or structure. See San Francisco Building Code and San Francisco Planning Code.

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

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

Any stipulation required herein or by code may be appealed.

Buildings not to be occupied until certificate of final completion is posted on the building or permit of occupancy granted when required.

Approval of this application does not constitute an approval for the electrical, plumbing or mechanical 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 (1) (2) (3) (4) (5) (6) (7) (8) (9) (10).

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

In drawings of building materials must have a clearance of not less than six inches from all adjacent walls or equipment.

CHECK APPROPRIATE BOX
☐ OWNER ☐ ARCHITECT
☐ ENGINEER ☐ ROOFER
☐ CONTRACTOR ☐ OTHER

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The permit holder, 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 18000 of the Labor Code of the State of California, the applicant shall have coverage under (1) or (2) designated below or shall indicate form (3), or (4), or (5), whichever is applicable. If neither form (1) is checked form (2) 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 workers' compensation as provided by Section 17000 of the Labor Code for the performance of the work for which this permit is issued.

(2) I have and will maintain workers' compensation insurance as required by Section 17000 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: _____

(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 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, I shall be liable for the penalties of Section 18000 of the Labor Code and that the permit herein applied for shall be deemed void.

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

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.

[Signature] 11/09/2010
Signature of Applicant or Agent Date

OFFICE COPY

APPENDIX E

Preparer's Qualifications

BHP Sample Report

W. Brad Brewster

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

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

SUMMARY OF PROFESSIONAL EXPERIENCE

Brewster Historic Preservation Consulting San Francisco, CA
Founder and Principal

December 2016 - Present

- Consulting architectural historian preparing historic architectural surveys and evaluations for public and private clients in San Francisco and throughout the Bay Area Region.

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

September 2004- August 2016

- ESA's Senior Architectural Historian and Manager of the Architectural Resources Group for the Bay Area Region
- 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, land use and planning, and visual resources
- Extensive marketing experience, including managing and writing proposals, attending interviews

W. Brad Brewster

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

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, 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

AFFILIATIONS

California Preservation Foundation (CPF)
National Trust for Historic Preservation (NTHP)
American Planning Association (APA)