

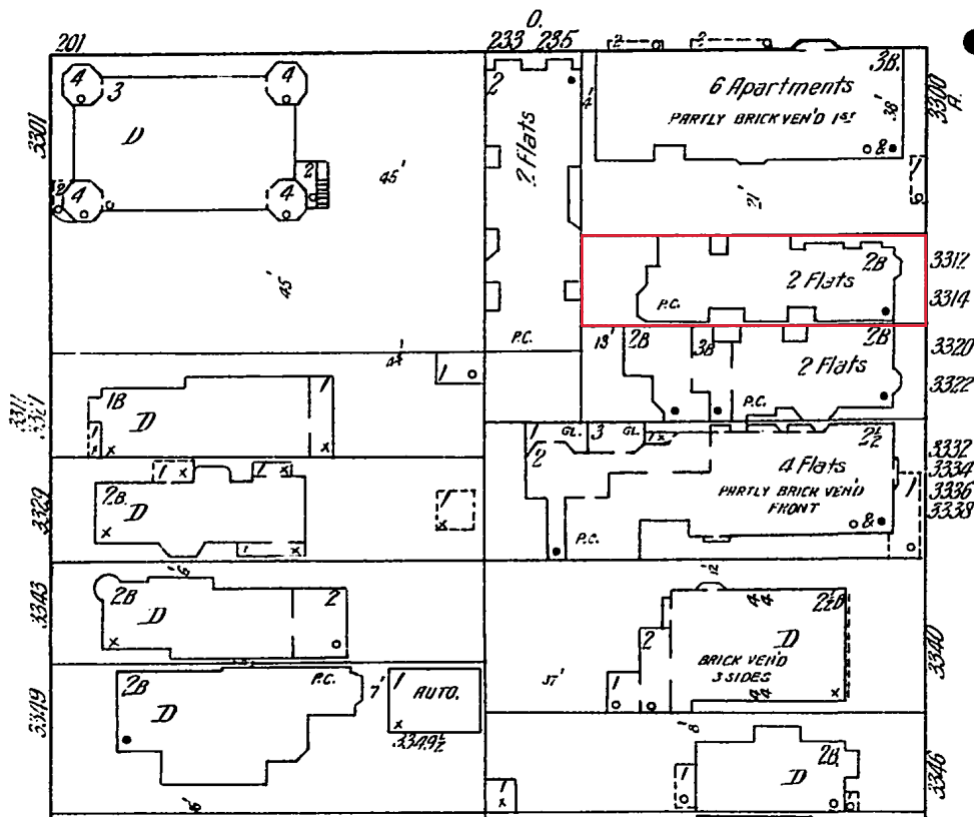
HISTORIC RESOURCES EVALUATION REPORT (PART 1)

3312-14 Clay Street

San Francisco, California

Prepared for:
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June 2020



Sanborn Fire Insurance Company Map, 1913-1915

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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 two-family residence at 3312-14 Clay Street (Assessor's Block 0997, Lot 005), in San Francisco's Presidio Heights neighborhood. This HRE was prepared in anticipation of a proposed project that would insert a new garage door and potentially alter the fenestration along the basement level of the property, with no other changes the appearance of the front elevation.

The building at 3312-14 Clay Street is within San Francisco's RM-1 Zoning District (Residential Mixed – Low Density) and the 40-X Height and Bulk District. The parcel is approximately 2,748 square feet, and the existing residence is approximately 3,180 square feet according to the San Francisco Assessor's Office.

The building at 3312-14 Clay Street was constructed in '1903' according to the San Francisco Assessor's Office, although subsequent research completed for this report has revealed it was completed in 1910, with alterations to its exterior cladding in the 1930s. The building has a Planning Department historic status rating of 'A' due to its location within the Presidio Heights Historic District which the Planning Department found to be eligible for listing in the California Register of Historic Places.

As the proposed project would alter the front elevation of 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 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 3312-14 Clay 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 3312-14 Clay Street was not addressed in the *1976 DCP Architectural Quality Survey*, and as such, has no DCP rating. The San Francisco Property Information Map (SFPIM) mistakenly attributes the 1976 survey form for 3330-38 Clay Street to the subject property. This property is two lots to the west, and should be corrected in the SFPIM where possible.

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 3312-14 Clay 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 3312-14 Clay Street a Status Code rating (OHP, 2020). The only other property in the immediately area with an OHP status code rating is 3301 Clay Street, a six-story brick apartment building on the corner of Clay Street and Presidio Avenue, that was built in 1929 in a Renaissance Revival style. It has a rating of '5S2' (individually eligible for local listing or designation). That building lies opposite Clay Street and about 100 feet southwest from 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 3312-14 Clay Street has a Planning Department historic status of 'A' (historic resources present) due to its location within the Presidio Heights Historic District which the Planning Department found to be eligible for listing in the California Register of Historic Places, as described above.

The SFPIM indicates that property at 3312-14 Clay Street is not located in an Article 10 designated historic district or is a designated landmark. The nearest Article 10 designated landmark is the Carnegie Presidio Library (Landmark #240) at 3150 Sacramento Street, which is two blocks east of the subject property. The nearest National Register-listed property is the Swedenborgian Church at 3200 Washington Street (National Register #04001154). Located about two blocks east of the subject property, the Swedenborgian Church was built in 1895 (www.noehill.com, 2020).

2. Building and Property Description

Neighborhood Context

The subject property at 3312-14 Clay Street is located on the north side of Clay Street, between Presidio Avenue on the east and Walnut Street on the west in San Francisco's Presidio Heights neighborhood, a subarea of the larger Western Addition neighborhood.¹ The majority of this block of Clay Street is residential, with single-family and multi-family homes and apartments 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, Spanish Revival, Arts and Crafts, Shingle (and First Bay Tradition), and in some cases, an eclectic mixture of these styles. The homes on this street also exhibit a range of heights, from a six-story apartment building on the corner of Clay Street and Presidio Avenue (3301 Clay Street), to a two-story, single family home directly across the street (3319 Clay Street). The majority, however, are two-to-three-story-over basement residences which are built to their lot lines and form a continuous street wall along Clay Street, many with built-in, off-street garages and associated curb cuts, and some without.

Presidio Avenue is a north-south, two-way local collector street which leads into the southwestern corner of the Presidio three blocks north from the subject property, where it becomes Presidio Boulevard. Presidio Avenue separates the Presidio Heights neighborhood on the west from the Pacific Heights neighborhood on the east. Clay Street is an east-west street, two-way neighborhood street which extends from Market Street in downtown San Francisco on the east to Arguello Boulevard in the Inner Richmond District on the west.

The following provides an architectural description of the current elevations, ornamentation, finishes, and alterations of the exterior of the property at 3312-14 Clay Street. The property description is based on a pedestrian site survey which occurred on June 15, 2020. **Appendix A** provides photos of the subject property and surrounding area.

¹ Clay Street is named after Henry Clay, a famous Kentucky orator and politician who served as both US Speaker of the House and US Secretary of State in the early 19th century (<http://sfstreets.noahveltman.com/#3450>, Accessed June 17, 2020).

Architectural Description

Originally completed in 1910 with exterior alterations in the 1930s and 1940s, the property at 3312-14 Clay Street consists of a two-story-over-basement, wood frame, two-family residence with a generally rectangular plan, and a flat roof with a flat front parapet. The base of the residence, which also comprises the entry staircase, is clad in clinker brick.² A basement-level entrance can be found on this front, south-facing elevation, which is comprised of wrought iron security gate covered by plexiglass. A brick landing just beyond the sidewalk leads to a set of terrazzo steps which provide access to the front entry located on the first level. Wrought iron railings are located on top of the brick side walls of the staircase. The northern side wall of the staircase is also clad in clinker brick, and is stepped with decorative potted plants placed along it. A small, wood frame window with a fixed sash and opaque textured glass is located on this south-facing, basement level elevation as well.

The entrance is deeply recessed and is flanked by two fluted columns with Ionic-order capitals. Each column is placed on a square, clinker brick base. The entry contains a pair of front doors, one leading to unit # 3312, and the other to unit # 3314. They are replacement wood frame doors with inset panes of glass and brass hardware. The walls and ceiling of the entry vestibule are clad in paneled wood, and the entry floor is paved in terrazzo stone matching the entry steps.

Windows on the first floor of this front elevation consist of original wood frame, double-hung units arranged in a row of three, each with nine-over-one panes. A decorative beltcourse comprised of wood trim with and dentil molding encircles the building between the first and second floors. Windows on the second floor of the front elevation are similar in style to those on the first floor, but are arranged in pairs on the west side of the elevation, and set individually into a three-part bay in on the east side of the elevation. The bay is supported by two decorative wood brackets just below the beltcourse. Windows on the side (east) elevation, where visible, are similar in style and materials as those found on the front (south) elevation, although there are also two smaller wood framed windows with fixed sashes and a single pane of glass; one on each level. A flat parapet and painted wood cornice encircles the top of the south and east elevations with decorative painted wood corbels and dentil molding.

The front and east-facing elevations of the first and second floors of the building are clad in rows of asphalt shingles intended to replicate the appearance of brick with its brick-red color and offset, common bond-like arrangement. This cladding likely covers stucco siding which existed originally.

The rear of the building is two stories in height and is clad in horizontal wood channel siding with wood frame, double hung windows with one-over-one panes arranged in pairs on the east end of the building, as well as those set individually into a three-part bay on the west end of the building. Two small, wood frame, double hung windows with one-over-one panes are also located on this

² The brick-firing kilns of the early 20th Century did not heat evenly, and the bricks that were too close to the fire emerged harder, darker, and with more vibrant colors. Initially, these 'clinkers' were discarded as defective, but around 1900, the bricks were salvaged by architects who found them to be usable, distinctive, and charming. Clinker bricks were widely admired by adherents of the Arts and Crafts movement, and eventually cost more than 'regular' bricks at the time due to their popularity.

elevation which likely illuminate interior closets or bathrooms. A replacement vinyl door is located within the bay on the first floor, which leads out on to a small concrete terrace with peripheral vegetation. Concrete steps lead down into the basement level. The basement door is a wood framed unit with a single pane of inset glass that is broken and covered by plywood on the inside.

Visible Alterations

Visible alterations include the asphalt shingle cladding which exists on the south and east elevations and is intended to replicate the appearance of brick, the replacement front doors, the terrazzo steps and entry vestibule landing, the plexiglass sheet over the wrought iron basement door, the small, basement level front window with textured glass, and the vinyl rear door. The recladding occurred in 1938, and the terrazzo steps and entry vestibule landing were installed in 1946, according to building permits (see **Appendix C**). The dates of all other changes are unknown. Aside from these minor changes, the building retains its original form and most of its original materials but appear to have occurred within the last 30 years. The building is in good overall condition.

Architectural Style

The building exhibits a mixture of architectural styles that were fairly typical of the stylistically experimental period in which it was constructed. It is primarily Classical Revival in style, exhibited by the Ionic Order columns which flank the entrance, the wood frame, multi-pane windows, as well as the beltcourse and cornice line with its decorative wood corbels and dentil molding which encircle the south and east elevations. Other elements, such as the base and stairs clad in clinker brick, lend an Arts and Crafts style. As such, the style would be classified as primarily Classical Revival with minimal Arts and Crafts influences.

Site History

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

Sanborn Maps

Sanborn Fire Insurance Company maps from 1893, 1899-1900, 1905, 1913-1915, 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. See Sanborn Maps, 1889 – 1995, in **Appendix B**, Historic Photos and Maps.

The first Sanborn fire insurance maps showing the subject block were produced in 1893 and indicate that it was then completely undeveloped. Nearby development was also extremely sparse, and few if any of the buildings shown on the 1893 map remain extant today. The second and third sets of Sanborn maps, produced in 1899-1900 and 1905, are the first to show

development on the subject block, while the subject lot and those immediately surrounding it on the corner of Presidio Avenue and Clay Street were still undeveloped during this period. About half of the lots on the western end of the subject block were developed with two-story-over-basement, wood-frame, single family dwellings during this period. Central Avenue was renamed Presidio Avenue between 1900 and 1905.

The 1913-1915 Sanborn map is the first map to show the subject property in essentially the same in the same location and configuration as it exists today. At this time, the subject property was labeled as a two-story-over-basement, wood-frame 'Two Flat' dwelling, with an address of 3312-14 Clay Street. All other lots on the subject block had been developed by this time with similar dwellings, as well as a 6-unit apartment building on the corner of Clay and Presidio Avenue at 3300 Clay Street, and a 4-unit apartment building at 3332-38 Clay Street. The subject block, as well as those surrounding it, were entirely developed by this time.

The 1950 Sanborn map shows the subject property in the same location and configuration as the prior map. Nearly all other buildings shown on the prior map remained generally the same during this time. However, one large, single-family dwelling on the corner of Presidio Avenue and Washington Street had been replaced with four, two-story dwellings, and another large dwelling on the corner of Walnut and Washington Streets had been replaced with two separate dwellings. The surrounding blocks had substantially similar development as on the prior maps, however, a six-story, 30-unit apartment building at 3301 Clay Street had been constructed by this time (built in 1929), replacing three residential structures which had been there previously.

The 1995 Sanborn map shows the subject property in the same location and configuration as the earlier 1950 map. All other buildings shown on the prior map remained generally the same during this time. By 2014, a new three-story-over-basement dwelling had been constructed on a formerly empty lot immediately east of the subject property, located at 3310 Clay Street.

Historic Photographs

No historic photos of the subject property itself could be obtained through the typical repositories of historic photos of San Francisco.³ However, one photo was obtained that showed the subject property in 1912, along with three other neighboring buildings on Clay Street, all of which were likely designed by the same architect, Henry C. Smith (see Chapter 6, Architect/Builder/Landscape Architect, below). In addition, five photos were obtained which provide historical views of the immediate neighborhood. These photos show the entrance gates to the Presidio taken in the 1870s and 1905, a view looking east from Clay and Walnut streets during a street paving effort in 1915, residential development on Presidio Avenue near Pacific Avenue in 1919, and a

³ 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), and those made available at OpenSFhistory.org, a division of the Western Neighborhoods Project. The Assessor-Recorder's Office negative collection available at the History Room of San Francisco Public Library (also at sfpl.org), identifies one photo of the property in its database (Box #59, Bundle #650). However, this photo was unobtainable due to the closure of this facility from the COVID19 crisis. This photo may become available after the library reopens, although it is unlikely to shed any new information about the appearance of the subject property as it may not show what the building originally looked like prior to its recladding in asphalt shingle in 1938.

streetcar which ran along Presidio Avenue near Washington Street taken in 1943.⁴ These photos are provided in **Appendix B**.

Building Permit History

A review of buildings permits on file with the San Francisco Department of Building Inspection (SFDBI) revealed 10 available permits granted between 1909 and 2017 for 3312-14 Clay Street. These are detailed in **Table 1**, Building Permit Information, on the following page. Copies of the building permits are provided in **Appendix C**.

**TABLE 1
BUILDING PERMIT INFORMATION**

Date	Permit No.	Description/Cost
3/25/1909	22416	Erect two-story, two-family flat building/\$6,500
9/14/1925	142762	Outside to be restuccoed/\$300
8/22/1938	37614	Reside front of building with Brick-TeX, brick steps, refinish roof, paint eaves, trim, rear and sides of building/\$1,100
11/27/1946	86758	Remove brick steps and set terrazzo steps on brick supports. Terrazzo vestibule, rat proof cement/\$495
1/2/1957	173935	Excavate basement area for new furnace & install furnace/\$900
1/26/1961	219108	Modernize kitchen and bathroom. Furnish cabinetry and formica tops. Change bathroom fixtures/\$9,000
2/25/1963	278246	Basement: tear out existing non-bearing walls, excavation approx.. 1 ft. for adequate headroom, installation of basins, interior walls, cabinets, drain for washing machine, re-laying concrete flooring Interior: installation of lavanettes on two existing interior back porches with medicine cabinets, etc. Kitchen cabinetry/\$2,500
9/27/1988	597052	Addition of bathtubs and showers to existing toilets and vanities. No structural work/\$3,000
9/17/2004	1036334	Reroofing/13,944
5/26/2017	1427602	Structural reinforcement to front entry stairway/\$15,000

SOURCE: San Francisco Department of Building Inspection, Block 0996, Lot 005

As shown in **Table 1**, the first available permit for the subject property was in 1909 when the home was first constructed. This permit was approved on March 25, 1909, for a two-story, two-family flat building for owner Hattie B. Weill at a cost of \$6,500. According to the permit, the building was designed by the architecture firm of Stone & Smith, whose office was located at 948

⁴ Beginning in 1906, the Presidio Heights neighborhood was served by the Market Street Railway Company, which ran the 3-Jackson streetcar line from this date until the route was eliminated in 1949 and replaced with a bus route. The streetcar line ran north along Presidio Avenue beginning at California Street, turned east at Washington Street, turned south on Fillmore Street, and then east to Sutter Street heading terminating at Market and 1st Streets in downtown San Francisco (<https://sfstreetcars.co/>, accessed June 17, 2020).

Market Street, and was built by H.C. Farley, whose office was located in the Monadnock Building. The building was begun in late March or early April, 1909, and likely completed in early 1910.

The only other notable permitted changes on the exterior of the building was the application of the 'Brick-Tex' asphalt shingle siding on the front (and east side) of the building in 1938 for then-owner Hugh Shields at a cost of \$1,100. Prior to this effort, the exterior cladding had been stucco, as indicated on both the original building permit, as well as a permit from 1925 to re-stucco the outside. Also notable was the replacement of the brick steps with terrazzo steps and a terrazzo vestibule, completed in 1946. All other permits were for interior work, reroofing, or structural work that is not visible from the exterior.

3. Focused Neighborhood Context

The following focused neighborhood historic context is derived from a Historic Resource Evaluation Response (HRER) developed by the San Francisco Planning Department for a project at 3591 Jackson Street in 2013.⁵

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.

⁵ 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.

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.

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. Master architects 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 Modernism by Campbell & Wong, Gardner Dailey, Joseph Esherick, Erich Mendelsohn and William Wurster.

4. Owner/Occupant History

Owner History

According to a review of sales ledgers available at the San Francisco Assessor-Recorder Office, the property at 3312-14 Clay Street has been owned by seven individuals, couples, or family trusts over its lifespan of 110 years. **Table 2** 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 1900 and 1940 made available by Ancestry.com.

**TABLE 2
BUILDING OWNERS BY YEAR**

Dates (From-To)	Granted to	Occupation/s
1909-1920	Hattie B. Weill	Wife of Louis Weill and homemaker
1920-1928	Ferdinand Bendheim	Aluminum salesman for Gragnano Products
1928-1957	Adeline E. Shields	Wife of Hugh Shields and homemaker
1957-1991	Frank E. Shields	Salesman with Baker Hamilton & Co. (furniture), later linotype operator
1991-2005	Frank Ewing Shields 1991 Trust	N/A
2005-2019	Frank Ewing Shields 1991 Trust Stanley Ewing Shields	N/A Worker's Compensation Judge of California
2019-Present	Jonas Pilkauskas Kristina Pilkauske	CEO, Curo Pet Care Project Manager, First Republic Bank

SOURCE: SOURCE: San Francisco Sales Ledgers, Assessor/Recorder, Block 0997/Lot 005, and San Francisco Block Books, 1909–1910.

As show in **Table 2**, Hattie B. Weill owned the subject property beginning around 1909 until 1920. Hattie Weill was the wife of Louis Weill, and did not have an occupation of her own aside from ‘homemaker.’ The Weill family biography is provided below. In 1920, the home was sold to Ferdinand Bendheim who was occupied as a salesman of aluminum products. Bendheim’s biography is provided below as well. In 1928, the home was sold to Adeline Shields, who was married to Hugh Shields, and did not have an occupation of her own aside from ‘homemaker.’ Three generations of the Shields family owned the home for the next several decades until selling it in 2019 to its present owners.

Brief Biography of the Weill Family

Louis Weill was born in the Alsace region of France in 1854, and at the age of 21 in 1875, he immigrated to the United States. By 1880, he was living in Vallejo, Sonoma County, California, and in 1899, he married Hattie Bruman (1870-1937), who was born in San Francisco. The couple had one son named Silvian (Stuart) Irwin Weill, who was born in San Francisco in 1890. Between 1900 and 1910, the family was residing at 2700 California Street in the home of Hattie’s father, Aaron Bruman. At the time, Louis Weill was a retail merchant of cigars and tobacco products. In 1909, Hattie B. Weill purchased the subject property at 3312-14 Clay Street and had the present home constructed. The family continued to reside at 2700 California Street in Pacific Heights, about nine blocks east of the subject property, and initially rented the newly-built home to tenants. By 1915, the family moved into 3312 Clay Street where they remained for another five years. Louis Weill died in 1918 at the age of 63, and Stuart Weill died in 1927 at the age of 37. By the time Hattie Weill sold the property in 1928 to Ferdinand Bendheim (see discussion of the Bendheim family, below), Hattie had moved to 397 Sutter Street where she was living as a widow. By 1930, Hattie was living as a widowed lodger in an apartment building at 598 Bush Street. Hattie died in 1937 at the age of 67.⁶

Brief Biography of the Bendheim Family

Ferdinand Bendheim was born in Germany in 1865 and arrived in the United States in 1882. He married Rose in 1890, and they had four children, all of whom were born in Pennsylvania between 1891 and 1901. By 1917, Ferdinand and Rose Bendheim were living at 581 16th Street in the Richmond District about 13 blocks west from the subject property. Ferdinand was occupied as an aluminum salesman for Gragnano Products. He owned the subject property between 1920 and 1928, and rented it out to three families during that time. Rose Bendheim died in 1922 at the age of 52, and Ferdinand died in 1947 at the age of 81. Both are buried in Colma Cemetery.⁷

Brief Biography of the Shields Family

Three generations of the Shields family owned and occupied the subject property for over 90 years, from 1928 to 2019. Hugh Alexander Shields was born in Madisonville, Tennessee, in 1878. By 1915, he was married to Adeline Ewing Thompson (1894-1966), and the couple had

⁶ <https://www.ancestry.com/family-tree/person/tree/17361887/person/500363693/facts>, accessed June 17, 2020.

⁷ <https://www.ancestry.com/family-tree/person/tree/69752986/person/42223155961/facts>, accessed June 17, 2020.

one son, Frank Ewing Shields, who was born in 1918 in San Francisco. By 1920, the young family was residing at 825A Harrison Street in the South of Market neighborhood of San Francisco where Hugh was occupied as a brakeman for the Southern Pacific Railroad. In 1928, Adeline Shields purchased the subject property from Ferdinand Bendheim, and by 1930, the family was residing at 3314 Clay Street, where Hugh was occupied as a salesman at a wholesale hardware supply company named Dunham, Carrigan & Hayden (D C & H) Co., located at 8th and Townsend Streets in the South of Market neighborhood. At the time, the home was valued at \$15,000. By 1940, Hugh was working as a claims adjuster for an insurance company. The couple resided at 3314 Clay Street for many decades. Hugh died in 1958 at the age of 79, and Adeline died in 1966 at the age of 72.

Frank Shields married Isabelle Dorothy (1918-1963), and the couple had two sons, Stephen Ewing Shields and Stanley Ewing Shields, who were born in San Francisco in 1940 and 1947, respectively. Frank Shields was occupied first as a salesman at Baker Hamilton & Co. a furniture store in the South of Market neighborhood, and later worked as a linotype operator.⁸ In 1963, Stephen and his wife, Sharon, moved into 3312 Clay Street, while Frank Shields moved into 3314 Clay Street beginning around 1965. Like his father, Stephen Shields also worked at Baker Hamilton & Co. In 1991, the property was placed into a family trust, and in 2001, Frank Shields died at the age of 81. Both he, his wife, and his parents are buried at the Colma Cemetery.⁹ Stanley Shields, who inherited the subject property in 2005, is presently occupied as a Worker's Compensation Judge of California.

Occupant History

The history of occupation of the subject property was obtained from San Francisco phone directories published between 1910 and 1982. More recent occupational information was obtained from the current owners. Residential information was supplemented from information provided by the 1910 – 1940 US Census provided by Ancestry.com. **Table 3** on the following page identifies the residential occupants at 3312-14 Clay Street by year, as well as their occupations where known.

As shown in **Table 3**, the property at 3312-14 Clay Street was occupied by a variety of individuals and families, many of whom remained in the building for decades. San Francisco phone directory listings for this address begin in 1910, when 3312 Clay Street was first occupied by Grosvenor P. Ayers, who was occupied as a department manager for Holbrook, Merrill & Stetson, a hardware store that sold stoves and other metal products located at the corner of Market and Beale streets. He lived there with his wife, Georgie E. Ayers, and their adult daughter, Mary A. Ayers. The Ayers family resided at 3312 Clay Street for five years. After the Ayers family

⁸ A Linotype machine was a type of "line casting" machine used in printing sold by the Mergenthaler Linotype Company and related companies. It was a hot metal typesetting system that cast blocks of metal type. As the Linotype operator entered text on a 90-character keyboard, the machine assembled matrices, which were molds for the letter forms, in a line. The assembled line was then cast as a single piece, called a slug, from molten type metal in a process known as hot metal typesetting.

⁹ https://www.ancestry.com/family-tree/person/tree/114575466/person/320135192423/facts?_phsrc=brf10490&_phstart=successSource, accessed June 17, 2020.

vacated, owners Louis and Hattie Weill moved into their home at 3312 Clay Street, and remained there until about 1920. The Weill family biography is provided above.

**TABLE 3
BUILDING OCCUPANTS BY YEAR**

Dates (From-To)	Name/s	Occupation/s
1910-1915	3312: Grosvenor P., Georgie E, and Mary A. Ayers 3314: Bernard & Hulda Bamberger	Dept. Manager, Holbrook, Merrill & Stetson (hardware, stoves & metal products) Salesman, S N Wood & Co. (clothing)
1915-1920	3312: Louis & Hattie Weill 3314: Bernard & Hulda Bamberger	Merchant of cigars & tobacco Salesman, S N Wood & Co. (clothing)
1920-1925	3312: Aloyssus & Henrietta Hanify 3314: Bernard & Hulda Bamberger	Lumber sales Salesman, S N Wood & Co. (clothing)
1925-1930	3312: William L. & Hattie Wilson 3314: No listings (vacant)	Draughtsman, mechanical engineer N/A
1930-1960	3312: William L. Hattie Wilson 3314: Hugh & Adeline Shields	Mechanical engineer at Todd Shipyard Brakeman SPRR, Salesman, DC&H Co. (hardware), and insurance claims adjuster
1960-1962	3312: No Listings (vacant) 3314: Adeline Shields	N/A Retired
1963-1965	3312: Stephen E. & Sharon Shields 3314: Adeline Shields	Salesman, Baker Hamilton & Co. (furniture) No occupation listed
1965-1982	3312: Stephen E. & Sharon Shields 3314: Frank E. Shields	Salesman, Baker Hamilton & Co. (furniture) Baker Hamilton & Co., later linotype operator
2008- Present	3312: Michael Abou Jaoude & Stephanie Fenno 3314: Ashley Cates, Alea Holmes, & Kelly Hanna	Unknown Unknown

SOURCE: San Francisco phone directories, 1910-1982 (sfpl.org) and US Census 1910 through 1940 (ancestry.com).

In 1910, 3314 Clay Street was first occupied by Bernard (Barney) and Hulda Bamberger, who resided in that unit for the next 15 years until 1925. Barney Bamberger worked as a salesman at a men’s clothing store on Fillmore Street. A brief biography of the Bamberger family is provided below. In 1925, William L. Wilson, a mechanical engineer, and his mother, Hattie Wilson, moved into 3312 Clay Street. The Wilson family resided in the home for approximately the next 35 years. A brief biography of the Wilson family is provided below. By 1930, Hugh and Adeline Shields had moved into their own house and resided in 3314 Clay Street for the next several decades. As described in the Shields family biography provided above, Hugh Shields had a number of occupations over the years, including a brakeman for Southern Pacific Railroad, a salesman at a hardware store, and then an insurance claims adjuster. Beginning around 1963, both 3312 and 3314 Clay Street were occupied by later generations of the Shields family, some of whom resided there until at least 1982 and likely beyond. Since 2008, the home has been

occupied by Michael Abou Jaoude and Stephanie Fenno who reside at 3312 Clay Street, and Ashley Cates, Alea Holmes, and Kelly Hanna who reside at 3314 Clay Street.

Brief Biography of the Bamberger Family

Bernard (Barney) Bamberger and his wife, Hulda, resided at 3314 Clay Street for 15 years, from 1910 to 1925. Barney Bamberger was born in Germany in 1867 and immigrated to the United States in 1883 when he was 16 years old. In 1899 at the age of 32, he married Hulda Sternfeld (1872 – c.1935), and the couple initially resided in Idaho at this time. In 1910, the couple, including as Hulda’s mother, Jenny Sternfeld, and an Irish-born servant named Agnes Buckley, were the first to move into the newly-built property at 3314 Clay Street. At the time, Barney was employed as a salesman, S N Wood & Co., a men’s clothing store on Fillmore Street. By 1920, Barney, Hulda, and mother-in-law, Jenny, continued to reside at 3314 Clay Street, but with a different Irish-born servant named Nora Casey. By 1926, Jenny Sternfeld had died, and the couple moved to 2825 Sacramento Street, about six blocks east in the Pacific Heights neighborhood. It appears that Hulda Bamberger had died prior to 1940, because by that time, Barney was living as a widower in an apartment building on Geary Street. Barney died in 1947 at the age of 80, and is buried in the Colma Cemetery.¹⁰

Brief Biography of the Wilson Family

William Lockwood Wilson (born William Lockwood Blackburn), and his mother, Harriet (Hattie) Wilson, lived in 3312 Clay Street for many years beginning in 1925. Prior to this time, they lived on the same block at 3337 Clay Street, along with husband and father William F. Wilson (1849-1926). William L. Wilson was born in California in 1901, and in the 1920s he was occupied as a draughtsman. In the 1930s and 1940s, he was occupied as a mechanical engineer at the Todd-California Shipyard in Richmond, California. It appears that William remained a bachelor his entire adult life. He resided at the property with his mother, Hattie, who was born in California in 1872, and was a widow after the passing of her husband in 1926. Hattie died in 1948 at the age of 76, and William died in 1959 at the age of 58.¹¹

5. Architect/Builder/Landscape Architect

The original building permit for the subject property, provided in **Appendix C**, states that the subject property was designed by the architecture firm of Stone & Smith, whose office was located at the Merchant’s Bank Building at 948 Market Street, and was constructed by builder H.C. Farley, whose office was located in the Monadnock Building at 685 Market Street.

¹⁰ https://www.ancestry.com/family-tree/person/tree/1252602/person/24670428798/facts?_phsrc=brf10506&_phstart=successSource, accessed June 17, 2020

¹¹ https://www.ancestry.com/family-tree/person/tree/52594505/person/27325719715/facts?_phsrc=brf10546&_phstart=successSource accessed, accessed June 17, 2020.

Henry Clay Smith was born in 1874 in Santa Clara, California, and studied architecture at the University of Pennsylvania. Smith was married in Philadelphia in 1900 to Lillian Troth, and the couple moved to Los Gatos, California, that same year. Upon his return to the San Francisco Bay Area in 1900, he established the San Francisco architectural firm of Stone & Smith with partner Lewis B. Stone. The partners specialized in schools, apartments and houses. The partnership dissolved in 1909, and from that year on, Smith practiced solo, continuing the development of his talent in the siting of buildings on San Francisco's hilly terrain, and became known as "The Hillside Architect." Smith was adept at many architectural styles, including Spanish, Mission and Tudor Revival, Italian Renaissance and Neo-Classicism, often informed with an Arts and Crafts sensibility.¹² ¹³ Smith was a member of the AIA until 1922, and died at his home in the Cloister Apartments in San Francisco in 1945 at the age of 69.¹⁴

In San Francisco, the firm designed a number of multi-family hillside complexes in Pacific Heights and Presidio Heights, typically in the Arts and Crafts style with clinker brick bases and side-facing gable roofs. Notable, extant examples include two hillside apartment buildings at 3848 and 3834-42 Sacramento Street, completed in 1906 and 1908, respectively, as well as another hillside apartment building at 2263-2265 Jackson Street, completed in 1909.¹⁵ A 1912 volume of Architect and Engineer describes Smith's designs for apartment buildings then being constructed on difficult, hillside sites, but also included a photo of some of his other works, including a row of 'high class city flats' on Clay Street attributed to Smith.¹⁶ This image, provided in **Appendix B**, shows the subject property as well as three other multi-unit residences between 3300-3338 Clay Street. It appears that Smith designed all four of these structures on Clay Street, which were completed between 1908 and 1912.

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).

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 1910, the subject property was built during the initial phase of

¹² Biography of Henry C. Smith, <https://sites.google.com/site/henryclaysmitharchitect/Home/biography-of-henry-c-smith> Accessed June 22, 2020.

¹³ The Architect and Engineer of California Pacific Coast States, *Architectural Creations of Mr. Henry C. Smith by B.J.S. Cahill, Architect*, Volume 44, January, 1916.

¹⁴ Ibid.

¹⁵ Susan Dinkelspiel Cerny, *An Architectural Guidebook to San Francisco and the Bay Area*, 2007.

¹⁶ The Architect and Engineer of California Pacific Coast States, *Unique Hillside Buildings by Horatio F. Stoll*, Volume 27, February, 1912.

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 the first decades of the 20th Century, the subject property itself completed in 1910 with alterations in the 1930s and 1940s 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 3312-14 Clay 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 3312-14 Clay Street is associated with significant persons identified in the owner/occupant history. The property was completed in 1910 for owner Hattie B. Weill, who was married to Louis Weill, while the couple was living with her father, Aaron Bruman, at 2700 California Street in Pacific Heights during the period of construction in 1909-10. For approximately the first 18 years, the property was occupied primarily by a series of tenants who were employed in various middle- and upper-middle-class occupations as sales and management in San Francisco retail establishments. One tenant, William L. Wilson (1901-1959), who was occupied as a mechanical engineer, resided at 3312 Clay Street with his mother, Hattie Wilson (1872-1948), for at least 35 years, from 1925 to about 1960.

From 1928 to 2019, three generations of the Shields family owned and occupied the subject property. Hugh Shields (1878-1958) held a number of occupations, including working as a brakeman for Southern Pacific Railroad, a salesman at a hardware store, and an insurance claims adjuster. His wife, Adeline Shields (1894-1966), was a homemaker. Their son, Frank E. Shields (1918-2001), was a salesman at a furniture store, and later worked as a linotype operator. Frank's wife, Isabelle Dorothy (1918-1963), was also a homemaker. Their sons, Stephen and Stanley Shields (1940- and 1947-) worked as a salesman at a furniture store and as a state judge, respectively. The occupation of Stephen's wife, Sharon, is unknown, but was also likely a homemaker.

While such long-term ownership and occupation of a single property by 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. And while the home was owned and occupied by a number of families and individuals, many of whom held a variety of occupations, these people would be considered fairly typical middle- and upper-middle class residents of the Presidio Heights neighborhood, and none of whom would be considered particularly important to local or state history. For these reasons, the subject property at 3312-14 Clay 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 3312-14 Clay Street would be individually significant for its architecture, as expressed by intact stylistic features, forms, or construction methods. Completed in 1910 as a primarily Classical Revival style building with minimal Arts and Crafts influences, the building would not be considered a representative example of either style of residential architecture, or an especially good example of an eclectic mixture of styles. Application of the faux-brick asphalt shingle siding on the front and east elevations in the late 1930s has also reduced the physical integrity of the building.

The subject building was designed by the San Francisco architectural firm of Stone & Smith, which was most well-known for the design of public schools throughout California during the first three decades of the Twentieth Century, as well as a handful of hillside apartments in the Pacific Heights, and Presidio Heights neighborhoods built in the 1910s. The subject property was photographed along with other flats on Clay Street in a 1912 volume of *The Architect and Engineer* about the hillside developments of architect Henry C. Smith, but was not individually identified as a particularly unique design, and is not listed among the works for which Smith is particularly well known. For these reasons, the property at 3312-14 Clay 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

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.

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 master architects 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.

The subject property at 3312-14 Clay Street is located within the southwestern corner of this districts, and would be considered a contributory resource to it because it was built in 1910 during the period of significance (1890 to 1930), and as a Classical Revival style home with minimal Arts and Crafts influences, it is representative of the type of residence found throughout the district.

7. Conclusion

Although the property at 3312-14 Clay 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 representative of the type of residence found throughout the district.

8. References

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U.S. Census, 1900 – 1940, (Shields, Bamberger, Wilson, Bendheim, and Weill family trees), available online at www.Ancestry.com, Accessed June 17, 2020.

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APPENDIX A

Photos of the Project Site and Vicinity



3312-14 Clay Street. View of South-Facing Front Façade, Looking Northwest



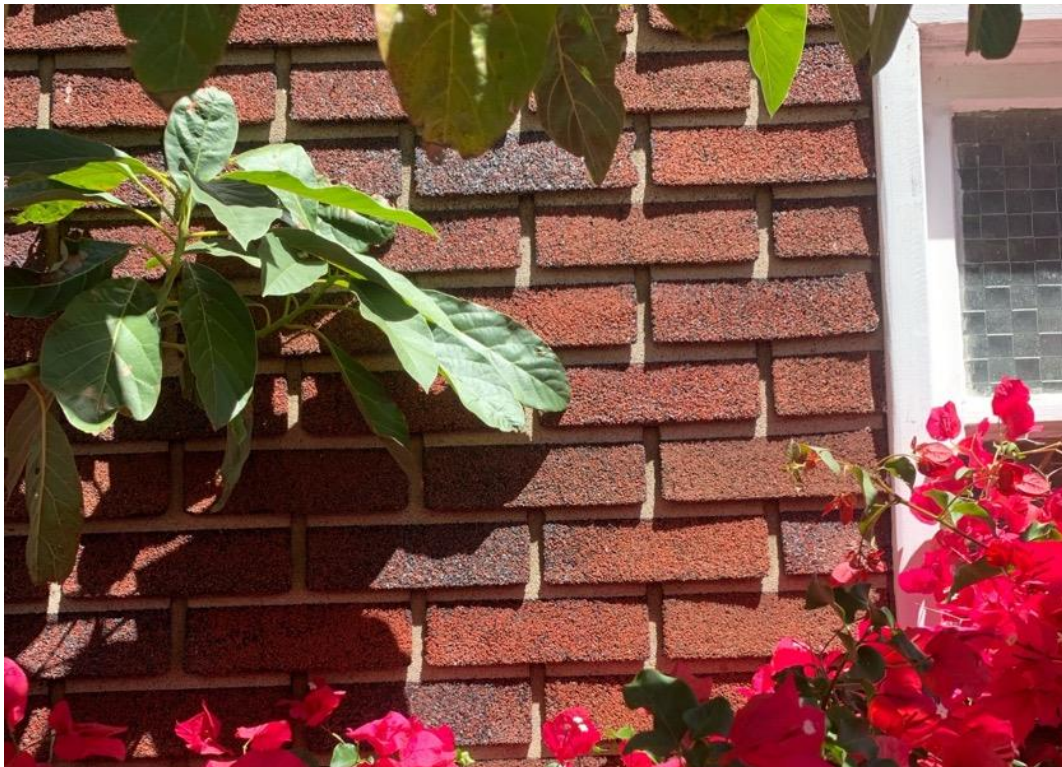
3312-14 Clay Street. View of South-Facing Front Façade, Looking Northeast



3312-14 Clay Street. Detail View of Clinker Brick Base and Terrazzo Steps. South-Facing Front Façade, Looking Northwest



3312-14 Clay Street. View of South-Facing Front Façade, Looking North



3312-14 Clay Street. Detail View of Asphalt Shingle Cladding on South-Facing Front Façade, Looking North



3312-14 Clay Street. Partial South and East-Facing Elevations, Looking North



3312-14 Clay Street. Partial View of North-Facing Rear Elevation, Looking South



3312-14 Clay Street. Partial View of North-Facing Rear Elevation, Looking Southwest



3312-14 Clay Street. Detail View of Steps to Basement and Rear Basement Door.
North-Facing Rear Elevation, Looking South



3312-14 Clay Street. Partial View of North-Facing Rear Elevation, Looking Southwest



3312-14 Clay Street. Interior View of Basement Level Storage Room, Looking Southwest



Context View of Clay Street Looking Northwest. 3312-14 Clay Street on left



Context View of Clay Street Looking Northeast. 3312-14 Clay Street at Center



Context View of Clay Street Looking South Across Street from Subject Property



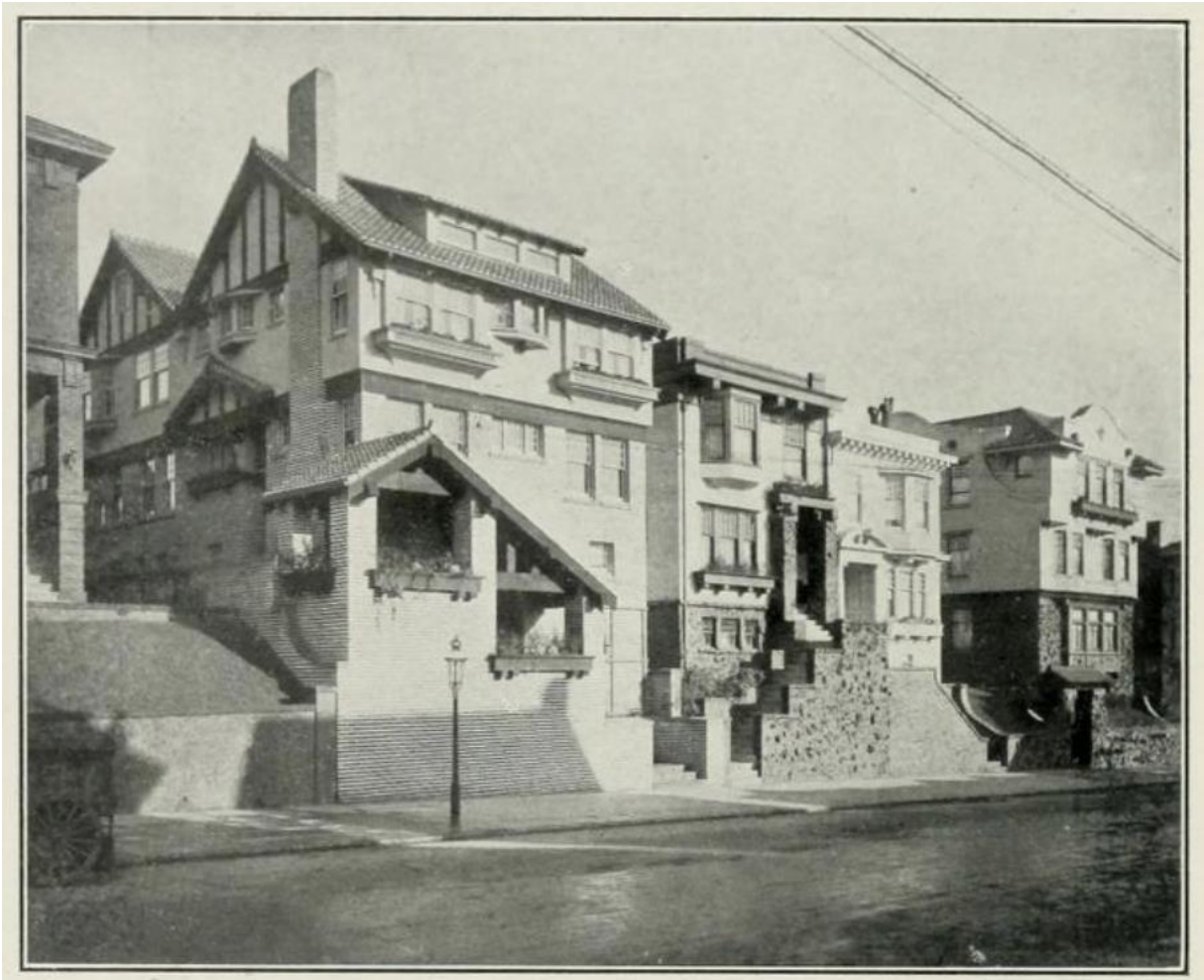
Context View of Clay Street Looking Southwest Across Street from Subject Property



Context View of Clay Street Looking Southeast Across Street from Subject Property. 3301 Clay Street in Foreground

APPENDIX B

Historic Photos and Maps



'A Row of High Class City Flats in San Francisco, Henry C. Smith, Architect,' 1912.
Subject Property Second from Right.

Source: The Architect and Engineer of California Pacific Coast States, *Unique Hillside Buildings by Horatio F. Stoll*,
Volume 27, February, 1912.



B 432 THE PRESIDIO, FROM CENTRAL AVENUE GATE, S. F.
WATKINS' NEW SERIES, YOSEMITE AND PACIFIC COAST, 427 Montgomery St., and 26 New Montgomery St., S. F. OpenSFHistory.org

View of the Presidio from Central Avenue (Pacific Avenue), c. 1870



OpenSFHistory.org

Presidio Gates Looking North on Presidio Avenue, 1905



View Looking East on Clay Street at Walnut Street. Street Being Paved. 1915



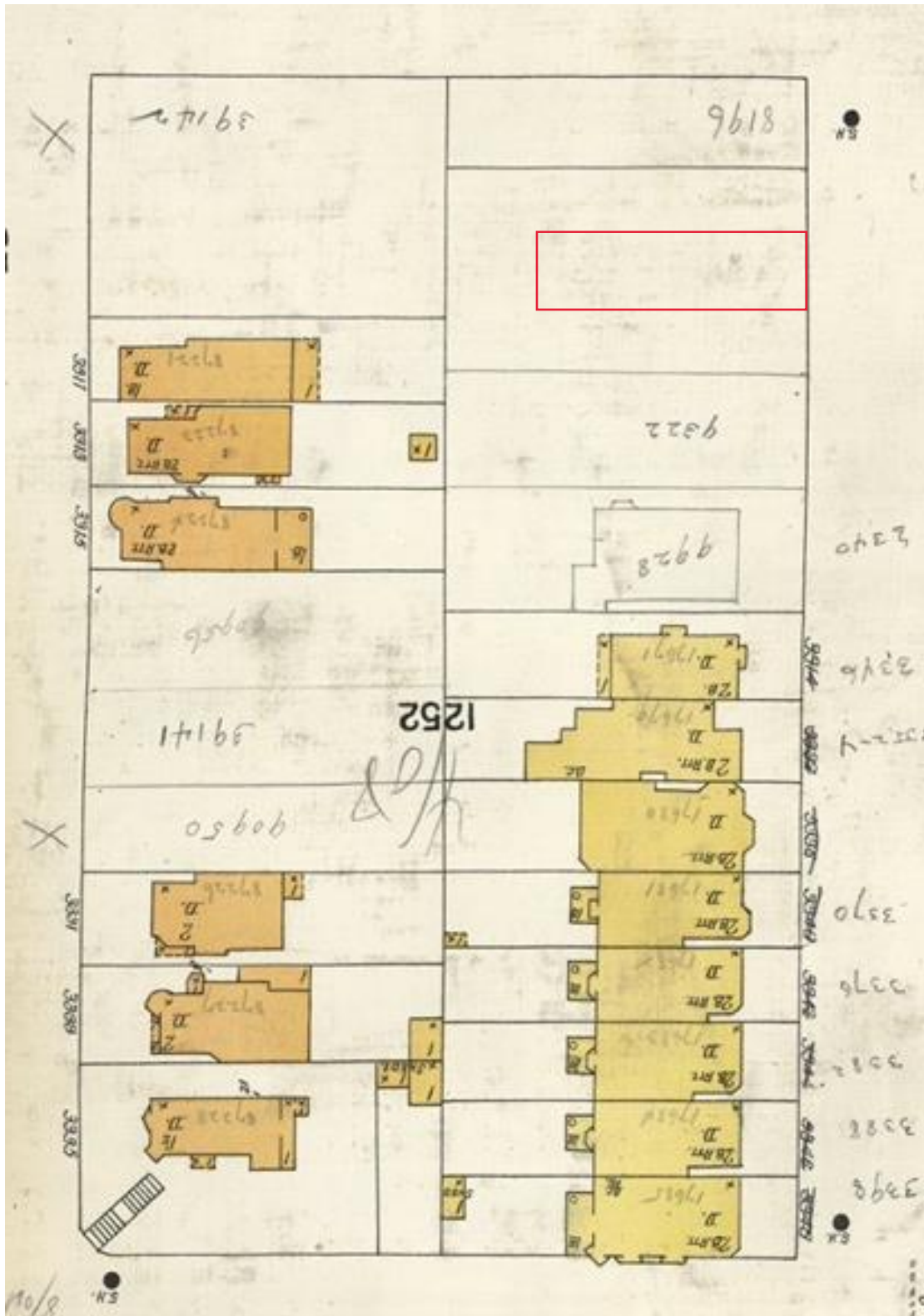
View Looking North on Presidio Avenue at Pacific Avenue, 1919



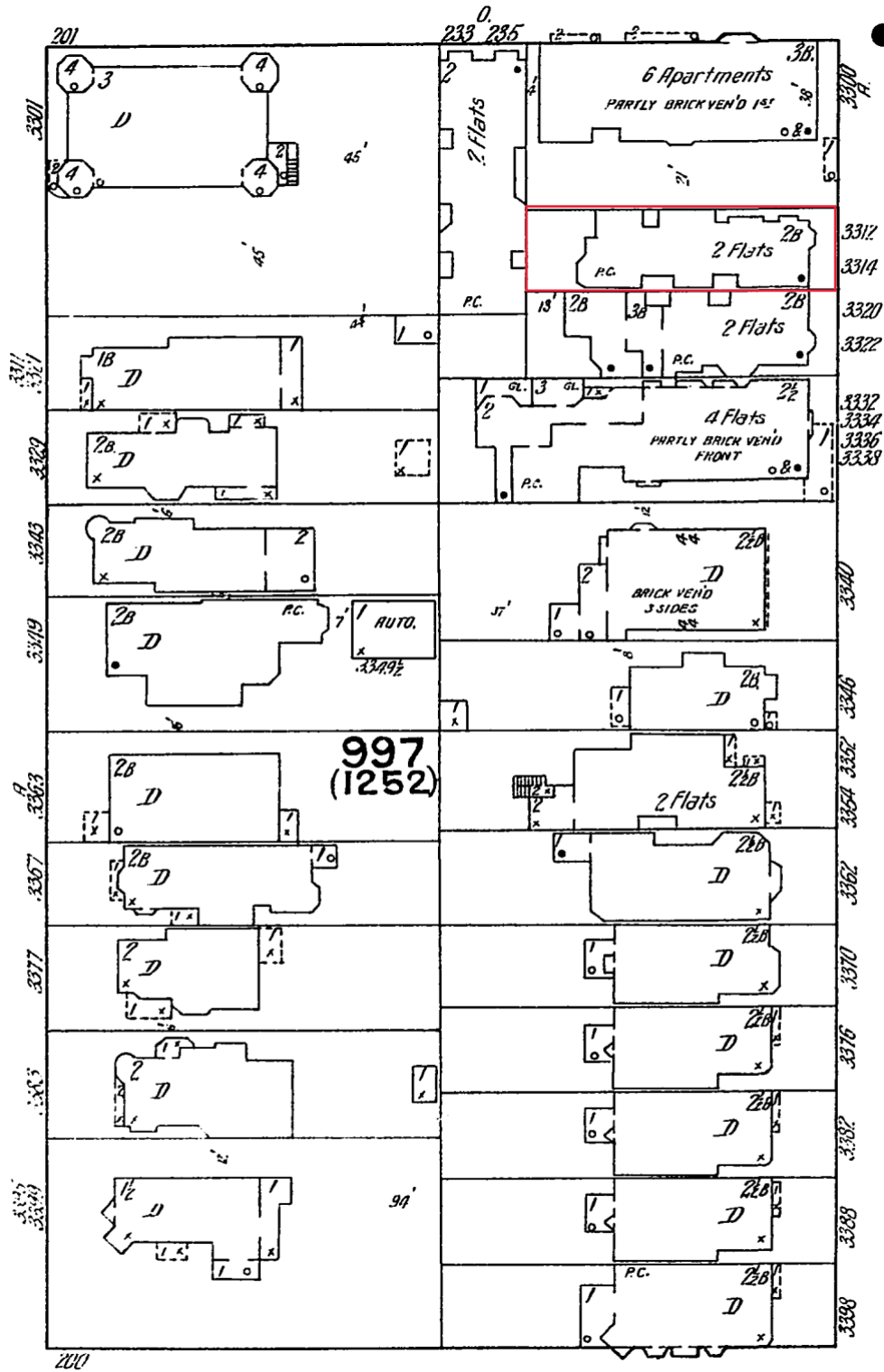
#3 Jackson Streetcar at Fillmore and California Streets, 1940



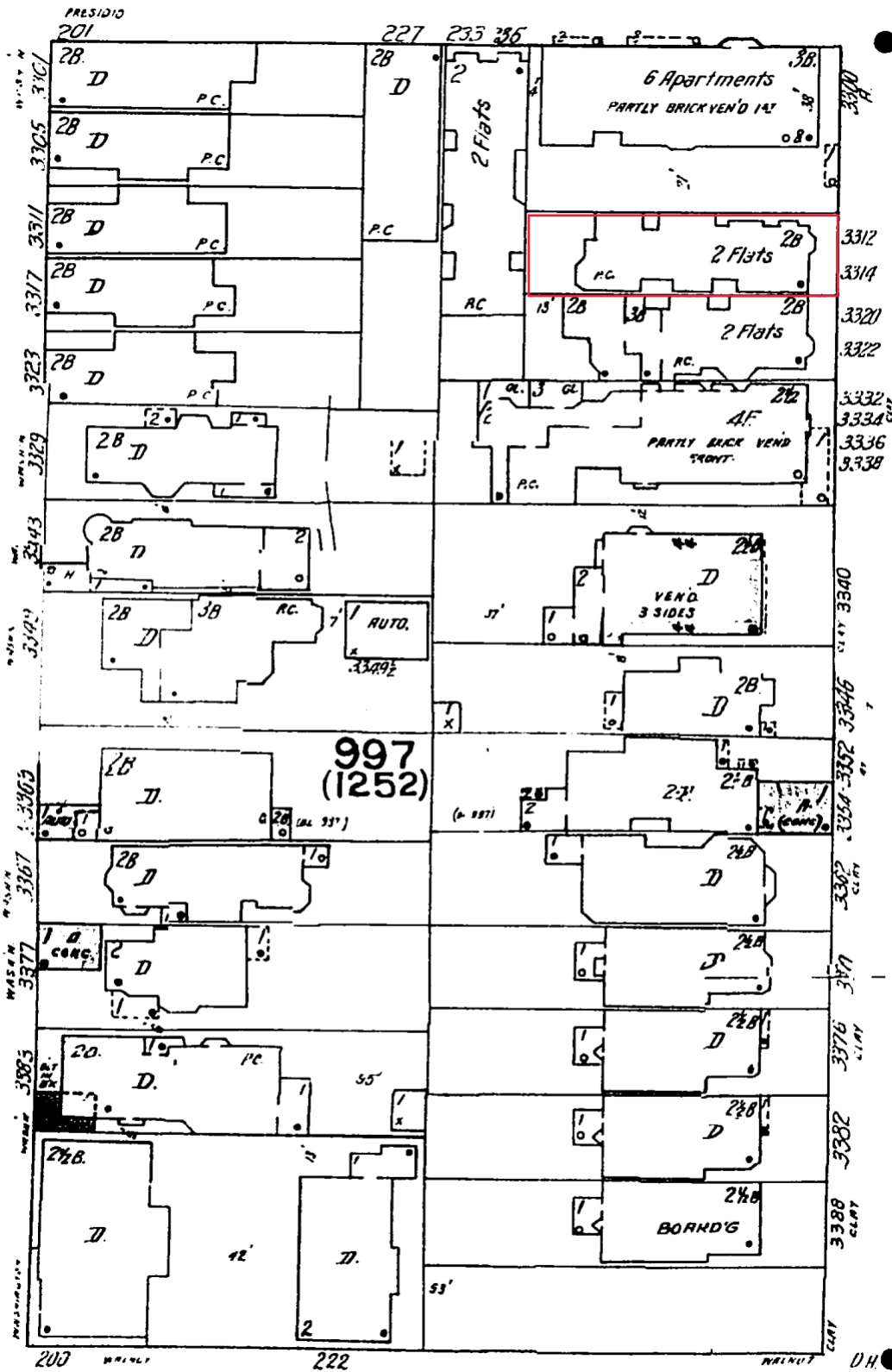
#3 Jackson Streetcar at Presidio Avenue and Washington Street, 1943



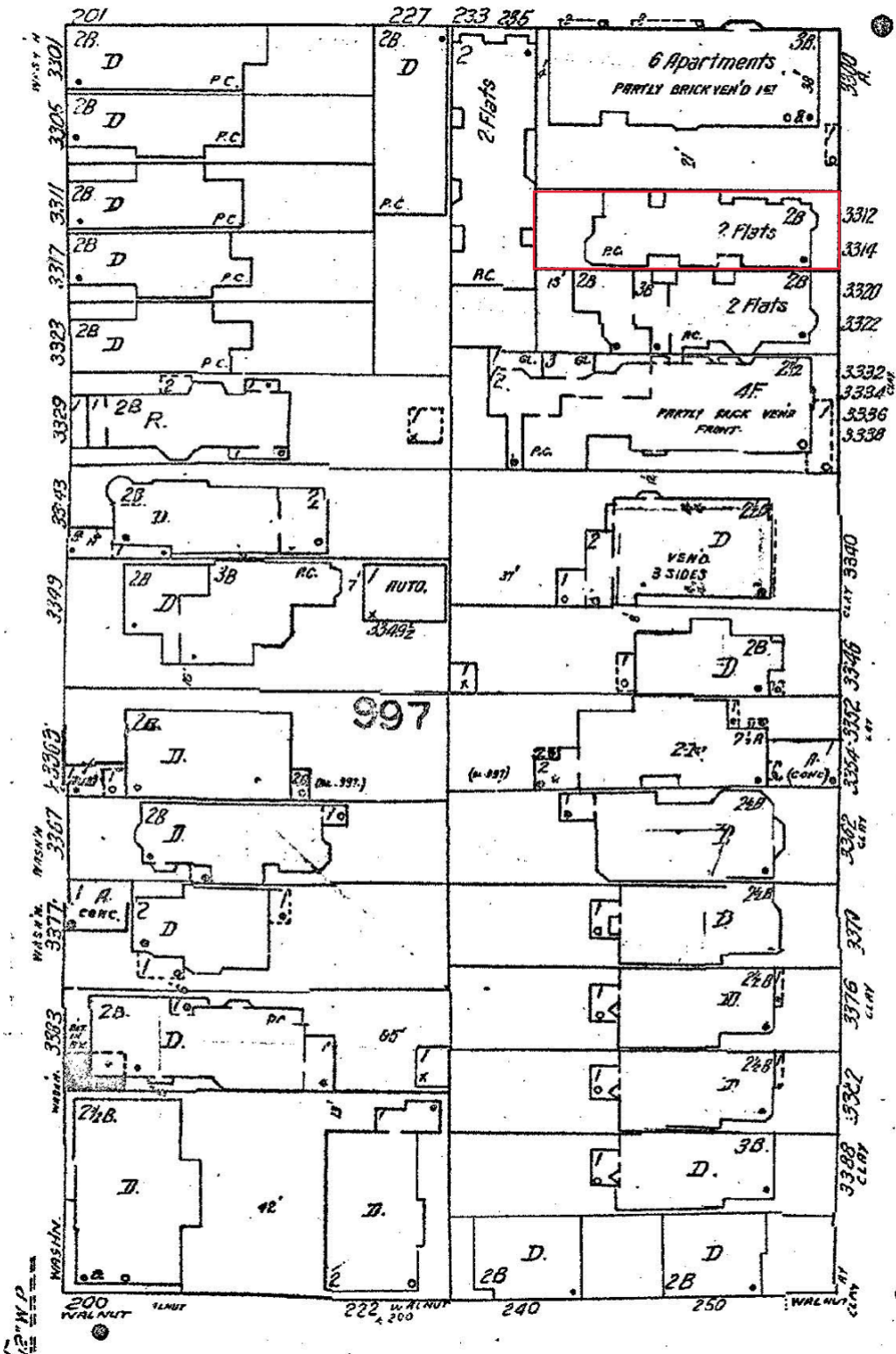
Sanborn Fire Insurance Map, 1905



Sanborn Fire Insurance Map, 1913-15



Sanborn Fire Insurance Map, 1950



Sanborn Fire Insurance Map, 1995

APPENDIX C

Building Permits

997

No. 9977

APPLICATION

OF

Arthur O. Miller Owner

For Permit to Erect

3312-14 Clay

Clay frame bldg

Clay frame bldg

Location North of Clay St.

55 Howard St.

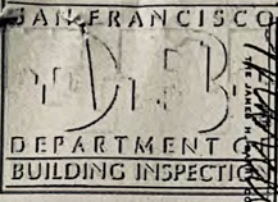
Filed MAR 20 1909

MAR 25 1909

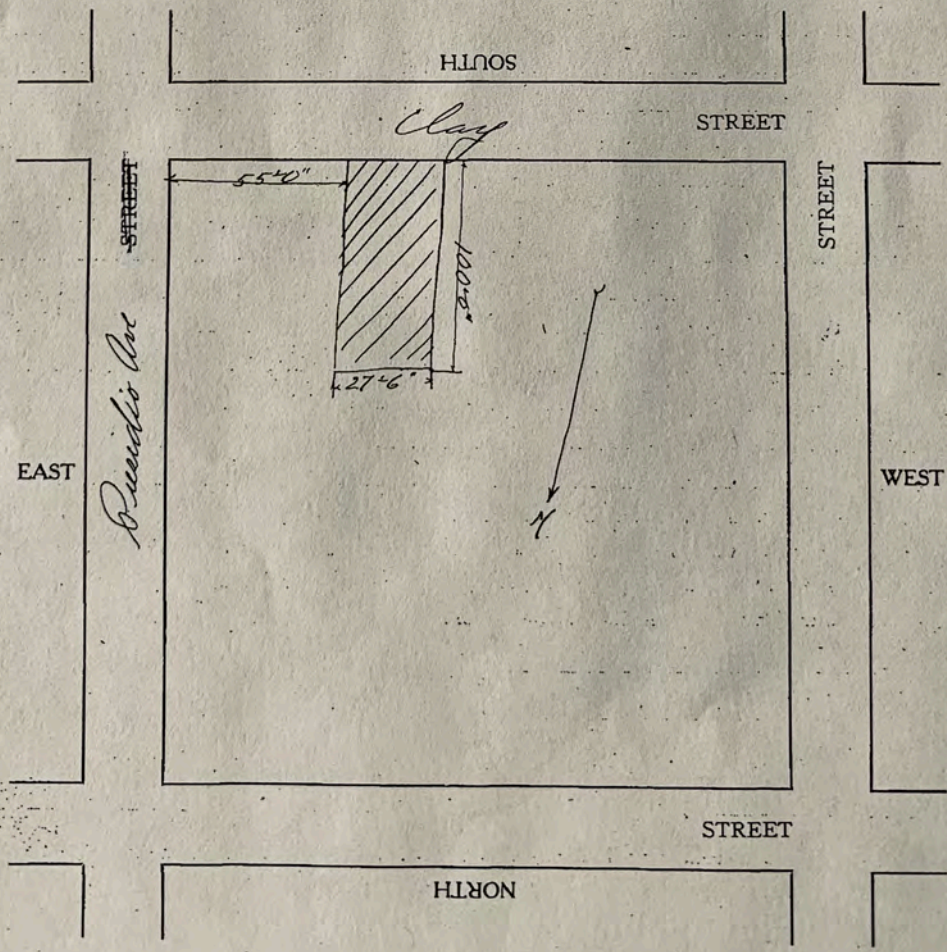
Approved:

Chief Building Inspector

[Signature]



OFFICIAL COPY



OFFICIAL COPY

SAN FRANCISCO

Dept. of Public Works
Bureau of Bldg. Inspection F. No. 2.

DEPARTMENT OF
BUILDING INSPECTION

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

APPLICATION FOR BUILDING PERMIT

FRAME BUILDING

Application is hereby made to the Board of Public Works of the City and County of San Francisco for permission to build a two story flat bldg on the lot situated N. side of Clay St.
55 ft. W. of Broadway Ave
in accordance with the plans and specifications submitted herewith.

All provisions of the building law shall be complied with in the erection of said building, whether specified herein or not. Estimated cost of building \$ 6500 Building to be occupied as flats by No. 2 families

Size of Lot 27'6" feet front 27'6" feet rear 100 feet deep.

Size of proposed building 27'6" ft. by 51'6" ft. Extreme height of building 41 ft.

Height in clear of cellar 6'0" Height in clear of first story 9'6"

Height in clear of second story 9'6" Height in clear of third story _____

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

Foundation to be of, material concrete, thickness, 12" inches

Size footings 1'6" inches. Greatest height 10 ft.

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

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

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

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

Wall covering to be of Metal lath & Plaster and Distic

First floor joists 2 by 10 inches 16 inches on centers. Longest span between supports 14 ft.

Second floor joists 2 by 10 inches 16 inches on centers. Longest span between supports 14 ft.

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

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

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

Rafters 2 by 6 inches 24 inches on centers. Longest span between supports 14 ft.

Roof covered with Felt & Shingles Steep or Flat? Flat

Studs in bearing partitions 2 by 4 inches 16 inches on centers. Bearing partitions must be same as outside ones.

Chimneys of _____ lined with _____ plastered _____

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

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

There are to be 2 stairways 3'9" ft. wide located front & center

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

Name of Architect Stone & Smith

Address 948 Market St. } Lattie B. Weill Owner

Name of Builder H. C. Fairley } Address 2700 California St.

Address Minotock Bldg. } By Stone & Smith, Archts.

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

SAN FRANCISCO

DEPARTMENT OF
BUILDING INSPECTION

No. 14762

APPLICATION

OF

William E. Gray, Sr. Owner

To make additions, alterations or repairs
to building

Location 33 1/2 - 33 1/4

Clay Street

Estimated Cost, \$ 3,000.00

Filed SEP 14 1925

Referred to Inspector OV For Report

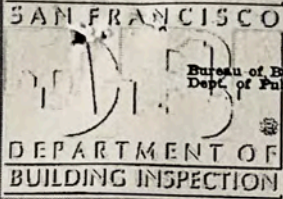
SEP 14 1925

Approved: [Signature]

Chief Building Inspector.

SEP 12 - 25

OFFICIAL COPY



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 3312-3314 Clay street _____ feet _____
of _____ street

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE

Outside to be Re-stuccoed

Estimated cost of work, \$ 300.00

Building to be used as Flats

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 _____ Adeline Ewing Shields Owner

Address _____ 3314 Clay St Address

Name of Builder _____ Per _____

Address _____

Report _____ favorably _____

Chas. J. Lynch
Inspector.
Sept 11 1925

BLDG. FORM.

3

No. 3

APPLICATION OF

Hugh A. Shields Owner

FOR PERMIT TO MAKE
ADDITIONS, ALTERATIONS OR REPAIRS
TO BUILDING

Location 3314 Clay Street

San Francisco, Calif.

Cost \$ 1,100.00

AUG 22 1938

Filed AUG 22 1938

APPROVED:

SUPERINTENDENT OF THE
BUREAU OF BUILDING INSPECTION
Bureau of Building Inspection

Permit No.

Issued

19

Report Favorable
8-23-38
C.V. Dunphy

BUREAU OF FIRE PREVENTION AND
PUBLIC SAFETY

Construct and Install on Building to Satisfac-
tion of Bureau of Fire Prevention the Follow-
ing Fire Protection Equipment and Appliances

F. D. (Dry) Standpipes

Wet Standpipes

Hose Reels

Tanks

Downpipes

Automatic Fire Pumps

Automatic Sprinkler System

Water Service Connection

Groundfloor Pipe Casings

Refrigeration

Incinerators

APPROVED:

[Signature]
Bureau of Fire Prevention and Public Safety

APPROVED:

Fire Marshal

APPROVED:

Superintendent
Bureau of Building Inspection

APPROVED: 8/24/38

[Signature]
City Planning Commission

APPROVED:

Director of Public Health

APPROVED:

Department of Electricity

APPROVED:

Bureau of Engineering

APPROVED:

Art Commission

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SAN FRANCISCO
CENTRAL PERMIT BUREAU F. NO. 435

Write in Ink—File Two Copies

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

3

ALTERATION AUG 22 1938

193

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 3314 Clay Street
- (2) For what purpose is present building now used? Residence
- (3) For what purpose will building be used hereafter: Same
- (4) Total Cost \$ 1,100.00
- (5) Description of work to be done Re-side front of building with Certain-teed Products Brick-Tex - make brick step - refinish roof. Paint eaves, trim, rear and sides of building.
- (6) Contractor (DOES) carry Workmen's Compensation Insurance.
- (7) Supervision of construction by (DOES NOT)

Address

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

- (8) Architect

Certificate No. _____	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 Modernization Company of California

License No. <u>56827</u>	License No. <u>D-639</u>
State of California _____	City and County of San Francisco _____
Address <u>3601 Geary Blvd., San Francisco, California</u>	
- (12) Owner Hugh A. Shields

Address 3314 Clay Street, San Francisco

By Maurice Cohen

Owner's Authorized Agent.

THE DEPARTMENT WILL CALL UP TELEPHONE NO. _____
IF ANY ALTERATIONS OR CHANGES ARE NECESSARY ON THE PLANS SUBMITTED.



APPROVED:

Approved:

Superintendent Bureau of Building Inspection

Zoning: 105

Approved: *J. S. Vega* 12-1-46

J. S. Vega
City Planning Commission

Approved:

Director of Public Health

Approved:

Department of Electricity

Approved:

Bureau of Engineering

Approved:

Art Commission

LTC 12/5/46

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

Farnable 12/4/46

a) Install reinforced concrete slab under new terrace vestibule landing - Support on brick walls.

b) Support new terrace slabs on masonry - extend down to rest on solid ground.

J. S. Vega

[Signature]

R. G. Jorman

Start on Vestibule

12/1/46

Work on landing

BLDG. FORM

3

No. APPLICATION

Address: E. Shields. Owner

FOR PERMIT TO MAKE ADDITIONS, ALTERATIONS or REPAIRS TO BUILDING

Location 3314-Clay St.

Cost \$ 495.00

Filed 194

Approved:

APPROVED
A Dept. Public Works

DEC 1 0 1946

[Signature]

SUPERINTENDENT OF THE
DEPARTMENT OF BUILDING INSPECTION

Superintendent Bureau of Building Inspection

Permit No. 86758

Issued 194

OFFICIAL COPY

SAN FRANCISCO CENTRAL PERMIT BUREAU F. NO. 435
DEPARTMENT OF PUBLIC WORKS
BLDG. FORM
DEPARTMENT OF BUILDING INSPECTION

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

RECEIVED
DEC 4 1946
CENTRAL PERMIT BUREAU
BUREAU OF BUILDING INSPECTION
CITY AND COUNTY OF SAN FRANCISCO

APPLICATION FOR BUILDING PERMIT

ALTERATION

November 27, 1946

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 3314-Clay St.
- (2) Present use of building Residence. No. of families 3
- (3) Use of building hereafter Residence. No. of families _____
- (4) Total Cost \$ 495.00
- (5) Description of work to be done Remove brick steps and set terrazzo steps on brick supports. Terrazzo Vestibule. Rat proof Cement.

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

- (1) Supervision of construction by San Francisco Terrazzo Co.
Address 3730-Third Street.
- (8) Architect
Certificate No. _____ 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 San Francisco Terrazzo Co.
License No. 89261 License No. 06832
State of California _____ City and County of San Francisco
Address 3730-Third 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 assignees.

- (12) Owner Adeline E. Shields.
Address 3314-Clay St.
By [Signature] Owner's Authorized Agent.

THE DEPARTMENT WILL CALL UP TELEPHONE NO. _____
IF ANY ALTERATIONS OR CHANGES ARE NECESSARY ON THE PLANS SUBMITTED.

RECEIVED

RECEIVED



SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

BLDG. FORM

3

APPLICATION OF

No.

Adelene E. Spaulding, Owner

FOR PERMIT TO MAKE ADDITIONS, ALTERATIONS or REPAIRS TO BUILDING

Location 3314-3312 Clay Street

San Francisco, California

Total Cost \$ 9,000.00

Filed JAN 11 1957 195

Approved:

APPROVED

John H. ...

Supervising Bureau of Building Inspection

Permit No. 173935

Issued FEB 1 - 1957 195

REFER TO:

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

Approved 1-31-57 1957

Approved:

Neighborhood Survey 2nd Rev.

Zone 1 SIR

CPC Setback

No physical encroachment of the bldg. Structural alterations cannot exceed 1952

Department of City Planning

Approved:

Department of Public Health

Approved:

Electrical Inspector

Approved:

Art Commission

Approved:

Boiler Inspector

Approved:

Department of Fire Prevention & Public Safety

Approved:

Structural Engineer, Bureau of Building Inspection

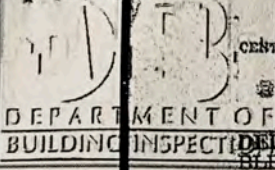
Building Inspector, Bureau of Building Inspection

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

Authorized Agent

OFFICIAL COPY

SAN FRANCISCO



CENTRAL PERMIT BUREAU 1935

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO PUBLIC WORKS

RECEIVED

1957 JAN 30 PM 4.22

DEPARTMENT OF PUBLIC WORKS

DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

JAN 23 1957

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 3314-3312 Clay Street
- (2) Total Cost \$..... (3) No. of stories 2 (4) Basement yes
- (5) Present use of building Flats (6) No. of families 2
- (7) Proposed use of building Flats (8) No. of families 2
- (9) Type of construction 5 (10) Building Code Occupancy Classification 18
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 or No Yes or No
- (15) Ground floor area of building.....sq. ft. (16) Height of building.....ft.
- (17) Describe Work to be done (in addition to reference to drawings & specifications)

Excavate Basement Area for new
Furnace. Install Furnace

(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..... Address.....

(20) General contractor Owner 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 sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.

(24) Owner Adeline E. Shielas (Phone Wa-1-4292)
(For Contact by Bureau)

Address 3314-3312 Clay Street San Francisco 15 Cal.

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



BLDG. FORM

No. 188973
APPLICATION OF

Mr. E. E. Shields Owner
FOR PERMIT TO MAKE
ADDITIONS, ALTERATIONS or REPAIRS
TO BUILDING

Location 3314 Clay St.
San Francisco, Calif.

Total Cost \$2,000.00
Filed Jan. 16 1961

Approved: **APPROVED**
Dec. I. Public Works
JAN 26 1961

Robert C. Long
SUPERINTENDENT
BUREAU BUILDING INSPECTION

Superintendent, Bureau of Building Inspection

Permit No. 219108
Issued 1/26/61 1961

REFER TO:

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

Approved 1/22/61 1961

Approved:

Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

No Workman's Compensation Insurance Policy or Certificate filed with Central Permit Bureau

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

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

Approved:

Zone NO. 1 CHECKED

CPC Setbacks

1/29/61 W. W. [Signature]
Department of City Planning

Approved:

Ed. [Signature]
Bureau of Fire Prevention & Public Safety

Approved:

Structural Engineer, Bureau Building Inspection

Approved:

Bureau of Engineering

[Handwritten signature]

Building Inspector, Bureau of Building Inspection

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

Owner's Authorized Agent

OFFICIAL COPY

SAN FRANCISCO

CENTRAL PERMIT BUREAU F435

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

RECEIVED
DEPT. OF PUBLIC WORKS
CENTRAL PERMIT BUREAU
1961 JAN 20 PM 1:10
BUILDING INSPECTION

DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTION

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

3

Jan. 16 19 61

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 3314 Clay St. San Francisco, Calif.
- (2) Total Cost \$ 9,000.00 (3) No. of stories 2 (4) Basement Yes
Yes or No
- (5) Present use of building 2 Flats (6) No. of families 2
Yes or No
- (7) Proposed use of building Residence (8) No. of families 2
- (9) Type of construction 5 (10) 1B
1, 2, 3, 4, or 5 Building Code Occupancy 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 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 2000 sq. ft. (16) Height of building 30 ft.
- (17) Detailed description of work to be done

Modernize kitchen and bathroom. Furnish cabinetry and formica tops

Change bathroom fixtures

(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 H.J. DAVIES Address 3934 Geary Blvd. S.F.

(20) General contractor H.J. DAVIES CO., California License No. 188224
Address 3934 Geary Blvd. San Francisco, Calif.

(21) Architect _____ California Certificate No. _____
Address _____

(22) Engineer _____ California Certificate No. _____
Address _____

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

(24) Owner Mr. & Mrs. F.E. Shields (Phone Davies-B Ba. 1-3575)
(For Contact by Bureau)

Address 3314 Clay St. San Francisco, Calif.

H.J. DAVIES CO.

By [Signature] Address 3934 Geary Blvd. San Francisco, Calif

Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.
PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF HOTEL OR APARTMENT HOUSE PURSUANT TO SEC. 808 SAN FRANCISCO BUILDING CODE.

SECTION

REFER TO BLDG FORM

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

Approved 2/19 1963
Provided the following conditions are complied with:

No structural changes.

Approved: _____
Zoning _____
OPC-Setbacks _____
Department of Public Health

Approved: _____

Department of Electricity

Approved: _____

Art Commission

Approved: _____

Roller Inspector

Approved: _____

Redevelopment Agency

Approved: _____

Parking Authority

No portion of building or structure or scaffolding used during construction to be closer than 60" to any wire containing more than 750 volts. See Sec. 885 California Penal Code.

3 APPLICATION OF

FRANK E. SHIELDS
Lessee-Owner

FOR PERMIT TO MAKE
ADDITIONS, ALTERATIONS or REPAIRS
TO BUILDING

Location 3312.3314 CLAY ST.

Total Cost \$ 2,500.00

Filed FEB 15 1963

APPROVED:

APPROVED
Dep. Public

FEB 16 1963

Robert C. Day
SUPERVISOR
BUREAU BUILDING INSPECTION

Superintendent, Bureau of Building Inspection

Permit No. 228419

Issued FEB 26 1963

Frank E. Shields
Owner or Owner's Authorized Agent

Approved: _____
Department of City Planning

Approved: _____

Ed Cell
Bureau of Fire Prevention & Public Safety

Approved: _____

Civil Engineer, Bureau of Building Inspection

Approved: _____

Bureau of Engineering

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTION

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

3

FEB 15 1963

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 3312 - 3314 CLAY ST.
- (2) Total Cost (\$) 1800.00 (3) No. of Stories 2 (4) Basement or Cellar YES
yes or no
- (5) Present Use of building FLATS - RESIDENTIAL (6) No. of families 2
- (7) Proposed Use of building NO CHANGE (8) No. of families _____
- (9) Type of construction WOOD FRAME - BRICK VENEER (10) 18.2
Proposed Building Code Classification
1, 2, 3, 4, or 5
- (11) Any other building on lot NO (must be shown on plot plan if answer is yes,)
yes or no
- (12) Does this alteration create an additional 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 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:
(Reference to plans is not sufficient)

12-11-62

TERRING OUT OF EXISTING NON-BEARING WALLS (INTERIOR),
EXCAVATING APPROX. 1-FT. FOR ADEQUATE HEADROOM - INSTALLA-
TION OF BASINS, INTERIOR WALLS, CABINETS (FOR HUBBY SHOP), DRAIN
FOR WASHING MACHINE, RE-LAYING CONCRETE FLOORING

INSTALLATION OF LAUVNETTES ON TWO EXISTING INTERIOR
BACK PORCHES WITH MEDICINE CABINETS, ETC.
KITCHEN CABINETRY

- (20) Supervision of construction by OWNER Address 3314 CLAY ST.
- (21) General Contractor _____ California License No. _____
Address _____
- (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 posts and damages which may accrue from use or occupancy of the sidewalk, street or sub-sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees. Adeline E. Shields

- (25) Owner Frank E. Shields (Phone WA 1-4292)
Address 3314 Clay St. For contract by Bureau
- By Frank E. Shields Address 3314 Clay St.
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. 804, 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.

CONTACT DISTRICT INSPECTOR NAMED ON FACE OF APPLICATION AT START OF WORK (TELEPHONE NO. 553-6098). THIS APPLICATION IS APPROVED WITHOUT SITE INSPECTION AND DOES NOT CONSTITUTE AN APPROVAL OF THE BUILDING WORK AUTHORIZED UNLESS PERMITTED IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES.

APPROVED
City and County of San Francisco
SEP 27 1988
J. J. REDMOND

BUILDING PERMIT
FORM 8
08814717
APPLICATION NUMBER
OSHA APPROVAL REQ'D
APPROVAL NUMBER:

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

FORM 8 OTHER AGENCIES REVIEW REQUIRED
FORM 8 OVER-THE-COUNTER ISSUANCE
2 NUMBER OF PLAN SETS 08/R

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: 9/27/88
PERMIT NO.: 597052
ISSUED: 9/27/88
ESTIMATED COST OF JOB: 3,000.00
REVISIONS: (7A) (7B)
STREET ADDRESS OF JOB: 3312-3314 CLAY ST. 0997/005
BLOCK & LOT: 0997/005

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING

(6A) TYPE OF CONSTRUCTION: REMODEL	(6B) NO. OF STORIES OF OCCUPANCY: 2	(6C) NO. OF BASEMENTS AND CELLARS: 1	(7A) PRESENT USE: RESIDENTIAL FLATS	(8A) OCCUP. CLASS: R-3	(9A) NO. OF DWELLING UNITS: 2
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DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(6) TYPE OF CONSTRUCTION: SH-FRAME	(6B) NO. OF STORIES OF OCCUPANCY: 2	(6C) NO. OF BASEMENTS AND CELLARS: 1	(7) PROPOSED USE (LEGAL USE): RESIDENTIAL	(8) OCCUP. CLASS: R-3	(9) NO. OF DWELLING UNITS: 2
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(11) IS AUTO RAMPWAY TO BE CONSTRUCTED OR ALTERED? YES NO
 (12) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES NO
 (13) ELECTRICAL WORK TO BE PERFORMED? YES NO
 (14) PLUMBING WORK TO BE PERFORMED? YES NO
 (14) GENERAL CONTRACTOR: SELF
 (15) OWNER - NAME (CROSS OUT ONE): FRANK E. SHIELDS
 ADDRESS: 3314 CLAY ST 94118
 PHONE (FOR CONTACT BY BUREAU): 921-4292

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT):
 ADDITION OF BATHTUBS AND SHOWERS TO EXISTING TOILETS AND VANITIES
 NO STRUCTURAL WORK

ADDITIONAL INFORMATION - FORM 3 APPLICANTS ONLY

(17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? YES NO
 (18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT. _____
 (19) DOES THIS ALTERATION CREATE DECK OR PORCH, EXTENSION TO BUILDING? YES NO
 (20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT. _____
 (21) WILL SIDEWALK OR SUBSIDEWALK SPACE BE REPAIRED OR ALTERED? YES NO
 (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES NO
 (23) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON PLOT PLAN? YES NO
 (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES NO
 (25) ARCHITECT OR ENGINEER (DESIGN CONSTRUCTION ADDRESS _____ CALIF. CERTIFICATE NO. _____
 (26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN"). ADDRESS _____

IMPORTANT NOTICES

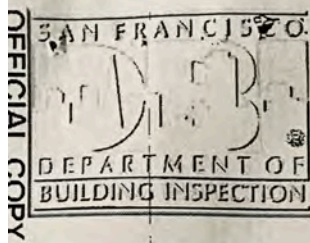
No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.
 No portion of building or structure or scaffolding used during construction, to be closer than 6" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.
 Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.
 Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.
 ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.
 BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.
 APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) or (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.
 In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.
 CHECK APPROPRIATE BOX
 OWNER ARCHITECT ENGINEER
 LESSEE AGENT WITH POWER OF ATTORNEY
 CONTRACTOR ATTORNEY IN FACT

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.
 () 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.

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

Frank E. Shields 9-27-88
 Applicant's Signature Date



APPROVED REROOFING

PLEASE CALL THE BUILDING INSPECTION DIVISION, SEP 17 2004 FOR A FINAL INSPECTION APPOINTMENT. NEW OR REPLACEMENT SHEATHING AND SKYLIGHTS REQUIRE A SEPARATE BUILDING PERMIT.

HUSTON

DIRECTOR OF BUILDING INSPECTION

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS. 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.

BLDG. FORM 9/8 APPLICATION NUMBER 0409174439 APPROVAL NUMBER: OSHA APPROVAL RECORD

DATE FILED 9/17/04 FILING FEE RECEIPT NO. 3312-3314 CHYST 997/5 BLOCK & LOT PERMIT NO. 1036334 ISSUED 9-17-04 (2A) ESTIMATED COST OF JOB 13,944.00 (2B) REVISED COST: 9,139.40 KTH DATE: 9/17/04

INFORMATION TO BE FURNISHED BY ALL APPLICANTS. LEGAL DESCRIPTION OF EXISTING BUILDING: (4A) TYPE OF CONSTR. U-N (5A) NO. OF STORIES OF OCCUPANCY: 3 (6A) NO. OF BASEMENTS AND CELLARS: 0 (7A) PRESENT USE: Two Family Pass Building (8A) OCCUP. CLASS: R-3 (9A) NO. OF DWELLING UNITS: 2. DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION: (4) TYPE OF CONSTR. U-N (5) NO. OF STORIES OF OCCUPANCY: 3 (6) NO. OF BASEMENTS AND CELLARS: 0 (7) PROPOSED USE (LEGAL USE): Two Family Pass Building (8) OCCUP. CLASS: R-3 (9) NO. OF DWELLING UNITS: 2. (10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES NO (11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES NO (12) ELECTRICAL WORK TO BE PERFORMED? YES NO (13) PLUMBING WORK TO BE PERFORMED? YES NO. (14) GENERAL CONTRACTOR: THE LAWSON BROS CO. 1495 TENNESSEE 94107 285-4661 339053 5/31/06. (15) OWNER - LESSEE (CROSS OUT ONE): STANLEY SHIELDS 3314 CLAY ST 292-7795. (16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT): REMOVE EXISTING ROOFING DOWN TO WOOD SHEATHING. INSTALL A FOUR (4) PLY FIBERGLASS BUILT-UP ROOF SYSTEM WITH ALL NEW FLASHINGS. GRAVEL SURFACE.

IMPORTANT NOTICES: No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. 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 claim, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions. I hereby affirm under penalty of perjury one of the following declarations: () I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. () II. I have and will maintain 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 NATIONAL FIRE INS. CO HARTFORD Policy Number 2050365708 () III. The cost of the work to be done is \$100 or less. () IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the 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. 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. 9/17/04

OFFICIAL COPY



APPROVED D
Dept. of Building Insp.
- San Francisco -

JUN 08 2017

APPROVED FOR ISSUANCE

BLDG. FORM 3/8

APPLICATION NUMBER 201705267805

OSHA APPROVAL REQUIRED

DCP FEE

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

nv

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 [] OTHER AGENCIES REVIEW REQUIRED
FORM 8 [x] 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

Table with 4 columns: DATE FILED, FILING FEE RECEIPT NO., (1) STREET ADDRESS OF JOB, BLOCK & LOT. Includes handwritten entries for 3/26/17, 1427602, 6/6/17, 15,000, and 3312 & 3314 Clay St. 0997/005.

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

Table with 5 columns: (4A) TYPE OF CONSTR., (5A) NO. OF STORIES OF OCCUPANCY, (6A) NO. OF BASEMENTS AND CELLARS, (7A) PRESENT USE, (8A) OCCUP. CLASS, (9A) NO. OF DWELLING UNITS.

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

Table with 5 columns: (4) TYPE OF CONSTR., (5) NO. OF STORIES OF OCCUPANCY, (6) NO. OF BASEMENTS AND CELLARS, (7) PROPOSED USE (LEGAL USE), (8) OCCUP. CLASS, (9) NO. OF DWELLING UNITS.

Table with 3 columns: (10) IS AUTO RUNWAY 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?

Table with 4 columns: (14) GENERAL CONTRACTOR, ADDRESS, ZIP, PHONE, CALIF. LIC. NO., EXPIRATION DATE.

Table with 4 columns: (15) OWNER - LESSEE (CROSS OUT ONE), ADDRESS, ZIP, PHONE (FOR CONTACT BY DEPT.).

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

Voluntary structural Reinforcement
TO FRONT ENTRY STAIRWAY - All
work to be done underneath - NO change
to stair materials or dimensions.
MAHER ORDINANCE - EXTENDED
Disturbance of at least 50 cu. yd. of soil:
[] Yes [] No
If yes, route to DPH for compliance with Ordinance No. 155-13.
[] Exempted - Approval from DPH attached

ADDITIONAL INFORMATION

Table with 4 columns: (17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?, (18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT, (19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?, (20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA.

Table with 4 columns: (21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?, (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?, (23) ANY OTHER EXISTING BLDG. ON LOT (IF YES, SHOW ON PLOT PLAN), (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?

Table with 2 columns: (25) ARCHITECT OR ENGINEER (DESIGN), ADDRESS, (26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, 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 is to be closer than 8'0" to any wire containing more than 750 volts. See Sec 385, California Penal Code.
Permitted to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.
Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, and complete details of retaining walls and wall footings must be submitted to this department for approval.
ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.
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 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) (20) OR (24).
THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.
In drawings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX
[] OWNER
[] LESSEE
[] CONTRACTOR
[] ARCHITECT
[x] AGENT
[] ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREOF 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 free and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

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

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

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

Signature of Applicant or Agent: Owen O'Sullivan
Date: 5/25/2017
OFFICE COPY

APPENDIX D

Preparer's Qualifications

W. Brad Brewster

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

SUMMARY OF PROFESSIONAL EXPERIENCE

Brewster Historic Preservation, San Francisco, CA
Principal and Founder

January 2017 - Present

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

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

September 2004- August 2016

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

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

February 2003 – September 2004

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

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

March 2001 - February 2003

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

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

July 1996 – January 2001

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

W. Brad Brewster

The Bentley Company, Moffett Field, CA
Environmental Planner

March 1993 – June 1994

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

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

July 1992 – March 1993

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

EDUCATION

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

AFFILIATIONS

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