

126-0012020-002

Agenda Item **No. 5(d)**
Meeting of April 7, 2020

MEMORANDUM

TO: Community Investment and Infrastructure Commissioners

FROM: Nadia Sesay, Executive Director

SUBJECT: Revoking the project approval authorized under Resolution No. 42-2016 and Conditionally approving the schematic design of a six-story, mixed-use building comprised of eight units, including one affordable unit, and ground floor commercial, at 4128 Third Street, and making environmental findings pursuant to the California Environmental Quality Act; Bayview Industrial Triangle Redevelopment Project Area

EXECUTIVE SUMMARY

The 4128 Third Street property (the "Site") is an approximately 2,387-square-foot parcel located one parcel north of the northwestern corner of Third Street and Innes Avenue in the Bayview Industrial Triangle Redevelopment Project Area ("Project Area" or "BIT"). Pursuant to the Bayview Industrial Triangle Redevelopment Plan (the "Plan"), the Site is within the Light Industrial or Commercial land use district, which allows residential uses above ground floor commercial uses. The Plan will expire on June 30, 2020.

On August 16, 2016, the Commission on Community Investment and Infrastructure ("Commission"), by Resolution No. 42-2016, approved a schematic design on the Site for a former property owner. The approval included the demolition of a fire-damaged, two-story, mixed-use building and the construction of a 65-foot-high, six-story, mixed-use condominium development with seven for-sale residential units, including one affordable unit, over ground floor commercial and four residential parking spaces. Under Resolution No. 42-2016, this approval is subject to revocation because more than three years have passed since the Resolution was approved and no permits were issued or they were allowed to expire.

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Bay View Heights LLC (the "Owner"), is the current owner of the site, and is seeking the approval of a schematic design that is very similar to the previously approved schematic design. The new schematic design replicates the massing and architecture of the Third Street elevation of the previously-approved schematic design. The new schematic design would also authorize the demolition of the existing, fire-damaged, two-story, mixed-use building and the construction of a 65-foot-high, six-story, mixed-use condominium development with eight for-sale residential units (instead of seven), including one affordable unit, over ground floor commercial uses (the "Development"). The new schematic design does not include the previously-approved four parking spaces and their associated vehicular elevator, the driveway, nor the new curb-cut off Third Street. The Development requires the rebuilding of the sidewalk and the planting of a new street tree on Third Street. The Owner submitted a complete proposal to OCII for the Development on December 9, 2019.

The Owner has presented the new schematic design to the Bayview Hunters Point Citizens Advisory Committee ("CAC") on July 10, 2019 and on September 4, 2019. It received the CAC's endorsement at the September 4, 2019 CAC meeting.

The Owner has voluntarily agreed to participate in the Office of Community Investment and Infrastructure ("OCII") Small Business Enterprise Policy and Construction Workforce Program.

The Development complies with all the requirements of the Plan and of the Bayview Industrial Triangle Design for Development ("D4D"), as well as with the requirements of the Planning Department's proposed rezoning of this parcel, which is proposed to be in effect after the expiration of the Plan. OCII staff has reviewed the schematic design for the proposed Development and finds it acceptable subject to the conditions of approval described below. Planning Department staff have reviewed the schematic design and confirmed with OCII that the Development complies with the height and bulk regulations of their proposed rezoning.

Staff has determined that, pursuant to California Environmental Quality Act ("CEQA") Guidelines Section 15332, the Development is categorically exempt from CEQA review as an infill development that will not result in significant environmental impacts.

Staff recommends the conditional approval of the Schematic Design for the Development at 4128 Third Street.

DISCUSSION

The Bayview Industrial Triangle Redevelopment Project Area

The Plan establishing the Project Area was adopted in 1980 and expires on June 30, 2020. The Project Area is located along the Third Street corridor in the northern portion of the Bayview Hunters Point community. It is an industrial/mixed-use neighborhood that is largely built out and is comprised of

approximately six city blocks located between Fairfax Avenue to the north, Kirkwood Avenue to the south, Phelps Street to the west and Newhall and Third Streets to the east.

Key objectives stated in the Plan include the alleviation of conditions of blight by preserving and expanding existing industries by means of voluntary rehabilitation, improving the Third Street frontage to provide an attractive buffer between the residential and industrial areas, removing structurally substandard buildings, and providing space for new industrial and commercial development. OCII will maintain its land use authority in the Project Area until the Plan expires on June 30, 2020.

The Proposed Rezoning of the Bayview Industrial Triangle

In preparation for the Plan's expiration, the Planning Department has worked with community members to prepare a legislation that will be heard by the Planning Commission for the first time on February 20, 2020. The Planning Department proposes utilizing two Planning Code land use districts that correspond closely to the Plan's land use districts and the D4D's design districts, to be in effect on July 1, 2020, the day following the expiration of the Plan. The NCT-3 Moderate-Scale Neighborhood Commercial Transit land use district is proposed for the Site and on all parcels fronting both sides of Third Street, except the parcel north of Fairfax Avenue. The PDR-1-G, General Production, Distribution and Repair is proposed on the parcels west of NCT-3, that is, on those parcels currently designated as 'Light Industrial' in the Plan. All rezoned land use districts are proposed to have a uniform maximum height of 65 feet across the BIT, while the D4D currently limits the height of parcels not adjacent to Third Street to a maximum of 40 feet.

The Development Process

The Site is approximately 2,387 square feet in area and contains an existing, two-story-over-basement, wood frame, mixed-use (commercial and residential) structure that is fire-damaged and vacant. The Department of Building Inspection has issued a notice of violation on the Site because the burned-out upper floor of the existing structure, in its current condition, is a public hazard and unsafe for occupancy.

On August 16, 2016 and with Resolution No. 42-2016, the Commission approved a schematic design from the previous owner on the same property. The approved design included the demolition of the existing, fire-damaged, two-story mixed-use building of approximately 9,619 gross square feet and construct a 65-foot-high, six-story, mixed-use condominium development with seven residential units, including one affordable unit, over ground floor retail use, and four un-bundled residential parking spaces. Parking was accessed by a new driveway and curb-cut off Third Street, a vehicle elevator at ground level driveway and a vehicle turntable in the basement to prevent vehicles from backing out onto Third Street. The design included 12 Class-1 bicycle parking spaces in the basement and two bicycle parking on street sidewalk.

After the previous schematic design approval, the Development suffered delays due to several technical design challenges in addition to a change in ownership. The current Owner, who purchased the property on May 30, 2018, engaged the project's architect and consultant team to take the previous schematic design approval into the design development phase. In that phase, the design team learned that the circa-1920's building on the property to the north encroached about eight inches into the Owner's 25-foot-wide property, rendering the installation of the vehicular turntable and elevator in the basement infeasible. (The turntable was required to satisfy the condition of approval that required vehicles leaving from parking spaces to not back out onto Third Street.) The removal of underground vehicular parking impacted the program and the Development's construction methodology. The Owner's design team notified Office of Community Investment and Infrastructure ("OCII") staff about the design constraints that would require changes to the approved schematic design. Staff advised the Owner to seek a CAC recommendation on the proposed changes to the schematic design, and in particular, on the removal of parking. The CAC endorsed the new schematic design on September 4, 2019. These revelations and delays made it impractical for the Owner to file a building permit on the basis of the previous schematic design. Consequently, no permits were obtained before the three-year deadline after approval of Resolution No. 42-2016, which was August 16, 2019 and set by the conditions of approval of the previous schematic design.

The Owner has invested substantial resources in revising its schematic design for OCII's consideration prior to the Plan's expiration. OCII staff informed the Owner that, in order to remain valid through the construction phase, any OCII entitlement would have to be vested by issuance of a Department of Building Inspection ("DBI") site permit and proof of construction readiness prior to the June 30, 2020 Plan expiration date. As a result, in anticipation of obtaining OCII approval of the new schematic design, the Owner informed OCII staff that it has filed, at its own risk, a site permit application under parallel review with DBI that matches the new schematic design. As of the date of this memorandum, all of DBI review stations have approved this site permit application and it is now ready for OCII's action. Prior to site permit sign-off, OCII staff is required to approve design development documents related to the Development. The Owner has submitted design development documents that OCII staff will commence reviewing upon Commission authorization of the new schematic design. With respect to OCII billings, the Owner has been prompt with full payment of staff costs thus far.

The Schematic Design

The Owner is seeking approval of a new schematic design which includes the demolition of the existing burned-out structure and the construction of a six-story, 65-foot-high, mixed-use building of approximately 13,175 gross square feet. The ground floor, mezzanine and basement floor levels will be occupied by approximately 3,688 square feet of commercial space. The basement will include parking for 12 Class-1 and two sidewalk bicycle spaces, as well as elevator lobby areas that will provide access to all of the residential units above. The commercial use spans three floor levels, basement, ground and mezzanine, utilizing the entire available parcel area and frontage along Third Street. There is a separate entry for residents leading into a single lobby and elevator core and a storefront entry for

customers from Third Street. The residential floor plans above are laid out with two units on each floor, with flats oriented towards the Third Street and two-level townhomes overlooking the rear patio at the second and sixth floors.

The proposal is similar to the previously-approved schematic design in that it maintains the same mix of use, height, massing and frontage design along Third Street. The new schematic design removes all vehicular parking spaces and turntable in the basement and adds a residential unit, totaling eight units. The removal of parking and turntable has avoided additional basement excavation and freed up space for more retail use within the existing basement area. The ground level driveway and curb-cut off Third Street have also been removed, thus enhancing the pedestrian and retail experience at the sidewalk.

The residential program comprises of two 2-bedroom townhouses, four 2-bedroom flats and two 1-bedroom flats. Seven of the residential units will be sold as condominiums at market rate prices and one two-bedroom flat unit on the third floor will be designated as a for-sale, inclusionary housing unit (the "Affordable Unit"). This unit will be subject to the OCII's affordability and marketing procedure standards. The two 2-bedroom townhomes will have 1.5 bathrooms each, with about 1,103 and 1,117 square feet of floor area. The four 2-bedroom flats will also have 1.5 bathrooms in about 707 square feet of floor area. The two one-bedroom flats will have one bathroom in 414 and 562 square feet of floor areas. Private and common open spaces for the units are proposed as required under the Plan with all common open spaces accessed from an elevator lobby. The two-level townhome on the second level and 1-bedroom flat on the sixth level will have access to private open spaces of about 589 and 245 square feet area respectively.

The Owner has expanded the ground floor commercial space and has communicated to the CAC that it will provide 600 square feet of said space for an as-of-yet-unspecified community meeting room. The Development will also include the rebuilding of the sidewalk and the planting of a street tree on Third Street which fronts the Development.

The Owner's architect has submitted schematic design drawings of the Development, included herein as Attachment 1. The Development is seen by community members as a much-needed alternative to the existing dilapidated and burned-out, two-story structure.

Compliance with the Bayview Industrial Triangle Plan, D4D and the Proposed Rezoning

The schematic design shows compliance with all requirements of the Plan and the D4D standards. While the building reaches the maximum permitted height of 65 feet, its top floor is set back from Third Street, reducing its apparent height as visible from the public right-of-way. The design emphasizes the vertical aspect of this development which is consistent with the narrow lot size, as seen in lot patterns throughout San Francisco. The stacking of the bay windows alongside large floor to floor windows, when intersected by horizontal steel bands provide clean visual cues to the floor levels fronting Third

Street and the public realm. The bay and floor to floor windows are further subdivided into glazing and spandrel panels using dark grey steel fins, interrupted by staggered steel planter boxes.

The architect is aware of the required industrial character of materials and landscaping in this area, as prescribed by the D4D, and is incorporating this requirement in the building materials and finishes as well as in the landscape palette. The industrial character is highlighted by a combination of riveted rain-screen panels, and metal planters on Third Street façade. This character is continued at the ground level storefront windows using large glazing panels along the entire frontage of Third Street. The color palette uses industrial light and dark grey on the rain-screen. The landscape palette is using trees, planter and ground cover from the Project Area landscaping plant list. The design of the building signage will use similar industrial finishes to seamlessly integrate with the building materials.

The Plan designates the Site within the Light Industrial or Commercial district with residential uses allowed above ground floor commercial uses in accordance with the development standards of 'District 3' in the D4D. The standards permit a maximum floor area ratio of 4:1 and a maximum height of 65 feet. Rear setback requirements are 25% of average depth of the lot at the first floor of residential occupancy. The proposed Development meets the height and setback requirements and includes the minimum number of bicycle spaces. It does not provide any off-street parking spaces which is allowable under the standards. The replacement of previously approved underground parking spaces by new retail use within the existing basement footprint does not affect the overall floor area ratio, which is calculated above ground level, thus ensuring compliance with the maximum floor area ratio. Due to the small amount of floor area in the commercial unit, the Plan does not require any commercial parking or loading spaces in this proposed Development.

The Development also complies with the permitted uses and development controls of the Planning Department's NCT-3 district, to which the Site is proposed to be rezoned. The NCT-3 Moderate-Scale Neighborhood Commercial Transit District land use designation allows walkable and transit-oriented, moderate- to high-density, mixed-use developments of varying scale concentrated near transit services. NCT-3 Districts support neighborhood-serving, commercial uses on lower floors and housing above.

OCII staff forwarded the new schematic design to the Planning Department for its review. Planning staff confirmed the new schematic design complies with the height and bulk regulations of its proposed rezoning of the property. Under the proposed rezoning, housing density is not calculated by lot area, rather enforced by form-based regulations including height, bulk, setbacks and lot coverage. In order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic, there will be prohibitions on access (i.e. driveways, garage entries) to off-street parking and loading on critical stretches of Neighborhood Commercial and Transit Priority Streets, such as Third Street. Similarities of the rezoning to the D4D include conforming lot sizes, no front and side yard setback requirements, a 25 percent of lot depth rear setback requirements, 100 square feet of required open space per unit, and no minimum parking requirements. The proposed zoning would increase the maximum bicycle parking ratio to one space per unit from one space per four units.

No enforceable obligation, as defined by the Redevelopment Dissolution Law, Cal. Health & Safety Code §§ 34170 et seq., exists for this Development or the Plan, but OCII retains regulatory authority under the Plan to review and approve development that is consistent with the Plan's zoning regime. Accordingly, in authorizing this Development, OCII is not entering into an owner participation or other agreements (which are generally prohibited by the Redevelopment Dissolution Law in the absence of an existing enforceable obligation); rather, OCII staff is proposing that the Commission adopt a resolution approving the use and design of the development with conditions consistent with its land use authority.

EQUAL OPPORTUNITY PROGRAM

Although the Development is not subject to any enforceable obligation requiring compliance with OCII's Equal Opportunity Program, the Owner has voluntarily agreed to comply with OCII's Small Business Enterprise Program and will make good-faith efforts to achieve the goals of the SBE Program for both the design and construction of the project. Presently, the Owner's design team is comprised of seven firms, six of which are small businesses and four are San Francisco-based small businesses. These include Kodorski Design, MK Engineer, Frederick Seher & Associates, and Verplanck Historic Preservation Consulting, all San Francisco-based small businesses; and H. Allen Gruen Geotechnical and YU Structural Engineers, both Oakland-based small businesses. In addition, the Owner has voluntarily agreed to comply with OCII's construction workforce program for construction work done in conjunction with the Development.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

OCII staff has determined that the proposed Development is categorically exempt from CEQA environmental review pursuant to CEQA Guidelines Section 15332, "Infill Development." The proposed Development is characterized as an in-fill development meeting the following conditions: (1) the Development is consistent with the applicable general plan designation and all applicable general plan policies and zoning designations and regulations; (2) the Development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the Site has no value as habitat for endangered, rare or threatened species; (4) approval of the proposed Development would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) the Development can be adequately served by all required utilities and public services.

A Historic Resource Evaluation Report conducted in 2016 by historical consultant, Verplanck Historic Preservation Consulting, is included herein as Attachment 2. The report concluded that the existing fire-damaged, two-story mixed-use structure proposed to be demolished has a low degree of historic value and architectural integrity and appears to be ineligible for listing as a historical or cultural resource.

The architect has confirmed that there is no proposed additional excavation and all basement improvements are limited to existing footprint. Any additional excavation in the basement that exceeds 50 cubic yards, will trigger Maher Ordinance per San Francisco Health Code Article 22A and will require compliance with the ordinance requirements including monitoring by the San Francisco Department of Public Health.

CITIZENS ADVISORY COMMITTEE

The Owner presented the proposed Development at a meeting of the CAC on September 4, 2019, and it was supported by the CAC at the same meeting.

STAFF RECOMMENDATION

Staff recommends that the Commission conditionally approve the Schematic Design for the proposed Development at 4128 Third Street.

(Originated by Alok Vyas, Associate Planner)



Nadia Sesay
Executive Director

- Attachment 1: Schematic Design Submittal
Attachment 2: Historic Resource Evaluation Report

4128 THIRD STREET, SAN FRANCISCO, CA 94124



SCHEMATIC DESIGN
PRESENTATION FOR OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE
FEBRUARY 2020

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BUILDING SETTING

Bayview Industrial Triangle Redevelopment Project Area & Design for Development:

The Project Area of Bayview Industrial Triangle Redevelopment Plan designates 4128 3rd Street Project site as light industrial or commercial with residential uses above ground floor commercial uses. The Development Standards of ‘District 3’ in the Design for Development require mixed-use projects on sites fronting 3rd Street. The standards allow a maximum floor area ratio of 4:1 with a maximum height of 65 feet. The rear setback requirements are a minimum 25% of average depth of the lot at the first floor of residential occupancy. There is no minimum vehicle off-street parking requirement, with maximum of one space per residential unit and one space per 20,000 square feet of commercial space. There is no off-street loading requirement. At least one bicycle parking is required for every 4 residential units, plus two additional bicycle space per new development. A minimum of 100 square feet of open space is required per residential unit.

BUILDING HISTORY

The subject property was former marsh land in 1859. According to a Sanborn Fire Insurance map dated 1886, the subject property was developed with a former building occupied by a plumber. According to the San Francisco Planning Department’s (SFPD’s) website and Sanborn Fire Insurance Maps, the original configuration of the current building was constructed in 1900 and was subsequently occupied by a saloon, stores, and/or residents until 1996. In 1996, the current subject property owner, Mr. Alfred McAfee, converted the first floor apartment unit into a dry cleaning facility, McAfee’s One Hour Martinizing, and constructed an addition to the northwest of the building to create the current configuration. A fire occurred on the second floor apartment unit in 2013, which has subsequently remained in disrepair. Dry cleaning activities ceased approximately two years ago, and since then, the subject property has remained vacant.

BUILDING Context DESCRIPTION

4128-30 3rd Street is located at the northern end of Bayview-Hunters Point’s 3rd Street commercial district, an area historically known as Butchertown. Bayview-Hunters Point, a sprawling mixed-use district of residential and industrial uses, is defined as a triangle bounded by U.S. Highway 101 to the west, Islais Creek to the north, and San Francisco Bay to the south and east. Third Street is the primary north-south artery and the district’s most important commercial corridor. The subject property is located toward the northern end of the 3rd Street commercial district, which roughly extends from Evans Avenue in the north to Thomas Avenue to the south. In comparison with the heart of the 3rd Street commercial district, an eight block long stretch between Kirkwood and Shafter avenues, the northern end, where the subject property is located, presents a much sparser cityscape, with many vacant lots and low-scale industrial buildings. Reflecting the traditional industrial uses in the Butcher town area, 4128-30 3rd Street is located in an M-1(Light Industrial) zoning district and a 65-J height and bulk district.

The subject property is located on the northwest side of 3rd Street, 50 feet north of Innes Avenue. It is an irregularly shaped lot measuring roughly 25’ x 100’, though its trapezoidal shape reduces its depth to 90 feet along the north side. The subject block, which is bounded by Hudson Avenue to the north, 3rd Street to the east, Innes Avenue to the south, and Phelps Street to the west, is largely given over to light industrial uses nearby large-scale industrial and civic properties include the Southeast Sewage Treatment Plant and City College of San Francisco’s Southeast Campus, both of which are located on Phelps Street, one block from the subject property. The western two-thirds of the subject block is occupied by 1950s-era light industrial buildings, including three tilt-slab concrete industrial buildings with bowstring-truss roofs.

BUILDING General Description

4128-30 3rd Street is a two-story-over-basement, wood-frame, mixed-use (commercial and residential) building with a concrete foundation and a pitched roof. Like the front property line, the primary facade runs parallel to 3rd Street, giving the building a trapezoidal footprint. Constructed before 1886, the building has been enlarged and extensively remodeled multiple times, giving it a non-descript, utilitarian appearance. Originally built as a one-story commercial building, it was expanded to two stories ca. 1900, with a ground floor commercial space and a flat above. It was then converted into two flats ca. 1920. The current owner converted it back into a mixed-use building ca. 1995. The exterior is clad in stucco (primary facade only) and rustic channel siding (north, south, and west facades). The interior contains a basement and a first floor commercial unit, both of which are occupied by the property owner's dry cleaning business. There is a ca. 1995 addition behind the laundry that is used for storage. The second floor, which was heavily damaged by a fire in 2013, contains an office, a four-bedroom rooming house, and a studio apartment housed in smaller, ca. 1995 rear addition. The building is in poor condition.

PROPOSED BUILDING DESCRIPTION

The proposed development shall be a total of 13175 sq.ft. and will consist of five residential stories above a commercial podium on the ground floor with a basement. It will consist of eight residential units. 600sq.ft. of the commercial space will be reserved for a community oriented use.

The structure will be a combination of concrete basement and ground floor with wooden-framed five stories combined with concrete shear walls that extend all the way to the top floor. The building will use modern industrial materials that blend with the surrounding environment creating an aesthetically pleasing and functional structure.

The project will ensure homes for eight families in the industrial triangle and will contribute to the overall growth of the neighborhood and community. The design provides an efficient use of the space within the allowable envelope of the building.

4128 THIRD STREET, SAN FRANCISCO, CA 94124
FEBRUARY 2020

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PROJECT TEAM

Design Criteria

It is recommended that all new buildings and substantial renovations adhere to the following design guidelines. The design criteria below apply to each design district except where noted. Projects that follow these design criteria will be implementing the urban design goals of the Bayview Industrial Triangle project. These design guidelines require subjective analysis and shall be items of discussion during the design review procedure discussed in Section VIII.

Architecture Guidelines

- Orient buildings in District 3 toward Third Street, providing front entries, windows, and related architectural features on that side. Buildings along Third Street should help establish a sense of entry to and orientation within the larger Bayview community.
- Develop building expression responsive to the area's traditional lot and building configurations. Facade articulation or building modulation should reflect the prevailing neighborhood front lot line increment of 25 feet.
- Develop horizontal building features responsive to the prominence of cornices and variations in roof lines in the area's traditional architecture.
- Use industrial building forms and materials in a creative manner.
- Integrate color and graphics with the total design of buildings, sites, and surroundings.
- Develop special corner statements where building corners coincide with street corners, such as the corner bays common in the area.
- Compose and screen rooftop mechanical equipment to minimize its visual impact on views from surrounding residential hillsides. Consider the use of light colored roofing, green roofing materials and other natural cooling techniques.
- Incorporate energy conservation features into the design of buildings.

Site Guidelines

Off-Street Parking: Off-street parking is discouraged in front of buildings. All parking visible from any street should be screened by landscaping or other means. The number of curb cuts and the width of curb cuts should be minimized. Curb cuts, driveway slopes and paving shall be aligned with the established sidewalk-scoring pattern where possible.

Off-Street Loading: Loading spaces shall be properly screened and located at the side or back of buildings. Off-street loading spaces along Third Street are prohibited. Off-street loading bays shall be of adequate height, width, and depth so as to encourage use. It is recommended that loading areas share curb cuts with off-street parking access and egress.

Signage Requirements

- Integrate signs with the total design of buildings, sites, and surroundings.
- Each business may have one major identification sign with a maximum area of 40 square feet.
- Each business is allowed one nameplate sign at a maximum program area of 2 feet.
- Each sign shall be of a character, size, shape, material, typography, color, manner, and is harmonious with surrounding spaces and development.
- Billboards and general off-premise advertising signs are prohibited in the Project Area.
- Blinking bulbs or flashing signs are prohibited.
- Roof signs or signs projecting above the parapet of any building are prohibited.

Landscaping Guidelines

- Landscaping and screening is highly encouraged between all industrial uses and abutting property(s) in residential use. Screen potentially unsightly outdoor areas with fencing, walls, berms, planting, or other means integral with the design of the site. Screen open storage areas, including refuse storage, with a solid wall, fence, or landscape Bern.
- The use of wood is encouraged for fencing as an element of warmth. Any chain link or wire mesh fencing fabric should be wood-framed and articulated in modules.
- Underground all utilities throughout the site is encouraged where feasible.
- Use paving patterns and materials consistent with the total design of the site and surroundings, including the textures and treatment of public sidewalk areas.
- Provide outdoor lighting adequate for the security of those using the site, the sidewalk, and adjacent areas while maintaining a pleasing visual environment at all times.
- Provide easy surveillance of all public portions of the site both from within the building and from public rights-of-way.
- Use at least one thematic species and one display species from the Bayview Industrial Triangle Plant List as the dominant trees within open space of parking areas. (See Section VI. Landscaping Plant List.)
- Select and mass plantings to approximate a continuation of the facade line established by surrounding development.
- Cluster trees in irregularly spaced groups designed to vary and reduce the scale of building masses. Provide more setback trees along a building's frontage than there are street trees on the same frontage.

- Use foundation plantings along sides of buildings; not flush to property lines.
- Augment walls and fences with screen or background species selected from the Plant list and with vines and mounting as appropriate. (See Section VI. Landscaping Plant List.)
- Plant parking areas, providing at least one planter island for each ten parking spaces with capacity for 15 gallon canopy trees, shrubs, and groundcover. Island areas may be combined for variety and need not be evenly spaced, as long as coverage of the paved area is adequate. Side parking setbacks shall be planted with screen trees at not fewer than 12 feet on center, with shrubs at not fewer than 6 feet on center, and with ground cover.
- Select species with high tolerance for wind, drought, poor soil, and low maintenance. The use of native California plants is encouraged.
- Install irrigation systems adequate for the establishment and maintenance of the species planted.
- Condition the site with soil amendments and other measures adequate to insure plant growth. The ground between plants shall be covered with mulching or ground cover to present a finished and attractive appearance after planting.
- Submit a maintenance schedule and budget adequate to ensure the continued growth and attractiveness of the material planted. A maintenance contract with a recognized local landscape maintenance firm, and incorporating this schedule shall be submitted to the Agency at completion of the project.

PROJECT ADDRESS:

4128 THIRD STREET
SAN FRANCISCO, CA 94124

PROJECT DESCRIPTION:

A PRIVATELY FUNDED 5–STORY RESIDENTIAL BUILDING
WITH GROUND FLOOR COMMERCIAL; ONE LEVEL BASEMENT.

CURRENT USE:

2–STORY LAUNDROMAT, BUILT 1900

ZONE:

BAYVIEW INDUSTRIAL TRIANGLE PROJECT AREA

BLOCK & LOT NO.:

BLOCK 5260, LOT 036

HEIGHT LIMIT:

65’–0”

REAR SETBACK:

23.89’

LOT AREA:

2387 S.F.

RESIDENTIAL DENSITY:

NO LIMIT

NUMBER OF UNITS PROPOSED:

(8) UNITS

CONSTRUCTION TYPE:

5 STORIES TYPE (III) WOOD

OVER 1–STORY TYPE (I) PODIUM.

SPRINKLER PROTECTION:

FULLY AUTOMATIC SPRINKLERED

BASIC ALLOWABLE NO. OF STORIES:

5 STORIES ABOVE PODIUM

BASIC ALLOWABLE HEIGHT LIMIT:

65 FEET

PLANNING DATA	
GROSS FLOOR AREA	
BASEMENT COMMERCIAL/UTILITY	1952 S.F.
GROUND FLOOR/COMMERCIAL	2357 S.F.
MEZZANINE/COMMERCIAL	622 S.F.
1ST FLOOR RESIDENTIAL	1681 S.F.
2ND FLOOR RESIDENTIAL	1717 S.F.
3RD FLOOR RESIDENTIAL	1717 S.F.
4TH FLOOR RESIDENTIAL	1717 S.F.
5TH FLOOR RESIDENTIAL	1412 S.F.
RESIDENTIAL AREA SUBTOTAL	8244 S.F.
COMMERCIAL AREA TOTAL(BASEMENT/GND.FLR & MEZA.)	3688 S.F.
GROSS BUILT–UP AREA RESIDENTIAL & COMMERCIAL AREA	13,175 S.F.

RESIDENTIAL UNITS	
2 BEDROOM UNITS	6 UNITS (75 %)
1 BED ROOM UNITS	2 UNIT (25 %)
TOTAL DWELLING UNITS	8 UNITS (100%)
1 BMR UNIT OUT OF 8 TOTAL UNITS	1 UNIT (15 %)
PARKING	
PARKING	0 SPACES
MECHANICAL PARKING	0 SPACES
TOTAL PARKING SPACE	(NO PARKING PROVIDED)

BICYCLE PARKING – PER SECTION 155.5	
CLASS 1 BICYCLE PARKING REQ.(8).& PROPOSED	12 SPACES
CLASS 2 BICYCLE PARKING (STREET)	2 SPACES
TOTAL BICYCLE PARKING SPACES PROPOSED	14 SPACES
OPEN SPACE PROGRAM	
MIN. COMMON OPEN SPACE REQUIRED	800 S.F.
COMMON OPEN SPACE PROPOSED @ ROOF	1050 S.F (SIX UNITS).
PRIVATE OPEN SPACE PROPOSED	834 S.F. (TWO UNITS)
TOTAL COMMON OPEN & PRIVATE SPACE PROPOSED	1884 S.F. (EIGHT UNITS)

PROJECT CONSTRUCTION TYPES AND OCCUPANCY SCHEDULE			
FLOOR	CONSTRUCTION TYPE	USE	OCCUP. CLASS.
BASEMENT	TYPE I-A	(BICYCLE-PARKING) COMMERCIAL/UTILITY	M / S-2
GROUND & MEZZANINE	TYPE I-A	COMMERCIAL	M
SECOND	TYPE III-A	RESIDENTIAL	R-2
THIRD	TYPE III-A	RESIDENTIAL	R-2
FOURTH	TYPE III-A	RESIDENTIAL	R-2
FIFTH	TYPE III-A	RESIDENTIAL	R-2
SIXTH	TYPE III-A	RESIDENTIAL	R-2





FEBRUARY 2020
41 28 THIRD STREET, SAN FRANCISCO, CA 94124

PERSPECTIVE

A-0.5.1



4128 THIRD STREET, SAN FRANCISCO, CA 94124
FEBRUARY 2020

PERSPECTIVE

A-0.6.0



FEBRUARY 2020
 4128 THIRD STREET, SAN FRANCISCO, CA 94124

PERSPECTIVE

A-0.6.1



PERSPECTIVE

A-0.6.2



PERSPECTIVE

A-0.6.3

FEBRUARY 2020
4128 THIRD STREET, SAN FRANCISCO, CA 94124



4128 THIRD STREET, SAN FRANCISCO, CA 94124
FEBRUARY 2020

PERSPECTIVE

A-0.6.4



4128 THIRD STREET, SAN FRANCISCO, CA 94124
FEBRUARY 2020

PERSPECTIVE

A-0.6.5



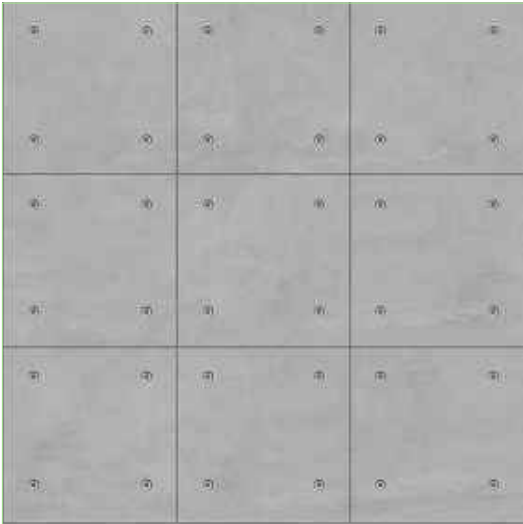
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PERSPECTIVE

A-0.6.6



RAIN SCREEN (DARK GRAY)



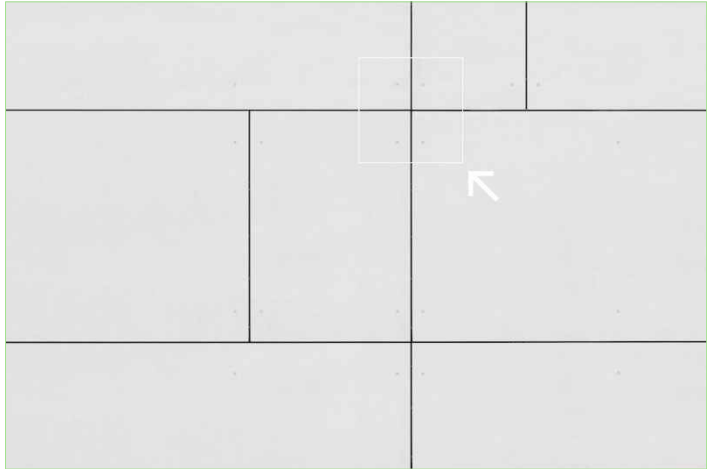
BRUTE CONCRETE



CORRUGATED METAL PANEL



SAND BLASTED GLASS



RAIN SCREEN (LIGHT GRAY)



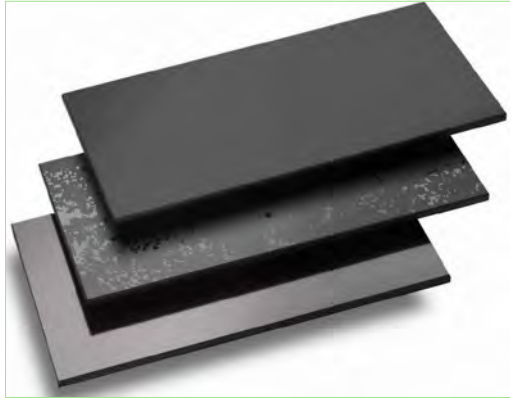
COMPOSITE STEEL I-BEAM DETAIL



IRREGULAR MIXED RAIN SCREEN



PERFORATED STEEL PANELS



RAIN SCREEN (COMBINATION)



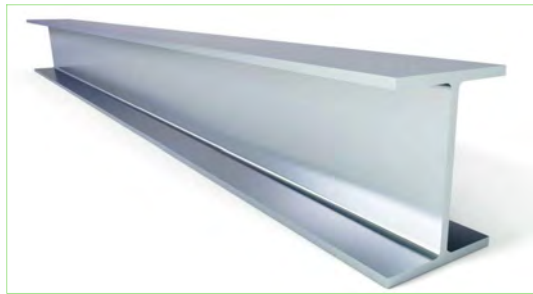
RAIN SCREEN (CORNER DETAIL)



COMPOSITE STEEL I-BEAM



GRATE



STEEL I-BEAM

MATERIAL

A-0.7



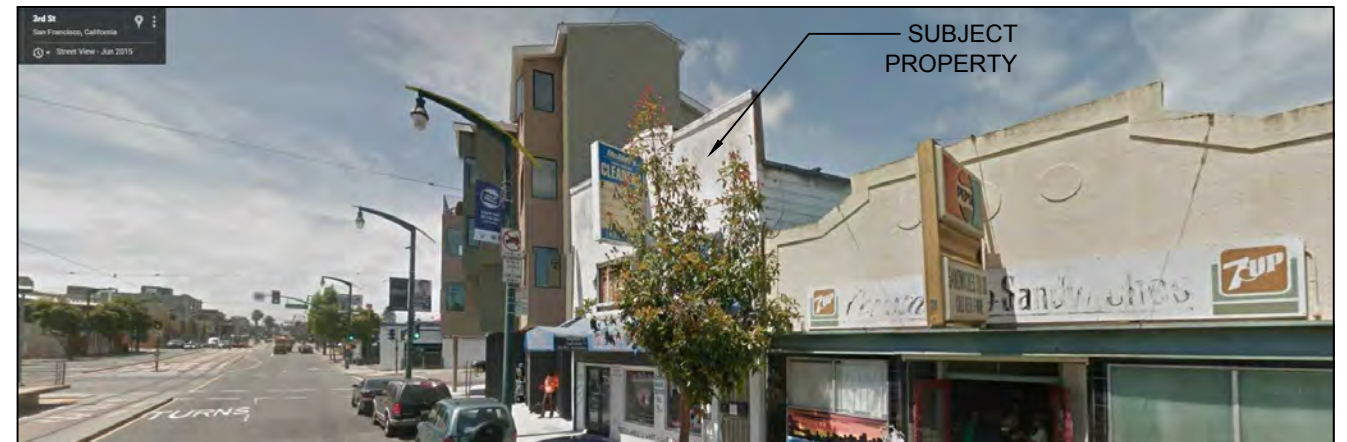
SITE VIEW 1



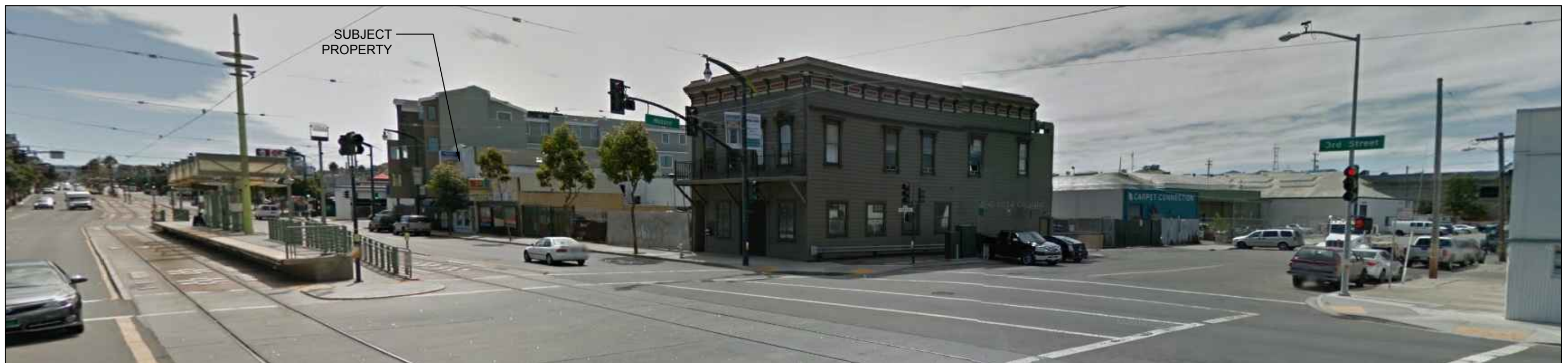
SITE VIEW 2



SITE VIEW 3



SITE VIEW 4



SITE VIEW 5

SITE PHOTOGRAPHS

A-0.8



1-PROPOSED PROJECT SITE
2-THIRD STREET
3-THIRD STREET MUNI STATION
4-SF SOUTHEAST TREATMENT

5-280 HIGH WAY
6-RESIDENTIAL NEIGHBORHOOD
7-PROPOSED FUTURE DEVELOPMENT BY OTHERS
8-VACANT PARKING LOT

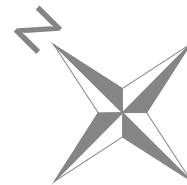
9-INDUSTRIAL FACILITIES
10-DECORATIVE PLANT SERVICES
11-GOODWILL
12-CITY COLLEGE OF SF EVANS CENTER
13-INNES AVE.
14-HUDSON AVE.

SITE CONTEXT

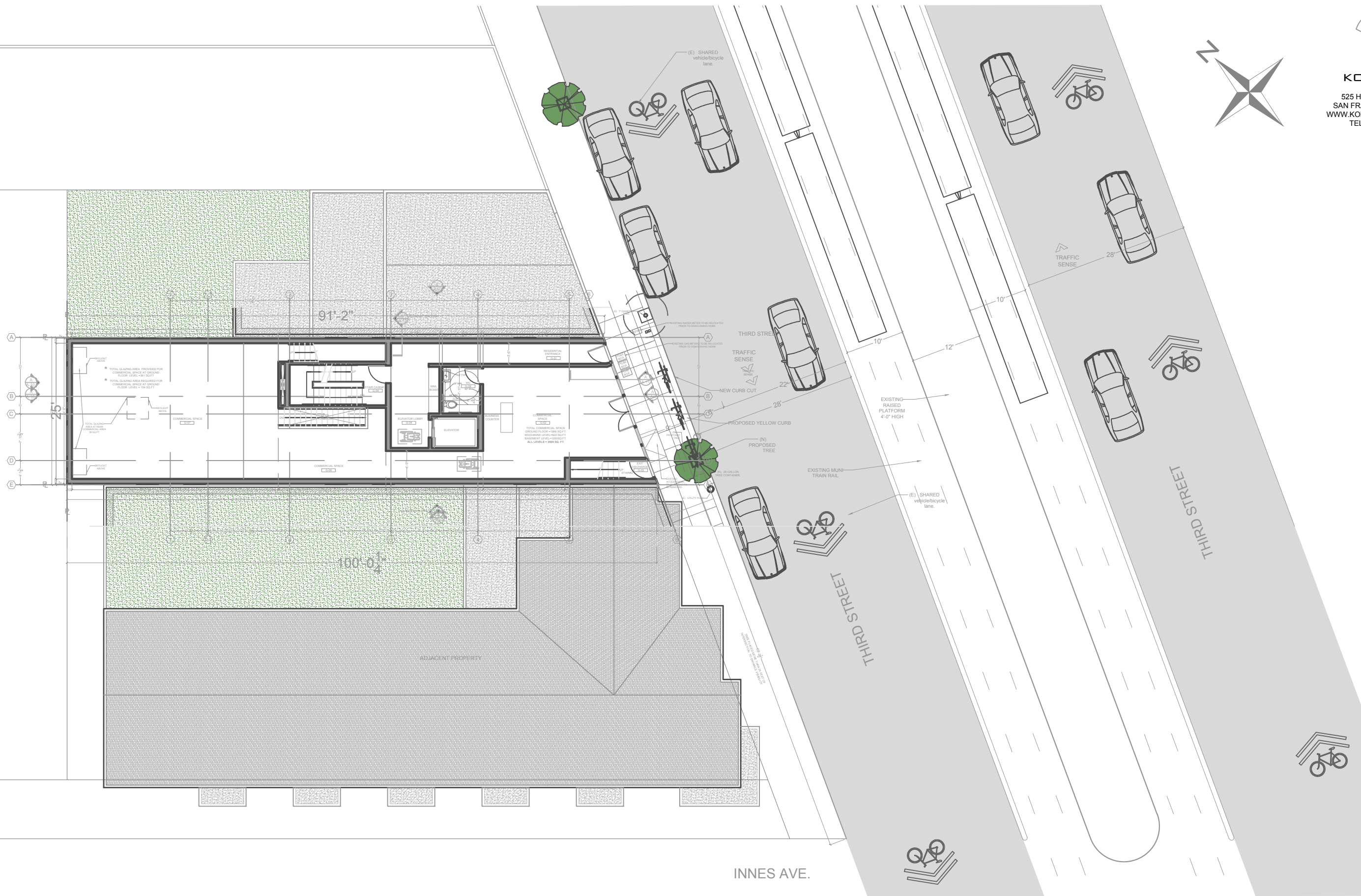
A-0.9



VICINITY MAP
SCALE N.T.S

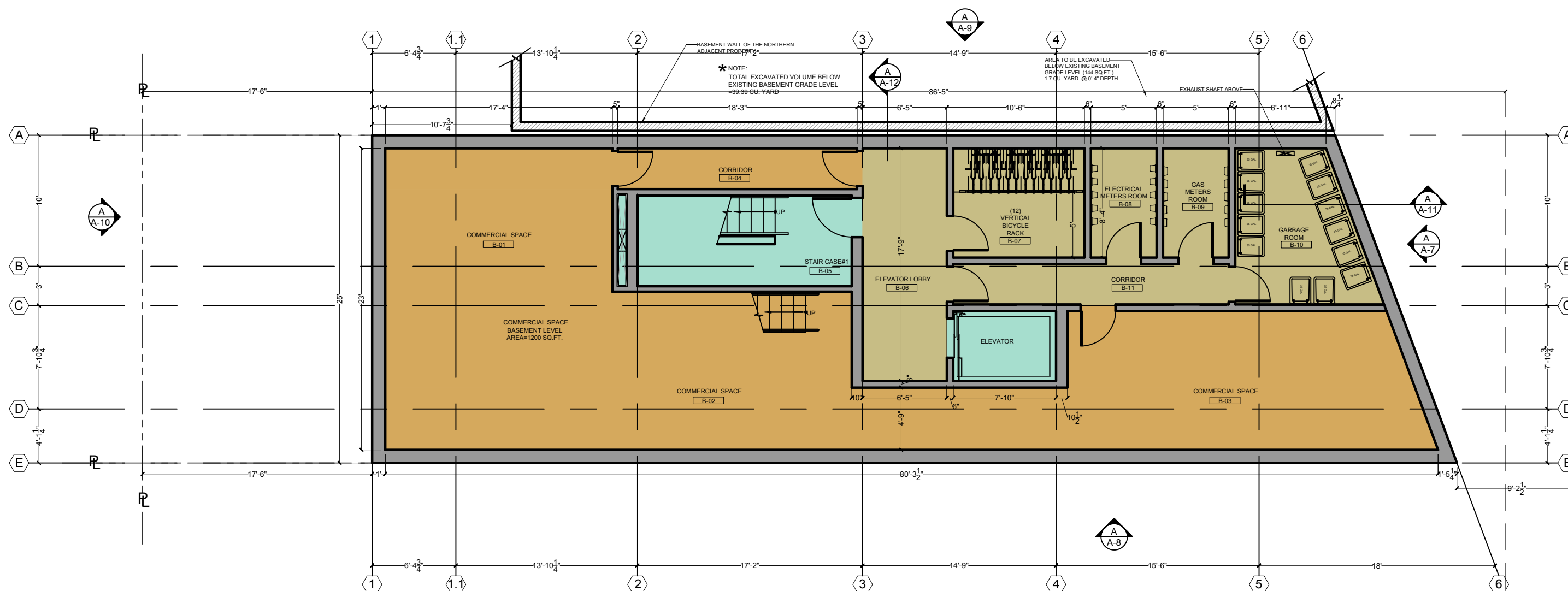


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SITE PLAN
SCALE $\frac{1}{8}" = 1'-0"$

A-1.1



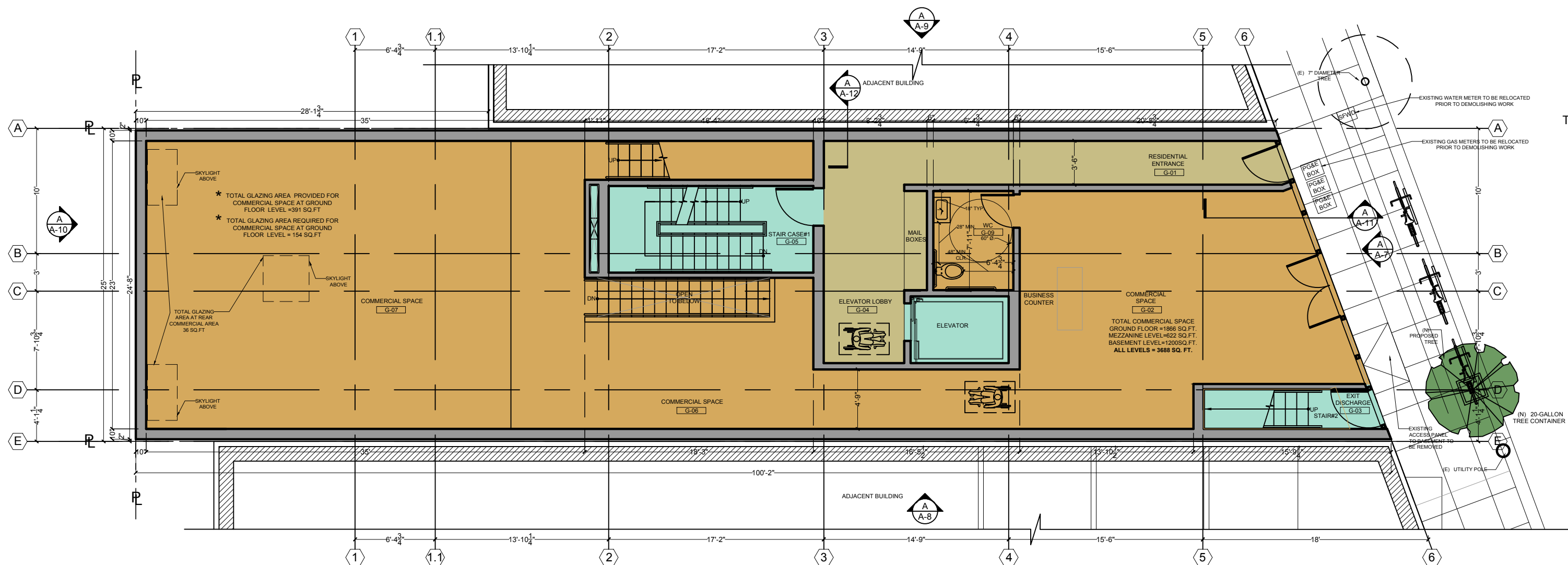
- RESIDENTIAL AREA
- PRIVATE/Common OPEN SPACE
- STAIRS
- COMMERCIAL AREA
- COMMON CIRCULATION AREA

BASEMENT FLR. PLAN

SCALE $\frac{1}{8}'' = 1'-0''$

A-2.0

FEBRUARY 2020
4128 THIRD STREET, SAN FRANCISCO, CA 94124



- RESIDENTIAL AREA
- PRIVATE/Common OPEN SPACE
- STAIRS
- COMMERCIAL AREA
- COMMON CIRCULATION AREA

FIRST FLR. PLAN

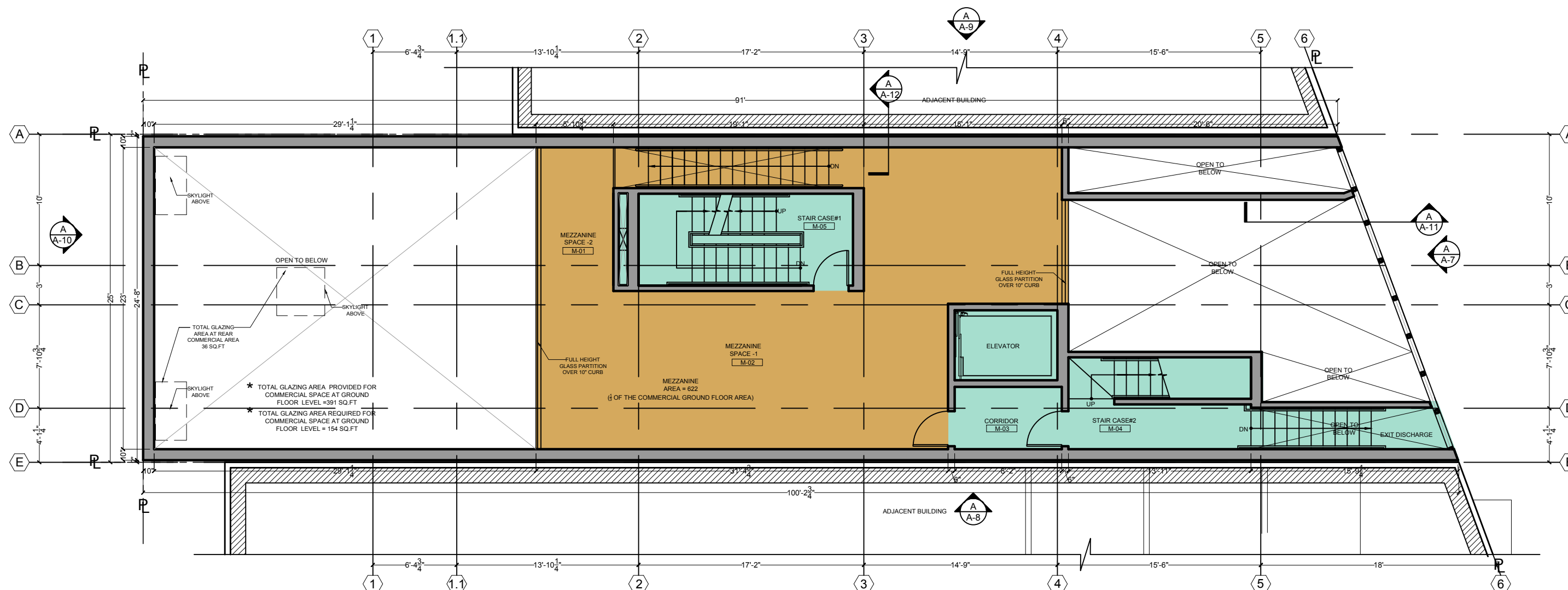
SCALE $\frac{1}{8}" = 1'-0"$

A-2.1

THIR

TRAFF

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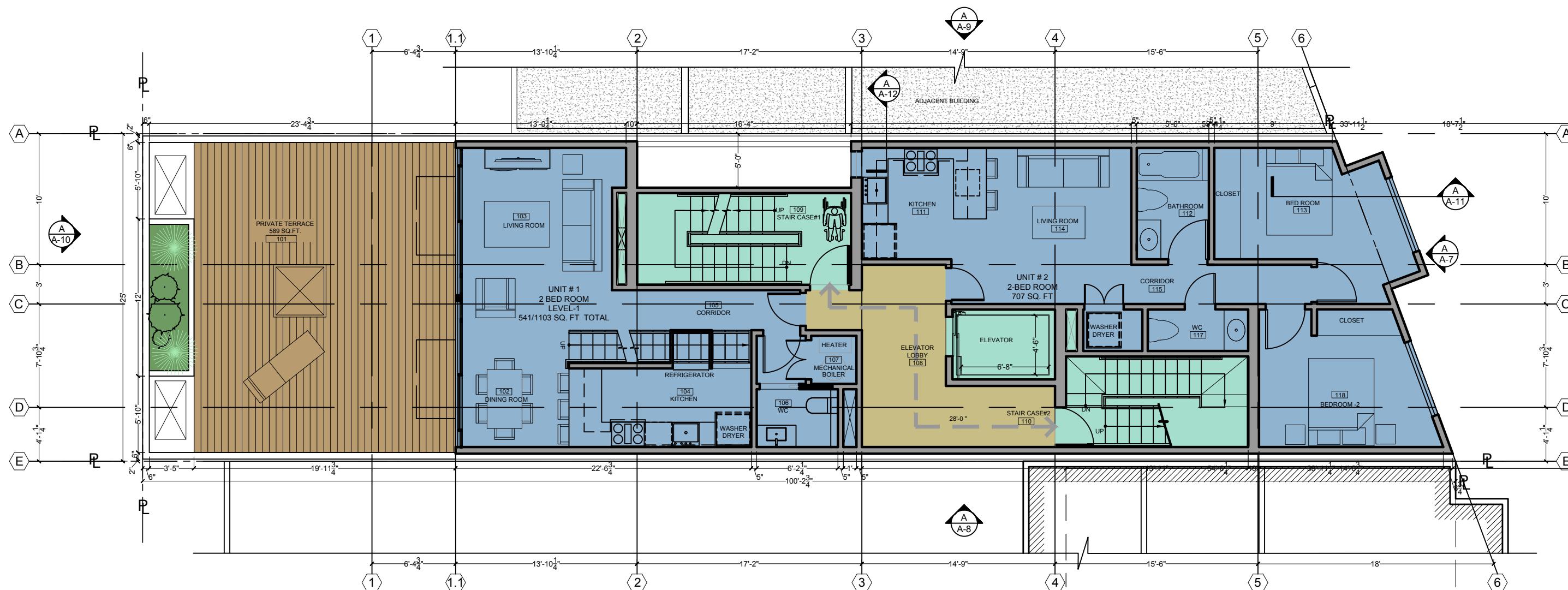
- RESIDENTIAL AREA
- PRIVATE/COMMON OPEN SPACE
- STAIRS
- COMMERCIAL AREA
- COMMON CIRCULATION AREA

MEZZANINE PLAN

SCALE $\frac{1}{8}" = 1'-0"$

A-3.0

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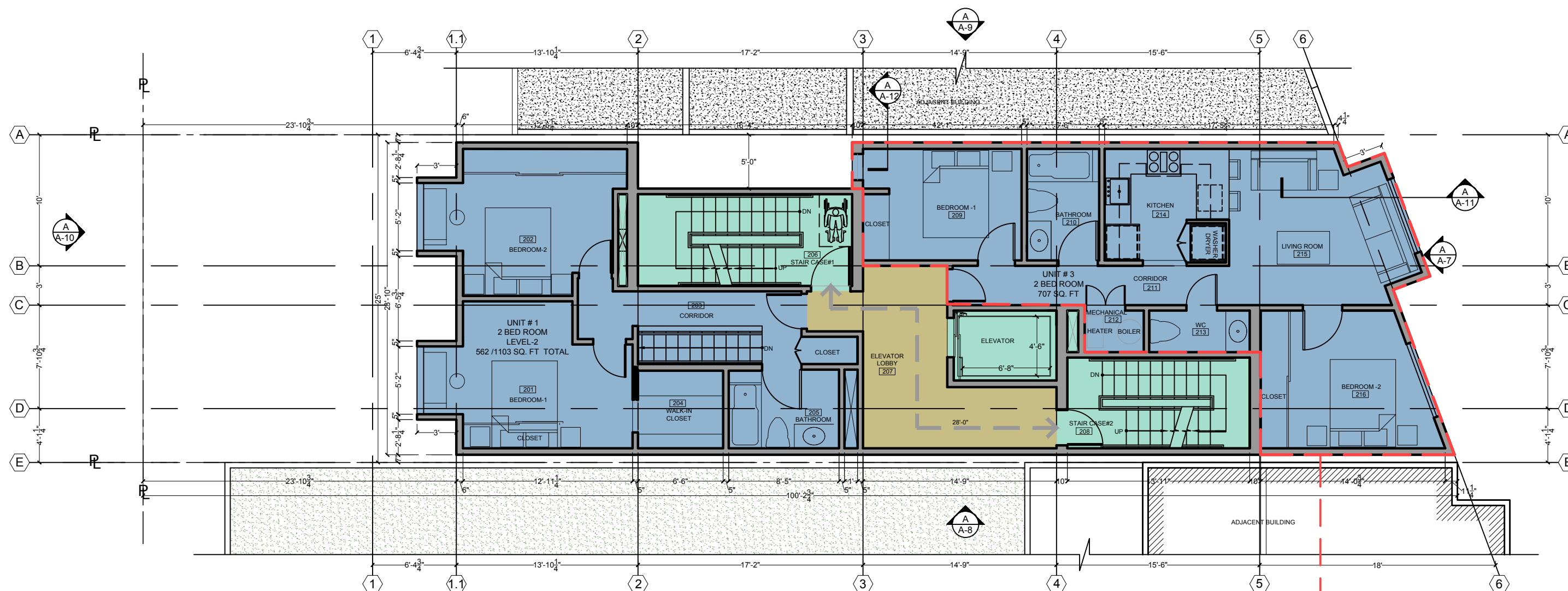
- RESIDENTIAL AREA
- PRIVATE/Common OPEN SPACE
- STAIRS
- COMMERCIAL AREA
- COMMON CIRCULATION AREA

SECOND FLR. PLAN

SCALE $\frac{1}{8}'' = 1'-0''$

A-3.1

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- RESIDENTIAL AREA
- PRIVATE/Common OPEN SPACE
- STAIRS
- COMMERCIAL AREA
- COMMON CIRCULATION AREA

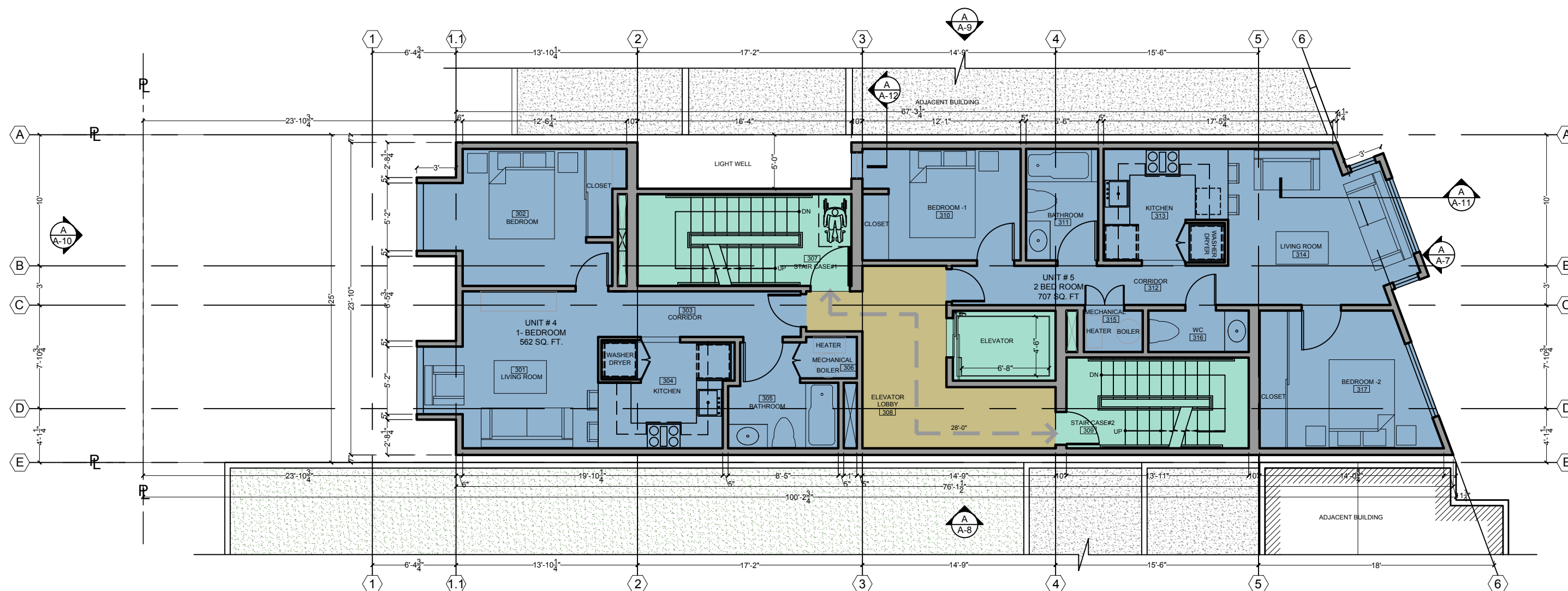
**BMR UNIT
UNIT # 3**

THIRD FLR. PLAN

SCALE $\frac{1}{8}'' = 1'-0''$

A-4.0

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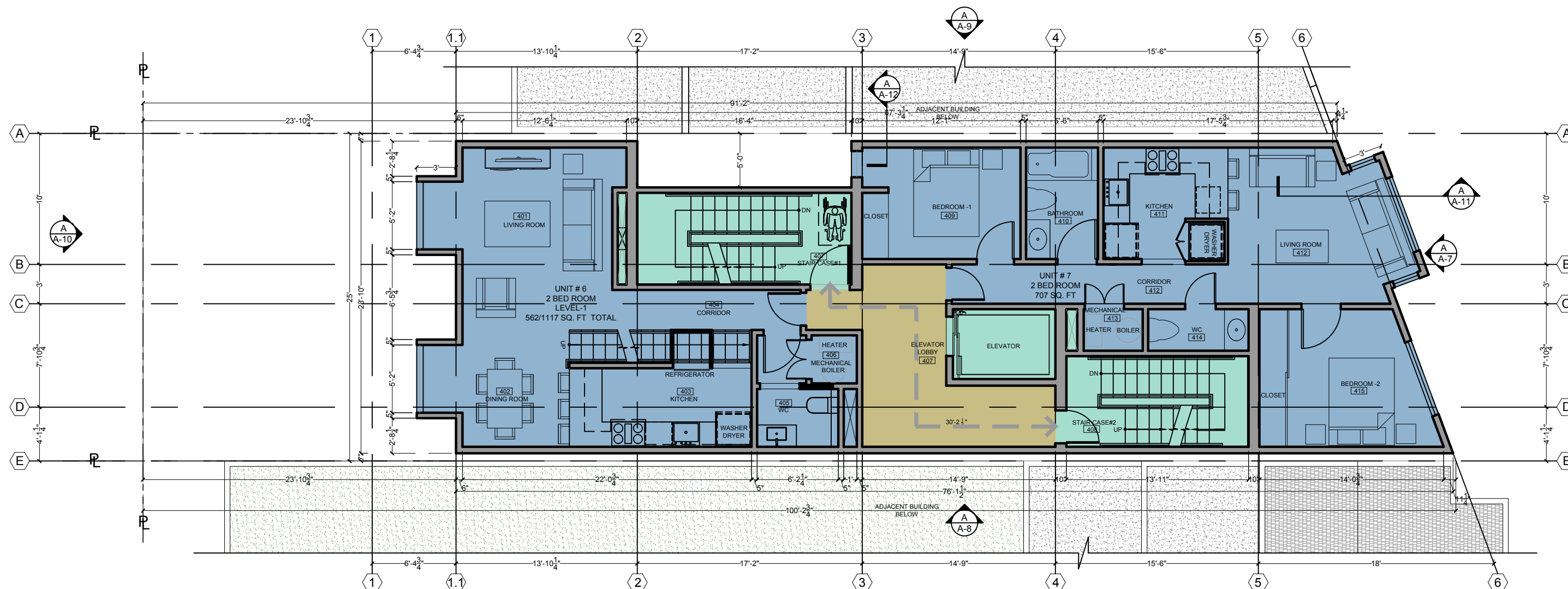
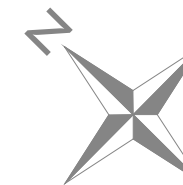
- RESIDENTIAL AREA
- PRIVATE/COMMON OPEN SPACE
- STAIRS
- COMMERCIAL AREA
- COMMON CIRCULATION AREA

FOURTH FLR. PLAN

SCALE $\frac{1}{8}'' = 1'-0''$

A-4.1

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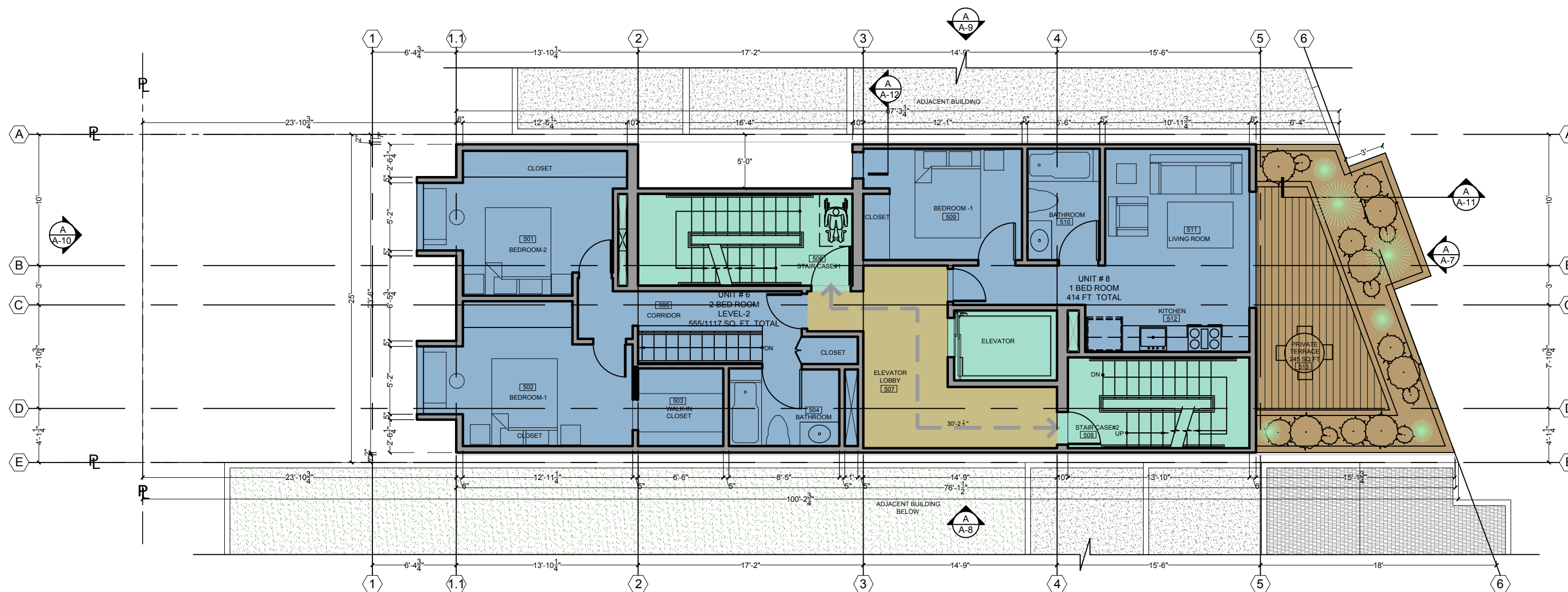
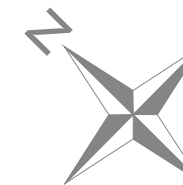
- RESIDENTIAL AREA
- PRIVATE/COMMON OPEN SPACE
- STAIRS
- COMMERCIAL AREA
- COMMON CIRCULATION AREA

FIFTH FLR. PLAN

SCALE $\frac{1}{8}" = 1'-0"$

A-5.0

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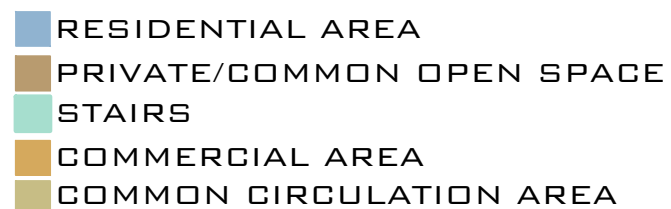
- RESIDENTIAL AREA
- PRIVATE/COMMON OPEN SPACE
- STAIRS
- COMMERCIAL AREA
- COMMON CIRCULATION AREA

SIXTH FLR. PLAN

SCALE $\frac{1}{8}" = 1'-0"$

A-5.1

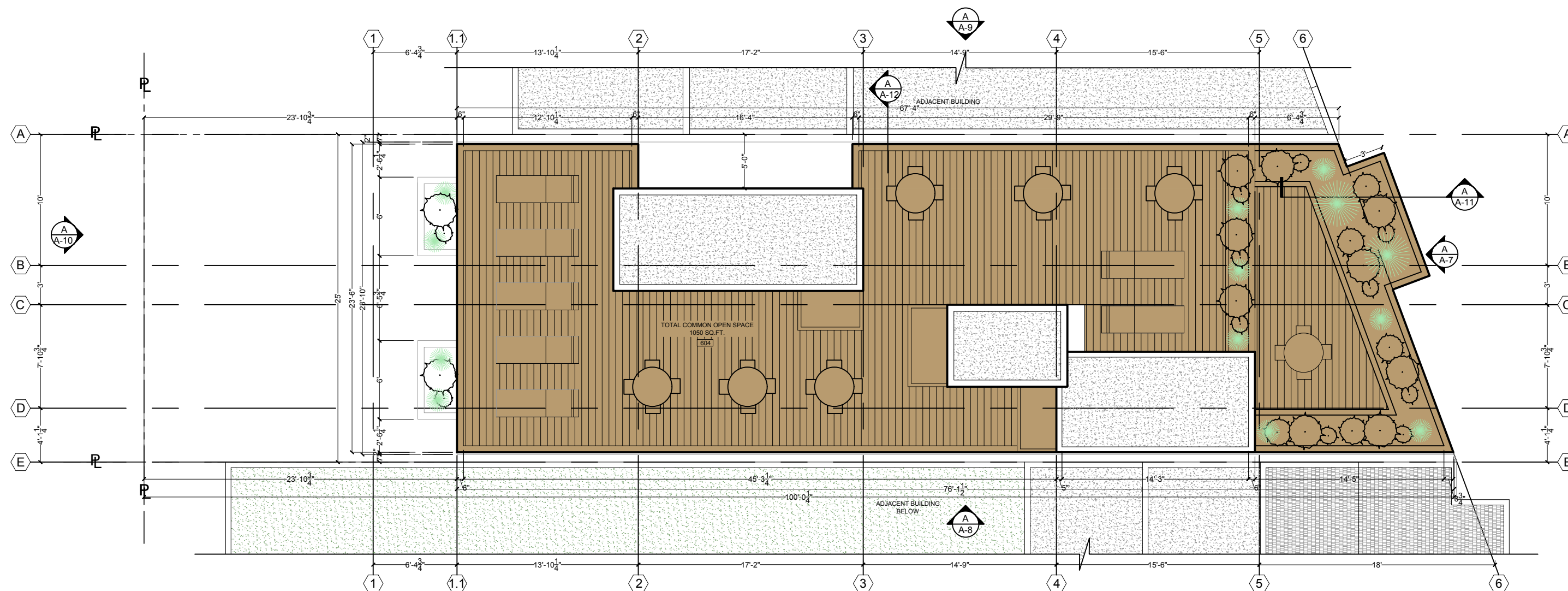
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4128 THIRD STREET, SAN FRANCISCO, CA 94124



SCALE $\frac{1}{8}'' = 1'-0''$

A-6.□

FEBRUARY 2020
4128 THIRD STREET, SAN FRANCISCO, CA 94124



- RESIDENTIAL AREA
- PRIVATE/COMMON OPEN SPACE
- STAIRS
- COMMERCIAL AREA
- COMMON CIRCULATION AREA

TOP OF ROOF FLR. PLAN

SCALE $\frac{1}{8}'' = 1'-0''$

A-6.1

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4128 THIRD STREET, SAN FRANCISCO, CA 94124

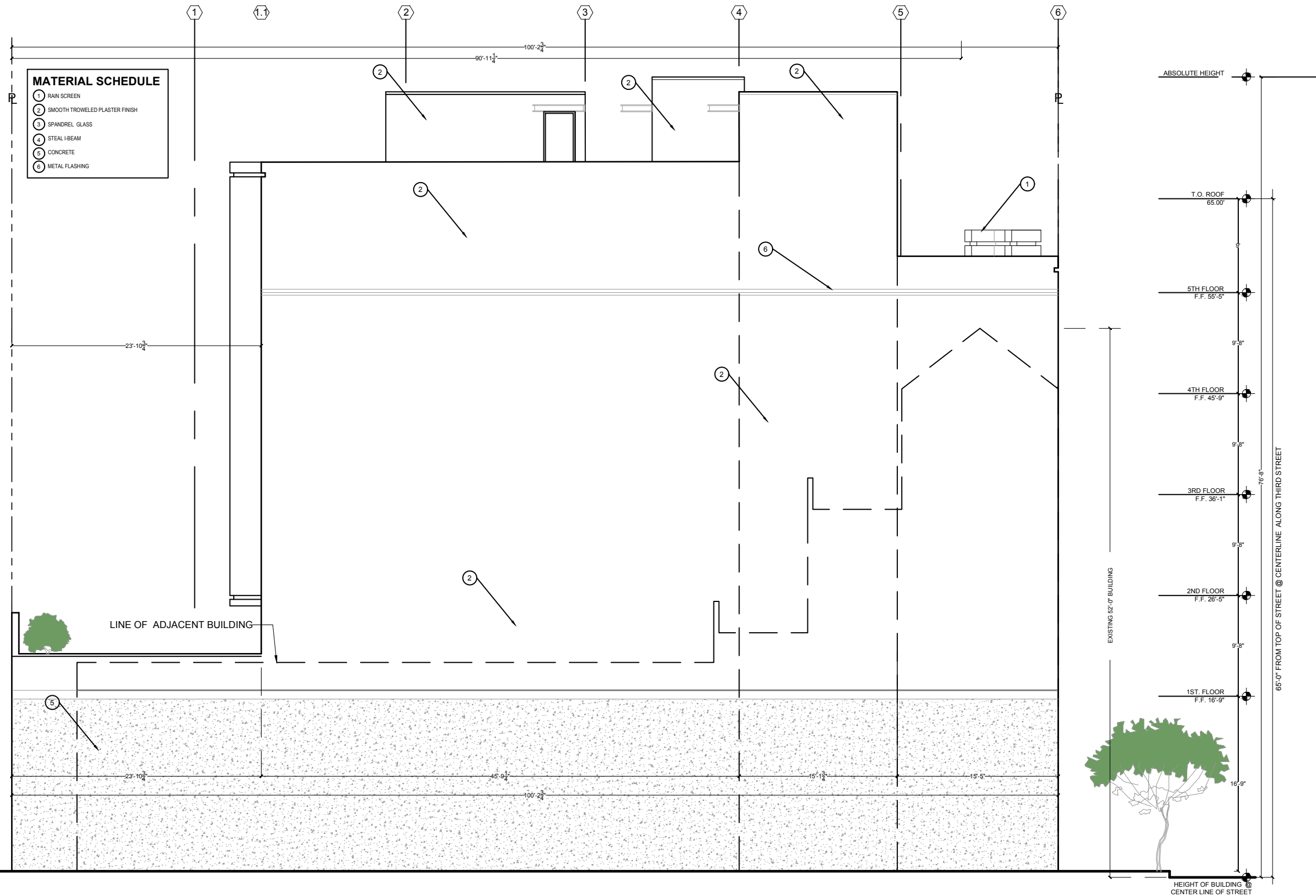
MATERIAL SCHEDULE	
1	RAIN SCREEN TYPE-1 (LIGHT GRAY)
1.1	RAIN SCREEN TYPE-2 (DARK GRAY)
2	SMOOTH TROWELED PLASTER FINISH
3	SPANDREL GLASS
3.1	CLEAR & NON REFLECTIVE GLASS
4	STEEL I-BEAM
5	BRUSHED ALUMINUM PLANTER
6	BRUSHED ALUMINUM SUN BREAKERS



EASTERN ELEVATION

SCALE $\frac{3}{32}" = 1'-0"$

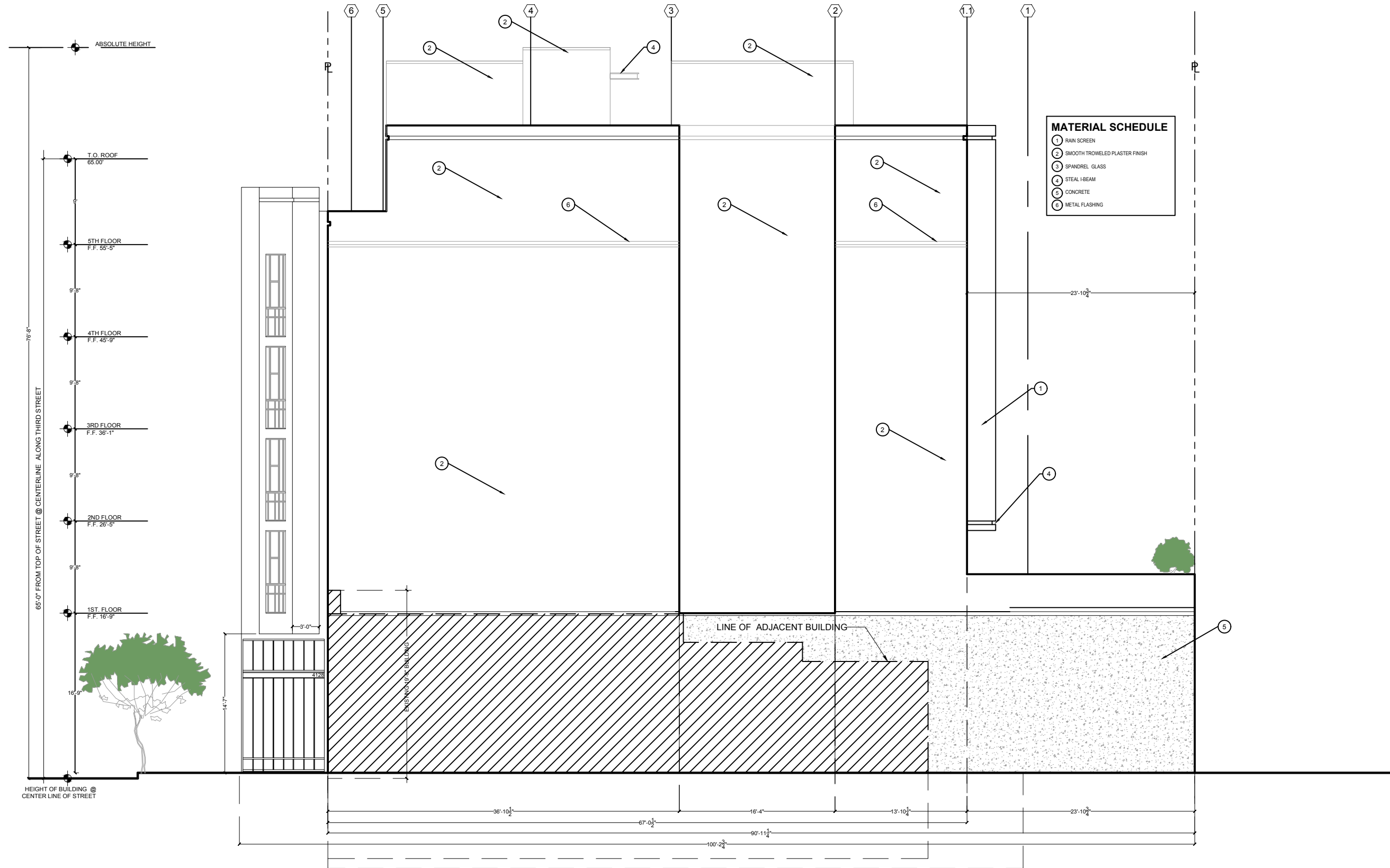
A-7.0



SOUTHERN ELEVATION

SCALE $\frac{3}{32}" = 1'-0"$

A-8.0



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 4128 THIRD STREET, SAN FRANCISCO, CA 94124

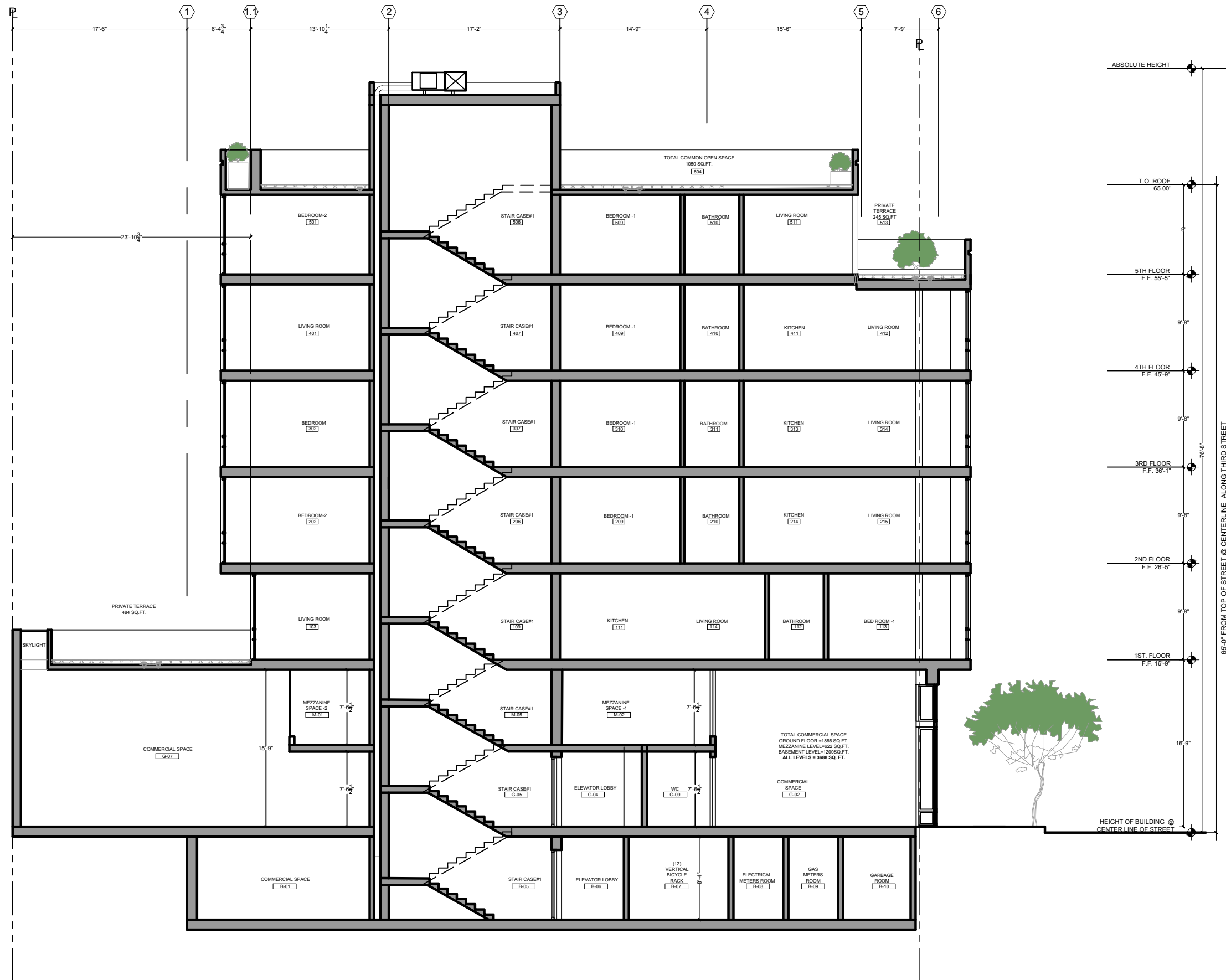
NORTHERN ELEVATION

SCALE $\frac{3}{32}$ " = 1'-0"

A-9.0



A-10.0



LONGITUDINAL SECTION (A)

A-1 1.0

FEBRUARY 2020
CO, CA 94124

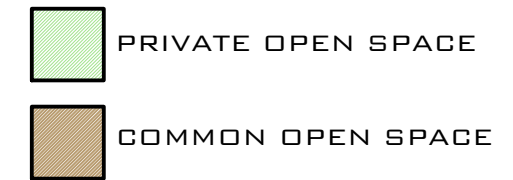
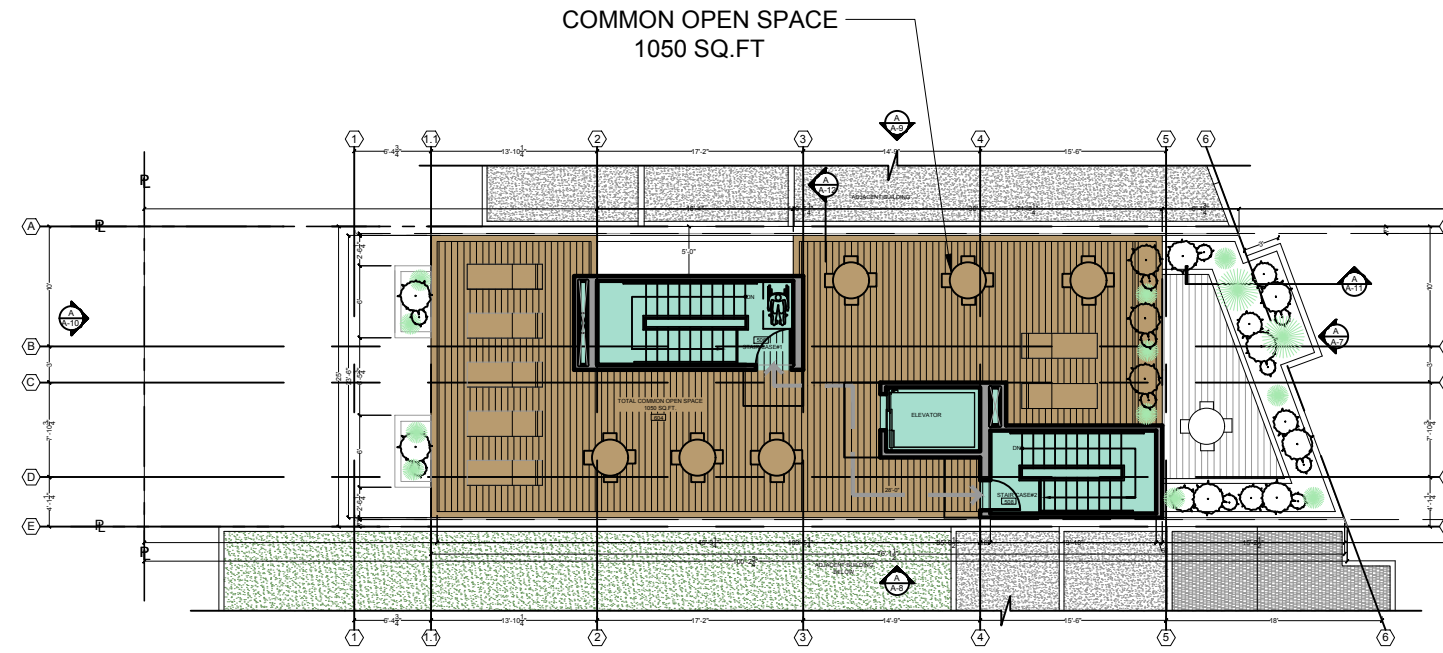


LATERAL SECTION A

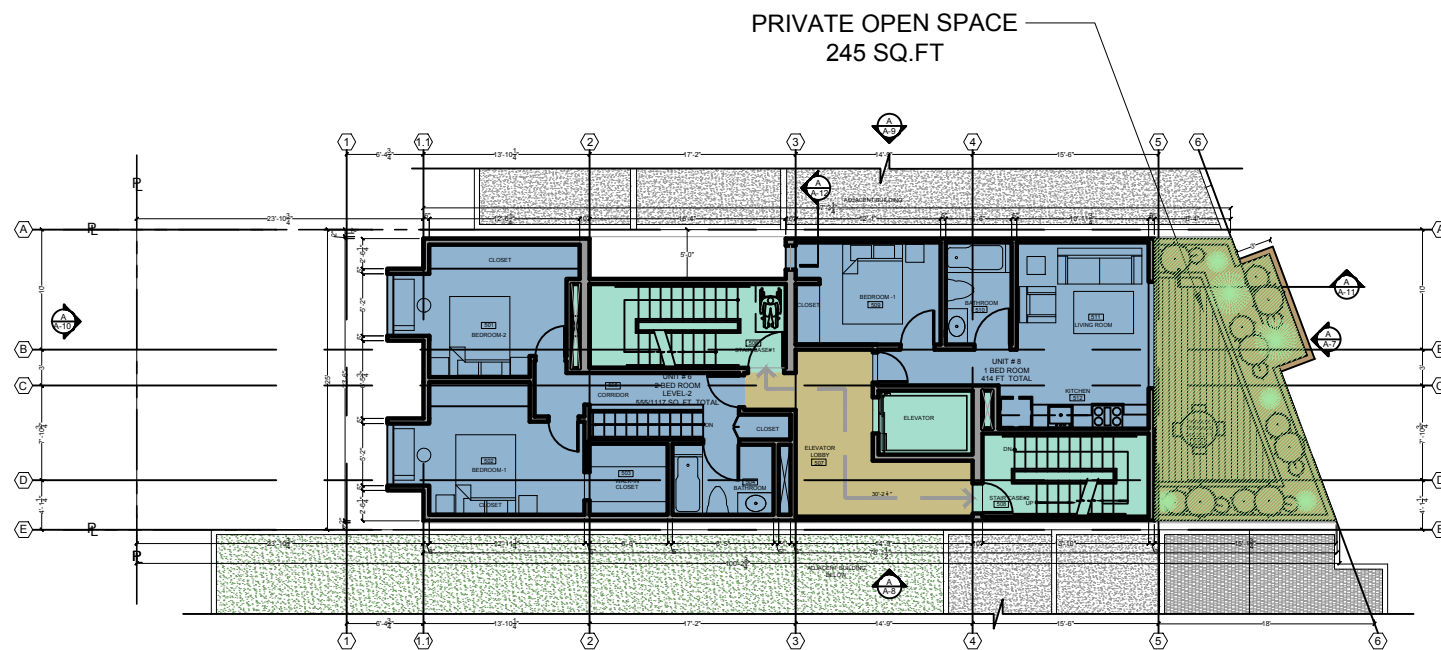
$$\text{SCALE } \frac{3}{32}'' = 1' - 0''$$

A-12.0

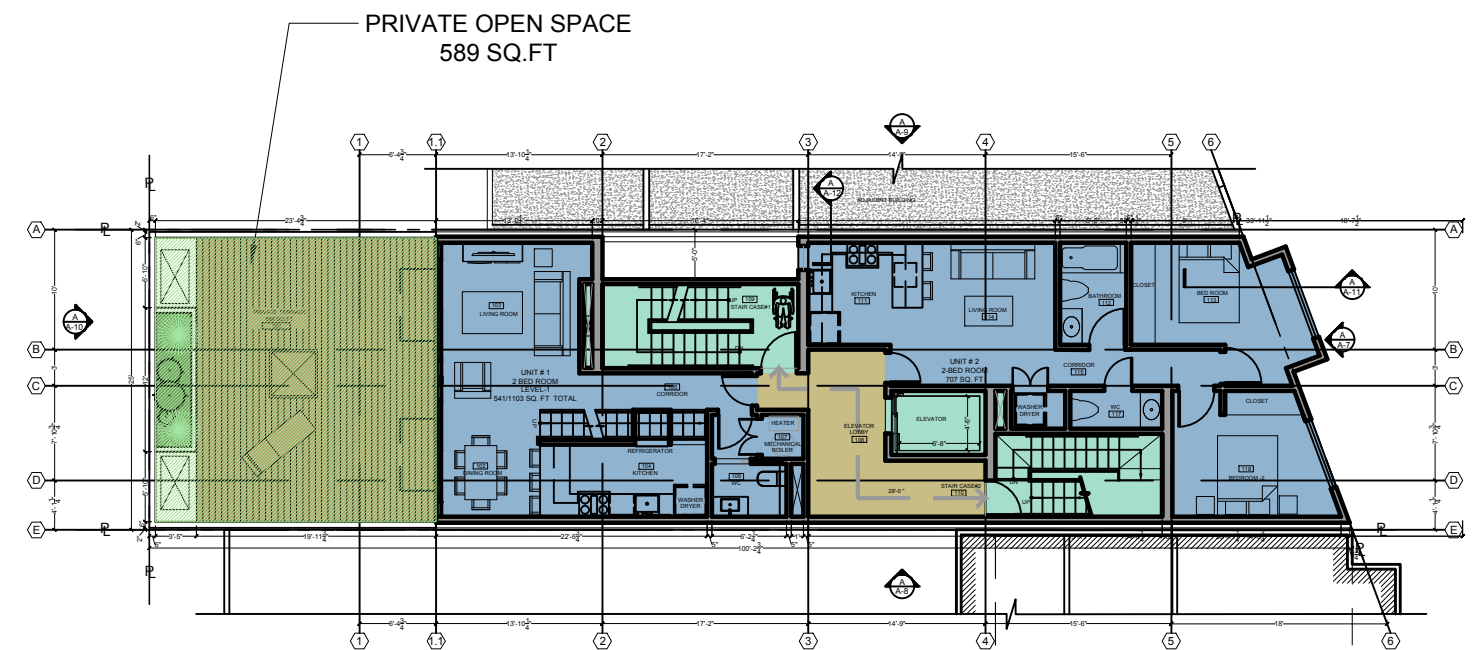




ROOF LEVEL PLAN



SIXTH FLOOR LEVEL PLAN



SECOND FLOOR LEVEL PLAN

OPEN SPACE PROGRAM	
MIN. COMMON OPEN SPACE REQUIRED	800 S.F.
COMMON OPEN SPACE PROPOSED @ ROOF	1050 S.F.
TOTAL PRIVATE OPEN SPACE PROPOSED	834 S.F.
TOTAL COMMON OPEN SPACE PROPOSED	1050 S.F.

OPEN SPACE DIAGRAM

SCALE $\frac{1}{16}" = 1'-0"$

A-14.0



Fairfax: Acacia Longifolia
(Sydney Golden Wattle)



Galvez: Maytenus Boaria (Mayten Tree)



Hudson: Metrosiderus Excelsa
(New Zealand Christmas Tree)



Innes: Acacia Baileyana
(Bailey's Acacia)



Jerrold: Tristania Conferta
(Brisban Box)



Kirkwood: Pyrus Kawakami
(Evergreen Pear)



LaSalle: Eucalyptus Ficifolia
(Red-Flowering Gum)



Newcomb: Ulmus Parvifolia
(Chinese Elm)



Phelps: Eucalyptus Sideroxylon
(Red Ironbark)



Newhall: Ginkgo Biloba
(Maidenhair Tree)



3rd: Eucalyptus Rudis
(Desert Gum)



Monterey Cypress
(Cupressas macrocarpa)



Lombardy Poplar
(Populus nigra 'Italica')



California Pepper
(Schinus molle)

Landscaping Plant List

- Bayview Industrial Triangle Street Tree List

- Fairfax: Acacia Longifolia (Sydney Golden Wattle)
- Galvez: Maytenus Boaria (Mayten Tree)
- Hudson: Metrosiderus Excelsa (New Zealand Christmas Tree)
- Innes: Acacia Baileyana (Bailey's Acacia)
- Jerrold: Tristania Conferta (Brisban Box)
- Kirkwood: Pyrus Kawakami (Evergreen Pear)
- LaSalle: Eucalyptus Ficifolia (Red-Flowering Gum)
- Newcomb: Ulmus Parvifolia (Chinese Elm)
- Phelps: Eucalyptus Sideroxylon (Red Ironbark)
- Newhall: Ginkgo Biloba (Maidenhair Tree)
- 3rd: Eucalyptus Rudis (Desert Gum)

Thematic Trees
 Monterey Cypress (Cupressas macrocarpa)
 Lombardy Poplar (Populus nigra 'Italica')
 California Pepper (Schinus molle)

ALL LANDSCAPE PALETTE CONFIRMS TO GOALS
 ESTABLISHED BY SAN FRANCISCO BIODIVERSITY
 POLICY RESOLUTION 004-17-COE.



Monterey pine (Pinus radiata)



Victorian Box (Pittosporum undulatum)



Leamonwood (Pittosporum eugenioides)



Desert Gum (Eucalyptus rudis)



Red ironbark (Eucalyptus sideroxylon)



Brisbane Box (Tristania conferta)



Sydney Golden Wattle (Acacia longifolia)



Carob (Ceratonia siliqua)



Mayten (Maytenus boaria)



Coffeeberry (Rhamnus californica)



Holly-leaf Cherry (Prunus ilicifolia)



Pacific Wax Myrtle (Myrica californica)



Hop Bush (Dodonaea viscosa)



Australian Tea Tree (Leptospermum laevigatum)



Willow-leaved Peppermint (Eucalyptus)



Evergreen Elm (Ulmus Parvifolia)



London Plane Tree (Platanus Acerifolia)

Background and Screen Species

- Monterey pine (Pinus radiata)
- Victorian Box (Pittosporum undulatum)
- Leamonwood (Pittosporum eugenioides)
- Desert Gum (Eucalyptus rudis)
- Red ironbark (Eucalyptus sideroxylon)
- Brisbane Box (Tristania conferta)
- Sydney Golden Wattle (Acacia longifolia)
- USED** Carob (Ceratonia siliqua)
- Mayten (Maytenus boaria)
- Coffeeberry (Rhamnus californica)
- Holly-leaf Cherry (Prunus ilicifolia)
- USED** Pacific Wax Myrtle (Myrica californica)
- Hop Bush (Dodonaea viscosa)
- Australian Tea Tree (Leptospermum laevigatum)

Parking Area Canopy Trees

- Willow-leaved Peppermint (Eucalyptus)
- Evergreen Elm (Ulmus Parvifolia)
- London Plane Tree (Platanus Acerifolia)

ALL LANDSCAPE PALETTE CONFIRMS TO GOALS ESTABLISHED BY SAN FRANCISCO BIODIVERSITY POLICY RESOLUTION 004-17-COE.



Trailing African Daisy
(*Osteospermum Fruticosum*)



Aaron's Beard (*Hypericum Calycinum*)



Dwarf Cyotebush
(*Baccharis Pilularis Pilularis*)



California Wild Lilac
(*Ceanothus* spp.)



Manzanita
(*Arctostaphylos* spp.)



Italian Stone Pine (*Pinus pinea*)



Coast Live Oak (*Quercus agrifolia*)



Olive (*olea europea*)



Red Alder (*Alnus oregona*)



Maidenhair Tree (*Gingko biloba*)



Hawthorne (*Craetagus* spp.)



Evergreen Pear (*Pyrus kawakami*)



Loquat (*Eriobotrya japonica*)



Purple-leaf Plum
(*Prunus cerasfera* 'Atropurpurea')

LANDSCAPE (TREES)

L-0.3

Specimen and Display Trees

Italian Stone Pine (*Pinus pinea*)
Coast Live Oak (*Quercus agrifolia*)
Olive (*olea europea*)
Red Alder (*Alnus oregona*)
Maidenhair Tree (*Gingko biloba*)
Hawthorne (*Craetagus* spp.)
Evergreen Pear (*Pyrus kawakami*)
Loquat (*Eriobotrya japonica*)
Purple-leaf Plum (*Prunus cerasfera* 'Atropurpurea')

Groundcover

Trailing African Daisy (*Osteospermum Fruticosum*)
Aaron's Beard (*Hypericum Calycinum*)
Dwarf Cyotebush (*Baccharis Pilularis Pilularis*)
California Wild Lilac (*Ceanothus* spp.)
Manzanita (*Arctostaphylos* spp.)

ALL LANDSCAPE PALETTE CONFIRMS TO GOALS
ESTABLISHED BY SAN FRANCISCO BIODIVERSITY
POLICY RESOLUTION 004-17-COE.



Toyon (Heteromeles Arbutifolia)

USED



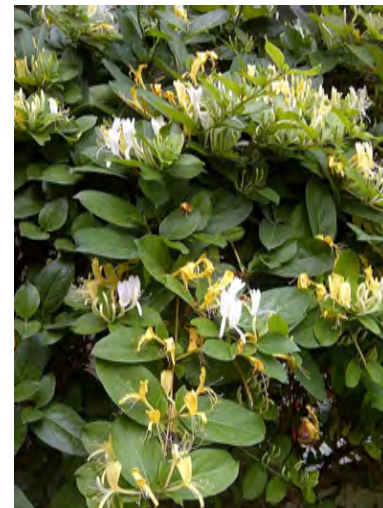
Bear's Breech (Acanthus mollis)



Pink Escallonia (Escallonia Rubra)



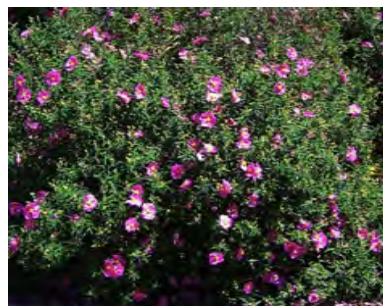
Fraser's Photinia (Photinia Fraseri)



Honeysuckle (Lonicera spp.)



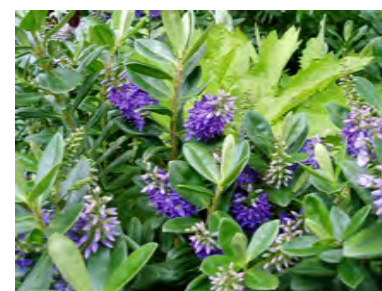
Wisteria (Wisteria Sinensis)



Rockrose (Cistus spp.)



Lily-of-the-Nile (Agapanthus Africanus)



Hebe (Hebe spp.)



Tobira (Pittosporum Tobira)



Passion Flower (Pssiflora spp.)



Boston Ivy
(Parthenocissus Tricuspidata)



Lantana (Lantana spp.)



Shore Juniper (Juniperus Conferta)



Pyracantha (Pyracantha spp.)



Climatis (Climatis spp.)



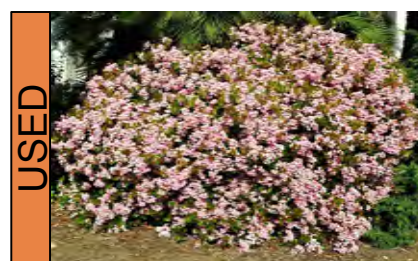
California Wild Lilac (Ceanothus spp.)



Strawberry Tree (Arbutus Unedo)



Japanese Privet (Ligustrum Japonicum)



Pink India Hawthorn (Raphiolepis Indica)



Bougainvillea (Bougainvillea spp.)



Creeping Fig (Ficus Pumila)



Manzanita (Arctostaphylos spp.)



Marguerites (Chrysanthemum Frutescens)

- Shrubs
- Toyon (Heteromeles Arbutifolia) **USED**
 - Rockrose (Cistus spp.)
 - Lantana (Lantana spp.)
 - California Wild Lilac (Ceanothus spp.) **USED**
 - Manzanita (Arctostaphylos spp.) **USED**
 - Bear's Breech (Acanthus mollis)
 - Lily-of-the-Nile (Agapanthus Africanus)
 - Strawberry Tree (Arbutus Unedo)
 - Marguerites (Chrysanthemum Frutescens)
 - Pink Escallonia (Escallonia Rubra)
 - Hebe (Hebe spp.)
 - Shore Juniper (Juniperus Conferta)
 - Japanese Privet (Ligustrum Japonicum)
 - Fraser's Photinia (Photinia Fraseri)
 - Tobira (Pittosporum Tobira) **USED**
 - Pyracantha (Pyracantha spp.)
 - Pink India Hawthorn (Raphiolepis Indica) **USED**
- Vines
- Honeysuckle (Lonicera spp.)
 - Passion Flower (Pssiflora spp.)
 - Climatis (Climatis spp.)
 - Wisteria (Wisteria Sinensis)
 - Boston Ivy (Parthenocissus Tricuspidata) **USED**
 - Creeping Fig (Ficus Pumila)
 - Bougainvillea (Bougainvillea spp.)
- ALL LANDSCAPE PALETTE CONFIRMS TO GOALS
ESTABLISHED BY SAN FRANCISCO BIODIVERSITY
POLICY RESOLUTION 004-17-COE.

LANDSCAPE (SHRUBS & VINES)

L-0.4



Toyon (Heteromeles Arbutifolia)

USED



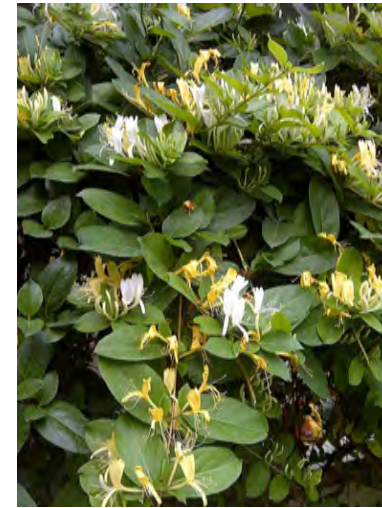
Bear's Breech (Acanthus mollis)



Pink Escallonia (Escallonia Rubra)



Fraser's Photinia (Photinia Fraseri)



Honeysuckle (Lonicera spp.)



Wisteria (Wisteria Sinensis)



Rockrose (Cistus spp.)



Lily-of-the-Nile (Agapanthus Africanus)



Hebe (Hebe spp.)



Tobira (Pittosporum Tobira)



Passion Flower (Pssiflora spp.)



Boston Ivy
(Parthenocissus Tricuspidata)



Lantana (Lantana spp.)



Shore Juniper (Juniperus Conferta)



Pyracantha (Pyracantha spp.)



Climatis (Climatis spp.)

- Shrubs**
- Toyon (Heteromeles Arbutifolia) **USED**
 - Rockrose (Cistus spp.)
 - Lantana (Lantana spp.)
 - California Wild Lilac (Ceanothus spp.) **USED**
 - Manzanita (Arctostapholos spp.) **USED**
 - Bear's Breech (Acanthus mollis)
 - Lily-of-the-Nile (Agapanthus Africanus)
 - Strawberry Tree (Arbutus Unedo)
 - Marguerites (Chysanthemum Frutescens)
 - Pink Escallonia (Escallonia Rubra)
 - Hebe (Hebe spp.)
 - Shore Juniper (Juniperus Conferta)
 - Japanese Privet (Ligustrum Japonicum)
 - Fraser's Photinia (Photinia Fraseri)
 - Tobira (Pittosporum Tobira) **USED**
 - Pyracantha (Pyracantha spp.)
 - Pink India Hawthorn (Raphiolepis Indica) **USED**



California Wild Lilac (Ceanothus spp.)

USED



Strawberry Tree (Arbutus Unedo)



Japanese Privet (Ligustrum Japonicum)



Pink India Hawthorn (Raphiolepis Indica)

USED



Bougainvillea (Bougainvillea spp.)



Creeping Fig (Ficus Pumila)



Manzanita (Arctostapholos spp.)

USED



Marguerites (Chysanthemum Frutescens)

- Vines**
- Honeysuckle (Lonicera spp.)
 - Passion Flower (Pssiflora spp.)
 - Climatis (Climatis spp.)
 - Wisteria (Wisteria Sinensis)
 - Boston Ivy (Parthenocissus Tricuspidata) **USED**
 - Creeping Fig (Ficus Pumila)
 - Bougainvillea (Bougainvillea spp.)

ALL LANDSCAPE PALETTE CONFIRMS TO GOALS
ESTABLISHED BY SAN FRANCISCO BIODIVERSITY
POLICY RESOLUTION 004-17-COE.

LANDSCAPE (SHRUBS & VINES)

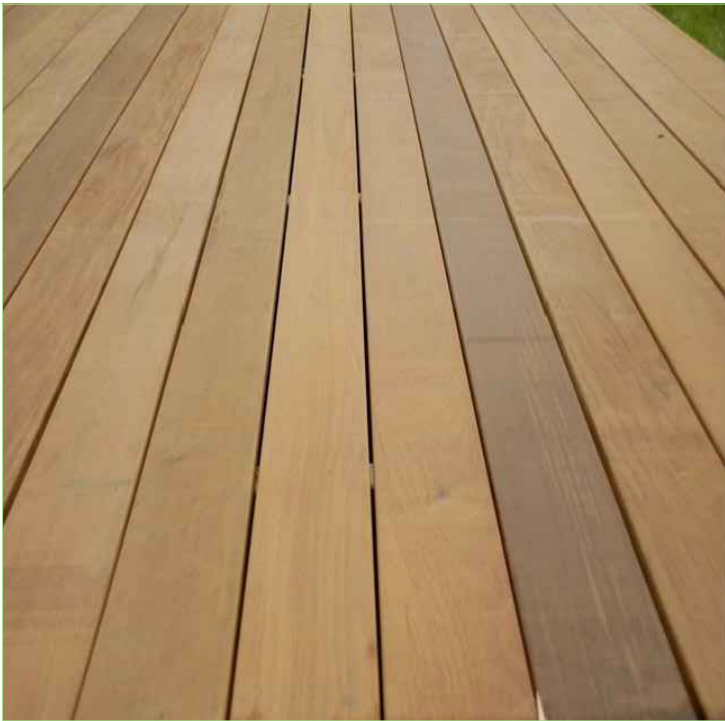
L-0.4



TREE GRATE



COMMON & PRIVATE TERRACES WALLS COMPOSITE
WOOD DECKING ENLARGED IMAGE



COMMON & PRIVATE TERRACES WALLS
(WOOD CLADDING)



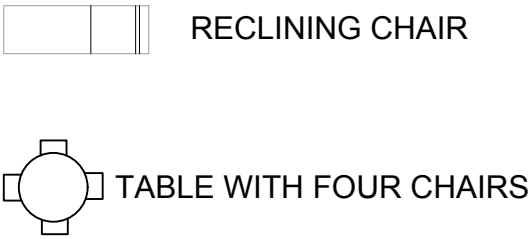
GRATE (WATER DRAINAGE)
ENLARGED IMAGE



WOOD PLANTER WITH
DETACHED SOIL BOXES
ENLARGED IMAGE



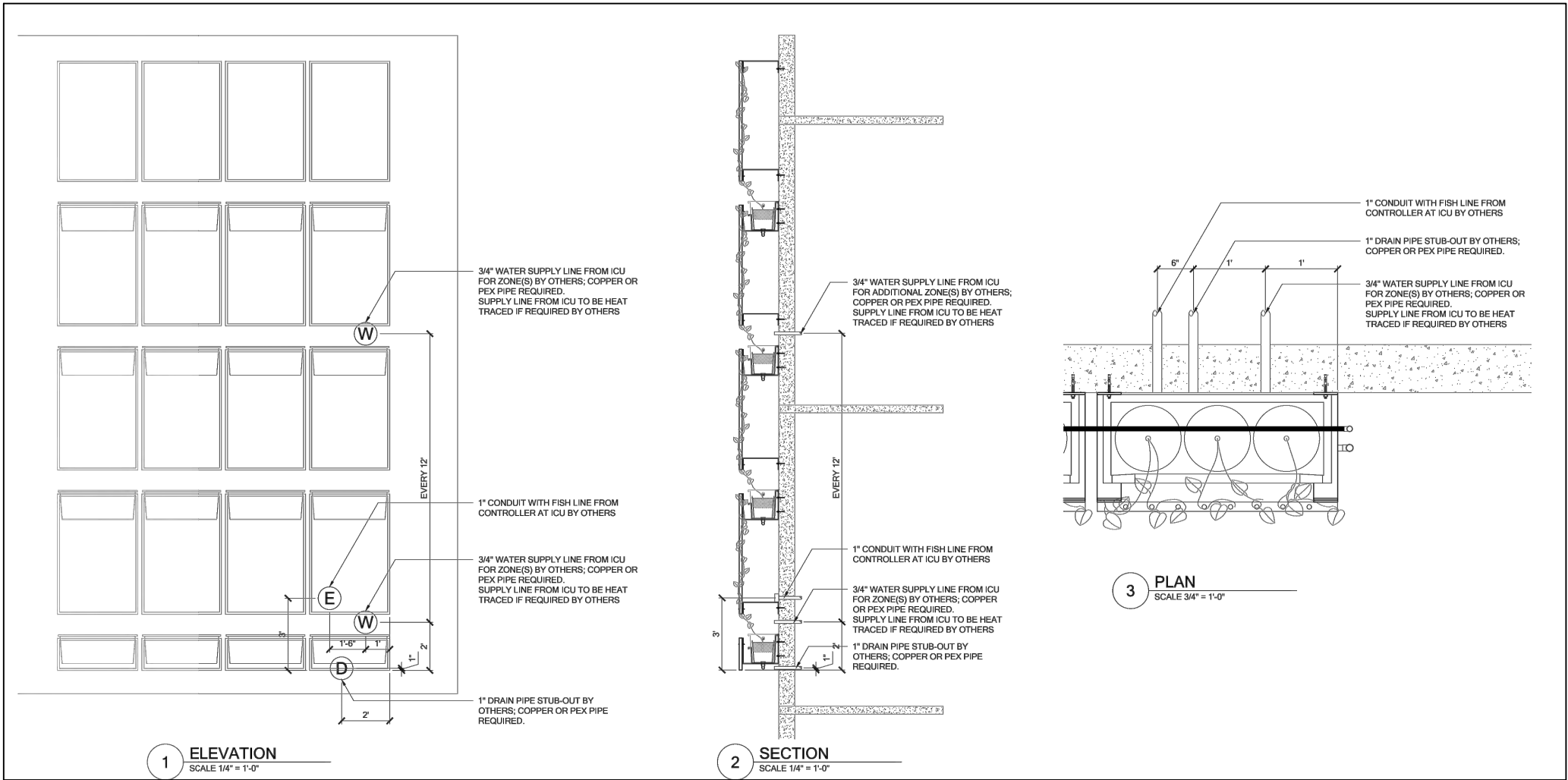
WOOD PLANTER WITH
DETACHED SOIL BOXES



TERRACE TABLE & CHAIRS



TERRACE TABLE & CHAIRS



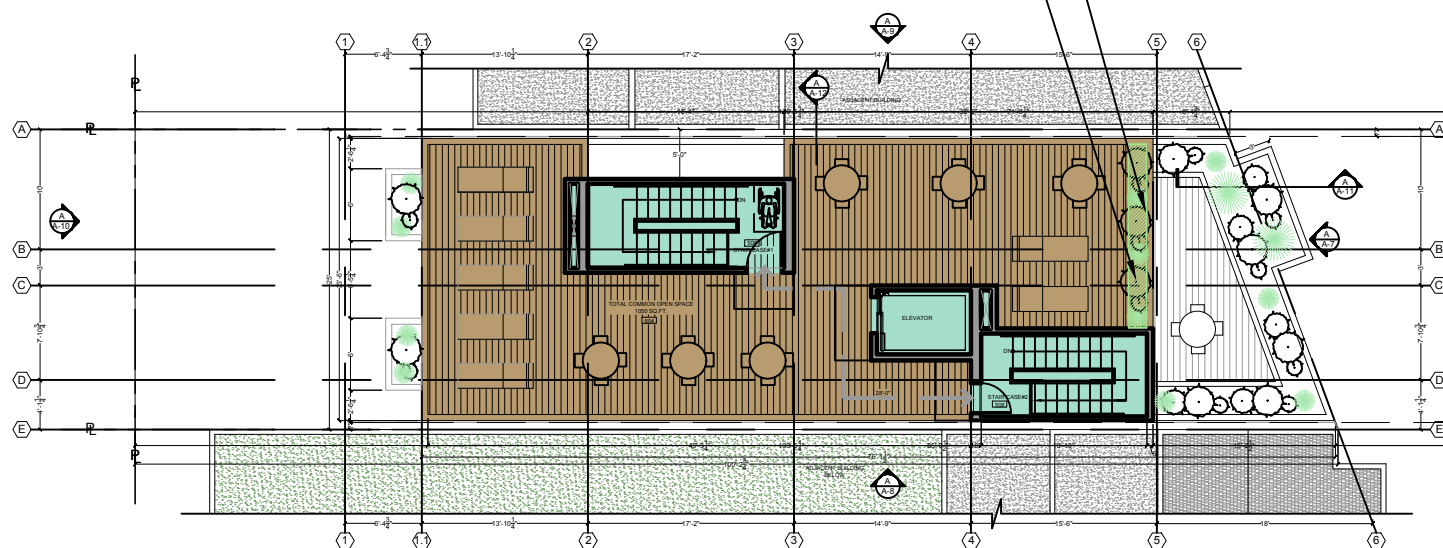
TERRACE WEATHER PROOF COUCHES



GSKY WALL (MAIN LOBBY)

ALL LANDSCAPE PALETTE CONFIRMS TO GOALS
ESTABLISHED BY SAN FRANCISCO BIODIVERSITY
POLICY RESOLUTION 004-17-COE.

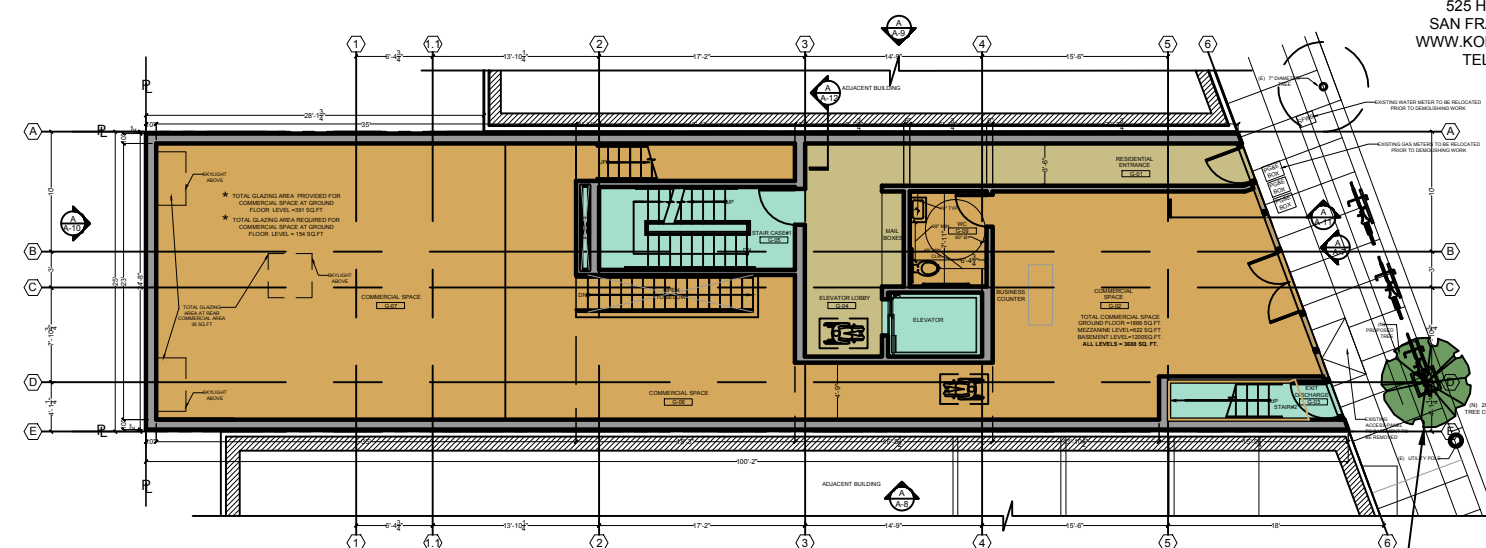
TOYON L-0.3
MANZANITA L-0.3



ROOF LANDSCAPE PLAN

ALL LANDSCAPE PALETTE CONFIRMS TO GOALS
ESTABLISHED BY SAN FRANCISCO BIODIVERSITY
POLICY RESOLUTION 004-17-COE.

ALL LANDSCAPE PALETTE CONFIRMS TO GOALS
ESTABLISHED BY SAN FRANCISCO BIODIVERSITY
POLICY RESOLUTION 004-17-COE.

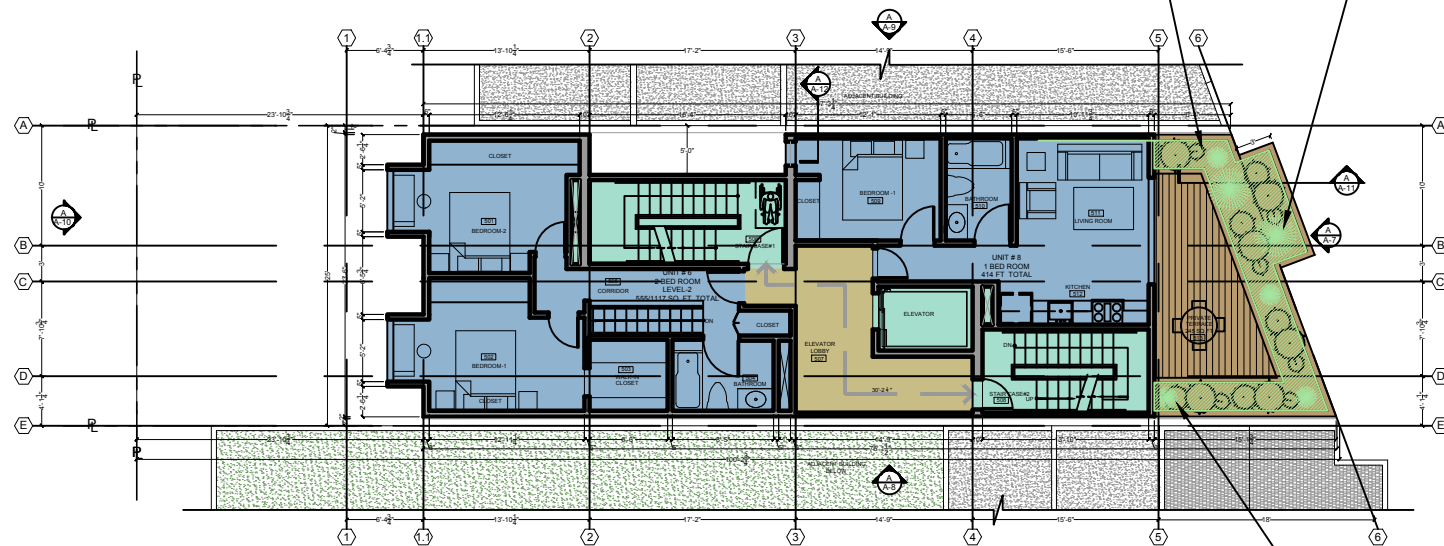


GROUND FLOOR LANDSCAPE PLAN

CARBO (CERATONIA SILIQUA) L-0.2

CALIFORNIA WILD LILAC L-0.3

PINK INDIA HAWTHORN L-0.3

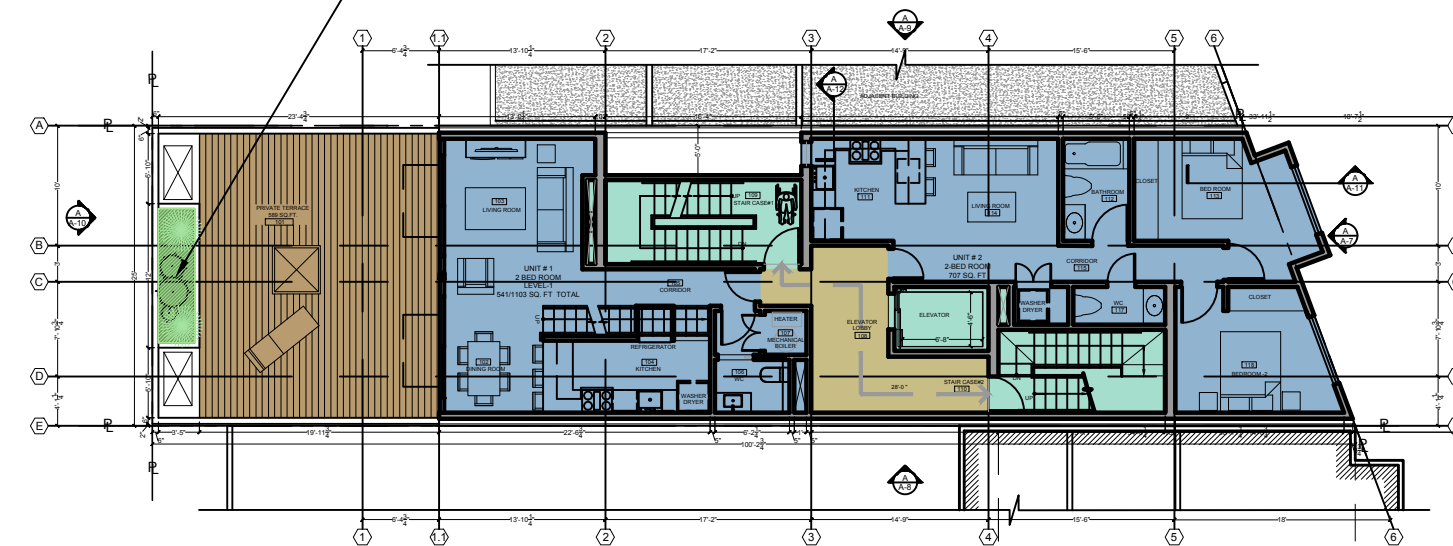


SIXTH FLOOR LANDSCAPE PLAN

ALL LANDSCAPE PALETTE CONFIRMS TO GOALS
ESTABLISHED BY SAN FRANCISCO BIODIVERSITY
POLICY RESOLUTION 004-17-COE.

TOBIRA L-0.3

CALIFORNIA WILD LILAC L-0.3



SECOND FLOOR LANDSCAPE PLAN

ALL LANDSCAPE PALETTE CONFIRMS TO GOALS
ESTABLISHED BY SAN FRANCISCO BIODIVERSITY
POLICY RESOLUTION 004-17-COE.



RECLINING CHAIR

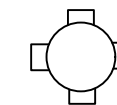


TABLE WITH FOUR CHAIRS



PLANTATION AREA

LANDSCAPING

SCALE $\frac{1}{16}" = 1'-0"$

L-0.7

HISTORIC RESOURCE EVALUATION

4128-30 3rd Street
San Francisco, California



June 23, 2016

Prepared by

Ver **Planck**
HISTORIC PRESERVATION CONSULTING

San Francisco, California

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I. Introduction

VerPlanck Historic Preservation Consulting prepared this Historic Resource Evaluation Part I (HRE) for a mixed-use (commercial and residential) property located at 4128-30 3rd Street, in San Francisco's Bayview-Hunters Point district. The HRE describes and provides the history of this property, as well as analyzing its potential eligibility for listing in the California Register of Historical Resources (California Register). The property is located on the northwest side of 3rd Street, between Hudson and Innes avenues, in a neighborhood once known as Butchertown (Assessor's Parcel 5260/036 (**Figure 1**)). The subject property contains a two-story-over-basement, wood-frame, commercial and residential building constructed before 1886 and then enlarged before 1900. The heavily altered building contains a dry cleaning business at street level and an unoccupied office, studio, and rooming house on the second floor. The upper floor of the building was burned in a 2013 fire and little is left its interior. Based on the analysis in this HRE, the property appears ineligible for listing in the California Register under any of the eligibility criteria. It also has a low degree of integrity, having been extensively remodeled in 1953, and again ca. 1995. Furthermore, the property is not part of any historic districts (listed or potential).

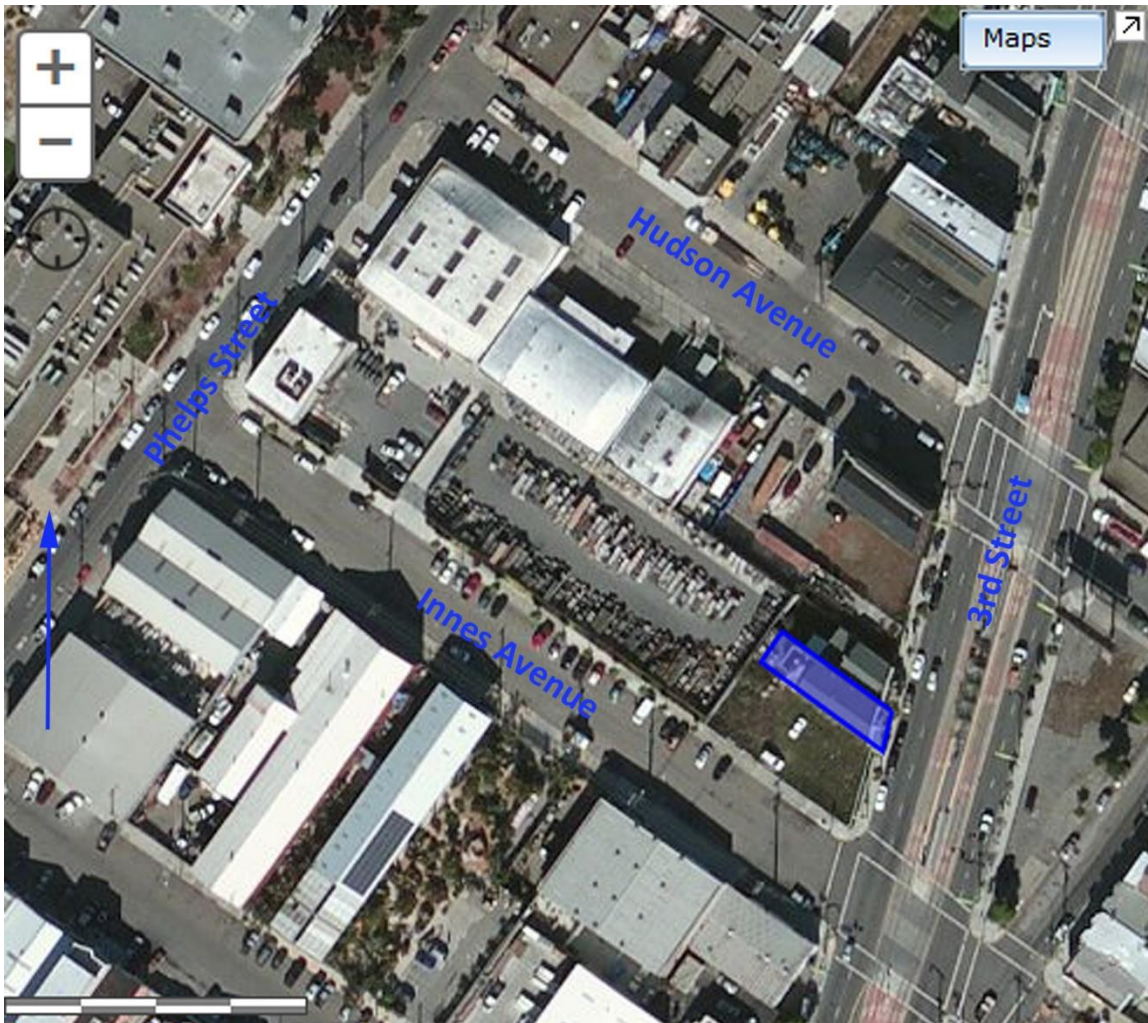


Figure 1. Map showing location of 4128-30 3rd Street (outlined in blue)
Source: San Francisco Property Information Map; annotated by Christopher VerPlanck

II. Methods

Christopher VerPlanck, the author of this report, conducted fieldwork at the subject property on June 13, 2016. He photographed and surveyed the exterior and accessible portions of the interior of the building, as well as the surrounding properties on the subject block. He then researched the property at various libraries and government offices, including the San Francisco Department of Building Inspection, the San Francisco Office of the Assessor-Recorder, the San Francisco Public Library, the California Historical Society, and VerPlanck's own extensive in-house archive. In compliance with the San Francisco Planning Department's *Preservation Bulletin No. 16: CEQA Review Procedures for Historic Resources*, this HRE includes an architectural description and historic context that describe the subject property's evolution from the late nineteenth century to the present day. Unless noted otherwise, all photographs in this report were taken by Christopher VerPlanck.

III. Regulatory Framework

VerPlanck Historic Preservation Consulting searched federal, state, and local records to determine if 4128-30 3rd Street had been identified in any survey or listed in any other official register of historic resources. The specific surveys and registers consulted are described below.

A. *Here Today Survey*

Published in 1968 by the Junior League of San Francisco, *Here Today: San Francisco's Architectural Heritage*, is San Francisco's earliest comprehensive historical resource inventory. Prepared by trained volunteers, the survey provides a photograph and concise historical data on approximately 2,500 properties located throughout San Francisco. The survey was adopted in 1970 by the San Francisco Board of Supervisors under Resolution No. 268-70. The survey files are archived at the Koshland/San Francisco History Center, at the San Francisco Public Library.

4128-30 3rd Street is not included in *Here Today*, either in the book or the accompanying survey files.

B. *San Francisco Planning Department Architectural Quality Survey*

Between 1974 and 1976, the San Francisco Planning Department completed an inventory of architecturally significant buildings throughout San Francisco. An advisory committee consisting of architects and architectural historians assisted in the final rating of the roughly 10,000 buildings surveyed. The unpublished survey consists of 60 bound volumes of survey data on file at the San Francisco Planning Department. The survey includes both contemporary and older buildings, but historical associations were not considered. Planning staff assigned each surveyed building a numerical rating ranging from "0" (contextual importance) to "5" (individual significance of the highest degree). The inventory assessed only architectural significance, which was defined as a combination of the following characteristics: design features, urban design context, and overall environmental significance. When completed, the Architectural Quality Survey was believed to represent the top 10 percent of the city's building stock.¹ Furthermore, in the estimation of survey participants, buildings rated "3" or higher represent approximately the top 2

¹ San Francisco Planning Department, *San Francisco Preservation Bulletin No. 11 – Historic Resource Surveys* (San Francisco: n.d.), 3.

percent of the city's building stock. The survey was adopted in 1977 by the San Francisco Board of Supervisors under Resolution No. 7831. The Planning Department has been directed to use the survey, although the methodology is no longer consistent with CEQA Guidelines PRC 5024.1(g).

4128-30 3rd Street is not identified in the 1976 Architectural Quality Survey.

C. San Francisco Architectural Heritage Surveys

San Francisco Architectural Heritage (Heritage) is the city's oldest not-for-profit organization dedicated to increasing awareness of and advocating for the preservation of San Francisco's unique architectural fabric. Heritage has completed several historic resource inventories in San Francisco, including Downtown, the South of Market Area, the Inner Richmond District, Chinatown, the Van Ness Corridor, the Northeast Waterfront, and Dogpatch. Heritage ratings range from "A" (highest importance) to "D" (minor or no importance) and are based on both architectural and historical significance.

San Francisco Architectural Heritage has not surveyed Bayview-Hunters Point. Occasionally Heritage will have files on individual properties located in unsurveyed areas, but the organization does not have a file for 4128-30 3rd Street.

D. Article 10 of the San Francisco Planning Code

San Francisco City Landmarks are buildings, structures, sites, districts, and objects of "special character or special historical, architectural or aesthetic interest or value and (that) are an important part of the City's historical and architectural heritage." Adopted in 1967 as Article 10 of the San Francisco Planning Code, the San Francisco City Landmark program recognizes the significance of listed buildings and protects them from inappropriate alterations and demolition through review by the San Francisco Historic Preservation Commission. As of November 2011, there were 256 landmarked properties and 11 designated historic districts that are subject to Article 10. The Article 10 designation process originally used the Kalman Methodology, a qualitative and quantitative method for evaluating the significance of historic properties. As of 2000, Article 10 was amended to use National Register evaluation criteria.

4128-30 3rd Street is not a City Landmark and it is not a contributor to any locally designated historic districts.

E. California Historical Resources Information System

Properties listed in the California Historical Resources Information System's (CHRIS) Historic Property Data File, or that are under review by the California Office of Historic Preservation (OHP), are assigned status codes of "1" to "7," establishing a baseline record of historical significance. Properties with a status code of "1" are listed in the California Register or National Register. Properties with a status code of "2" have been formally determined eligible for listing in the California Register or National Register. Properties with a status code of "3" or "4" appear to be eligible for listing in either register through survey evaluation. Properties with a status code of "5" are typically locally significant or of contextual importance. Status codes of "6" indicate that the property has been found ineligible for listing in any register and a status code of "7" indicates that the property has not yet been evaluated.

4128-30 3rd Street is not listed in the Historic Property Data File.

IV. Property Description

A. Context

4128-30 3rd Street is located at the northern end of Bayview-Hunters Point's 3rd Street commercial district, an area historically known as Butchertown. Bayview-Hunters Point, a sprawling mixed-use district of residential and industrial uses, is defined as a triangle bounded by U.S. Highway 101 to the west, Islais Creek to the north, and San Francisco Bay to the south and east. Third Street is the primary north-south artery and the district's most important commercial corridor. The subject property is located toward the northern end of the 3rd Street commercial district, which roughly extends from Evans Avenue in the north to Thomas Avenue to the south. In comparison with the heart of the 3rd Street commercial district, an eight-block long stretch between Kirkwood and Shafter avenues, the northern end, where the subject property is located, presents a much sparser cityscape, with many vacant lots and low-scale industrial buildings. Reflecting the traditional industrial uses in the Butchertown area, 4128-30 3rd Street is located in an M-1 (Light Industrial) zoning district and a 65-J height and bulk district.

The subject property is located on the northwest side of 3rd Street, 50 feet north of Innes Avenue. It is an irregularly shaped lot measuring roughly 25' x 100', though its trapezoidal shape reduces its depth to 90 feet along the north side. The subject block, which is bounded by Hudson Avenue to the north, 3rd Street to the east, Innes Avenue to the south, and Phelps Street to the west, is largely given over to light industrial uses. Nearby large-scale industrial and civic properties include the Southeast Sewage Treatment Plant and City College of San Francisco's Southeast Campus, both of which are located on Phelps Street, one block from the subject property. The western two-thirds of the subject block is occupied by 1950s-era light-industrial buildings, including three tilt-slab concrete industrial buildings with bowstring-truss roofs. These three buildings, which are located at 1665 Hudson Avenue, 1675 Hudson Avenue, and 701 Phelps Street, were built between 1954 and 1955 (**Figure 2**). In regard to their design, these three buildings are windowless boxes whose street façades are punctuated by metal roll-up doors and loading docks. At the southeast corner of Phelps Street and Innes Avenue is a contemporary tile showroom constructed in 2007. Southeast of this property are two asphalt-paved parking lots utilized by the tile showroom and the industrial buildings on Hudson Avenue (**Figure 4**).



Figure 3. Light-industrial buildings on 1600 block of Hudson Avenue; view toward west



Figure 4. Parking lots on 1600 block of Innes Avenue; view toward north

For much of the late nineteenth and early twentieth centuries, the western two-thirds of the subject block were occupied by tidal marshes. The only developed portion of the block was along the 3rd Street (originally Railroad Avenue) frontage, which was graded slightly higher than the surrounding land. Consequently, the 3rd Street frontage of the block is divided into a tightly woven grid of narrow 25'-wide lots, while the rest of the block consists of much larger industrial parcels (**Figure 5**). At the northwest corner of 3rd Street and Innes Avenue, next-door to the subject property, is a four-story, wood-frame condominium complex at 4132 3rd Street (**Figure 6**). Built in 2014, this non-descript residential building contains eight units. Adjoining the subject property to the north is a one-story, wood-frame, retail store constructed in 1908. Minimally designed in the Mission Revival style, the moderately altered building at 4124 3rd Street – long home to Constanso's Sandwich Shop – has a tiled storefront with aluminum windows and a pair of double-leaf wood doors (**Figure 7**).



Figure 5. 4100 block of 3rd Street; view toward south



Figure 6. Condominium complex at 4132 3rd Street; view toward west



Figure 7. Constanso's Sandwich Shop, 4124 3rd Street; view toward west

North of Constanso's Sandwich Shop is a vacant lot at 4120 3rd Street. Beyond it, at the southwest corner of 3rd Street and Hudson Avenue, is an unusually intact Italianate-style building at 4100 3rd Street. Built ca. 1875 (though it does not appear on Sanborn maps until 1914), this mixed-use building contains a restaurant on the first floor level and flats above. Per the San Francisco Planning Department, 4100 3rd Street is a "Historical Resource" – the only such property on the subject block (**Figure 8**).



Figure 8. Mixed-use building at 4100 3rd Street; view toward west

The San Francisco Municipal Railway's (Muni) T-Third light rail line runs down the center of 3rd Street, with a raised boarding platform located between Hudson and Innes avenues. Third Street travels along a north-east-southwest alignment, cutting across the neighborhood's street grid and severing several blocks into two sections. As a result, a small portion of the subject block is located on the opposite side of 3rd Street. This section of the block, which is one triangular property known as 4101 3rd Street, is vacant, containing an asphalt-paved parking lot partially surrounded by construction fencing (**Figure 9**). This property is the proposed location of a six-story, 46-unit, mixed-use building designed by architect Gabriel Ng. Newhall Street forms the eastern boundary of this property and the subject block. The east side of the 700 block of Newhall Street has eight, single-and two-family dwellings built between 1908 and 1979 (**Figure 10**). None has any historical status.



Figure 9. 4101 3rd Street; view toward north



Figure 10. 700 block of Newhall Street; view toward north

B. Site

4128-30 3rd Street occupies an irregularly shaped lot containing 2,387 square feet (sf) of space. The lot is level and the building footprint occupies the entirety of the lot. There is no landscaping on the property.

C. General Description

4128-30 3rd Street is a two-story-over-basement, wood-frame, mixed-use (commercial and residential) building with a concrete foundation and a gable roof. Like the front property line, the primary façade runs parallel to 3rd Street, giving the building a trapezoidal footprint. Constructed before 1886, the building has been enlarged and extensively remodeled multiple times, giving it a non-descript, utilitarian appearance. Originally built as a one-story commercial building, it was expanded to two stories ca. 1900, with a ground-floor commercial space and a flat above. It was then converted into two flats ca. 1920. The current owner converted it back into a mixed-use building ca. 1995. The exterior is clad in stucco (primary façade only) and rustic channel siding (north, south, and west façades). The interior contains a basement and a first-floor commercial unit, both of which are occupied by the property owner's dry cleaning business. There is a ca. 1995 addition behind the laundry that is used for storage. The second floor, which was heavily damaged by a fire in 2013, contains an office, a four-bedroom rooming house, and a studio apartment housed in smaller, ca. 1995 rear addition. The building is in poor condition.

D. Exterior Description

East (primary) Façade

The east (primary) façade of 4128-30 3rd Street faces 3rd Street (**Figure 11**). Finished in smooth stucco, the primary façade is a simple, two-bay, two-part composition consisting of a ca. 1995 storefront with a separate entrance to the second floor at the first floor level, and a pair of rectangular aluminum windows at the second floor level. The storefront consists of a pair of anodized-aluminum glazed doors at the left and two square, aluminum-frame display windows bordered with wood trim at the center (**Figure 12**). The storefront itself is finished in stucco and sheltered beneath an aluminum-frame, cloth-covered canopy. Concealed behind the canopy is a roll-up corrugated metal security door that can enclose the entire storefront. The entrance to the flats is to the right of the storefront; it is contained within a recessed vestibule protected behind a steel security gate. This entrance contains a single-panel wood door with a single light at the top. The porch has a cement floor with stucco-finished walls and ceiling. The windows on the second floor appear to



Figure 11. East (primary) façade

date to the 1990s. The window at the left is larger and consists of a fixed central light flanked by two sliders or casements. The window in the right bay is smaller and consists of a pair of sliders or casements (**Figure 13**). The windows have no trim and both are broken and/or boarded-up. The area above the windows is an unbroken expanse of stucco that terminates in a false front capped by a shaped parapet. A backlit plastic sign is attached to the wall above the window in the left bay.



Figure 12. Storefront detail



Figure 13. Second floor level detail

West (secondary) Façade

The west façade of 4128-30 3rd Street consists of several sections. The first floor level extends all the way to the rear property line and is consequently not visible from any public rights-of-way. The second floor level does not occupy the entire footprint of the property, so portions are visible, including the rear of the nineteenth-century gable-roofed building, which is clad in rustic channel siding. A shed-roofed porch is also clad in rustic channel siding (**Figure 14**). An addition, constructed ca. 1995 to house the studio unit, is clad in composite siding (**Figure 15**). Two doors access the second floor from the deck that occupies the roof of the undated addition at the first floor level.



Figure 15. North part of rear façade, second floor



Figure 14. South part of rear façade, second floor

North and South Façades

The north and south façades of 4128-30 3rd Street abut the adjoining properties and are not visible from any public right-of-way. They are clad in rustic channel siding.

E. Interior Description

As mentioned previously, the interior of 4128-30 3rd Street consists of three floor levels, including a basement, a commercial first floor level, and a mainly residential second floor level. The basement is used by the property owner for his dry cleaning business. It has board-formed concrete walls, which also serve as the building's foundation. Sheetrock-clad wood posts and beams, augmented by steel piers, extend through the center of the space, supporting the upper floor levels (**Figure 16**).



Figure 16. Basement; view toward west

The first floor level, which houses the property owner's dry cleaning business, was heavily remodeled ca. 1995, and its materials and finishes are typical for the era, including sheetrock-clad walls and ceilings, hollow-core doors with narrow wood moldings, and carpeted plywood subflooring. The front portion of the first floor contains the retail counter, customer waiting area, and work floor of the dry cleaning business. The rear half of the first floor level (not including the addition) is divided by a double-loaded corridor. Opening off the corridor to the south is an office and a break room. and to the north, a toilet room and a mechanical/boiler room (**Figures 17-18**). The ca. 1995 rear addition at the first floor level contains storage. With the exception of a few blind windows along the property walls, no features or materials on this floor predate the 1990s. The second floor level, which, as mentioned, was heavily damaged in a 2013 fire, is filled with debris, making it unsafe to survey. Less heavily damaged rooms indicate that the second floor level was entirely remodeled ca. 1995, when the property owner converted the upper flat into a rooming house, office, and separate studio apartment. The rooms are carpeted and finished in sheetrock, with hollow-core doors trimmed with narrow wood molding (**Figures 19-20**).



Figure 17. First floor level; view toward west



Figure 18. First floor level; view toward east



Figure 19. Second floor residential unit; view toward north



Figure 20. Second floor residential space; view toward north

V. Historical Context

A. Historical Background of Bayview-Hunters Point

4128-30 3rd Street is located in Bayview-Hunters Point, a sprawling district of industry, single-family homes, and public housing arrayed between the 3rd Street and Bayshore Boulevard commercial corridors. Historically known as “South San Francisco,” Bayview-Hunters Point remained a semi-rural industrial exurb throughout much of the nineteenth and early twentieth centuries. Separated from the rest of the city by steep hills, tidal marshes, and heavy industry, many residents of the area worked locally, mostly in shipyards, meatpacking plants, and tanneries.

Rancho Rincon de las Salinas y Potrero Viejo

What is now Bayview-Hunters Point was originally part of Mission Dolores’s *Potrero Viejo*, or “Old Pasture.” Following the Mexican government’s decision to secularize California’s missions in 1833, Mission Dolores’ landholdings were parceled out to various prominent individuals, including several veterans of the Mexican War of Independence. Most of the grantees established vast cattle *ranchos* on these lands to produce hides for the international shoe leather trade. On October 10, 1839, Governor José Figueroa granted the 4,446-acre *Rancho Rincón de las Salinas y Potrero Viejo*, or “Ranch of the Salt Marsh and the Old Pasture,” to Don José Cornelio Bernal. Bernal, a native of Yerba Buena (renamed San Francisco in 1847), built corrals and fences on the rancho, but he did not live there. A plat map made in 1857 shows the original boundaries of the rancho, which was bisected by Islais Creek. The rancho encompassed all of today’s Bernal Heights, Bayview-Hunters Point, Portola, and Excelsior districts (**Figure 21**).²

The American conquest of California in 1846, as well as the Gold Rush of 1848-52, put huge pressures on the owners of the ranchos, particularly around San Francisco. Few of the incoming American settlers had much respect for Mexican laws (which remained in effect until a new constitution was created) and customs, and many took advantage of the openhandedness of the local *Californios* to take their lands and resources. *Rancheros* like José Bernal managed to resist incursions from squatters and the machinations of other landgrabbers, but the escalating costs of legal services eventually forced Bernal to sell off his rancho piece-by-piece, including the peninsular section of his ranch (Punto de la Concha), which he optioned off in 1849 to two brothers from New York: Robert and Philip Hunter.³

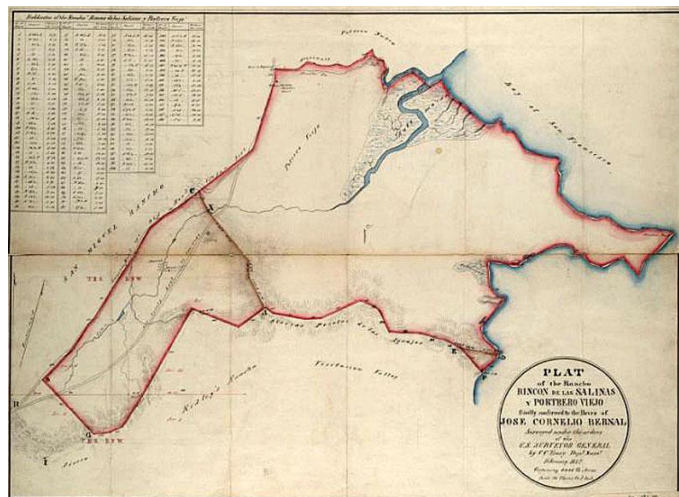


Figure 21. Map of Rancho Rincon de las Salinas y Potrero Viejo
Source: Bancroft Library

² Roger and Nancy Olmsted, *San Francisco Bayside: Historical Cultural Resource Survey* (San Francisco: San Francisco Clean Water Program, 1982), 92.

³ L.A. Brown, “Map of the North Eastern Part of San Francisco County, California,” San Francisco History Center, San Francisco Public Library.

South San Francisco

Robert E. and Philip S. Hunter subdivided Hunters Point into a tight grid of streets and blocks, recording the new subdivision of “South San Francisco” at the San Francisco Recorder’s Office in November 1850.⁴ At the tip of the peninsula they built several structures and erected a flagpole to attract attention. However, there was little interest in the area, which was located nearly six miles south of downtown San Francisco.⁵ The Hunter brothers then started a dairy and a vegetable farm, and later, an inn called the Halfway House.⁶ In 1864, James H. Hoadley and William H. Bryan acquired most of the 800-acre tract from the Hunters and re-subdivided it. The tract, which they called the South San Francisco Homestead & Railroad Association, was bounded by Railroad Avenue (now 3rd Street) to the west, 5th Avenue (now Evans Avenue) and San Francisco Bay to the north and east, and 15th Avenue (now Oakdale Avenue) to the south. The tract was recorded at the San Francisco Recorder’s Office in February 1867 and shares were offered up for sale shortly thereafter.⁷ In contrast to most of the older parts of San Francisco, which were surveyed in Spanish *varas*, the South San Francisco Homestead & Railroad Association was surveyed using English feet. The blocks each measured 200’ x 600’, with each block containing 16 lots measuring 75’ x 100’. These large lots could either be homesteaded intact or further subdivided into three 25’ x 100’ “house building lots.”⁸

Haley Tract

The A.S. Haley Tract was subdivided around the same time as the South San Francisco Homestead & Railroad Association Tract. The Haley Tract, an irregular swath of mostly level land on the south shore of Islais Creek and west of Railroad Avenue, was initially cultivated as an orchard from 1859 until 1865, when Haley subdivided his land into rectangular blocks measuring 200 x 600 feet. The tract contained 700 individual house lots measuring 25 x 100 feet each. Haley laid out the streets of his subdivision to mesh with the adjoining South San Francisco Homestead & Railroad Association tract. To avoid confusion, he also used the same street names.⁹ The Haley Tract lots were initially put up for auction by the firm of Cobb & Sinton on June 10, 1865. An article appearing in the May 31, 1865 *Daily Alta California* described the tract:

Haley’s place is just this side of the South San Francisco property. It fronts on the bay, and slopes gently and regularly to the east and northeast. There will be no trouble about either grading or draining, which in some other districts costs nearly as much as the land. The soil is rich and moist, and is all now under cultivation. The tract begins at the tollgate of the Bay View Turnpike and embraces most of the cultivated land to the east and south in the adjacent slope.

The place is sheltered from the winds by the hills on the north, west and south, and the streets are laid out in such a manner as to break the force of those breezes which pass over the hills. Mr. Haley’s orchard proves that the winds are not so strong and cold at his

⁴ Map of South San Francisco Subdivision, San Francisco History Center, San Francisco Public Library.

⁵ “Hunters Folly,” clipping from 1854 *Sacramento Union* at the California Historical Society.

⁶ Roger R. Olmsted et al, *Rincon de las Salinas y Potrero Viejo – The Vanished Corner: Historical Archaeological Program, Southeast Treatment Plant* (San Francisco: San Francisco Clean Water Management Program, 1979), 56-57.

⁷ City Items: South San Francisco,” *Daily Alta California* (November 25, 1866), 1.

⁸ “City Items: South San Francisco,” *Daily Alta California* (November 25, 1866), 1.

⁹ “City Items: South San Francisco and its Development,” *Daily Alta California* (May 31, 1865), 1.

place as in the northern portions of the city. This sale of property so suitable for pleasant homes, it will have a great influence in building up South San Francisco.¹⁰

O'Neill & Haley Tract

Regardless of its good qualities, the Haley Tract did not sell well. In 1866, A.S. Haley sold the land to Henry F. Williams, president of the South San Francisco Homestead & Railroad Association. In January 1867, Williams hired surveyor L.H. Shortt to resurvey it and join it with the adjoining O'Neill and Hewston tracts. Altogether, the combined O'Neill & Haley Tract extended from the banks of Islais Creek on the north to the Mt. St. Joseph Orphan Asylum and Silver Terrace to the south and from Railroad Avenue on the east to Islais Creek on the west. The O'Neill & Haley Tract retained the same gridiron street plan and 25' x 100' lots as the Haley Tract. The accompanying subdivision map assigned lot numbers only to the most desirable lots, mostly those with frontage on either Islais Creek or on Railroad Avenue, including the subject property (Figure 22).

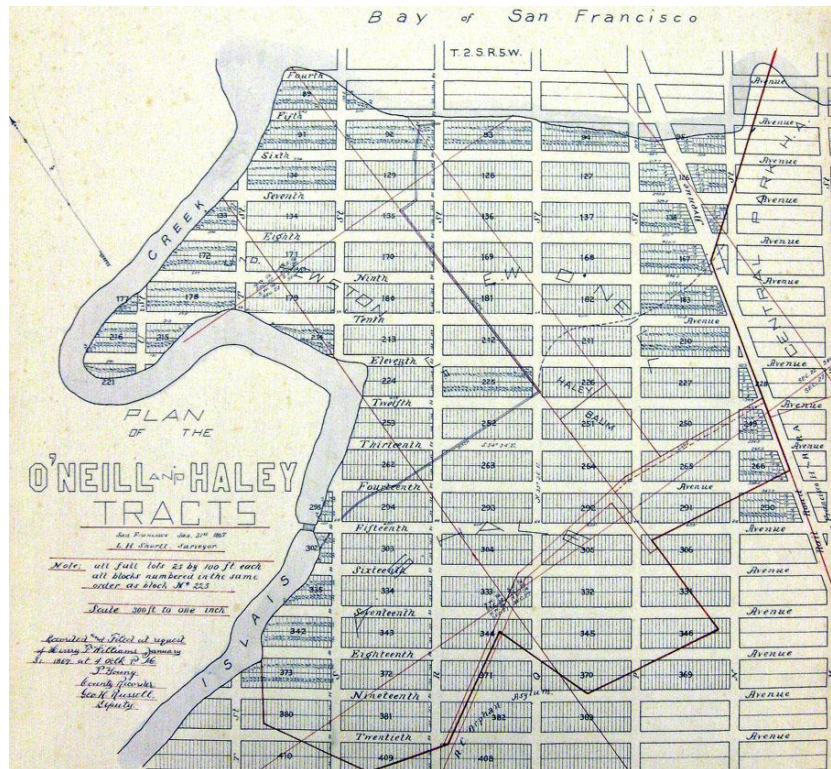


Figure 22. Plan of the O'Neill & Haley Tract, 1867
Source: San Francisco History Center, San Francisco Public Library

Transit and Infrastructure

Isolated on a peninsula at the extreme southeastern corner of the city, what is now Bayview-Hunters Point was also rugged and swampy, making it even more cut off from the rest of the city. As part of its development plan, the South San Francisco Homestead & Railroad Association had proposed to build a horse-drawn omnibus to connect the tract to downtown San Francisco. Organized as the Potrero & Bay View Railroad Company, the line made it only as far as Islais Creek, leaving residents of the area without any direct transit connections to the rest of the city until the late nineteenth century.¹¹

¹⁰ "City Items: South San Francisco and its Development," *Daily Alta California* (May 31, 1865), 1.

¹¹ Roger and Nancy Olmsted. *San Francisco Bayside Historical Cultural Resources Study* (San Francisco: San Francisco Clean Water Program, 1982), 102.

Industrial Development in Bayview-Hunters Point

With large-scale residential development in what is now Bayview-Hunters Point delayed due to distance and lack of infrastructure, local landowners turned their attention toward industry. They received a boost with the opening of the California Dry Dock Company on 50 acres near the eastern tip of the Hunters Point peninsula in 1867. Capitalized at over one million dollars, the investors constructed a stone graving dock suitable for repairing the largest seagoing vessels on the West Coast. The *Daily Alta California* observed that with continued growth the California Dry Dock Company would eventually employ 1,500 men.¹² By the late 1860s, a small concentration of shipwrights and other maritime industrial workers grew up in the area along Innes Avenue.

Butchertown

As early as 1855, San Francisco's civic leaders had prohibited dangerous and/or noxious industries from operating within the urbanized portion of the city. These prohibitions were soon extended to butchers, meatpackers, glue renderers, and others dealing with animal products. Initially consigned to a "Butchers' Reservation" at 9th and Brannan streets, San Francisco's butchers and meatpackers built sheds out over Mission Creek so that offal could be easily dumped into the creek and flushed into San Francisco Bay. Tanneries and glue and fertilizer plants also set up shop in this area. The stench from the Butchers' Reservation was awful and residents of the nearby South of Market Area complained. In response, in 1867, the Board of Tide Land Commissioners granted 80 acres of tidelands at the mouth of Islais Creek to the Wholesale Butchers' Association of San Francisco to build a new Butchers' Reservation far away from the then built-up portions of the city.¹³ Over the next two years, all of San Francisco's butchers and meatpackers relocated to the Islais Creek Estuary in what is now Bayview-Hunters Point.

"Butchertown," the name given to the enclave of slaughterhouses, tanneries, and glue factories along the south shore of Islais Creek, continued to grow. According to an article in the April 6, 1877 *San Francisco Bulletin*, Butchertown "daily killed about 325 head of cattle, 650 head of hogs, and 1,000 sheep." The butchers sent the meat daily to market in downtown San Francisco and they sold the usable byproducts to nearby tanneries, glue and fertilizer factories, and renderers.¹⁴ One of the first tanneries in Butchertown was the Legallet Tannery, which opened at 6th Avenue South (now Fairfax Avenue), between Q (Quint) and R (Rankin) streets, in 1876. Founded by a French immigrant named Dominique Legallet, the plant attracted many working-class French immigrants to work at the plant.¹⁵

Butchertown attracted immigrants from other countries, including Ireland, Italy, Germany, Malta, and Mexico. These workers mostly settled along what is now 3rd Street and intersecting avenues because land was cheap and within walking distance of their workplaces. Gradually, a concentrated settlement of Butchertown workers began to grow up around the intersection of Railroad Avenue (3rd Street) and 15th Avenue South (Oakdale Avenue). Residential Development also extended westward along the side streets of 13th (McKinnon) and 14th (Newcomb) avenues. Most workers wanted to live a few blocks away from Butchertown because of the stench. In addition, much of the land north of 11th (Kirkwood) Avenue South and west of Railroad Avenue was low-lying and prone to flood. A sense of the growing but still semi-rural

¹² "The Dry Docks of South San Francisco," *Daily Alta California* (July 26, 1868).

¹³ Roger R. Olmsted et al, *Rincon de las Salinas y Potrero Viejo – The Vanished Corner: Historical Archaeological Program, Southeast Treatment Plant* (San Francisco: San Francisco Clean Water Management Program, 1979), 68-69.

¹⁴ "Butchertown," *San Francisco Bulletin* (April 6, 1877).

¹⁵ Roger R. Olmsted, *Rincon de las Salinas y Potrero Viejo: The Vanished Corner: Historical Archaeological Program, Southeast Treatment Plant* (San Francisco: San Francisco Clean Water Program, 1979), 93.

character of the area can be gleaned from a triptych taken by Eadweard Muybridge, ca. 1870 (**Figure 23**).

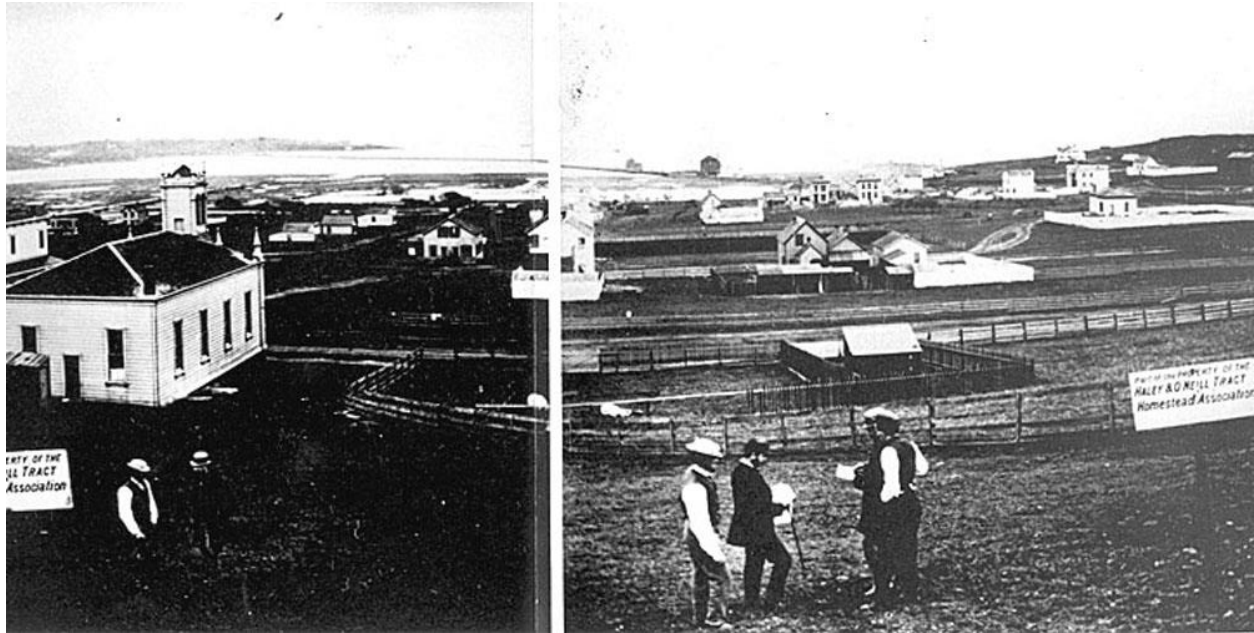


Figure 23. Section of the Muybridge Triptych of the O'Neill & Haley Tract
View toward north from 15th Avenue, ca. 1870
Source: Bancroft Library, University of California, Berkeley

World War II and Beyond

Bayview-Hunters Point remained a semi-rural, working-class district of meatpacking plants, shipyards, factories, and workers cottages and tenements from the last quarter of the nineteenth century until World War II. Until the 1940s, the population remained almost 95 percent white, with large contingents from Italy, Malta, France, Mexico, Germany, Spain, and Portugal. Development was still largely concentrated along 3rd Street (the name was changed from Railroad Avenue in 1933) and along intersecting avenues, including Oakdale, Palou, and Quesada avenues (the numbered avenues were given alphabetical names in 1909) (**Figure 24**). The name "South Francisco" gradually went into disuse after the incorporation of the city in San Mateo County with the same name in 1908. Increasingly the term "Bayview" (named after a nineteenth-century horse track and subdivision) came into use and the hyphenated "Bayview-Hunters Point" became common after World War II.

The American entry into World War II ended Bayview-Hunters Point's isolation. Within a year, the U.S. Navy took over the Hunters Point Dry Dock, expanded it onto 537 adjoining acres, and converted it into the Hunters Point Naval Shipyard. The Navy recruited workers from across the nation to staff it. By August 1945, almost 20,000 people were working at the shipyard. To house the defense workers, many of whom were African Americans, the U.S. government constructed dormitories on Hunters Point and at South Basin. Tensions between the longtime residents and the newcomers grew as the population increased and demographics shifted. By the end of the war, the population of Bayview-Hunters Point had leapt to nearly 45,000, four times what it had been in 1940. About one-quarter of the residents were African American. Initially most of the district's Black population lived in the dormitories near the shipyard, but by the early 1950s, many had moved into the predominantly white Bayview neighborhood. By the late 1960s, most

white residents had moved out, and by 1970, Bayview-Hunters Point was 80 percent African American.¹⁶ Since the early 1970s, the district's African American population has steadily declined, due in part to the loss of industrial jobs and better housing in the suburbs. Today, the neighborhood is more diverse than ever, with Mexican and Central American immigrants, Samoans and other Pacific Islanders, white "urban pioneers," and recent Chinese immigrants joining the remaining African American residents. This heady mix is especially apparent along 3rd Street, where long-time African American barbecue and soul food restaurants jostle for space with Mexican groceries, Hipster coffee shops, and Chinese markets.



Figure 24. 3rd Street between Revere and Quesada avenues, looking north, 1944
Source: San Francisco Historical Photograph Collection, San Francisco Public Library

B. History of 4128-30 3rd Street

Pre-construction History

4128-30 3rd Street is located in what was historically Butchertown, near the northern end of Bayview-Hunters Point's commercial district. The subject block was formally known as Block 167 of the O'Neill & Haley Tract, subdivided in 1867. The O'Neill & Haley Tract map indicates that the subject block was originally subdivided into a network of 25' x 100' house lots with their long axis running roughly parallel to Phelps Street, except for the eastern section, where Railroad Avenue bisected the block; in this area the lots were oriented with their long axis parallel to 8th Avenue South (Hudson Avenue) and 9th Avenue South (Innes Avenue). Lot 19, which is the location of 4128-30 3rd Street, was one of the 25' x 100' lots facing Railroad Avenue.

¹⁶ Christopher VerPlanck, *Historic Context Statement: Bayview-Hunters Point* (San Francisco: 2010), 42-5.

Early maps of San Francisco indicate that Block 167 of the O'Neill & Hailey Tract was low-lying and marshy, with only the lots facing Railroad Avenue high enough to build on. According to Bancroft's 1873 Map of San Francisco, Block 167 was located approximately two blocks south of the Islais Creek estuary, though notes on contemporary Sanborn maps indicate that the subject block periodically flooded during abnormally high tides. The Bancroft Map indicates that there were buildings on Block 167, though it seems likely that development was confined to Railroad Avenue. Incidentally, the shading pattern on the map, which the cartographer used to indicate development, illustrates the approximate boundaries of Butchertown (**Figure 25**).

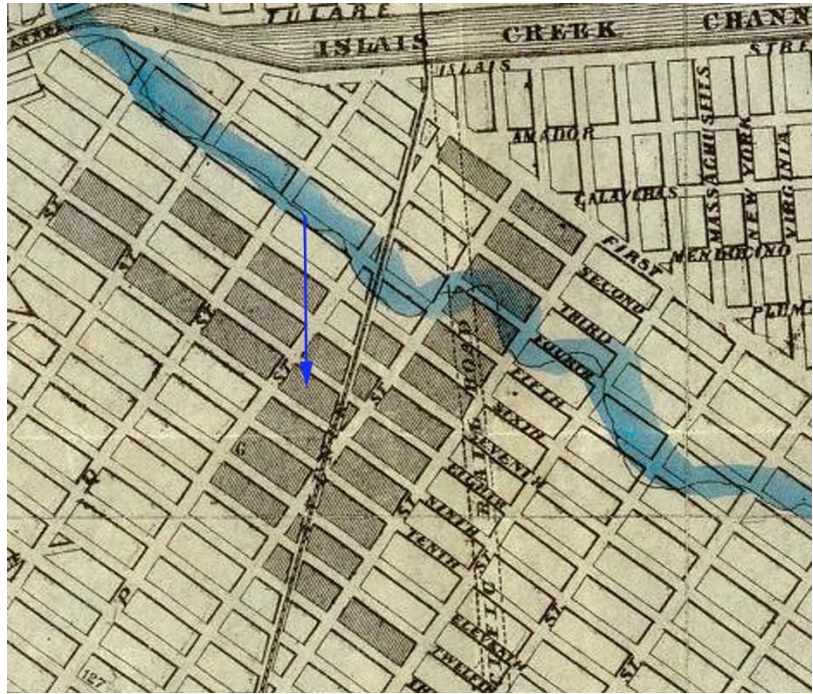


Figure 25. A.L. Bancroft's Official Map of the City and County of San Francisco, 1873
Map Collection of David Rumsey

Original Construction

It is not known when 4128-30 3rd Street was originally constructed or who may have been the original owner. If the original owner took out a building permit, it does not survive at the Department of Building Inspection because all pre-1906 building permit applications were destroyed when City Hall was wrecked in the 1906 Earthquake and Fire. Occasionally sales and building contracts were published in local newspapers, but without the name of the original owner, it is almost impossible to locate. The earliest physical proof that there was a building on the property is the 1886 Sanborn Map, which depicts a one-story, wood-frame commercial building (labeled as a plumber's shop) on the front of the lot, with a raised wood platform and a stable at the rear of the property (**Figure 26**). A note on the footprint of the stable mentions that it was "old," suggesting that the stable, if not the entire property, had been developed quite early. There were three other commercial buildings on the block; each had a raised platform at the rear, suggesting that flooding was a problem. The rest of the block was vacant, with a note saying that it flooded at high tide. The subject property had no street address at that time, indicating that Butchertown, though within the city limits of San Francisco, was rural.¹⁷

¹⁷ Street names and addresses have changed many times in Bayview-Hunters Point. Until 1933, 3rd Street was Railroad Avenue. At various times Hudson Avenue has been known as Bahama Street and 8th Avenue South, and Innes as Corea Street and 9th Avenue South.

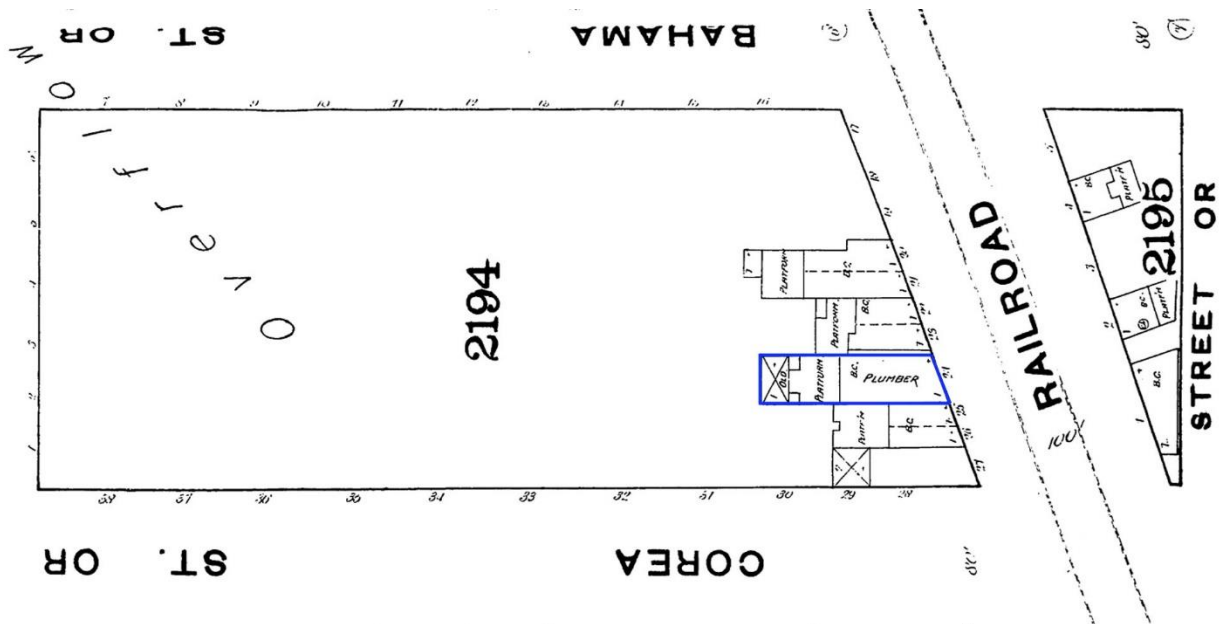


Figure 26. Detail of 1886 Sanborn Map showing subject block, with 4128-30 3rd Street outlined in blue
Source: Sanborn Fire Insurance Company, San Francisco Public Library

The next Sanborn Map series, published in 1900, indicates that the subject property, then addressed as 622 Railroad Avenue, contained a two-story-over-basement building containing a saloon on the ground floor and a flat above. The building had a two-story porch and the rear portion of the property had a stable and a water tankhouse and/or an outhouse (**Figure 27**). It is not known whether the building on the 1900 Sanborn Maps is the same as the one on the 1886 maps, but it seems likely because they have the same footprint. The 1900 Sanborn Maps show a few changes on the subject block since 1886, in particular the construction and/or relocation of a large, two-story building to the southwest corner of 8th Avenue South (Hudson) and Railroad Avenue (3rd Street).

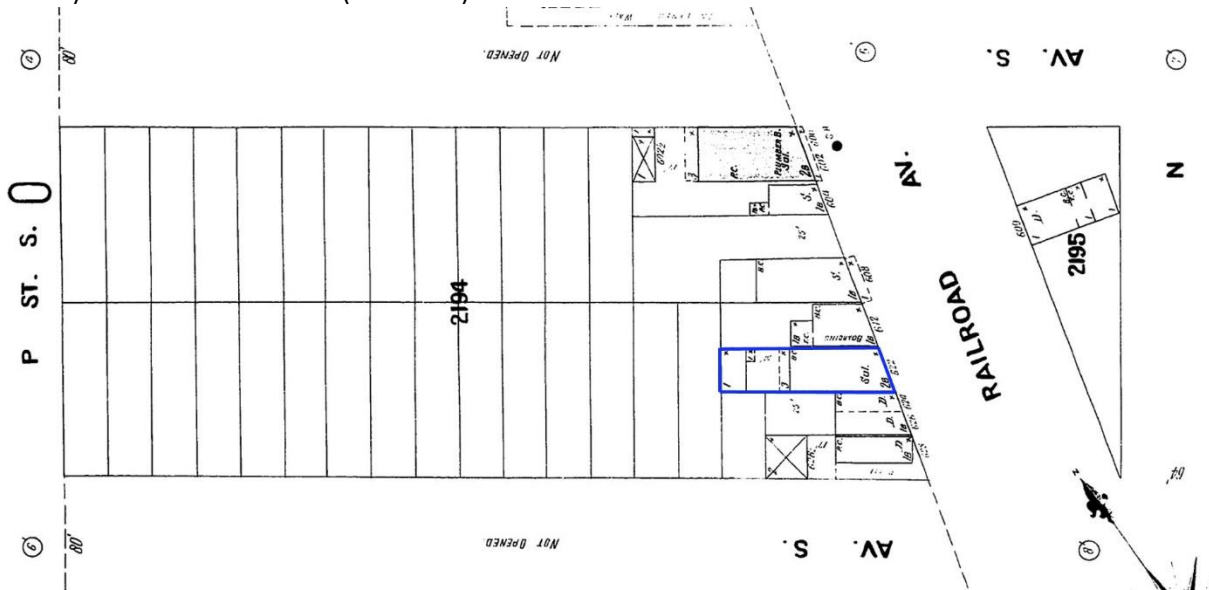


Figure 27. Detail of 1900 Sanborn Map showing subject block, with 4128-30 3rd Street outlined in blue
Source: Sanborn Fire Insurance Company, San Francisco Public Library

First Known Owner: Cording Family: ca. 1900-1916

The earliest known owners of 4128-30 3rd Street were members of the Cording family. Frederick A. Cording was born in Wisconsin in 1859. He was employed as a house painter.¹⁸ According to city directories, Cording and his extended family lived at 813 Shotwell Street, in the Mission District. His mother, Mary S. Knoll, and his sisters, Alice J. Leigh and Francis J.

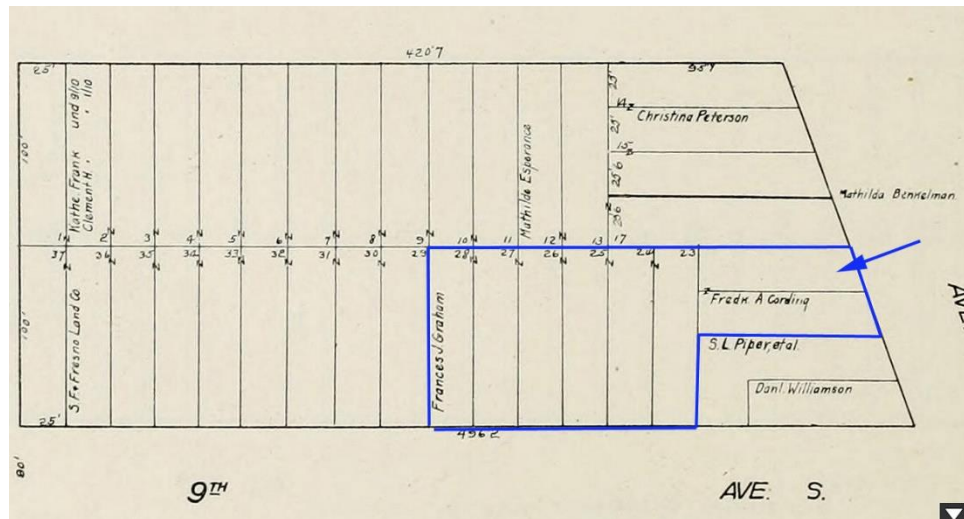


Figure 28. 1907 San Francisco Block Book, showing holdings of Cording Family on Block 167
Source: San Francisco Public Library

Graham, acquired Lots 18, 19, and half of 22 of Block 167 at an unknown time. They also owned Lots 23-28, along 9th Avenue South (Innes).¹⁹ On December 21, 1905, the sisters sold Lots 18, 19, and half of 22, including 4128-30 3rd Street, to Frederick A. Cording.²⁰ The parcels appear under his name in the 1907 San Francisco Block Book (Figure 28).

Frederick Cording died in 1909, and he left Lots 18, 19, and half of Lot 22 to his sister, Francis J. Graham.²¹ Mary S. Knoll, Graham's mother, contested her son's will, claiming that the property, as well as the family home at 813 Shotwell Street, belonged to her.²² Graham appears to have prevailed in the court case, because on January 8, 1910, she sold Lots 18, 19, and half of 22, as well as Lots 23 to 28, to a relative named Laurence S. Megginson.²³ Megginson, a native of England, was somehow related to the Cording family and he lived with them at 813 Shotwell Street.²⁴ On August 11, 1916, Laurence S. Megginson sold Lots 18, 19, and half of 22 to Giuseppe Righetti and Giuseppe Solari.²⁵ It does not appear that any member of the Cording family ever lived at 4128-30 3rd Street. Instead, they rented it out to various people and businesses, including a grocery.²⁶

4128-30 3rd Street appears on the 1914 Sanborn Maps while the property still belonged to the Cording family. The maps show very few changes since 1900, with the subject property still containing a two-story-over-basement, wood-frame, mixed-use building with a store on the ground floor and a flat above (Figure 29). The stable that appears on the 1886 Sanborn Map is still shown at the rear of the parcel. Similar to older maps, the only buildings on the subject block were on higher ground along Railroad Avenue (now 3rd Street).

¹⁸ California Voter Registers, 1866-1898 for Frederick Adolph Cording, San Francisco, 1890, Districts 47-48.

¹⁹ Today this landholding would have consisted of Lots 4, 35, and 36 of Assessor Block 5260.

²⁰ "Real Estate Transactions," *San Francisco Call* (December 21, 1905), 14.

²¹ San Francisco Office of the Assessor-Recorder, Property records on file for 4128-30 3rd Street.

²² "Mother and Daughter Fight over Property," *San Francisco Call* (December 8, 1909), 6.

²³ San Francisco Office of the Assessor-Recorder, Property records on file for 4128-30 3rd Street.

²⁴ U.S. Bureau of the Census, 1920 Census for San Francisco, Enumeration District 79, page 4A.

²⁵ San Francisco Office of the Assessor-Recorder, Property records on file for 4128-30 3rd Street.

²⁶ "Want Ads," *San Francisco Call* (September 12, 1905), 10.

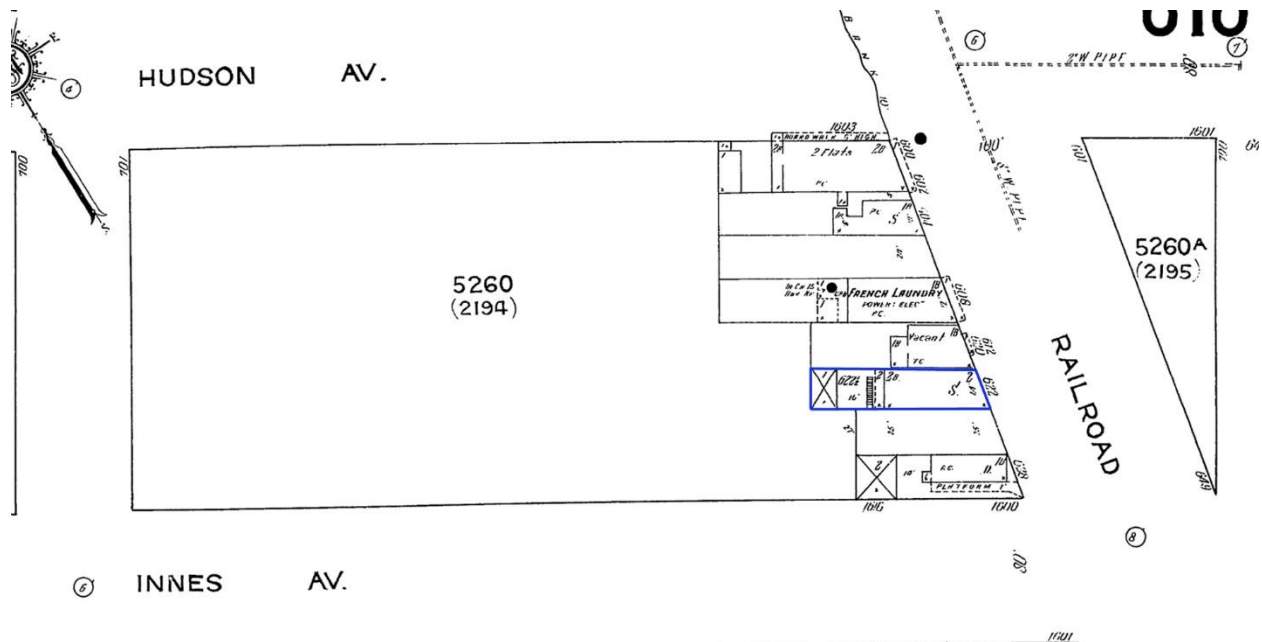


Figure 29. Detail of 1914 Sanborn Map showing subject block, with 4128-30 3rd Street outlined in blue
Source: Sanborn Fire Insurance Company, San Francisco Public Library

Giuseppe and Bertha Righetti and Giuseppe and Sylvia Solari: 1916-1946

As mentioned previously, on August 11, 1916, Laurence S. Magginson sold Lots 18, 19, and half of Lot 22 to Giuseppe Righetti and Giuseppe Solari. The property consisted of the mixed-use building at 4128-30 3rd Street, a store next-door at 610-12 Railroad Avenue, as well as a 25'-wide strip right-of-way behind the two properties. The new owners did not live there, with Giuseppe and Bertha Righetti living at 920 Railroad Avenue. According to the 1920 Census, Giuseppe "Joseph" Righetti was an Italian immigrant, born in 1888, who immigrated to the United States in 1907. His occupation was listed as "merchant." Bertha, a native of France, immigrated to the United States in 1909. She was 29 years old.²⁷ Giuseppe Solari was also an Italian immigrant, born 1889, who immigrated to the United States in 1907. Mr. Solari ran a grocery store at 4440 3rd Street, just three blocks north of the subject property. Giuseppe Righetti died in 1929, leaving his share of the property to his wife, Bertha.²⁸

4128-30 3rd Street appears on the 1938 aerial photographs taken of San Francisco by Harrison Ryker. The photograph showing this part of Butchertown provides some useful information on the property, as well as the subject block (**Figure 30**). The photograph indicates that the subject property contained a two-story, wood-frame, gable-roofed building at the front of the lot and what appears to be a small shed in the rear yard. Though the image is blurry, it appears that the primary façade of the building was capped by a shaped parapet, as it has now. A driveway connecting the property to Innes Avenue is visible behind the rear fence. Resembling the 1914 Sanborn Maps, the 1938 aerial photographs indicate that the rest of the block was composed of marshland and fill, and that neither Hudson nor Innes Avenue had been paved west of 3rd Street.

²⁷ U.S. Census, 1920 Census for San Francisco, Enumeration District 170, page 3B.

²⁸ San Francisco Office of the Assessor-Recorder, Property records on file for 4128-30 3rd Street.



Figure 30. 1938 aerial photograph by Harrison Ryker showing the subject block, with 4128-30 3rd Street outlined in blue

Source: David Rumsey Map Collection

While they owned the property, ca. 1920, the Righettis and the Solaris converted the lower commercial unit into a flat. Their tenants throughout the period that they owned it are unknown, until 1940, when U.S. Census records indicate that they had rented the entire building to Manuel and Sofia Mahoma, a Mexican immigrant couple, as well as their four children: Lidi, Flora, Manuel, Jr. and Irene. Manuel Mahoma, Sr., who was born in Mexico in 1874, was employed as a worker in a chemical plant. Sofia (née Velasquez) V. Mahoma was born in Mexico in 1908; she was not employed outside the home.²⁹ Sofia and Manuel married in Tucson, Arizona on August 17, 1925, and their two older children, Lidi and Flora, were both born in Arizona.³⁰ Manuel Jr. and Irene were both born in San Francisco.

²⁹ U.S. Census, 1940 Census for San Francisco, Enumeration District 38-76, page 2A.

³⁰ Pinal County, Arizona, Marriage Records, 1865-1972.

Manuel and Sofia Mahoma: 1946-1984

On February 18, 1946, Giuseppe and Sylvia Solari and Bertha Righetti sold 4128-30 3rd Street to the tenants of the building, Manuel and Sofia V. Mahoma.³¹ The Mahomas appear to have lived in the entire house, so that the property only had one address from 1946 until 1954 (4128 3rd Street). A few months after buying the subject property, the Mahomas purchased the Good View Grocery at 601 Cortland Street from a Mr. Lucas Fuentes.³² The Mahoma family continued living at 4128 3rd Street until 1958, when they moved to 683 Campbell Avenue. Five years earlier, in 1953, they converted the building back into two flats. The work entailed stuccoing the front of the building, installing new windows on the front, installing new front doors, and rearranging the interior partitions on both floors.³³ At this time, the property first became known as 4128-30 3rd Avenue. Manuel Mahoma died in San Francisco on July 13, 1962.³⁴ Following his death, the property went to his widow, Sofia V. Mahoma.³⁵ Sofia Mahoma died on June 11, 1984, and the property went to her daughter, Margaret Mahoma, on August 10, 1984.³⁶

4128-30 3rd Street appears on the 1950 Sanborn Maps while the Mahomas owned the property. The maps show some changes to the property since 1914, in particular the fact that the commercial unit had been removed ca. 1920 (**Figure 31**). Though it was labeled as a two-family property on the map, research indicates that the Mahoma family occupied the entire building from ca. 1940 until 1953. The stable that had been at the rear of the property was gone, as indicated on the 1938 aerial. In its place was a one-story shed hugging the rear property line. The 1950 Sanborn Maps show largely the same configuration of properties along the 4100 block of 3rd Street, as well as a gas station on the triangular lot across the street. The western portion of the lot, which had been undeveloped tidal marsh for so many decades, had acquired its first building, a planing mill at 701 Phelps Street. Two buildings occupied a portion of the Hudson Avenue right-of-way, indicating that this block had not yet been opened.

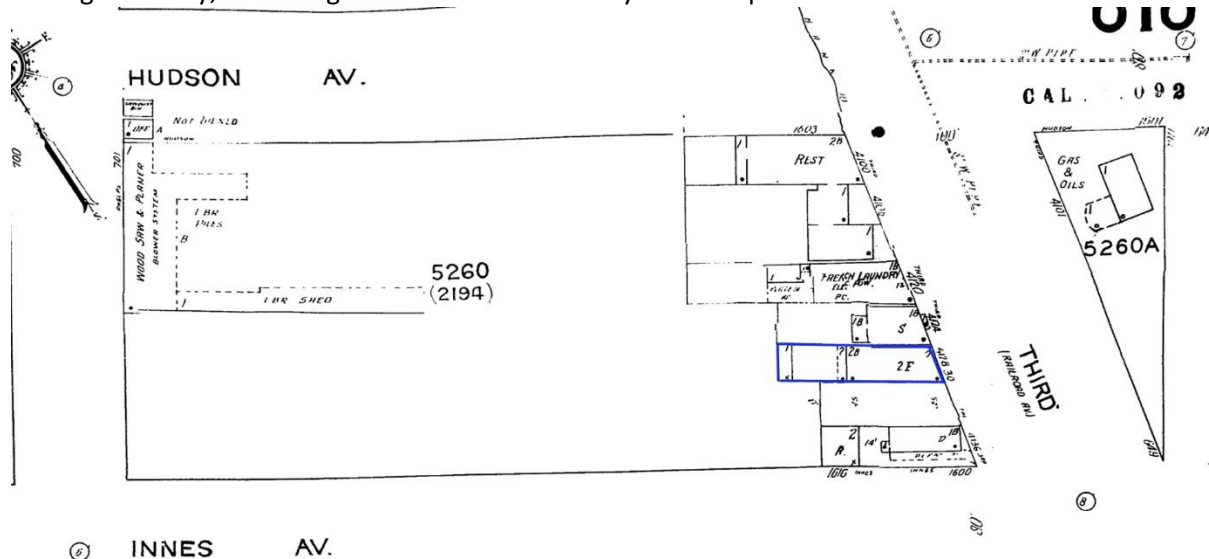


Figure 31. Detail of 1950 Sanborn Map showing subject block, with 4128-30 3rd Street outlined in blue
Source: Sanborn Fire Insurance Company, San Francisco Public Library

³¹ San Francisco Office of the Assessor-Recorder, Property records on file for 4128-30 3rd Street.

³² San Francisco Office of the Assessor-Recorder, Notice of Sale.

³³ San Francisco Office of the Assessor-Recorder, "Building Card for 4128-30 3rd Street."

³⁴ California Death Index.

³⁵ San Francisco Office of the Assessor-Recorder, Property records on file for 4128-30 3rd Street.

³⁶ San Francisco Office of the Assessor-Recorder, Property records on file for 4128-30 3rd Street.

The Mahoma family made only two alterations to the property. The first alteration, which they completed in 1953, entailed the conversion of the building back into two flats. This work entailed stripping the primary façade of its original materials and ornament and replacing it with stucco, replacing all of the fenestration, and remodeling the interior. In October 1967, Sofia Mahoma applied for a permit to rebuild the vacant lower flat, which had been damaged in a fire. The scope of work included repairing fire-damaged siding, replacing studs, replacing windows, repairing the floor, and installing new sheetrock.³⁷

According to City Directories, the Mahoma family lived in the lower unit (4128 3rd Street) from ca. 1940 until 1958. Between 1953 and 1958, they rented the upper unit (4130 3rd Street) to Anthony Borg (1953-1957) and Patrick J. Cadigan (1958). In 1959, they rented the lower unit to Tony and Aurora Terma. Tony was employed as a ship caulker. The upper flat was rented to Ray Lopez, a machinist at American Can Company. Lopez remained there until 1967, when the fire occurred. In 1962, Nickolas Navarez, a laborer, moved into the lower unit. He remained there until 1972. During the 1970s and the early 1980s, the two flats were most often vacant, perhaps reflecting the decline of the neighborhood at that time.³⁸

Frederico and Narcisa Francisco and Aclima Satana: 1985-1994

On January 31, 1985, Margaret Mahoma sold 4128-30 3rd Street to Frederico S. and Narcisa Francisco, and Aclima B. Satana.³⁹ Not much is known about Frederico S. and Narcisa Francisco, or Aclima B. Satana, owners of 4128-30 3rd Street from 1985 until 1994. The Franciscos lived in the upper unit during the late 1980s and early 1990s. Meanwhile, Aclima Satana lived in the upper unit. In the decade that they owned the property, they only took out one permit to replace a broken window.⁴⁰ The property appears on the ca. 1990 Sanborn maps (Figure 32). The ca. 1990 Sanborn Maps do not show many changes to the subject property since 1950 except for the demolition of the shed at the rear. On the other hand, the subject block had undergone great changes, with several of the Victorian-era buildings demolished along 3rd Street and three tilt-slab concrete industrial buildings along Hudson Avenue. On Innes Avenue, there was a large auto-wrecking yard at 1600 Innes Avenue.

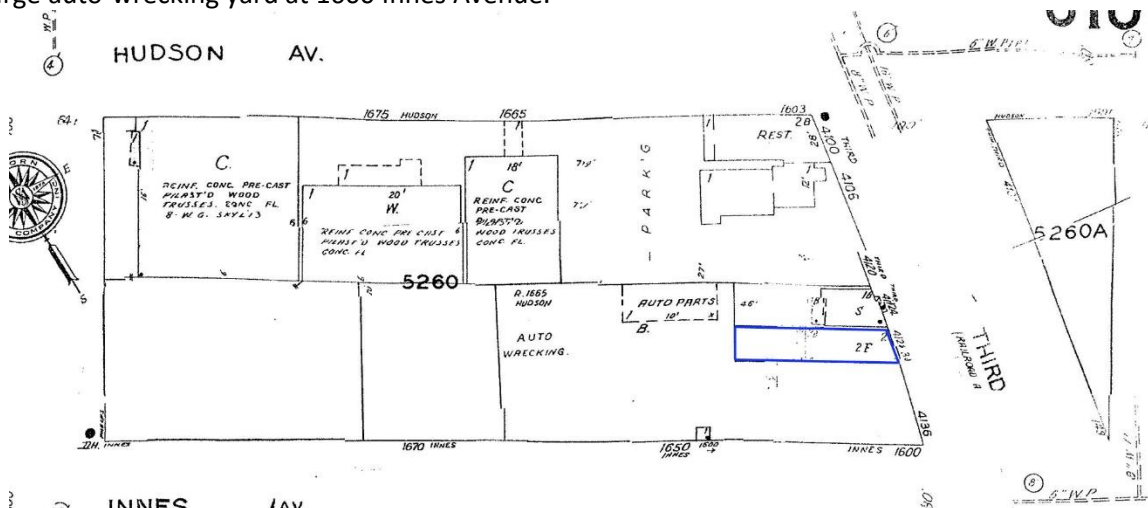


Figure 32. Detail of ca. 1990 Sanborn Map showing subject block, with 4128-30 3rd Street outlined in blue

Source: Sanborn Fire Insurance Company, San Francisco Public Library

³⁷ San Francisco Department of Building Inspection, Permit records on file for 4128-30 3rd Street.

³⁸ San Francisco City Directories: 1953-1981.

³⁹ San Francisco Office of the Assessor-Recorder, Property records on file for 4128-30 3rd Street.

⁴⁰ San Francisco Department of Building Inspection, Permit records on file for 4128-30 3rd Street.

Alfred McAfee: 1994-

Alfred McAfee, the current owner, purchased 4128-30 3rd Street from Transamerica Financial Services, the creditor that foreclosed on Frederico and Narcisa Francisco and Aclima Satana's mortgage, taking the property, and auctioning it off on June 2, 1994. McAfee, a property investor and the proprietor of a dry cleaning business, converted 4128-30 3rd Street into a mixed-use building again. He remodeled the first floor and basement and installed a dry cleaning plant and store. He then converted the upper flat into a rooming house with a separately accessed office at the front and a studio unit at the rear. There are no permits on file for this work, though Mr. McAfee did take out a permit in June 1994 to replace the roof.⁴¹ In September 2013, he applied for a permit to replace dry-rotted rustic siding along the south side of the building before a new building was built on the adjoining parcel. Soon after, a fire damaged the residential units and the office on the second floor. Though he took out a permit in December 2013 to repair the fire damage, the work was never completed.⁴² A photograph taken by the Assessor's Office in 1994 shows the appearance of the property not long before Mr. McAfee converted the first floor into a dry cleaning business (**Figure 33**). As the photograph indicates, the first floor was extensively altered, but not many changes have occurred to the upper section of the primary façade.



Figure 33. 4128-30 3rd Street in 1994

Source: San Francisco Office of the Assessor-Recorder

C. Summary of Alterations for 4128-30 3rd Street

Since it achieved its current configuration as a two-story building ca. 1900, 4128-30 3rd Street has undergone extensive alterations. The most extensive was the 1953 remodel undertaken by Manuel and Sofia Mahoma, which resulted in the replacement of the original Victorian façade with a blank plane of stucco and the replacement of all doors and fenestration. Fire damage to the first floor in 1967 resulted in that floor being completely rebuilt. Ca. 1995, the current owner reconfigured the first floor of the front of the building as well as remodeling the entire interior, including constructing at least two small horizontal additions. The complete list of building permits is included in **Appendix Item A**.

⁴¹ San Francisco Department of Building Inspection, Permit records on file for 4128-30 3rd Street.

⁴² San Francisco Department of Building Inspection, Permit records on file for 4128-30 3rd Street.

D. Chain of Title for 4128-30 3rd Street

Document Reference	Date	Grantor	Grantee
<i>San Francisco Call</i>	December 21, 1905	Mary S. Knoll, Alice J. Leigh and Francis J. Graham	Frederick A. Cording
Dec'd. Dist.	October 25, 1909	Estate of Frederick A. Cording	Francis J. Graham
Grant Deed	January 8, 1910	Francis J. Graham	Laurence S. Magginson
Grant Deed	August 11, 1916	Laurence S. Magginson	Giuseppe and Bertha Righetti (50%) and Giuseppe and Sylvia Solari (50%)
Dec'd. Dist.	April 17, 1929	Estate of Giuseppe Righetti	Bertha Righetti
Grant Deed	February 18, 1946	Giuseppe and Sylvia Solari (50%) and Bertha Righetti (50%)	Manuel and Sofia V. Mahoma
Term JT	October 15, 1962	Estate of Manuel Mahoma	Sofia V. Mahoma
Gift	October 10, 1984	Sofia V. Mahoma	Margaret Mahoma
Grant Deed	January 31, 1985	Margaret Mahoma	Frederico S. and Narcisa Francisco and Aclima B. Satana
Trustee Sale	March 23, 1994	Frederico S. and Narcisa Francisco and Aclima B. Satana	Transamerica Financial Services
Grant Deed	June 2, 1994	Transamerica Financial Services	Alfred McAfee

VI. Evaluation of Historical Status

VerPlanck Historic Preservation Consulting evaluated 4128-30 3rd Street to determine if it was individually eligible for listing in the California Register of Historical Resources (California Register), or if it was part of a potential historic district.

A. *California Register of Historical Resources*

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

Criterion 1 (Event): Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Criterion 2 (Person): Resources that are associated with the lives of persons important to local, California, or national history.

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

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

The following section examines the eligibility of 4128-30 3rd Street for listing in the California Register.

Criterion 1 (Events)

4128-30 3rd Street does not appear eligible for listing in the California Register under Criterion 1. The property is not associated with any important historic events. Though the property is broadly associated with the early development of Butchertown during the late nineteenth century, it is not an especially early or important example, particularly given its low degree of architectural integrity.

Criterion 2 (Persons)

4128-30 3rd Street does not appear eligible for listing in the California Register under Criterion 2. Extensive biographical research into the owners and occupants of the property has failed to reveal any links with any persons known to have made any important contributions to local, regional, state, or national history.

Criterion 3 (Design/Construction)

4128-30 3rd Street does not appear eligible for listing in the California Register under Criterion 3. The building, designed and built by an unknown contractor, is architecturally undistinguished and so heavily altered from its original appearance that the building no longer embodies any “distinctive” characteristics of any particular type, period, or method of construction.

Criterion 4 (Information Potential)

Examination of 4128-30 3rd Street for eligibility under Criterion 4 is beyond the scope of this report.

B. Integrity

If a property appears to qualify for listing in the California Register under at least one of the eligibility criteria, it must also be demonstrated to retain sufficient historic integrity. The concept of integrity is essential to identifying the important physical characteristics of historical resources and hence, in evaluating adverse changes to them. Integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.”⁴³ The process of determining integrity is similar for both the California Register and the National Register. The same seven variables or aspects that define integrity—location, design, setting, materials, workmanship, feeling and association—are used to evaluate a resource’s eligibility for listing in the California Register and the National Register. According to the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, these seven characteristics are defined as follows:

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

Since it was built in the late nineteenth century, and enlarged to two floors ca. 1900, 4128-30 3rd Street has undergone several notable alterations, especially the extensive remodel in 1953 that resulted in the removal of the original wooden cladding and ornament on the primary façade and its replacement with stucco. All of the windows and doors were replaced at this time. The interior has been remodeled several times, including in 1953, 1967, and in ca. 1995, when the present owner converted the lower floor into a dry cleaning business and the upper unit into a rooming house with an ancillary office and studio unit. The

⁴³ California Office of Historic Preservation, *Technical Assistant Series No. 7, How to Nominate a Resource to the California Register of Historic Resources* (Sacramento: California Office of State Publishing, September 2001), 11.

upper floor burned in 2013 and it remains heavily damaged and boarded up. In all, 4128-30 3rd Street retains only integrity of location. It does not retain the aspects of design, setting, materials workmanship, feeling, or association.

C. Potential Historic District

4128-30 3rd Street is not part of any listed or potential historic district. An examination of the 3rd Street commercial district reveals some interesting historical events, including the development of Butchertown in the late nineteenth century, as well an influx of thousands of mainly African American shipyard workers during World War II, and the subsequent evolution of the 3rd Street corridor into one of San Francisco's predominantly African American commercial districts (the other being Fillmore Street) during the 1950s and 1960s. Though there are individual properties that have avoided extensive remodeling, the subject block has been compromised by incremental remodeling and demolition. Though compact potential historic districts may exist in other parts of Bayview-Hunters Point, neither the subject property nor the subject block appears to be part of one.

VII. Conclusion

4128-30 3rd Street is a two-story-over-basement, wood-frame, mixed-use (commercial and residential) building located on a compact 2,387 sf lot in San Francisco's Bayview-Hunters Point district. Built sometime before 1886 as a one-story commercial building, 4128-30 3rd Street was enlarged with the addition of a second-story flat ca. 1900. The earliest known owners were members of the Cording family, who rented it out to now-unknown commercial and residential tenants. Purchased in 1916 by Giuseppe and Bertha Righetti and Giuseppe and Sylvia Solari, the property remained a rental property containing a commercial unit on the ground floor (used as a grocery) and a flat upstairs. In 1946, a Mexican immigrant couple – Manuel and Sofia Mahoma – bought the property. The Mahomas, who had rented the property since ca. 1940, occupied the entire building until 1953, when they remodeled the building into two residential units. They moved out entirely in 1958. The Mahoma family owned 4128-30 3rd Street until 1985, when they sold it to Frederico and Narcisa Francisco and Aclima Satana. The Franciscos and Satana lived in the building on and off for about a decade, until they defaulted on their mortgage and the property auctioned in 1994. Alfred McAfee, the current owner, bought 4128-30 3rd Street in 1994. Ca. 1995, he converted the first floor and the basement into his dry cleaning business and the upper floor into a rooming house with a separate office and studio unit. In 2013, the upper floor level of the building burned and the interior was largely destroyed. The current owner plans to demolish the heavily damaged building and replace it with a new mixed-use building. 4128-30 3rd Street appears ineligible for listing in the California Register under any of the eligibility criteria because it lacks architectural or historical significance and retains a low level of integrity. Furthermore, the property is not located in any registered or potential historic districts.

VIII. Bibliography

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San Francisco Bureau of Building Inspection, Records Management Division: Building and alteration permits on file for 4128-30 3rd Street.

San Francisco Office of the Assessor-Recorder: Sales Ledgers and deeds for 4128-30 3rd Street.

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United States Census Bureau: Census Schedules for 1880-1940.

C. Periodicals

Daily Alta California.

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San Francisco Chronicle.

San Francisco Examiner.

San Francisco Real Estate Circular.

IX. Appendix

A. Building Permit Applications for 4128-30 3rd Street

SAN FRANCISCO

DEPARTMENT OF
BUILDING INSPECTION

BLDG. FORM 349173 No.

3 APPLICATION OF

SOPHIA MAHOMA Lessee Owner

FOR PERMIT TO MAKE
ADDITIONS, ALTERATION or REPAIRS
TO BUILDING

Location 4125-4130

3120 ft.

Total Cost \$ 900.00

Filed OCT 11 19

APPROVED:

Superintendent, Bureau of Building Inspection

22398 312765 Permit No.

Issued 10-18-67 19

REFER TO:

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

Approved 10-16-1967

Provided the following conditions are complied with:

Improve electric
pan in bathroom

Approved:

Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

Approved:

Redevelopment Agency

Approved:

Parking Authority

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

Approved:

Zone
CPC Setbacks

BY THE CITY ENGINEER
This application for permit
is in compliance with the
requirements of the Building Code.
and does not conform to the
Building Code.

Department of City Planning

Approved:

Bureau of Fire Prevention & Public Safety

Approved:

Civil Engineer, Bureau of Building Inspection

Approved:

Bureau of Engineering

Antonio J. P. P. P.

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

Owner or Owner's Authorized Agent

SAN FRANCISCO

CENTRAL PERMIT BUREAU F435

DEPARTMENT OF
BUILDING INSPECTIONDEPARTMENT OF PUBLIC WORKS
BLDG. FORM

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CENTRAL PERMIT BUREAU

3

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 4128-4130 3RD ST.
- (2) Total Cost (\$) 900.00 (3) No. of Stories 2 (4) Basement or Cellar NO
- (5) Present Use of building FLAT (6) No. of families 2 yes or no
- (7) Proposed Use of building FLAT (8) No. of families 2
- (9) Type of construction 5 (10) 18
- (11) Any other building on lot NO (must be shown on plot plan if answer is yes.)
yes or no
- (12) Does this alteration create an additional story to the building? NO
yes or no
- (13) Does this alteration create a horizontal extension to the building? NO
yes or no
- (14) Does this alteration constitute a change of occupancy NO
yes or no
- (15) Electrical work to be performed NO (16) Plumbing work to be performed NO
yes or no
- (17) Automobile runway to be altered or installed NO
yes or no
- (18) Sidewalk over sub-sidewalk space to be repaired or altered NO
yes or no
- (19) Will street space be used during construction? NO
yes or no
- (20) Write in description of all work to be performed under this application:
(Reference to plans is not sufficient)

REPAIR FIRE DAMAGE IN LOWER FLAT- VACANT
TO INSPECT GET KEY FROM GROCERY STORE.
1- Repair damaged siding on 5th wall.
2- Repair Stairs
3- Replace window
4- Repair bedroom floor
5- Repair sheet rock

- (21) Supervision of construction by _____ Address _____
- (22) General Contractor LEONARD SALOMON INC. California License No. 214644
Address 1734 BRODERICK ST. S.F.
- (23) Architect or Engineer _____ California Certificate No. _____
(for design) Address _____
- (24) Architect or Engineer _____ California Certificate No. _____
(for construction) Address _____
- (25) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sub-sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.
- (26) Owner SOPHIA HANCOCK (Phone 503-4820)
Address 1734 BRODERICK ST. For contract by Bureau
- By [Signature] Address 1734 BRODERICK 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. 304, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.

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

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



ADDRESS OF JOB		BLOCK/LOT		APPLICATION NO.	
4128 3RD ST		5260 /036		9315213	
OWNER NAME				TELEPHONE	
FEDERICO FRANCISCO				641-5449	
ESTIMATED COST	FILE DATE	DISPOSITION	DISPOSITION DATE	PERMIT NO.	EXPIRE DATE
\$200	9/02/93	ISSUED	09/02/93	728974	01/02/94
FORM CONST. TYPE	OCCUPANCY CODES	PLANS	STORIES	UNITS	DISTRICT
8 5	R-3	0	2	1	BID-INSP 11
CONTACT NAME				TELEPHONE	
STANDARD DESCRIPTION/BLDG. USE			OTHER DESCRIPTION		
1 FAMILY DWELLING			REPLACE BROKEN WINDOW AT UNIT #6 W/ OPENABLE WINDOW.		
SPECIAL INSPECTIONS? NO		FIRE ZONE			
SPECIAL USE DISTRICT		TIDF NO		COMPLIANCE WITH REPORTS	
PENALTY NO					

NOTES:

9003-15

PERMIT INSPECTION RECORD
DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
BUILDING INSPECTION JOB CARD

SAN FRANCISCO
W. D. B.
DEPARTMENT OF
BUILDING INSPECTION

DATE	BUILDING INSPECTORS JOB RECORD
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8/25/94	EXARED
WORK COMPLETED - FINAL CERTIFICATE POSTED	
APP. NO.	
9315213	
	BUILDING INSPECTOR



ADDRESS OF JOB		BLOCK/LOT		APPLICATION NO.	
4128 3RD		ST		5260 /036 9409337	
OWNER NAME				TELEPHONE	
MR. CHOI				822-6121	
ESTIMATED COST	FILE DATE	DISPOSITION	DISPOSITION DATE	PERMIT NO.	EXPIRE DATE
\$4,700	6/13/94	ISSUED	06/13/94	747792	10/13/94
FORM CONST. TYPE	OCCUPANCY CODES	PLANS	STORIES	UNITS	DISTRICT
8	R-3		0		BID-INSP 11
CONTACT NAME				TELEPHONE	
AMKO ROOFING CO				822-6120	
STANDARD DESCRIPTION/BLDG. USE			OTHER DESCRIPTION		
1 FAMILY DWELLING			REROOFING		
SPECIAL INSPECTIONS?		FIRE ZONE			
NO					
SPECIAL USE DISTRICT		TIDF		NO	
		PENALTY		NO	
COMPLIANCE WITH REPORTS					

NOTES:

9003-15

PERMIT INSPECTION RECORD
DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
BUILDING INSPECTION JOB CARD

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

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3/20/95	EXPIRE per SFBC Sec. 303(d)
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APP. NO. 9409337	 BUILDING INSPECTOR

APPROVED
Dept. of Building Insp.

SEP 27 2013

Tom C. Hui

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

#201383641

#200839464

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

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

0 NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

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

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

APPROVED FOR ISSUANCE

SEP 27 2013

BLDG. 318
FORM

APPLICATION NUMBER

OSHA APPROVAL REC'D ☐
APPROVAL NUMBER

DATE FILED 9-27-13	FILED FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 4128-30 3rd St.	BLOCK & LOT 5260/086
PERMIT NO. 1305753	ISSUED 9-27-2013	(2) ESTIMATED COST OF JOB \$5100.00	(3) REVISED COST: BY: \$6000 DATE: 9/27/13

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING			
(4A) TYPE OF CONSTR. 5	(5A) NO. OF STORIES OF OCCUPANCY 2	(6A) NO. OF BASEMENTS AND CELLARS 1	(7A) PRESENT USE: Commercial / 2 units
(8A) OCCUP. CLASS A-3/B		(9A) NO. OF DWELLING UNITS 2	
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION			
(4) TYPE OF CONSTR. 5	(5) NO. OF STORIES OF OCCUPANCY 2	(6) NO. OF BASEMENTS AND CELLARS 1	(7) PROPOSED USE (LEGAL USE) Commercial / 2 units
(8) OCCUP. CLASS A-3/B		(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 Pregno Property Maint.		ADDRESS 1019 Howard St. SF 94103	
(15) OWNER - LESSEE (CROSS OUT ONE) Alfred McBlair		ADDRESS 4128-3rd St. San Francisco CA 94124	
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)		EXPIRATION DATE 9-15-14	

Dry rot repair and replace rustic siding along south wall of building. Replace in-kind.

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES ☐ NO ☒	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT YES ☐ NO ☒	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES ☐ NO ☒	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK 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 ☐		CALIF. CERTIFICATE NO.	

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")

ADDRESS

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction is to be closer than 6'0" to any wire containing more than 750 volts. See Sec 885, California Penal Code.

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

In 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
☒ AGENT
☒ ENGINEER

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

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

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

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

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

SEP 27 2013

Signature of Applicant or Agent

Date

SAN FRANCISCO

 REFER TO:
 DEPARTMENT OF
 BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

APPROVED:	<i>NR</i>	DATE: _____ REASON: _____
☐	BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	NOTIFIED MR. _____ DATE: _____ REASON: _____
☐	DEPARTMENT OF CITY PLANNING	NOTIFIED MR. _____ DATE: _____ REASON: _____
☐	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	NOTIFIED MR. _____ DATE: _____ REASON: _____
☐	MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION <i>[Signature]</i> Cnu Liu, DBI SEP 27 2013	NOTIFIED MR. _____ DATE: _____ REASON: _____
☐	CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	NOTIFIED MR. _____ DATE: _____ REASON: _____
☐	BUREAU OF ENGINEERING	NOTIFIED MR. _____ DATE: _____ REASON: _____
☐	DEPARTMENT OF PUBLIC HEALTH	NOTIFIED MR. _____ DATE: _____ REASON: _____
☐	REDEVELOPMENT AGENCY	NOTIFIED MR. _____ DATE: _____ REASON: _____
☐	HOUSING INSPECTION DIVISION	NOTIFIED MR. _____ DATE: _____ REASON: _____

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

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

 Number of attachments ☐

OWNER'S AUTHORIZED AGENT

APPROVED
Dept. of Building Insp.

DEC 12 2013

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

APPROVED FOR ISSUANCE

DEC 12 2013

BLDG. 318
FORM

APPLICATION NUMBER

OSHA APPROVAL REQ'D ☐
APPROVAL NUMBER

201383641 (005)

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☒ OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

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

DATE FILED 12/12/13	PLUMBING FEE RECEIPT NO. 12/12/13	(1) STREET ADDRESS OF JOB 4128-30 3rd Street	BLOCK & LOT 5260/036
PERMIT NO. 1312161	EXPIRED	(2) ESTIMATED COST OF JOB \$17,000	(3) REVISED COST: \$17,000
		DATE 12/11/13	

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING							
(4A) TYPE OF CONSTR. 5	(5A) NO. OF STORIES OF OCCUPANCY 2	(6A) NO. OF BASEMENTS AND CELLARS 1	(7A) PRESENT USE Residential / Dry cleaner	(8A) OCCUP. CLASS B/R-3	(9A) NO. OF DWELLING UNITS 2		
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION							
(4) TYPE OF CONSTR. 5	(5) NO. OF STORIES OF OCCUPANCY 2	(6) NO. OF BASEMENTS AND CELLARS 1	(7) PROPOSED USE (LEGAL USE) Residential / Dry cleaner	(8) OCCUP. CLASS B/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 Occidental Express, 1010 Howard St. S.F. 94103		ADDRESS 1010 Howard St. S.F. 94103		PHONE 621-7533		CALIF. LIC. NO. 319153	
(15) OWNER - LESSEE (CROSS OUT ONE) Alfred H. Aree, 4128 3rd St. S.F. 94107		ADDRESS 4128 3rd St. S.F. 94107		PHONE (FOR CONTACT BY DEPT.) 415-647-7853			
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)							

To Comply w/ NOV 2 01383641. Repair Fire Damage, Creating two light wells and reconfiguring of second floor.

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES ☐ NO ☒	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?	YES ☐ NO ☒	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA	SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK 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 LOT PLAN)	YES ☐ NO ☒	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?
(25) ARCHITECT OR ENGINEER (DESIGN ☐ CONSTRUCTION ☐) Residential Express, 1010 Howard St. S.F. CA 94103		ADDRESS 1010 Howard St. S.F. CA 94103		CALIF. CERTIFICATE NO. 319153		
(26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN") N/A		ADDRESS				

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction is to be closer than 10' to any fire containing more than 750 volts. See Sec 318, 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, and site, and complete details of retaining walls and wall footings must be submitted to this department for approval.

ANY ALTERATION REQUIRED HEREON 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, WHICHEVER.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (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 drawings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

☐ OWNER
☐ LESSOR
☒ CONTRACTOR
☐ ARCHITECT
☐ AGENT
☐ ENGINEER

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

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In conformity with the provisions of Section 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 (v) is checked, item (iv) must be checked as well. Mark the appropriate method of compliance below.

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

- () I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3706 of the Labor Code, for the performance of the work for which this permit is issued.
- () II. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:
Carrier State Fund
Policy Number 187463-13
- () 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 in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
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Signature of Applicant or Agent

12/12/13
Date

OFFICE COPY

SAN FRANCISCO

REFER TO: APPROVED:
 DEPARTMENT OF
 BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

MIRA LEE, DBI

DEC 11 2013

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

APPROVED: create 2 new light wells 1 on each
 side of building. Reduction of foot print
 not visible from street w/o other work

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL DEPARTMENT OF CITY PLANNING

APPROVED:

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED:

Danny Lau, DBI

DEC 11 2013

MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION

APPROVED:

CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

APPROVED:

BUREAU OF ENGINEERING

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

APPROVED:

REDEVELOPMENT AGENCY

APPROVED:

HOUSING INSPECTION DIVISION

DATE: 12/10/13

REASON:

OK to process
 cas: abt let
 OK to process b.d.w.a
 NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

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NOTIFIED MR.

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 of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

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