



# SAN FRANCISCO PLANNING DEPARTMENT

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HEARING DATE: July 15, 2015  
CASE NUMBERS: 2015.007980DES – 2215 Leavenworth Street  
TO: Historic Preservation Commission  
FROM: Susan Parks  
Preservation Planner, 415-575-9101  
REVIEWED BY: Tim Frye  
Preservation Coordinator, 415-575-6822  
RE: Owner-Submitted Landmark Designation Application

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

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On June 8, 2015, the Department received a Landmark Designation Application prepared by Anne Brubaker, owner of the subject property. The residence was constructed in 1938 for brothers George and/or Herbert Crocker and was designed the by noted San Francisco architect Martin Rist.

This memo provides background information for the HPC to consider in its determination as to whether the property warrants inclusion on the Landmark Designation Work Program.

## Property Description

The subject building is located on the west side of Leavenworth Street between Greenwich and Lombard streets. It is a two-story-over-basement, stucco-clad residence designed in a hybrid style. The primary facade includes a single bay window and quoins that accord with French Provincial style design influences. A rounded entry canopy and glass block windows on the interior side facade, as well as windows that wrap the corner at the rear of the property, are more indicative of a Streamline Moderne aesthetic.

The subject property was addressed in the 1976 Department of City Planning Survey as part of a collection of houses that included the neighboring properties at 2211 Leavenworth to the south, and 2223-2237 Leavenworth to the north. The survey form describes this grouping as a "strange mixed regency, spanish colonial, moderne group." The survey form did not indicate the architect, owner or previous occupants.

The new information presented in the Landmark Designation Application prepared by Mrs. Brubaker provides considerable research about the properties. This research includes a copy of the original building permit with Martin Rist as the architect and Herbert Crocker as the owner. Mrs. Brubaker has also provided a statement of significance for the property as it relates to historic events, persons, architecture, and as a valued visual landmark.

The following briefly reprises some of the information found in the applicant's statement of significance. This is followed by staff's initial assessment.

[www.sfplanning.org](http://www.sfplanning.org)

- The property is nominated for its Streamline Moderne architecture (an under-represented property type) and for its association with architect Martin Rist.

*Staff comments:*

Department staff do not find that the subject property is a particularly strong example of Streamline Moderne architecture. Some of the city's better known examples of the style include the Aquatic Park Bathhouse, the Henry Doelger sales office, the Malloch Building at 1360 Montgomery Street on Telegraph Hill, and the A. Carlisle & Company building at 645 Harrison Street. It is unclear whether the subject property is a noteworthy example of a hybrid design incorporating French Provincial and Streamline Moderne influences. Research did not reveal any scholarly documents which address this particular subject.

Department staff concur that Martin Rist (1888-1956) is an accomplished architect, but the subject property does not appear to be one of the architect's more important works. Draft research for the Sunshine School Landmark Designation Report provides the following biography for Rist:

Martin Rist was born to German parents in Columbus, Ohio in 1888. His family arrived in San Francisco in 1906, and Rist soon found employment as a draftsman working for the architect William Curlett. He continued to work for Curlett until 1914, and then as a designer for Charles Gottschalk and Carl Werner.

In 1923 Rist opened his own practice, and a year later partnered with the architect Charles Gottschalk. In August 1928 *The Architect and Engineer* observed that Gottschalk & Rist had "one of the busiest offices in San Francisco." Among their projects at that time were the construction of estates in Hillsborough and San Mateo, as well as an apartment building on Filbert Street in San Francisco. Several of these buildings were subsequently photographed for the September 1932 edition of *The Architect and Engineer*.

As with many architects during the building boom on the 1920s, Rist's work favored Period Revival influences, including Mediterranean Revival, Colonial Revival and Tudor Revival style designs. During this period Gottschalk & Rist also completed designs in association with architect Alfred I. Coffey, including the McKinley School in Redwood City, California. Rist would also partner with Coffey on the design of the Taraval Police Station (ca. 1930) and the Gault School in Santa Cruz (1931), as well as Rist's own house—a Storybook style residence at 136 Yerba Buena Avenue (1928).

Some of Rist's best known work during the early 1930s include the Georgian Revival style University Mound Old Ladies' Home (1931-1932), and the Art Deco style Psychopathic Ward at San Francisco General Hospital (1932-1935). During the latter 1930s, Rist's work increasingly showed Arte Moderne influences. These included an exuberant commercial building at 470 Columbus Avenue (1936), as well as three stripped-down Streamline apartment buildings located at 1963 to 1981 Clay Street. Rist also completed designs for the Public Works Administration, including collaborative work on the Sunshine School (1936); the Coffin-Reddington Building at 301 Folsom Street

(1936-1937); and Abraham Lincoln High School in association with Timothy Pflueger, Frederick Meyer and W. P. Peugh (1938-1940).



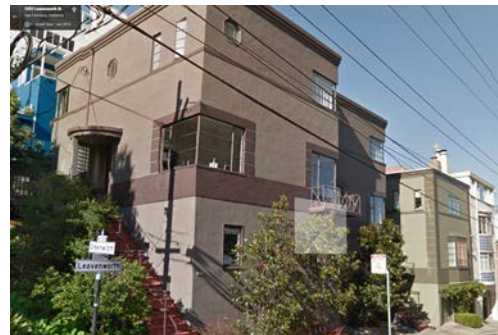
1691 Clay Street designed by Rist and completed in 1936.



470 Columbus Avenue designed by Rist and completed in 1936.



Subject Property



2011 Leavenworth in the foreground, designed by Rist in 1936.

- 2215 Leavenworth is nominated for its association with the Crocker family. It was built for either George N. Crocker or Herbert A. Crocker (brothers). The original permit lists Herbert as the builder and George as the owner. The two men are descendants of Charles F. Crocker, famed as one of the Southern Pacific Railroad's "Big Four." The adjacent property at 2011 Leavenworth appears to have also been commissioned by Herbert A. Crocker and was designed in the Streamline Moderne style. It is reputed to have a structural beam with Herbert Crocker's signature.

*Staff comments:*

Preliminary research by Department staff cannot substantiate the Crocker Brothers' descent from Charles Crocker (1822-1888), born in New York, or from his son, William H. Crocker (1861-1937), born in Stockton, California and namesake of the Crocker National Bank.

The 1920 Census shows that George Crocker (1906-1970) and Herbert A. Crocker (1912-2001) were the children of Arthur and Anna Crocker. Arthur Crocker was a contractor born in 1879, and both his parents were immigrants who arrived from Germany circa 1860. Thus if there is any family connection to the well-known Crockers, it is distant.

City directories also appear to indicate that neither brother actually lived in the house. The brothers are shown living at 135 Cedro Way from 1929-1939. It appears that when Herbert married in 1940, he and his wife moved to 2033 Leavenworth Street while brother George and their mother, Anna, rented an apartment at 163 Hyde Street. Herbert is listed on the 1938 building permit, but the earliest deed transfer is from George to John and Eleanor Wells in 1940. Preliminary research also could not find any evidence of a one of the Crocker brothers living at the adjacent 2011 Leavenworth property.

**Integrity**

The exterior appears to be largely original, save for replacement of the garage door and the front windows. Historically, the windows on the primary facade were steel sash casement windows. These were replaced in 2009 with aluminum-clad wood windows within the original openings. Historic photos from the 1950s show that the original garage door included a porthole window. Aside from these changes, additional building permit applications refer to interior alterations and landscaping improvements.

**Recommendation**

Staff find that, if the property is to be added to the Work Program, it should be added as a visual landmark at the base of the Lombard Street curve and/or for its association with noted architect Martin Rist. Given that the adjacent property to the south was also designed by Rist at the same time, and that there is a concentration of 1930s architecture within the block, there may be a small historic district in the area. However, the eligibility of this cluster for landmark designation was not examined as part of this assessment.

Overall, the Department finds that although the property is the work of an accomplished architect and retains integrity, it does not appear to rise to the level of significance as required under Article 10 of the Planning Code for an individual City Landmark. The Historic Preservation Commission may take action to add, or not add, 2215 Leavenworth Street to its Landmark Designation Work Program. The HPC may also direct Staff or the property owner to provide additional information in support of the nomination



**ATTACHMENTS:**

- **Exhibit A:** Parcel Map and Aerial Photo
- **Exhibit B:** Photograph of the Subject Property
- **Exhibit C:** Landmark Designation Application for 2215 Leavenworth Street prepared by Anne Brubaker (including historical research and photos)
- **Exhibit D:** '76 Survey form (extracted from the Application)
- **Exhibit E:** Letters of Support (13 total; 10 extracted from the Application, 3 submitted separately)

**EXHIBIT A:**  
Parcel Map and Aerial Photo

# Parcel Map



SUBJECT PROPERTY



# Aerial Photo



SUBJECT PROPERTY



Consideration for Inclusion on the  
Landmark Designation Work Program  
Case Number 2015-00798DES  
2215 Leavenworth Street

**EXHIBIT B:**  
Site Photo

# Site Photo



Consideration for Inclusion on the  
Landmark Designation Work Program  
**Case Number 2015-00798DES**  
2215 Leavenworth Street

**EXHIBIT C:**  
Landmark Designation Application Package  
(as submitted by property owner)





SAN FRANCISCO  
PLANNING  
DEPARTMENT

APPLICATION FOR

# Historic Landmark Designation

2215 Leavenworth

submitted by

Planning Department  
1650 Mission Street  
Suite 400  
San Francisco, CA  
94103-9425

T: 415.558.6378  
F: 415.558.6409

Landmark designation is authorized by Section 1004 of the San Francisco Planning Code. The designation process includes a review of the Landmark Designation Application by the Planning Department and the Historic Preservation Commission. Final approval is made by the San Francisco Board of Supervisors.

## PRESERVING SAN FRANCISCO HISTORY

Since 1967, San Francisco's Historic Preservation Program has helped preserve important facets of the city's history. The list of designated city landmarks and landmark districts includes iconic architectural masterpieces, monuments to historic events, and places associated with cultural and social movements that have defined our city. However, there are still many more untold stories to celebrate through landmark designation.

## PROPERTIES ELIGIBLE FOR LANDMARK DESIGNATION

Most San Francisco landmarks are buildings. But a landmark can also be a structure, site, feature or area of special historical, architectural or aesthetic interest. Collections of properties can also be designated as landmark districts.

Landmarks can be significant for a variety of reasons. The criteria are based on those used by the National Register of Historic Places. They include:

- Properties significant for their association with historic events, including the city's social and cultural history
- Properties significant for their association with a person or group important to the history of the city, state or country
- Properties significant for their architecture or design
- Properties that are valued as visual landmarks, or that have special character or meaning to the city and its residents
- Collections of properties or features that are linked by history, plan, aesthetics or physical development.

## INCENTIVES FOR LANDMARK DESIGNATION

Landmark designation recognizes the property as a significant element of San Francisco history. There are also various incentives, including the following:

- Eligibility for the Mills Act program, which can result in property tax reduction
- Eligibility to use the California Historical Building Code
- Eligibility for land use incentives under the San Francisco Planning Code
- Eligibility to display a plaque regarding the building's landmark status

## HOW TO APPLY TO DESIGNATE A LANDMARK

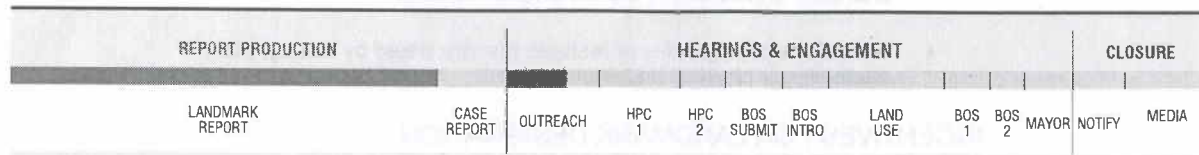
Any member of the public may nominate a property for landmark designation. The application must contain supporting historic, architectural and/or cultural documentation. More information about the Planning Department's Historic Preservation program can also be found here:

<http://www.sf-planning.org/index.aspx?page=1825>

## THE LANDMARK DESIGNATION PROCESS

The landmark designation process is a multi-step process. This includes the following:

1. Set a preliminary application review meeting with Planning Department Preservation staff. The meeting will focus on reviewing the draft designation application. Preservation staff can provide advice for improving the application, including any additional research which may be needed.
2. Submit the completed final application for review. Once it is determined to be complete, Preservation staff will place the application on the agenda for a Historic Preservation Commission (HPC) hearing.
3. During the hearing, the HPC will hear public testimony and determine if the property meets the criteria for landmark designation. If so, the Commission will vote to initiate landmark designation and schedule a follow-up hearing.
4. If the landmark designation is for a district, the Planning Commission will provide its review and comment on the proposed designation prior to the HPC making a final recommendation to the Board of Supervisors.
5. At the second hearing, the HPC will hear public testimony and vote on whether to recommend landmark designation to the Board of Supervisors.
6. An HPC recommendation supporting landmark designation will be forwarded to the Board of Supervisors and will be heard by its Land Use and Economic Development Committee. This is a public hearing where the owner(s) and members of the public can offer testimony.
7. The Land Use and Economic Development Committee will forward its recommendation on the designation to the full Board of Supervisors for a first reading. The Board of Supervisors will vote on the designation. A majority of Supervisors must vote in favor of the landmark designation for it to be approved. This is a public hearing, although no public testimony will be heard.
8. At a following Board of Supervisors hearing the proposed designation will have a second reading. This is a public hearing, although no public testimony will be heard. If the majority of Supervisors remain in favor of the landmark designation, the designating ordinance is sent to the Mayor for final signature.



## COMPLETING THE APPLICATION

Please fill out all of the sections of the application. Use the checklist at the end of this application to ensure that all required materials are included. If more space is needed, please feel free to attach additional sheets as necessary. If you are unsure how to answer any of the questions, please contact Planning Department preservation staff.

### Please submit the completed application to:

San Francisco Planning Department  
Attn: Landmark Designation Application  
1650 Mission Street, Suite 400  
San Francisco, CA 94103-9425

## Historic Landmark Designation Application

### 1. Current Owner / Applicant Information

Date: June 4, 2015

PROPERTY OWNER'S NAME: Anne and Randall Brubaker Trust	
PROPERTY OWNER'S ADDRESS:  2215 Leavenworth St., San Francisco, CA 94133	TELEPHONE: cell: 847 769 5062  EMAIL: sfavb@comcast.net; randallbru@comcast.net

APPLICANT'S NAME: Anne & Randall Brubaker	<input checked="" type="checkbox"/> SAME AS ABOVE
APPLICANT'S ADDRESS:	TELEPHONE:  EMAIL:

CONTACT FOR PROJECT INFORMATION:	<input checked="" type="checkbox"/> SAME AS ABOVE
ADDRESS:	TELEPHONE:  EMAIL:

### 2. Location of the Proposed Landmark

STREET ADDRESS OF PROJECT: 2215 Leavenworth St., San Francisco, CA		ZIP CODE: 94133		
CROSS STREETS: Greenwich & Lombard Sts.				
ASSESSORS BLOCK/LOT: 0071005A	LOT DIMENSIONS: 25x 40; 34x40	LOT AREA (SQ FT): 2360	ZONING DISTRICT: RH3	HEIGHT/BULK DISTRICT: 40-X
OTHER ADDRESS / HISTORIC ADDRESS: ( if applicable )		ZIP CODE:		

### 3. Property Information

HISTORIC NAME OF PROPERTY (IF APPLICABLE)	DATE OF CONSTRUCTION: 1938	<input checked="" type="checkbox"/> ACTUAL YEAR <input type="checkbox"/> ESTIMATED YEAR	SOURCE FOR DATE OF CONSTRUCTION: building permit
ARCHITECT OR BUILDER: Martin J. Rist	ARCHITECTURAL STYLE international/streamline moderne		
SOURCE OF INFORMATION FOR ARCHITECT OR BUILDER building permit	HISTORIC USE family residential	PRESENT USE family residential	
PROPERTY INCLUDED IN A PRIOR HISTORIC SURVEY? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No ...	SURVEY NAME: DCP 1976 survey	SURVEY RATING: Y	

#### 4. Statement of Significance

The proposed landmark is significant for the following reason(s). Please check all that apply:

- ☒ It is associated with significant events or patterns, or reflects important aspects of social or cultural history
- ☒ It is associated with a person or persons important to our history
- ☒ It is significant for its architecture or design, or is a notable work of a master builder, designer or architect
- ☒ It is valued as a visual landmark, or has special character or meaning to the city and its residents
- ☐ It contains archaeological deposits that have the potential to yield important information about history or prehistory

Please summarize why the property or district should be designated a San Francisco Landmark. Whenever possible, include footnotes or a list of references that support the statement of significance. Copies of historic photographs, articles or other sources that directly relate to the property should also be attached.

Please see #4, Statement of Significance, attached.

#### 5. Property / Architecture Description

Please provide a detailed description of the exterior of the building and any associated buildings on the property. This includes the building's shape, number of stories, architectural style and materials. For example, is the building clad with wood, brick or stucco? What materials are the windows and exterior doors made of? Please be sure to include descriptions of the non-publicly visible portions of the building. Attach photographs of the property, including the rear facade.

Please see #5, Property & Architecture Description, attached

#### 6. Neighborhood or District Description

Please provide a narrative describing the buildings both adjacent to, and across the street from, the subject property. This includes describing their architectural styles, number of stories, exterior materials (e.g., wood or stucco cladding) and landscape features, if any. Attach representative photographs.

If the application is for a landmark district, please provide similar information describing the architectural character of the district. Also be sure to include a map outlining the boundaries of the district, as well as a list of all properties including their addresses, block and lot numbers, and dates of construction. This information may be gathered using the San Francisco Property Information Map, available here: <http://ec2-50-17-237-182.compute-1.amazonaws.com/PIM/>

Please see #6, Neighborhood Description, attached



## 7. Building Permits and History of Alterations

Please list all building permits from the date of construction to present. Be sure to include any alterations or additions to the building. These include changes such as window replacement, construction of a new garage, or installation of roof dormers. Also attach photocopies of building permits. Copies of building permits are available from the Department of Building Inspection, 1660 Mission Street, 4<sup>th</sup> Floor (<http://sfdbi.org/record-request-form>).

*\*\*Note: Do not complete this section if the application is for a landmark district*

PERMIT:	DATE:	DESCRIPTION OF WORK:
1.	7/31/38: #35970	construction of residence, 6 rooms for 1 family
2.	7/10/03: #9141	repair rotten deck boards in rear of house
3.	5/26/06: #2654	repair stringer of front entrance stairs
4.	10/24/07: 6280	interior alterations and partial renovation to single family residence
5.	4/20/09: #0595	removal of front bay and bedrm windows & replace in kind w/wood
6.	5/5/09: #7750	Install landscaping and paving slabs and stone clad walls
7.		
8.		

Please describe any additional alterations that are not included in this table. For example, have any obvious changes been made to the property for which no building permit record is available?

## 8. Ownership History Table

Please list all owners of the property from the date of construction to present. Building ownership may be researched at the San Francisco Assessor-Recorder's Office, located at City Hall, Room 190.

*\*Note: Do not complete this section if the application is for a landmark district*

OWNER:	DATES (FROM - TO):	NAME(S):	OCCUPATION:
1.	1938-1940	George N. Crocker / Herbert Crocker	
2.	1940-1942	John & Eleanor Wells	
3.	1942-1967	John & Mary Vogel	dentist & wife
4.	1967-2002	Mary Vogel Trust	widow
5.	2002-2010	Anne Vogel Brubaker Trust	seamstress
6.	2010-present	Anne V. & Randall E Brubaker trust	retired
7.			
8.			

If the property is significant for its association with a person important to history, please be sure to expand on this information in Section 9.

## 9. Occupant History Table

Please list occupants of the property (if different from the owners) from the date of construction to present. It is not necessary to list the occupants for each year. A sample of every five to seven years (e.g. 1910, 1917, 1923, etc.) is sufficient. For multi-unit buildings, please use a representative sampling of occupants. A chronological list of San Francisco city directories from 1850 – 1982 is available online. Choosing the "1A" link will take you to a scan of the original document:

<http://www.sfgenealogy.com/sf/sfdatadir.htm>

Beginning with the year 1953, a "reverse directory" is available at the back of each volume, allowing you to look up a specific address to see the occupants.

*\*Note: Do not complete this section if the application is for a landmark district*

OCCUP:	DATES (FROM – TO):	NAME(S):	OCCUPATION:
1.	1942-1950	John and Mary Vogel	dentist, wife
2.	1953	George Heimer	
3.	1958-1965	Spencer Barefoot	
4.	1970-1975	Harold Evetts	
5.	1981	Alexis Teliis	
6.	1998-2004	Alexandra Hanover (possible alias)	
7.	2005-2007	Charles Crompton	attorney
8.	2007-present	Anne & Randall Brubaker	

If the property is significant for having been used by an occupant, group or tenant important to history, please expand on this information below.

## 10. Public Information Release

Please read the following statements and check each to indicate that you agree with the statement. Then sign below in the space provided.

- ☒ I understand that submitted documents will become public records under the California Public Records Act, and that these documents will be made available upon request to members of the public for inspection and copying.
- ☒ I acknowledge that all photographs and images submitted as part of the application may be used by the City without compensation.

Anne V Brubaker

Name (Print):

Date:

RANDALL E BRUBAKER

Randall E Brubaker

Signature:

Randall E Brubaker

2215 LEAVENWORTH ST.  
APPLICATION FOR LANDMARK STATUS

4. Statement of Significance:

Summary: 2215 Leavenworth Street represents the style of architecture that is being sought by the Planning Department for Historic Preservation (Appendix C) because of a dearth of such structures protected from substantial alteration. Since returning to Anne's early childhood home, we have come to appreciate the architecture both on the exterior and interior. All remodeling has been achieved with minimum alteration, with care to match design of the era. Attached in Appendix D are letters of support from San Francisco residents.

4a.. This property is associated with persons significant to the history of San Francisco. See attached the title search listing George N. Crocker as the original owner of the property and Herbert Crocker as the owner issued the original building permit. (Appendix A). These two men are descendents of the famed member of the Big Four, Charles Crocker. George N. Crocker was Dean of Golden Gate University Law School, then an army officer in WWII, and subsequently wrote the controversial political science work "Roosevelt's Road to Russia" in 1959. The name 'Herbert Crocker,' appendix A, is written on a living room beam uncovered during remodeling of 2011 Leavenworth St. Both structures are listed in the Planning Department documents as being owned during construction by Herbert Crocker.

4b. It is associated with significant events (the second World War) and the beginning of the post war era. Attached, Appendix B, are copies of the ration books issued during WWII to John Vogel, third owner of 2215 Leavenworth St. As well, included in this Appendix are photos of life in that era, a world of youth, growing families, moving from pre-war life into modern times. This property denotes the coming of the modern age, and yet also an age of innocence. Dr. Vogel, a San Francisco dentist, was descended from early settlers to California who made the trip by wagon train in the mid 1850's. A portrait that traveled in that wagon hangs on the wall at 2215 Leavenworth St. Dr. Vogel's mother, Byrd Howell Vogel graduated summa cum laude from UC Berkeley in 1909 and taught English, Latin, German and girls' basketball at Suisun High School, CA, prior to her marriage. There is a brief recording of her experiences in the quake of '06. Many more photographs are available should this property receive landmark status.

4c. This property is significant both for its architecture and design and for the prominence of its architect, Martin Rist. It is the 'Streamline Moderne' style which while prevalent in Los Angeles, is very much less so in San Francisco, resulting in the memorandum from the Planning Department to the Historic Preservation Commission of Feb 21, 2011 (Appendix C). This property was a rental from 1950 – 2007 with its attendant loss of care and value for the architectural history of the era. Remodeled in 2008 by the present owners, and restricted from aesthetic change at that time by the Planning Department, it continues to represent the "International" or "Streamline Moderne" style. On Russian Hill several noted buildings have recently been damaged through remodeling so that their original aesthetics no longer exist. Please note a William Wurster property on the Greenwich path between Hyde and Lombard has had its exterior natural redwood siding painted cerulean blue with white trim. 900 Lombard, by Martin Rist, memorialized in the film "Vertigo," lost entirely its post war aesthetic by the remodel of 2012. It too was tagged 'potentially architecturally significant' but the builder misrepresented the scope of the work.

Martin Rist was one of the preeminent architects of the 30's, 40's and 50's, designing valued buildings



both commercial and residential. He was in partnership with Timothy Pfleuger and Fred Meyer and is credited with some of the early residences in St. Francis Woods. Buildings and source material are listed in Appendix C.

4d. It is valued as a visual example of the Streamline Moderne style, by residents and visitors alike. Sitting ½ block South of the 'crooked' street it has become, since its remodeling a site for visitors to sit on the steps and have their photographs taken by friends and relatives. A notable feature of the property are the gardens in front, which along with the building provide a unique opportunity for these pictures.

As well, given the hundreds/thousands of visitors who pass the house each and every day, park on our sidewalk each and every day, this is an unusually good location to highlight the style of architecture of the era. An industry site, [www.sanfrancisco.travel](http://www.sanfrancisco.travel) lists 134,231 tourists a day with the "Crooked Street" being one of the top attractions. Easily 30% of those stopping at the corner of Lombard and Leavenworth also pass by 2215 Leavenworth either going to or coming from 'the crooked street.' We also get a contingent of visitors going to and from the Greenwich Path, at the corner of Leavenworth and Greenwich.

Attached in Appendix D are letters of support from neighbors and industry professionals.

## 5. PROPERTY/ ARCHTECTURE DESCRIPTION

The 'Streamline Moderne' or "International Style" structure (Appendix E) is a symmetric rectangle of three stories, the top two floors living area, the lower level a 2 car garage. It is finished in stucco with some of the original steel case windows remaining in the rear. The front two windows, one a large bay, have been replaced due to leakage and severe rust in as exact a duplicate style as was possible. All doors are of wood, the front door being the original. The front porch features glass block with the same glass block on either side of the front door. There is ornamentation of raised rows of block outlining the corners of the facade. The rear doors open onto the private garden, which is an integral feature of the home. The North wall directly abuts the apartment next to it. In 2008 and 2010, all the remodeling was carefully reviewed and restricted by the Planning Department, indicating an acknowledgment and interest in the property and its current listing of 'potentially architecturally significant.' While this was not burdensome for us as the owners as we value the architecture, it seems appropriate to grant the property the official status the City already uses to govern any changes.

## 6. NEIGHBORHOOD DESCRIPTION

The buildings on either side of the structure, Appendix E, are also stucco, the one to the South being a duplex also designed by M. Rist for Herbert Crocker. They are complementary but not identical to 2215 and share a common wall. Each successive entrance to the South climbs to a higher entrance and first floor elevation. They have a single garage entrance each. The interiors were at one time identical. The building to the North may be the same era, having distinctive blue tile on the facade and an out of character top floor which may have been added later. 2215 is notably shorter than either. The two apartment buildings across the street are Art Deco from the late '20's with elaborate black iron grillwork and molded stucco or terra cotta ornamentation. They are both multi-unit and many stories.

As 2215 is less than a block from the 'crooked' section of Lombard Street, the house experiences foot traffic in the hundreds of thousands a year and the front terra cotta steps and side garden are often photographed. As well, 2215 is the only property on either side of the street with appreciable

landscaping. To the North are two cherry trees, topped periodically due to interference with overhead wires. The apartments across have the typical bush arrangement on either side of the front door. We are advised that 2211/2201 is scheduled for a major landscape overhaul in the near future.

# **APPENDIX A**

## **BUILDING PERMITS**



Central Permit Bureau—P.N. 410

Write in Ink—File Two Copies

**CITY AND COUNTY OF SAN FRANCISCO**  
**DEPARTMENT OF PUBLIC WORKS** **CENTRAL PERMIT BUREAU**

BLDG. FORM

**2**

**APPLICATION FOR BUILDING PERMIT**  
**FRAME BUILDING**

July 8th 1938

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

- (1) Location of Lot. W. Side of Leavenworth Street  
63:2" E. H. of Greenwich St. No. Lot Assessor's Block No. 265
- (2) Number of Stories Two - (WITH) Basement  
(WITHOUT)
- (3) Total Cost \$ 5700.00
- (4) Purpose or Occupancy Residence No. of rooms 5 1/2 No. of families 1
- (5) Size of lot. 29' x 110' 6" Ft. Front 29 1/2 Ft. Rear 29 1/2 Ft. Deep 80
- (6) Any other building on lot at present No.
- (7) Contractor (DOES) (DOES NOT) carry Workmen's Compensation Insurance.
- (8) Supervision of construction by MARTIN RIST  
Address 944 Phelan Bldg. S.F.

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

- (9) Architect MARTIN RIST  
Certificate No. B-1185 License No. City and County of San Francisco  
State of California  
Address 944 Phelan Bldg. - S.F.
- (10) Engineer  
Certificate No. State of California License No. City and County of San Francisco  
Address
- (11) Plans and specifications prepared by  
Other than Architect or Engineer  
Address
- (12) Contractor DAY LABOR  
License No. State of California License No. City and County of San Francisco  
Address
- (13) Owner Herbert Crocker  
Address 944 Phelan Bldg.  
By M. RIST

Owner's Authorized Agent.

The Department will call up telephone No. Do. 2028 If any alterations or changes are necessary on the plans submitted.

**CERTIFICATE OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF BUILDING, PURSUANT TO SEC. 9, ORDINANCE 1008 (N.S.)**





APPROVED

Dept. of Building Insp.

JUL 10 2003

 DIRECTOR  
 DEPT OF BUILDING INSPECTION
BLDG.  
FORM

8/8

APPLICATION NUMBER

APPROVAL NUMBER

NO RECORD IN PTS

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

NUMBER OF PLAN SETS

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

DATE FILED 7.10.03	FILED FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 2215 LEAVENWORTH	BLOCK & LOT 71-5A
PERMIT NO. 999746	ISSUED 7/10/03	(2A) ESTIMATED COST OF JOB 4600	(2B) ESTIMATED COST: \$4600.00
		BY:	DATE: 7.10.03

## INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING		(8A) OCCUP. CLASS		(9A) NO. OF DWELLING UNITS	
(1A) TYPE OF CONSTR. I-N	(5A) NO. OF STORIES OF OCCUPANCY 2	(6A) NO. OF BASEMENTS AND CELLARS 0	(7A) PRESENT USE SPD	R-3	1
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION		(8B) OCCUP. CLASS		(9B) NO. OF DWELLING UNITS	
(1A) TYPE OF CONSTR. I-N	(5A) NO. OF STORIES OF OCCUPANCY 2	(6A) NO. OF BASEMENTS AND CELLARS 0	(7A) PROPOSED USE (LEGAL USE) SPD	R-3	1
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(13) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(14) GENERAL CONTRACTOR	ADDRESS	PHONE	EXPIRATION DATE
SCHOEPP CONST. 3729 BALBOA		221-6913	542172	6/30/04	
(15) OWNER - LESSEE (CROSS OUT ONE)	ADDRESS	ZIP	BTRC#	PHONE (FOR CONTACT BY DEPT.)	
MARY VOGEL	2215 LEAVENWORTH	334762	298-0948		
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)					
REPAIR ROTTEN DECK BOARDS IN REAR OF HOUSE					
DECK IS LESS THAN 30"					
EXTERIOR WORK ONLY					
ADDITIONAL INFORMATION					
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	FT.	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(21) WILL SIDEWALK OVER SUB SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON LOT PLAN)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) IF (19) IS YES, STATE NEW GROUND FLOOR AREA	SQ. FT.
(25) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> )	ADDRESS	CALIF. CERTIFICATE NO.			
(26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN")					

## IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction, to be closer than 60" to any wire containing more than 750 volts. See Sec 385, California Penal Code.

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

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

## CHECK APPROPRIATE BOX

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

## APPLICANT'S CERTIFICATION

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

8003-03 (REV. 1/02)

## NOTICE TO APPLICANT

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

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

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

- ( ) I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ( ) II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:  
 Carrier: STATE COMPENSATION FUND  
 Policy Number: 16875062
- ( ) III. The cost of the work to be done is \$100 or less.
- ( ) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
- ( ) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

M. Pearson  
 Signature of Applicant or Agent

7/9/03  
 Date

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

Contact the district building inspector at the start of work call 658-8088.  
 For plumbing inspection scheduling call 658-8054, for electrical  
 inspection scheduling call 658-8038. This application is approved  
 without site inspection, detailed plumbing or electrical plan review and  
 does not constitute an approval of the building. Work authorized must  
 be done in strict accordance with all applicable codes. Any electrical or  
 plumbing work shall require appropriate separate permits.

*[Signature]*  
 TOM V. ZELOS, DSI

DEPARTMENT OF  
 BUILDING INSPECTION

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_

APPROVED:

☐

*NA*

*NA not visible from street,*  
*Kevin Bruston 7/10/03*

DEPARTMENT OF CITY PLANNING

NOTIFIED MR. \_\_\_\_\_

APPROVED:

☐

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

APPROVED:

☐

MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

APPROVED:

☐

CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

APPROVED:

☐

BUREAU OF ENGINEERING

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

APPROVED:

☐

DEPARTMENT OF PUBLIC HEALTH

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

APPROVED:

☐

REDEVELOPMENT AGENCY

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

APPROVED:

☐

HOUSING INSPECTION DIVISION

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

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 department noted on this application, and attached  
 statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments ☐

OWNERS AUTHORIZED AGENT \_\_\_\_\_



**WOOD EXPOSED TO WEATHER shall be approved wood of natural resistance to decay or treated wood. All fasteners in contact with treated wood shall be HOT-DIPPED GALVANIZED OR STAINLESS STEEL.**

Dept. of Building Insp.

MAY 26 2006

APPROVED FOR ISSUANCE

MAY 25 2006

BLDG. FORM 318  
APPLICATION NUMBER  
2006/05/26/2654

OSHA APPROVAL REQ. ☐  
APPROVAL NUMBER:

# APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☒ OVER-THE COUNTER ISSUANCE

NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF BUILDING INSPECTION  
APPLICANT'S 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 5-24-06	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 2215 Leavenworth St	BLOCK & LOT 0021/005A
PERMIT NO. 1087874	ISSUED 05/26/06	(2A) ESTIMATED COST OF JOB 600 <sup>00</sup>	(2B) REVISED COST: \$4600.8

DATE: 5/26/06

## INFORMATION TO BE FURNISHED BY ALL APPLICANTS

### LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR. JN	(5A) NO. OF STORIES OF OCCUPANCY 1	(6A) NO. OF BASEMENTS AND CELLARS 1	(7A) PRESENT USE: Residential	(8A) OCCUP. CLASS R3	(9A) NO. OF DWELLING UNITS 1
<b>DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION</b>					
(4) TYPE OF CONSTR. JN	(5) NO. OF STORIES OF OCCUPANCY 1	(6) NO. OF BASEMENTS AND CELLARS 1	(7) PROPOSED USE (LEGAL USE) Residential	(8) OCCUP. CLASS R3	(9) NO. OF DWELLING UNITS 1
(10) IS PLANT TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
(14) GENERAL CONTRACTOR Rivero Cons. 850 S Van Ness Ave 415-34-7404 5/21/06 6-07					
(15) OWNER - LESSEE (CROSS OUT ONE) Mary E Vogel 2215 Leavenworth St 334 392 415-34-7404					

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

Repair stringer on front entrance stairs  
LESS THAN 50° to

### ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT.	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(25) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input checked="" type="checkbox"/> ADDRESS		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, to be closer than 6'0" to any wire containing more than 750 volts See Sec 385, California Penal Code.

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

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

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

### APPLICANT'S CERTIFICATION

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

9003-03 (REV. 1/02)

### NOTICE TO APPLICANT

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

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

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

- ( ) I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance the work for which this permit is issued.
- (X) II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:  
Carrier State Fund  
Policy Number 0001182-2005
- ( ) III. The cost of the work to be done is \$100 or less.
- ( ) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
- ( ) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent

Date

5-2406



SAN FRANCISCO

CONDITIONS AND STIPULATIONS

WOOD EXPOSED TO WEATHER SHALL BE PROTECTED BY AN APPROPRIATE METHOD OF PROTECTION.

APPROVED: *[Signature]* MAY 26 2006  
JAIME VALE, DBI

DEPARTMENT OF BUILDING INSPECTION

REDEVELOPMENT AGENCY

HOUSING INSPECTION DIVISION

DATE: 5/26/06  
REASON: O.K. to process  
NOTIFIED MR. *[Signature]*

APPROVED: <input type="checkbox"/>	DEPARTMENT OF CITY PLANNING	DATE: _____ REASON: _____
APPROVED: <input type="checkbox"/>	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____
APPROVED: <input type="checkbox"/>	MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION	DATE: _____ REASON: _____
APPROVED: <input type="checkbox"/>	CIVIL ENGINEER, DEPT. OF BLDG INSPECTION	DATE: _____ REASON: _____
APPROVED: <input type="checkbox"/>	BUREAU OF ENGINEERING	DATE: _____ REASON: _____
APPROVED: <input type="checkbox"/>	DEPARTMENT OF PUBLIC HEALTH	DATE: _____ REASON: _____
APPROVED: <input type="checkbox"/>	REDEVELOPMENT AGENCY	DATE: _____ REASON: _____
APPROVED: <input checked="" type="checkbox"/>	TO COMPLY WITH HOUSING INSPECTION DIVISION NOTICE(S) OF VIOLATION ISSUED ON 1/21/2004, COMPLAINT TRACKING # 200447193. TO COMPLETE ALL PERMIT WORK REQUIRED BY THE ATTACHED NOTICE. FOR WORK STATED ONLY	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 department 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 \_\_\_\_\_

Dept. of Building Insp.

OCT 26 2007

ISAM HASENIN, P.E., C.B.O.  
 DIRECTOR/CHIEF BUILDING OFFICIAL  
 DEPT. OF BUILDING INSPECTION

BUILDING ENLARGEMENT  
DESCRIPTION

☐ VERTICAL  
☒ HORIZONTAL *Exterior*  
*8447*

APPROVED FOR ISSUANCE

BLDG.  
FORM

318

20071024-10280

APPLICATION NUMBER

OSHA APPROVAL REC'D  
APPROVAL NUMBER:APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRSFORM 3 ☐ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☒ OVER-THE COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

PLNG  
FEE

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  
 PERMIT TO BUILD IN ACCORDANCE WITH THE PLANS  
 AND SPECIFICATIONS SUBMITTED HEREBY AND  
 ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE  
 HEREINAFTER SET FORTH.

DATE FILED 10/23/07	FILED FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 2215 LEAVENWORTH	BLOCK & LOT 0071/005A
PERMIT NO. 1137321	ISSUED 10-26-2007	(2A) ESTIMATED COST OF JOB 46,000	(2B) REVISED COST: \$60,000
DATE 10/25/07			
INFORMATION TO BE FURNISHED BY ALL APPLICANTS			
LEGAL DESCRIPTION OF EXISTING BUILDING			
(4A) TYPE OF CONSTR. IN	(5A) NO. OF STORIES OF OCCUPANCY 3	(6A) NO. OF BASEMENTS AND CELLARS 0	(7A) PRESENT USE RESIDENTIAL
(8A) OCCUP. CLASS R-3	(9A) NO. OF DWELLING UNITS 1		
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION			
(4) TYPE OF CONSTR. IN	(5) NO. OF STORIES OF OCCUPANCY 3	(6) NO. OF BASEMENTS AND CELLARS 0	(7) PROPOSED USE (LEGAL USE) RESIDENTIAL
(8) OCCUP. CLASS R-3	(9) NO. OF DWELLING UNITS 1		
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(14) GENERAL CONTRACTOR ADDRESS UNKNOWN	ZIP	PHONE	CALIF. LIC. NO.
(15) OWNER - LESSEE (CROSS OUT ONE) 2215 LEAVENWORTH, SAN FRANCISCO, CA	ADDRESS	ZIP	BTRC# PHONE (FOR CONTACT BY DEPT.)
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) INTERIOR ALTERATIONS AND PARTIAL RENOVATION TO SINGLE FAMILY RESIDENCE. REMODEL KITCHEN. REMOV REFRIG. EXTERIOR STAIR, NEW FENCE. NEW DOORS TO REAR YARD. NEW TOOL SHED, NEW SHED FOR KITCHEN. EXHAUST, ADD BATHROOM 2ND FLOOR. REMOVE 3RD FLOOR MAJOR REPAIRS: BATHROOM, NEW POOL, FOUNDATION FOR NEW STAIR.			
ADDITIONAL INFORMATION			
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT _____ FT.	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA _____ SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION) PATRICK MORA		ADDRESS 115 VALENCIA STREET, SAN FRANCISCO, CA 94132	
(26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN") UNKNOWN			

## IMPORTANT NOTICES

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

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

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

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

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

## APPLICANT'S CERTIFICATION

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

9003-03 (REV. 1/02)

## NOTICE TO APPLICANT

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

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

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

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

Signature of Applicant or Agent

Date

ORIGINAL

SAN FRANCISCO

## CONDITIONS AND STIPULATIONS

REFER TO: APPROVED:  
DEPARTMENT OF  
BUILDING INSPECTION

DATE: \_\_\_\_\_

REASON: \_\_\_\_\_

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

NOTIFIED MR. \_\_\_\_\_

APPROVED: CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW


*Patricia Banda 10/25/07*

DEPARTMENT OF CITY PLANNING

DATE: \_\_\_\_\_

REASON: \_\_\_\_\_

*Approved per plans. KH-3  
No change to facade.  
No expansion of bldg.  
envelope. No change  
of use.*

NOTIFIED MR. \_\_\_\_\_

APPROVED:



DATE: \_\_\_\_\_

REASON: \_\_\_\_\_

BUREAU OF FIRE PREVENTION &amp; PUBLIC SAFETY

NOTIFIED MR. \_\_\_\_\_

APPROVED:



By *[Signature]*  
JAMES ZHAN, DBI

OCT 25 2007

MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION

DATE: \_\_\_\_\_

REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

APPROVED:



DATE: \_\_\_\_\_

REASON: \_\_\_\_\_

CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

NOTIFIED MR. \_\_\_\_\_

APPROVED:



DATE: \_\_\_\_\_

REASON: \_\_\_\_\_

BUREAU OF ENGINEERING

NOTIFIED MR. \_\_\_\_\_

APPROVED:



DATE: \_\_\_\_\_

REASON: \_\_\_\_\_

DEPARTMENT OF PUBLIC HEALTH

NOTIFIED MR. \_\_\_\_\_

APPROVED:



DATE: \_\_\_\_\_

REASON: \_\_\_\_\_

REDEVELOPMENT AGENCY

NOTIFIED MR. \_\_\_\_\_

APPROVED:



DATE: \_\_\_\_\_

REASON: \_\_\_\_\_

HOUSING INSPECTION DIVISION

NOTIFIED MR. \_\_\_\_\_

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 department 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 \_\_\_\_\_



APR 20 2009

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

APPROVED FOR ISSUANCE

APR 20 2009

BLDG  
FORM

318

APPLICATION NUMBER  
2009 04 20APPROVAL NUMBER  
0595

NIV HIST

APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS

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

NUMBER OF PLAN SETS

PLING  
FEE

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 4-20-09	FILED FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 2215 LEAVENWORTH ST	BLOCK & LOT 0071/5A
PERMIT NO. 1183226	ISSUED 4/20/09	(2A) ESTIMATED COST OF JOB \$27,000	(2B) REVISED COST 9,000 <sup>00</sup> 15W DATE 4/17/09

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING							
(4A) TYPE OF CONSTR V	(5A) NO OF STORIES OF OCCUPANCY 2	(6A) NO OF BASEMENTS AND CELLARS 1	(7A) PRESENT USE Residential SFD	(8A) OCCUP CLASS R3	(9A) NO OF DWELLING UNITS 1		
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION							
(4) TYPE OF CONSTR V	(5) NO OF STORIES OF OCCUPANCY 2	(6) NO OF BASEMENTS AND CELLARS 1	(7) PROPOSED USE (LEGAL USE) Residential SFD	(8) OCCUP CLASS R3	(9) NO OF DWELLING UNITS 1		
(10) IS AUTO RAMPWAY TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
(14) GENERAL CONTRACTOR DOT CONSTRUCTION		ADDRESS 1886 Cumberland		PHONE 271-5988	CALIF LIC NO 976790	EXPIRATION DATE 4/30/10	
(15) OWNER - LESSEE (CROSS OUT ONE) ANNE BAKER		ADDRESS 2215 LEAVENWORTH ST		ZIP SF	PHONE (FOR CONTACT BY DEPT.) 847-769-5062		
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) Remove existing (1) Bay window and (1) Bedroom window at front of house and replace in kind with new wood clad windows. U-Value .62 min							
ADDITIONAL INFORMATION							
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES STATE NEW HEIGHT AT CENTER LINE OF FRONT FT	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES STATE NEW GROUND FLOOR AREA SQ FT				
(21) WILL SIDEWALK OVER SUB SIDEWALK SPACE BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG ON LOT? (IF YES SHOW ON PLOT PLAN) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
(25) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> ADDRESS		(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY IF THERE IS NO KNOWN CONSTRUCTION LENDER ENTER "UNKNOWN") ADDRESS					

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction to be closer than 6' to any wire carrying more than 750 volts. See Sec 385 California Electrical 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 is not the same as shown, revised drawings showing correct grade lines and site together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

In dwellings all insulating materials must have clearance of not less than two (2) inches from all electrical wires or equipment.

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

APPLICANT'S CERTIFICATION

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

8003-03 (REV 1/02)

NOTICE TO APPLICANT

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

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

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

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

*[Signature]*  
Signature of Applicant or Agent

4/20/09  
Date

OFFICE COPY

SAN FRANCISCO

DEPARTMENT OF  
BUILDING INSPECTION

## CONDITIONS AND STIPULATIONS

REFER TO APPROVED

By

G DBI

APR 17 2009

BUILDING INSPECTOR DEPT OF BLDG INSP

APPROVED

as per application and photo to replace 2 windows -  
steel to aluminum clad wood. No other work

DEPARTMENT OF CITY PLANNING

APPROVED

SAN FRANCISCO DEPARTMENT  
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS

N/A

BUREAU OF FIRE PREVENTION &amp; PUBLIC SAFETY

APPROVED



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 \_\_\_\_\_  
REASON \_\_\_\_\_

NOTIFIED MR

DATE \_\_\_\_\_  
REASON \_\_\_\_\_

NOTIFIED MR

DATE \_\_\_\_\_  
REASON \_\_\_\_\_

NOTIFIED MR

DATE \_\_\_\_\_  
REASON \_\_\_\_\_

NOTIFIED MR

DATE \_\_\_\_\_  
REASON \_\_\_\_\_

NOTIFIED MR

DATE \_\_\_\_\_  
REASON \_\_\_\_\_

NOTIFIED MR

DATE \_\_\_\_\_  
REASON \_\_\_\_\_

NOTIFIED MR

DATE \_\_\_\_\_  
REASON \_\_\_\_\_

NOTIFIED MR

DATE \_\_\_\_\_  
REASON \_\_\_\_\_

NOTIFIED MR

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 department 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

MAY 11 2009

*Theresa S. Day*  
 VI/ANT 1  
 DIRECTOR/CHIEF BUILDING OFFICIAL  
 DEPT OF BUILDING INSPECTION

APPROVED FOR ISSUANCE

BLDG FORM

18

2009 05 05 7150

APPLICATION NUMBER

APPROVAL NUMBER

## APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☒ OVER THE COUNTER ISSUANCENUMBER OF PLAN SETS *5*

DO NOT WRITE ABOVE THIS LINE

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

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

DATE FILED <i>5-5-09</i>	PLUMBING FEE RECEIPT NO	(1) STREET ADDRESS OF JOB <i>2215 Leavensworth St</i>	BLOCK & LOT <i>0071/005A</i>
PERMIT NO <i>1184906</i>	ISSUED <i>MAY 11 2009</i>	(2A) ESTIMATED COST OF JOB <i>\$18,000</i>	(2B) REVISED COST <i>\$18,000</i>
		BY <i>RT</i>	DATE <i>5/5/09</i>

### INFORMATION TO BE FURNISHED BY ALL APPLICANTS

#### LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR <i>VB</i>	(5A) NO OF STORIES OF OCCUPANCY <i>2</i>	(6A) NO OF BASEMENTS AND CELLARS <i>0</i>	(7A) PRESENT USE <i>SFD</i>	(8A) OCCUP CLASS <i>R3</i>	(9A) NO OF DWELLING UNITS <i>1</i>
----------------------------------	---	--	--------------------------------	-------------------------------	---------------------------------------

#### DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR <i>VB</i>	(5) NO OF STORIES OF OCCUPANCY <i>2</i>	(6) NO OF BASEMENTS AND CELLARS <i>0</i>	(7) PROPOSED USE (LEGAL USE) <i>SFD</i>	(8) OCCUP CLASS <i>R3</i>	(9) NO OF DWELLING UNITS <i>1</i>
---------------------------------	--	---	--	------------------------------	--------------------------------------

(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
---	---	---	---	---------------------------------------	---	-------------------------------------	---

(14) GENERAL CONTRACTOR <i>DOT CONSTRUCTION</i>	ADDRESS <i>1657 BALBOA</i>	CITY <i>Burbank</i>	STATE <i>CA</i>	ZIP <i>91506</i>	PHONE <i>818-790-4710</i>	CALIF LIC NO <i>876790</i>	EXPIRATION DATE <i>4/30/10</i>
--	-------------------------------	------------------------	--------------------	---------------------	------------------------------	-------------------------------	-----------------------------------

(15) OWNER / LESSEE (CROSS OUT ONE) <i>Owner</i>	ADDRESS <i>Burbank</i>	CITY <i>2215 Leavensworth</i>	STATE <i>San Francisco</i>	ZIP <i>94107</i>	PHONE (FOR CONTACT BY DEPT) <i>769-5062</i>
---	---------------------------	----------------------------------	-------------------------------	---------------------	--

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

*Install landscaping in rear yard. Install new gate to March existing at side of House. Install/Repair Fence. Rear yard. Install paving slabs on existing grade. Install 3' stone clad walls for landscaping. Plant new trees & plants. Paint Fence and new gate.*

#### ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES STATE NEW HEIGHT AT CENTER LINE OF FRONT <i>FT</i>	(19) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES STATE NEW GROUND FLOOR AREA <i>SQ FT</i>
(21) WILL SIDEWALK OVER SUB SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(25) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input checked="" type="checkbox"/> ADDRESS			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 to be closer than 6' to any wire containing more than 750 volts. See Sec 365 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 together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED

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

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

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

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

### APPLICANT'S CERTIFICATION

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

9003-09 (REV 1/02)

### 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, damages 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 in any such claims, damages or actions.

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

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

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

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

Center \_\_\_\_\_  
 Policy Number \_\_\_\_\_

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

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

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

OFFICE COPY

Date



SAN FRANCISCO

DEPARTMENT OF  
BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

REFER TO  
APPLICATION

SEE 415-659-6000, to schedule inspection. This application is approved without site inspection. Detailed plumbing or electrical plan review and done not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.

By RONALD K TOM DBI  
MAY - 5 2009

*Ron Tom*

BUILDING INSPECTOR DEPT OF BLDG INSP

<input type="checkbox"/>	APPROVED		DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	DEPARTMENT OF CITY PLANNING	DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	MECHANICAL ENGINEER DEPT OF BLDG INSPECTION	DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	CIVIL ENGINEER DEPT OF BLDG INSPECTION	DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	BUREAU OF ENGINEERING	DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	DEPARTMENT OF PUBLIC HEALTH	DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	REDEVELOPMENT AGENCY	DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	HOUSING INSPECTION DIVISION	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 department 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



## **APPENDIX B**

### **HISTORIC PHOTOGRAPHS**

# CITY TITLE INSURANCE COMPANY

68 SUTTER STREET  
TELEPHONE GARFIELD 8530  
SAN FRANCISCO, CALIFORNIA

ALEXANDER McCULLOCH, PRESIDENT  
GEORGE A. CLOUGH, VICE-PRESIDENT  
FRANK F. DE LISLE, EXECUTIVE VICE-PRES.  
J. P. ROLLS, SECRETARY AND MANAGER  
MARTIN M. MURPHY, ASSISTANT SECRETARY  
LEE I. NATHAN, ASSISTANT SECRETARY

Application No. 123984

Grace Perego

Dear Madam:

We have examined the records affecting that certain real property situated in the City and County of San Francisco, State of California, described as follows:

## PARCEL ONE:

Lot 5-A, and portions of Lots 5 and 5-B, according to Map of LURMONT, SAN FRANCISCO, CAL., filed October 11, 1938, in Book "N" of Maps, pages 60 and 61, in the office of the Recorder of the City and County of San Francisco, State of California, described as a whole as follows:

BEGINNING at a point on the westerly line of Leavenworth Street, distant thereon 58 feet and 3-5/8 inches northerly from the northerly line of Greenwich Street; running thence northerly along said line of Leavenworth Street 34 feet and 2-3/4 inches; thence westerly 40 feet, more or less, to a point perpendicularly distant 24 feet and 11-1/4 inches southerly from the southerly line of Lurmont Terrace and also perpendicularly distant 40 feet westerly from the westerly line of Leavenworth Street; thence southerly and parallel with the westerly line of Leavenworth Street 3/4 of an inch; thence at a right angle westerly 40 feet; thence at a right angle southerly 25 feet; thence at a right angle easterly 40 feet; thence at a right angle southerly 9 feet and 2-3/8 inches; thence at a right angle easterly 40 feet to the point of beginning.

## PARCEL TWO:

A perpetual none-exclusive easement of right to receive, light, air, heat and view from and over the lot described as:

BEGINNING at a point which is perpendicularly distant 58 feet and 9 inches northerly from the northerly line of Greenwich Street and also perpendicularly distant 125 feet westerly from the westerly line of Leavenworth Street; running thence easterly and parallel with said line of Greenwich Street 42 feet and 6 inches; thence at a right angle northerly 8 feet and 9 inches; thence at a right angle easterly 2 feet, and 6 inches; thence at a right angle northerly 50 feet; thence at a right angle westerly 35 feet; thence southwesterly on the arc of a curve to the left with a radius of 10 feet and a central angle of 90° tangent to the preceding course 15.708 feet to a point perpendicularly distant 107 feet and 6 inches northerly from the northerly line of Greenwich Street measured along a line drawn at a right angle thereto through the point of beginning; thence southerly along the line so drawn 43 feet and 9 inches to the point of beginning. (Over)

NOTICE. PRELIMINARY REPORT ONLY. No liability hereunder. The Company does not examine into the rights of persons in possession, nor report on overlaps or encroachments not disclosed of record. The restrictions of the Zone and set back ordinances are not reported. A statement of identity properly executed must be presented before closing or the policy to be issued will not insure against false impersonation or forgery.

(continued)

BEING portion of 50 VARA BLOCK NO. 265.

freely and without any obstruction whatsoever to the extent that such light, air, heat and view will be received and enjoyed by limiting the height to which any structure, fence, tree, shrub or other object which may be erected, placed, planted, grown or maintained upon said lot or any portion thereof so that the same will not in whole or in part extend above a horizontal plane which plane passes through a point which is 225 feet vertically above the official datum of the City and County of San Francisco, as granted in the deed from The Lurie Company, a corporation, to George W. Crocker, dated April 21, 1938, and recorded April 22, 1938, in 3279 O. R. 273.

And find title thereto vested in:

JOHN W. WELLS and ELEANOR W. WELLS,  
his wife, as Joint Tenants.

Subject to the following:

1. Taxes for the fiscal year ending June 30, 1943.  
1st Installment \$108.64, due and payable.  
2nd Installment \$108.64, payable, due January 20, 1943.  
Assessor's Lot 5-A, City Block 71.
2. Sewer and public service easement as shown on said map. Affects westerly 5 feet of Lots 5 and 5-A.
3. Easement as granted in deed from The Lurie Company, a corporation, to George E. Sibbett and Mary H. Sibbett, dated April 6, 1938, and recorded April 9, 1938, in Liber 3258 O. R. 436. Affects Lots 5 and 5-A.
4. Easements as granted in deed from The Lurie Company, a corporation to Laura Viosca Flood, dated April 11, 1938, and recorded April 20, 1938, in Liber 3263 O. R. 493. Affects Lots 5 and 5-A.
5. Conditions, covenants, restrictions, reservations and easements as contained in deed from The Lurie Company, a corporation, to George W. Crocker, dated April 21, 1938, and recorded April 22, 1938, in Liber 3279 O. R. 273. Affects Lots 5 and 5-A.
6. Easements as granted in deed from The Lurie Company, a corporation to Martha Williams, dated April 11, 1938, and recorded April 27, 1938, in Liber 3282 O. R. 237. Affects Lots 5 and 5-A.
7. Easements as granted in deed from The Lurie Company, a corporation to John R. Cahill, dated July 12, 1938, and recorded July 12, 1938 in Liber 3303 O. R. 403. Affects Lots 5 and 5-A.
8. Easements as granted in deed from The Lurie Company, a corporation to City and County of San Francisco, a Municipal corporation, date



863/744 DW

UNITED STATES OF AMERICA  
OFFICE OF PRICE ADMINISTRATION

## WAR RATION BOOK TWO

## IDENTIFICATION

John H. Vogel  
(Name of person to whom book is issued)2215 Leavenworth  
(Street number or rural route)San Francisco  
(City or post office)

(State)

(Age)

(Sex)

ISSUED BY LOCAL BOARD NO. 11-1

(County)

(State)

310 California St.  
(Street address of local board)

(City)

By

(Signature of issuing officer)

SIGNATURE

(To be signed by the person to whom this book is issued. If such person is unable to sign because of age or incapacity, another may sign in his behalf)

## WARNING

- 1 This book is the property of the United States Government. It is unlawful to sell or give it to any other person or to use it or permit anyone else to use it, except to obtain rationed goods for the person to whom it was issued.
- 2 This book must be returned to the War Price and Rationing Board which issued it, if the person to whom it was issued is inducted into the armed services of the United States, or leaves the country for more than 30 days, or dies. The address of the Board appears above.
- 3 A person who finds a lost War Ration Book must return it to the War Price and Rationing Board which issued it.
- 4 PERSONS WHO VIOLATE RATIONING REGULATIONS ARE SUBJECT TO \$10,000 FINE OR IMPRISONMENT, OR BOTH.

OPA Form No. R-121

4

12345 FG

UNITED STATES OF AMERICA  
OFFICE OF PRICE ADMINISTRATION

## WAR RATION BOOK FOUR

Issued to

John H. Vogel  
(Print first, middle, and last names)

Complete address

2215 Leavenworth  
S. F.

## READ BEFORE SIGNING

In accepting this book, I recognize that it remains the property of the United States Government. I will use it only in the manner and for the purposes authorized by the Office of Price Administration.

Void if Altered

(Signature)

It is a criminal offense to violate rationing regulations.

OPA Form R-145

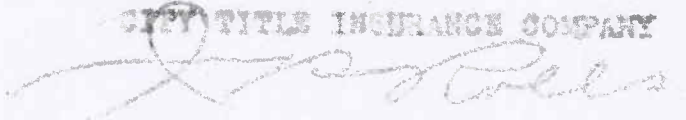
16-36570-1

August 15, 1938, and recorded October 11, 1938, in Liber 3345 G. R. 360. Affects Lots 5 and 5-A.

9. Deed of Trust made by John W. Wells and Eleanor W. Wells, his wife, to N. T. Kruse and Parker S. Maddux, as Joint Tenants, (with the right of survivorship and the survivor of them), trustees for The San Francisco Bank, a corporation, dated April 6, 1940 and recorded April 20, 1940 in Liber 3610 Official Records page 332; given as security for the sum of \$8500.00 and interest.

San Francisco, California, November 6, 1942 at 8:30 o'clock A. M.

CITY TITLE INSURANCE COMPANY



Secretary-Manager

LIN:ME  
15





**NEVER BUY RATIONED GOODS  
WITHOUT RATION STAMPS  
NEVER PAY MORE THAN THE LEGAL PRICE**

*United States Office of Price Administration*

---

**IMPORTANT:** When you have used your ration, salvage the **TIN CANS** and **WASTE FATS**. They are needed to make munitions for our fighting men. Cooperate with your local Salvage Committee.

☆ U. S. GOVERNMENT PRINTING OFFICE : 1943 16-35570-1

**INSTRUCTIONS**

- 1** This book is valuable. Do not lose it.
- 2** Each stamp authorizes you to purchase rationed goods in the quantities and at the times designated by the Office of Price Administration. Without the stamps you will be unable to purchase those goods.
- 3** Detailed instructions concerning the use of the book and the stamps will be issued from time to time. Watch for those instructions so that you will know how to use your book and stamps.
- 4** Do not tear out stamps except at the time of purchase and in the presence of the storekeeper, his employee, or a person authorized by him to make delivery.
- 5** Do not throw this book away when all of the stamps have been used, or when the time for their use has expired. You may be required to present this book when you apply for subsequent books.

---

Rationing is a vital part of your country's war effort. This book is your Government's guarantee of your fair share of goods made scarce by war, to which the stamps contained herein will be assigned as the need arises.

Any attempt to violate the rules is an effort to deny someone his share and will create hardship and discontent.

Such action, like treason, helps the enemy.

Give your whole support to rationing and thereby conserve our vital goods. Be guided by the rule:

**"If you don't need it, DON'T BUY IT."**

☆ U. S. GOVERNMENT PRINTING OFFICE: 1942 16-30853-1

TELEPHONE: GARFIELD 7840  
WALNUT 1434

Grace PerEGO

132 SUTTER STREET  
2228 CHESTNUT STREET

REALTOR BUILDER

## Uniform Agreement of Sale

(Adopted by the San Francisco Real Estate Board, January, 31, 1923)

San Francisco, California, October 27, 1942

RECEIVED from JOHN H. VOGEL hereinafter designated  
as the purchaser.... the sum of Two Hundred and No/100 (\$200.00) DOLLARS  
being deposited on account of FOURTEEN ~~Thirteen Thousand Five Hundred (\$13,500.00)~~ DOLLARS  
lawful money of the United States of America, the purchase price of the following described property in the City  
and County of San Francisco, State of California:

That certain property situated on the West line  
of Leavenworth and South line of Greenwich and  
further known and designated as 2215 Leavenworth  
Street;

Subject to purchaser being able to obtain an  
FHA loan in the amount of eleven thousand  
~~Hundred and No/100 (\$10,500.00)~~ Dollars.  
(811,000.00)

property for the price and according to the conditions above specified.

John H. Vogel, Purchaser  
Address 450 Sutter

### APPROVAL:

San Francisco, California, \_\_\_\_\_, 19\_\_\_\_

..... hereby approve the sale of said property above described upon the terms and conditions hereinabove  
set forth ..... agree to pay on demand to GRACE PEREGO the sum of .....  
..... DOLLARS  
for services rendered.



Application No. 123,984

Policy No. 66331

Amount \$14,000.00

**POLICY OF TITLE INSURANCE**  
**CITY TITLE INSURANCE COMPANY**

a corporation, of California,  
herein called the Company, for a valuable consideration, paid for this Policy of Title Insurance,

**DOES HEREBY INSURE**

**JOHN H. VOGEL and MARY E. VOGEL,**  
his wife, as joint tenants,  
and  
**THE SAN FRANCISCO BANK, a Corporation,**

together with each successor in ownership of any indebtedness secured by any mortgage or deed of trust shown in SCHEDULE B, the owner of which is named as an insured, and any such owner or successor in ownership of any such indebtedness who acquires the land described in SCHEDULE C, or any part thereof, by lawful means in satisfaction of said indebtedness or any part thereof, and any person or corporation deriving an estate or interest in said land, as an heir or devisee of a named insured, or by reason of the dissolution, merger, or consolidation of a corporate named insured, against loss or damage not exceeding

**FOURTEEN THOUSAND AND NO/100 (\$14,000.00)**

dollars,

which any insured shall sustain

by reason of title to the land described in SCHEDULE C being vested, at the date hereof, otherwise than as herein stated; or

by reason of unmarketability of the title of any vestee to said land, at the date hereof, unless such unmarketability exists because of defects, liens, encumbrances, or other matters shown in SCHEDULE B; or

by reason of any defect in, or lien or encumbrance on said title, existing at the date hereof, not shown in SCHEDULE B; or

by reason of any defect in the execution of any mortgage or deed of trust shown in SCHEDULE B securing an indebtedness, the owner of which is insured by this policy, but only insofar as such defect affects the lien or charge of such mortgage or deed of trust upon said land; or

by reason of priority, at the date hereof, over any such mortgage or deed of trust, of any lien or encumbrance upon said land, except as shown in SCHEDULE B;

all subject, however, to SCHEDULES A, B, and C and the stipulations herein, all of which schedules and stipulations are hereby made a part of this policy.

**SCHEDULE A**

On **November 17, 1942**  
**as per Document R. 21181;** at **8:30** o'clock, **4** m., the title to  
the land described in SCHEDULE C is vested in:

**JOHN H. VOGEL and MARY E. VOGEL,**



# THE SAN FRANCISCO BANK

SAVINGS

TRUST

526 CALIFORNIA STREET

SAN FRANCISCO

CALIFORNIA

November 6, 1942

Dr. John H. Vogel,  
450 Sutter Street,  
San Francisco, Calif.

Re: Appl. #1-3134

Dear Sir:

Your application for a real estate loan has been approved by the Federal Housing Administration for \$10,000 instead of \$11,000.

We are pleased to enclose a copy of the F.H.A. commitment for insurance, showing conditions to be fulfilled.

It will be necessary for you to submit a contractor's bid in writing covering all other work required by the Federal Housing Administration, so that we may withhold the amount pending completion thereof.

Also, please forward a preliminary title report covering the subject property from which we may prepare the loan papers if the loan of \$10,000 is acceptable.

Yours very truly,

THE SAN FRANCISCO BANK

  
George T. Petersen

Enclosure

STATE OF CALIFORNIA

LOAN No.

Deed of Trust Note

(For use under section 203)

JOHN H. VOGEL and

MARY E. VOGEL, his wife

TO

THE SAN FRANCISCO BANK

No. 04-112273

Insured under the  
National Housing Act  
And Regulations of the  
Federal Housing ~~Commissioner~~  
For Mutual Mortgage Insurance

Dated November 1, 1934

As amended July 1, 1941

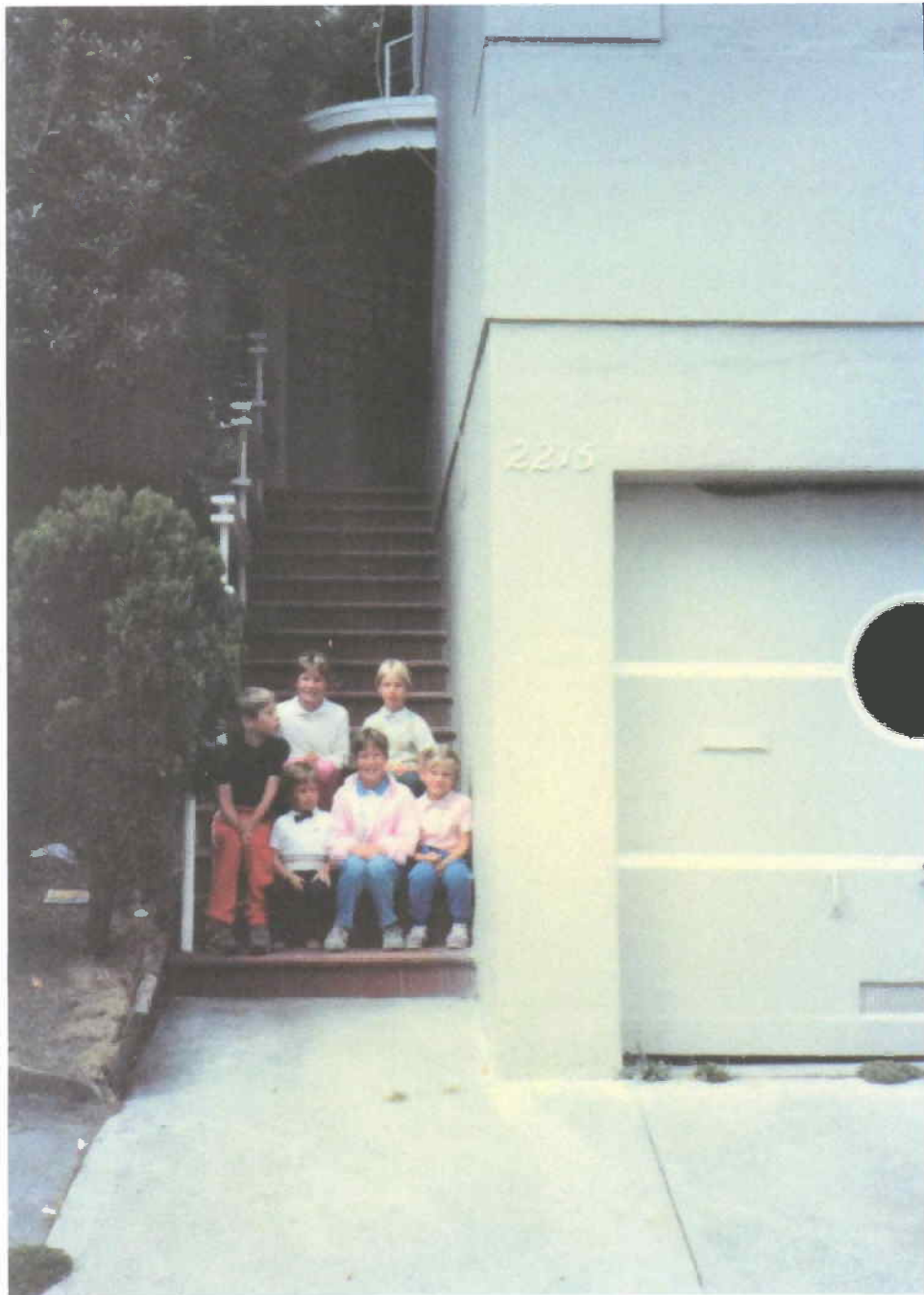
FEDERAL HOUSING ~~Commissioner~~

By   
Authorized agent.

Date January 29, 1943

Reference is made to the Act and to the Regulations there-  
under covering assignments of the insurance protection on  
this note.





1982



2001

note change in garage door





side garden 2008/4



Back garden 2008/4





1947: Note rounded corners of fireplace & wall sconces. Note urn carved into surface of travertine fireplace surround.

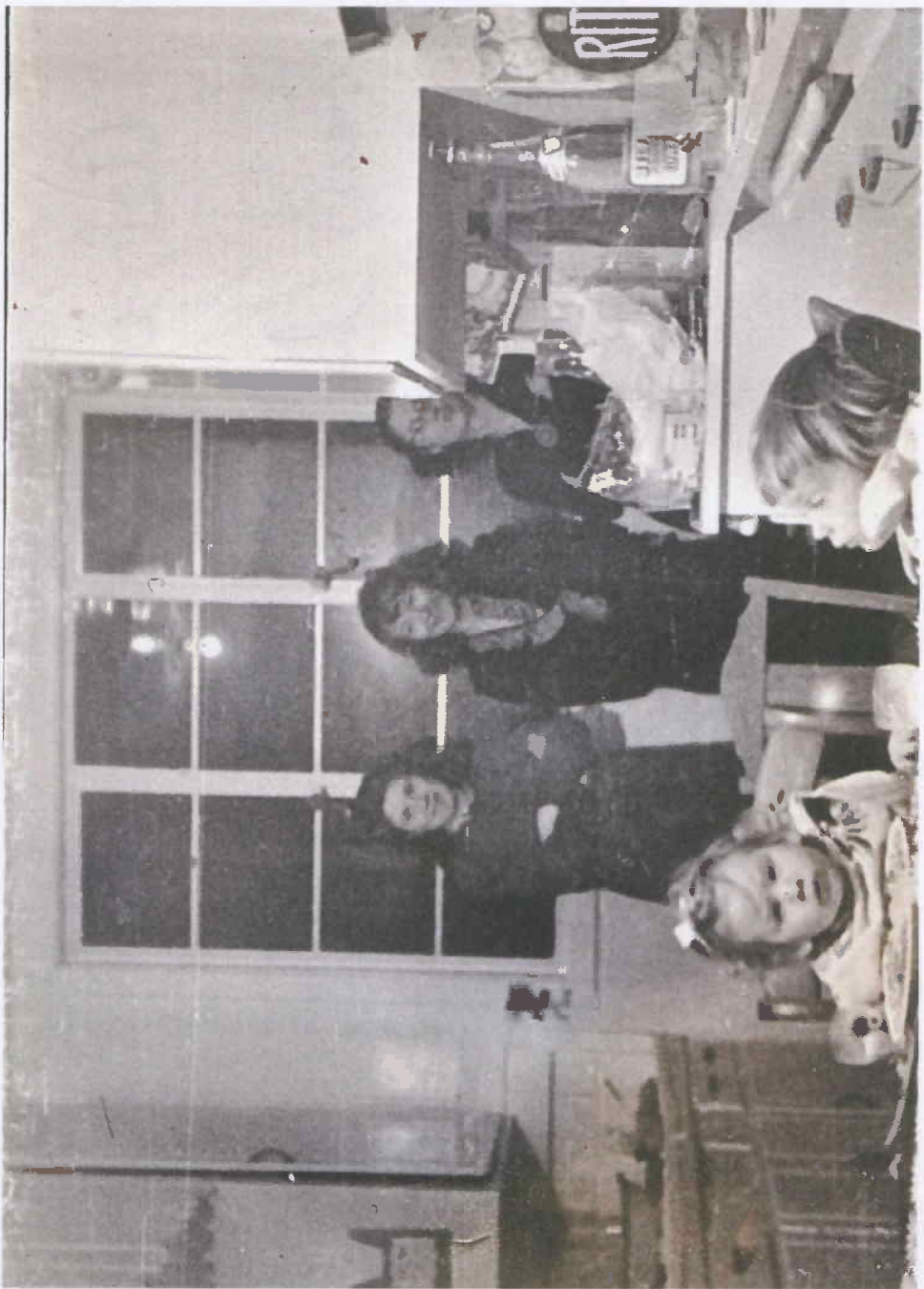


The John Vogel Family, 1948

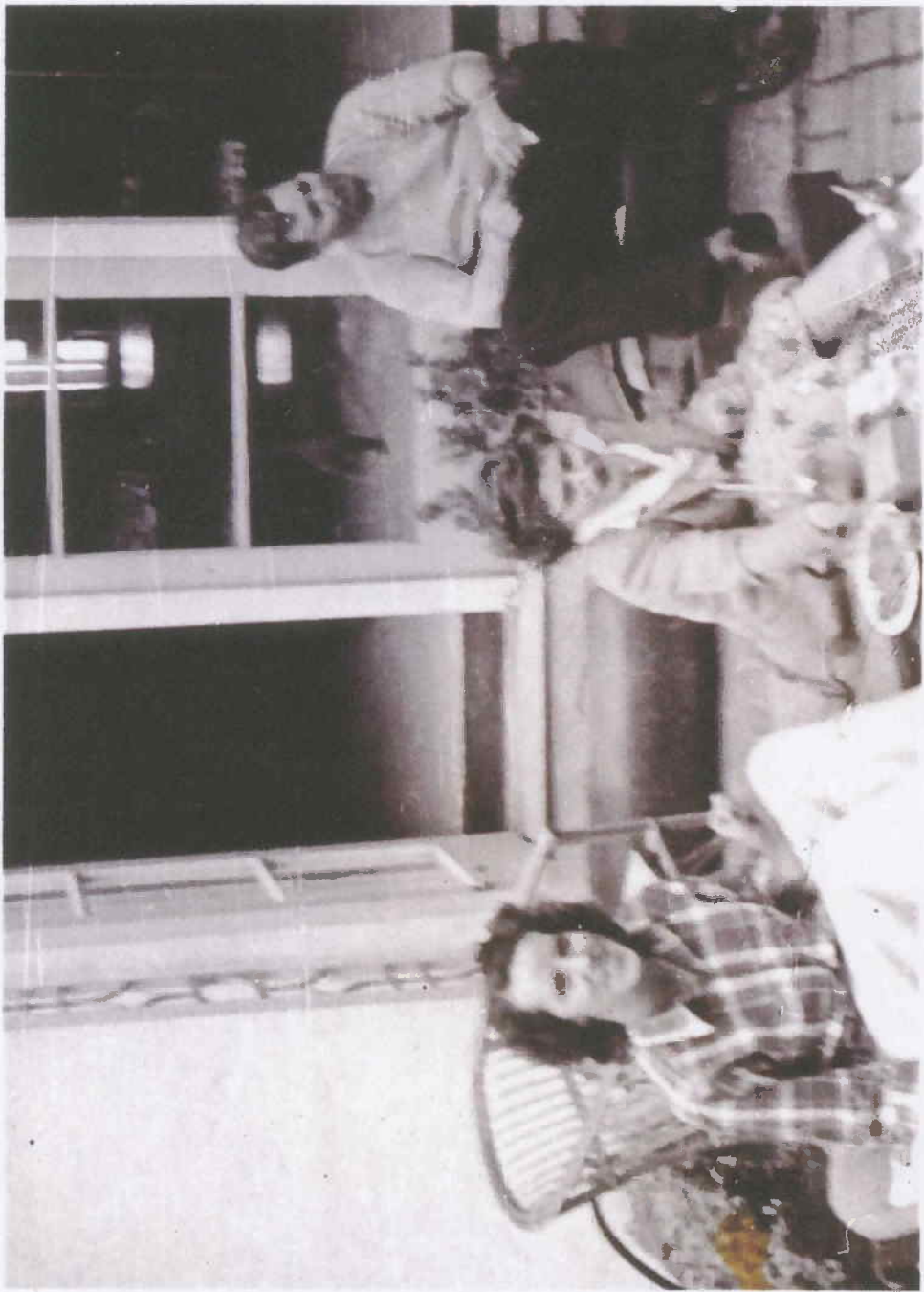


John + Mary Vogel walking across  
G.G. Bridge, date uncertain





note original kitchen window, still existing  
1946: Mary Vogel on left



note brick terrace - possibly original  
1942: Mary + John Vogel on right





note change in terrazzo material  
1949 / current owner in center



note glass block at top of stairs  
1948 / current owner on left

2211 & 2215 & 2223/5/7 Leamworth  
street address at Greenwich

71  
block number

65160  
505A 5  
lot number

1  
summary

R/394  
building type/use/number of floors

landmark number

#### RELATIONSHIP WITH SURROUNDING BUILDINGS

Relationship of  
setting to building -2 -1 0 1 2 3 4 5

Importance as contribution  
to a cluster/streetscape -2 -1 0 1 2 3 4 5

#### ARCHITECTURAL DESIGN VALUATION

Facade proportions -2 -1 0 1 2 3 4 5

Richness/Excellence  
of detailing/decoration -2 -1 0 1 2 3 4 5

Unique visual  
feature of interest 0 1 2 3 4 5

Example of a rare or  
unusual style or design 0 1 2 3 4 5

Overall architectural  
quality -2 -1 0 1 2 3 4 5

#### ☐ PROPOSED FOR FURTHER INVESTIGATION

#### ☐ CORNICE, PARAPET, APPENDAGE

Importance of cornice  
to building design -2 -1 0 1 2 3 4 5

Cornice contribution  
to streetscape -2 -1 0 1 2 3 4 5

#### FACADE CONDITION

Physical condition -2 -1 0 1 2 3 4 5

Paint/Material  
color -2 -1 0 1 2 3 4 5

#### ☐ REMODELING

Appropriateness  
of improvements -2 -1 0 1 2 3 4 5

K

date

#### Field Notes

strange mixed vacancy, open col. modern  
group.

#### Review Notes

##### Junior League Listing

☐ text ☐ index ☐ file

☐ Northern California Guide

☐ Other Listing \_\_\_\_\_

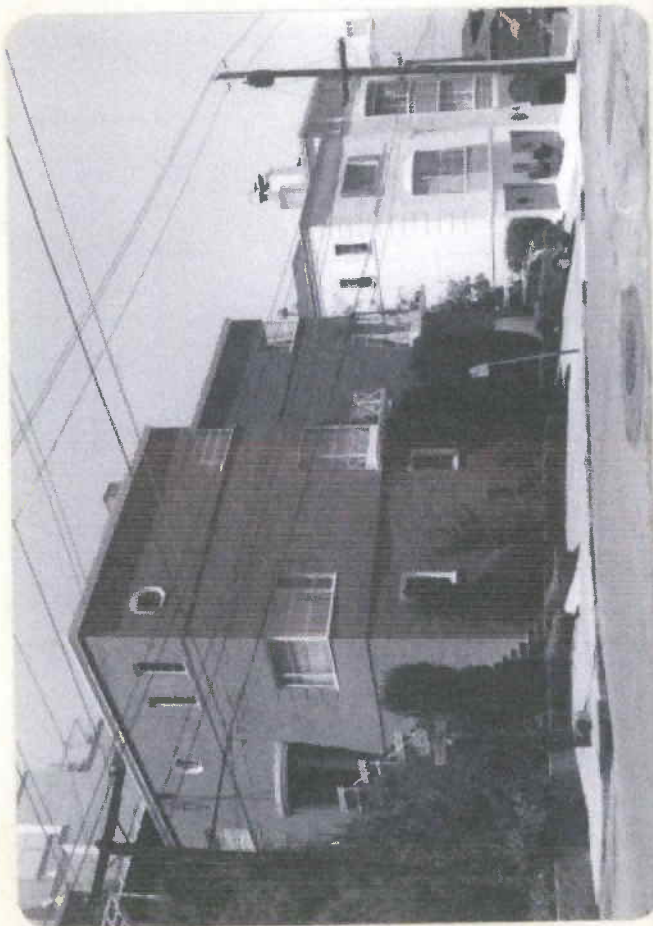


photo 268-16

F6



JK

Address

Block

Lot

REVIEW PANEL NOTES

SETTING

-2 -1 0 1 2 3 4 5

CLUSTER/STREETSCAPE

-2 -1 0 1 2 3 4 5

FACADE PROPORTIONS

-2 -1 0 1 2 3 4 5

DETAILING/DECORATION

-2 -1 0 1 2 3 4 5

UNIQUE FEATURES

0 1 2 3 4 5

RARE STYLE/DESIGN

0 1 2 3 4 5

OVERALL ARCHITECTURAL QUALITY

-2 -1 0 1 2 3 4 5

SUMMARY

2

STYLE

ARCHITECT  
DESIGNER  
BUILDER

APPROXIMATE DATE

☒ SEE BACK FOR COMMENTS

I think a single but  
slight modern style.

# **APPENDIX C**

**LIST: M. RIST DESIGNS**

**PLANNING DEPT MEMO: 2/21/11**



APPENDIX D,  
LANDMARK APPLICATION  
2215 LEAVENWORTH ST.

Martin Rist, Architect

Source: Architectural Guidebook to San Francisco & the Bay Area, Cerney, S. P., c. 2007; Gibbs, Smith.

1931: Taravel Police Station  
1932: University Mound Ladies Home  
1932-35: San Francisco General Hospital, Psychopathic Ward  
1936: 235 Lansdale  
1937: 101 Lansdale  
1939: 35 Robin Hood Rd.  
1945: St. Patrick's Catholic Church  
1956: St. Cecilia's Catholic Church

source: [www.outsidelands.org](http://www.outsidelands.org)

St. Francis Woods: listed as a prominent architect of early residences in the development,  
in conjunction with Timothy Pfeuger, Willis Polk & Julia Morgan  
1940: Abraham Lincoln High School (firm of Meyer, Rist & Pfeuger)



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** February 21, 2011  
**TO:** Historic Preservation Commissioners  
**FROM:** Mary Brown, Preservation Planner  
**RE:** Landmark Designation Work Program Discussion

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

## PROJECT BACKGROUND

This informational presentation to the Historic Preservation Commission (HPC) is intended to inform and guide prioritization of the HPC's Landmark Designation Work Program (Work Program) for FY2010-2011. There is no action required at this time.

At the regularly scheduled January 19, 2011 hearing, Planning Department (Department) staff gave a presentation focused on Article 10 Landmark designations to date. The presentation identified trends related to the location, property types, social history, and construction dates of existing Landmarks. It also provided background on designations made primarily for a property's association with a significant person, event, or cultural group, rather than solely for its architectural qualities. The Department provided this information, at the HPC's request, in order to inform and prioritize the HPC's Work Program for FY2010-2011.

At the January 19, 2011 hearing, the HPC requested additional information to assist in the prioritization of the Work Program. This additional information includes the status of Department review of community sponsored historic and cultural surveys and a compilation of previous documentation related to past Landmarks Preservation Advisory Board's Work Programs. Based on the Department's previous analysis of underrepresented Article 10 property types and styles, the Department has also compiled additional information that may be of assistance in the prioritization process.

Based on the direction given to Department staff at the March 2, 2011 hearing, the Department will return with a draft Work Program for review and action at a future HPC hearing. Owners of potentially impacted properties, related Citizen Action Committees, the wider preservation community, and other interested stakeholders will be noticed regarding this future hearing.

## Attachments:

- Appendix A: Landmark Analysis, HPC hearing December 15, 2010 / January 19, 2011
- Appendix B: Research Status: Landmarks Preservation Advisory Board Work Programs 2002-2007
- Appendix C: Proposed Template for 2010/2011 Landmarks Designation Work Program
- Appendix D: Market / Octavia Recommendations for Article 10 Designation
- Appendix E: Docomomo Northern California, San Francisco Modern Inventory
- Appendix F: Historic Resource Surveys Status
- Appendix G: National Register Historic District List
- Appendix H: Recommendations Chapter of San Francisco Modern Context Statement

I:\Commissions\HPC\HPCPackets\2011\3.2

Memo



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Landmark Designation Work Program HEARING DATE: DECEMBER 15, 2010

*Date:* December 8, 2010  
*Case No.:* 2010.2776  
*Staff Contact:* Mary Brown – (415) 575-9074  
[mary.brown@sfgov.org](mailto:mary.brown@sfgov.org)  
*Reviewed By:* Tim Frye – (415) 575-6822  
[tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

### REQUESTED COMMISSION ACTION

This informational presentation to the Historic Preservation Commission (HPC) is intended to inform and guide prioritization of the HPC's Landmark Designation Work Program (Work Program) for FY2010-2011. There is no action required at this time. Based on the discussion at the December 15, 2010 hearing, the Planning Department (Department) will return with recommendations at the January 19, 2011 HPC hearing.

### PROJECT BACKGROUND

At its August 4, 2010 hearing the HPC directed Department staff to provide background information on Article 10 Landmark designations to date and identify, if any, trends related to the location, property types, social history, and construction dates of existing Landmarks. While there are no specific Landmark designation criteria outlined in Article 10 of the Planning Code, the HPC was also interested in designations that were made primarily for a property's association with a significant person, event, or cultural group, rather than solely its architectural qualities. It is the Department's understanding that the analysis contained in this report will be used to inform and prioritize the HPC's Landmark Designation Work Program (Work Program) for FY2010-2011.

The budget for this fiscal year allocates one full-time equivalent (FTE) staff to Landmark designation and other related activities as directed by the HPC. Given the number of eligible resources identified in recent surveys and in past Landmark Preservation Advisory Board work programs, and the workload associated with each designation, staffing for only a limited number of designations is feasible. The projected number of hours and level of work required for each Landmark designation is documented in the following sections.

Also presented is a proposed quarterly reporting structure to monitor resource allocation for Landmark designations and to allow for the HPC and the Department to prioritize designations as appropriate.



**Period of Significance: 1906-1936**

The Civic Center historic district consists of monumental institutional buildings flanking a central open space, as well as nearby large-scale commercial and apartment buildings. Civic Center institutional buildings are unified in a Beaux Arts Classical design, described as "American Renaissance." The Civic Center Plaza is a contributing feature. Designated in 1996.

*Bush Street Cottage Row Historic District*

Two blocks containing 23 parcels

Period of Significance: 1870 - 1885

The historic district is comprised of 22 residential buildings – primarily of flat front Italianate and Stick design – plus a walkway and a small park. Located in the Japantown neighborhood, the buildings are relatively small-scale and a uniform two-stories in height. In the 1930s, the walkway was commonly known as "Japan Street" due to the neighborhood's large population of Japanese-American residents. Designated in 1991.

*Dogpatch Historic District*

Nine blocks containing 131 parcels

Period of Significance: 1867 - 1945

This district features the oldest enclave of industrial workers' housing in San Francisco. It is located to the east of Potrero Hill in the Central Waterfront district. The small-scale Victorian-era cottages and flats housed workers from the shipyards and maritime-related industries of the adjacent Potrero Point. Also included are several industrial, commercial and civic buildings. Designated in 2003.

**Part 1 Summary**

Based on the Department's analysis, it appears that many of San Francisco's earliest and most significant buildings are designated Article 10 Landmarks. San Francisco's Landmarks predominately reflect the experience, domiciles, and businesses of historic San Francisco's more powerful and affluent residents. The overwhelming majority of Landmarks are large-scale or monumental works designed in a high-style interpretation of Classical or Victorian-era styles. Nonetheless, several smaller and/or vernacular buildings are designated Landmarks, typically for their association with a significant person, cultural association, or event. Generally, San Francisco's Article 10 Historic Districts more often reflect buildings, styles, and patterns of development related to working- and middle-class residential development. Commercial and industrial buildings and warehouses are also well represented in historic districts.

Landmarks and historic districts are spatially concentrated in older, more affluent, and commercially oriented areas, primarily in the central, northern, and northeastern portion of the City. Neighborhoods to the west, southwest, south, and southeast have few designated Landmarks or historic districts.

Several building styles, property types, and patterns of development are notably underrepresented. Underrepresented styles include the First Bay Tradition, Craftsman, and Modern styles such as Streamline Moderne, International Style, Second Bay Tradition, Expressionism, and Midcentury Modern. Under-represented property types include bungalows, residential parks, garden apartments, multi-family residential buildings, retail storefronts, and landscapes, including parks.

Also underrepresented are Article 10 Landmarks that are significant due primarily to an association with people, events, cultural associations, or ethnic groups.



## **APPENDIX E**

# **PHOTOGRAPHS OF 2215 LEAVENWORTH AND SURROUNDING STRUCTURES**



2012 / Current



side view - not visible from the street



-front door / glass block





2013 - Rear garden

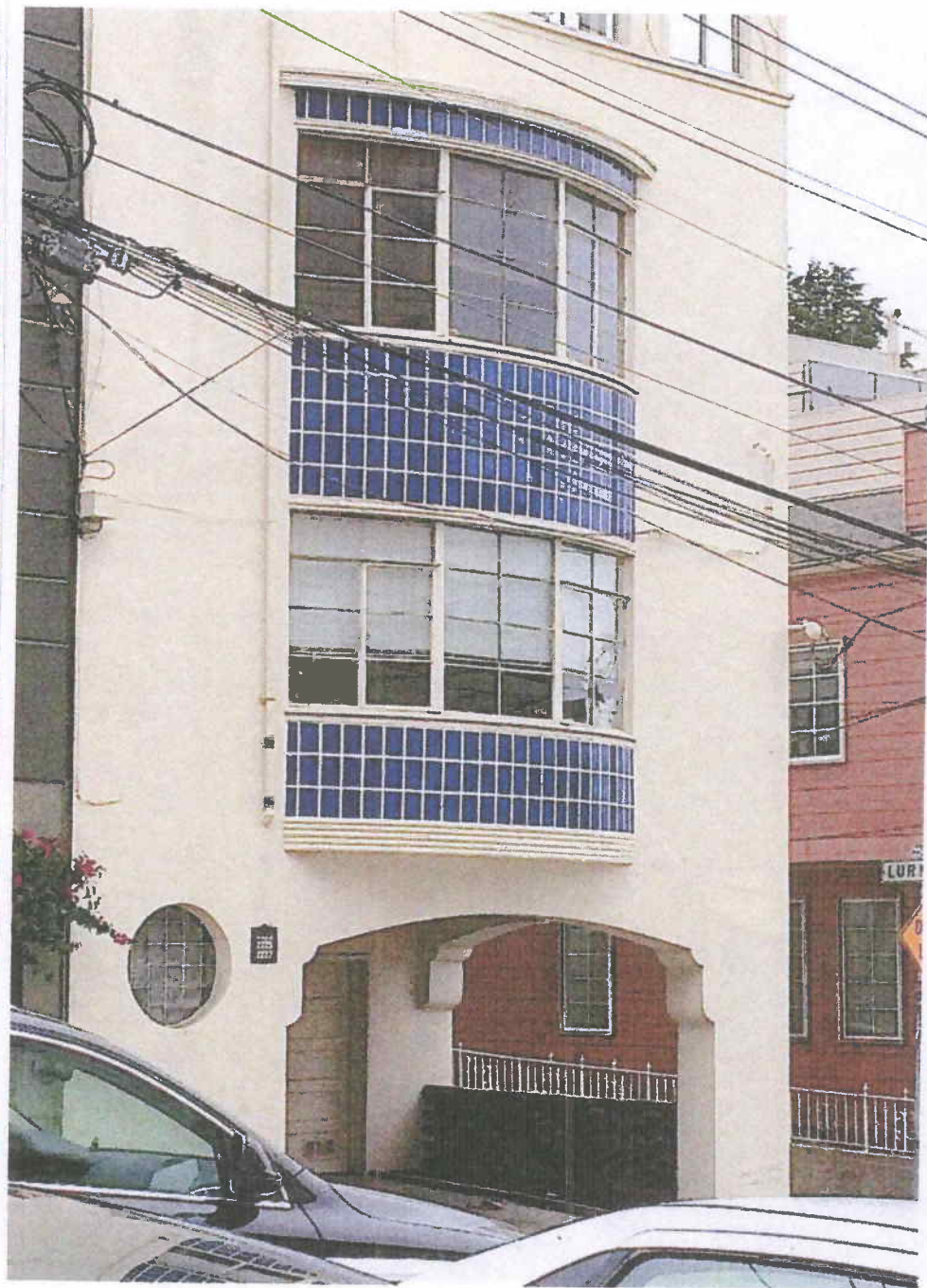


2015 - rear of building





side garden 2015



North + abutting 2215 Leavenworth





2 apts directly across street



duplex 2201 + 2211 directly to South

**EXHIBIT D:**  
**1976 Survey Form**

2211 ~~2215~~ 2223/5/7 Leamworth  
street address at Leamworth

71  
block number

65160  
505A 5  
lot number

1  
summary

R/394  
building type/use/number of floors

landmark number

#### RELATIONSHIP WITH SURROUNDING BUILDINGS

Relationship of  
setting to building -2 -1 0 1 2 3 4 5

Importance as contribution  
to a cluster/streetscape -2 -1 0 1 2 3 4 5

#### ARCHITECTURAL DESIGN VALUATION

Facade proportions -2 -1 0 1 2 3 4 5

Richness/Excellence  
of detailing/decoration -2 -1 0 1 2 3 4 5

Unique visual  
feature of interest 0 1 2 3 4 5

Example of a rare or  
unusual style or design 0 1 2 3 4 5

Overall architectural  
quality -2 -1 0 1 2 3 4 5

#### ☐ PROPOSED FOR FURTHER INVESTIGATION

#### ☐ CORNICE, PARAPET, APPENDAGE

Importance of cornice  
to building design -2 -1 0 1 2 3 4 5

Cornice contribution  
to streetscape -2 -1 0 1 2 3 4 5

#### FACADE CONDITION

Physical condition -2 -1 0 1 2 3 4 5

Paint/Material  
color -2 -1 0 1 2 3 4 5

#### ☐ REMODELING

Appropriateness  
of improvements -2 -1 0 1 2 3 4 5

K

date

#### Field Notes

strange mixed vacancy, open col. modern  
group.

#### Review Notes

##### Junior League Listing

☐ text ☐ index ☐ file

☐ Northern California Guide

☐ Other Listing \_\_\_\_\_

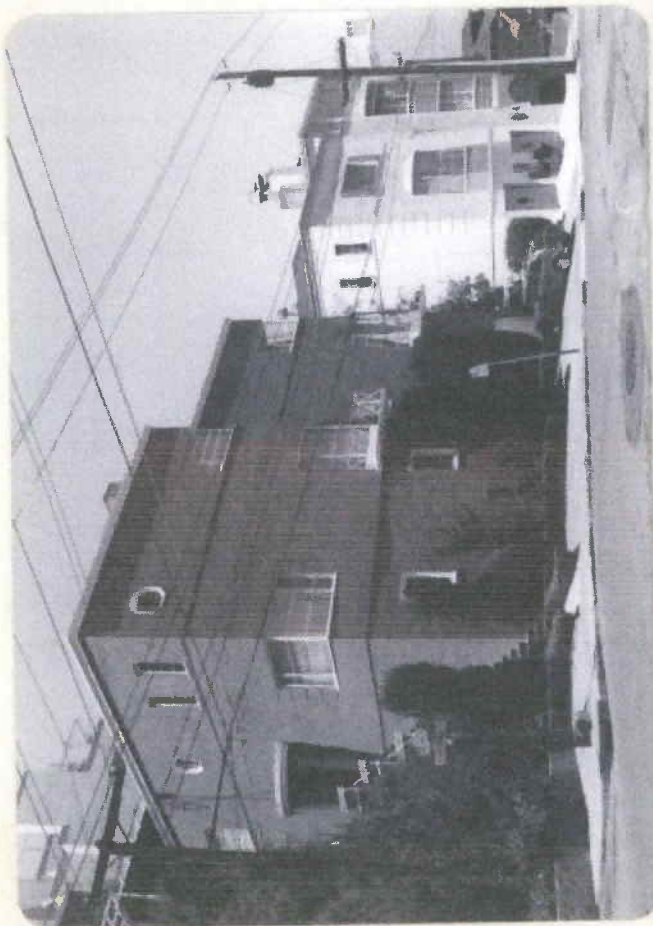


photo 268-16

F6



JK

Address \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

REVIEW PANEL NOTES

SETTING

-2 -1 0 1 2 3 4 5

CLUSTER/STREETSCAPE

-2 -1 0 1 2 3 4 5

FACADE PROPORTIONS

-2 -1 0 1 2 3 4 5

DETAILING/DECORATION

-2 -1 0 1 2 3 4 5

UNIQUE FEATURES

0 1 2 3 4 5

RARE STYLE/DESIGN

0 1 2 3 4 5

OVERALL ARCHITECTURAL QUALITY

-2 -1 0 1 2 3 4 5

SUMMARY

2

STYLE

ARCHITECT  
DESIGNER  
BUILDER

APPROXIMATE DATE

☒ SEE BACK FOR COMMENTS

*I think a single but  
slight modern style.*

**EXHIBIT E:**  
Letters of Support

## **APPENDIX D**

### **LETTERS OF SUPPORT**



**From:** Checov, Martin S. mchecov@omm.com  
**Subject:** Re: landmark support letter  
**Date:** May 25, 2015 at 4:04 PM  
**To:** Anne Brubaker sfavb@comcast.net

---

MC

Anne:

Please share this with the authorities, as appropriate. I strongly support the designation of 2215 Leavenworth. I own 2211 Leavenworth which, along with 2201, was built simultaneously by Crocker and Rist. The buildings are distinctive both individually and as a unique grouping of complementary but non-duplicative adjacent dwellings.

Thanks,  
Martin S. Checov  
2211 Leavenworth Street

Historic Preservation Commission  
Planning Department  
City of San Francisco, California

June 1, 2015

Re: Landmark Status for 2215 Leavenworth St.

Dear Sirs:

I am writing to encourage you to grant Landmark Status for the private home at 2215 Leavenworth St., San Francisco, CA, 94133.

The property is of the Streamline Moderne Style, well maintained, which I feel would be a positive addition to the body of properties our city wishes to protect from significant alteration or demolition.

Its features include an historic/familial connection with the famed Charles Crocker, one of the 'Big Four' responsible for the building of the Central Pacific Railroad. The Architect, Martin Rist, is named in several architectural books as one of the premier members of the profession from the 30's through the 50's. As well, the home sits in a direct path of an enormous number of tourists and would add to the body of 'streamline moderne' structures easily accessible to the public.

This property deserves your attention for its architecture, its history and its location.

Thank you.

Sincerely,

 / Jon Lenzi

Historic Preservation Commission  
Planning Department  
City of San Francisco, California

June 1, 2015

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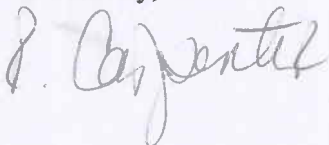
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This property deserves your attention for its architecture, its history and its location.

Thank you.

Sincerely,

A handwritten signature in dark ink, appearing to read "J. Carpenter". The signature is written in a cursive, flowing style with a large, prominent "J" and "C".



Historic Preservation Commission  
Planning Department  
City of San Francisco, California

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This property deserves your attention for its architecture, its history and its location.

Thank you.

Sincerely,

Kimberly DeLucia  
Homeowner  
Russian Hill

Historic Preservation Commission  
Planning Department  
City of San Francisco, California

June 1, 2015

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Thank you.

Sincerely,



2552 GREENWICH ST  
SAN FRANCISCO, CA 94123

Historic Preservation Commission  
Planning Department  
City of San Francisco, California

June 1, 2015

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Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steven A. R. Edwards', with a long horizontal flourish extending to the right.

STEVEN A. R. EDWARDS  
OWNER 19 CUMBERLAND ST.  
SF 94110



Historic Preservation Commission  
Planning Department  
City of San Francisco, California

June 1, 2015

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Thank you.

Sincerely,

*Andrew Duccia*  
*1346 Filbert St.*  
*San Francisco, CA 94109*

Historic Preservation Commission  
Planning Department  
City of San Francisco, California

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This property deserves your attention for its architecture, its history and its location.

Thank you.

Sincerely,

*Keith E. Galen*

*Carol C. Weiser*

---

RICHARD CARDELLO  
999 GREEN STREET, APT 903  
SAN FRANCISCO, CALIFORNIA 94133  
[Richard@cardellodesign.com](mailto:Richard@cardellodesign.com)

June 17, 2015

Historic Preservation Commission  
Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor, Suite 400  
San Francisco, California 94103

[Tim.Frye@sfgov.org](mailto:Tim.Frye@sfgov.org) 415-575-6822  
[Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org) 415-558-6309

Re: Landmark Status for 2215 Leavenworth Street

Dear Commissioners:

I am in great to support with the application of 2215 Leavenworth Street, San Francisco, California, 94133 for Landmark Status.

This well-maintained property is of the Streamline Moderne Style and I believe that it would be a positive addition to the body of properties our city wishes to protect from significant alteration or demolition.

Its features include an historic and familial connection with the famed Charles Crocker, one of the 'Big Four' responsible for the building of the Central Pacific Railroad. The Architect, Martin Rist, is named in several books on architecture as one of the premier members of the profession from the 1930s through the 1950s. The home sits in a direct path of an enormous number of tourists who annually visit the crooked block of Lombard Street and would add to the number of "streamline Moderne" structures that are easily accessible to the public.

This property deserves your attention for its architecture, its history and its location.

Thank you for your consideration.

Very truly yours,

Richard Cardello

rec: 6/17/15



CAROL ANN ROGERS

June 17, 2015

Historic Preservation Commission  
Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor, Suite 400  
San Francisco, California 94103

Re: Landmark Status for 2215 Leavenworth St.

Dear Commissioners:

I am writing to express my personal support for the application of the owners of 2215 Leavenworth Street to receive local landmark status. Having been a volunteer involved in several historic district and landmark efforts in San Francisco over the past 30 years, I am heartened when owners voluntarily recognize and seek to preserve for future generations an historic resource they own. This kind of stewardship is commendable.

The 2215 Leavenworth property is of the Streamline Moderne Style. While the initial focus of preservation in San Francisco back in the 1970s were the Victorians and other 19<sup>th</sup> century architecture, we are now in the 21<sup>st</sup> century and realize the value of preserving and promoting more recent, but nonetheless historic, architectural styles. The architect of 2215 Leavenworth, Martin Rist, is named in several architectural books as one of the premier members of the profession from the 1930s through the 1950s.

The property also has an historic/familial connection with the famed Charles Crocker who built the Central Pacific Railroad along with Stanford, Hopkins and Huntington, known as one of the "Big Four."

The owners of 2215 Leavenworth have a long personal history with the property. They are also active in neighborhood and civic improvement, as exemplified by this most recent application to preserve an important historic resource in one of our city's most popular and visited areas. Thank you for your favorable consideration of their request.

Sincerely,

Carol Ann Rogers

rec. 6/22/15



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Tina Moylan

**VICE PRESIDENT**

Eric Kwiatkowski

**SECRETARY**

Emily Harrold

**TREASURER**

Ian Maddison

**PAST PRESIDENT**

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**DIRECTORS**

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Richard Cardello

**History**

Al Greening

**Communications & Marketing**

Mike Moylan

**Safety/NERT/AWARE**

Tina Moylan

**Social**

Joyce Kucharvy

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**Sterling Park**

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**Membership**

Adam Barrett

**Traffic and Transportation**

Steve Taber

**Neighborhood Improvement**

Gregory Polchow

**Merchant Liaison**

Par Hanji

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Lucretia Rauh, Chair

Michele Borges

Tim Covington

Helen Doyle

Judy Junghans

Jovanne Reilly

June 20, 2015

Historic Preservation Commission

Planning Department

1650 Mission Street, 4<sup>th</sup> Floor, Suite 400

San Francisco, California 94103

[Tim.Frye@sfgov.org](mailto:Tim.Frye@sfgov.org) 415-575-6822

[Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org) 415-558-6309

Re: Landmark Status for 2215 Leavenworth St.

Dear Commissioners:

**Russian Hill Neighbors** is pleased to support with the application of 2215 Leavenworth St., San Francisco, CA, 94133 for Landmark Status.

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Very truly yours,

RUSSIAN HILL NEIGHBORS

Tina Moylan, President

RICHARD CARDELLO  
999 GREEN STREET, APT 903  
SAN FRANCISCO, CALIFORNIA 94133  
[Richard@cardellodesign.com](mailto:Richard@cardellodesign.com)

June 17, 2015

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Planning Department  
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Richard Cardello



CAROL ANN ROGERS

July 7, 2015

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Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor, Suite 400  
San Francisco, California 94103

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Carol Ann Rogers