



SAN FRANCISCO PLANNING DEPARTMENT

HEARING DATE: September 19, 2018
CASE NUMBER: 2018-006347DES – former Welsh Presbyterian Church
TO: Historic Preservation Commission
FROM: Desiree Smith
Preservation Planner, 415-575-9093
REVIEWED BY: Tim Frye
Historic Preservation Officer, 415-575-6822
RE: Landmark Recommendation Resolution

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

On August 15, 2018, the Historic Preservation Commission (HPC) adopted Resolution No. 969 to initiate Article 10 landmark designation of 449 14th Street, known as the former Welsh Presbyterian Church. Under Article 10, initiation and recommendation are two distinct steps of the landmark designation process which require separate hearings and resolutions.

Attached is a draft **Resolution to Recommend** approval to the Board of Supervisors the designation of the former Welsh Presbyterian Church as a San Francisco landmark under Article 10 of the Planning Code, Section 1004.1. The Planning Department recommends adopting this Resolution.

ATTACHMENTS:

Draft Resolution
Draft Designation Ordinance
Article 10 Landmark Designation Report
August 15, 2018 Case Report
Resolution 969



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Resolution No. XXX

HEARING DATE SEPTEMBER 19, 2018

Case No. 2018-006347DES
Project: 449 14th Street (Welsh Presbyterian Church)
Recommendation to Board of Supervisors
Staff Contact: Desiree Smith (415) 575-9093
desiree.smith@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

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RESOLUTION TO RECOMMEND TO THE BOARD OF SUPERVISORS ARTICLE 10 LANDMARK DESIGNATION OF 449 14TH STREET (AKA FORMER WELSH PRESBYTERIAN CHURCH), ASSESSOR'S PARCEL NO. 3546, LOT 026, AS LANDMARK NO. XXX

1. WHEREAS, a nomination for Article 10 Landmark Designation for 449 14th Street (aka former Welsh Presbyterian Church), Assessor's Parcel No. 3546, Lot 026, was submitted to the Planning Department by the owner of the property, Noe Vista LLC; and
2. WHEREAS, Historic Preservation Consultant, VerPlanck Historic Preservation Consulting, prepared the Landmark Designation nomination for 449 14th Street, which was reviewed by Planning Department Staff Desiree Smith and Tim Frye, who meet the Secretary of Interior's Professional Qualification Standards, for accuracy and conformance with the purposes and standards of Article 10; and
3. WHEREAS, the Historic Preservation Commission, at its regular meeting of August 15, 2018 reviewed Department staff's analysis of 449 14th Street's historical significance pursuant to Article 10 as part of the Landmark Designation Case Report dated August 15, 2018 and initiated Landmark designation process through Resolution 969; and
4. WHEREAS, the Historic Preservation Commission finds that the nomination of 449 14th Street as a landmark is in the form prescribed by the Historic Preservation Commission and contains supporting historic, architectural, and/or cultural documentation; and
5. WHEREAS, the Historic Preservation Commission finds that 449 14th Street is significant in the area of events for its associations with the reconstruction of San Francisco following the 1906 Earthquake and Fire and as the best remaining building associated with San Francisco's Welsh community; and
6. WHEREAS, the Historic Preservation Commission finds that 449 14th Street is also significant in the area of design/construction as a modest but well-preserved example of a neighborhood church designed in the Gothic Revival style; and

7. WHEREAS, the Historic Preservation Commission finds that 449 14th Street is further significant as the work of a master architect, the MIT and *École des Beaux Arts*-trained Edward T. Foulkes.
8. WHEREAS, the Historic Preservation Commission finds that 449 14th Street meets the eligibility requirements of Section 1004 of the Planning Code and warrants consideration for Article 10 landmark designation; and
9. WHEREAS, the Historic Preservation Commission finds that the boundaries and the list of exterior and interior character-defining features, as identified in the Landmark Designation Report dated June 27, 2018, should be considered for preservation under the proposed landmark designation as they relate to the building's historical significance and retain historical integrity; and
10. WHEREAS, the proposed designation is consistent with the General Plan priority policies pursuant to Planning Code, Section 101.1 and furthers Priority Policy No. 7, which states that historic buildings be preserved, and will serve the public necessity, convenience and welfare pursuant to Planning Code, Section 302; and
11. WHEREAS, the Department has determined that landmark designation is exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical); and

THEREFORE BE IT RESOLVED that the Historic Preservation Commission hereby recommends to the Board of Supervisors approval of landmark designation of 449 14th Street (aka former Welsh Presbyterian Church, Assessor's Parcel No. 3546, Lot 026 pursuant to Article 10 of the Planning Code.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on September 19, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 19, 2018

[Planning Code - Landmark Designation – 449 14th Street (aka former Welsh Presbyterian Church)]

Ordinance amending the Planning Code to designate 449 14th Street (aka former Welsh Presbyterian Church), Assessor's Parcel No. 3546, Lot 026, as a Landmark under Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and with the eight priority policies of Planning Code, Section 101.1.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in *strikethrough-italics Times New Roman font*.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings.

(a) CEQA and Land Use Findings.

(1) The Planning Department has determined that the proposed Planning Code amendment is subject to a Categorical Exemption from the California Environmental Quality Act (California Public Resources Code section 21000 et seq., "CEQA") pursuant to Section 15308 of the Guidelines for implementation of the statute for actions by regulatory agencies for protection of the environment (in this case, landmark designation). Said determination is on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference. The Board of Supervisors affirms this determination.

1 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
2 the proposed landmark designation of 449 14th Street (aka former Welsh Presbyterian
3 Church), Assessor's Parcel No. 3546, Lot 026, will serve the public necessity, convenience,
4 and welfare for the reasons set forth in Historic Preservation Commission Resolution No.
5 _____, recommending approval of the proposed designation, which is incorporated
6 herein by reference.

7 (3) The Board of Supervisors finds that the proposed landmark designation of
8 449 14th Street (aka former Welsh Presbyterian Church), Assessor's Parcel No. 3546, Lot
9 026, is consistent with the San Francisco General Plan and with Planning Code Section
10 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No.
11 _____, recommending approval of the proposed designation, which is incorporated
12 herein by reference.

13 (b) General Findings.

14 (1) Pursuant to Section 4.135 of the City Charter, the Historic Preservation
15 Commission has authority "to recommend approval, disapproval, or modification of landmark
16 designations and historic district designations under the Planning Code to the Board of
17 Supervisors."

18 (2) A nomination for Article 10 Landmark Designation for 449 14th Street (aka
19 former Welsh Presbyterian Church), Assessor's Parcel No. 3546, Lot 026, was submitted to
20 the Planning Department by owner of the property, Noe Vista, LLC.

21 (3) The nomination was prepared by VerPlanck Historic Preservation
22 Consulting and reviewed by Desiree Smith and Tim Frye, Planning Department Preservation
23 staff. All preparers meet the Secretary of the Interior's Professional Qualification Standards
24 and Planning Department Preservation staff reviewed the report for accuracy and
25 conformance with the purposes and standards of Article 10.

1 (4) The Historic Preservation Commission, at its regular meeting of
2 _____, reviewed Planning Department Preservation staff's analysis of 449 14th Street
3 historical significance pursuant to Article 10 as part of the Landmark Designation Case Report
4 dated _____.

5 (5) On _____, the Historic Preservation Commission passed
6 Resolution No. _____, initiating designation of 449 14th Street (aka former Welsh
7 Presbyterian Church), Assessor's Parcel No. 3546, Lot 026, as a San Francisco Landmark
8 pursuant to Section 1004.1 of the Planning Code. Said resolution is on file with the Clerk of
9 the Board of Supervisors in File No. _____ and is incorporated herein by reference.

10 (6) On _____, after holding a public hearing on the proposed designation
11 and having considered the specialized analyses prepared by Planning Department
12 Preservation staff and the Landmark Designation Case Report, the Historic Preservation
13 Commission recommended approval of the proposed landmark designation of 449 14th Street
14 (aka Welsh Presbyterian Church), Assessor's Parcel No. 3546, Lot 026, in Resolution No.
15 _____. Said resolution is on file with the Clerk of the Board of Supervisors in File No. _____.

16 (7) The Board of Supervisors hereby finds that 449 14th Street (aka former
17 Welsh Presbyterian Church), Assessor's Parcel No. 3546, Lot 026, has a special character
18 and special historical, architectural, and aesthetic interest and value, and that its designation
19 as a Landmark will further the purposes of and conform to the standards set forth in Article 10
20 of the Planning Code.

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1 Section 2. Designation.

2 Pursuant to Section 1004 of the Planning Code, 449 14th Street (aka former Welsh
3 Presbyterian Church), in Assessor's Parcel No. 3546, Lot 026, is hereby designated as a San
4 Francisco Landmark under Article 10 of the Planning Code.

5
6 Section 3. Required Data.

7 (a) The description, location, and boundary of the Landmark site consists of the City
8 parcel located at 449 14th Street (aka former Welsh Presbyterian Church), Assessor's Parcel
9 No. 3546 Lot 026, in San Francisco's Inner Mission neighborhood.

10 (b) The characteristics of the Landmark that justify its designation are described and
11 shown in the Landmark Designation Case Report and other supporting materials contained in
12 Planning Department Docket No. _____. In brief, 449 14th Street (aka former Welsh
13 Presbyterian Church), in Assessor's Parcel No. 3546, Lot 026, is eligible for local designation
14 as it is associated with events that have made a significant contribution to the broad patterns
15 of our history; embodies the distinctive characteristics of a type, period, or method of
16 construction; and represents the work of a master. Specifically, designation of 449 14th
17 Street (aka former Welsh Presbyterian Church), Assessor's Parcel No. 3546 Lot 026, is
18 proper given that it is associated with the reconstruction of San Francisco after the 1906
19 Earthquake and Fire and San Francisco's Welsh community. It is also significant as a well-
20 preserved example of a neighborhood church designed in the Gothic Revival style and as the
21 work of master architect, Edward T. Foulkes.

22 (c) The particular features that shall be preserved, or replaced in-kind as determined
23 necessary, are those generally shown in photographs and described in the Landmark
24 Designation Case Report, which can be found in Planning Department Docket No. _____,
25 and which are incorporated in this designation by reference as though fully set forth herein.

1 The character-defining interior features of the building are those associated with areas that
2 have historically been accessible to the public and are depicted in the floor plans or photos in
3 the Landmark Designation Report dated June 27, 2018. Specifically, the following features
4 shall be preserved or replaced in kind:

5 The following exterior features, including overall form, massing, structural system,
6 fenestration patterns, some cladding materials, and architectural ornament identified as:

7 (1) The overall height and massing of the two and partial three-story building,
8 including its cruciform composition consisting of a square tower at the front, two shed-roofed
9 transepts, and steeply pitched, gable-roofed sanctuary at the rear;

10 (2) The publicly visible portions of the building's exterior - in particular the
11 primary north façade, including the north, east, and west sides of the tower and the north
12 walls of the transepts;

13 (3) All visible ornament, including all door and window trim, raking cornice,
14 crenellated parapet, and intermediate cornice;

15 (4) The original primary entrance, including the oak doors and quatrefoil
16 ornaments and trim;

17 (5) Other exterior fenestration on north, east, and west facades, including

18 (A) On the north façade the Gothic-arch window at the center of the
19 tower, the three windows on the transepts, and the louvered openings at the top of the belfry
20 on the north, east, and west sides of the tower;

21 (B) The fenestration on the east and west sides of the sanctuary,
22 including the tripartite windows with flat lintels on the first floor level and the tripartite windows
23 with Tudor arches on the second floor level;

1 (6) Painted shingle cladding on north façade, including decorative shingle
2 patterns;

3 (7) Remaining areas of rustic channel siding on the east, west, and south
4 facades, including siding that may be concealed behind non-historic vinyl and asbestos
5 siding on the east and south facades; and

6 (8) Remaining simple flying buttresses.

7 The character-defining interior features of the building are those associated with areas
8 that have historically been accessible to the public, including the entry/stair hall, the gallery,
9 the sanctuary, and the former Sunday school hall including:

10 (1) Footprint and volume of the spaces identified above except the Sunday
11 school hall;

12 (2) Wall between gallery and sanctuary containing art glass transom and
13 sidelights;

14 (3) All surviving trim in the spaces identified above, including wainscoting,
15 stairs, balustrades, and doors; and

16 (4) Scissors trusses and corbels in the sanctuary;

17 (5) Wood flooring in the Sunday school hall, entry hall, stairs, and gallery; and

18 (6) General outline of dropped beam ceiling in Sunday school hall but not the
19 beams themselves, which are clad in non-historic materials.

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1 Section 4. Effective Date. This ordinance shall become effective 30 days after
2 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
3 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
4 of Supervisors overrides the Mayor's veto of the ordinance.

5
6 APPROVED AS TO FORM:
7 DENNIS J. HERRERA, City Attorney

8 By:

9 
ANDREA RUIZ ESQUIDE
Deputy City Attorney

10
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LANDMARK DESIGNATION REPORT



The former Welsh Presbyterian Church

449 14th Street

June 27, 2018

City and County of San Francisco
Mark Farrell, Mayor

Planning Department
John Rahaim, Director

Cover: Former Welsh Presbyterian Church, 1964, San Francisco Historical Photograph Collection, San Francisco Public Library

The Historic Preservation Commission (HPC) is a seven-member body that makes recommendations to the Board of Supervisors regarding the designation of landmark buildings and districts. The regulations governing landmarks and landmark districts are found in Article 10 of the Planning Code. The HPC is staffed by the San Francisco Planning Department.

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Former Welsh Presbyterian Church

449 Fourteenth Street

Built: 1907-13

Architect: N. Franklin Oliver & Edward T. Foulkes

OVERVIEW

The former Welsh Presbyterian Church at 449 14th Street occupies a midblock site on the south side of 14th Street, between Guerrero and Valencia Streets, in the Inner Mission District. Bounded on both sides by three and four-story Edwardian flats, it is easy to miss. Built between 1907 and 1913 by a tiny congregation of Welsh-speaking Presbyterians, the building's design replicates, in wood, the native stone parish churches of South Wales. Indeed, the church's crenellated tower, pointed Gothic-arch windows and doors, stepped buttresses, and uniform cladding in dark gray-painted shingles makes it appear, at first glance, to be a stone country church incongruously set down in San Francisco's Mission District. Built between 1907 and 1913, it replaced an older church that the congregation had built in 1902, but that was destroyed in the 1906 Earthquake and Fire. Dedicated in 1913, the church served San Francisco's Welsh-speaking Presbyterians for about half a century. In addition to fulfilling the community's spiritual needs, the church hosted most of the Welsh community's cultural events, including the annual *Eisteddfod* and *Cymanfa Ganu* festivals. Declining numbers of Welsh-speaking immigrants in the post-World War II era led to a name change in 1949 and the church's eventual closure a decade later. After a short interim as an office building and an art gallery operated by the Presbytery of San Francisco, the Free Greek Evangelic Church, another small immigrant congregation, purchased the building in 1968 and used it as a church until 2014. The building is now home to a women's health and wellness institution. The current tenant made several minor changes to the modest building to accommodate its new use, but these changes do not detract from the building's eligibility as a San Francisco City Landmark.

BUILDING DESCRIPTION

Neighborhood Context

The former Welsh Presbyterian Church occupies a 5,196-sf parcel bounded by 14th Street to the north, a pair of three-family flats to the east (443-47 14th Street) and west (453-55 14th Street), and to the south by the Valencia Gardens affordable housing project at 340-70 Valencia Street (**Figure 1**). The former church is located in the Inner Mission District, in a part of the neighborhood that was destroyed in the 1906 Earthquake and Fire and then rebuilt over the next seven years during the Post-quake Reconstruction Era (1906 to 1913). Because it was rebuilt during a comparatively short time, the subject block is characterized by a cohesive building stock of Edwardian-era flats, apartment buildings, and mixed-use buildings that is very typical of the Inner Mission District.

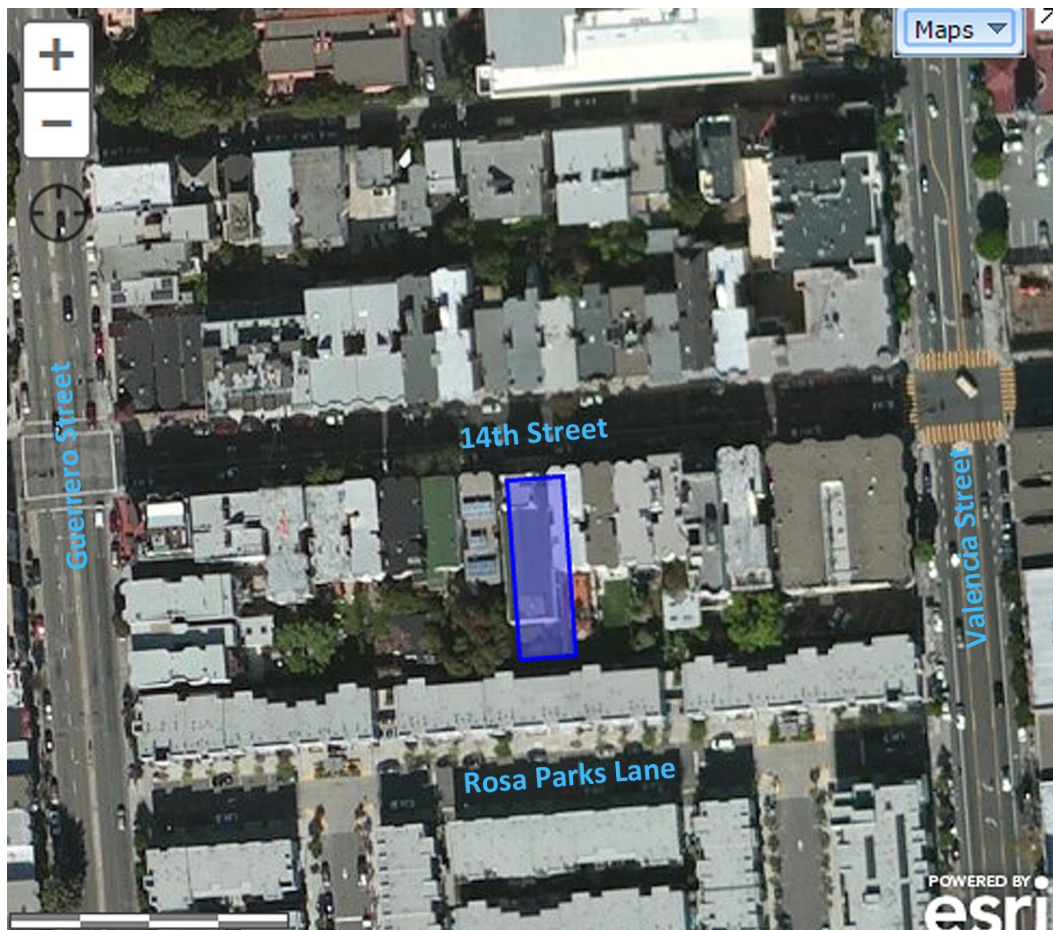


Figure 1. Map showing location of 449 14th Street (in dark blue).
Source: San Francisco Planning Department

The north side of the 400 block of 14th Street begins at Guerrero Street on the west. The first building on the block is a one-story, Mission Revival-style commercial block built in 1907 at 494-98 14th Street (**Figure 2**). Located next-door to it is 480 14th Street, a four-story condominium building constructed in 2009.

Continuing east along the north side of 14th Street is a row of four, four-story apartment buildings constructed between 1925 and 1926. The two westernmost buildings in this group, 466 and 470 14th Street (both built 1925), are identical, as are 456 and 460 14th Street (both built 1926) (**Figure 3**). All four buildings are designed in a simplified version of the Renaissance/Baroque style that was popular during this era.



Figure 2. Mission Revival-style commercial building at 494-98 14th Street; view toward east.



Figure 3. Renaissance/Baroque-style apartment buildings at 456 to 470 14th Street; view toward northwest.

The eastern half of the north side of the block is less architecturally cohesive than the western half. Across the street from 449 14th Street is the sole single-family dwelling on the block, a Classical Revival cottage built in 1908 at 454 14th Street (**Figure 4**). Adjoining it to the east is a pair of three-family flats, both built in 1907, at 440-44 and 446-50 14th Street (**Figure 5**). The building at 440-44 14th Street has been stripped and re-clad in asbestos shingles, but 446-50 14th Street is intact and is a typical example of the multifamily housing erected in the Inner Mission District after the 1906 Earthquake.



Figure 4. Classical Revival-style cottage at 454 14th Street; view toward north.



Figure 5. Classical Revival-style flats at 440-44 (right) and 446-50 (left) 14th Street; view toward north.

The eastern third of the block (**Figure 6**) includes a four-unit Art Deco-style apartment building (built 1924) at 436-38 14th Street; a five-unit “Contractor Modern” apartment building (built 1954) at 434 14th Street; Classical Revival flats (built 1923) at 428-30 14th Street; a three-unit Classical Revival-style apartment building (built 1907) at 422-26 14th Street; and a nine-unit Renaissance/Baroque-style apartment building (built 1925) at 420 14th Street. Anchoring the northwest corner of 14th and Valencia Streets is a five-story, 36-unit, mixed-use (residential and commercial) apartment building (built 2000) at 286 Valencia Street (**Figure 7**). This building is designed in a vaguely Victorian style with bay windows, an octagonal corner turret, and a box cornice supported by what appear to be foam brackets.



Figure 6. North side of the 400 block of 14th Street; view toward west.



Figure 7. Large contemporary apartment building at 286 Valencia Street; view toward northwest.

The south side of the 400 block of 14th Street begins at Valencia Street on the east. At the southwest corner of 14th and Valencia Streets is a 30-unit, Classical Revival-style, mixed-use (commercial and residential) apartment building (built 1908) at 300-20 Valencia Street (**Figure 8**). Next-door at 417-21 14th Street is a three-story, Renaissance/Baroque-style, mixed-use (commercial and residential) building constructed in 1924. Adjoining this property to the west, at 425 14th Street, is a four-story condominium building (built 2001) designed in a faux Victorian style. Between this building and the former Welsh Presbyterian Church is a row of four, three-story flats constructed between 1906 and 1910, at 427-31, 433-37, 439-41, and 443-47 14th Street (**Figure 9**). All are designed in the Classical Revival style except for 433-37 14th Street, which was remodeled in the Art Deco style in the 1930s.

West of the former Welsh Presbyterian Church is another row of flats constructed between 1906 and 1910, including 453-55, 457-59, 461-65, 467-71, and 477-81 14th Street (**Figures 10-11**). The last two buildings are “Romeo Flats” – multi-family buildings containing two railroad flats on each floor level with a central stair between them.¹ The second-to-last building is a three-story, mixed-use (residential and commercial), Classical Revival-style, brick-clad apartment building (built 1927) at 483-89 14th Street

¹ Romeo flats get their name from the balcony-like appearance of the central stair, especially if it is unenclosed.

(**Figure 12**). The last building on the block, at the southeast corner of 14th and Guerrero Streets, is a three-story, four-unit, mixed-use (residential and commercial) condominium (built 2004) at 201-07 Guerrero Street (**Figure 13**).



Figure 8. Classical Revival apartment building at southwest corner of 14th and Valencia Streets; view toward southwest.



Figure 9. Classical Revival-style flats at 427-31 to 443-47 14th Street; view toward southeast.



Figure 10. Classical Revival-style flats at 453-55 to 461-65 14th Street; view toward southeast.



Figure 11. Romeo flats at 467-71 (left) and 477-81 (right) 14th Street; view toward south.



Figure 12. Classical Revival-style apartment building at 483-89 14th Street; view toward southwest.



Figure 13. Contemporary condominium building at 201-07 Guerrero Street; view toward southeast.

The former Welsh Presbyterian Church backs up onto Valencia Gardens, a sprawling affordable housing complex consisting of 250 units arrayed across 16 buildings. Occupying a five-acre site that was historically Recreation Park – a baseball stadium – the original Valencia Gardens project was constructed in 1943 by the U.S. Housing Authority (USHA) and the San Francisco Housing Authority (SFHA) as part of a pioneering slum clearance program. Designed by William Wurster, the original Valencia Gardens complex was designed in the International style. Compromised by neglect and hobbled by crime, the World War II-era complex was demolished and rebuilt in 2005-06 as part of San Francisco's Hope VI program. Unlike the original Valencia Gardens, which was fenced off from the surrounding neighborhood, its replacement is arrayed along two internal streets (Rosa Parks Lane and Maxwell Court) that connect Valencia and Guerrero Streets. The buildings are designed in a contemporary architectural idiom and finished in a variety of materials, including stucco, wood, concrete, and metal (**Figures 14-15**).



Figure 14. Valencia Gardens; view toward northwest from intersection of 15th and Valencia Streets.



Figure 15. Valencia Gardens; view toward southwest from intersection of 14th and Valencia Streets.

Exterior Description

The former Welsh Presbyterian Church is a two-and partial three-story, wood-frame assembly building clad in painted wood shingles at the front and a mixture of materials on the side and rear elevations. It is capped by a steeply pitched gable roof with a square tower at the front. The building has a cruciform plan, with its long axis oriented north-to-south. Completed in 1913, the building strongly resembles the stone Gothic churches of South Wales. Its uniform shingle cladding (on the primary façade) and modest wood trim also recall the First Bay Region Tradition. Built with a modest budget, the building makes the most of its inconspicuous mid-block site and modest materials palette with its crenelated tower, which exerts a monumental presence on the residential block. The interior of the building consists of two full floors and a partial third floor level at the rear. The first floor level contains a stair/entry hall, the former Sunday school hall, a kitchen/dining room, an office, and men's and women's toilet rooms. The second floor level contains the upper part of the stair/entry hall (the gallery), the former sanctuary, two small offices, and a pair of toilet rooms. The third floor level contains two offices at the rear. Recently renovated for use as a

women's health and wellness institution, the former Welsh Presbyterian Church is in very good condition and remains intact from its original period of construction.

North (Primary) Façade

The north (primary façade) of the former Welsh Presbyterian Church faces 14th Street (**Figure 16**). It is organized in three sections, with the central tower located closest to the street and the two shed-roofed transepts recessed 15 feet back from the north property line. At the first floor level, the tower contains a pair of hinged doors enclosed within a Tudor arch. The doors, the casings, and the quatrefoil panels at the corners of the entrance are all original features (**Figure 17**). Flanking the entrance are superimposed buttresses that diminish in size at each floor level. The second floor level of the tower contains a tripartite window enclosed within a Gothic arch supported



Figure 16. North (primary) façade of the former Welsh Presbyterian Church; view toward south.

by dropped pendant corbels (**Figure 18**). The window is composed of three panels enclosed within smaller Gothic arches and the entire unit is capped by a Gothic-arch transom. The actual glazing is non-historic colored Plexiglas dating to the early 1960s. Decorative diamond-shaped shingled panels flank the window to the left and to the right. The third floor level of the tower—the belfry—is articulated by three louvered openings, including a circular opening surrounded by concentric rows of shingles, and two narrow lancets to either side (**Figure 19**). The tower terminates with a wide wooden entablature and a crenellated parapet. The east and west façades of the tower are detailed the same as the north façade.



Figure 17. Main entrance; view toward south.

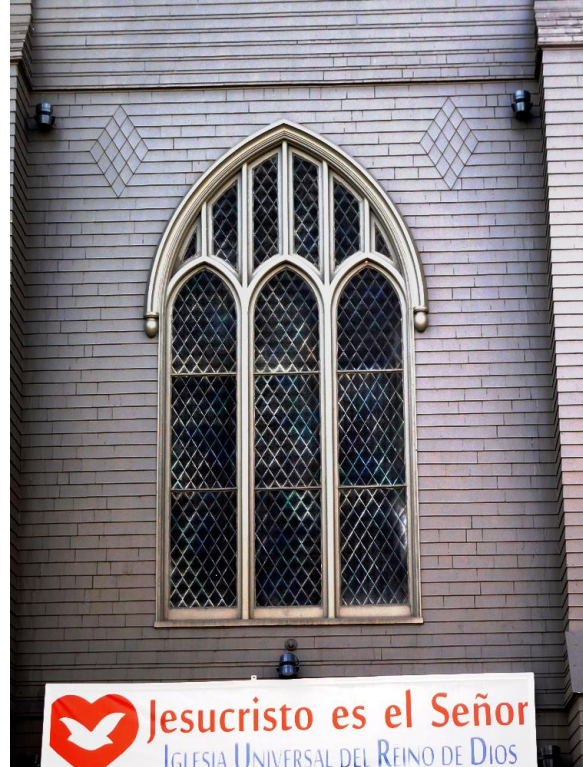


Figure 18. Gothic window on primary façade; view toward south.



Figure 19. Belfry and parapet; view toward south.

As mentioned previously, the transepts are recessed about 15 feet back from the sidewalk, leaving room for two small paved forecourts that are now enclosed behind contemporary wood gates. The transepts are essentially identical; the east transept contains an entrance and a small double-hung wood window at the first floor level, and a matching double-hung wood window at the second floor level (**Figure 20**). Non-historic wood lattice fencing encloses a gap between the church and its neighbor to the east. The door, which is original, is paneled and all openings are capped by pointed Gothic arches clad in shingles. The west transept features double-hung windows at both floor levels (**Figure 21**). Each window is glazed with a mixture of historic “moss” glass and amber-colored replacement glass of unknown origin.



Figure 20. East transept; view toward south.

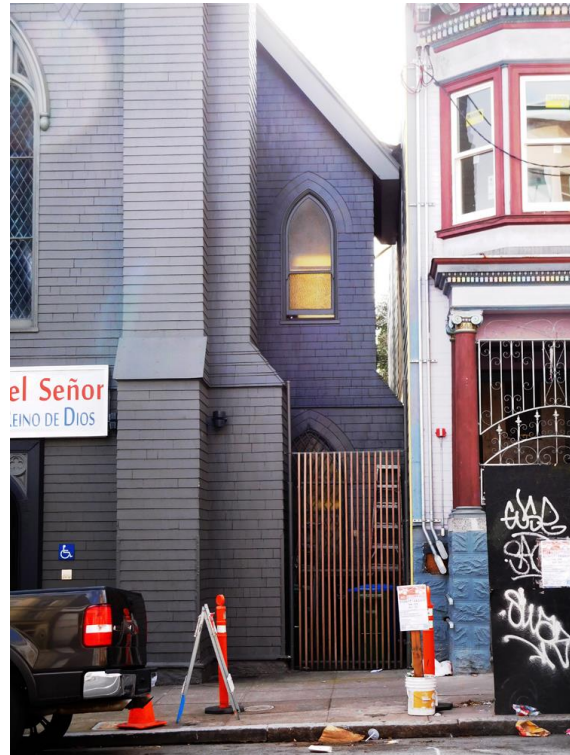


Figure 21. West transept; view toward south.

South (Rear) Façade

Like many buildings in San Francisco, the primary façade of 449 14th Street is the only side of the building that is given any ornament. With the exception of the east and west walls of the belfry, the other three façades of the former church are utilitarian in character. The south (rear) façade, which encloses three floor levels, is massed as a rectangle with clipped corners. It is clad in non-historic asbestos shingles and has no ornament (**Figure 22**). The south façade is articulated at the first floor level by a non-historic sliding door in the left bay and the right bay has no openings. The second floor level features a row of five double-hung wood windows. Above them, at the partial third floor level, is a pair of widely spaced double-hung wood windows. The window sashes are all contemporary replacements.



Figure 22. South façade; view toward north.

East and West Façades

The east and west façades of the former Welsh Presbyterian Church are very similar. Originally clad in rustic channel siding, both have a symmetrical fenestration pattern and no ornament (**Figures 23-24**). At the north end of the property, the east and west façades of the tower and transepts are both shingled and windowless and abut adjoining properties. Behind the transepts is the gable-roofed section of the building that contains the former Sunday school hall and sanctuary. Unlike the front part of the building, the sanctuary wing does not occupy the full width of the property, leaving narrow passageways on either side. The east and west façades are both fenestrated by rows of five tripartite windows at the first and second floor levels. The windows at the first floor level, which illuminate the former Sunday school hall, have flat lintels, whereas the windows on the second floor level, which illuminate the sanctuary, are enclosed within Tudor arches. The rear portion of the east and west façades, which contains the offices and the kitchen/dining room, features a symmetrical arrangement of double-hung wood windows. The west façade retains its rustic channel siding, whereas the east façade has a layer of vinyl siding applied on top of the rustic channel siding. Entirely utilitarian in design, the most notable features of the east and west façades are the simple flying buttresses made out of 6 x 6 members. These buttresses are exposed to a point about 6 feet above ground and then enclosed within rustic channel siding above.



Figure 23. West façade; view toward north.



Figure 24. East façade; view toward north.

Interior Description

First Floor Level

Like the exterior, the interior of the former Welsh Presbyterian Church is finished in modest, durable materials and little ornament. In large part, the interior retains its original floorplan and most of its original finish materials. As previously mentioned the first floor level contains the entrance hall/stair, the former Sunday school hall, an office, three toilet rooms, and a kitchen/dining area (**Figure 25**). The entry hall and stair are located in the tower/transept; they are accessed from the street by a pair of glazed wood doors. Originally, three steps provided access from the sidewalk into the entry hall, but in 2015 the current owner built a ramp to provide ADA-compliant access (**Figure 26**). On axis with the primary entrance, a pair of original wood doors provide access to the former Sunday school hall. Like most of the original doors in the building, these are embellished with Gothic arch moldings. To either side of these doors are quarter-turn stairs that wrap around the interior of the tower to the gallery on the second floor level. Flooring in the entrance hall is light-colored Douglas fir and the walls are lath-and-plaster with dark-stained redwood wainscoting below. The stairs also have Douglas fir risers, redwood wainscoting, and redwood balustrades composed of turned balusters, handrails, and Gothic newel posts (**Figure 27**). At the first landing, doors on the east and west walls of the entry hall provide access to a pair of toilet rooms. The current owner retrofitted the toilet rooms with contemporary finishes and plumbing fixtures in 2015.

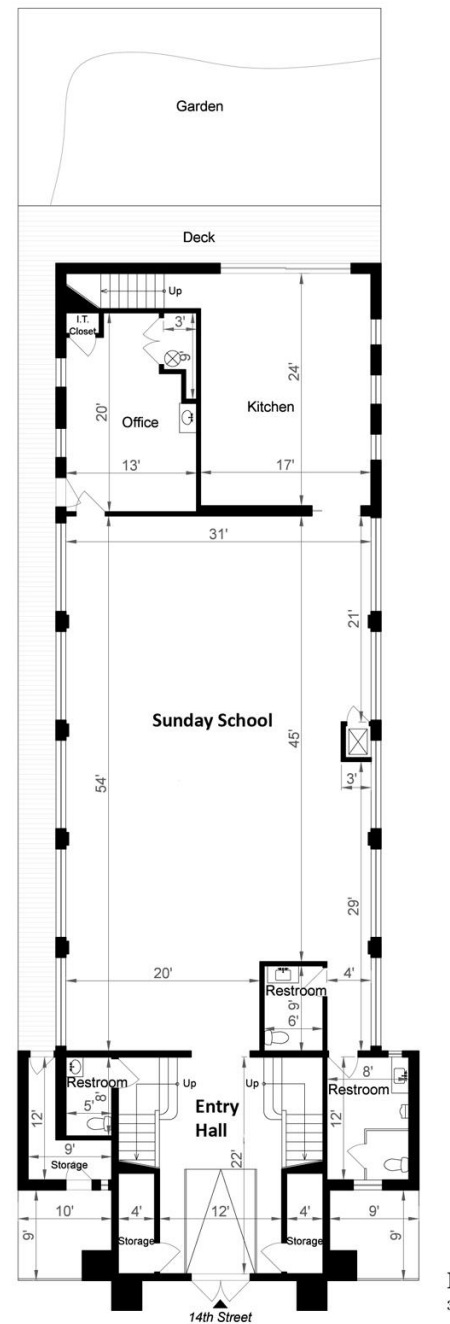


Figure 25. Floorplan of the first floor level of the former Welsh Presbyterian Church.
Source: Noe-Vista, LLC



Figure 26. Entry hall; view toward south.

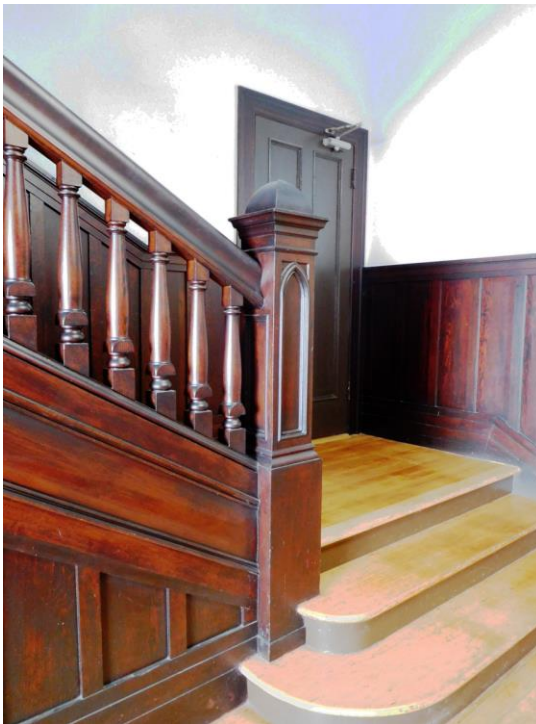


Figure 27. Entry hall; view toward southeast.



Figure 28. Entry hall; view toward northeast.

The former Sunday school hall was subdivided into a suite of six offices in 1961 and then converted back into a single multi-purpose room by the building's current owner in 2015. Measuring 31 feet wide by 54 feet long, the space is entirely open except for a non-historic mechanical closet on the west wall and a small toilet room enclosure on the north wall. The former Sunday school hall is naturally illuminated by double-hung wood windows along the east and west walls (**Figures 29-30**). The flooring is Douglas fir and the walls are lath-and-plaster with painted redwood wainscoting. The wainscoting has very high base trim along the south wall, indicating the original location of an altar, which was in use from 1907 to 1913 when the Sunday school hall was the church's sanctuary. The ceiling is coffered, consisting of an alternating grid of lath and plaster beams covered in repurposed subflooring and recessed panels covered in acoustical tiles. Original paneled doors embellished with Gothic tracery, including one hinged door at the southeast corner and a pocket door at the southwest corner, provide access to the office and the kitchen/dining area at the rear of the building, respectively. The windows retain their original double-hung wood sashes and their original "moss"-pattern glazing.



Figure 29. Sunday school hall; view toward south.

At the southeast corner of the first floor level is a small office. Originally, the kitchen, this space has Douglas fir flooring, lath-and-plaster walls, painted tongue-and-groove "beadboard" wainscoting, and paneled wood doors. A door on the east wall of the office provides access to an outdoor passageway on the east side of the property.



Figure 30. Sunday school hall; view toward north.

The room at the southwest corner of the first floor level is now a combined kitchen and dining area. It is finished in the same materials as the former Sunday school hall, with Douglas fir flooring, lath-and-plaster walls, painted redwood wainscoting, and a lath-and-plaster ceiling (**Figure 31**). Contemporary kitchen cabinetry and appliances, as well as marble counters, line the east wall. A contemporary sliding metal door provides access to the garden at the rear of the property.



Figure 31. Kitchen; view toward northwest.

A stair at the southeast corner of the building provides access to the second and third floor levels. The stair is carpeted and has lath and plaster walls and ceilings with painted tongue-and-groove wainscoting.

Second Floor Level

The second floor level of the former Welsh Presbyterian Church contains the upper part of the entry/stair hall (the gallery), the former sanctuary, a pair of offices, and two toilet rooms (**Figure 32**).

The gallery is detailed the same as the entry/stair hall at the first floor level, with fir flooring, dark-stained redwood wainscoting, twin quarter-turn stairs composed of massive turned balusters, a large handrail, and Gothic newel posts (**Figure 33**). The stairs converge at the main entrance to the former sanctuary on the south wall of the gallery. The entrance to the former sanctuary is flanked to either side by art glass windows and capped by an art glass transom framed in redwood paneling that matches the wainscoting (**Figure 34**). The rest of the gallery is finished in lath-and-plaster with redwood wainscoting. The ceiling of the gallery, which was until 2015 enclosed behind a non-historic dropped ceiling, is now open, providing views of exposed truss work in the belfry (**Figure 35**). Some of the truss work has surface charring, physical evidence of a fire that damaged the building in 1930.

Compared with most Catholic and “high church” Protestant denominations, the sanctuary of the former Welsh Presbyterian Church is quite austere. The most notable features in the space are the scissors trusses that support the vaulted ceiling. The trusses bear on chamfered corbels that transfer the load to the buttresses outside (**Figure 36**). The sanctuary is illuminated by tripartite wood windows housed within Tudor arch openings. Though many of the wood window sashes are original, the existing colored glass was added in 2017, replacing inexpensive Plexiglas added in 1968. The sanctuary has a contemporary painted wood floor, painted redwood wainscoting, and lath-and-plaster-walls (**Figures 37-38**). The ceiling is covered in painted acoustical tiles. The former sanctuary no longer retains an altar. Instead, at the south end of the space is a partial-height, demountable screen wall that encloses a service corridor (**Figure 39**).

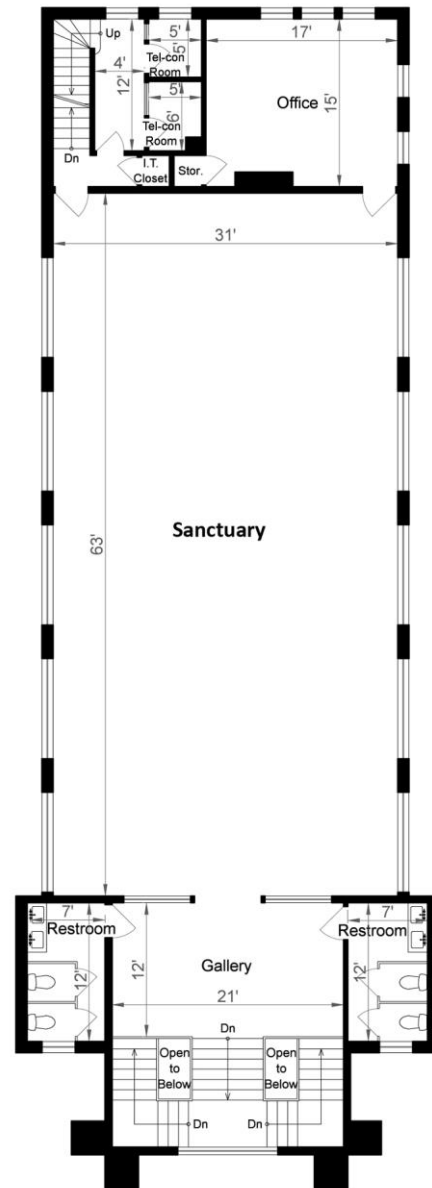


Figure 32. Floorplan of the second floor level of the former Welsh Presbyterian Church.

Source: Noe-Vista, LLC



Figure 33. Gallery; view toward east.

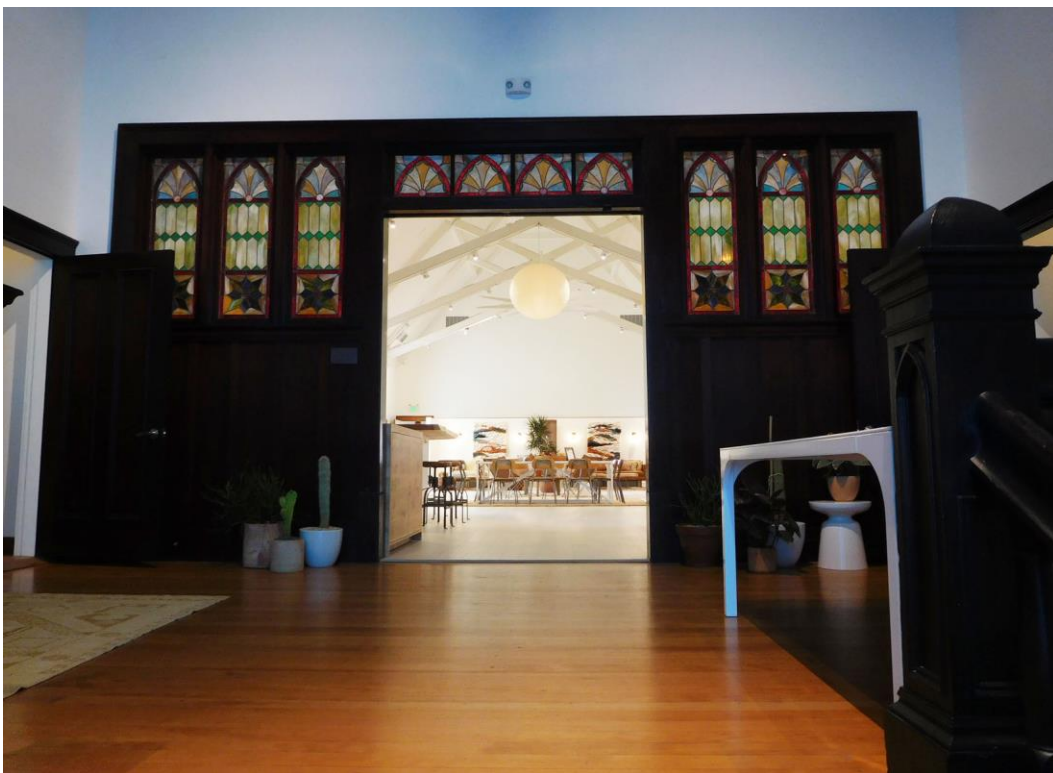


Figure 34. Gallery; view toward south.

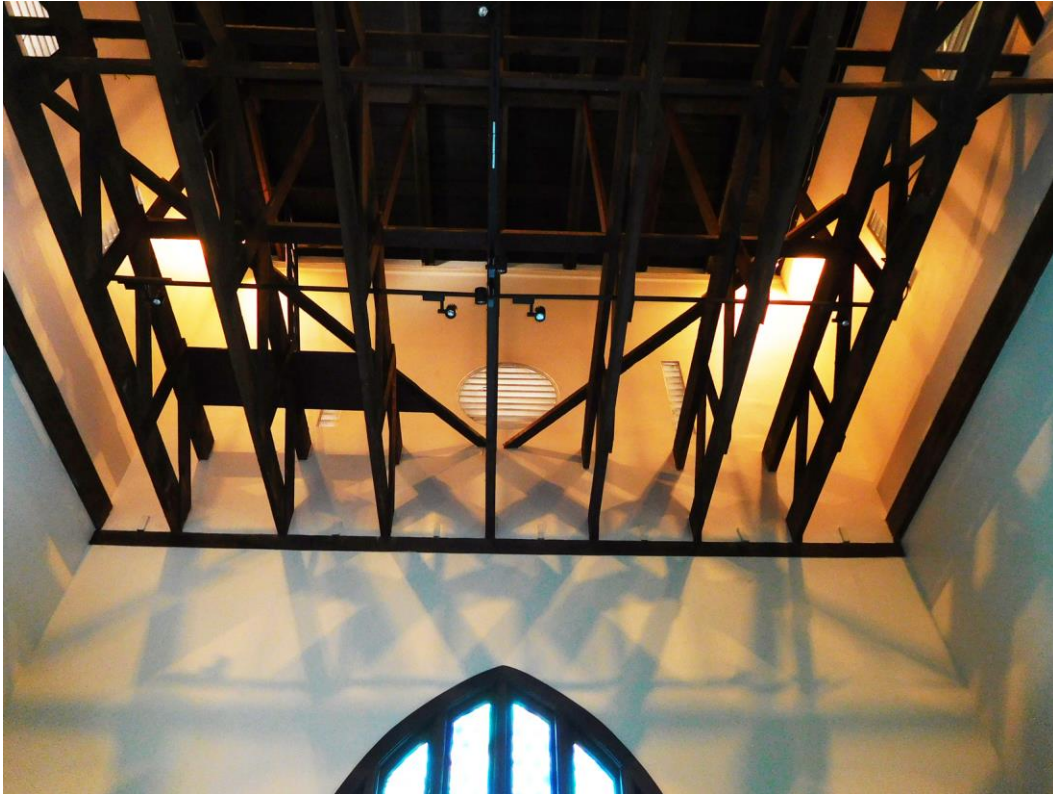


Figure 35. Interior of belfry; view toward south.



Figure 36. Corbels supporting the scissors trusses inside the former sanctuary; view toward southwest.



Figure 37. Sanctuary; view toward northwest.



Figure 38. Sanctuary; view toward south.

The offices at the south end of the second floor level, including the former pastor's study and the former trustees' rooms, are finished in utilitarian materials, including lath-and-plaster wall and ceiling finishes, painted tongue-and-groove wood wainscoting, and flat-sawn wooden trim.

Third Floor Level

The former Welsh Presbyterian Church has a small partial third floor level at the rear of the building (**Figure 39**). Accessed by a stair at the southeast corner of the building (**Figure 40**), the third floor level contains a pair of offices that resemble their counterparts on the second floor level. Both are finished in utilitarian materials, including lath-and-plaster wall and ceiling finishes, painted tongue-and-groove wainscoting, and flat-sawn wood trim (**Figure 41**).

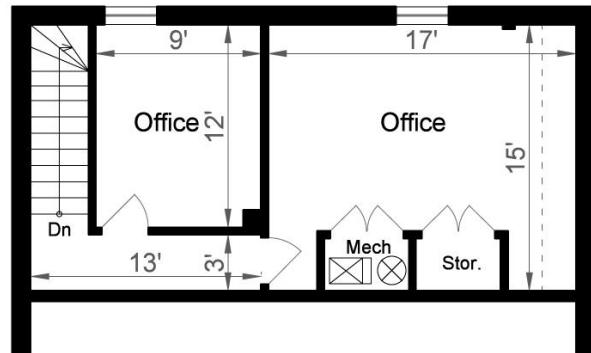


Figure 39. Floorplan of the second floor level of the former Welsh Presbyterian Church.
Source: Noe-Vista, LLC



Figure 40. Stair leading to third floor; view toward north.



Figure 41. Office on third floor level; view toward southwest.

HISTORICAL CONTEXTS

Pre-construction History: 1857–1907

The former Welsh Presbyterian Church is located in the Inner Mission District, San Francisco's oldest neighborhood. When the United States annexed Alta California in 1848, what is now San Francisco contained three settlements, including the tiny communities surrounding *El Presidio de San Francisco* (Presidio) and *Misión San Francisco de Asís* (Mission Dolores)—both founded in 1776—and the *Pueblo de Yerba Buena*, established in 1835 by the Mexican government as a civil settlement and port on Yerba Buena Cove. The three settlements were very different, with the settlements near the Presidio and Mission Dolores consisting largely of Spanish-speaking Mexicans and *Californios*, and Yerba Buena having a polyglot population of Mexicans, Americans, Hawaiians, and representatives of many different European nations.²

Lieutenant Washington Bartlett, the first American *alcalde*, or mayor, of Yerba Buena accomplished two important things immediately following the American conquest, including renaming the tiny settlement “San Francisco.” He also hired Jasper O’Farrell, an Irish saloonkeeper with some surveying experience, to survey the city. O’Farrell’s plan consisted of two separate areas, the 50 Vara Survey and the 100 Vara Survey, which were separated by a diagonal boulevard called Market Street.³ The 50 Vara Survey is oriented roughly parallel to the north-south cardinal axis, whereas the 100 Vara Survey is laid out at a 45-degree angle to it. Market Street, a 100-foot wide boulevard, is laid out on a diagonal parallel to the 100 Vara Survey in order to provide a direct link between Yerba Buena Cove and Mission Dolores. O’Farrell laid out the blocks south of Market Street four times larger than the blocks north of Market, a decision that has hampered communications between the northern and southern sections of the city ever since.⁴

A subsequent survey extended the 100 Vara Survey westward to what is now 9th Street in 1851. In 1855, the city surveyor extended it even farther into the Mission District, which, with the exception of the area surrounding Mission Dolores, remained overwhelmingly rural. U.S. Coast and Geodetic Survey maps dating to the mid-1850s illustrate the Mission District as a rural expanse of truck farms, seasonal wetlands, and thickets of willows and oaks lining several year-round and seasonal creeks. The 1857 Coast Survey Map shows a willow-lined creek roughly tracing the alignment of 14th Street, just north of the subject property (**Figure 42**).

² Californios were native-born residents of Mexican and/or Spanish descent.

³ A vara is an archaic Spanish unit of measurement roughly equivalent to an English yard.

⁴ Ibid., 43. Some scholars believe that O’Farrell laid out the 100 vara blocks for agricultural use but others believe that they were intended for industrial use, for which in fact they proved to be useful.

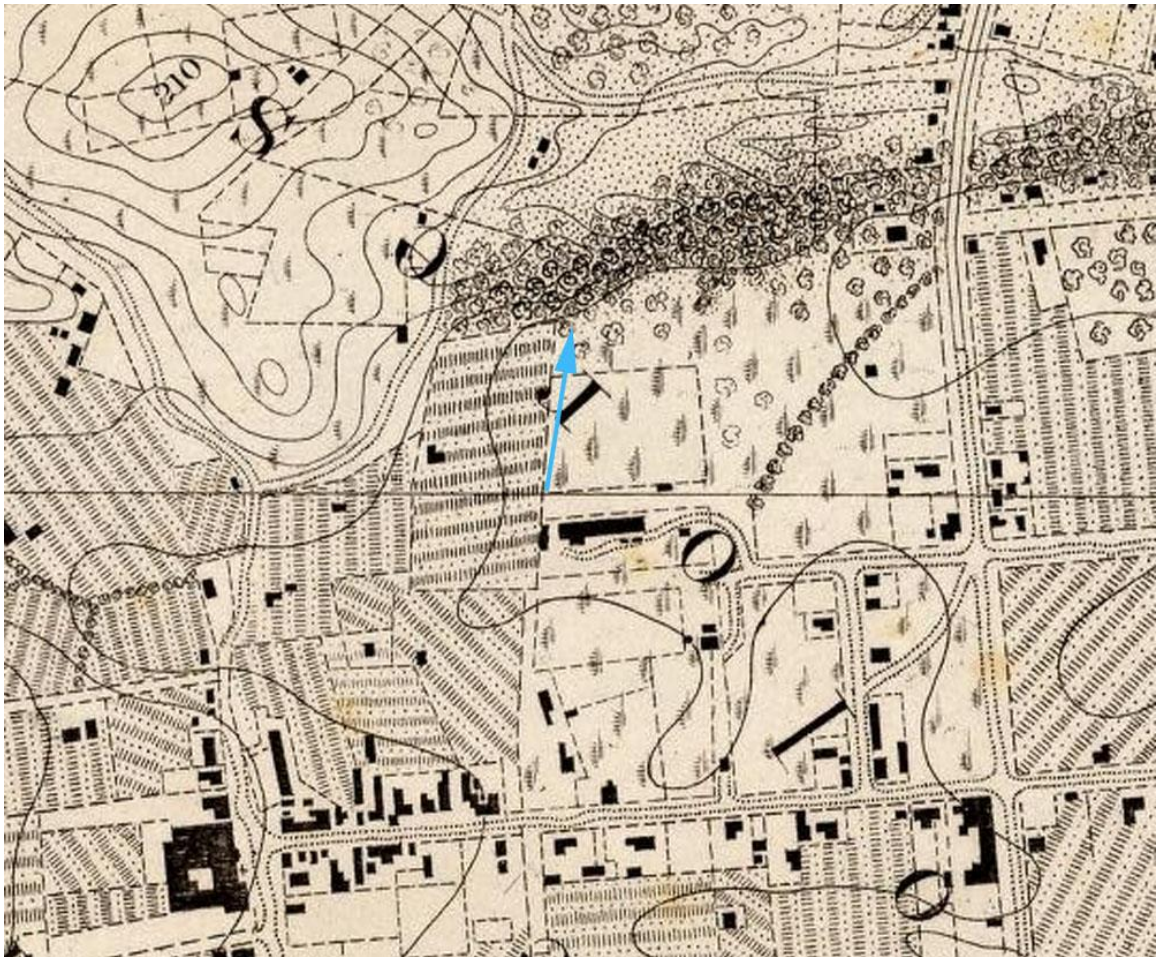


Figure 42. 1857 Coast Survey Map showing approximate location of subject property.
Source: David Rumsey Map Collection

Recorded a little over a decade later, George Goddard's 1869 Map of San Francisco shows the subject block (Old Mission Block 29) defined by Guerrero Street to the west, 14th Street to the north, Valencia Street to the east, and 15th Street to the south. The map shows an omnibus horsecar line running along Valencia Street, as well as an unnamed creek transecting the subject block from east to west. Also published in 1869, the U.S. Coast Survey Map indicates that the four streets defining the subject block had been graded but not paved. This map does not show the unnamed creek, indicating that it had likely been filled, probably when 14th Street was graded. The 1869 Coast Survey map shows very little construction on the subject block, with only a handful of dwellings near the intersection of 15th and Valencia Streets (Figure 43).



Figure 43. 1869 Coast Survey Map showing location of subject block.
Source: David Rumsey Map Collection

Endowed with ample fresh water, good soil, and a moderate climate protected from the harsh onshore winds by Twin Peaks, truck farms were an important feature of life in the nineteenth-century Mission District. Indeed, George Center, the so-called “Father of the Mission District,” earned his fortune from growing fresh vegetables in the neighborhood’s loamy soils and selling them for top dollar in the city’s Produce Market. Immigrants, including many Chinese and Italians, eventually came to dominate the local truck farming business, putting several dozen acres in the Mission District under cultivation by the 1870s.

The 1889 Sanborn Fire Insurance Company maps (Sanborn maps), the earliest to depict the Mission District, indicate that approximately 75 percent of the subject block was devoted to vegetable gardens (**Figure 44**). The rest of the block contained several clusters of rowhouses and a handful of farmhouses and associated rural outbuildings. The 1889 Sanborn maps indicate that the subject property was part of a vacant parcel belonging to Margaret E. Crocker, widow of Sacramento attorney Edwin B. Crocker. Edwin “Judge” Crocker, brother of Charles Crocker, one of the owners of the Central Pacific Railroad, was hired by his younger brother to be the railroad’s chief staff counsel, a position he held from 1864 until 1869. In 1863, then-governor Leland Stanford appointed Edwin Crocker to the California Supreme Court. Crocker was also chair of the California Republican Party. Edwin and Margaret were avid art collectors, and following her husband’s death in 1875, Margaret established the Crocker Art Museum in the family’s

home in downtown Sacramento. Margaret died in December 1901, leaving the Crocker Art Museum to the City of Sacramento.⁵

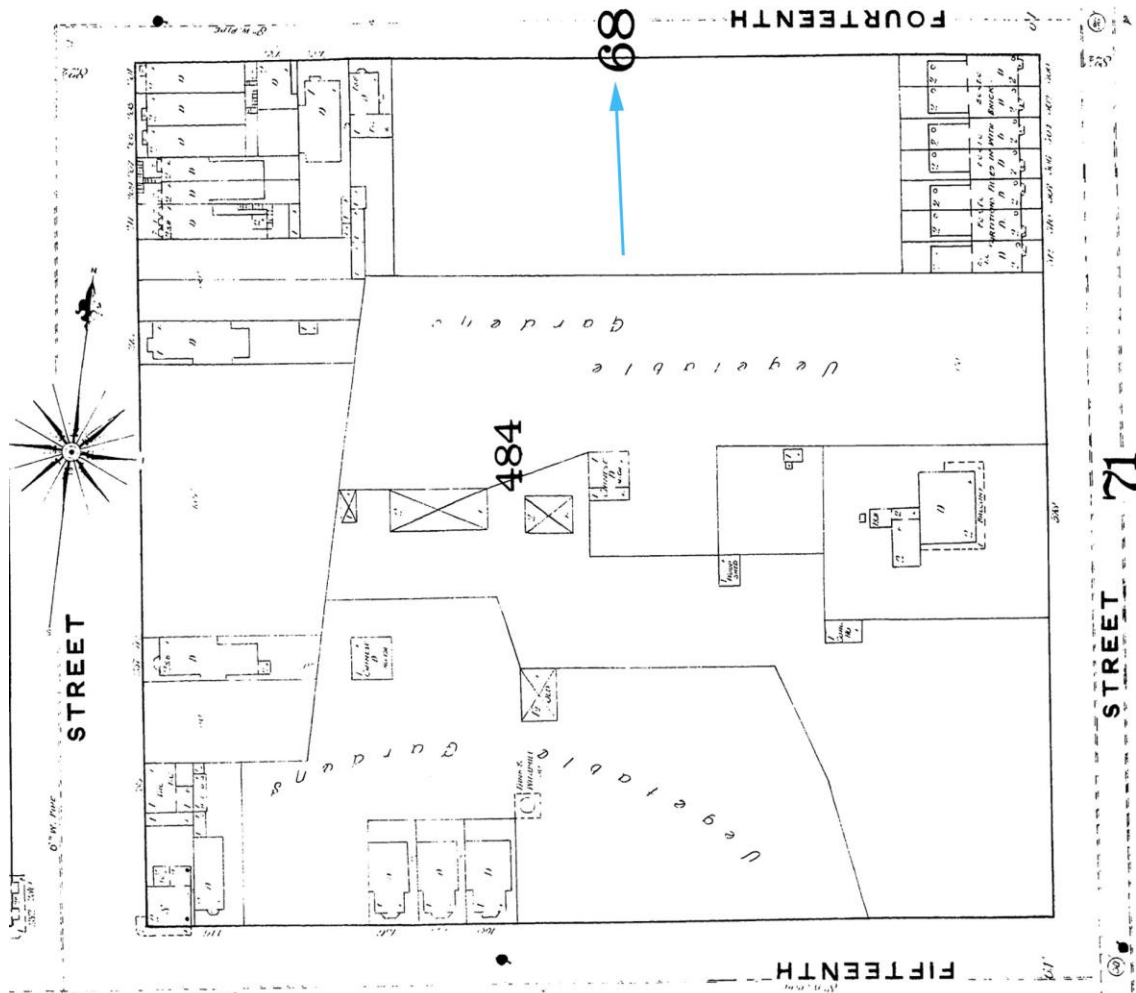


Figure 44. 1889 Sanborn map showing approximate location of the subject property.
Source: Sanborn Fire Insurance Company, San Francisco Public Library

The 1899 Sanborn maps, published a decade later, show very similar conditions to the 1889 Sanborn maps (**Figure 45**). Most of the block was still occupied by vegetable gardens, including a large block at the center tended by Chinese truck farmers who lived in a cluster of shacks. The rest of the block contained several speculative rowhouses, flats, and a handful of larger single-family dwellings. The only commercial use on the block was a saloon at the northeast corner of 15th and Guerrero Streets.

⁵ "Death Ends Charitable Life of Mrs. Margaret E. Crocker," *San Francisco Call* (December 3, 1901).

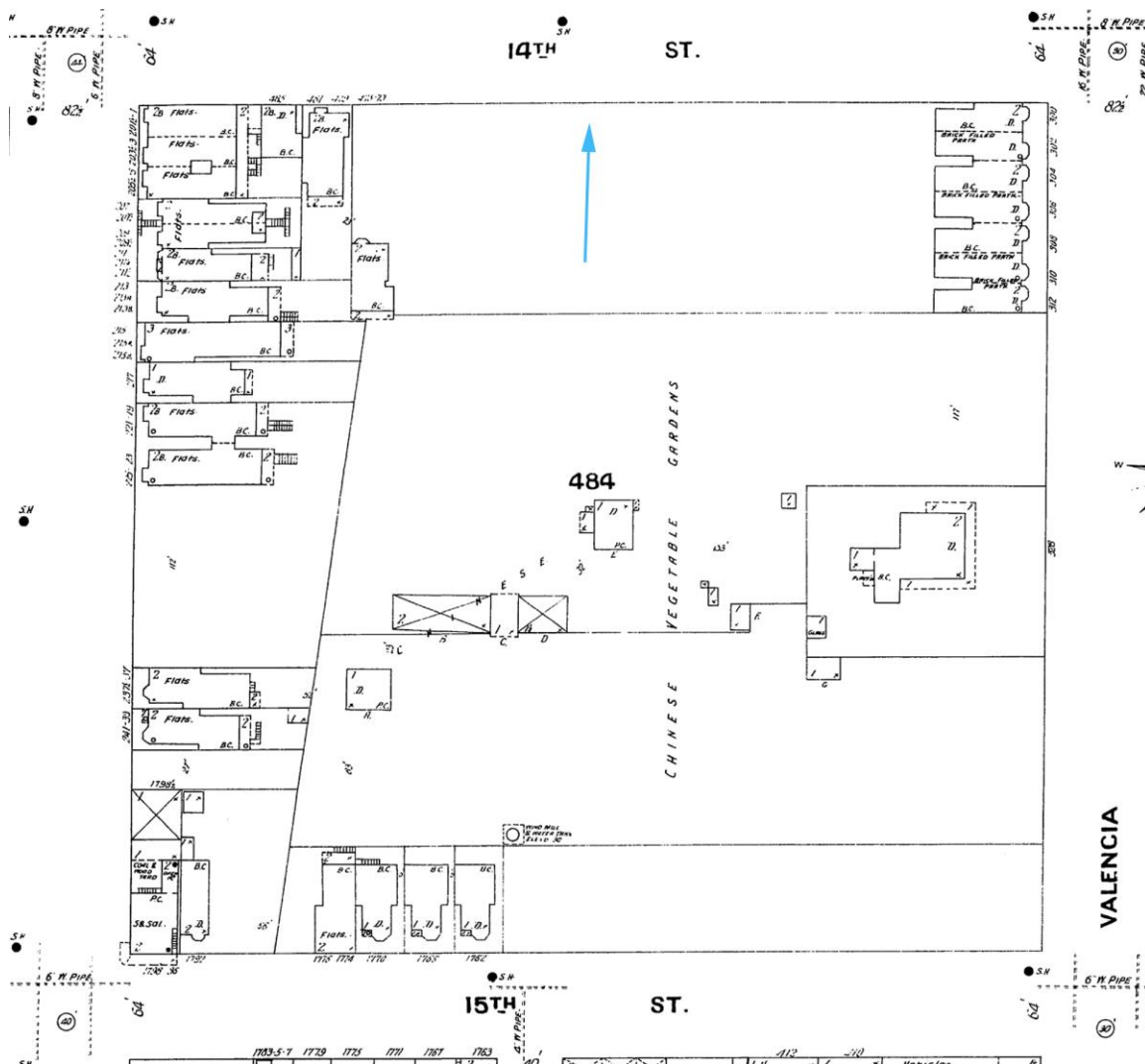


Figure 45. 1899 Sanborn map showing approximate location of the subject property.
Source: Sanborn Fire Insurance Company, San Francisco Public Library

Following Margaret E. Crocker's death in December 1901, her heirs subdivided the property on 14th Street into 11 lots and sold them. They sold the biggest lot, which measured 40 feet by 130 feet, to the Welsh Presbyterian Church. In January 1902, the congregation announced its plans to build a church costing \$5,000 on the site.⁶ The church was built and opened for services eight months later according to the August 10, 1902 *San Francisco Chronicle*.⁷ This church appears on the 1905 Sanborn maps published three years after its completion (**Figure 46**). The building was two stories high, of wood-frame construction, and set back about 10 feet from 14th Street. It had a cruciform footprint but unlike the present church, it did not have a tower. The 1905 Sanborn maps indicate that the Chinese-owned truck farms still occupied the center of the block behind the church.

⁶ "Building News," *San Francisco Chronicle* (January 11, 1902), 7.

⁷ "Welsh Presbyterian Church," *San Francisco Chronicle* (August 10, 1902), 16.



Figure 46. 1905 Sanborn map showing the first Welsh Presbyterian Church.
Source: Sanborn Fire Insurance Company, David Rumsey Map Collection

On April 18, 1906, a tremendous earthquake, subsequently determined to measure 7.9 on the Richter scale, hit Northern California. The temblor, which occurred at 5:12 AM, wrecked or damaged thousands of buildings all over the city, especially on filled land south of Market Street and in the adjoining Mission District. Broken gas lines caused several fires to break out. When these fires joined, they created massive firestorms that rapidly devoured block upon block of wood-frame buildings. Firefighters could do little to combat the firestorms because they were so tremendous, and additionally, most of the water mains had broken in the quake. In the Mission District, the fires consumed everything between Dolores Street and Howard Street (now South Van Ness Avenue) as far south as 20th Street. Every building on the subject block, including the first Welsh Presbyterian Church, was destroyed.

Design and Construction History: 1907–1913

The congregation of the Welsh Presbyterian Church of San Francisco was devastated by the loss of their church, records, and other property. Many insurance companies went bankrupt after paying out only a portion of their policyholders' claims, leaving many without recourse. It seems likely that the Welsh Presbyterian Church either did not have insurance or that its insurance carrier failed, because it was financially unable to rebuild. In response to the disaster, the Presbyterian Church in America, the national mother church, raised over \$140,000 from its members to rebuild several Presbyterian churches in San Francisco. Initial recipients included Trinity, Old First, Calvary, and Mizpah Presbyterian congregations, which each received between \$7,000 and \$20,000 to repair and/or rebuild. For some reason, the Welsh Presbyterian Church was overlooked in this first round. When this omission was discovered, the Presbyterian Church of America reapportioned the money and gave the Welsh congregation \$10,000.⁸ Unfortunately, this figure was not enough to replace their old church, and the congregation held a series of fundraisers in late 1906 and early 1907 to increase the building fund.

An article in the August 25, 1907 *San Francisco Chronicle* provides some information on the Welsh congregation's progress, including the fact that they had selected the architecture firm of Oliver & Foulkes. Edward Foulkes, himself the son of Welsh immigrants, based his firm's design on the vernacular country churches of South Wales, where most Welsh immigrants in San Francisco had come from. However, in place of the customary stone, Foulkes designed the new church to be built of wood, which was much cheaper than masonry.⁹ The article described the church's program, which would consist of a Sunday school/social hall on the first floor and an "auditorium" (sanctuary) on the second floor capable of seating 250 people. The church would be illuminated by windows containing "cathedral glass" and the walls would be lath-and-plaster with frescoes and "native wood" (redwood) wainscoting. The article, which included a rendering of the design, showed the tower capped by a pointed steeple, which was evidently never built (**Figure 47**). The article concluded with a statement that the new church would cost \$16,000, and that the congregation was hoping for "material assistance" from "other and stronger Welsh parishes....throughout the United States."¹⁰

The Welsh Presbyterian Church applied for a building permit three days later, on August 28, 1907. The application described the new church as measuring 40 feet wide at the front and 105 feet deep. It would have a concrete perimeter foundation and be framed of redwood with 2 x 6 studs and 2 x 10 and 2 x 12 joists. The exterior was to be clad in rustic channel siding on the east, west, and south façades and wood

⁸ *San Francisco Chronicle* (December 23, 1906).

⁹ Stone construction is significantly more expensive than wood and does not perform well in earthquakes.

¹⁰ "To Build New Welsh Church," *San Francisco Chronicle* (August 25, 1907), 45.

shingles on the north (front) façade and on all four sides of the tower. The application noted that the church would be built using “day work.”¹¹

The Welsh Presbyterian Church continued to hold fundraisers after construction began in September 1907. To economize, the congregation decided to build the church in two phases, beginning with the exterior and the first floor level, and then the second floor (and presumably the steeple) later. Many of the parishioners worked in the local building trades, and several carpenters and plasterers donated their labor to help build the church. Construction of the first phase went quickly, with the exterior and the Sunday school hall completed within five months so the congregation could start worshipping in the building on February 23, 1908.¹² The congregation worshipped in the Sunday school hall for five years, with the main sanctuary on the second floor remaining unfinished until the spring of 1913. The church was formally dedicated in a ceremony on March 16, 1913.¹³

Original architectural drawings of the church survive in the collections of the Records Management Division of the San Francisco Department of Building Inspection (See **Appendix Item A**). The drawings depict exactly what was shown in the August 1907 rendering in the *Chronicle*, including the high conical steeple, suggesting that it was cut from the program after construction began. Furthermore, the belfry framing shows no evidence of a large steeple ever having been built. A photograph taken by the Market Street Railway in 1909 catches a glimpse of the church at the left side of the frame. From this image, it is clear that the front of the building has undergone few changes, looking almost exactly as it does today (**Figure 48**).

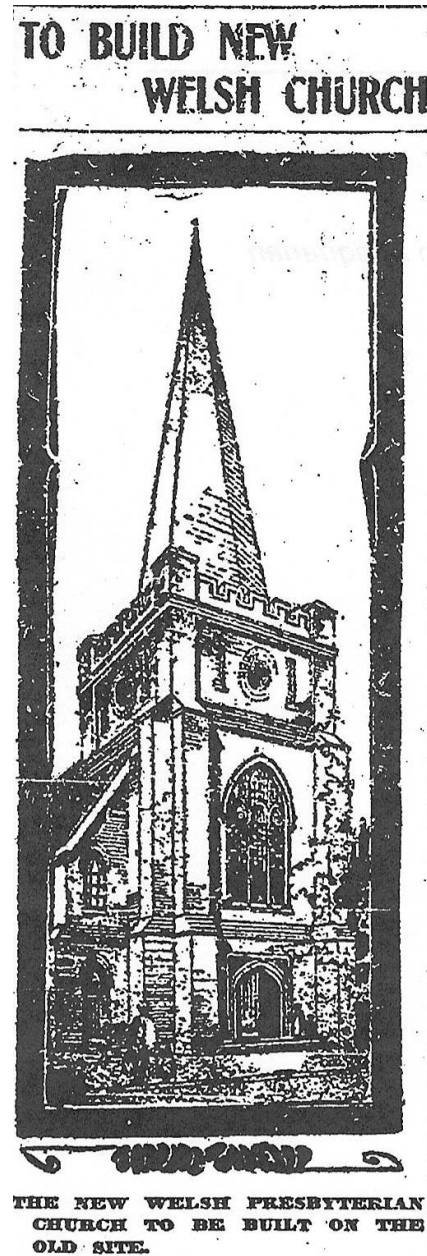


Figure 47. Welsh Presbyterian Church with proposed steeple, 1907.
Source: *San Francisco Chronicle* (August 25, 1907)

¹¹ San Francisco Department of Building Inspection, “Application for Building Permit, 449 14th Street,” August 28, 1907.

¹² “Eloquent Preacher Speaks in Old Tongue,” *San Francisco Chronicle* (July 13, 1908), 2.

¹³ “Welsh Presbyterian Church is Consecrated,” *San Francisco Call* (March 17, 1913).



Figure 48. View west along 400 block of 14th Street with Welsh Presbyterian Church at left, 1909.
Source: San Francisco Municipal Transit Authority Archive, Image No. U02313

Alteration History: 1914–2018

The following alteration history is based on several sources, including Sanborn maps, aerial photographs, newspaper articles, and permit applications. The 1914 Sanborn maps, the earliest to show the Welsh Presbyterian Church, indicate that the majority of the subject block had been rebuilt in the first eight years following the 1906 Earthquake. The maps show a large baseball stadium – Recreation Park – at the center of the block, where the Chinese truck farms had been located before the disaster. Flats lined the south side of 14th Street and parts of Guerrero Street and several light industrial and commercial buildings were clustered along the north side of 15th Street. The 1914 Sanborn maps indicate that the Welsh Presbyterian Church looked largely as it does now, being two stories high, of wood-frame construction, and with a cruciform plan (**Figure 49**).

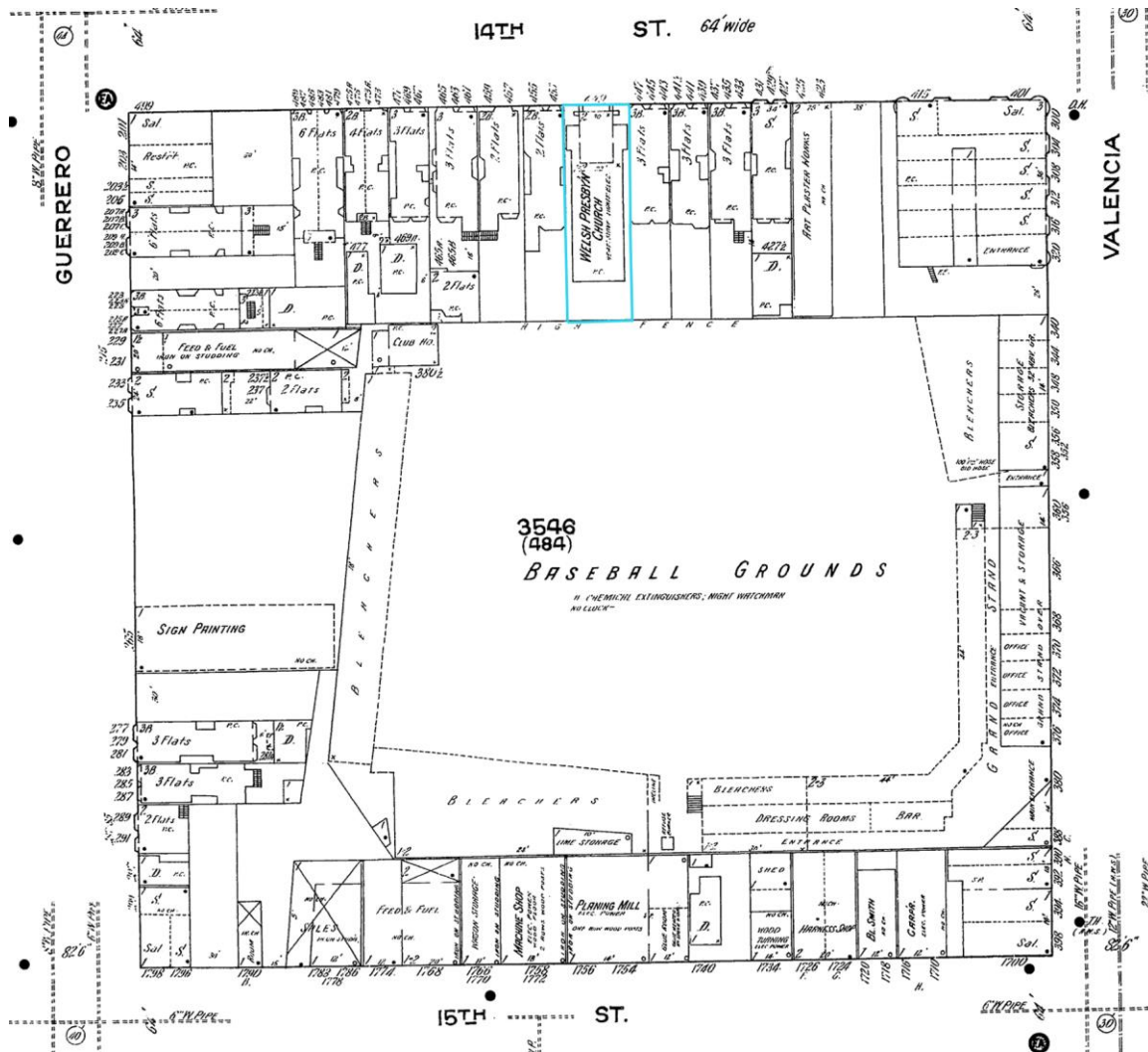


Figure 49. 1914 Sanborn map showing the Welsh Presbyterian Church.
Source: Sanborn Fire Insurance Company, San Francisco Public Library

The earliest alteration permit application filed by the Welsh Presbyterian congregation occurred in the 1920s. The scope of work, which was likely prompted by neighbors' noise complaints, entailed covering the rustic siding on the east, west, and south façades with felt, adding 2 x 3-inch furring and building paper, and attaching another layer of rustic siding on top. The cost of the work was \$4,500.¹⁴

Tragedy befell the Welsh Presbyterian congregation on May 30, 1930 while a church elder was burning rubbish in an incinerator in the back yard. Embers from the incinerator chimney ignited the wooden shingles on the roof of the church, as well as a high wood fence separating the property from Recreation Park. Horrified onlookers watched from the baseball stadium as the roof of the church burst into flames

¹⁴ San Francisco Department of Building Inspection, "Application for Alteration Permit, 449 14th Street," date illegible. The width of the sanctuary walls do not suggest that the exterior contains an additional layer of rustic siding, suggesting that the original rustic was replaced or the second layer have been replaced at a later date.

and then quickly spread to the belfry. High winds threatened to spread the flames to adjoining structures and Recreation Park, but the San Francisco Fire Department managed to extinguish the fire before it spread.¹⁵ The congregation applied for a permit to repair the church two months after the fire. The contractor, Thomas M. Jones, repaired damaged framing and replaced the flammable wood shingles on the roof with “mineral surface” asphalt shingles. The cost of the work was \$3,400.¹⁶ The church appears on a series of aerial photographs taken by Harrison Ryker eight years after the fire (**Figure 50**). The photograph of the subject block shows no departures from earlier Sanborn maps or existing conditions.



Figure 50. 1938 aerial photograph showing the subject property outlined in blue.
Source: David Rumsey Map Collection

In 1949, the church leadership renamed the Welsh Presbyterian Church “St. David’s Presbyterian Church,” after the patron saint of Wales. The newly renamed church appears on the 1950 Sanborn maps a year later. Aside from the name change, the 1950 Sanborn maps record no changes to the property since 1914. In contrast, the subject block had undergone a major transformation with the demolition of Recreation Park and the construction of Valencia Gardens, a World War II-era housing development built by the USHA and the SFHA for defense workers and low-income Mission residents (**Figure 51**).

¹⁵ “Church Damaged by Fire, S.F. Ball Park Menaced,” *San Francisco Chronicle* (May 31, 1930), 1.

¹⁶ San Francisco Department of Building Inspection, “Application for Alteration Permit, 449 14th Street,” June 17, 1930.

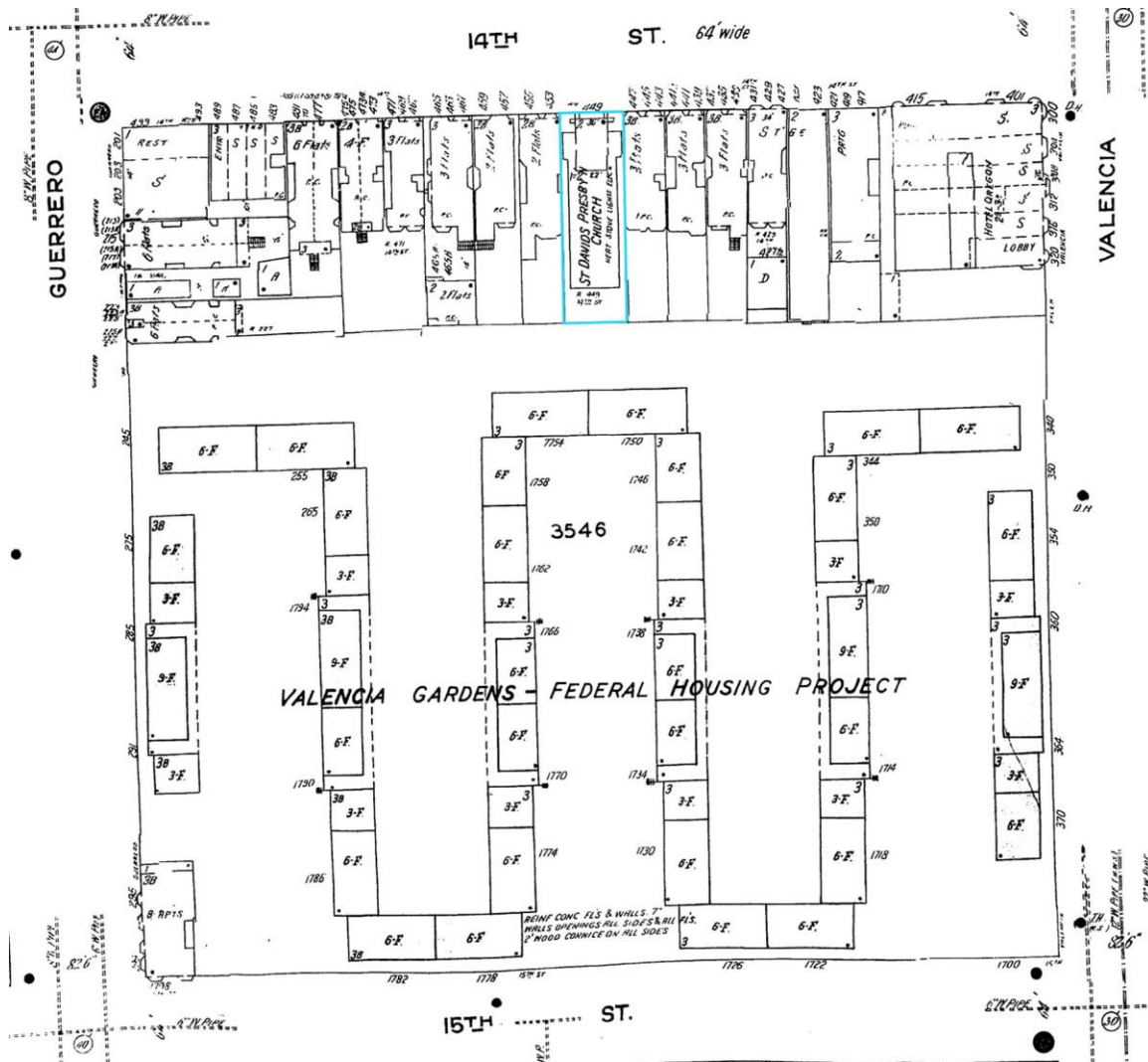


Figure 51. 1950 Sanborn map showing St. David's Presbyterian Church.
Source: Sanborn Fire Insurance Company, San Francisco Public Library

St. David's Church lasted about a decade, closing due to a dwindling congregation ca. 1960. The Presbytery of San Francisco, the headquarters of all Presbyterian churches in the city, acquired the vacant church in 1960, and several months earlier, in October 1961, it applied for a permit to convert the Sunday school hall into a suite of offices.¹⁷ The work, which cost \$5,400, including furring out the interior walls and adding sheetrock, installing heat throughout the building, and augmenting the electrical system. According to the permit application, the building was to be used as a church and offices.¹⁸ City directory listings from the early 1960s indicate that the building housed the Presbyterian Art Center and the Inner City Council of the United Presbyterian Church in the USA but it does not appear to have been used as a church.

¹⁷ San Francisco Office of the Assessor-Recorder, "Sales Ledger records for 449 14th Street."

¹⁸ San Francisco Department of Building Inspection, "Application for Alteration Permit, 449 14th Street," October 2, 1961.

In October 1968, the Presbytery of San Francisco sold the former Welsh Presbyterian Church to the Free Greek Evangelic Church.¹⁹ Within a few weeks, its pastor, the Reverend James Gianakos, applied for a permit to perform \$500 worth of repairs, including replacing several windows, repairing the “decayed roof brace” (probably a buttress), and reattaching siding for moisture control. The contractor was Hastie, Inc. This permit appears to document when the original “cathedral glass” in the windows in the sanctuary and the Gothic window above the main entrance was replaced with the colored Plexiglas.²⁰

The former Welsh Presbyterian Church appears on the ca. 1990 Sanborn maps, which show no major changes to the church or to the subject block since 1950 (**Figure 52**). The Free Greek Evangelic Church owned the former Welsh Presbyterian Church for 46 years. Throughout this time, the congregation made very few changes to the building, submitting only one permit application. Dating to May 2007, the work described in the permit application entailed applying 2,000 square feet of vinyl siding to the east façade. The cost of the work was \$35,000 and it was completed by Armstrong Installation.²¹ The vinyl siding was applied on top of the original rustic channel siding, which continues to exist beneath the vinyl siding.

The present owner, Noe Vista, LLC, bought the property from the wife of the founder of the Free Greek Evangelic Church on August 28, 2014.²² In 2015, the new owner repaired and rehabilitated the former church, starting with the removal of most of the non-historic changes, including removing the dropped ceiling from the gallery that was added ca. 1930 and the office partitions that were inserted in the Sunday school hall in 1961. The owner then brought the kitchen and the toilet rooms up to code, made the entire first floor level wheelchair-accessible, leveled the sanctuary floor, painted the exterior and interior, and added new light fixtures.²³ In 2016, the owner renamed the building, “The Assembly.” In 2017, the property was leased to an institution of the same name focused on women’s health and social issues. The institution’s owners made a few additional changes to the building’s former sanctuary, including the installation of a juice and coffee bar, a seating area, a demountable and partial-height wall at the south end, as well as replacing the 1960s-era Plexiglas glazing with more historically appropriate colored “moss” glass that enhances both the aesthetic and historical character of the building.

¹⁹ San Francisco Office of the Assessor-Recorder, “Sales Ledger records for 449 14th Street.”

²⁰ San Francisco Department of Building Inspection, “Application for Alteration Permit, 449 14th Street,” October 22, 1968.

²¹ San Francisco Department of Building Inspection, “Application for Alteration Permit, 449 14th Street,” May 23, 2007.

²² San Francisco Office of the Assessor-Recorder, “Sales Records for 449 14th Street.”

²³ San Francisco Department of Building Inspection, “Application for Alteration Permit, 449 14th Street,” 2015-2016.



Concise History of the Welsh Presbyterian Church: 1857–1960

The roots of the Welsh Presbyterian Church go back to the Gold Rush and an influx of a small number of Welsh gold miners into San Francisco. The earliest organized Welsh Presbyterian worship began in 1852 under Reverend William O. Williams, who held Welsh language services in a public school at 234 Dupont Street (Grant Avenue).²⁴ On January 16, 1853, the Welsh Presbyterian Church was formally organized to serve the Welsh-speaking Presbyterians of San Francisco. It soon became a member of the newly founded Presbytery of California's Synod of the Pacific.²⁵ After the schoolhouse on Dupont Street was torn down, the Welsh Presbyterians began meeting at First Presbyterian Church on Stockton Street. In 1854, the congregation constructed its own building on Pollard Place in North Beach. That same year, the Reverend David J. Lewis replaced Reverend Williams after the latter returned to Wales.²⁶

The early years of the Welsh Presbyterian Church were not easy. The attractions of rough-and-tumble San Francisco made it difficult to retain parishioners. In addition, the siren song of the gold fields and silver mines in the Sierra Nevada periodically lured Welsh residents away. By 1860, the tiny congregation was teetering on the brink of bankruptcy. Though the Welsh Presbyterian Church managed to eke out an existence through the Civil War, its mounting debts forced the Board of Trustees to sell all of the church's property, including the church itself, in January 1864.²⁷ As an institution, the Welsh Presbyterian Church appears to have dissolved, with no record of any Welsh-language church existing in San Francisco between 1864 and 1877.²⁸

On February 27, 1878, the Reverends Moses Williams and Aaron Williams revived the Welsh Presbyterian Church. Under their joint leadership, a small Welsh-speaking congregation began meeting at the Cambrian Mutual Aid Society of San Francisco. The society's facility, known as Cambrian Hall, was located near the intersection of 7th and Mission Streets in the South of Market area. The congregation included around 30 people—nearly all Welsh-speaking immigrants from South Wales. In 1885, the Reverend Morgan A. Ellis assumed the helm of the Welsh Presbyterian Church, a period in which the congregation grew from 30 to 53 people. Reverend Moses Williams took over again in 1886 and presided over the church until 1892. In addition to offering Welsh-language services on Sunday morning, the church

²⁴ Pastor Ronald C. Smith, *History of the Welsh Presbyterian Church: 1853 – 1949 and St. David's Presbyterian Church: 1949 – 1953* (San Francisco: self-published pamphlet in the collections of the California Historical Society, 1953), 2.

²⁵ *Ibid.*, 3.

²⁶ *Ibid.*, 5.

²⁷ *Ibid.*, 7.

²⁸ *Ibid.*, 8.

provided a Sunday school program for children and weekday services on Sunday and Wednesday evenings.²⁹

In 1892, the Reverend R. Vaughan Griffith of Powell, North Dakota, took over the helm of the Welsh Presbyterian Church. Reverend Griffith introduced nightly prayer meetings to serve the needs of his largely working-class congregation. In 1894, he started a fund drive to acquire land and build a new church for the congregation, which had not had a building of its own since 1864. The congregation raised \$4,750 to buy a lot on 13th Street but Reverend Griffith suddenly had to resign to take care of his wife, who had fallen ill.³⁰ The congregation remained without a pastor for two years, until the Reverend William O. Williams took over again, remaining at the pulpit until 1903.

In 1900, the Welsh Presbyterian Church's building committee began raising money to build a church on the lot the church had purchased on 13th Street in 1894. With assistance from Trustee David R. Jones and the Welsh Ladies' Society, the congregation raised \$4,000. The church then sold the lot on 13th Street and bought a "more suitable" lot on 14th Street, between Guerrero and Valencia Streets. Construction of the \$5,000 edifice began on July 20, 1902 and services were held in the new building at the end of the summer. Not much is known about the appearance of the original church on 14th Street aside from the fact that it was two stories and of wood-frame construction.³¹ Like the existing church, it had a cruciform plan but it did not have a tower.

The Reverend J. Rhys Evans took charge of the new Welsh Presbyterian Church on October 19, 1902. In addition to ministering to his congregation, Reverend Evans proudly retired the church's debt. Seemingly, a new era had begun.³² Sadly, the Welsh Presbyterian Church was destroyed less than four years later in the 1906 Earthquake and Fire. For the first year or so after the disaster, the congregation met in several temporary locations, including a flat at 2152 15th Street, at St. Luke's Presbyterian Church on 15th Street, at St. Helen's Hall at 15th and Market Streets, and in the Woodmen of the World (WoW) Hall at 2140 Market Street.³³

Given the expense of renting space, the Board of Trustees voted to raise the money to rebuild. As mentioned previously, the Welsh Presbyterian Church initially did not receive any funds from the Presbyterian mother church. Even after receiving \$10,000, the congregation only had enough money to build the shell of the new church and finish the Sunday school/social hall, which allowed services to

²⁹ Ibid., 10.

³⁰ Ibid., 12.

³¹ Ibid., 13.

³² Ibid., 14.

³³ Ibid., 15.

recommence at 449 14th Street on February 23, 1908. The entire building was not finished for five more years, with the final dedication occurring on March 16, 1913.³⁴

Reverend J. Rhys Evans resigned his post on October 25, 1908 and the pulpit was not permanently filled for another decade. The combination of no permanent pastor and the departure of so many parishioners from San Francisco after the 1906 Earthquake led to the Welsh Presbyterian Church's congregation declining from 76 members in 1908 to only 37 in 1918.³⁵

The next full-time pastor to serve the Welsh Presbyterian Church was the Reverend T. Lloyd Jones, who began preaching in San Francisco in June 1918. His arrival caused the congregation to grow again, reaching 78 by the time he retired in May 1922. The Reverend John D. Jones, who began his ministry in June 1922, succeeded him. He served for two years, dying on August 5, 1924.³⁶ An interim pastor served the church for two years, until May 16, 1926, when the Reverend John R. Jones of Bangor, Maryland was appointed. Reverend Jones served for 23 years, longer than any other pastor did. His small congregation held him in high regard and affection and Reverend Jones dutifully filled the pulpit until his death in 1949.³⁷

Despite its difficulties, the Welsh Presbyterian Church remained one of the cultural pillars of San Francisco's tiny Welsh community. In addition to offering regular Sunday services and Sunday school, the church hosted lectures and concerts by prominent Welshmen and Welsh-Americans. The church also celebrated all important Welsh holidays and festivals, including *Eisteddfod*, an ancient Welsh festival of music, literature, and performance dating back to Druidic times; the festival of St. David, Wales' patron saint; and *Cymanfa Ganu*, a Welsh festival of sacred hymns sung in four-part harmony.

The death of Reverend Jones in 1949 marked the beginning of the end of the Welsh Presbyterian Church. San Francisco had never had a very large Welsh population to begin with, and immigration from Wales to the United States slowed to a standstill in the 1920s. The Welsh language, which had sustained Welsh immigrants during the nineteenth century, was falling out of use in both Wales and among the Welsh diaspora. Indeed, by World War II, most Welsh-Americans were exclusively English-speaking. Compounding these trends were demographic changes in San Francisco's Mission District. As many long-time European-American residents moved out of the neighborhood after World War II, many of their cultural institutions either followed them to the suburbs or closed down. In response to these factors, the

³⁴ "Welsh Church is Scene of Impressive Service," *San Francisco Chronicle* (March 17, 1913), 5.

³⁵ Pastor Ronald C. Smith, *History of the Welsh Presbyterian Church: 1853 – 1949 and St. David's Presbyterian Church: 1949 – 1953* (San Francisco: self-published pamphlet in the collections of the California Historical Society, 1953), 16.

³⁶ *Ibid.*, 19.

³⁷ *Ibid.*, 20.

Board of Trustees voted in 1949 to drop the Welsh language services and rename the church St. David's Presbyterian Church. After several years of interim pastors, the Reverend Ronald C. Smith was installed on June 24, 1953, marking the centennial of the Welsh Presbyterian Church in San Francisco.³⁸

St. David's Presbyterian Church limped along for another few years, holding regular services and putting on the annual *Cymanfa Ganu* and St. David's Day festivals. The last mention of the church occurred in November 23, 1960, when an announcement in the *Chronicle* mentioned a special Thanksgiving service at St. David's.³⁹ It closed shortly after. In 1961, the Presbytery of San Francisco assumed control of St. David's and converted it into an office building and an art gallery. From 1961 until 1968, the building was used for both office space and cultural purposes, including concerts and art exhibits. A photograph taken of the building in 1964 indicates that it looked exactly as it does today (**Figure 53**).



Figure 53. Former Welsh Presbyterian Church, 1964.

Source: San Francisco Historical Photograph Collection, San Francisco Public Library

The Presbytery of San Francisco sold the former Welsh Presbyterian Church to the Free Greek Evangelic Church on October 3, 1968.⁴⁰ With assistance from his wife Helen, Pastor James Gianakos ran the Free Greek Evangelic Church for almost 46 years. The church, which appears to have been an independent, family-run enterprise, held regular services on Sundays at 9:45 AM, 11 AM, and 7 PM, as well as on Tuesday evenings. Nothing else is known about the church or its congregation. On October 29, 2014, Maria Gianakos, a representative of the Free Greek Evangelic Church, sold the property to the current owner, Noe Vista, LLC.⁴¹

³⁸ *Ibid.*, 21.

³⁹ "Thanksgiving Tomorrow: Special Events Scheduled," *San Francisco Chronicle* (November 23, 1960), 26.

⁴⁰ San Francisco Office of the Assessor-Recorder, "Sales Ledger records for 449 14th Street," October 3, 1968.

⁴¹ San Francisco Office of the Assessor-Recorder, "Sales Ledger records for 449 14th Street," October 3, 1968.

The Welsh in San Francisco: 1848–1945

Although the presence of Welsh people in San Francisco goes back to the Gold Rush, their numbers were never very large. In part, this was due to the small population of Wales itself, whose total population did not exceed one million until 1841. Furthermore, in comparison with other parts of the British Isles, including England, Scotland, and Ireland, the rate of Welsh emigration was much lower. When Welsh immigrated to the United States, they tended to gravitate toward mining communities where their experience in hard rock coal mining were in demand. Because of this, the largest Welsh immigrant populations are in eastern and midwestern states with significant mining operations, including New York, Pennsylvania, and Ohio.⁴² Most Welsh immigrants came from South Wales, where coal mining had sustained generations of people in the narrow vales that lay just inland from the cities of Newport, Cardiff, and Swansea. Many were “Non-conformists,” meaning that they had abandoned the Anglican faith for Methodism, Baptism, Congregationalism, and Presbyterianism. The vast majority were native Welsh-speakers who did not speak English.

Many of the Welsh who came to San Francisco during the Gold Rush were miners, and although panning for gold was quite different from hard rock mining, their ability to wield a pick and work outside for long periods probably helped. Federal census records first begin recording peoples’ birthplaces in 1850, although California’s first decennial federal census was not recorded until 1860. Still, the numbers of Welsh-born people in San Francisco during the nineteenth century remained vanishingly small, with only 238 recorded in the 1870 census – out of a total population of 150,000. A decade later, the total number of first and second-generation Welsh people in San Francisco was only 486 out a total population of almost 234,000. By the end of the nineteenth century, the total number of Welsh-identified people in San Francisco was 642, including 399 immigrants and 243 second-and third-generation Welsh-Americans.⁴³ Between 1900 and 1930, the number of Welsh-identified residents in San Francisco never exceeded 800.

Because their numbers were so small, San Francisco’s Welsh community never occupied a predominantly Welsh enclave, or even a heavily Welsh Street. However, as working-class immigrants, they tended to live in blue-collar areas such as the South of Market area or the Mission District. There, they lived alongside Americans and Irish, German, French, Scandinavian, English, and Mexican immigrants. Given these conditions, cross-cultural friendships and business partnerships, as well as intermarriage, were common in the Welsh community, especially with their fellow Celts, the Irish.⁴⁴ Similar to the Irish, Welsh

⁴² Robert Llewellyn Tyler, “The Welsh in San Francisco: Culture Maintenance, Occupational Change, and Social Status,” *California History*, Vol. 94, No. 1 (Spring 2017), 6–25.

⁴³ Ibid.

⁴⁴ Ibid.

immigrants clustered in skilled blue-collar trades – especially the building trades and maritime work – and lower white-collar occupations, including clerks, inspectors, government workers, etc.⁴⁵

In spite of their rapid assimilation into San Francisco life, the city's Welsh immigrants remained proud of their ancient language and unique culture. Leaders in the community established several organizations to protect it and to showcase it to the general community. In comparison with the other major Celtic language families, including Irish Gaelic, Scottish Gaelic, Manx Gaelic, Cornish, and Breton, Welsh was still spoken by a majority of the Welsh people in 1900, including a plurality of Welsh immigrants in San Francisco. As a result, most important Welsh organizations in San Francisco conducted their day-to-day affairs in Welsh, including the Cambrian Mutual Aid Society, *Cymdeithas y Cymrodorion*, and the Welsh Presbyterian Church – the only Welsh-speaking religious institution in San Francisco. Poetry and music, especially choral and bardic singing, were very important to the Welsh, forming the centerpiece of the community's three major cultural festivals, including St. David's Day, *Eisteddfod*, and *Cymanfa Ganu*. These events were typically held at the Welsh Presbyterian Church and they continued to be well-attended long after English had begun to replace Welsh in the early 1920s.⁴⁶

Despite their small numbers, high rates of intermarriage, and the gradual displacement of the Welsh language, San Francisco's Welsh community remained a definable ethnic community until the post-World War II era. Factors leading to its eventual dissolution included suburbanization, decreasing immigration from Wales, and the increasing individualism and atomization of American society during the post-war era. One by one, various Welsh organizations that had sustained the community for generations folded, including the Welsh Presbyterian Church, which closed for good in 1960. Today, there is very little left of Welsh heritage in San Francisco. The site of the former Cambrian Hall at 1133 Mission Street is a hole in the ground and the only organization representing Welsh culture in the region is the Welsh American Society of Northern California, which puts on an annual St. David's Day/*Cymanfa Ganu* at Lafayette United Methodist Church. Though a Welsh congregation has not used it since 1960, the former Welsh Presbyterian Church at 449 14th Street is the best-preserved remnant of this now largely vanished culture in San Francisco.

⁴⁵ Ibid., 19.

⁴⁶ Ibid., 12-13.

Edward T. Foulkes: 1874–1967

The architectural firm of Oliver & Foulkes designed the former Welsh Presbyterian Church. The firm consisted of the partners D. Franklin Oliver and Edward T. Foulkes. Edward T. Foulkes, the primary designer in the partnership, was born August 14, 1874 in Monmouth, Oregon. His parents, both immigrants from Wales, were Robert and Laura Foulkes. Edward attended public schools in Portland, Oregon. In 1893, he matriculated at Stanford University, where he studied a variety of subjects. In 1895, he left Stanford to study at MIT, graduating with a Bachelor's Degree in Architecture. MIT was the first American university to teach architecture in the tradition of the *École des Beaux Arts* in Paris, and Foulkes distinguished himself with his excellent architectural drafting skills.⁴⁷

Upon graduating from MIT in 1898, Edward Foulkes went to work as a draftsman for the Boston architect, Clarence Blackall. After working for Blackall for two years, Foulkes moved to New York in 1901, where he began working for Cass Gilbert, a fellow MIT alumnus and one of the best-known American architects of the era. Two years later, he went on to work with Carrere & Hastings, designers of the New York Public Library, the Cannon House Office Building in Washington, D.C., and dozens of other important Beaux Arts landmarks in eastern and midwestern cities. While working for Carrere & Hastings, Foulkes won the prestigious Rotch Fellowship, which funded his continuing studies at the *École de Beaux Arts*. After his stint in Paris was over, Edward Foulkes spent two years traveling and sketching buildings throughout Europe.⁴⁸

Upon the completion of his European tour, Foulkes did not return to New York where he could have easily gotten a good job in any prestigious architecture firm. Instead, he moved to San Francisco, which was just then beginning to recover from the 1906 Earthquake. The April 26, 1906 *Chronicle*, published just a week after the disaster, contains an announcement mentioning that Edward Foulkes had opened an office with D. Franklin Oliver in Oakland's Syndicate Building.⁴⁹ Not much is known about Franklin Oliver but his local connections undoubtedly helped Foulkes get work quickly. Indeed, the new firm was very successful, winning a commission to design the Scott & Van Arsdale Building on Stockton Street, near Union Square, in San Francisco. Within a year, the firm earned a commission to design the massive Keystone Apartments at 1369 Hyde Street, also in San Francisco.⁵⁰ Oliver & Foulkes' best-known San Francisco commission remains the Navarre Guest House (now the Mystic Hotel) at 417 Stockton Street (1907).

⁴⁷ John Edward Powell, "Edward T. Foulkes," *Fresno Past & Present* (Spring 1983), 3.

⁴⁸ *Ibid.*, 4.

⁴⁹ "Business Personals," *San Francisco Chronicle* (April 26, 1906), 8.

⁵⁰ "First Skyscraper for Mission Street," *San Francisco Chronicle* (June 2, 1906), 4.

After 1907, Oliver & Foulkes began taking on more work in the East Bay, in particular, Oakland, Alameda, and Berkeley. Several important East Bay projects include Citizens' Bank of Alameda, at the northeast corner of Park Street and Santa Clara Avenue; the Key Route Inn in Oakland, at Broadway and Grand Avenue (demolished); and the well-known Tribune Tower in downtown Oakland. The Tribune Tower, which is Oakland's premier architectural landmark, is also significant as one of the Bay Area's earliest skyscrapers (**Figure 54**). Built in two sections, the six-story base was designed by Franklin Oliver and completed in 1906. The 16-story clock tower, modeled after the Campanile of St. Mark's in Venice, was designed by Edward Foulkes and built in 1923.



Figure 54. Tribune Tower.
Source: Author's postcard collection

In 1910, Oliver & Foulkes dissolved, and Edward Foulkes established his own private practice. That same year, he earned a commission to design the Hotel Fresno in downtown Fresno. This project inspired Foulkes to open a branch office in that Central Valley City, and between 1910 and 1914, Foulkes earned many commissions in greater Fresno. During those four years, he designed several of Fresno's major public buildings, as well as mansions for its leading citizens. In addition to the Hotel Fresno, Foulkes' other important Fresno commissions include the H. H. Brix Mansion, the Brix Apartments, the Gudelfinger Residence, the Rowell-Chandler Building, and the White Theater. Edward Foulkes remained the most sought-after architect in Fresno until 1915, when he abruptly closed his local office to concentrate on the Panama Pacific International Exposition (PPIE) in San Francisco.⁵¹ Foulke's most notable contribution to the PPIE was the Oregon Pavilion, aka, the "Rustic Parthenon," which he designed for his native state. After the PPIE closed in December 1915, Edward Foulkes concentrated on commissions in Portland and Oakland. He was a charter member of the Oakland Planning Commission, upon which he served for 13 years. Foulkes continued to enjoy a position of influence in Oakland following his retirement in 1957. He died a decade later, on December 10, 1967.⁵²

⁵¹ John Edward Powell, "Edward T. Foulkes," *Fresno Past & Present* (Spring 1983), 3.

⁵² California Death Index, 1940-1997.

Gothic Revival Style in Britain and the United States: 1836–1950

The Gothic Revival style arose in England during the nineteenth century. The intellectual foundations of the style included the writings of tastemaker John Ruskin, especially his *The Seven Lamps of Architecture* and *The Stones of Venice*. Others important figures in the evolution of the Gothic Revival style included the British architect Augustus Northmore Welby Pugin, whose conversion to Roman Catholicism guided his fervent desire to revive England's medieval Catholic architecture. Pugin presented his ideas in his book, *Contrasts, or a Parallel between the Noble Edifices of the Fourteenth and Fifteenth Centuries and Similar Buildings of the Present Day*, published in 1836; and *The True Principles of Pointed or Christian Architecture*, published in 1841. Pugin's ideals found a home in the Church of England, as well as the affiliated Episcopal Church of North America. Around the same time, the Oxford Movement, spearheaded by John Henry Newman, sought to restore ritual and liturgical richness to the Church of England, which had been stripped of much of its mystery during the seventeenth-century response to Puritanism.⁵³

At first, the Gothic Revival style was merely surface decoration. A.W.N. Pugin designed the Houses of Parliament in London (1836-37, 1844, and 1852) in collaboration with classicist Charles Barry. Pugin was responsible for all external ornamentation and interior decoration, but the plan and exterior massing of the building remained essentially classical, leading critics to demand a more



Figure 55. Manchester Town Hall.

Source: Wikimedia Commons

authentic expression of Gothic architecture. Architects such as George Edmund Street, William Butterfield, and Edward Buckton Lamb, all took a rigorous approach toward reinterpreting Gothic buildings for the Victorian age. Church architecture became an important means for disseminating the more period-correct Gothic Revival style, particularly as the expansion of British cities required the construction of hundreds of new churches and cathedrals. Several of the best-known examples of the Victorian Gothic Revival style include William Butterfield's Church of All Saints' Margaret Street in London

⁵³ Mark Gelernter, *A History of American Architecture: Buildings in their Cultural and Technological Context* (Hanover, NH and London: University Press of New England, 1999), 144-6.

(1849-59), Alfred Waterhouse's Manchester Town Hall (1867-77) (**Figure 55**), and George Gilbert Scott's Albert Memorial in London (1863-72).⁵⁴

British-born architect and builder, Richard Upjohn, brought the Gothic Revival style to the United States not long after it had begun to flourish in the United Kingdom. Upjohn's Trinity Church in New York (1839-41) is widely recognized as the first true Gothic Revival building in the United States. Soon, other architects began to adopt the style, including James Renwick, who designed St. Patrick's Cathedral in New York (1853), and Town & Davis, who designed Wadsworth Athenaeum in Hartford, Connecticut (1842-44).⁵⁵

The Gothic Revival style declined in popularity in the United States toward the end of the nineteenth century – partly in response to a resurgence of classicism – but it experienced a revival of its own during the early twentieth century with the work of Ralph Adams Cram. Cram was a giant in the field of late Gothic Revival architecture, and several of his most important commissions include St. Thomas Episcopal Church in New York (1906-13) (**Figure 56**), St. Paul's Cathedral in Detroit (1907-unfinished), and St. John the Divine in New York (1892-unfinished). Architect Philip Frohman picked up the torch following Cram's retirement in the mid-1930s, keeping the style alive well into the middle of the twentieth century with projects such as the Cathedral of St. Peter and St. Paul – better known as the National Cathedral (1921–90); and St. Paul's Cathedral in San Diego (1950–unfinished), which is one of the last true Gothic Revival cathedrals in the United States.



Figure 56. St. Thomas Church, New York.
Source: Wikimedia Commons

⁵⁴ Marvin Trachtenberg and Isabelle Hyman, *Architecture from Prehistory to Post-modernism* (New York: Prentice Hall, Inc., 1986), 457-61.

⁵⁵ *Ibid*, 147-8.

Gothic Revival Churches in San Francisco: 1853–1950

The Gothic Revival style arrived in San Francisco during the Gold Rush, influencing the design of several early Anglo-American churches, including Old St. Mary's Cathedral at Grant Avenue and California Street (1853) (**Figure 57**), St. Francis Church at 610 Vallejo Street (1859, rebuilt 1919), and St. Patrick's Church at 756 Mission Street (1872, rebuilt 1914). Due to the scarcity of good building stone, as well as a lack of skilled masons, most early Gothic Revival churches in San Francisco were made of brick, with molded brick or stone used only for trim. By the close of the century, brick construction had become increasingly unpopular, largely due to its poor performance in earthquakes.⁵⁶ Indeed, the 1906 Earthquake destroyed many of the city's brick churches, most of which were concentrated in the downtown area and along Van Ness Avenue.



Figure 57. Old St. Mary's Church, San Francisco.

Source: Wikimedia Commons

After the 1906 Earthquake, the Gothic Revival style remained in use in San Francisco, mainly due to its associations with mediaeval Christianity. Post-quake examples include the reconstructed St. Dominic's Catholic Church at 2390 Bush Street (1923-28), and the entirely new Grace (Episcopal) Cathedral at the northwest corner of California and Taylor Streets, on Nob Hill (1928-64). Many smaller congregations also employed the style for their parish churches in the Mission District and other outlying parts of the city. Examples include St. John the Evangelist Episcopal Church at 1661 15th Street (1907), Mission Congregational Church at 601 Dolores Street (1915), and St. Matthew's Lutheran Church at 3281 16th Street (1907) (**Figure 58**). Although masonry was occasionally used for post-quake Gothic Revival churches, wood-frame construction was by far the most popular for neighborhood

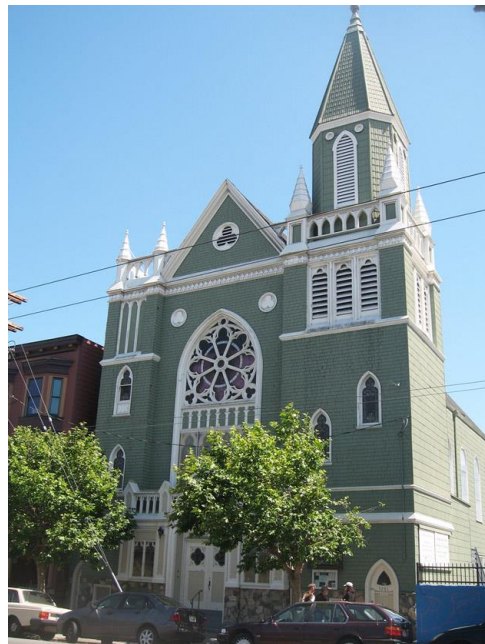


Figure 58. St. Matthew's Lutheran Church.

⁵⁶ Lyle F. Perusse, "The Gothic Revival in California, 1850-1890," *Journal of the Society of Architectural Historians*, Vol. 14, No. 3 (October 1955), 15-22.

churches. Not only was wood-frame construction cheaper, it was more adaptable to semi-skilled labor, which was important when much of San Francisco was being rebuilt from the ground up. Although wood-frame structures were forbidden downtown and in several adjoining neighborhoods like the Tenderloin and Chinatown, there were no such prohibitions in the rest of the city, meaning that most neighborhood congregations chose wood.

Churches built by particular ethnic groups tended to adhere to examples from their home countries. At the turn of the twentieth century, a rich mixture of European immigrants, including Irish, German, Italian, Scandinavian, and British, populated San Francisco. Although most had come to the United States to better their lives, many missed the culture and traditions of their respective homelands.



Figure 59. St. Cadoc Church, Llanccarfan, Wales.

Source: Wikimedia Commons

Church architecture was a highly visible means to convey an immigrant group's pride and nostalgia for a lost way of life. Indeed, the designs of many "ethnic" churches in San Francisco are based on a particular example (or examples) from the old country, including the former Welsh Presbyterian Church, which is clearly based on the typical mediaeval stone churches of South Wales, albeit constructed of wood (**Figure 59**).

With the exception of several larger cathedrals that were already under construction, by the 1920s, the Gothic Revival style had gone out of fashion in San Francisco, as it had elsewhere. During the 1920s and 1930s, the Catholic Archdiocese of San Francisco – by far the largest religious community in San Francisco – embarked on a campaign to build several new churches in the fast-growing residential neighborhoods of San Francisco's West Side, the Excelsior/Outer Mission, and the Oceanview/Merced Heights/Ingleside area. Mostly built of concrete, the vast majority of these new churches were designed in the Classical Revival, Romanesque Revival, and Italian Renaissance Revival styles. Meanwhile, many mainline Episcopal, Methodist, and Presbyterian congregations had begun to embrace a "woody" Arts and Crafts aesthetic more in keeping with the Bay Area's indigenous architectural influences.

ARTICLE 10 LANDMARK DESIGNATION

This section of the case report provides an analysis and summary of the applicable criteria for designation, integrity statement, statement of significance, period of significance, inventory of character-defining features, and additional Article 10 requirements.

CRITERIA FOR DESIGNATION

Check all criteria applicable to the significance of the property that are documented in the report. The criteria checked are the basic justifications for *why* the resource is important.

☒ Association with events that have made a significant contribution to the broad patterns of our history.

☐ Association with the lives of persons significant in our past.

☒ Embody distinctive characteristics of a type, period, or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction.

☐ Has yielded or may be likely to yield information important in history or prehistory.

Statement of Significance

Designed by Edward T. Foulkes to resemble the traditional mediaeval stone churches of South Wales, the former Welsh Presbyterian Church at 449 14th Street is unique in San Francisco. It is also notable for its architect, its associations with the reconstruction of San Francisco after the 1906 Earthquake, and as a rare building associated with San Francisco's small Welsh-speaking immigrant population.

Characteristics of the Landmark that justify its designation:

Events

The former Welsh Presbyterian Church is eligible for local landmark status on the basis of its clear association with the reconstruction of San Francisco after the 1906 Earthquake and Fire. Its predecessor at this address, which was built in 1902 as the first church housing the small Welsh Presbyterian congregation since 1864, was destroyed in the firestorms that swept down from the South of Market area into the Mission District on April 18, 1906. San Francisco's small, working-class Welsh Presbyterian congregation relied on donations from the Presbyterian mother church and Welsh cultural organizations to rebuild. They hired a Welsh-American architect named Edward T. Foulkes to design the new church, which was based on the simple stone rural churches of South Wales, where many in the congregation had come from. Begun in late 1907, the Sunday school hall was ready for occupancy in 1908, with the sanctuary on the second floor level not dedicated until 1913. The context of post-quake reconstruction is important because it signaled the recovery of San Francisco, which many thought would never recover from a disaster of such epic proportions. The former Welsh Presbyterian Church is already a contributor to the Mission Reconstruction District, a California Register-eligible historic district comprising buildings constructed between 1906 and 1913 in the Inner Mission District. The former Welsh Presbyterian Church is also significant as the best remaining building associated with San Francisco's Welsh community.

Design/Construction

The former Welsh Presbyterian Church is eligible for local landmark status as a very modest but well-preserved example of a neighborhood church designed in the Gothic Revival style. Designed by a master architect, the MIT and *École des Beaux Arts*-trained Edward T. Foulkes, the building's design is explicitly based on the mediaeval parish churches of South Wales. Though it is built of wood on a narrow urban lot, the former Welsh Presbyterian Church bears all of the hallmarks of rural Welsh church design, including its massing, which consists of a stoutly proportioned and crenellated tower with flanking shed-roofed transepts, a gable-roofed sanctuary at the center, and a subsidiary gable-roofed volume at the rear. The concrete foundation is disguised to look like stone and the shingle cladding – which appears to be original – has evidently always been painted a dark gray color to further the illusion of masonry construction. The church has very little applied ornamentation and very few openings on the primary façade, which is also in keeping with rural Welsh church architecture. The windows are capped by either Tudor or pointed Gothic arches and they contain tracery, also features of rural Welsh church design. In keeping with its period of construction, the church also embodies several characteristics of the First Bay Region Tradition, including its shingle cladding with decorative shingle panels, as well as its redwood wainscoting, stairs, and other detailing within the interior.

Period of Significance

The period of significance for the former Welsh Presbyterian Church is 1908-13, beginning with the completion of the first floor level and exterior in 1908 and ending with the completion of the second-floor sanctuary in 1913.

Integrity

The seven aspects of integrity used by the National Register of Historic Places, the California Register of Historical Resources, and Article 10 of the Planning Code are location, design, materials, workmanship, setting, feeling, and association. In summary, though the former Welsh Presbyterian Church has undergone some alterations, chiefly window glass replacement, application of low-maintenance materials atop the original cladding on the non-character-defining south and east façades, as well as various interior upgrades, the building retains ample integrity to convey its association with its original design, use, and period of construction.

Location:

The former Welsh Presbyterian Church retains the aspect of location because no part of it has ever been relocated.

Design:

The former Welsh Presbyterian Church retains the aspect of design because it has kept its original massing, its original fenestration pattern, and its original Gothic Revival ornament. Within the interior, the building retains nearly all of its original floorplan and design features, especially in the entry/stair hall, gallery, and sanctuary. The only major elements that are no longer present include the angled floor in the sanctuary and the altar.

Materials:

The former Welsh Presbyterian Church retains virtually all of its original materials. The entire north façade, which faces 14th Street, retains its original shingle cladding, foundation materials, door and window trim, window sashes (though not the glass), doors, and ornamental detailing. The west façade retains its historic rustic channel siding and the east façade appears to retain its original rustic channel siding as well, though it is concealed behind a layer of vinyl siding applied in 2007. The south façade retains its original rustic channel siding, though it has been concealed behind asbestos shingles applied ca. 1930. The interior retains its original fir flooring, redwood wainscoting, paneled doors and pocket doors, art glass partitions, scissors trusses, corbels, and door and window trim. The interior does not retain the original altar or pews and the original glazing in the sanctuary and the large Gothic window on the primary façade have been replaced with newer materials, including Plexiglas (front façade) and colored glass (sanctuary).

Workmanship:

Although built of mass-produced materials, the former Welsh Presbyterian Church does contain several features that demonstrate advanced workmanship, in particular the redwood stair balustrade, redwood wainscoting, scissors trusses and corbels in the sanctuary, and the redwood and art glass partition between the sanctuary and the gallery. It does not retain its original interior paint scheme.

Setting

Even the setting of the former Welsh Presbyterian Church has not changed all that much since it was dedicated in 1913. The majority of the Inner Mission District was destroyed in the 1906 Earthquake and Fire and the 400 block of 14th Street was rebuilt within a narrow window of time between 1906 and 1917, resulting in the block having a cohesive streetscape dominated by Edwardian flats.

Feeling:

Because overall very little has changed with the property over the last 110 years, the former Welsh Presbyterian Church retains the feeling of an early twentieth century church built for San Francisco's small Welsh immigrant population. The building's Gothic Revival styling, which was designed to resemble a typical stone mediaeval church in rural South Wales, is still very much intact.

Association:

The former Welsh Presbyterian Church retains its association with the reconstruction of the Inner Mission District after the 1906 Earthquake and Fire. Not only has the church not undergone many physical changes, but it remains part of an intact block largely composed of post-quake flats and apartment buildings.

Article 10 Requirements Section 1004 (b)

Boundaries of the Landmark Site

The site proposed for landmark status encompasses the entirety of Assessor Parcel Number 3546/026, a 5,196-square-foot parcel bounded by 14th Street to the north, residential flats to the east and west, and the Valencia Gardens apartment complex to the south.

Character-defining Features

Any case report for a property proposed for Landmark status under Article 10 of the Planning Code requires an inventory of all character-defining features. This is necessary so that the property owner, Planning staff, and the public understand what features and materials (elements) should be preserved in order to protect the historical and architectural character of a proposed landmark. Significance diagrams are attached in **Appendix Item C** of this report.

Exterior

The character-defining exterior features of the former Welsh Presbyterian Church include its overall form, massing, structural system, fenestration patterns, some cladding materials, and architectural ornament. Its specific exterior character-defining features include:

- The overall height and massing of the two and partial three-story building, including its cruciform composition with a square tower at the front, two shed-roofed transepts, and steeply pitched, gable-roofed sanctuary at the rear;
- The publicly visible portions of the building's exterior—in particular the primary north façade – including the north, east, and west sides of the tower and the north walls of the transepts;
- All visible ornament, including all door and window trim, raking cornice, crenellated parapet, and intermediate cornice;
- The original primary entrance, including the oak doors and quatrefoil ornament and trim;
- Other exterior fenestration on the north, east, and west façades, including, on the north façade, the Gothic-arch window at the center of the tower, the three windows on the transepts, and the louvered openings at the top of the belfry on the north, east, and west sides of the tower; and the fenestration on the east and west sides of the sanctuary, including the tripartite windows with flat lintels on the first floor level and the tripartite windows with Tudor arches on the second floor level;
- Painted shingle cladding on the north façade, including decorative shingle patterns;
- Remaining areas of rustic channel siding on the east, west, and south façades, including siding that may be concealed behind non-historic vinyl and asbestos siding on the east and south façades; and
- Remaining simple flying buttresses.

At the time of designation, non-character-defining exterior features include all post-1913 alterations, including the following features:

- All window glass on the primary façade and on the second floor level of the east and west façades;
- Fenestration pattern and all double-hung windows on the south façade;
- Vinyl siding on the east façade and asbestos shingles on the south façade; and
- Security gates in front of the transepts.

The character-defining spaces and features of the interior of the former Welsh Presbyterian Church include all intact parts of the former church that would have been experienced by the public, including the entry/stair hall, the gallery, the sanctuary, and the former Sunday school hall.

- Footprint and volume of the spaces identified above except the Sunday school hall;
- Wall between gallery and sanctuary containing art glass transom and sidelights;
- All surviving trim in the spaces identified above, including wainscoting, stairs and balustrades, and doors;
- Scissors trusses and corbels in the sanctuary;
- Wood flooring in the Sunday school hall, entry hall, stairs, and gallery; and
- General outline of dropped beam ceiling in Sunday school hall but not the beams themselves, which are clad in non-historic materials.

At the time of designation, non-character-defining interior features include all spaces affected by post-1913 alterations or that lack significance, including the remodeled bathrooms, and all utilitarian back-of-house offices and storage areas, including the dining room/kitchen, trustees' room, pastor's study, and all offices at second and third floor levels. The overall space/volume of the Sunday school hall is also not a character-defining feature.

Significance diagrams indicating the location of character-defining features are included on the following pages (**Figures 60-61**).

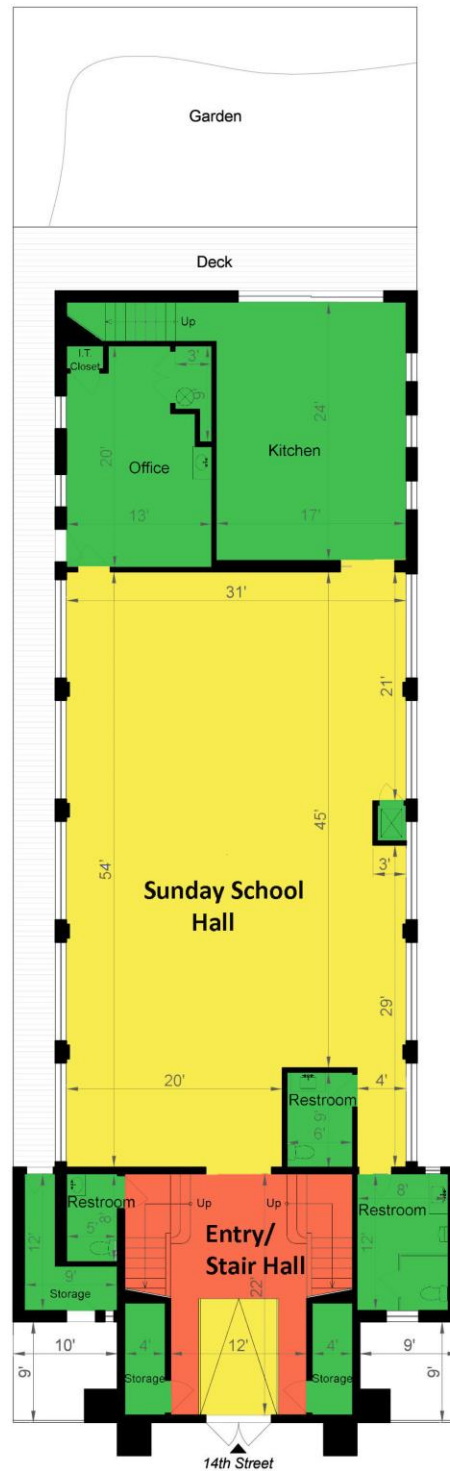


Figure 60. First floor plan of the former Welsh Presbyterian Church.
Red denotes primary character-defining spaces and features; yellow denotes contributory/altered spaces; and green denotes non-character-defining spaces.



Figure 61. Second (left) and third (right) floor plans of the former Welsh Presbyterian Church. Red denotes primary character-defining spaces and features; yellow denotes contributory/altered spaces; and green denotes non-character-defining spaces.

PROPERTY INFORMATION

Historic Name: Welsh Presbyterian Church

Popular Name: The Assembly

Address: 449 14th Street

Block and Lot: 3546/026

Owner: Noe Vista, LLC

Current Use: Social Club

Zoning: RTO – Residential Transit Oriented - Mission; 45-X
height and bulk

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Government Records and Repositories

San Francisco Department of Building Inspection. Permit applications on file for 449 14th Street.

San Francisco Office of the Assessor-Recorder. Property records on file for Assessor's Parcel 3546/026.

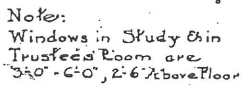
San Francisco Historical Photograph Collection, San Francisco Public Library.

San Francisco Municipal Transportation Agency, Historic Photograph Archives.

San Francisco Public Library. Sanborn Fire Insurance Maps for San Francisco.

APPENDIX

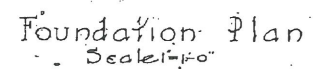
- A. Original Drawings of the former Welsh Presbyterian Church*
- B. Building Permit Applications on file for 449 14th Street*



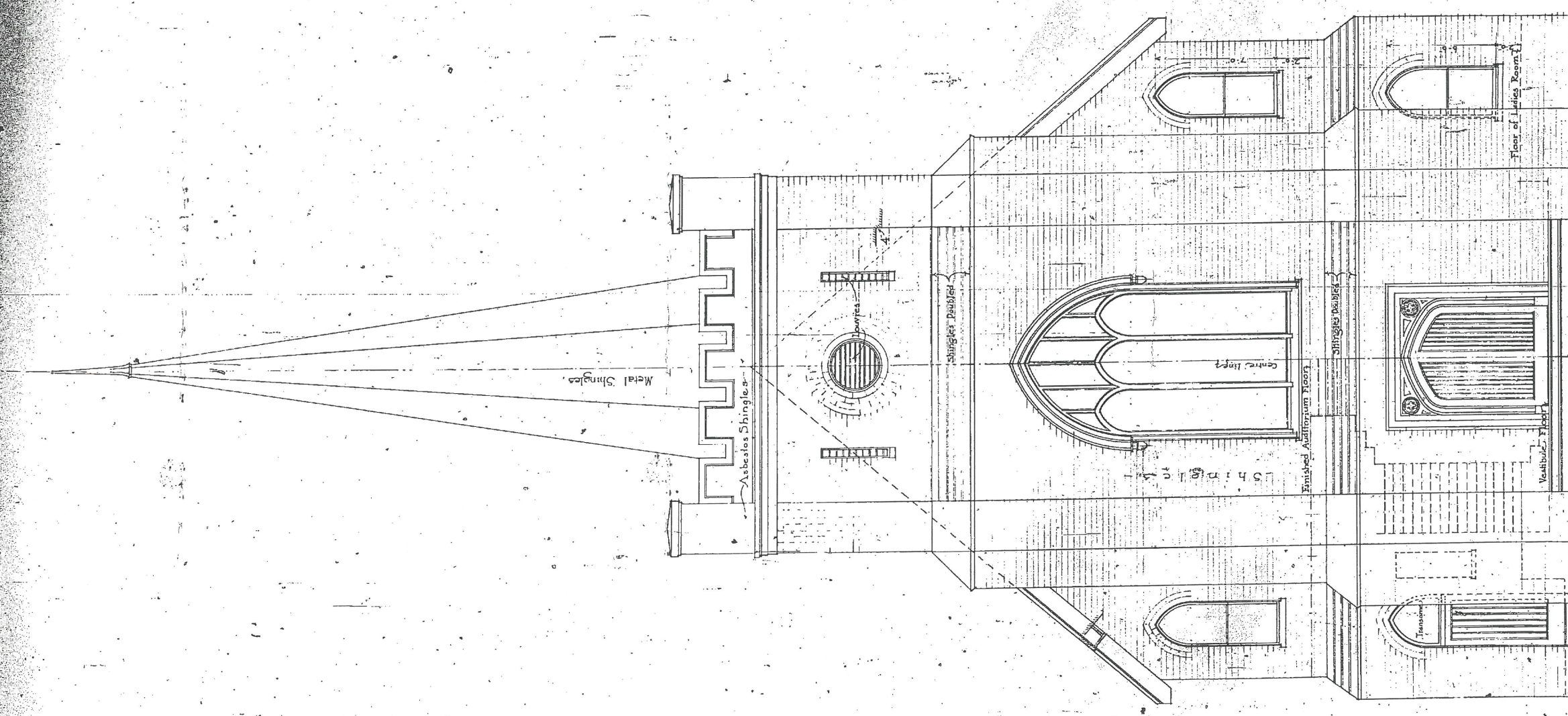
Second Floor Plan
Scale 4" = 1'-0"

Building for the Welsh Presbyterian Church
on 14th St. Between Valencia & Guerrero San Francisco
Oliver & Foulkes, Architects, 1217 Flood Building

DO 11806-6



Building for the Welsh Presbyterian Church
on 14th St. Between Valencia & Guerrero, San Francisco
Oliver & Foulkes Architects, 1217 Flood Building



Front Elevation

$$\text{Scale } \frac{1}{4} = 1:0''$$

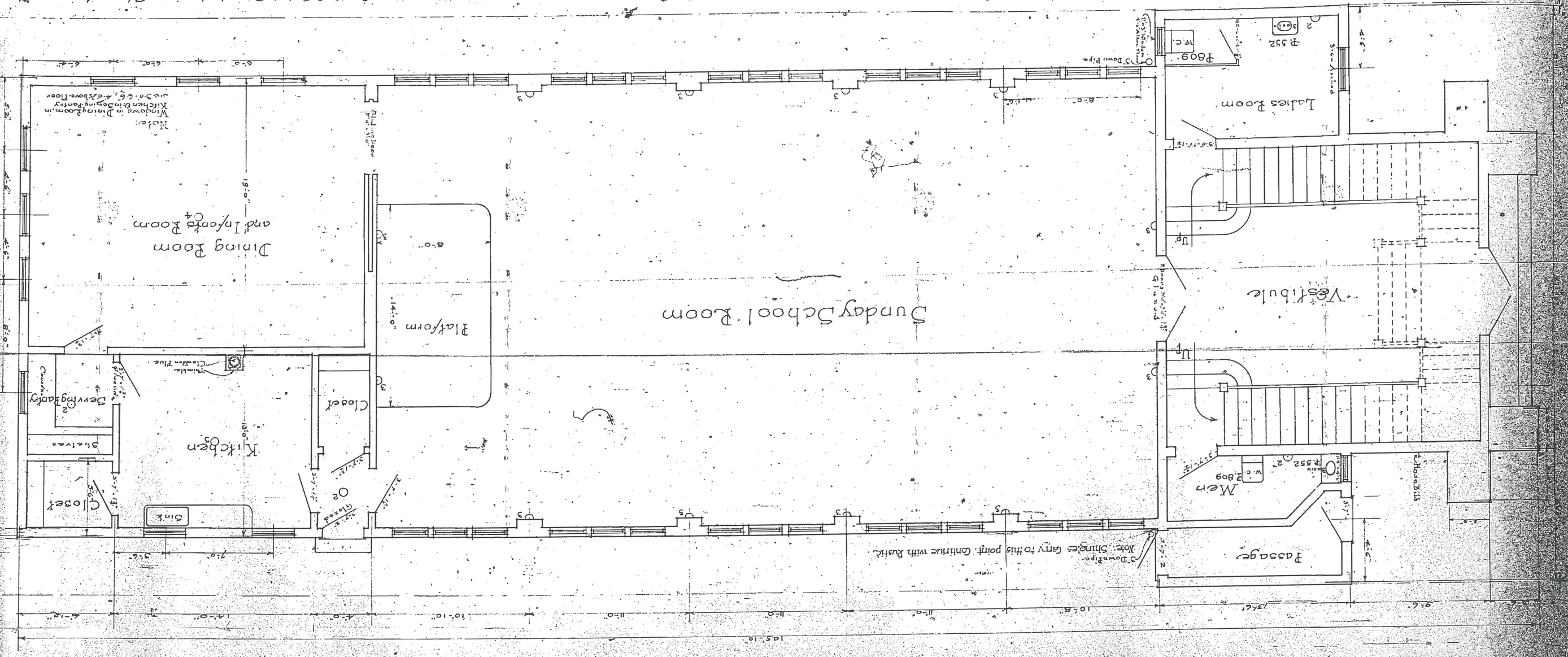
Building for the Welsh Presbyterian Church
on 14th St. Between Valencia & Guerrero, San Francisco
Oliver & Foulkes, Architects, 1217 Flood Building

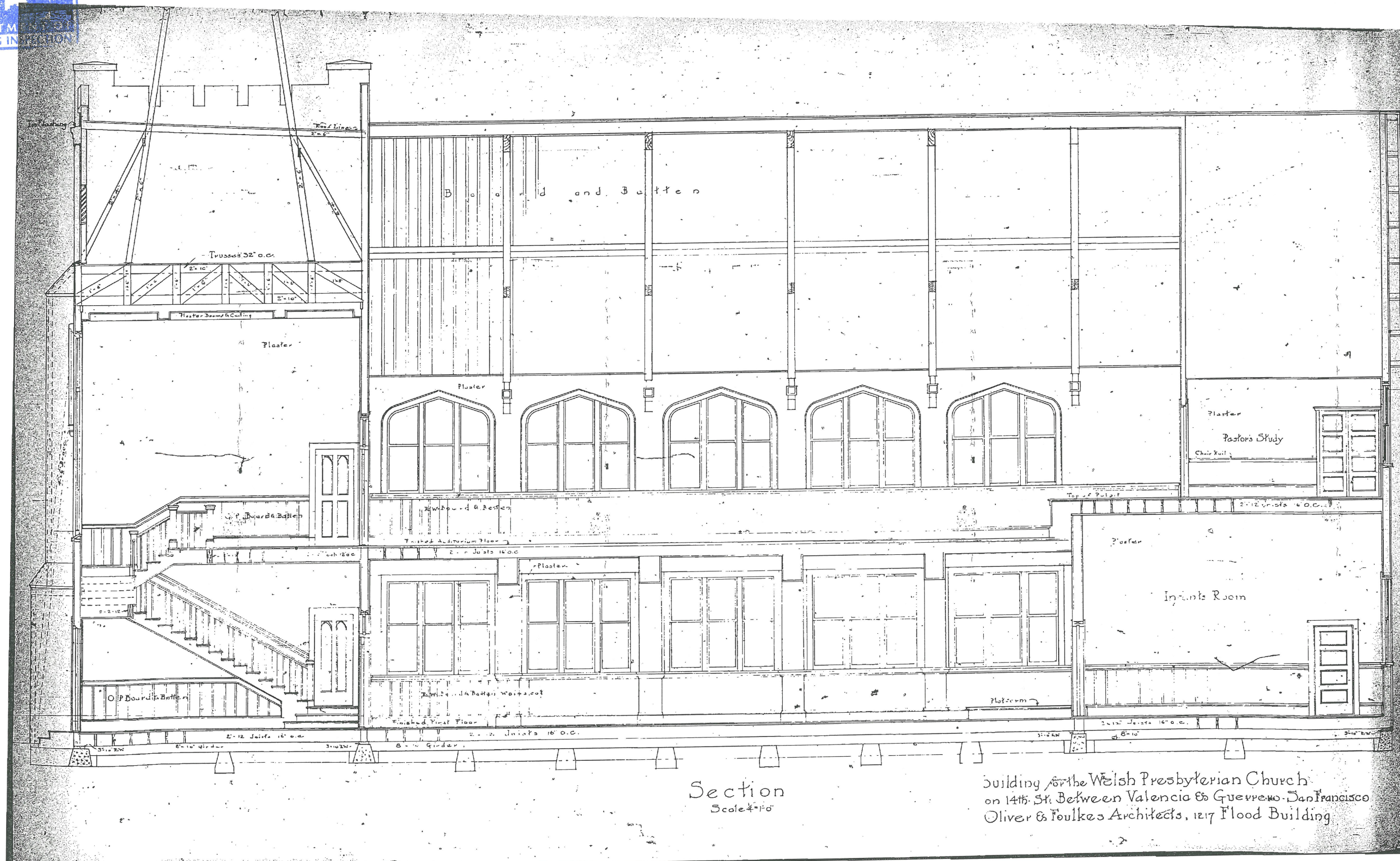
Oliver & Foulkes, Architects, 1217 Flood Building,

Note: Dimensions given are from Centre of Partition to Face of Stud

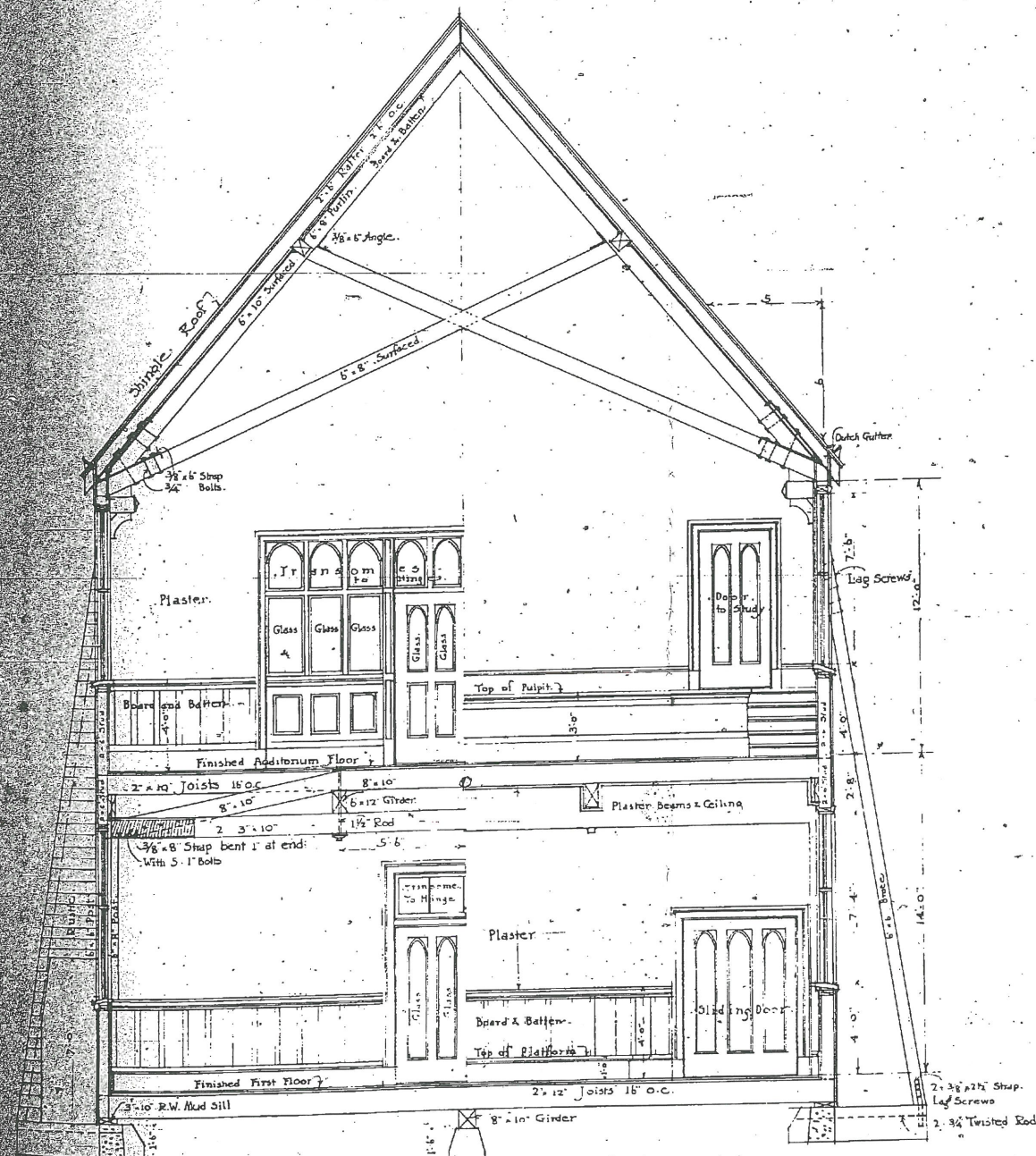
First Floor Plan
Scale 1/4" = 1'-0"

Building for the Welsh Presbyterian Church
on 14th St. between Valencia & Guerrero, San Francisco
Oliver & Foulkes Architects, 117 Flood Building



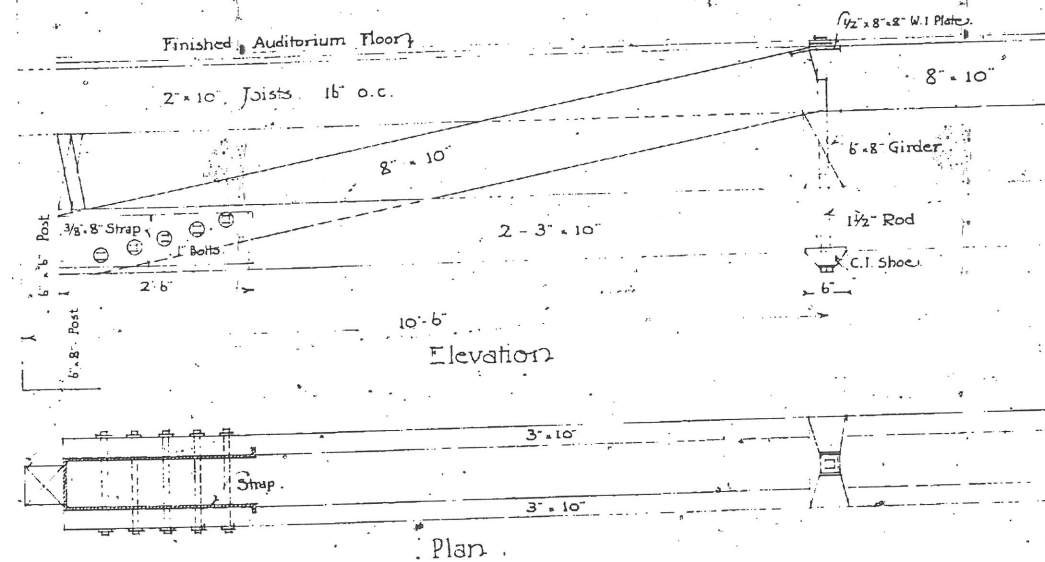
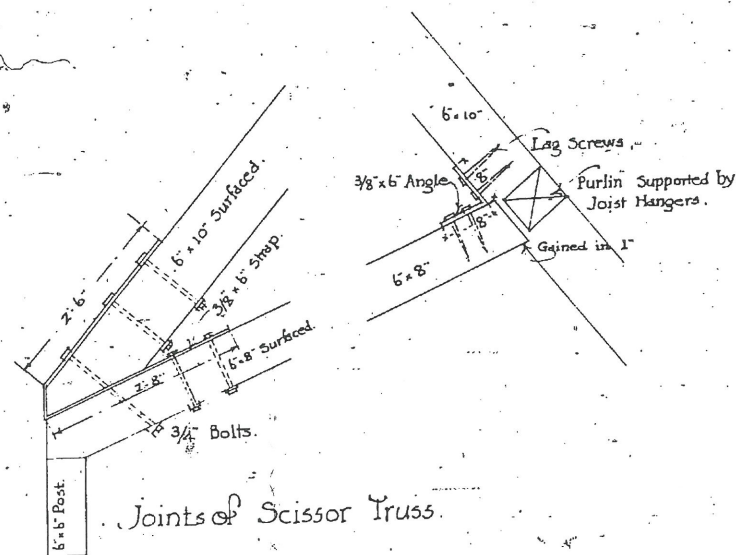


Building for the Welsh Presbyterian Church
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- Oliver & Foulkes, Architects, 1217 Flood Building

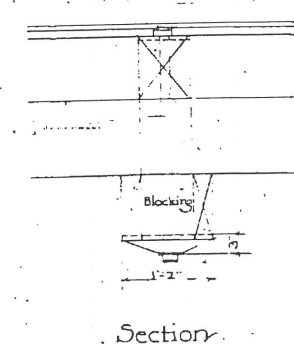


One Half Section
Looking toward Front

One Half Section
Looking toward Rear



3/4 inch Scale Details of Truss over First Floor



less sharp than this notice, it is due to the quality of the original.

3546

No. 11806

APPLICATION OF

For Permit to Erect

449 14th St. Owner

frame bldg.

Location 14th St. bet

25th

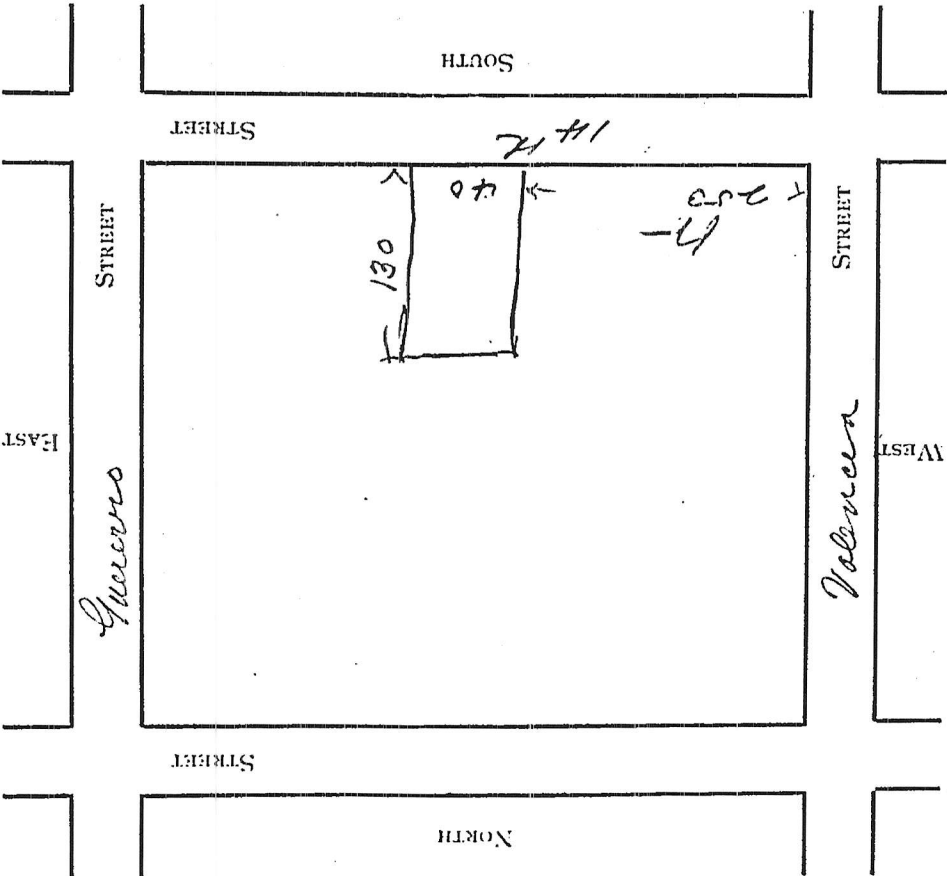
Aug 28 1907

Filed



OFFICIAL COPY

for application to erect
Carnegie Public Library
Library of main
floor and mezzanine
structure SEP 4 1907
Approved
for permit to erect
APPROVER



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

APPLICATION FOR BUILDING PERMIT.
FRAME BUILDING

Application is hereby made to the Board of Public Works of the City and County of San Francisco for permission to build 250 ft West of Valencia St. on the lot situated South side 14th Street in accordance with the plans and specifications submitted herewith.

All provisions of the building laws shall be complied with in the erection of said building, whether specified herein or not. Estimated cost of building \$ 16000. Building to be occupied as Church by (No.) _____ families.

Building \$ 4000.00 Building to be occupied by _____
 Size of Lot. 40x130 feet front 40 feet rear 130 feet deep.
 Size of proposed building 105 feet by 40 feet. Extreme height of building 8 ft.

Size of proposed building..... 13'0" x 13'0" x 13'0".....

Height in clear of cellar..... 13'0".....

Height in clear of second story..... 13'0".....

Height in clear of third story..... 13'0".....

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

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

Foundation to be of (material) Concrete (thickness) 12" inches.

Size footings 24" inches. Greatest height 24" inches

Size of studs in basement _____ by _____ inches _____ inches on centers.

Size of studs in first story 2 by 6 inches 16 inches on centers.

Size of studs in second story 2 by 6 inches 16 inches on centers.

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

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

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

Wall covering to be of Shagreen & Rustic

First floor joists 2 by 12 inches 16 inches on centers. Longest span between supports 14 ft.

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

Third floor joists_____by_____inches_____inches on centers. Longest span between supports_____ft.

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

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

Rafters 2 by 6 inches 30 inches on centers. Longest span between supports 12 ft.

Roof covered with Shingles Steep ~~or~~ flat?

Studs in bearing partitions 2 by 6 inches 16 inches on centers } Bearing Partitions must be same as

Chimneys of Iron tiles lined with Gal. Iron plastered ✓ must be same as outside ones.

Any gas grates? No Any patent flues? Yes Is the building to be heated, and how? ✓ No

Any openings to basement in sidewalk? no Any elevator (freight, passage or dumb)? no

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- Page Title: 1
- Page Subtitle: 1
- Page Footer: 1

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3. The third part of the document is a table with the following structure:

Page Number	Page Title	Page Subtitle	Page Footer
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There are to be 2 stairways 4 ft. wide, located at entrance

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 o

occupancy of any sidewalk, street or sub-sidewalk place by virtue thereof, and will in all things strictly comply with the conditions of this Permit

Dr. J. H. P. ...

Name of Architect Oliver S. Soule Methodist Episcopal Congregation Owner

Address 1215 Flood Basin D. H. 10

Address David Hughes, Secretary

Name of Builder..... *King 11/1/02*

Address: _____ By: _____ 111 Noe St.

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

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

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

less sharp than this notice, it is
due to the quality of the original.

3546

449 14-50-84
119484

No.

APPLICATION

OF

Metish Presb. Church

To make additions, alterations or repairs
to building

Location

S. E. 14th St.

Street

Sumner Valencia

200' W. VALENCIA

Estimated Cost, \$4500.00

Filed

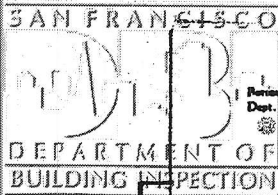
Referred to Inspector

For Report.

No plans

Approved

Chief Building Inspector.
Aug 18 7923



Series of Building Inspection
Dept. of Public Works No. 1

Wilson & Co.

ALTERATION BLANKS

WRITE IN INK—FILE TWO COPIES

TO THE HONORABLE

THE BOARD OF PUBLIC WORKS

OF THE CITY AND COUNTY OF SAN FRANCISCO

Gentlemen:

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

side of 14th street (Welsh Presb Church)

of Bel. Valencia & Guerrero Streets street

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE

For deepening purposes.
Core, present Rustic with deepening
felt then strip with 2x3 and core
with building paper & rustic.
New window frame outside of
present frame.

Estimated cost of work, \$ 4500⁰⁰

Building to be used as _____

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

Name of Architect None

Address _____

Name of Builder Cobby & Cooley

Address 636 Call Bldg

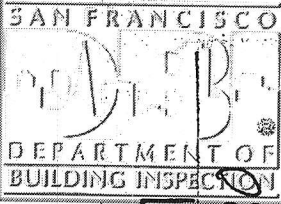
Report _____ favorably _____

Welsh Presb Church Owner

14th & Guerrero Address

Per M. Cobby

Inspector



✓ 186630
No. 3546

APPLICATION

OF

Walter L. ... Owner
449 14th St
To make additions, alterations or repairs
to building

Location South side 14th St

bet Valencia & Guerrero Street

Estimated Cost, \$14,000.00

200' W. Valencia

Filed JUN 16 1930

Referred to Inspector

For Report

RECEIVED
JUN 16 1930
BUILDING DEPARTMENT
SAN FRANCISCO

11443375
11443375
JUN 13 1930
J. C. ...

Approved: ...
SUPERINTENDENT OF THE

BUREAU Chief Building Inspector.

6/17/30

SAN FRANCISCO

DEPARTMENT
BUILDING INSPECTIONBureau of Building Inspection
Dept. of Public Works No. 1

N. S. & K.—89445

ALTERATION BLANKS

Will comply with Section 228, Ordinance 1165; Section 102a for Sub Floors;
Ordinance 7791 to notify Inspector before lathing.TO THE HONORABLE: **WRITE IN INK—FILE TWO COPIES**
THE BOARD OF PUBLIC WORKS
OF THE CITY AND COUNTY OF SAN FRANCISCO

Gentlemen:

The undersigned respectfully petition your Honorable Board for permission to do the following work
at cornerside of South side 14th St. street 212.00 ft. feet
of between Valencia & Guerrero St. street**WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE**Repair fire damage to roof of Welch Church
South side 14th St. between Valencia & Guerrero St.New roof covering to St. John's Hamill mineral
surface shinglesEstimated cost of work, \$ 3,400.00Building to be used as Church

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

Name of Architect _____

Address _____

Name of Builder Thomas M. JonesAddress 643 - 29th Ave.Welch Church Owner14th St. bet. Val. & Guerrero Address

Per _____

Report _____ favorably _____

Geo. Beagley Inspector.June 17 1930

DEPARTMENT OF
BUILDING INSPECTION

5046/26

5/24/26
Bldg. Form

No. 255927
3 APPLICATION OF

FOR PERMIT TO MAKE
ADDITIONS, ALTERATIONS or REPAIRS
TO BUILDING

REFER TO:

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

Approved 11-4 1961
Provided the following conditions are com-
plied with:

THE IS NOT AN
APPROVAL FOR ANY
PARTICULARS. 4 SEPARATE
PERMIT WILL BE
REQUIRED FOR
ANY PERMANENT
PARTICULARS.

Approved:

Zone

CPC Setbacks

Officer to be used only as
necessary to this individual
church.

10/1/61
Department of City Planning

Approved:

Approved:
Bureau of Fire Prevention & Public Safety

Approved:

Approved:
Civil Engineer, Bureau of Building Inspection

Approved:

Bureau of Engineering

Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

Approved:

Redevelopment Agency

Approved:

Parking Authority

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

Location 449-140X

Total Cost \$ 5400-

Filed Oct. 21 1961

APPROVED:

APPROVED
OCT 23 1961

Superintendent, Bureau of Building Inspection

Permit No. 22 9549
OCT 23 1961

Issued 19

Building Inspector, Bureau of Building Inspection

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

Owner or Owner's Authorized Agent

Write in Ink--File Two Copies

DEPARTMENT OF PUBLIC WORKS
BLDG. FORM

3

CITY AND COUNTY OF SAN FRANCISCO

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CENTRAL PERMIT BUREAU

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

- (1) Location 449-14th St.
(2) Total Cost (\$) 5400 (3) No. of Stories 2 (4) Basement or Cellar No
(5) Present Use of building Church & office (6) No. of families yes or no
(7) Proposed Use of building Church & office (8) No. of families yes or no
(9) Type of construction 5-1 (10) 12-24 Proposed Building Code Classification
(11) Any other building on lot No (must be shown on plot plan if answer is yes.)
(12) Does this alteration create an additional story to the building? No
(13) Does this alteration create a horizontal extension to the building? No
(14) Does this alteration constitute a change of occupancy? No
(15) Electrical work to be performed Yes (16) Plumbing work to be performed No
(17) Automobile runway to be altered or installed No
(18) Sidewalk over sub-sidewalk space to be repaired or altered No
(19) Write in description of all work to be performed under this application:
(Reference to plans is not sufficient)

- (A) = Convert present street level public assembly room into small administrative office - applying 5th. structural steel 2x4 standing.
(B) = Install heat throughout building
(C) = Add to present electric supply

- (20) Supervision of construction by Gerrit Harden Address 632-44 Ave.
(21) General Contractor Gerrit Harden California License No. 28717
Address 632-44 Ave.
(22) Architect or Engineer (for design) California Certificate No. _____
Address _____
(23) Architect or Engineer (for construction) California Certificate No. _____
Address _____
(24) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or forego sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.
(25) Owner Presbyterian Headquarters (Phone Be-1-9156)
Address To Contractor For contract by Bureau
By Gerrit Harden Address 632-44 Ave.
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 808 AND 809, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.
Pursuant to Sec. 304, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.

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

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

OFFICIAL COPY

OWNER San Francisco Headquarters 440 Utah St.		LOCATION		APP NO. 154021	
DEPARTMENT OF BUILDING INSPECTION		BLOCK NO.		HOLDING NO.	
ESTIMATED COST \$100,000		PERMITS 30		DATE APPLICATION 10/4/61	
PERMIT ISSUED		PERMIT NO. 29572		DATE	
CONSTRUCTION	ALT. NEW	OCCUPANCY	REMARKS		
TYPE 1A		THEATRES	NO. OF STORIES		
TYPE 1B		ASSEMBLY	NO. OF FAMILIES		
TYPE 2		CONDOS	PLANS		
TYPE 3		RESTAURANTS	ELECTRIC	VES	NE
TYPE 4		HAZARDOUS	PLUMBING	YRD	NO
TYPE 5		BOILERHOUSES	ELEVATOR		
OH BOARDS		NON-HAZARDOUS	ADDRESS 639 Utah Ave.		
ROOF SIGN		RESIDENTIAL	ARCHITECT		
ELECTRIC SIGN		OPEN AIR ETC.	ADDRESS		
MARQUEE			ENGINEER		
OTHER			ADDRESS		
DEPARTMENT OF PUBLIC WORKS		BUILDING RECORD		CENTRAL PERMIT BUREAU	
CITY AND COUNTY OF SAN FRANCISCO		LOT NO.		BLOCK NO.	
OWNER		LOCATION		APP NO.	
San Francisco Headquarters 440 Utah St.		440 Utah St.		154021	

OFFICIAL COPY

BUILDING INSPECTORS REPORT

DEPARTMENT OF
BUILDING INSPECTION

REMARKS

10-24-61 WORK COMMENCED *This date*

DEC 27 1961

FOUNDATION FORMS INSPECTED. OK TO POUR

LATHING PERMISSION POSTED

FILES BY *NO*

EXTENSION OR STRUCTURAL PLASTERING OK

*10-24-61 Taylor & Co. Inc.
1-15-62 A.C. to C.A.
1-22-62 C.A. to C.A.
1-24-62 C.A. to C.A.*

WORK COMPLETED CERTIFICATE OF FINAL

INSPECTION

DEPARTMENT OF PUBLIC WORKS - BUREAU OF BUILDING INSPECTION
CITY AND COUNTY OF SAN FRANCISCO



BLDG. FORM

3631

No.

3 APPLICATION OF

Free Greek Evangelic Church

FOR PERMIT TO MAKE

ADDITIONS, ALTERATION or REPAIRS

TO BUILDING

Location 449 - 14th Street

Total Cost \$ 500.00

Filed October 22 19 68

APPROVED:

APPROVED
Dept. Public Works
OCT 25 1968

Alfred H. ...
SUPERVISOR
BUREAU OF BUILDING INSPECTION

Superintendent, Bureau of Building Inspection

Permit No. 32683

OCT 29 1968

Issued

19

REFER TO:

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

Approved 10-24-1968

Provided the following conditions are complied with:

Approved:

Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

Approved:

Redevelopment Agency

Approved:

Parking Authority

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

Approved: 10-24-68

Zone

CPC Setbacks

Not reviewed by the Department of City Planning, issuance of the related permit constitutes no indication that use of this property is or does not conform to the City Planning Code.

Department of City Planning

Approved:

Bureau of Fire Prevention & Public Safety

Approved:

Civil Engineer, Bureau of Building Inspection

Approved:

Bureau of Engineering



CENTRAL PERMIT BUREAU F415

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS
BLDG. FORM

CENTRAL PERMIT BUREAU

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

3

October 22 1968

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

- (1) Location..... 449 - 14th Street
- (2) Total Cost (\$)..... 500.00 (3) No. of Stories..... 2 (4) Basement or Cellar..... NO
- (5) Present Use of building..... Church (6) No. of families..... 0
- (7) Proposed Use of building..... Church (8) No. of families..... 0
- (9) Type of construction..... 5 (10) Proposed Building Code Classification..... 1, 2, 3, 4, or 5
- (11) Any other building on lot..... NO (must be shown on plot plan if answer is yes.)
- (12) Does this alteration create an additional story to the building?..... NO
- (13) Does this alteration create a horizontal extension to the building?..... NO
- (14) Does this alteration constitute a change of occupancy..... NO
- (15) Electrical work to be performed..... NO (16) Plumbing work to be performed..... NO
- (17) Automobile runway to be altered or installed..... NO
- (18) Sidewalk over sub-sidewalk space to be repaired or altered..... NO
- (19) Will street space be used during construction?..... NO
- (20) Write in description of all work to be performed under this application:
(Reference to plans is not sufficient)

FOR MAINTENANCE ONLY- as per attached report-
Replace decayed window sash in church windows.
Repair decayed roof brace and fasten siding for moisture control.

- (21) Supervision of construction by..... Address.....
- (22) General Contractor..... Haste, Inc. California License No. 2764 BR 3
Address..... 225 Capitol Avenue S.F.
- (23) Architect or Engineer..... California Certificate No.
(for design)
Address.....
- (24) Architect or Engineer..... California Certificate No.
(for construction)
Address.....
- (25) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sub-sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.
- (26) Owner..... Rev. James Gianakos Home phone AT2 9147
..... (Phone Church..... 861-3788)
Address..... 449 - 14th Street For contract by Bureau

H. Haste By H. Haste Address..... 225 Capitol Ave. S.F. 333-3700

Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.
CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 808 AND 809, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.

Pursuant to Sec. 804, San Francisco Building Code, the building permit shall be posted on job.
Owner is responsible for approved plans and application being kept at building site.

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

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

OFFICIAL COPY

SAN FRANCISCO
Free Creek
Evangelical Church
DEPARTMENT OF
BUILDING INSPECTION

449 14th Street

JUL 2 1969

363193
HOUSE NO.

BLOCK NO.

DATE
APPLICATION

10/22/68

500

PERMIT ISSUED

PERMIT NO.

ERECT ALTER STRUCTURE TYPE STORIES FAMILIES PLANS OCCUPANCY

alt. church

CONTRACTOR

ADDRESS

ARCHITECT

ADDRESS

ENGINEER

ADDRESS

FORM 1-68

BUILDING RECORD
DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO

Free Creek

OWNER

LOCATION

APP. NO.

BUILDING INSPECTORS JOB RECORD

DATE

DEPARTMENT OF WORK COMMENCED
BUILDING INSPECTION*11/11/67 This date**1 / 1*

FOUNDATION FORMS INSPECTED. O.K. TO POUR

1 / 1

LATHING PERMISSION TAG POSTED

1 / 1

FLUES BY

NO

1 / 1

EXTERIOR OR STRUCTURAL PLASTERING OK

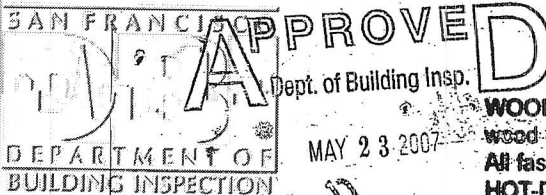
1 / 1

ALL SPECIAL INSPECTION REPORTS RECEIVED

1 / 1

FIRE ESCAPE INSTALLED PER APPROVED PLAN.

*11/15/68 No more work**1/24/69 work started, permit**1 / 1**work**1 / 1**1 / 1**1 / 1**1 / 1**1 / 1**1 / 1**1 / 1**1 / 1**1 / 1**1 / 1**1-25-69* WORK COMPLETED. FINAL CERTIFICATE POSTED.*J. L. Freeman*
BUILDING INSPECTOR



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

OFFICE COPY

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☒ OVER-THE COUNTER ISSUANCE 2

NUMBER OF PLAN SETS 3/21/08

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

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

DO NOT WRITE ABOVE THIS LINE

DATE FILED 5/23/07	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 449 14th St.	BLOCK & LOT 3546 1026
PERMIT NO. 1121055	ISSUED 5-23-07	(2A) ESTIMATED COST OF JOB 35,000	(2B) REVISED COST: BY: \$35,000 J DATE: 5/23/07

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR. V-N	(5A) NO. OF STORIES OF OCCUPANCY: 2	(6A) NO. OF BASEMENTS AND CELLARS: 0	(7A) PRESENT USE: Church	(8A) OCCUP. CLASS 4-3	(9A) NO. OF DWELLING UNITS: 2
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DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR. V-N	(5) NO. OF STORIES OF OCCUPANCY: 2	(6) NO. OF BASEMENTS AND CELLARS: 0	(7) PROPOSED USE (LEGAL USE) Church	(8) OCCUP. CLASS 2-3	(9) NO. OF DWELLING UNITS: 2
----------------------------	---------------------------------------	--	--	-------------------------	---------------------------------

(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 Armstrong Installation	ADDRESS 4575 San Pablo Ave Emeryville, CA 94608	PHONE 771-1234	CALIF. LIC. NO. 245291	EXPIRATION DATE 11/30/08
---	---	-------------------	---------------------------	-----------------------------

(15) OWNER - (CROSS OUT ONE) Free Evangelic Church	ADDRESS 449 14th St	ZIP 94103	BTRC#	PHONE (FOR CONTACT BY DEPT.) 415-861-3788
---	------------------------	--------------	-------	--

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
Remove 2000 Sq Ft. of wood Siding and replace with 2000 Sq Ft. of Vinyl Siding. Does not face the street. DRY-ROT REPAIR

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	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 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 Prudential
Policy Number P00050224400
- () 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

DEPARTMENT OF
BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

REFER TO:

APPROVED:

This application is for approval of the building. The applicant does not constitute an approval of the building. The applicant must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate permits.

WOOD EXPOSED TO WEATHER shall be approved. The applicant does not constitute an approval of the building. The applicant must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate permits.

DATE: _____

REASON: _____

APPROVED:

☐

DEPARTMENT OF CITY PLANNING

NOTIFIED MR. _____

DATE: _____

REASON: _____

APPROVED:

☐

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

NOTIFIED MR. _____

DATE: _____

REASON: _____

APPROVED:

☐

MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION

NOTIFIED MR. _____

DATE: _____

REASON: _____

APPROVED:

☐

CIVIL ENGINEER, DEPT. OF BLDG INSPECTION

NOTIFIED MR. _____

DATE: _____

REASON: _____

APPROVED:

☐

BUREAU OF ENGINEERING

NOTIFIED MR. _____

DATE: _____

REASON: _____

APPROVED:

☐

DEPARTMENT OF PUBLIC HEALTH

NOTIFIED MR. _____

DATE: _____

REASON: _____

APPROVED:

☐

REDEVELOPMENT AGENCY

NOTIFIED MR. _____

DATE: _____

REASON: _____

APPROVED:

☐

HOUSING INSPECTION DIVISION

NOTIFIED MR. _____

DATE: _____

REASON: _____

NOTIFIED MR. _____

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

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



449 14TH ST		BLOCK/LOT 3546/026		APPLICATION NO. 200705232090	
OWNER NAME FREE GREEK EVAN CH FULL GOSPE				TELEPHONE (415)861-3788	
ESTIMATED COST \$35,000	FILE DATE 05/23/07	DISPOSITION ISSUED	DISPOSITION DATE 05/23/07	PERMIT NO. 200705232090	EXPIRATION DATE 05/23/08
FORM 8	CONST. TYPE 5	OCCUPANCY CODES A-3	PLANS 0	STORIES 2	UNITS 0
				DISTRICT 3	BID-INSP
CONTACT NAME ARMSTRONG INSTALLATION SERVICE INC.				TELEPHONE 5107771234	
DESCRIPTION/BLDG. USE CHURCH		REMOVE 2000 SQ FT OF WOOD SIDING AND REPLACE W/ 200 SQ FT OF VINYL SIDING DRY ROT REPAIR.			
SPECIAL INSPECTIONS? NO		FIRE ZONE NO			
SPECIAL USE DISTRICT		TIDF			
		PENALTY NO			
COMPLIANCE WITH REPORTS					
NOTES:					
9003-15					
PERMIT INSPECTION RECORD DEPARTMENT OF BUILDING INSPECTION CITY AND COUNTY OF SAN FRANCISCO BUILDING INSPECTION JOB CARD					

APP. NO.

BUILDING INSPECTOR



APPROVED
Dept. of Building Inspection
FEB 06 2015

FIRE
INSP

APPROVED FOR ISSUANCE

FEB 06 2015

BLDG. FORM 3/8
20150205625

APPLICATION NUMBER
APPROVAL NUMBER

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

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☒ OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

▼ DO NOT WRITE ABOVE THIS LINE ▼

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

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

DATE FILED FEB 06 2015	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 449 14th St	BLOCK & LOT 3546 / 026
PERMIT NO. 1348275	ISSUED 2-6-15	(2A) ESTIMATED COST OF JOB \$5,000	(2B) REVISED COST: BY: 5,000. DATE: 2/5/15

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR. V	(5A) NO. OF STORIES OF OCCUPANCY: 3	(6A) NO. OF BASEMENTS AND CELLARS: 0	(7A) PRESENT USE: church Assembly	(8A) OCCUP. CLASS A3	(9A) NO. OF DWELLING UNITS: 2
---------------------------	--	---	--------------------------------------	-------------------------	----------------------------------

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR. V	(5) NO. OF STORIES OF OCCUPANCY: 3	(6) NO. OF BASEMENTS AND CELLARS: 0	(7) PROPOSED USE (LEGAL USE) church Assembly	(8) OCCUP. CLASS A3	(9) NO. OF DWELLING UNITS: 2
--------------------------	---------------------------------------	--	---	------------------------	---------------------------------

(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 Buena Vista Builders	ADDRESS 3265 17th St	ZIP 94110	PHONE (415) 863-6550	CALIF. LIC. NO. 720015	EXPIRATION DATE 3/31/2016
---	-------------------------	--------------	-------------------------	---------------------------	------------------------------

(15) OWNER - LESSEE (CROSS OUT ONE) Nue Vista, LLC	ADDRESS 3265 17th St Suite 403	ZIP 94110	BTRCN (415) 863-6550	PHONE (FOR CONTACT BY DEPT.) (415) 863-6550
---	-----------------------------------	--------------	-------------------------	--

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

Demolition of Non-Bearing partition walls, Bath & Kitchen Fixtures.
Fee AB-067

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	(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 checked="" type="checkbox"/> CONSTRUCTION <input type="checkbox"/> KSDG		ADDRESS 400 Treat Ave, suite 1	
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN") ADDRESS			

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction is to be closer than 6'0" to any wires 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, and complete details of retaining walls and wall footings must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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
☐ LESSEE
☐ CONTRACTOR
- ☐ ARCHITECT
☐ AGENT
☐ ENGINEER

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

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

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

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

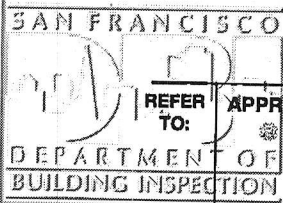
- () I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- () II. I have and will maintain worker's compensation insurance, as required by Section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

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

Signature of Applicant or Agent

Date

OFFICE COPY



CONDITIONS AND STIPULATIONS

REFER TO: APPROVED:

Joseph Ospital, DBI

FEB 05 2015

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

APPROVED:

☐

Handwritten signature

DEPARTMENT OF CITY PLANNING

APPROVED:

☒

Melissa Fields

FEB 05 2015

PLEASE NOTIFY FIRE INSPECTOR AT THE START OF WORK (415) 558-3300

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED:

☐

Handwritten signature

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:

☐

Handwritten signature

HOUSING INSPECTION DIVISION

DATE: _____
REASON: _____

NOTIFIED MR. _____

DATE: _____
REASON: _____

NOTIFIED MR. _____

DATE: _____
REASON: _____

NOTIFIED MR. _____

DATE: _____
REASON: _____

NOTIFIED MR. _____

DATE: _____
REASON: _____

NOTIFIED MR. _____

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DATE: _____
REASON: _____

NOTIFIED MR. _____

DATE: _____
REASON: _____

NOTIFIED MR. _____

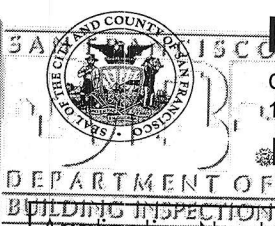
HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

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

Number of attachments ☐

OWNER'S AUTHORIZED AGENT

OFFICIAL COPY



Department of Building Inspection

City & County of San Francisco
1660 Mission Street, San Francisco, CA 94103-2414

Building Inspection History



Application Number **201502057635** Block/Lot **3546 / 026** Address **449 14TH ST**

Description **NON BEARING PARTITION WALLS, BATH, KITCHEN FIXTURES**

Owner Name	Form #	Job Cost	Disposition	Disposition Date
NOE VISTA LLC	8	\$5,000.00	COMPLETE	04/15/2016

Owner Phone	# of Plans	# of Units	# of Stories	Occupancy	Bldg Use	Expiration Date	Penalty
(415) 863-6550	2	0	3	A-3	02	06/06/2015	0

Inspector Name	Activity Date	Status Code	Status Description	Comments
Greene, Edward	04/15/2016	106	FINAL INSPECT/APPRVD	



APPROVED
Dept. of Building Insp.

MAR 17 2015

Tom C. Hui

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

SFFD INSP.
FEES REQ.



APPROVED FOR ISSUANCE

MAR 17 2015

BLDG. 3/8
FORM

APPLICATION NUMBER
201503029746

OSHA APPROVAL REQ'D ☐

NV.

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

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

2 NUMBER OF PLAN SETS

9/15

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 3-17-15	FILING FEE RECEIPT NO. DCP FEE	(1) STREET ADDRESS OF JOB 449 14th St	BLOCK & LOT 8546/026
PERMIT NO. 1351974	ISSUED 3-17-15	(2A) ESTIMATED COST OF JOB \$85,000	(2B) REVISED COST: BY: 35,000 OK DATE 3/10/15

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING							
(4A) TYPE OF CONSTR. V-B	(5A) NO. OF STORIES OF OCCUPANCY 3	(6A) NO. OF BASEMENTS AND CELLARS 0	(7A) PRESENT USE Church	(8A) OCCUP. CLASS A3	(9A) NO. OF DWELLING UNITS 0		
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION							
(4) TYPE OF CONSTR. V-B	(5) NO. OF STORIES OF OCCUPANCY 3	(6) NO. OF BASEMENTS AND CELLARS 0	(7) PROPOSED USE (LEGAL USE) church	(8) OCCUP. CLASS A3	(9) NO. OF DWELLING UNITS 0		
(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 checked="" type="checkbox"/> NO <input type="checkbox"/>	
(12) ELECTRICAL WORK TO BE PERFORMED?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		(13) PLUMBING WORK TO BE PERFORMED?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
(14) GENERAL CONTRACTOR Buena Vista Builders Inc		ADDRESS 3265 17th St Suite 403		ZIP 94110		PHONE 720015	
(15) OWNER - LESSEE (CROSS OUT ONE) Noe Vista LLC		ADDRESS 3265 17th St Suite 403		ZIP 94110		PHONE (FOR CONTACT BY DEPT.) 415-863-6550	
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)							
- Kitchen and Bathroom Remodel.							
- Demolish Front entry stair and add Accessible ramp in interior.							
- Add partition walls.							
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			
(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		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)		KSDG		ADDRESS 400 treat Ave Suite 1		San Francisco, CA 94110	
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")							

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction is to be closer than 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, and complete details of retaining walls and wall footings must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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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
☐ LESSEE
☐ CONTRACTOR
- ☐ ARCHITECT
☐ AGENT
☐ ENGINEER

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

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

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

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

Carrier State Fund
Policy Number 1906653

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

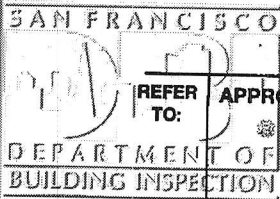
() IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that I should become subject to the worker's compensation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

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

Signature of Applicant/Agent

Date

OFFICE COPY



CONDITIONS AND STIPULATIONS

REFER TO: APPROVED:

JOHN ROMALDIS, DBI

MAR 10 2015

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

APPROVED: Remove front entry steps, lower existing doors, new interior ramp; kitchen + bathroom remodels. Retain (e) front entry doors.

APPROVED
PER PLANS AND APPLICATION
3/9/15
PLANNING DEPARTMENT

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

DEPARTMENT OF CITY PLANNING KELLY WONG

APPROVED:

PLEASE NOTIFY FIRE INSPECTOR
AT THE START OF WORK 558-3300

Thomas Haney, SFFD

MAR 13 2015

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED:

ROSITA CHEUNG, DBI

MAR 13 2015

MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION

APPROVED:

NA

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

Number of attachments ☐

OWNER'S AUTHORIZED AGENT

OFFICIAL COPY



Department of Building Inspection

City & County of San Francisco
1660 Mission Street, San Francisco, CA 94103-2414

Building Inspection History



Application Number **201503029746** Block/Lot **3546 / 026** Address **449 14TH ST**

Description **KITCHEN AND BATHROOM REMODEL, DEMOLISH FRONT ENTRY STAIR AND ADD ACCESSIBLE RAMP IN INTERIOR, ADD PARTITION WALLS.**

Owner Name	Form #	Job Cost	Disposition	Disposition Date
NOE VISTA LLC	8	\$35,000.00	COMPLETE	04/15/2016

Owner Phone	# of Plans	# of Units	# of Stories	Occupancy	Bldg Use	Expiration Date	Penalty
(415) 863-6550	2	0	3	A-3	02	03/17/2016	0

Inspector Name	Activity Date	Status Code	Status Description	Comments
Greene, Edward	04/15/2016	106	FINAL INSPECT/APPRVD	
Greene, Edward	10/02/2015	142	PRE-FINAL	
Greene, Edward	05/07/2015	134	OK TO COVER	



APPROVED

Dept. of Building Insp.

JAN 15 2016

FIRE

SFFD INSP
FEES REQ.

APPROVED FOR ISSUANCE

JAN 15 2016

BLDG. 3/8
FORM

APPLICATION NUMBER

APPROVAL NUMBER

OSHA APPROVAL REQ'D ☐

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

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

2 NUMBER OF PLAN SETS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

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

DO NOT WRITE ABOVE THIS LINE

DATE FILED JAN 15 2016	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 449 14th St	BLOCK & LOT 3546/026
PERMIT NO. 1380608	ISSUED 1/15/16	(2A) ESTIMATED COST OF JOB \$ 500	(2B) REVIEW COST: \$ 50,000. DATE 1/14

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR. V-A3	(5A) NO. OF STORIES OF OCCUPANCY: 3	(6A) NO. OF BASEMENTS AND CELLARS: 0	(7A) PRESENT USE: church	(8A) OCCUP. CLASS A-3	(9A) NO. OF DWELLING UNITS: 0
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DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR. V-B	(5) NO. OF STORIES OF OCCUPANCY: 3	(6) NO. OF BASEMENTS AND CELLARS: 0	(7) PROPOSED USE (LEGAL USE) church	(8) OCCUP. CLASS A-3	(9) NO. OF DWELLING UNITS: 0
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(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 Buena Vista Builders Inc	ADDRESS 3265 17th St suite 403	ZIP 94110	PHONE 415-863-6550	CALIF. LIC. NO. 720015	EXPIRATION DATE 3/31/2016
(15) OWNER - LESSEE (CROSS OUT ONE) Noe Vista LLC	ADDRESS 3265 17th St	ZIP 94110	PHONE (FOR CONTACT BY DEPT.) 415-863-6550		

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

Add Revisions to permit # 2015 03029746

Add Light Fixture in title 24

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	(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 ADJACENT 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	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

(25) ARCHITECT OR ENGINEER (DESIGN <input checked="" type="checkbox"/> CONSTRUCTION <input type="checkbox"/> KSPG	ADDRESS 600 Treat Ave Ste 1	CALIF. CERTIFICATE NO.
--	--------------------------------	------------------------

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

IMPORTANT NOTICES

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

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

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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
☐ LESSEE
☐ CONTRACTOR
- ☐ ARCHITECT
☐ AGENT
☐ ENGINEER

APPLICANT'S CERTIFICATION

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

REV 06/13

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.

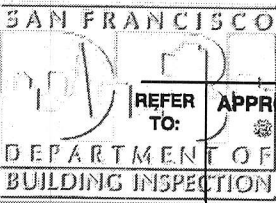
In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (I) or (II) designated below, or shall indicate item (III), (IV), or (V), whichever is applicable. If however item (VI) is checked, item (IV) must 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.
- (X) II. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:
Carrier: State Farm
Policy Number: 1906653
- () III. The cost of the work to be done is \$100 or less.
- () IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
- () V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent: Samatha Ali Date: 1/15/16

OFFICE COPY



CONDITIONS AND STIPULATIONS

REFER TO:	APPROVED:	DATE: _____ REASON: _____
	BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:	DATE: _____ REASON: _____
	DEPARTMENT OF CITY PLANNING	NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:	DATE: _____ REASON: _____
	PLEASE NOTIFY DISTRICT FIRE INSPECTOR AT THE START OF WORK 658-3300	NOTIFIED MR. _____
	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED:	NOTIFIED MR. _____
	REYNALDO ORTEGA, DBI JAN 14 2016	DATE: _____ REASON: _____
	MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:	DATE: _____ REASON: _____
	CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:	DATE: _____ REASON: _____
	BUREAU OF ENGINEERING	NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:	DATE: _____ REASON: _____
	DEPARTMENT OF PUBLIC HEALTH	NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:	DATE: _____ REASON: _____
	REDEVELOPMENT AGENCY	NOTIFIED MR. _____
<input type="checkbox"/>	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 departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments ☐

OWNER'S AUTHORIZED AGENT

OFFICIAL COPY



Department of Building Inspection

City & County of San Francisco
1660 Mission Street, San Francisco, CA 94103-2414



Building Inspection History

Application Number **201601137015** Block/Lot **3546 / 026** Address **449 14TH ST**

Description **REVISION TO 201503029746. ADD LIGHT FIXTURE AND TITLE 24**

Owner Name	Form #	Job Cost	Disposition	Disposition Date			
NOE VISTA LLC	8	\$50,000.00	COMPLETE	04/15/2016			
Owner Phone	# of Plans	# of Units	# of Stories	Occupancy	Bldg Use	Expiration Date	Penalty
(415) 863-6555	2	0	3	A-3	02	01/15/2017	0

Inspector Name	Activity Date	Status Code	Status Description	Comments
Greene, Edward	04/15/2016	106	FINAL INSPECT/APPRVD	



SAN FRANCISCO PLANNING DEPARTMENT

Landmark Designation Case Report

Hearing Date: August 15, 2018
Case No.: 2018-006347DES
Project Address: 449 14th Street
Zoning: (RTO-M) Residential Transit Oriented- Mission
Block/Lot: 3546/026
Property Owner: Noe Vista LLC
41 Dorman Ave #5
San Francisco, CA 94124
Staff Contact: Desiree Smith – (415) 575-9093
desiree.smith@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
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

PROPERTY DESCRIPTIONS & SURROUNDING LAND USE AND DEVELOPMENT

The former Welsh Presbyterian Church (APN 3546/026) is located on the south side of 14th Street between Guerrero and Valencia Streets in the Inner Mission District. Built between 1907 and 1913 by a small congregation of Welsh-speaking Presbyterians and designed by architect Edward T. Foulkes, the building's design replicates, in wood, the native stone parish churches of South Wales. The two and partial three-story building features a crenellated tower, pointed Gothic arch windows and doors, stepped buttresses, and uniform cladding in dark gray-painted shingles. A detailed building description can be found on pages 2-12 of the attached Community-Sponsored Article 10 Landmark Designation. The property is located within an RTO-M (Residential Transit Oriented- Mission) zone and a 45-X height and bulk district.

449 14th Street was previously identified as a contributor to the Mission Reconstruction District, a California Register-eligible historic district comprising buildings constructed between 1906 and 1913 in the Inner Mission District. It was also surveyed in the Inner Mission North Historic Resources Survey and was found to be individually significant under California Register of Historic Resources Criterion 1 (Events) and Criterion 3 (Architecture/Design).

PROJECT DESCRIPTION

The case before the Historic Preservation Commission is the consideration of the initiation of a community-sponsored landmark designation of 449 14th Street, also known as the former Welsh Presbyterian Church, as a San Francisco landmark under Article 10 of the Planning Code, Section 1004.1, and recommending that the Board of Supervisors approve of such designation. The building was nominated for designation by the property owner and the designation report was prepared by VerPlanck Historic Preservation Consulting.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that actions by regulatory agencies for protection of the environment (specifically in this case, landmark designation) are exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical).

GENERAL PLAN POLICIES

The Urban Design Element of the San Francisco General Plan contains the following relevant objectives and policies:

- OBJECTIVE 2: Conservation of Resources that provide a sense of nature, continuity with the past, and freedom from overcrowding.
- POLICY 4: Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Designating significant historic resources as local landmarks will further continuity with the past because the buildings will be preserved for the benefit of future generations. Landmark designation will require that the Planning Department and the Historic Preservation Commission review proposed work that may have an impact on character-defining features. Both entities will utilize the Secretary of Interior's *Standards for the Treatment of Historic Properties* in their review to ensure that only appropriate, compatible alterations are made.

SAN FRANCISCO PLANNING CODE SECTION 101.1 – GENERAL PLAN CONSISTENCY AND IMPLEMENTATION

Planning Code Section 101.1 – Eight Priority Policies establishes and requires review of permits for consistency with said policies. On balance, the proposed designation is consistent with the priority policies in that:

- a. The proposed designation will further Priority Policy No. 7, that landmarks and historic buildings be preserved. Landmark designation of the former Welsh Presbyterian Church will help to preserve an important historical resource that is significant for its associations with the reconstruction of San Francisco following the 1906 Earthquake and Fire and as the best remaining building associated with San Francisco's Welsh community. It is also significant in the area of design/construction as a modest but well-preserved example of a neighborhood church designed in the Gothic Revival style and as the work of a master architect, the MIT and *École des Beaux Arts*-trained Edward T. Foulkes.

BACKGROUND / PREVIOUS ACTIONS

The former Welsh Presbyterian Church was nominated for Landmark designation by the building's owner. Staff conducted two site visits to the property, in the fall of 2016 to provide initial feedback regarding potential eligibility for Landmark designation and again in 2018. The final draft of the Landmark designation report, prepared by VerPlanck Historic Preservation Consulting, was received by the Department on June 27, 2018.

OTHER ACTIONS REQUIRED

If the Historic Preservation Commission decides to initiate designation of the subject property as an Article 10 landmark at its August 15, 2018 hearing, the item will again be considered by the Commission at a future hearing. During this subsequent hearing, the Commission will decide whether to forward the item to the Board of Supervisors with a recommendation supportive of designation. The nomination would then be considered at a future Board of Supervisors hearing for formal Article 10 landmark designation.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

Section 1004 of the Planning Code authorizes the landmark designation of an individual structure or other feature or an integrated group of structures and features on a single lot or site, having special character or special historical, architectural or aesthetic interest or value, as a landmark. Section 1004.1 also outlines that landmark designation may be initiated by the Board of Supervisors or the Historic Preservation Commission and the initiation shall include findings in support. Section 1004.2 states that once initiated, the proposed designation is referred to the Historic Preservation Commission for a report and recommendation to the Board of Supervisors to approve, disapprove or modify the proposal.

Pursuant to Section 1004.3 of the Planning Code, if the Historic Preservation Commission approves the designation, a copy of the resolution of approval is transmitted to the Board of Supervisors and without referral to the Planning Commission. The Board of Supervisors shall hold a public hearing on the designation and may approve, modify or disapprove the designation.

In the case of the initiation of a historic district, the Historic Preservation Commission shall refer its recommendation to the Planning Commission pursuant to Section 1004.2(c). The Planning Commission shall have 45 days to provide review and comment on the proposed designation and address the consistency of the proposed designation with the General Plan, Section 101.1 priority policies, the City's Regional Housing Needs Allocation, and the Sustainable Communities Strategy for the Bay Area. These comments shall be sent to the Board of Supervisors in the form of a resolution.

Section 1004(b) requires that the designating ordinance approved by the Board of Supervisors shall include the location and boundaries of the landmark site, a description of the characteristics of the landmark which justify its designation, and a description of the particular features that should be preserved.

Section 1004.4 states that if the Historic Preservation Commission disapproves the proposed designation, such action shall be final, except upon the filing of a valid appeal to the Board of Supervisors within 30 days.

ARTICLE 10 LANDMARK CRITERIA

The Historic Preservation Commission on February 4, 2009, by Resolution No. 001, adopted the National Register Criteria as its methodology for recommending landmark designation of historic resources. Under the National Register Criteria, the quality of significance in American history, architecture,

archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, feeling, materials, workmanship, and association, and that are associated with events that have made a significant contribution to the broad patterns of our history; or that are associated with the lives of persons significant in our past; or that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or properties that have yielded, or may likely yield, information important in prehistory or history.

PUBLIC / NEIGHBORHOOD INPUT

The current tenant of the building, the Assembly, has expressed their support of the landmark designation. The Department received one inquiry from the Mission Economic Development Association (MEDA) related to the current and proposed use of the property and how landmark designation may impact future uses. The Department has received no formal objection to the landmark designation.

PROPERTY OWNER INPUT

This is a property owner-initiated designation.

STAFF ANALYSIS

The case report and analysis under review was prepared by Department preservation staff. The Department has determined that the subject property meets the requirements for Article 10 eligibility as an individual landmark. The justification for its inclusion is explained in the attached Landmark Designation Report.

SIGNIFICANCE

Designed by Edward T. Foulkes to resemble the traditional mediaeval stone churches of South Wales, the former Welsh Presbyterian Church at 449 14th Street is unique in San Francisco. It is significant in the area of *events* for its associations with the reconstruction of San Francisco following the 1906 Earthquake and Fire and as the best remaining building associated with San Francisco's Welsh community. It is also significant in the area of *design/construction* as a modest but well-preserved example of a neighborhood church designed in the Gothic Revival style and as the work of a *master architect*, the MIT and *École des Beaux Arts*-trained Edward T. Foulkes. The period of significance is 1908 to 1913, beginning with the completion of the first floor level and exterior in 1908 and ending with the completion of the second-floor sanctuary in 1913.

UNDERREPRESENTED LANDMARK TYPES

The proposed landmark designation does not meet any of the HPC's established designation priorities for underrepresented landmark types, as it is not located within an area that is geographically underrepresented among the City's designated Landmarks, is not of the modern era, is not a landscape, and it is not associated with an underrepresented racial/ethnic or social group.

INTEGRITY

Although the former Welsh Presbyterian Church has undergone some alterations, including window glass replacement, application of low-maintenance materials atop the original cladding on the non-character-defining south and east facades, as well as various interior upgrades, it retains sufficient integrity to convey its association with its original design, use, and period of construction.

CHARACTER-DEFINING FEATURES

Whenever a building, site, object, or landscape is under consideration for Article 10 Landmark designation, the Historic Preservation Commission is required to identify character-defining features of the property. This is done to enable owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark.

Character-defining features of the former Welsh Presbyterian Church include both exterior and interior elements, as described below and on page 51-52 of the attached landmark designation report.

Exterior:

The character-defining exterior features of the former Welsh Presbyterian Church include its overall form, massing, structural system, fenestration patterns, some cladding materials, and architectural ornament. Its specific exterior character-defining features include:

- The overall height and massing of the two and partial three-story building, including its cruciform composition with a square tower at the front, two shed-roofed transepts, and steeply pitched, gable-roofed sanctuary at the rear;
- The publicly visible portions of the building's exterior—in particular the primary north façade – including the north, east, and west sides of the tower and the north walls of the transepts;
- All visible ornament, including all door and window trim, raking cornice, crenellated parapet, and intermediate cornice;
- The original primary entrance, including the oak doors and quatrefoil ornament and trim;
- Other exterior fenestration on the north, east, and west façades, including, on the north façade, the Gothic-arch window at the center of the tower, the three windows on the transepts, and the louvered openings at the top of the belfry on the north, east, and west sides of the tower; and the fenestration on the east and west sides of the sanctuary, including the tripartite windows with flat lintels on the first floor level and the tripartite windows with Tudor arches on the second floor level;
- Painted shingle cladding on the north façade, including decorative shingle patterns;
- Remaining areas of rustic channel siding on the east, west, and south façades, including siding that may be concealed behind non-historic vinyl and asbestos siding on the east and south façades; and
- Remaining simple flying buttresses.

Interior:

The character-defining spaces and features of the interior of the former Welsh Presbyterian Church include all intact parts of the former church that would have been experienced by the public, including the entry/stair hall, the gallery, the sanctuary, and the former Sunday school hall. Its specific interior character-defining features include:

- Footprint and volume of the spaces identified above except the Sunday school hall;
- Wall between gallery and sanctuary containing art glass transom and sidelights;
- All surviving trim in the spaces identified above, including wainscoting, stairs and balustrades, and doors;
- Scissors trusses and corbels in the sanctuary;
- Wood flooring in the Sunday school hall, entry hall, stairs, and gallery; and
- General outline of dropped beam ceiling in Sunday school hall but not the beams themselves, which are clad in non-historic materials.

BOUNDARIES OF THE LANDMARK SITE

The proposed landmark site encompasses Assessor's Block 3546, Lot 026 – on which the subject property is located.

PLANNING DEPARTMENT RECOMMENDATION

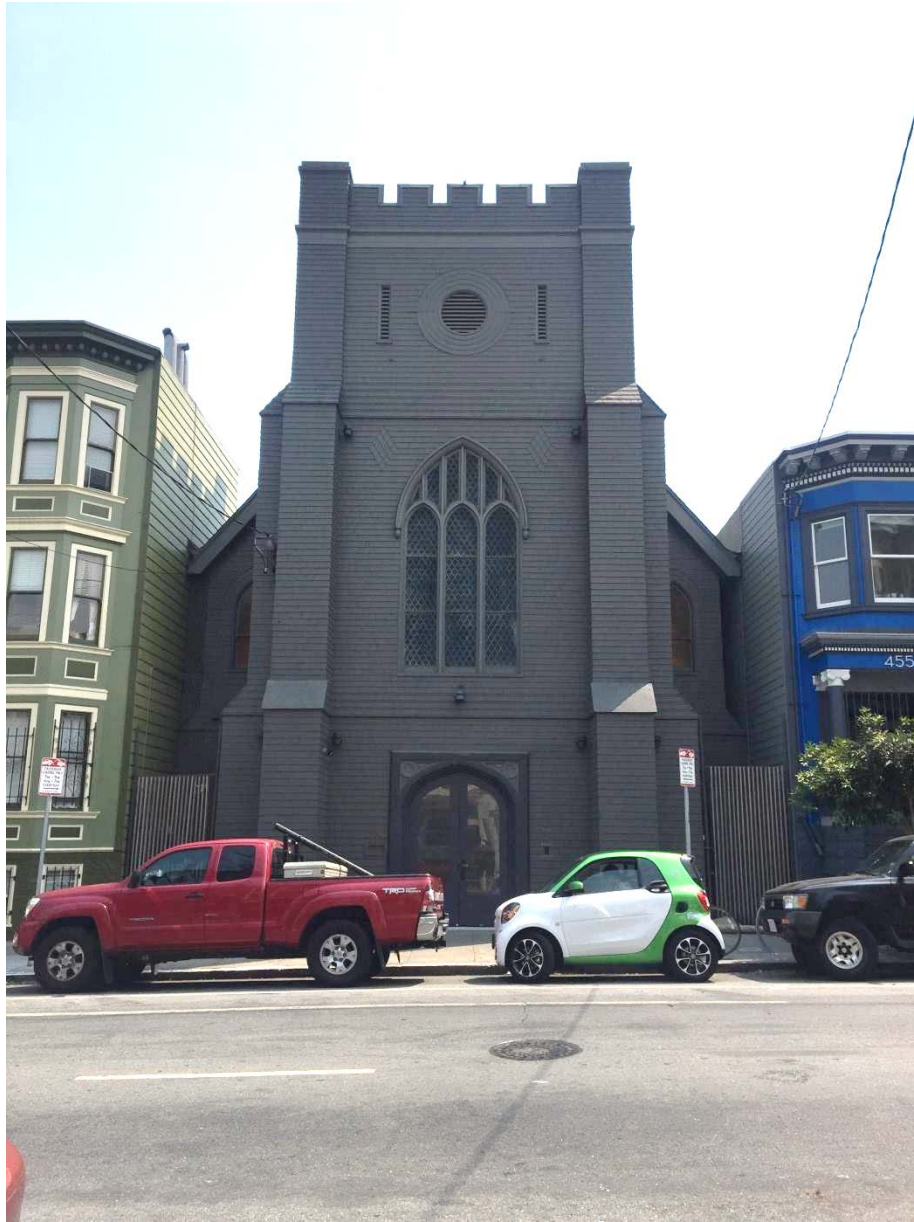
Based on the Department's analysis, the former Welsh Presbyterian Church is individually eligible for Article 10 Landmark designation for its association with events important to San Francisco's history, including its association with the reconstruction of San Francisco after the 1906 Earthquake and the city's small Welsh-speaking immigrant population. It is also significant for its architecture as a well-preserved example of a neighborhood church designed in the Gothic Revival style, and for its architect, Edward T. Foulkes. The Department recommends that the Historic Preservation Commission approve the proposed designation of 449 14th Street as a San Francisco landmark.

The Historic Preservation Commission may recommend approval, disapproval, or approval with modifications of the proposed initiation of the former Welsh Presbyterian Church as a San Francisco landmark under Article 10 of the Planning Code to the Board of Supervisors pursuant to Planning Code Section 1004.1. If the Historic Preservation Commission approves the initiation, a copy of the motion of approval is transmitted to the Board of Supervisors, which holds a public hearing on the designation and may approve, modify or disapprove the designation (Section 1004.4). If the Historic Preservation Commission disapproves the proposed designation, such action shall be final, except upon the filing of a valid appeal to the Board of Supervisors within 30 days (Section 1004.5).

ATTACHMENTS

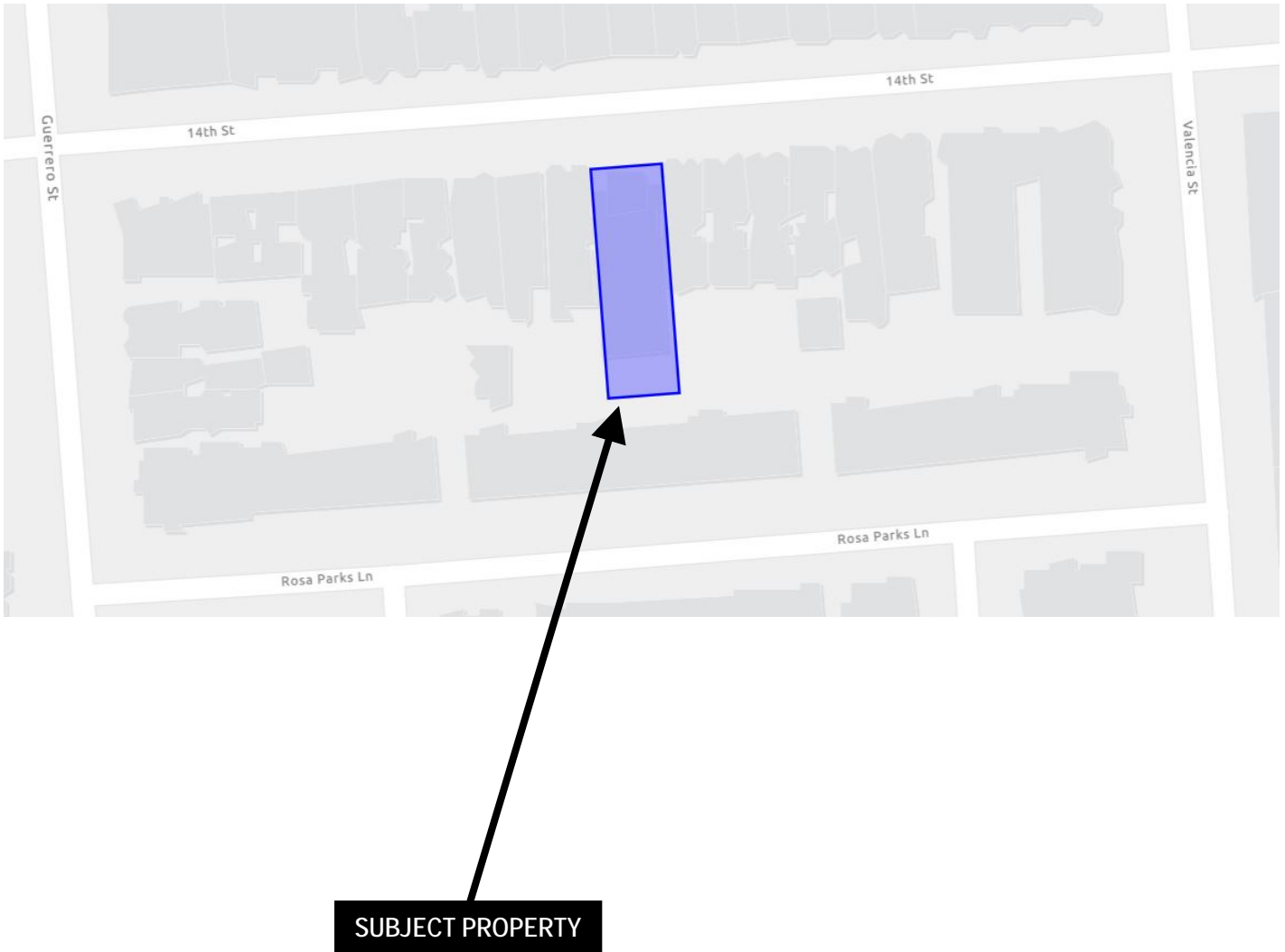
- A. Exhibits
- B. Draft Resolution initiating designation
- C. Draft Landmark Ordinance
- D. Draft Landmark Designation Report

Site Photo

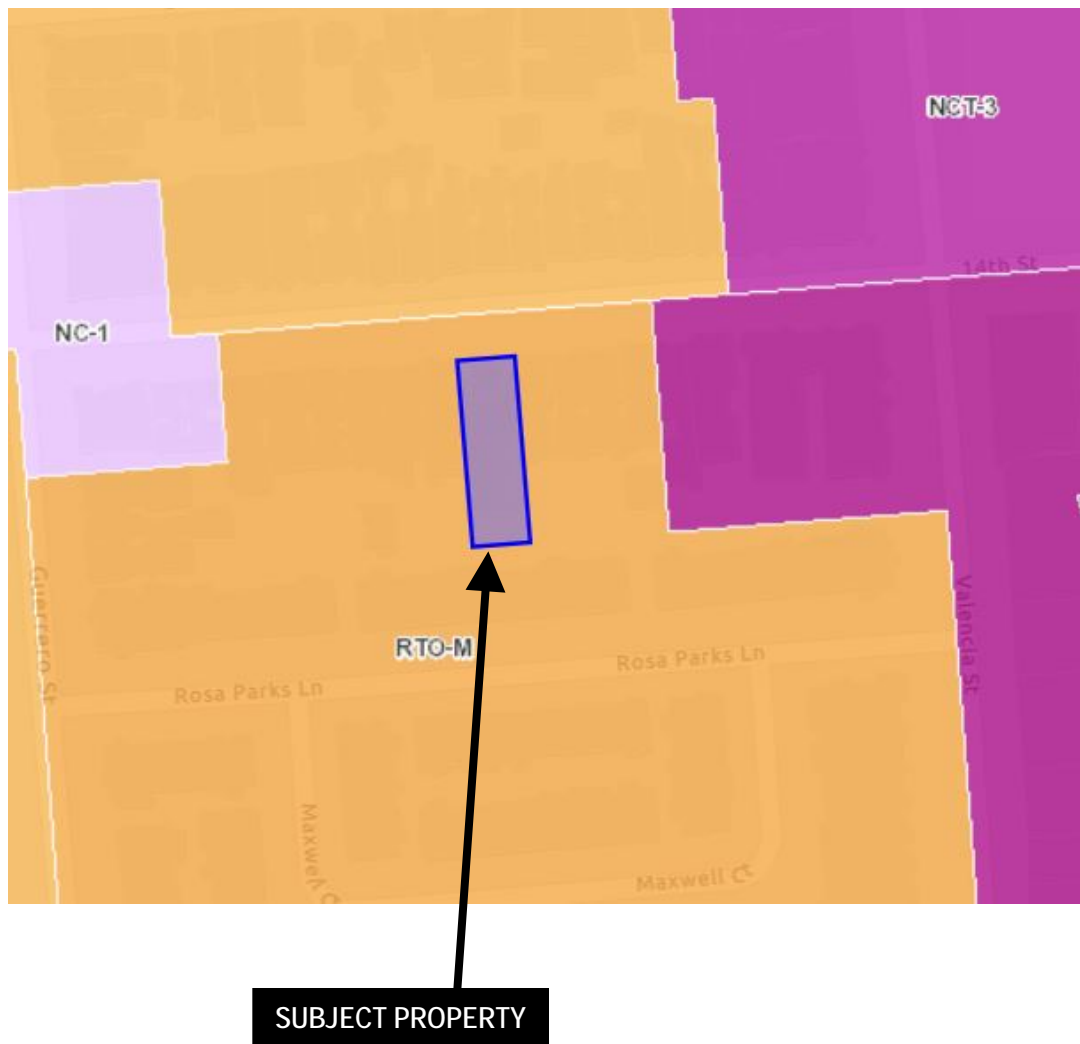


449 14TH STREET
FORMER WELSH PRESBYTERIAN CHURCH

Parcel Map

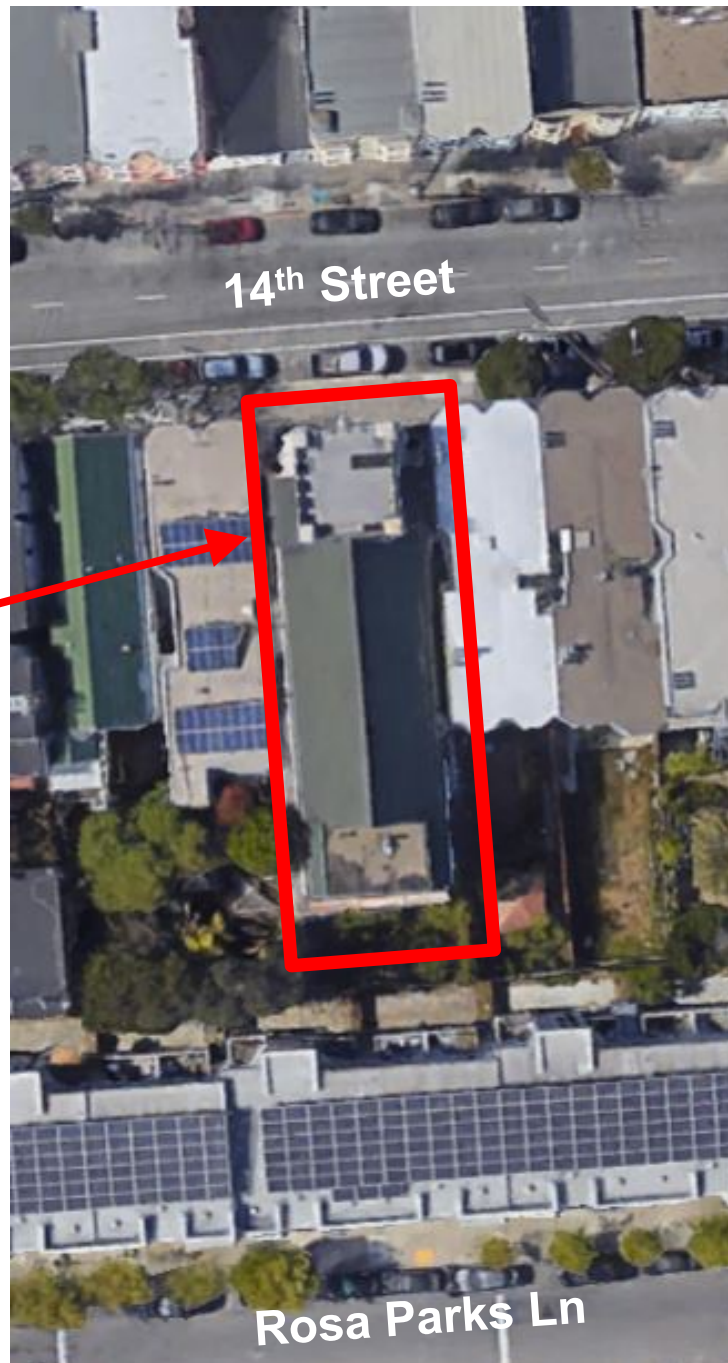


Zoning Map



Article 10 Landmark Designation
Case Number 2018-006347DES
Former Welsh Presbyterian Church
449 14th Street

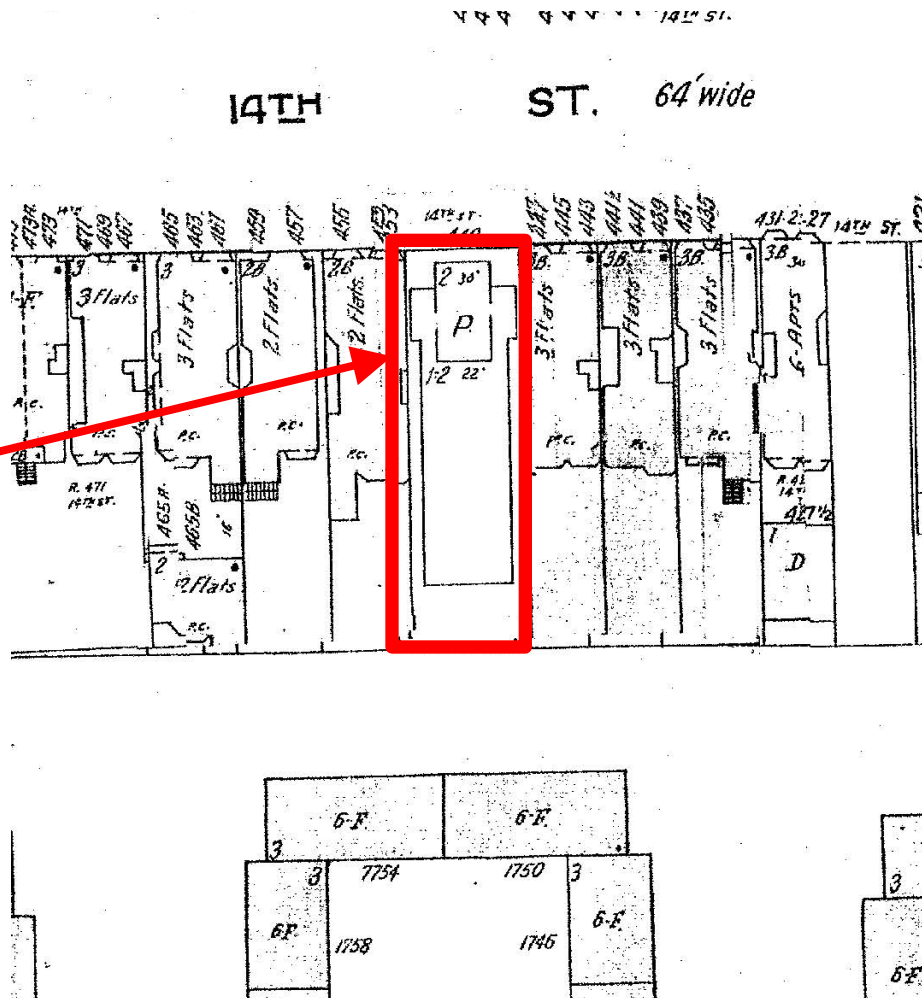
Aerial Photo



SUBJECT PROPERTY



Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.





SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 969

HEARING DATE AUGUST 15, 2018

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

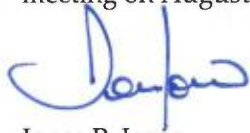
Case No. 2018-006347DES
Project: 449 14th Street (former Welsh Presbyterian Church)
Landmark Designation Initiation
Staff Contact: Desiree Smith (415) 575-9093
desiree.smith@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

RESOLUTION TO INITIATE DESIGNATION OF 449 14TH STREET (AKA FORMER WELSH PRESBYTERIAN CHURCH), ASSESSOR'S PARCEL NO. 3546, LOT 026, AS AN ARTICLE 10 LANDMARK.

1. WHEREAS, a nomination for Article 10 Landmark Designation for 449 14th Street (aka former Welsh Presbyterian Church), Assessor's Parcel No. 3546, Lot 026, was submitted to the Planning Department by the owner of the property, Noe Vista LLC, on June 27, 2018; and
2. WHEREAS, Historic Preservation Consultant, VerPlanck Historic Preservation Consulting, prepared the Landmark Designation nomination for 449 14th Street dated June 28, 2017, which was reviewed by Planning Department Staff Desiree Smith and Tim Frye, who meet the Secretary of Interior's Professional Qualification Standards, for accuracy and conformance with the purposes and standards of Article 10; and
3. WHEREAS, the Historic Preservation Commission, at its regular meeting of August 15, 2018, reviewed Department staff's analysis of 449 14th Street's historical significance pursuant to Article 10 as part of the Landmark Designation Case Report dated August 15, 2018; and
4. WHEREAS, the Historic Preservation Commission finds that the nomination of 449 14th Street as a Landmark is in the form prescribed by the HPC and contains supporting historic, architectural, and/or cultural documentation; and

THEREFORE BE IT RESOLVED, that the Historic Preservation Commission hereby initiates designation of 449 14th Street (aka former Welsh Presbyterian Church), Assessor's Parcel No. 3546, Lot 026 as a Landmark pursuant to Article 10 of the Planning Code.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on August 15, 2018.



Jonas P. Ionin
Commission Secretary

AYES: Black, Johns, Johnck, Hyland, Pearlman, Wolfram

NAYS: None

ABSENT: Matsuda

ADOPTED: August 15, 2018