



# LEGACY BUSINESS REGISTRY EXECUTIVE SUMMARY

**HEARING DATE: November 3, 2021**

*Filing Date:* September 16, 2021  
*Case No.:* **2021-010340LBR**  
*Business Name:* Teevan Company  
*Business Address:* 2247 Union Street  
*Zoning:* NCD-Union Street Neighborhood Commercial Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 0539/030  
*Applicant:* Jesse and Benjamin Ladomirak  
2247 Union Street  
*Nominated By:* Supervisor Catherine Stefani  
*Located In:* District 2  
*Staff Contact:* Melanie Bishop- 628.652.7440  
[melanie.bishop@sfgov.org](mailto:melanie.bishop@sfgov.org)

**Recommendation:** Adopt a Resolution to Recommend Approval

## Business Description

Teevan Company, also known as Teevan Restoration or Teevan, was established by James R. “Jim” Teevan in Burlingame in 1963 as Teevan Painting, Inc. Upon founding his business, Jim transcribed the guiding principles of his company on a piece of paper that he carried around in his wallet for the next 30 years. After several years of operating in the Peninsula and painting more than 1,000 homes while working towards his MBA, Jim Teevan registered the business in San Francisco in 1971. By 1978, Teevan officially moved to San Francisco and established an office at 1850 Washington Street in the Pacific Heights neighborhood

Prior to the business’ establishment in San Francisco, Teevan gained a loyal following of clients in the Peninsula. Jim Teevan responded to this success by broadening the company’s services to include carpentry and restoration. Teevan’s arrival in San Francisco coincided with the emergence of the historic preservation movement in response to the redevelopment of large areas of San Francisco during the 1960s and 1970s, resulting in the displacement of many communities and demolition of large swaths of historic buildings. This timing, along with Teevan’s restoration skills, established the company as a significant contributor to the restoration industry.

Over the course of the company's existence, Teevan has painted, restored, and remodeled hundreds of properties in San Francisco and received local, regional, and national awards for their preservation of San Francisco's buildings. Some of their award-winning projects include the Soka Gakkai International Cultural Center in San Francisco, the Haas-Lillienthal House (2007 Franklin Street), and the S.H. Erlanger residence (270 Castenada Avenue). While Teevan has worked on many high-profile projects, most of their work is completed for clients that do not have a high income and are simply hoping to maintain their properties. Their business model relies on establishing long-term relationships with clients with long-term employees who work on many of their client's properties more than once.

James Teevan retired in 1999 and hired his successor Benjamin Ladamirak, who took ownership of the company with his wife Jesse Ladamirak in 2002. In 2004, Teevan Company moved to its current offices at 2247 Union Street in Cow Hollow. The piece of paper upon which Jim Teevan wrote the founding principles of his company hangs in the Ladamirak's office as a reminder of Teevan's core values, traditions, commitment to its craft, and responsibility to honor the company, its clients, the city, and our history. The business's primary location at 2247 Union Street is a Category B (Unknown/Age Eligible) structure on the south side of Union Street between Steiner and Fillmore streets in the Marina neighborhood. It is within the Union Street NCD (Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.

## Staff Analysis

### Review Criteria

1. *When was business founded?*

The business was founded in 1978 in San Francisco but was founded previously in Burlingame in 1963.

2. *Does the business qualify for listing on the Legacy Business Registry? If so, how?*

Yes. Teevan Company qualifies for listing on the Legacy Business Registry because it meets all of the eligibility Criteria:

- a. Teevan Company has operated continuously in San Francisco for 43 years.
- b. Teevan Company has contributed to the history and identity of the Marina neighborhood and San Francisco.
- c. Teevan Company is committed to maintaining the physical features and traditions that define the organization.

3. *Is the business associated with a culturally significant art/craft/cuisine/tradition?*

Yes. The business is associated with the practice of preserving historic buildings in San Francisco.

4. *Is the business or its building associated with significant events, persons, and/or architecture?*

No.

5. *Is the property associated with the business listed on a local, state, or federal historic resource registry?*

No.

6. *Is the business mentioned in a local historic context statement?*

Yes. The property is identified for further research and follow up as part of a discontinuous cluster of mixed-use commercial buildings on Union Street in the *Draft Neighborhood Commercial Buildings Historic Context Statement and Survey 1865-1965*. Further analysis of these properties will be completed as part of the Citywide Cultural Resources Survey.

7. *Has the business been cited in published literature, newspapers, journals, etc.?*

Yes. There have been a number of features and articles on Teevan's work in San Francisco in local media and national industry publications, including *Remodeling Magazine*, the *San Francisco Chronicle*, *7x7 Magazine*, and *Heritage News*.

### **Physical Features or Traditions that Define the Business**

**Location(s) associated with the business:**

Current Locations:

- 2247 Union Street (January 2004-Present)

Previous (No Longer Extant) Locations:

- 1840 Washington Street (1978-2003)

**Recommended by Applicant**

- Business's dedication to maintaining and preserving San Francisco's built environment
- Services including but not limited to painting and restoration, maintenance and repair, design and development, and construction and remodeling
- Display of Jim Teevan's founding principles
- Building's exterior and façade features including signage

## **Basis for Recommendation**

The Department recommends the Historic Preservation Commission adopt a resolution recommending the business listed above be adopted by the Small Business Commission to the Legacy Business Registry.

### **ATTACHMENTS**

Draft Resolution

Legacy Business Registry Application:

- Application Review Sheet
- Section 1 – Business / Applicant Information
- Section 2 – Business Location(s)
- Section 3 – Disclosure Statement
- Section 4 – Written Historical Narrative
  - Criterion 1 – History and Description of Business
  - Criterion 2 – Contribution to Local History
  - Criterion 3 – Business Characteristics
- Contextual Photographs and Background Documentation



# HISTORIC PRESERVATION COMMISSION DRAFT RESOLUTION NO. ###

**HEARING DATE: November 3, 2021**

*Case No.:* **2021-010340LBR**  
*Business Name:* Teevan Company  
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*Zoning:* NCD-Union Street Neighborhood Commercial Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 0539/030  
*Applicant:* Jesse and Benjamin Lodomirak  
2247 Union Street  
*Nominated By:* Supervisor Catherine Stefani  
*Located In:* District 2  
*Staff Contact:* Melanie Bishop-628.652.7440  
[melanie.bishop@sfgov.org](mailto:melanie.bishop@sfgov.org)

ADOPTING FINDINGS RECOMMENDING TO THE SMALL BUSINESS COMMISSION APPROVAL OF THE LEGACY BUSINESS REGISTRY NOMINATION FOR TEEVAN COMPANY CURRENTLY LOCATED AT 2247 UNION STREET BLOCK/LOT: 0539/030

**WHEREAS**, in accordance with Administrative Code Section 2A.242, the Office of Small Business maintains a registry of Legacy Businesses in San Francisco (the "Registry") to recognize that longstanding, community-serving businesses can be valuable cultural assets of the City and to be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success; and

**WHEREAS**, the subject business has operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years; and

**WHEREAS**, the subject business has contributed to the City's history and identity; and

**WHEREAS**, the subject business is committed to maintaining the traditions that define the business; and

**WHEREAS**, at a duly noticed public hearing held on November 3, 2021, the Historic Preservation Commission reviewed documents, correspondence and heard oral testimony on the Legacy Business Registry nomination.

THEREFORE, BE IT RESOLVED that the **Historic Preservation Commission hereby recommends** that Teevan Company qualifies for the Legacy Business Registry under Administrative Code Section 2A.242(b)(2) as it has operated for 30 or more years and has continued to contribute to the community.

BE IT FURTHER RESOLVED that the **Historic Preservation Commission hereby recommends** safeguarding of the below listed physical features and traditions for Teevan Company.

*Location(s):*

Current Locations:

- 2247 Union Street (2001-Present)

Previous (No Longer Extant) Locations:

- 1840 Washington Street (1978-2003)

*Physical Features or Traditions that Define the Business:*

- Business's dedication to maintaining and preserving San Francisco's built environment
- Services including but not limited to painting and restoration, maintenance and repair, design and development, and construction and remodeling
- Display of Jim Teevan's founding principles
- Building's exterior and façade features including signage

BE IT FURTHER RESOLVED that the Historic Preservation Commission's findings and recommendations are made solely for the purpose of evaluating the subject business's eligibility for the Legacy Business Registry, and the Historic Preservation Commission makes no finding that the subject property or any of its features constitutes a historical resource pursuant to CEQA Guidelines Section 15064.5(a).

BE IT FURTHER RESOLVED that the **Historic Preservation Commission hereby directs** its Commission Secretary to transmit this Resolution and other pertinent materials in the case file 2021-010340LBR to the Office of Small Business November 3, 2021.

Jonas P. Ionin  
*Commission Secretary*

AYES:

NOES:

ABSENT:

RECUSE:

ADOPTED: November 3, 2021



# Legacy Business Registry

# Application Review Sheet

*Application No.:* LBR-2021-22-004  
*Business Name:* Teevan Company  
*Business Address:* 2247 Union Street  
*District:* District 2  
*Applicant:* Jesse Lodomirak, Owner/General Manager  
*Nomination Letter Date:* September 16, 2021  
*Nominated By:* Supervisor Catherine Stefani

**CRITERION 1:** Has the applicant has operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years?

Yes  No

1840 Washington Street from 1978 to 2003 (25 years).  
2247 Union Street from 2004 to Present (17 years).

**CRITERION 2:** Has the applicant contributed to the neighborhood's history and/or the identity of a particular neighborhood or community?

Yes  No

**CRITERION 3:** Is the applicant committed to maintaining the physical features or traditions that define the business, including craft, culinary, or art forms?

Yes  No

**NOTES:** NA

**DELIVERY DATE TO HPC:** October 6, 2021

Richard Kurylo  
Program Manager, Legacy Business Program

## Legacy Business Program

Office of Small Business  
City Hall Room 140  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102  
(415) 554-6680  
legacybusiness@sfgov.org  
[www.legacybusiness.org](http://www.legacybusiness.org)



Member, Board of Supervisors  
District 2



City and County of San Francisco

## CATHERINE STEFANI

September 16, 2021

Richard Kurylo  
Office of Small Business  
Attn: Legacy Business Registration Application  
City Hall, Room 110  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Dear Mr.Kurylo,

It is my pleasure to nominate Teevan Company, owned and operated by Benjamin and Jesse Ladamirak, for the Legacy Business Registry. Teevan Company is a distinguished contracting, small business serving all neighborhoods across San Francisco.

The nominee has operated in San Francisco for over 40 years and has maintained a strong and consistent identity. While Benjamin and Jesse were not the first nor the only operators of this business over the years, they have helped the contracting business flourish and maintain its status as an outstanding neighborhood serving small business. For years, residents have been able to rely on Teevan Company for its wide array of building maintenance services such as restorations, renovations, repainting, protection, and rehabilitation projects. Responsible for restoration and remodeling thousands of buildings across San Francisco, including many of its most celebrated historic landmarks such as the Haas-Lilienthal House, Teevan Company has built a name for itself in the community as being a valuable and experienced contracting service.

As a small business institution, dedicated to serving the contracting needs of residents throughout the City, Teevan Company has become an important community resource to the preservation and restoration of San Francisco's architectural design. It is my absolute pleasure to nominate Teevan Company for the Legacy Business Registry.

The nominee can be contacted here: Benjamin and Jesse Ladamirak; 2247 Union Street, San Francisco, CA 94123; 415-474-3312; jesse@teevan.com and ben@teevan.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Catherine Stefani".

Catherine Stefani  
Supervisor, District 2



## Section One:

### Business / Applicant Information.

Please provide the following information:

- The name, mailing address and other contact information of the business;
- The name of the person who owns the business. For businesses with multiple owners, identify the person(s) with the highest ownership stake in the business;
- The name, title and contact information of the applicant;
- The business's San Francisco Business Account Number and entity number with the Secretary of State, if applicable.

<b>NAME OF BUSINESS:</b>	
Teevan Company	
<b>BUSINESS OWNER(S)</b> (Identify the person(s) with the highest ownership stake in the business):	
Jesse and Benjamin Lodomirak	
<b>CURRENT BUSINESS ADDRESS:</b>	<b>TELEPHONE NUMBER:</b>
2247 Union Street San Francisco, CA 94123	415-474-8826
	<b>EMAIL ADDRESS:</b>
	info@teevan.com
<b>MAILING ADDRESS – STREET ADDRESS:</b>	<b>MAILING ADDRESS – CITY AND STATE:</b>
<input checked="" type="checkbox"/> Same as Business Address	
	<b>MAILING ADDRESS – ZIP CODE:</b>
<b>WEBSITE ADDRESS:</b>	
www.teevan.com	
<b>FACEBOOK PAGE:</b>	
@teevansf	
<b>TWITTER NAME:</b>	
N/A	
<b>APPLICANT'S NAME:</b>	<b>APPLICANT'S TELEPHONE NUMBER:</b>
Jesse Lodomirak	
<b>APPLICANT'S TITLE:</b>	<b>APPLICANT'S EMAIL ADDRESS:</b>
Owner/General Manager	
<b>SAN FRANCISCO BUSINESS ACCOUNT NUMBER:</b>	
0058349	
<b>SECRETARY OF STATE ENTITY NUMBER (If applicable):</b>	
CO678202	

## Section Two:

### Business Location(s).

List the business address of the original San Francisco location, the start date of business and the dates of operation at the original location. Check the box indicating whether the original location of the business in San Francisco is the founding location of the business. If the business moved from its original location and has had additional addresses in San Francisco, identify all other addresses and the dates of operation at each address. For businesses with more than one location, list the additional locations in section three of the narrative.

ORIGINAL SAN FRANCISCO ADDRESS	ZIP CODE	START DATE OF BUSINESS
1840 Washington Street	94109	1978
IS THIS LOCATION THE FOUNDING LOCATION OF THE BUSINESS?	DATES OF OPERATION AT THIS LOCATION	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1978-2003	

OTHER ADDRESSES (If applicable)	ZIP CODE	DATES OF OPERATION
2247 Union Street	94123	Start: 1/2004 End: Current

OTHER ADDRESSES (If applicable)	ZIP CODE	DATES OF OPERATION
		Start: End:

OTHER ADDRESSES (If applicable)	ZIP CODE	DATES OF OPERATION
		Start: End:

OTHER ADDRESSES (If applicable)	ZIP CODE	DATES OF OPERATION
		Start: End:

OTHER ADDRESSES (If applicable)	ZIP CODE	DATES OF OPERATION
		Start: End:

OTHER ADDRESSES (If applicable)	ZIP CODE	DATES OF OPERATION
		Start: End:

OTHER ADDRESSES (If applicable)	ZIP CODE	DATES OF OPERATION
		Start: End:

## Section Three:

### Disclosure Statement.


#### San Francisco Taxes, Business Registration, Licenses, Labor Laws and Public Information Release.

This section is verification that all San Francisco taxes, business registration and licenses are current and complete, and there are no current violations of San Francisco labor laws. This information will be verified. A business deemed not current with all San Francisco taxes, business registration and licenses, or has current violations of San Francisco labor laws, will not be eligible to apply for grants through the Legacy Business Program.

In addition, we are required to inform you that all information provided in the application will become subject to disclosure under the California Public Records Act.

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

- I am authorized to submit this application on behalf of the business.
- I attest that the business is current on all of its San Francisco tax obligations.
- I attest that the business's business registration and any applicable regulatory license(s) are current.
- I attest that the Office of Labor Standards and Enforcement (OLSE) has not determined that the business is currently in violation of any of the City's labor laws, and that the business does not owe any outstanding penalties or payments ordered by the OLSE.
- I understand that documents submitted with this application may be made available to the public for inspection and copying pursuant to the California Public Records Act and San Francisco Sunshine Ordinance.
- I hereby acknowledge and authorize that all photographs and images submitted as part of the application may be used by the City without compensation.
- I understand that the Small Business Commission may revoke the placement of the business on the Registry if it finds that the business no longer qualifies, and that placement on the Registry does not entitle the business to a grant of City funds.

Jesse F. Ladomrak      12/10/2020      

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Name (Print):

Date:

Signature:

## **TEEVAN COMPANY**

### **Section 4: Written Historical Narrative**

#### **CRITERION 1**

**a. Provide a short history of the business from the date the business opened in San Francisco to the present day, including the ownership history. For businesses with multiple locations, include the history of the original location in San Francisco (including whether it was the business's founding and or headquartered location) and the opening dates and locations of all other locations.**

Teevan Company (AKA "Teevan Restoration" and "Teevan") was established in San Francisco in 1978 but founded 15 years earlier by James ("Jim") R. Teevan in Burlingame, just outside of the city of San Francisco. The business is presently located at 2247 Union Street in San Francisco's Cow Hollow neighborhood.

Jim Teevan founded what was then called Teevan Painting, Inc. in 1963 in Burlingame after graduating from Burlingame High School. He continued managing the company through four years at Yale and another two at the University of Southern California. MBA in hand and a clear set of values in mind, Jim focused on growing the business while giving other college students a chance to pay for their educations by working for Teevan.

Teevan registered for business in San Francisco in 1971. At the time its office was located at 1019 Rollins Road, Burlingame.

By 1976, Teevan had painted more than 1,000 homes on the Peninsula and gained a following of loyal clients who asked if Teevan could help with other home maintenance tasks. Jim responded by broadening the company's carpentry skills and learning the intricacies of waterproofing and restoration.

Teevan officially moved to San Francisco and established its office at 1840 Washington Street in Pacific Heights in 1978.

Over time, Teevan developed expertise in all areas of general contracting and remodeling. To better reflect its range of skills, Teevan Painting officially became Teevan Company in 1983. They have also done business as Teevan Restoration (approximately 1990-2010).

In 1999, Jim began to contemplate retirement and hired his ultimate successor, Benjamin Ladomirak. Ben and his wife, Jesse, assumed ownership of the company when Jim passed away in 2002.

In 2004, Teevan moved to its current offices at 2247 Union Street in Cow Hollow.

**b. Describe any circumstances that required the business to cease operations in San Francisco for more than six months?**

Not applicable. Teevan ceased most operations for a few months during the spring of 2020 due to the COVID-19 shelter-in-place order, but this time period was less than six months and Teevan continued to perform some essential services.

**c. Is the business a family-owned business? If so, give the generational history of the business.**

Yes, the business has always been family owned. It is currently owned by a married couple, Benjamin and Jesse Ladamirak. The Ladamiraks purchased the business from the original owner, Jim Teevan, in 2002.

**d. Describe the ownership history when the business ownership is not the original owner or a family-owned business.**

James Teevan founded Teevan Painting in 1963 and registered to do business in San Francisco in 1971. In 1999, Jim began hired his ultimate successor, Benjamin Ladamirak. Ben and his wife, Jesse, assumed ownership of the company when Jim passed away in 2002.

The ownership history of Teevan Company in San Francisco is as follows:

1971 to 2002:            James R. Teevan  
2002 to Present:       Benjamin and Jesse Ladamirak

**e. When the current ownership is not the original owner and has owned the business for less than 30 years, the applicant will need to provide documentation of the existence of the business prior to current ownership to verify it has been in operation for 30+ years. Please use the list of supplemental documents and/or materials as a guide to help demonstrate the existence of the business prior to current ownership.**

Documentation of the existence of the business verifying it has been in operation for 30+ years is provided in this Legacy Business Registry application.

**f. Note any other special features of the business location, such as, if the property associated with the business is listed on a local, state, or federal historic resources registry.**

The historic resource status of the building at Teevan’s current headquarters at 2247 Union Street is classified by the Planning Department as Category B, Unknown / Age Eligible, with regard to the California Environmental Quality Act. However, the building is a Queen Anne Victorian dating from the end of the 19<sup>th</sup> century. It was identified in the San Francisco Planning Department’s 1976 Architectural Survey as an architecturally “significant” building and received a rating of “2” on a scale of negative 2 to 5. Its historic value and suitability for application of

the State Historical Building Code was confirmed by the City of San Francisco Planning Department staff in 2005.

## **CRITERION 2**

### **a. Describe the business's contribution to the history and/or identity of the neighborhood, community or San Francisco.**

San Francisco's buildings are integral to the city's history, identity, and character. By caring for those buildings, Teevan directly contributes to their preservation and survival in a tangible way. If we think of the city's architectural heritage as the star of a live stage show, then Teevan is like a loyal crew member, working behind the scenes to keep things running smoothly so the performers can shine.

Teevan Company has painted, restored, and remodeled hundreds of properties in San Francisco. The business has received local, regional, and national awards for historic preservation of San Francisco buildings. Some of the award-winning projects include:

- Soka Gakkai International Cultural Center in San Francisco, exterior restoration (2008 National Contractor of the Year Award, National Association of the Remodeling Industry (NARI).
- Haas-Lilienthal House (San Francisco Heritage), exterior restoration (named one of 34 National Treasures by National Trust for Historic Preservation, 2018 National Chrysalis Award, Contractor of the Year).
- A Painted Lady, exterior restoration (2009 NARI Remmie Award).
- Sacramento HOA, exterior restoration (2007 National Contractor of the Year Award, NARI).
- Noe Valley Victorian (c.1900), exterior restoration (2018 Regional Chrysalis Award).
- S. H. Erlanger residence, restoration and repair (2003 Award for Excellence in Architectural Preservation, San Francisco Heritage).

### **b. Is the business (or has been) associated with significant events in the neighborhood, the city, or the business industry?**

James Teevan founded the business just as the city's historic preservation movement emerged in the 1960s and 70s, after the city's redevelopment policies had demolished entire neighborhoods and large swaths of Victorian architecture. This timing, combined with Jim's love for his city and its architecture, established Teevan as a significant contributor to historical restoration in the city.

### **c. Has the business ever been referenced in an historical context? Such as in a business trade publication, media, or historical documents?**

Teevan's work and connection to the architectural history of San Francisco has been recognized in local media and national industry publications, including:

- Remodeling Magazine
- San Francisco Chronicle
- 7x7 Magazine
- Heritage News

**d. Is the business associated with a significant or historical person?**

James Teevan (1945-2002) was the founder of Teevan Painting, Inc. in 1963, which became Teevan Company in 1983. In 1999, Jim began to contemplate retirement and hired his ultimate successor, Ben Lodomirak.

**e. How does the business demonstrate its commitment to the community?**

In addition to caring for San Francisco's buildings, Teevan demonstrates its commitment to the community by continuing to locate its business here. There are thousands of painters and remodelers doing work in San Francisco, but relatively few with offices in the city. For years, Teevan watched others in the industry move out of San Francisco to reduce overhead expenses. Unlike retail, the building trades can work anywhere in the Bay Area regardless of where their offices are located.

When Jim died in 2002, his wife sold the Washington Street building that had housed Teevan since 1978. The company needed to relocate, and staying in San Francisco was becoming increasingly rare among contractors. But as brand-new owners of Teevan Company, Benjamin and Jesse Lodomirak never considered leaving the city. Jim lived, worked, built his business, and raised his children in San Francisco. He loved the city passionately, and this love is Teevan Company's history and legacy. It is the foundation of Teevan's identity. San Francisco is who Teevan Company is, and that means far more to the Lodomiraks than simply performing their work here, knowing the building codes, or being a recognized presence. It means locating themselves here, paying their taxes here, being easily accessible to their clients, and proudly embracing the city's efforts to care for its residents. Teevan Company ended up moving into a turn-of-the-century Queen Anne Victorian at 2247 Union Street, which suffered from decades of deferred maintenance. Thus, Teevan's first project was to restore its new home to its original splendor, including roof replacement, interior painting, woodwork repairs, and rehabbing and painting the entire façade.

For over 40 years, Teevan's business model has focused on creating long-term relationships with its clients and their homes and buildings. These relationships are the reason why Jim Teevan asked Ben and Jesse to take over his business. He wanted Teevan to continue after him to ensure that his clients and their homes would be taken care of. Almost 20 years since Jim's passing, Teevan Company still works for many of the same clients—oftentimes with the same employees performing the work!

**f. Provide a description of the community the business serves.**

Most of Teevan Company's work takes place outside the office – on and inside homes and buildings across San Francisco. For over 40 years, Teevan has painted, protected, repaired, maintained, restored, renovated, and rehabilitated thousands of buildings and homes in every neighborhood in the city. The business' community is San Francisco itself, and on any given day Teevan's signs and trucks with its signature homely stripes (Jim Teevan was, ironically, color blind) and its employees can be found from one end of the city to the other.

**g. Is the business associated with a culturally significant building/structure/site/object/interior?**

Since 2004, Teevan's offices have been located in a Queen Anne Victorian at 2247 Union Street built at the end of the 19th century. It was identified in the San Francisco Planning Department's 1976 Architectural Survey as an architecturally "significant" building. However, Teevan is not a prototypical legacy business in that most of its work occurs outside the office, on and inside homes and buildings across San Francisco, including many of its most celebrated historic landmarks (i.e. Haas-Lilienthal House).

**h. How would the community be diminished if the business were to be sold, relocated, shut down, etc.?**

Teevan's location in San Francisco is integral to the business. If the company moved out of the city, the essence of the business would inevitably change. Its clients could no longer stop to say 'hello' while shopping on Union Street; a homeowner with leaky windows could not pop in to ask for advice. Leaving the city would diminish its capacity to respond to the needs of the San Francisco community. Teevan does business in a profoundly different way than most companies in its industry. They do not chase big projects and fancy clients. Their business model relies on establishing long-term relationships with its clients and their homes and buildings.

Teevan has worked on some of the most historically and architecturally significant homes and buildings in San Francisco. Most of the work, however, is far less flashy. Many of Teevan's clients bought their houses and condominiums decades ago in a very different real estate market. They do not have a ton of money, but they want to spend it right and protect their most valuable assets. Frequently, they call Teevan for what amounts to a few hours or days of work—help find and fix a leak, perform minor repairs, repaint a room. Because of Teevan's Cow Hollow location, the business can respond quickly and efficiently to any request. No project is too small. Teevan Company is truly a neighborhood small business – the contractor on the corner who will run over at a moment's notice when your garage door jams. This is why Teevan's clients are so loyal and, in 2012, helped vote Teevan Company as San Francisco's favorite small business by 7x7 Readers.



To be sure, if Teevan Company moved out of San Francisco, the business would not be able to maintain the same level of intimate customer care that has always defined the business and made it unique in the industry.

### **CRITERION 3**

#### **a. Describe the business and the essential features that define its character.**

Teevan Company is dedicated to maintaining and preserving San Francisco's physical features and the homes and buildings across the city. Services include painting and restoration, maintenance and repair, design and development, construction and remodeling, and leaks and waterproofing. Teevan's commitment to maintaining the city's identity is what defines the business. Teevan's headquarters embodies these physical features, traditions, and workmanship.

Building maintenance, repair, and renovation in San Francisco pose unique challenges, distinct from anywhere else in the Bay Area, including microclimates, seismic movement, water intrusion, historical and architectural sensitivities, geography, geology, building and population density, local codes and ordinances, etc. Teevan has spent the past five decades serving the city it loves. In so doing, Teevan has developed the experience, expertise, and institutional memory that make the business true San Francisco specialists.

Jim Teevan carried a certain folded piece of paper in his wallet for more than 30 years, on which he first typed the guiding principles of his new company. Today that paper hangs on the office wall, serving as a daily reminder of Teevan's core values and traditions, commitment to its craft, and responsibility as individuals to honor the company, its clients, the city, and our history.

#### **b. How does the business demonstrate a commitment to maintaining the historical traditions that define the business, and which of these traditions should not be changed in order to retain the businesses historical character? (e.g., business model, goods and services, craft, culinary, or art forms)**

Teevan Company is committed to maintaining the historical traditions as a company that provides painting and restoration services, and everything else a home would ever need. In addition to caring for San Francisco's buildings, Teevan demonstrates its commitment to the community of San Francisco by continuing to remain in the city. There are thousands of painters and remodelers doing work in San Francisco, but relatively few with offices located in the city. For years, contractors have left the city to reduce overhead.

#### **c. How has the business demonstrated a commitment to maintaining the special physical features that define the business? Describe any special exterior and interior physical characteristics of the space occupied by the business (e.g. signage, murals, architectural details, neon signs, etc.).**

In 2004, Teevan moved to its current offices on 2247 Union Street, a turn-of-the-century Queen Anne Victorian in Cow Hollow. The building had been neglected for decades, and Teevan's first project after moving in was to restore its original splendor. Teevan replaced the roof, performed interior painting and woodwork repairs, and rehabbed and painted the entire front façade.

**d. When the current ownership is not the original owner and has owned the business for less than 30 years; the applicant will need to provide documentation that demonstrates the current owner has maintained the physical features or traditions that define the business, including craft, culinary, or art forms. Please use the list of supplemental documents and/or materials as a guide to help demonstrate the existence of the business prior to current ownership.**

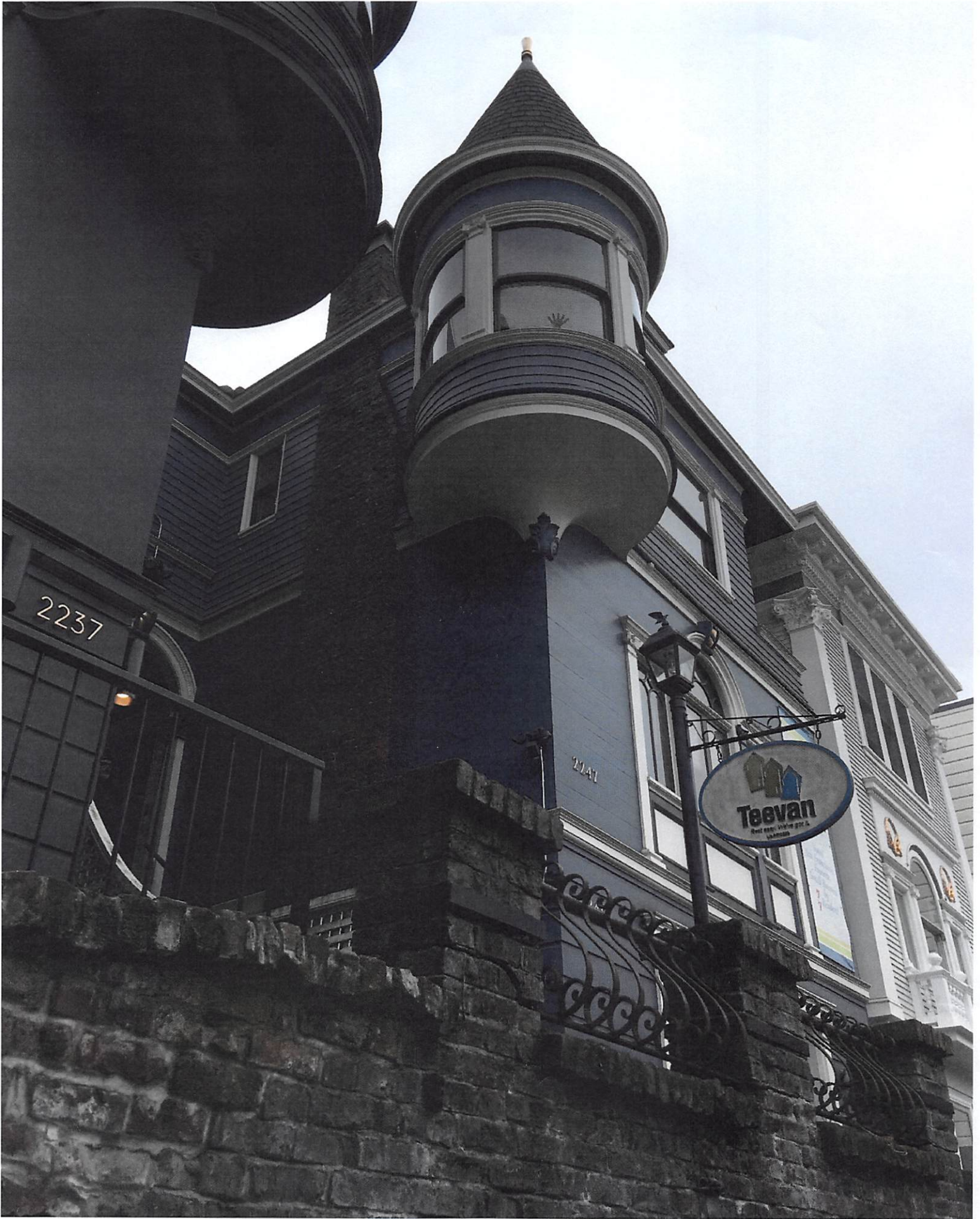
Documentation that demonstrates Teevan Company has been a building restoration company for 30+ years is included in this Legacy Business Registry application.



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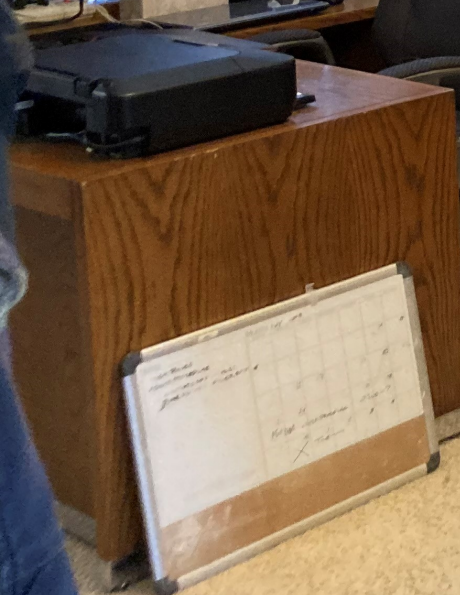
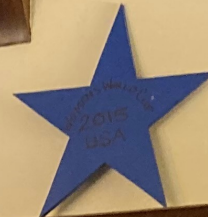
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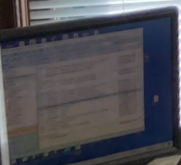


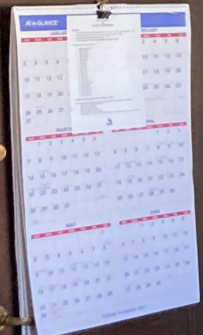
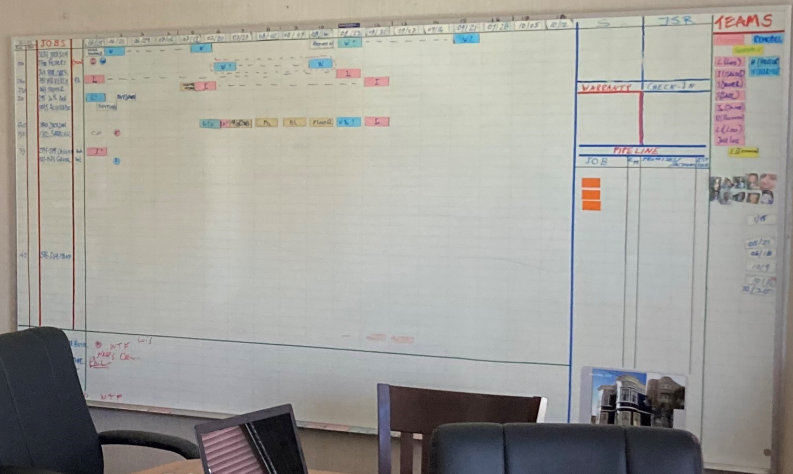
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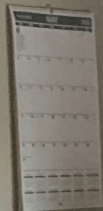
  
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**NOTE:** If you wish to order either a new wall license and/or a new pocket license, mark the number of copies requested in the box(es) below and attach a money order; certified, cashier's or personal check for the appropriate amount payable to Registrar of Contractors. **DO NOT SEND CASH.**

*There will be a \$3.00 service charge for each dishonored check.*

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A change of address or name style must be reported to the Registrar of Contractors within 30 days after such change is made, as required under Section 7083 of the Contractors License Law. This form must be signed by an owner, partner, or an officer of a corporation.

*(Please print or type all information; forms completed in pencil are not acceptable.)*

OLD NAME STYLE (AS SHOWN ON LICENSE) <b>Teevan Painting, Inc.</b>	LICENSE NO. OR PENDING APPLICATION <b>310859</b>	CLASSIFICATION: <b>C - 33</b>
	BUSINESS TELEPHONE NO. AND AREA CODE <b>(415) 474-8826</b>	

### CHANGE OF ADDRESS—Individual, Partnership, Corporation

FROM—	STREET OR BOX NUMBER: <b>1019 Rollins Road</b>	CITY: <b>Burlingame</b>	COUNTY: <b>San Mateo</b>	STATE: <b>CA</b>	ZIP CODE NO: <b>94010</b>
	TO—	STREET OR BOX NUMBER: <b>1840 Washington Street</b>	CITY: <b>San Francisco</b>	COUNTY: <b>San Francisco</b>	STATE: <b>CA</b>

I hereby certify under penalty of perjury under the laws of the State of California to the truth and accuracy of the above statements.

on July 28, 1983 Signature of Owner, Partner or Officer James R. Lewan, President

### CHANGE OF NAME—Individual or Partnership

A change of name style may be made if there has been no change in personnel and if the name style does not indicate you are qualified in a classification other than the classification(s) in which you are licensed. A change in personnel of a partnership or replacement of a responsible managing employee cannot be made with this form.

CHANGE TO— NEW NAME STYLE:  
Teevan Company

List below names of individuals or partners and current residence address: (Use reverse side for additional names)

FIRST NAME	MIDDLE INITIAL	LAST NAME	RESIDENCE ADDRESS

I hereby certify under penalty of perjury under the laws of the State of California to the truth and accuracy of the above statements.

on \_\_\_\_\_ Signature of Owner or Partner \_\_\_\_\_

### CORPORATION NAME CHANGE—ONLY

A change of name style may be made if the change of name has been registered at the Secretary of State's Office and if the name style does not indicate you are qualified in a classification other than the classification(s) in which you are licensed. Notice of a change of officers or responsible managing officer cannot be made with this form. **INCLUDE WITH THIS FORM PROOF OF CHANGE OF CORPORATE NAME FROM THE SECRETARY OF STATE'S OFFICE.**

CHANGE TO— NEW NAME STYLE: (NAME AS REGISTERED WITH SECRETARY OF STATE AND DBA, IF APPLICABLE)  
Teevan Painting, Inc. dba Teevan Company

DATE CHANGE OF NAME REGISTERED WITH SECRETARY OF STATE: \_\_\_\_\_ (NOT REQUIRED FOR DBA)

CORPORATION NO.  
D6782020

I hereby certify under penalty of perjury under the laws of the State of California to the truth and accuracy of the above statements.

on July 28, 1983 Signature of Officer James R. Lewan, President

CERTIFICATE OF AMENDMENT  
OF  
ARTICLES OF INCORPORATION

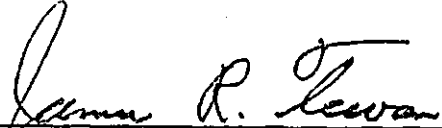
**ENDORSED  
FILED**  
In the office of the Secretary of State  
of the State of California  
JUN 8 1984  
MARSH FONS EU, Secretary of State  
By JAMES E. HARRIS  
Deputy

JAMES R. TEEVAN and CECIL COURTEAU certify that:

1. They are the president and the secretary, respectively, of TEEVAN PAINTING, INC., a California Corporation.
2. Article FIRST of the Articles of Incorporation of this corporation is amended to read as follows:  
"The name of this corporation is TEEVAN COMPANY."
3. The foregoing amendment of Articles of Incorporation has been duly approved by the Board of Directors.
4. The foregoing amendment of Articles of Incorporation has been duly approved by the required vote of shareholders in accordance with Section 902 of the Corporations Code. The total number of outstanding shares of the corporation is 4000. The number of shares voting in favor of the amendment equaled or exceeded the vote required. The percentage vote required was 50 percent.

We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of our own knowledge.

Dated: December 20, 1983

  
\_\_\_\_\_  
JAMES R. TEEVAN, President

  
\_\_\_\_\_  
CECIL COURTEAU, Secretary

Dear Friends,

First and foremost, I am writing to thank you. Your support of, and confidence in, Teevan Restoration over the past thirty-nine years has enabled me to grow a business founded on values of excellence and integrity. You have trusted me with your homes and your businesses, and given me the opportunity to pursue my dream of creating a company committed to service and quality. It has been my privilege and honor to work with you, to learn from you and, most of all, to know you. I am proud of my life's work, of the business you have helped build. For all of this, I sincerely thank you.

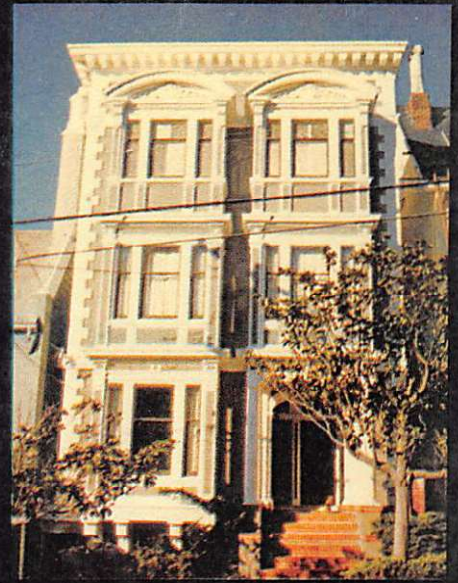
It is with great sadness that I also write to tell you I am retiring, effective immediately, due to illness. Teevan Restoration will continue, however, under the leadership of Ben Ladamirak. For those of you who have not had the chance to meet Ben, I want to assure you that I could not have hoped for a better successor. In my four decades as a business owner, I have never met anyone with a combination of skills, principles, and personal integrity more suited to leadership of Teevan. I have worked closely with Ben since he first joined Teevan three years ago, teaching him the workings of the company and the values that underlie its operation. Ben, a graduate of Yale University, has surpassed even my brightest expectations. In the past ten months, he has taken over management and operational responsibility of Teevan and has successfully guided the company through the uncertainties of my absence and a faltering economy. More importantly to me, he has proven himself to be a man of utmost integrity and honor. Ben cares about our clients and our employees, and is committed to the principles of quality and service Teevan has come to represent. My sadness in leaving Teevan is tempered by my joy in being able to pass it on to someone so qualified and deserving. It is my sincere hope that you will give him the opportunity to prove to you what he has already proven to me.

Although Teevan's leadership will change, I am confident that your experience with our company will not. From our beginnings as the premier painting and water-proofing company in San Francisco, we now also offer a variety of specialized services, including roofing, garage and foundation work, metalwork, kitchen and bathroom remodeling, seismic retrofitting, plumbing and electrical work, masonry, general carpentry and general contracting. Doug Wynn and Mihai Nedelcu are remaining at Teevan, and will continue to provide the superior quality of workmanship, service and value to which you are accustomed.

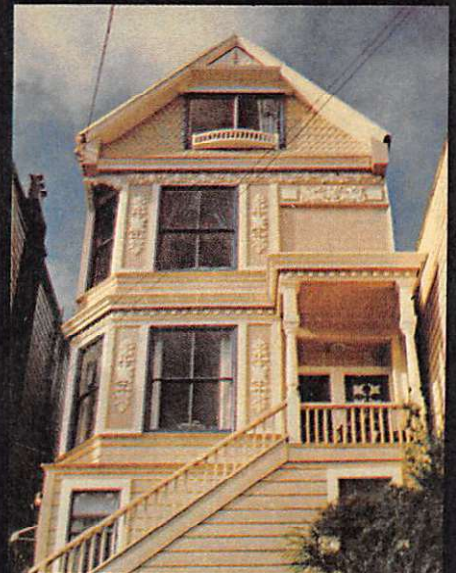
Thank you for your support over the past thirty-nine years. By giving me the opportunity to serve you, you have helped create a company worthy of your trust and confidence. I am retiring with the knowledge that I leave behind something special. I hope you will support Ben, Doug and Mihai, and the rest of Teevan's employees, as they continue to make me proud.

Sincerely,

James R. Teevan



# TEEVAN PAINTING



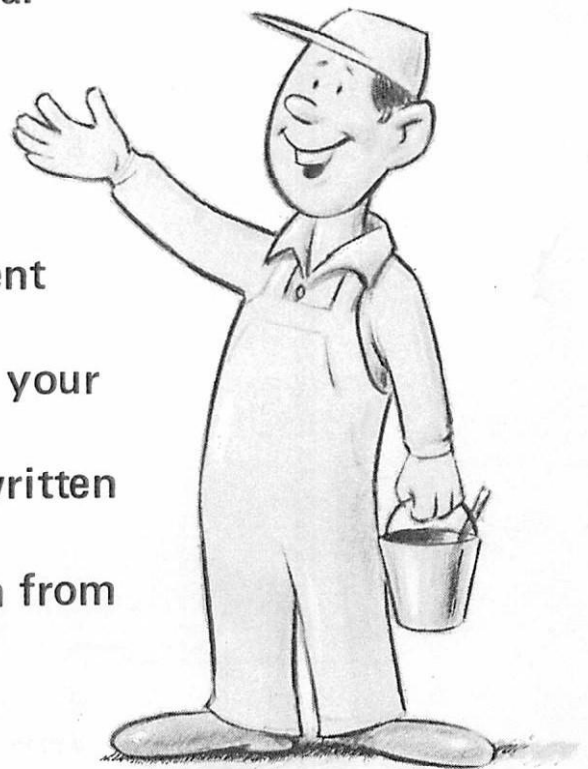
## ADDRESS KEY TO BUILDINGS PICTURED ON COVERS

1. 1977-79 Green, San Francisco
2. 302-06 Eureka, San Francisco
3. 3286-90 Jackson, San Francisco
4. 2524 Clay, San Francisco
5. 190-92 Arguello, San Francisco
6. 1804 Broadway, San Francisco
7. 2891 Jackson, San Francisco
8. 2616 Buchanan, San Francisco
9. 1155 Stanyan, San Francisco
  
10. 1736 Franklin Street, Oakland
11. Marin County Civic Center, San Rafael
12. 642 El Camino Real, San Carlos
13. 920 W. Santa Inez Avenue, Hillsborough
14. 219 W. Poplar Avenue, San Mateo
15. 1353 W. San Carlos Street, San Jose
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2008

# The City Showcase



NARI recognizes  
Contractor of the Year  
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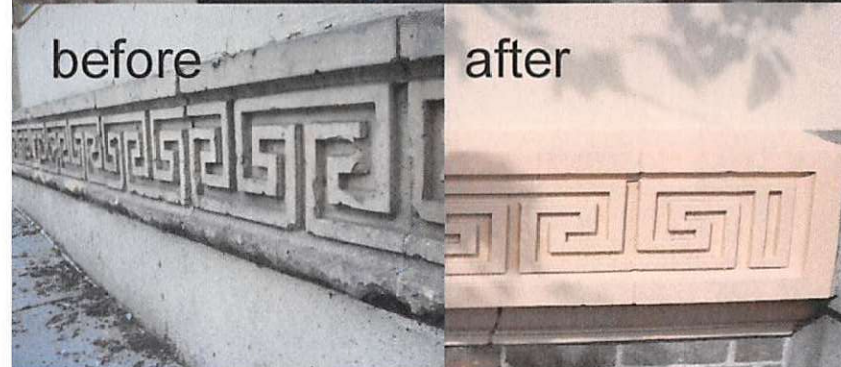
COMMERCIAL HISTORICAL  
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National Winner  
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before

after






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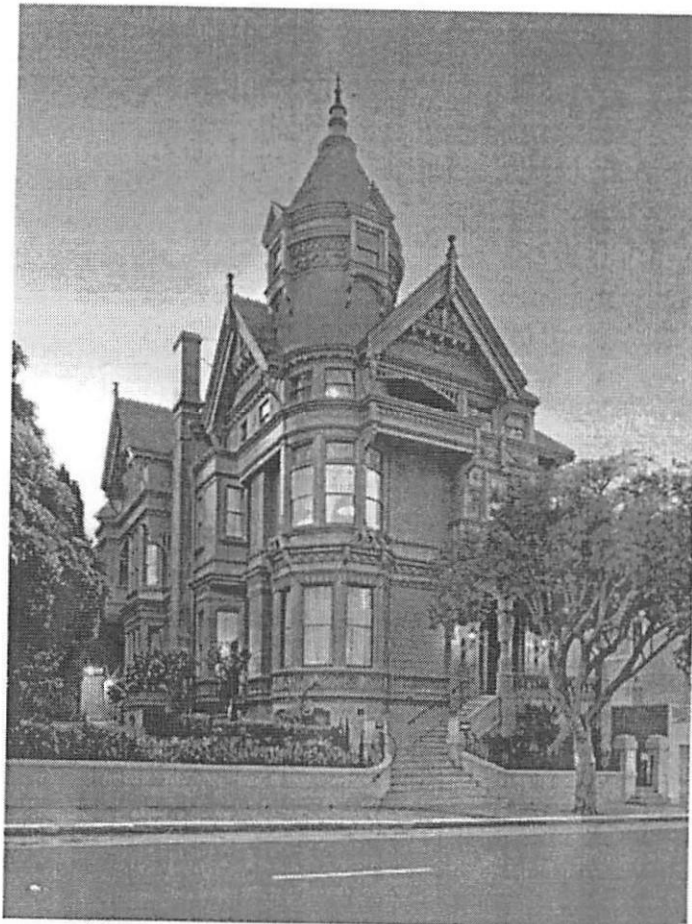
**Contact Us**

Susan Clark  
2247 Union Street  
San Francisco, CA 94123  
Phone: 415 474-8826  
Fax:  
Website: [www.teevan.com](http://www.teevan.com)

Industry Associations:  
Professional Designation:



**2018 National Award  
Commercial Remodel under \$500,000**



Haas-Lilienthal House, built in 1886, of locally sourced redwood and oak in the grand Queen Anne style, with splendid turrets, peaked roofs, balconies, and a brick chimney three stories tall.

This National Treasure landmark is the only Victorian-era residence with original furnishings open to the public in San Francisco. The repairs came just in time; parts of the exterior were held together only by old paint. The careful removal of twenty layers of paint, primer and rust blooms, restored the exterior to its original color palette.

This architectural and cultural gem welcomes visitors in its new chapter of life.

# Historic Haas-Lilienthal House repainted original sedate color

By Carl Nolte | November 20, 2015 | Updated: November 21, 2015 9:20am

2



Photo: Nathaniel Y. Downes, The Chronicle

Michael Bennett, above, volunteer docent at the Haas-Lilienthal House, guides children on a tour of the historic mansion, which has been repainted its original "armored steel" color, right.

The scaffolding came down from the exterior of the splendid Haas-Lilienthal House, a



129-year-old San Francisco Victorian, and there was a surprise underneath.

The mansion, a classic of the Queen Anne style, is no Painted Lady, like the ones beloved by tourists on Alamo Square.

Instead, the glistening new paint is a sedate olive green-gray color called “armored steel” with black window trim. There is not a trace of red or gold or silver. The house is a proper Victorian. It is not tarted up.

The new paint job for the old house was a bit of a surprise to some, including Fred Hamber, a banker who is one of the house’s many friends. He came back from a trip this week to find the house renewed. “I was expecting more color,” he said. “A bit of garish.”

### Original color

Instead, the house was restored to the color it was painted when it was new in 1886. In those days, Victorian houses were solid and muted colors, gray or brown, or dark green. So when it came time for new paint, San Francisco Heritage, the nonprofit outfit that owns the house, did a lot of research.

“We didn’t choose the color, history chose it,” said Benjamin Lodomirak, a member of the Heritage board and the owner of Teevan Restoration, the contractor that did the job.

The last coat of paint was in a shade of dark gray. When the contractors stripped it down this summer they found 20 layers of paint and primer. The current paint job was completed this month.

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### MORE BY CARL NOLTE

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**House reflects telling changes in S.F.**



**Peninsula a surprise find south of S.F.**



**S.F. has hit tipping point, but other cities feeling it too**

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“We are after that elusive thing called authenticity,” said Brian Turner of the National Trust for Historic Preservation.



Photo: Nathaniel Y. Downes, The Chronicle

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**IMAGE 1 OF 6**

Haas-Lilienthal House is seen on Thursday, Nov. 19, 2015 in San Francisco, Calif.

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Some years ago, the trust picked the Haas-Lilienthal House as one of 64 National Treasures in America. It is the only “national treasure” in San Francisco.

The big, three-story house at 2007 Franklin St., near Washington Street, was built for Bertha and William Haas, an immigrant German Jewish family. In an era of grand houses, it was a showpiece, with gables, a turret capped off with a tall “witches cap” that is the mark of the Queen Anne style.

Eventually several generations of the family grew up in the house. They were upper

middle-class, prominent members of the city's social and business elite, with family ties to the region's biggest business names, from Levi Strauss to Wells Fargo Bank.

The Haas and Lilienthal families became interconnected through marriage. The names of their descendants are all over the Bay Area, from the Haas School of Business at UC Berkeley to Levi's Stadium in Santa Clara. Over the generations, the families and their descendants gave away several fortunes to universities, parks and other institutions.



Photo: Nathaniel Y. Downes, The Chronicle

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Haas-Lilienthal House is seen on Thursday, Nov. 19, 2015 in San Francisco, Calif.

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### **Showing its age**

The last member of the family to live in the house was Alice Lilienthal Haas, and when she died in 1972, the house was left to San Francisco Heritage, which turned it into a museum. It is the only San Francisco Victorian open to the public.

Over time, the house began to show its age — and the Heritage mounted a \$4.3 million campaign to maintain the building. So far, \$3.3 million has been raised, said Alice Russell-Shapiro, a family member who is co-chair of the fundraising effort. That bought a major overhaul of the building, including repair of dry rot in the exterior and interior. The goal is to raise \$1 million more.

Why is a 129-year-old Victorian mansion important in the age of high tech?

“Because San Francisco is noted for innovation and the house is a reminder of the entrepreneurial spirit of the pioneer Jewish community,” said David Wessel, the other co-chair of the campaign, “and because it represents a spirit of giving back to the community.”

*Carl Nolte is a San Francisco Chronicle staff writer. E-mail: [cnolte@sfgate.com](mailto:cnolte@sfgate.com)*

*Twitter: [@carlnoltesf](https://twitter.com/carlnoltesf)*

## Haas-Lilienthal House tours

For more information: <http://www.sfheritage.org/haas-lilienthal-house/tours/>



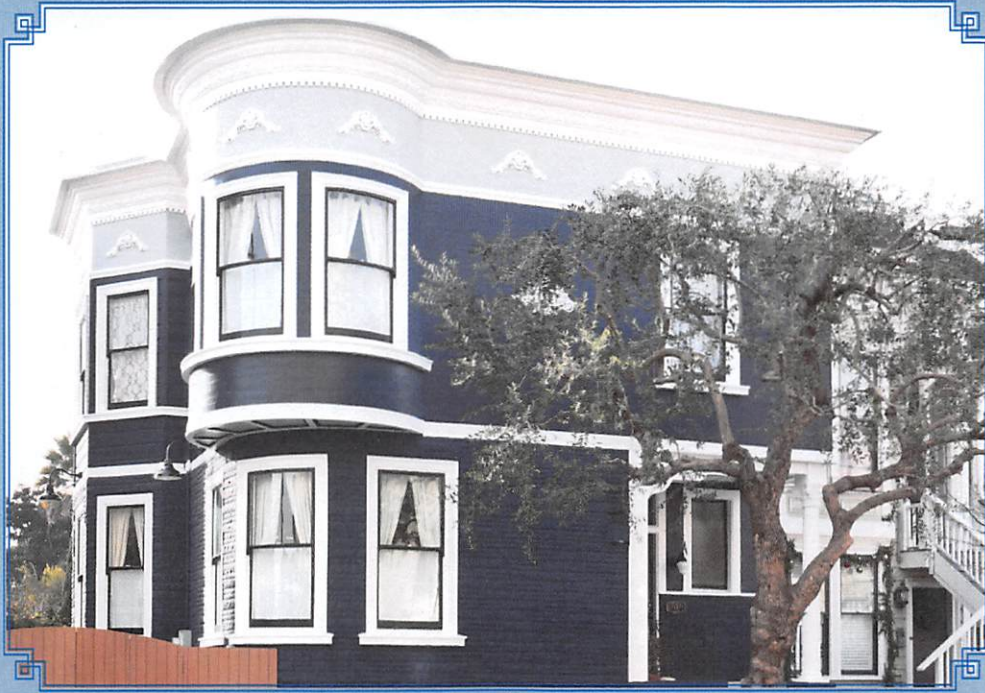
**Carl Nolte**

Columnist



Teevan was selected to work on the repairs, restoration and repainting of the Haas-Lilienthal House, a 129-

# TEEVAN RESTORES A NOE VALLEY BEAUTY



*Before the Teevan Restoration*



*Historical Image*

Built in the early 1900's, this historic home had been subjected to the scourges of time and neglect. Original exterior details had been damaged, removed, and at some point - the classic redwood siding was covered with asbestos shingles.

Teevan was commissioned to restore the home to its original glory. Armed with a single black and white photograph taken in 1953, the Teevan team set out to recreate the original design using updated and more cost effective materials and techniques. Once restoration was complete, Teevan worked closely with the owners on the deep and dramatic exterior color palette, custom decorative architectural details and new exterior lighting.

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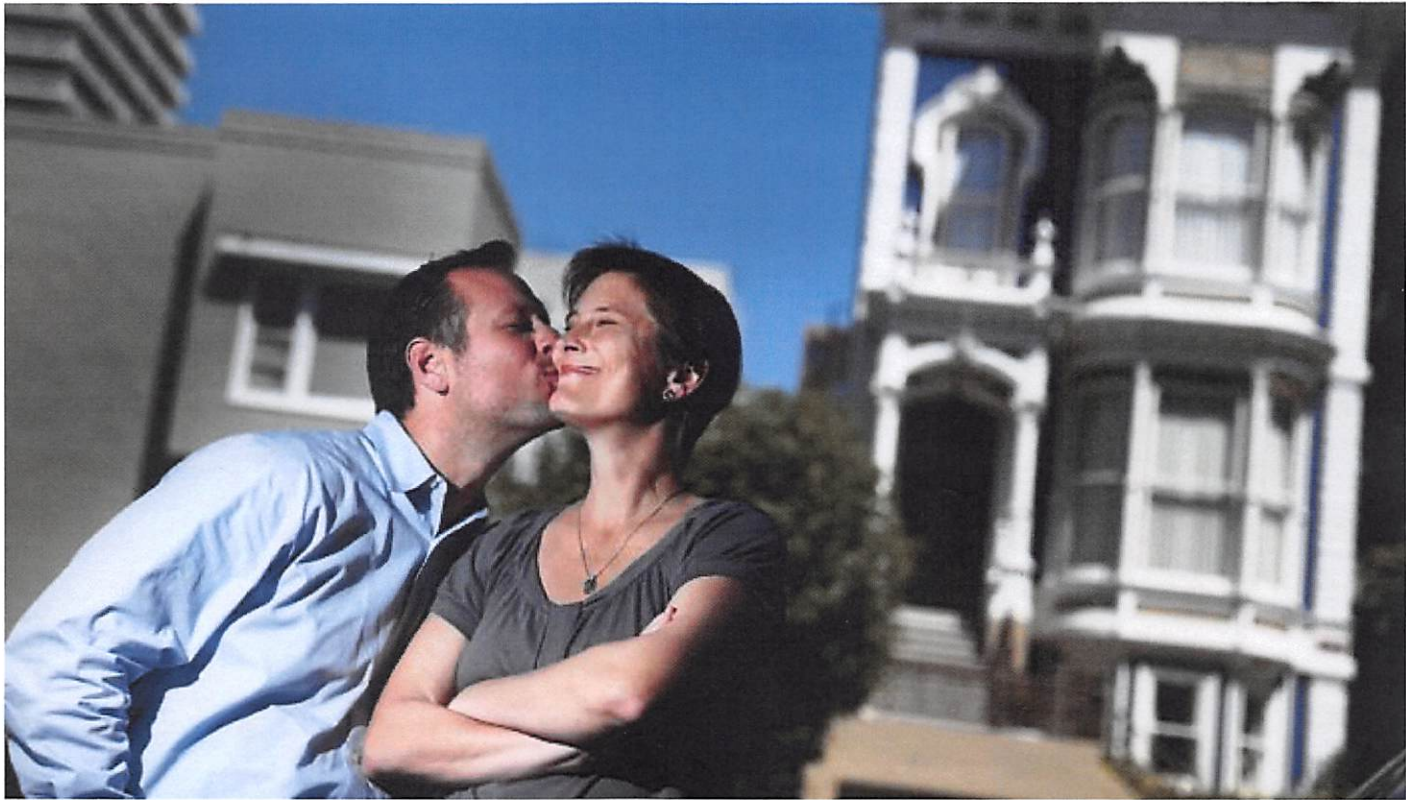
# San Francisco Chronicle



By Carl Nolte

April 21, 2013

## Old Victorians get restoration help



Lea Suzuki. The Chronicle

*Ben and Jesse Ladomirak's company, Teevan Restoration, recently rebuilt the Victorian home at right.*

Ben Ladomirak lives on the Peninsula, but he works in a marvelous old house on Union Street in Cow Hollow. The house is one of a pair built for sisters at the end of the 19th century. The buildings are mirror images of each other: three stories, with curved windows, and full of those gingerbread touches beloved in the late Victorian era - leaded glass, cornices, bay windows, ornamental plaster, brick chimneys.

The big, old house is a San Francisco classic, perfect for the headquarters of Teevan Restoration, which is Ladomirak's company. Ladomirak and his associates - managers and craftsmen - are old-house doctors. They specialize in Victorians particularly, but others as well, and bringing them back to their former glory.

"Restoration is taking what's there and making it beautiful," Ladomirak said. "Remodeling is changing it."

## Clinging to the past

A lot of San Franciscans don't like change, so they cling to the past, even in a center of high tech. The result is a city that prizes its thousands of Victorian houses, wooden reminders of another age. "They are part of the unique fabric of the city," Lodomirak said.

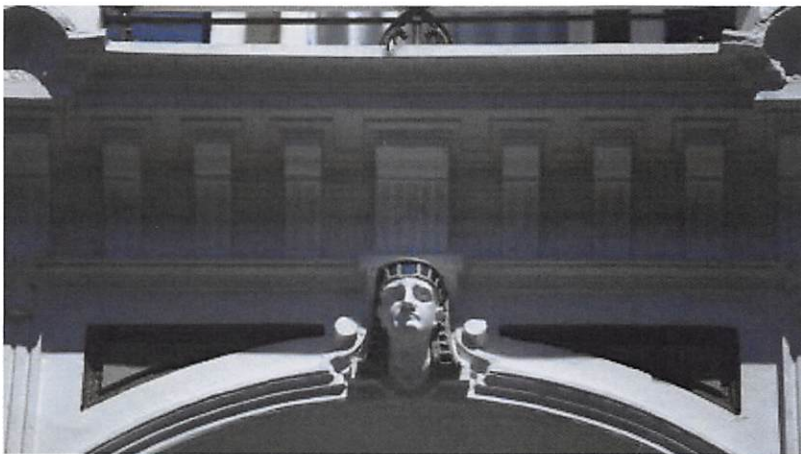
That wasn't always true. In the late 19th century, Ernest Peixotto, a highly regarded San Francisco artist, took a look at the city and hated the way it looked. He is quoted in the current issue of the historical journal *Argonaut* as calling houses of the famous Queen Anne and Eastlake styles "architectural monstrosities" and "nightmares of the architect's brain." The houses were "gabled, loaded with fantastic windows and hideous chimneys." That was in 1893, the high noon of Victorian San Francisco.

The fire and earthquake of 1906 destroyed at least half of San Francisco, and 50 years later, the Victorian survivors were again disdained.

Victorians were famous for being drafty, lacking central heating and being, well, old-fashioned. In the 1950s, contractors went door-to-door offering to remodel Victorians, and replace the elaborate woodwork with stucco or asbestos siding.

Whole areas of the Western Addition, occupied by African Americans mostly, were declared "blighted" and the old houses where they lived were bulldozed. "It was mayhem," said Bonnie Spindler, now president of the city's Victorian Alliance, established in 1974.

Gradually, the architectural pendulum swung the other way. The drab old gray and brown Victorians around the city were rehabilitated and emerged as "Painted Ladies," a term coined in 1978 by authors Elizabeth Pomada and Michael Larsen.



Courtesy Teevan, HANDOUT

*Victorians like this on California Street have many fine details.*



James Teevan ran one of the businesses that specialized in painting the old houses; it was said he had a passion for Victorians and that he knew the history of every old building in San Francisco. Gradually, his company, Teevan Painting, moved from painting into restoration. He sold the company to Ladamirak and his wife, Jesse, and died in 2002.

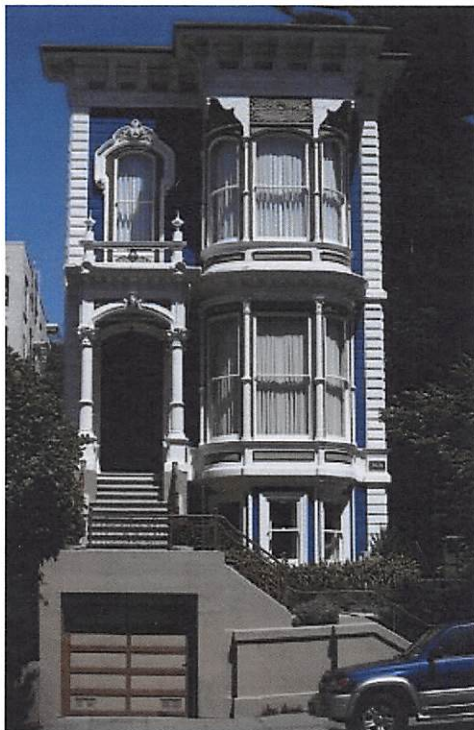
Teevan is narrowly focused now. "We went from a very large company to a very small one," Ladamirak said. The move was deliberate: Teevan is a big fish in a much smaller pond. "I wouldn't say we are thriving, but we are doing well."

## Fabricating elements

It is a high-end business. Ladamirak likes to point to work his people did on the 1895 Edward Coleman house at the corner of Franklin and California streets. The house changed owners, and it needed restoration, especially on the exterior. Some of the details were made of horsehair and plaster. You can't buy that sort of thing at the hardware store, so Teevan's workers fabricated the pieces.

The house is a Queen Anne, white and gray with gold trim. Ladamirak is proud of the work. "Just look at that," he said.

The building has always been a classic and a showplace. And now it's worth a fortune: the Zillow real estate website values the Coleman house at \$5.966 million. Good taste does cost more.



Lea Suzuki, The Chronicle

*A Victorian home restored and rebuilt by Teevan is seen on Thursday, April 18, 2013 in San Francisco, Calif.*

## TEEVAN COMPANY VALUES

WE BELIEVE IN:

### Customer Satisfaction

Achieving a level of satisfaction among our customers that results in their long range support and enthusiastic referrals.

### Quality Workmanship

Consistently providing a level of job quality desired by our customers and meeting our own critical standards of excellence.

### Economic Responsiveness

Maintaining a dynamic company that is creative in its response to changes in the market place.

### Architectural Beauty

Being a significant contributor to the beauty and appeal of San Francisco's architecture.

### Honesty and Forthrightness

Being honest and forthright in all our dealings with customers, employees, suppliers and the community.

### Employee Opportunity

Providing an opportunity for all employees to achieve a level of responsibility and recognition earned through their contribution to the company and its goals.

### Employee Involvement





Maintaining an entrepreneurial environment throughout the organization, such that individuals personally identify themselves as an integral part of the company.

### Teamwork




Maintaining a warm, informal environment so we may nurture a sense of teamwork among all employees.

### Profit



Achieving a reasonable and fair profit as a reward for the quality of our performance.





*As we look to our exciting future, we want to  
pause for a moment and celebrate our past.*



*Our heartfelt thanks for supporting and believing  
in us as we've grown, stumbled, and found our way.  
Earning your trust is both our privilege and inspiration.*



Please check out our new website, [www.teevan.com](http://www.teevan.com), to see just how far we've come!



*Rest easy. We've got it.*