



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Case Report

HEARING DATE: OCTOBER 5, 2011

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

Reception:  
**415.558.6378**

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Planning  
Information:  
**415.558.6377**

*Filing Date:* June 23, 2011  
*Case No.:* **2011.0660A**  
*Project Address:* **804-806 22ND STREET**  
*Historic Landmark:* Dogpatch Historic District  
*Zoning:* NCT-2 Zoning District  
45-X Height and Bulk District  
*Block/Lot:* 4107/010  
*Applicant:* James Ho  
XO Builders  
3880 Market Street  
San Francisco, CA 94131  
*Staff Contact* Richard Sucre - (415) 575-9108  
richard.sucre@sfgov.org  
*Reviewed By* Timothy Frye - (415) 575-6822  
tim.frye@sfgov.org

### PROPERTY DESCRIPTION

**804-806 22<sup>nd</sup> STREET** is located on the north side of 22<sup>nd</sup> Street between Tennessee and Minnesota Streets (Assessor's Block 4107, Lot 010). Constructed circa 1895, this property is a two-story, two-family, wood-frame residence with a ground floor commercial space designed in a Classical Revival architectural style. On the primary façade, the building is clad in aluminum siding on the first floor and wood siding on the second floor. The building is capped by front-facing clipped gable roof adorned with dentil molding and modillion blocks. Most of property's original windows have been replaced with non-historic aluminum or clad wood windows. The subject property is designated as a contributing resource in the Dogpatch Historic District and is located within the NCT-2 (Small-Scale Neighborhood Commercial Transit) Zoning District with a 45-X Height and Bulk Limit.

### PROJECT DESCRIPTION

The proposed scope of work includes exterior alterations to the primary (south) façade and a ground-floor, infill addition on the rear (north) façade. The exterior alterations include: replacement of the non-historic entry doors with two new, glazed, wood doors; replacement of the non-historic transom above the entry door with a new fixed, wood-sash transom; and, replacement of three non-historic windows (two on the south façade, and one on the west façade) with fixed, wood-sash windows with operable, overhead, awning sashes. The rear infill addition would be located beneath an existing second-story horizontal addition, and would include two aluminum-sash windows and a wood door. Please see photographs and plans for details (see attached).

## OTHER ACTIONS REQUIRED

Proposed work requires a Building Permit.

## COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

## APPLICABLE PRESERVATION STANDARDS

### ARTICLE 10

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated Landmark for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

- a) The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.
- c) For applications pertaining to property in historic districts, other than on a designated landmark site, any new construction, addition or exterior change shall be compatible with the character of the historic district as described in the designating ordinance; and, in any exterior change, reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district. Notwithstanding the foregoing, for any exterior change where the subject property is not already compatible with the character of the historic district, reasonable efforts shall be made to produce compatibility, and in no event shall there be a greater deviation from compatibility. Where the required compatibility exists, the application for a Certificate of Appropriateness shall be approved.
- d) For applications pertaining to all property in historic districts, the proposed work shall also conform to such further standards as may be embodied in the ordinance designating the historic district.

### Article 10 – Appendix L – Dogpatch Historic District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Dogpatch Historic District as described in Appendix L of Article 10 of the Planning Code.

## THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

**Standard 2:** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

*The scope of proposed work does not involve removal of historic materials or alteration of features and spaces that characterize the property or historic district. The project would remove non-historic, incompatible aluminum-sash windows, and would install new, compatible wood-sash windows on the primary facade. At the rear, the proposed project would infill below an existing second-story addition. The project will not impact the overall form and massing of the property, nor any of its features, which contribute to the surrounding historic district.*

**Standard 9:** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

*The alterations to the rear facade do not destroy historic materials and features of the building, are differentiated from the old, and are of a design, scale, and materials that is compatible with the building and historic district. These alterations occur on the rear of the property and are not visible from the public right of way. Further, the primary facade alterations assist in reinforcing the building's historic character by removing incompatible alterations and adding new elements, which are compatible with the historic character in material, size, form, and detailing.*

## PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public input on the project as of the date of this report.

## ISSUES & OTHER CONSIDERATIONS

The Department has no issues with the proposed project.

## STAFF ANALYSIS

Included as an exhibit are architectural drawings (plans, elevations and sections) of the existing building and the proposed project.

Based on the requirements of Article 10, Appendix L - Dogpatch Historic District, and the *Secretary of Interior's Standards*, staff has determined the following:

**Primary Façade Alterations:** The existing primary façade features non-historic aluminum-sash windows with jalousie transoms, and a pair of non-historic, solid wood doors. The proposal would replace these non-historic features with fixed, wood-sash windows with operable awning-sash transoms and a pair of glazed, wood doors. These new features are more compatible with the building and district's historic character, since wood-sash windows are apparent throughout the commercial properties located on this block of the historic district. Further, the replacement of the windows and doors assists in reinforcing the district's overall historic character by removing incompatible features. The new glazed doors would allow for more visibility into the commercial property, and is similar in character to the historic doors found on other nearby commercial properties within the district.

**Infill Addition:** The proposed project includes an infill addition below an existing second-story addition. The addition would not expand beyond the extent of the second-story addition, and would be located adjacent to the rear staircase. This new infill addition would feature two aluminum-sash windows and a new wood door. The rear façade is not visible from the public right of way, and does not possess any significant character-defining features (other than the historic massing), which contribute to the Dogpatch Historic District. Therefore, additions to this façade, including the insertion of non-historic windows and doors, will not negatively affect the historic character of the subject property or surrounding historic district. To ensure compatibility with adjacent historic properties, the infill addition would feature horizontal wood siding, as is found on the subject building and throughout the historic district. The new windows and doors are styled in a contemporary manner, and would be differentiated from the existing historic windows. The building would retain its characteristic detailing, including its massing, form, and minimal ornamentation (as found on the primary façade). Overall, the rear façade alterations and addition does not impact the surrounding historic district or the historic status of the subject property.

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

1. As part of the Building Permit, details and specifications for the proposed windows and doors shall be submitted for review and approval by Planning Department Preservation staff. In particular, the window profiles shall be of a similar size, shape, and character as other examples found within the historic district.

Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, staff has determined that the proposed work will not adversely affect the subject building or surrounding historic district.

## ENVIRONMENTAL REVIEW STATUS

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class One Categorical Exemption because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards for Rehabilitation* and requirements of Article 10, Appendix L – Dogpatch Historic District.

## PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation* and requirements of Article 10, Appendix L – Dogpatch Historic District.

## ATTACHMENTS

Draft Motion  
Photographs  
DPR 523A & 523B forms  
Architectural Drawings

*RS: G:\Documents\2011.0660A 806 22nd St\CofA Case Report\_806 22nd St.doc*



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Draft Motion

HEARING DATE: OCTOBER 5, 2011

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**ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 010 IN ASSESSOR'S BLOCK 4107, WITHIN THE NCT-2 ZONING DISTRICT, 45-X HEIGHT AND BULK DISTRICT, AND THE DOGPATCH HISTORIC DISTRICT.**

### PREAMBLE

WHEREAS, on June 23, 2011, James Ho of XO Builders on behalf of Craig Peters and Maureen DeBoer (Property Owners) filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness to replace the windows and doors on the primary façade and construct a ground floor infill addition below an existing second-story addition, at the subject property located on Lot 010 in Assessor's Block 4107.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on October 5, 2011, the Commission conducted a duly noticed public hearing on the current project, Case No. 2011.0660A (Project) for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the

Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

**MOVED**, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans revised September 13, 2011 and labeled Exhibit A on file in the docket for Case No. 2010.0660A based on the following findings:

## **CONDITIONS OF APPROVAL**

1. As part of the Building Permit, details and specifications for the proposed windows and doors shall be submitted for review and approval by Planning Department Preservation staff. In particular, the window profiles shall be of a similar size, shape, and character to other examples found within the historic district.

## **FINDINGS**

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the district as described in the designation report dated December 4, 2002.

- That proposed rear infill addition will not affect character-defining features of the subject building, and respects the character-defining features of the Dogpatch Historic District.
- That the window and door replacement on the primary façade facing 22<sup>nd</sup> Street will be compatible with the character of the Dogpatch Historic District.
- That the proposal is in conformance with the requirements of Article 10 of the San Francisco Planning Code.
- The proposed project meets all of the relevant Secretary of the Interior's Standards for Rehabilitation, including:

### ***Standard 2.***

*The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

### ***Standard 9.***

*New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated*

*from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

*The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.*

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

*Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.*

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

*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.*

POLICY 2.5

*Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.*

POLICY 2.7

*Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.*

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.



The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of 804-806 22<sup>nd</sup> Street, a contributing resource to the Dogpatch Historic District, for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

*The proposed project will not impact existing neighborhood-serving retail uses.*

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

*The proposed project will strengthen neighborhood character by respecting the character-defining features of the district in conformance with the Secretary of the Interior's Standards.*

- C) The City's supply of affordable housing will be preserved and enhanced:

*The project will not impact or reduce the affordable housing supply, since no affordable housing is present on the project site.*

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

*The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking. The existing building does not possess any parking.*

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

*The proposed will not have any impact on industrial and service sector jobs.*

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*Preparedness against injury and loss of life in an earthquake is improved by the proposed work. The work will eliminate unsafe conditions at the site and all construction will be executed in compliance with all applicable construction and safety measures.*

G) That landmark and historic buildings will be preserved:

*The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.*

H) Parks and open space and their access to sunlight and vistas will be protected from development:

*The proposed project will not impact the access to sunlight or vistas for the parks and open space.*

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the *Secretary of Interior's Standards for Rehabilitation*, General Plan and Prop M findings of the Planning Code.

**DECISION**

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS WITH CONDITIONS a Certificate of Appropriateness** for the property located at Lot 010 in Assessor's Block 4107 for proposed work in conformance with the architectural plans labeled Exhibit A on file in the docket for Case No. 2011.0660A.

**APPEAL AND EFFECTIVE DATE OF MOTION:** The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

**Duration of this Certificate of Appropriateness:** This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

**THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.**

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on October 5, 2011.

Linda D. Avery  
Commission Secretary

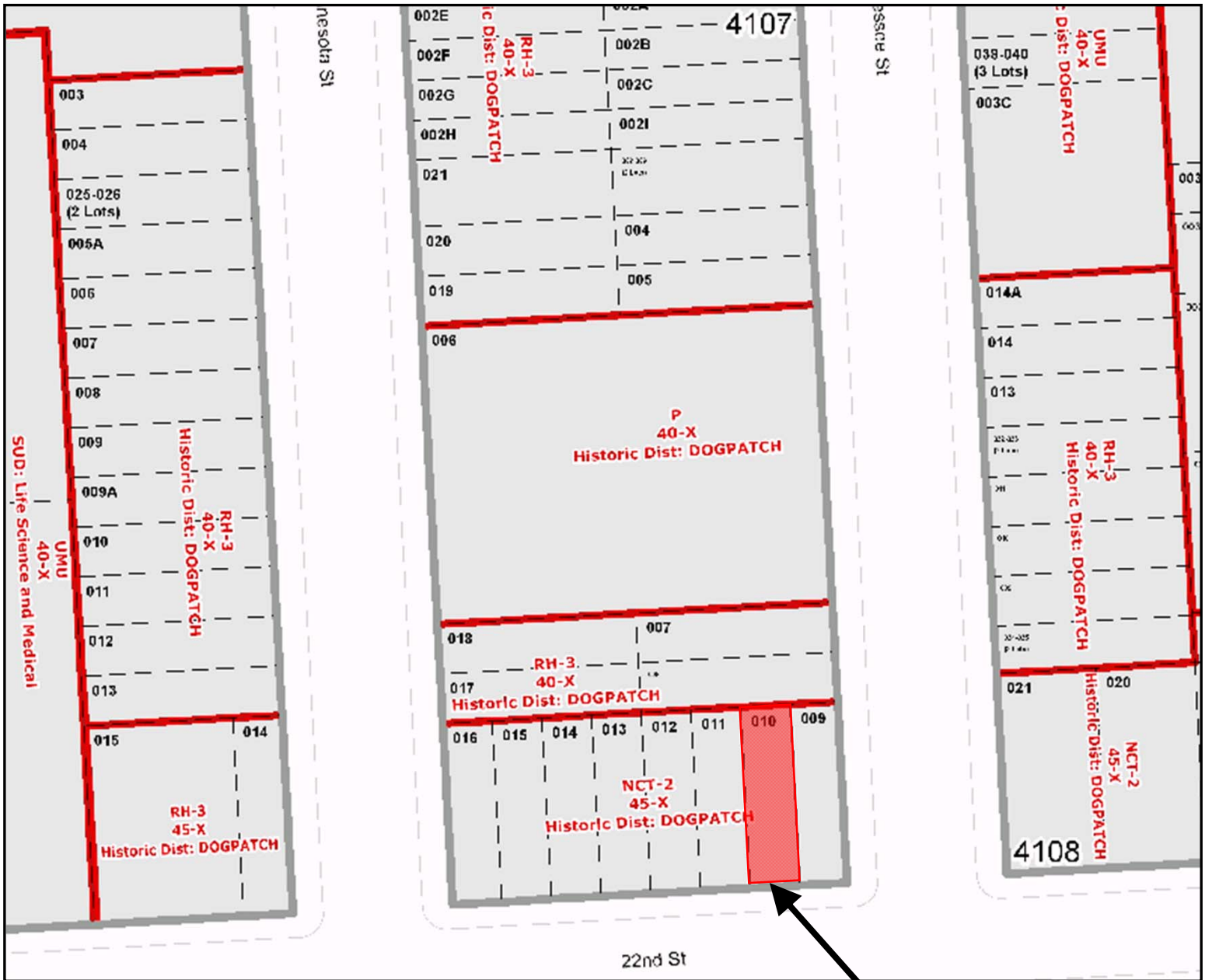
AYES:

NAYS:

ABSENT:

ADOPTED: October 5, 2011

# Parcel Map

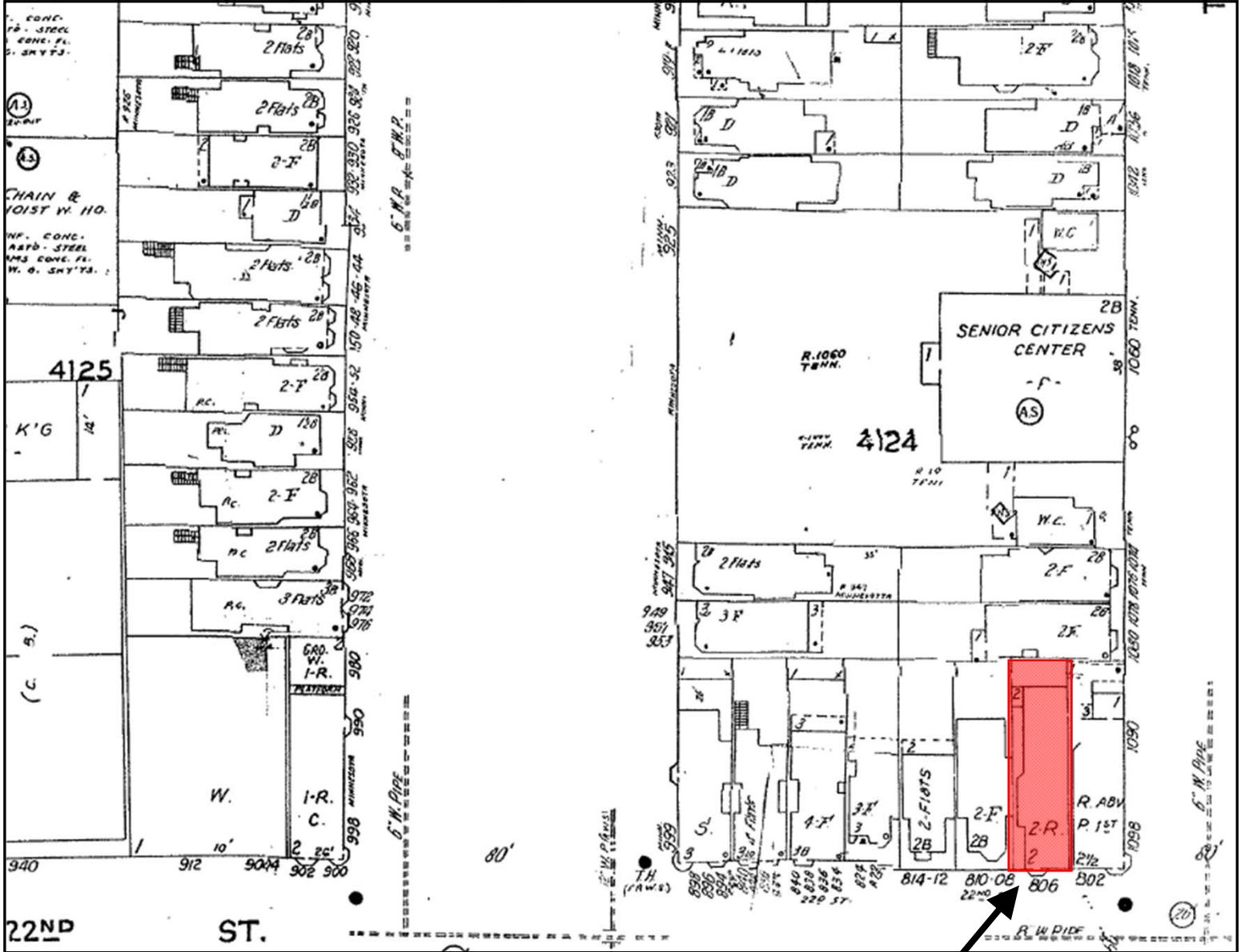


**SUBJECT PROPERTY**



Certificate of Appropriateness Hearing  
Case Number 2011.0660A  
804-806 22<sup>nd</sup> Street

# Sanborn Map\*



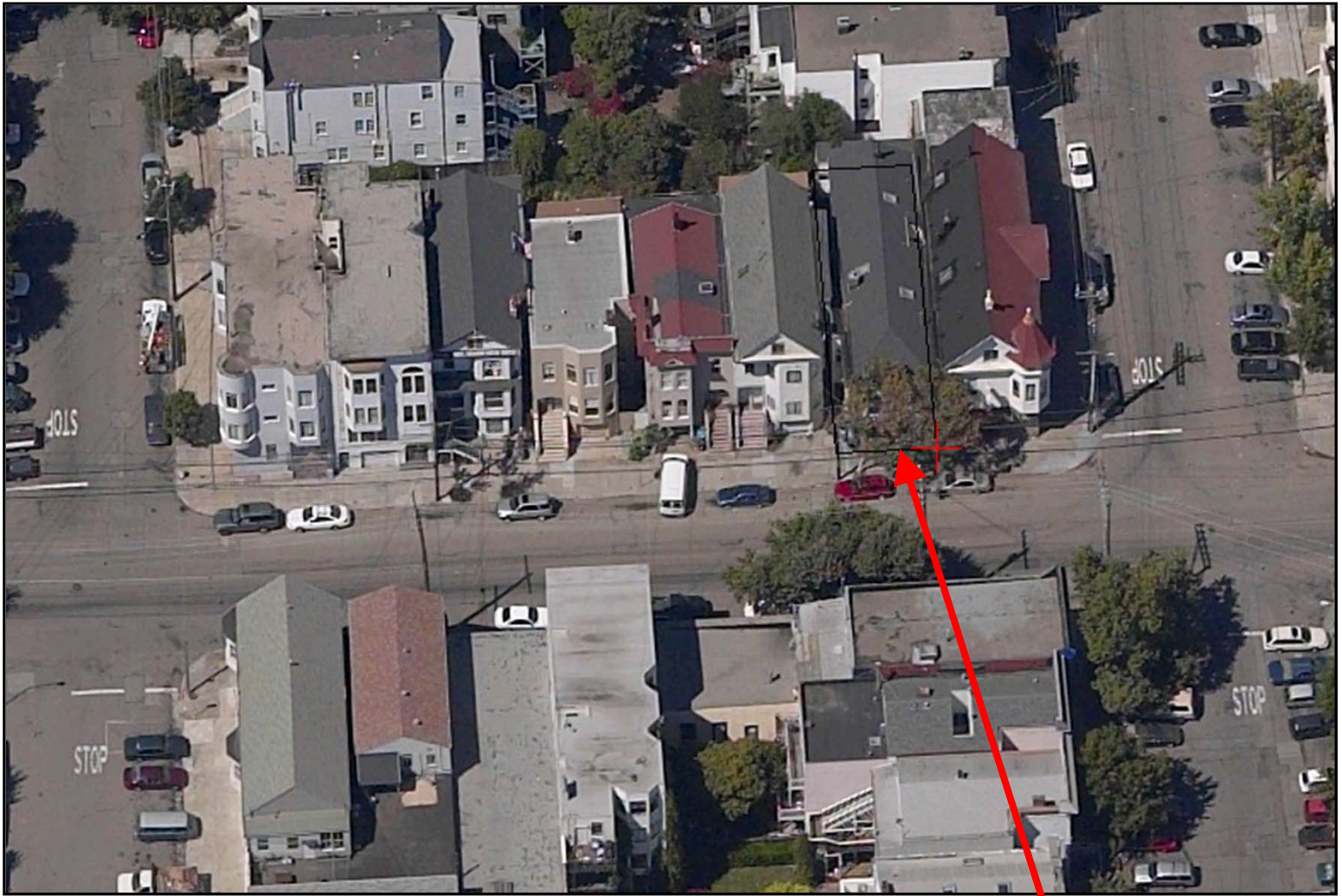
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

**SUBJECT PROPERTY**



Certificate of Appropriateness Hearing  
 Case Number 2011.0660A  
 804-806 22nd Street

# Aerial Photo

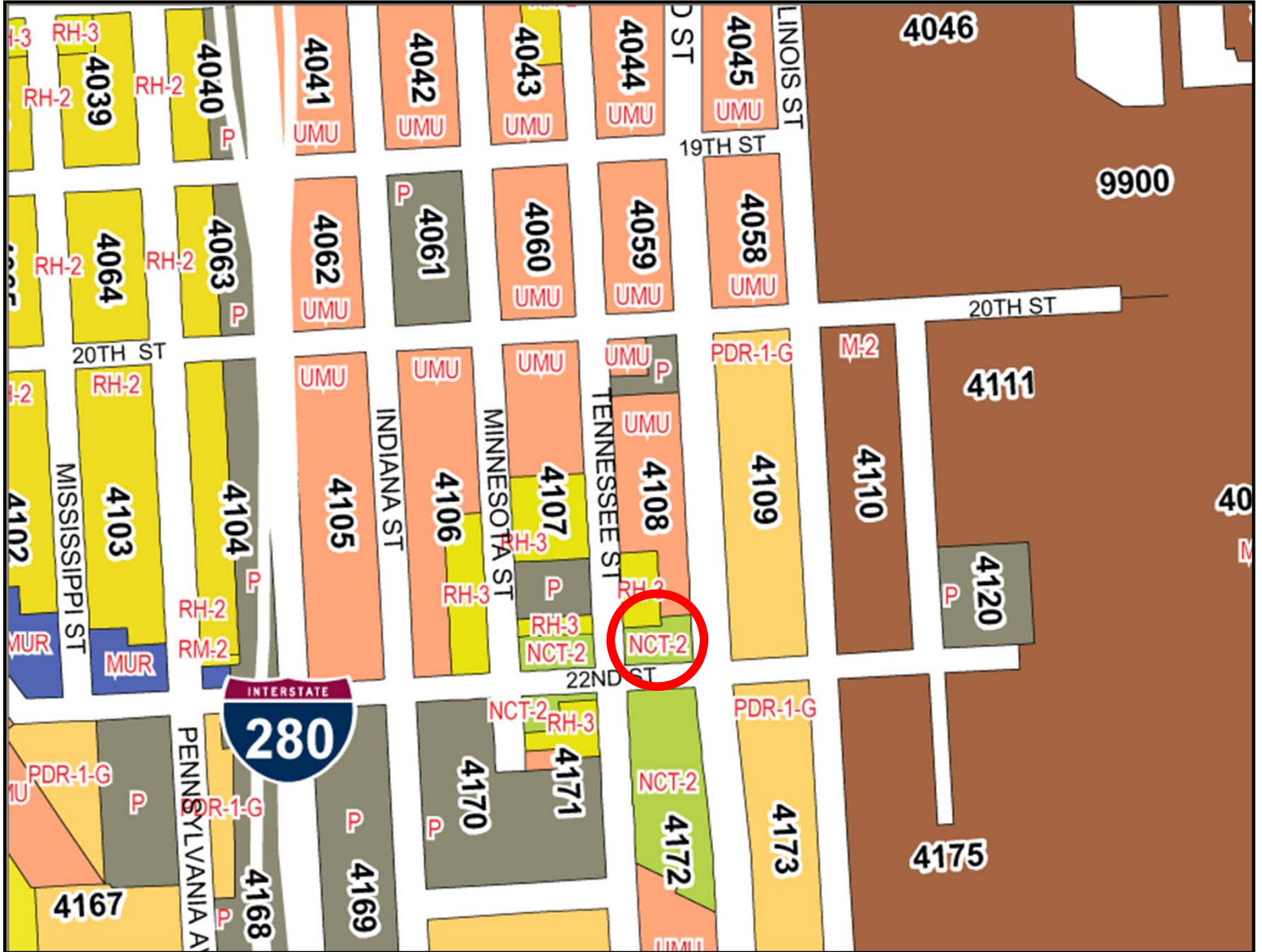


**SUBJECT PROPERTY**



Certificate of Appropriateness Hearing  
Case Number 2011.0660A  
804-806 22<sup>nd</sup> Street

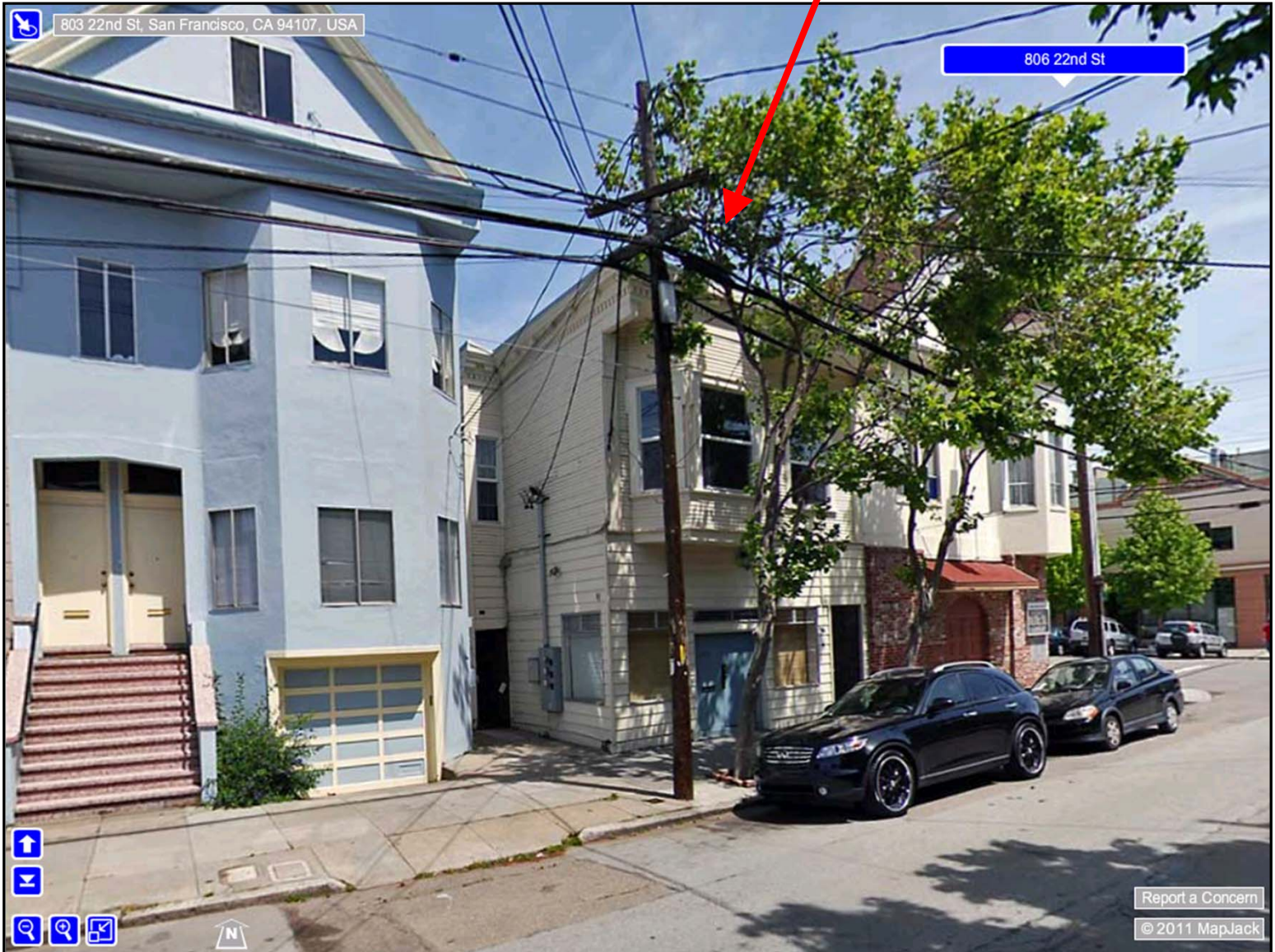
# Zoning Map



Certificate of Appropriateness Hearing  
Case Number 2011.0660A  
804-806 22<sup>nd</sup> Street

# Site Photo

SUBJECT PROPERTY



804-806 22<sup>nd</sup> Street & Adjacent Properties

Certificate of Appropriateness Hearing  
Case Number 2011.0660A  
804-806 22<sup>nd</sup> Street



# Site Photo



Subject Property

Certificate of Appropriateness Hearing  
Case Number 2011.0660A  
804-806 22<sup>nd</sup> Street

# Site Photo



Subject Property, Rear Façade, Area of Work

Certificate of Appropriateness Hearing  
Case Number 2011.0660A  
804-806 22<sup>nd</sup> Street

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

**P1. Resource name(s) or number:** 806 22<sup>nd</sup> Street

**\*P2. Location:** \*a. County San Francisco

\*b. USGS 7.5' Quad San Francisco North, CA Date 1995

\*c. Address 806 22<sup>nd</sup> Street

City San Francisco

Zip 94107

\*e. Assessor's Parcel Number 4107/010

**\*P3a. Description:** 806 22<sup>nd</sup> Street is located on the north side of 22<sup>nd</sup> Street between Minnesota and Tennessee Streets. It is a two-story, 3,642-square-foot, wood-frame, two-family dwelling designed in the Classical Revival style. The facade is two bays in width and faces 22<sup>nd</sup> Street. At street level, the left bay is composed of a large shop window and a pair of modern steel doors. The right bay contains another shop window and a recessed entry concealed behind a security gate. The second floor is articulated by a cantilevered, chamfered bay window in the left bay and a double-hung wood window in the right bay. The facade is capped by a projecting box cornice consisting of a band of denticulate molding and a row of classically detailed brackets. The gently sloping roof is concealed behind a false parapet roof. 806 22<sup>nd</sup> Street has undergone some changes, most notably the replacement of the original wood double-hung windows with aluminum casements and the cladding of the first floor with aluminum siding. 806 22<sup>nd</sup> Street is in good condition.

**\*P3b. Resource Attributes:** HP3. Multiple Family Property; HP6: Commercial Building, 1-3 Stories

**\*P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other

**P5a. Photo**



**P5b. Photo date:**

July 1999, view toward north

**\*P6. Date Constructed/Sources:**

1895: Spring Valley Water Company records; Sanborn maps: 1887, 1899, 1905, 1913

**\*P7. Owner and Address:**

Charlie and Suany Chough  
357 Caribe Way  
San Jose, California 95133

**\*P8. Recorded by:**

Christopher VerPlanck  
San Francisco Heritage  
2007 Franklin Street  
San Francisco, California 94109

**\*P9. Date Recorded:**

October 15, 2000

**\*P10. Survey Type:**

Intensive Survey  
*National Register*

**\*P11. Report Citation:**

**\*Attachments:** NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # 806 22<sup>nd</sup> Street

NRHP Status Code: 5N

B1. Historic name: Unknown

B2. Common name: 806 22<sup>nd</sup> Street

B3. Original Use: Multi-family dwelling and store

B4. Present use: Multi-family dwelling

\*B5. Architectural Style: Classical Revival

\*B6. Construction History: 806 22<sup>nd</sup> Street was constructed in 1895 by James Farrell, the original owner and occupant.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_

Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown

b. Builder: James Farrell

\*B10. Significance: Theme: Residential Development

Area: Dogpatch

Period of Significance: 1867-1945

Property Type: Multi-family dwelling

Applicable Criteria: A

806 22<sup>nd</sup> Street is a contributor to the proposed Dogpatch Historic District under *National Register* Criteria A. The structure is significant as a characteristic late 19<sup>th</sup> Century, multi-family and commercial structure in Dogpatch, itself the most significant surviving enclave of industrial workers' housing in San Francisco. 806 22<sup>nd</sup> Street is part of a group of eight large, multi-family dwellings located on the north side of 22<sup>nd</sup> Street in Dogpatch. 806 22<sup>nd</sup> Street was built in 1895 by James Farrell, a Scottish-born conductor for Market Street Railway. In 1900 he lived there with his wife Christina, their two sons and two daughters and three lodgers. The Farrells lived at 806 22<sup>nd</sup> Street until 1919, when they sold it to Thomas J. and Catherine O'Keefe. Thomas O'Keefe was born in Pennsylvania of Irish parents but his wife was Irish-born. The O'Keefes took up residence in the house with their four children. According to the 1920 Census the O'Keefes also had six lodgers. All but two were Irish immigrants and all but two worked as machinists at Bethlehem Steel's Potrero Yard. In 1932 the O'Keefes sold 806 22<sup>nd</sup> Street to Fortunato Comin, a grocer who converted the first floor into a grocery store. In 1940 Comin sold 806 22<sup>nd</sup> Street to Irma Marconi, an Italian-born restaurateur. Marconi operated a restaurant in the first floor space of the building. In regard to Criterion C: 806 22<sup>nd</sup> Street is a modest and somewhat altered building. 806 22<sup>nd</sup> Street retains a low-to-moderate level of architectural significance and until it is restored to its appearance within the period of significance, 806 22<sup>nd</sup> Street will not be a contributor to a potential locally designated Dogpatch Historic District.

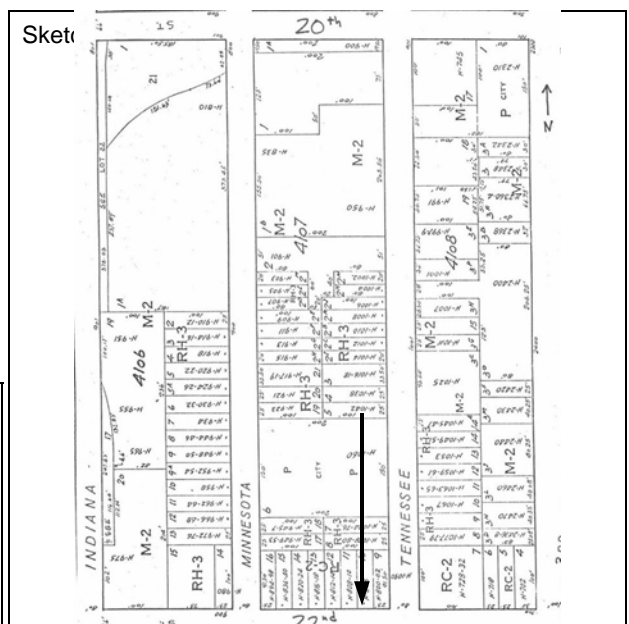
B11. Additional Resource Attributes: HP3: Multi-Family Property

\*B12. References: San Francisco City Directories; United States Census: 1900, 1910 and 1920; San Francisco Block Books: 1906, 1923, 1930 and 1947; Spring Valley Water Company records for 806 22<sup>nd</sup> Street; Sanborn Fire Insurance maps: 1886, 1899, 1905, 1913, 1928, 1948, 1951;

B13. Remarks: Zoning: NC-2; Threats: None Apparent

\*B14. Evaluator: Christopher VerPlanck: San Francisco Heritage

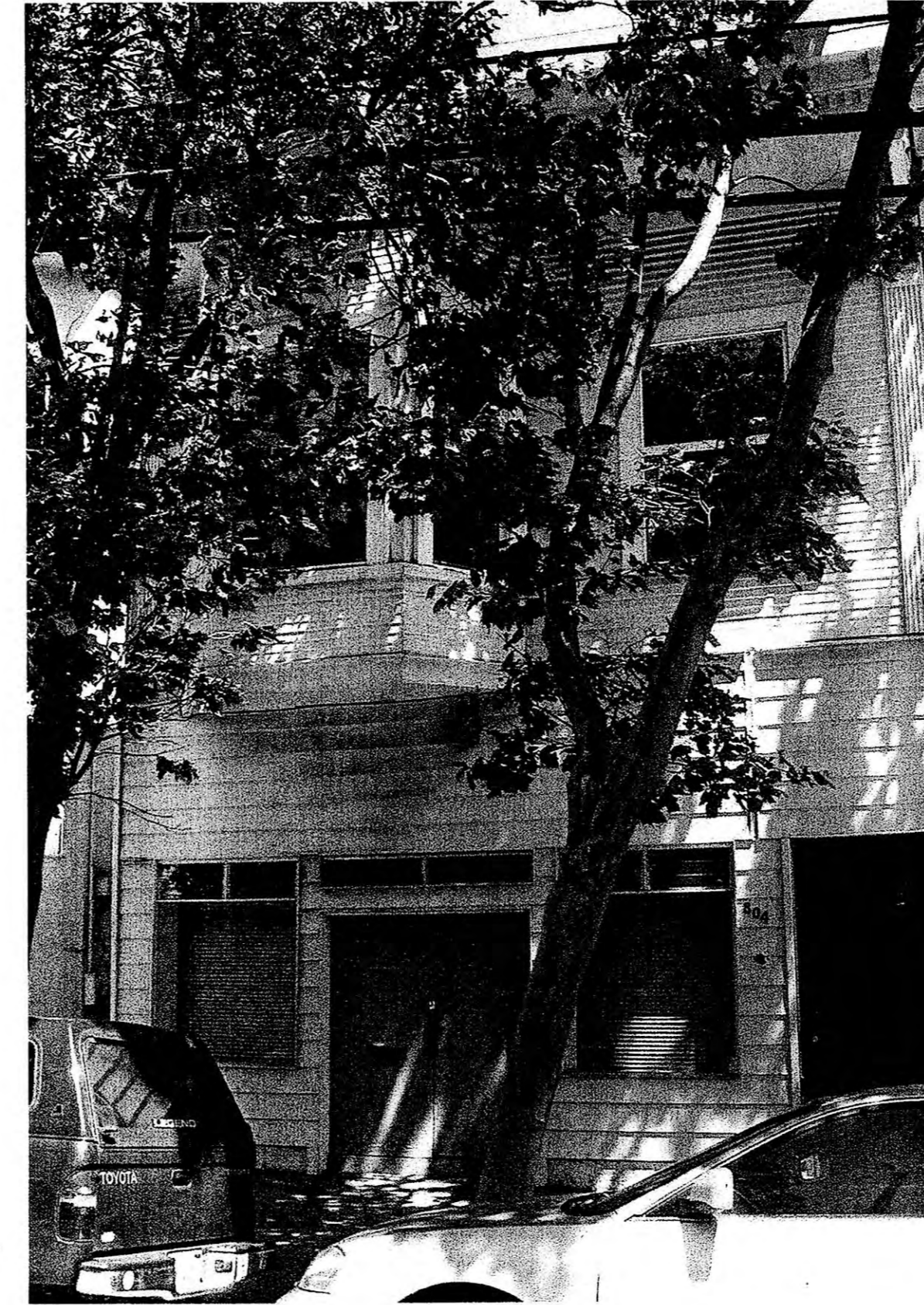
\*Date of Evaluation: November 11, 2000



(This space reserved for official comments.)

**SITE PLAN**

806 22<sup>ND</sup> STREET



**PLANNING INFO.**

LOT	:	010
ZONE	:	NCT-2
LOT AREA	:	2,286 SQ.FT.
LOT SIZE	:	25.00' x 91.50'
BUILDING SQ.FT.	:	3,642 SQ.FT.
FRONT SETBACK	:	0'-0"
SIDE SETBACK	:	0'-0"
REAR SETBACK	:	12'-0"
HEIGHT LIMIT	:	45-X
QUADRANT	:	SOUTHEAST
ASSESSOR UNITS	:	2
STORIES	:	2

**DRAWING INDEX**

- A0.01 PLANNING INFO
- A1.00 EXISTING GROUND FLOOR  
EXISTING 2<sup>ND</sup> FLOOR
- A1.01 PROPOSED GROUND FLOOR  
DEMO GROUND FLOOR
- A1.02 EXISTING NORTH & SOUTH ELEVATIONS  
EXISTING WEST SECTION  
EXISTING WEST ELEVATION  
PROPOSED WEST ELEVATION INFILL
- A1.03 PROPOSED NORTH & SOUTH ELEVATIONS

**xobuilders**

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tel: 415.939.8542

**Craig Peters & Maureen Deboer**  
804 22nd Street  
San Francisco CA 94107

**project team**

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804 22nd Street  
San Francisco CA 94107

Tel: 415.519.1373  
Contact: Craig Peters

**designer:** James L. Ho  
3880 Market Street  
San Francisco CA 94131

Tel: 415.939.8542  
Contact: James L. Ho

**structural:** Double D Engineering  
72 Otis Street  
San Francisco CA 94103  
Tel: 415.551.5150  
Contact: Tony Alegria ext.108

**GENERAL NOTES**

1. All construction and details shall be completed in full compliance with 2007 Uniform Building code and all other applicable local and state codes and requirements. The Contractor shall give all notices and comply with all applicable codes and regulations, laws, ordinances and orders by any public authority having jurisdiction of the project.
2. The Contractor and his/her Sub-Contractors shall study and compare the contract documents and shall at once report to the Architect in writing all errors, inconsistencies or omissions discovered and verify all dimensions on site PRIOR TO COMMENCING THE WORK. If the Contractor proceeds with any of the work so affected without written instructions of the Architect, the Contractor shall make good at his own cost any resulting error, damage, or defects. The contractor shall perform no portion of the work without contract documents or, where required, approved shop drawings, product data or samples for such portion of the work.
3. The intent of these drawings is to provide a complete and finished job in all respects. Contractor to make accurate field inspections of all aspects of the job, verify all dimensions and site conditions prior to starting work, and notify the Architect of any discrepancies. Extras will not be allowed unless authorized by the Owner and Architect by written change order.
4. All grid lines and dimensions are to center line of architectural element, center line of stud, or face of finish unless otherwise noted. Only written dimensions on drawings shall be considered for dimensioning purposes. DO NOT SCALE DRAWINGS.
5. Building code requirements take precedence over the drawings and it shall be the responsibility of anyone supplying labor or materials or both to conform with the code, and to bring to the attention of the Architect any discrepancies or conflicts between the requirements of the code and the drawings.
6. Contractor shall check with all equipment and product manufacturers to verify dimensions and details prior to the commencement of work.
7. The Contractor shall be responsible for initiating, maintaining and supervising all safety precaution programs in connection with work, and for maintaining appropriate insurance to protect the Contractor, the Owner and the Architect.
8. Contractor shall erect and maintain temporary barricades and dust-proof partitions as needed for protection against accident, and shall continuously maintain adequate protection of his/her ongoing work and the Owner's property from damage or loss arising in connection with any construction.
9. Contractor shall provide temporary toilet facilities at the job as necessary and required by code.
10. Improvements on the job site, work in progress, stored materials and public and private improvements on the premises shall be protected by the Contractor from damage arising from the work. All damage so occurring shall be repaired or replaced by the Contractor at no cost to Owner or Architect.
11. No part of the structure shall be overloaded beyond its safe carrying capacity by the placing of materials, equipment, tools, machinery or any other items.
12. Where specified items are mentioned, the Contractor may submit alternate materials for approval by the Owner and the Architect.
13. Any change, modification or interpretation of the scope or requirements outlined within these documents, undertaken without consultation with the Architect (or any unforeseen conditions resulting therefrom) shall be the responsibility of the Owner or Contractor respectively. As stipulated within the Owner/Architect agreement, shall be held harmless from any claims resulting from such activity.
14. Electrical and Mechanical work shall be design/build by subcontractor.
15. For Bath and Master Bath: All high efficacy lighting unless light is controlled by certified occupant sensors. Sensors must be manual "on" motion sensor and must not have an "always on" function option.

**issue**

no.	date	description
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**description**

Remodel 1<sup>st</sup> Floor Unit and enclosing storage space beneath 2<sup>nd</sup> floor. for new office.

**A0.01**

**xobuilders**

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**project team**

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Tel: 415.519.1373  
Contact: Craig Peters

**designer:** James L. Ho  
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Tel: 415.939.8542  
Contact: James L. Ho

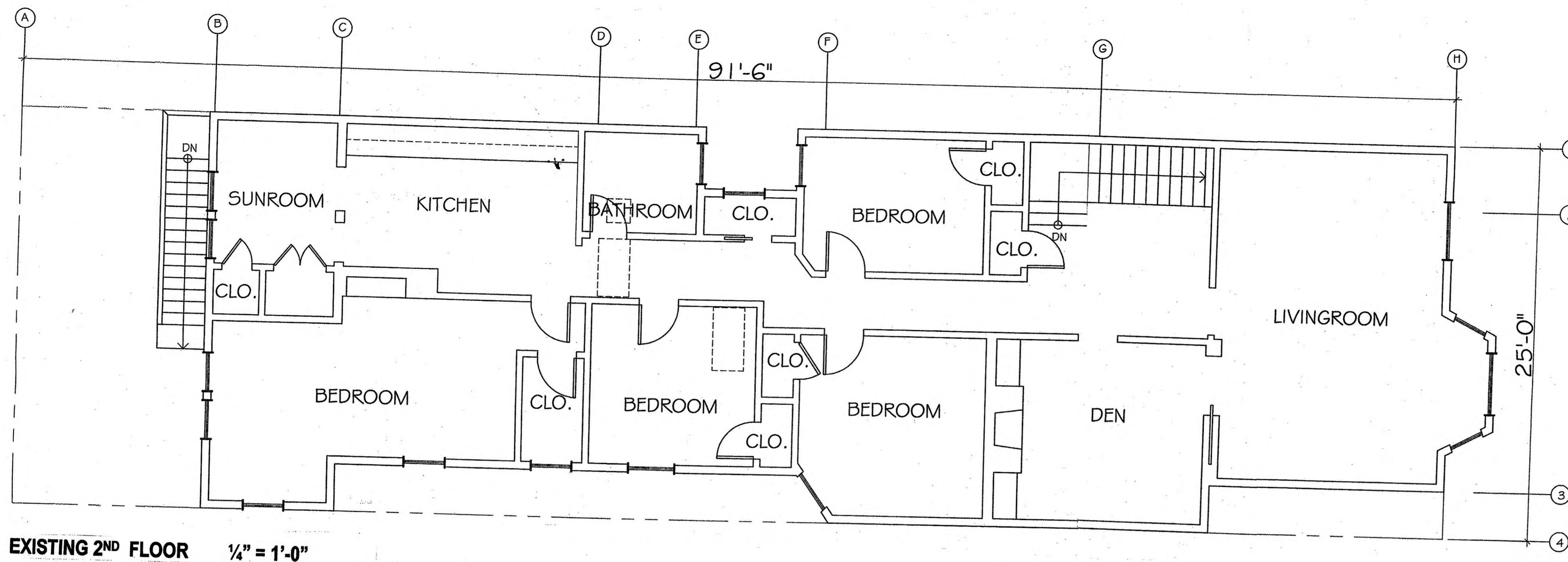
**structural:** Double D Engineering  
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**issue**

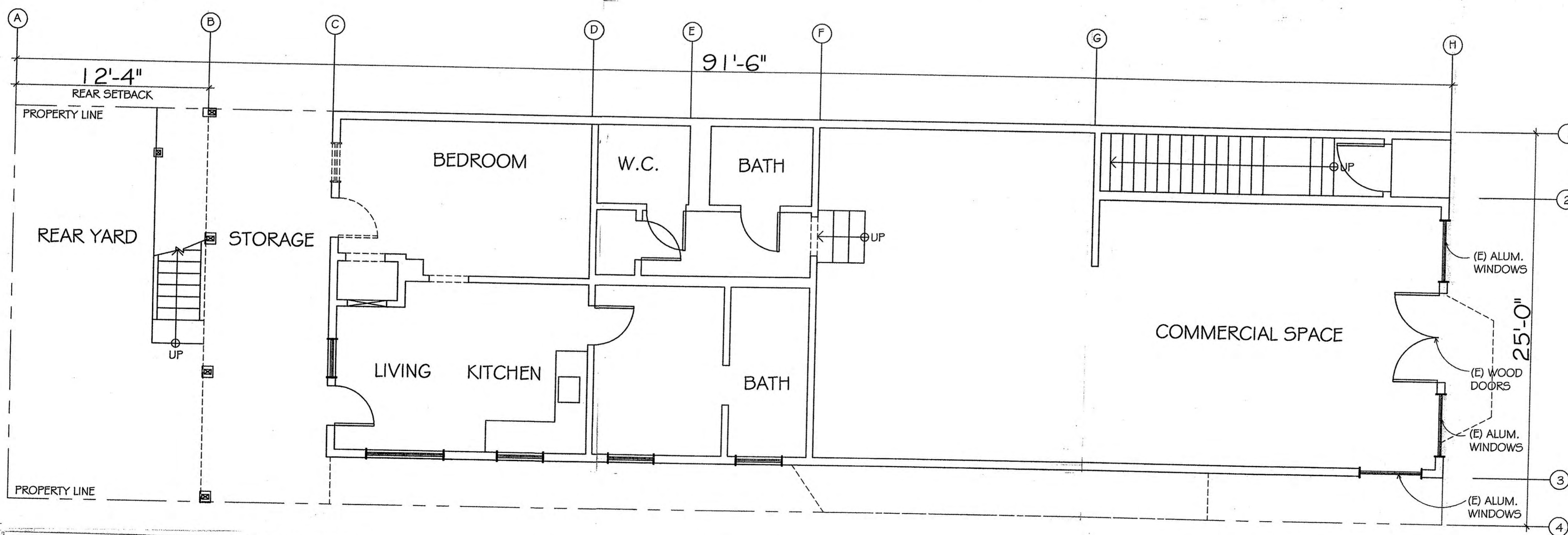
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**description**

Remodel 1st Floor Unit and enclosing storage space beneath 2nd floor for new office.



**EXISTING 2ND FLOOR** 1/4" = 1'-0"



**EXISTING GROUND FLOOR** 1/4" = 1'-0"



**A1.00**

# xobuilders

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### project team

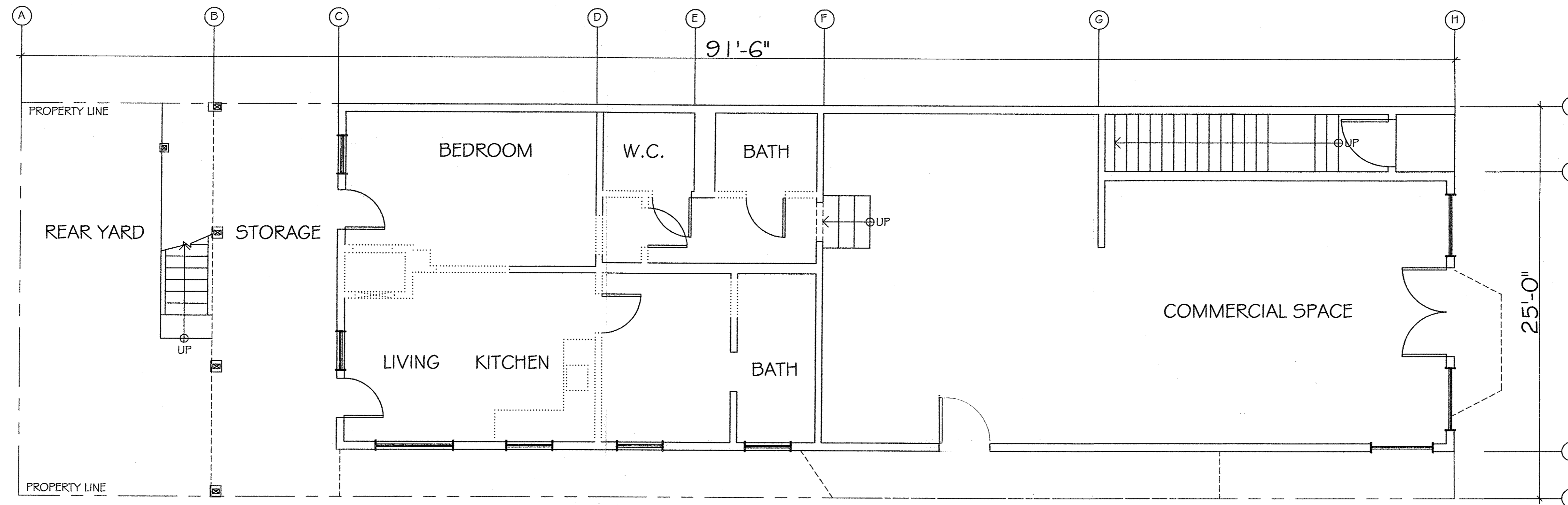
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Tel: 415.519.1373  
Contact: Craig Peters

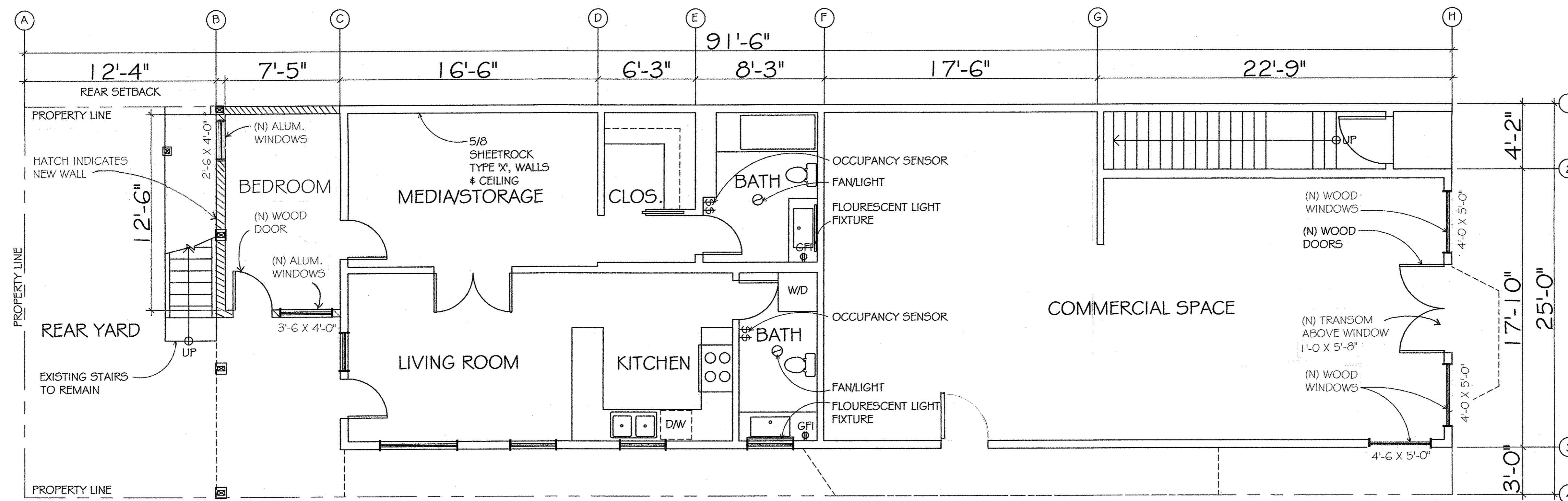
**designer:** James L. Ho  
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**DEMO GROUND FLOOR** 1/4" = 1'-0"



**PROPOSED GROUND FLOOR** 1/4" = 1'-0"

HATCH INDICATES NEW WALL

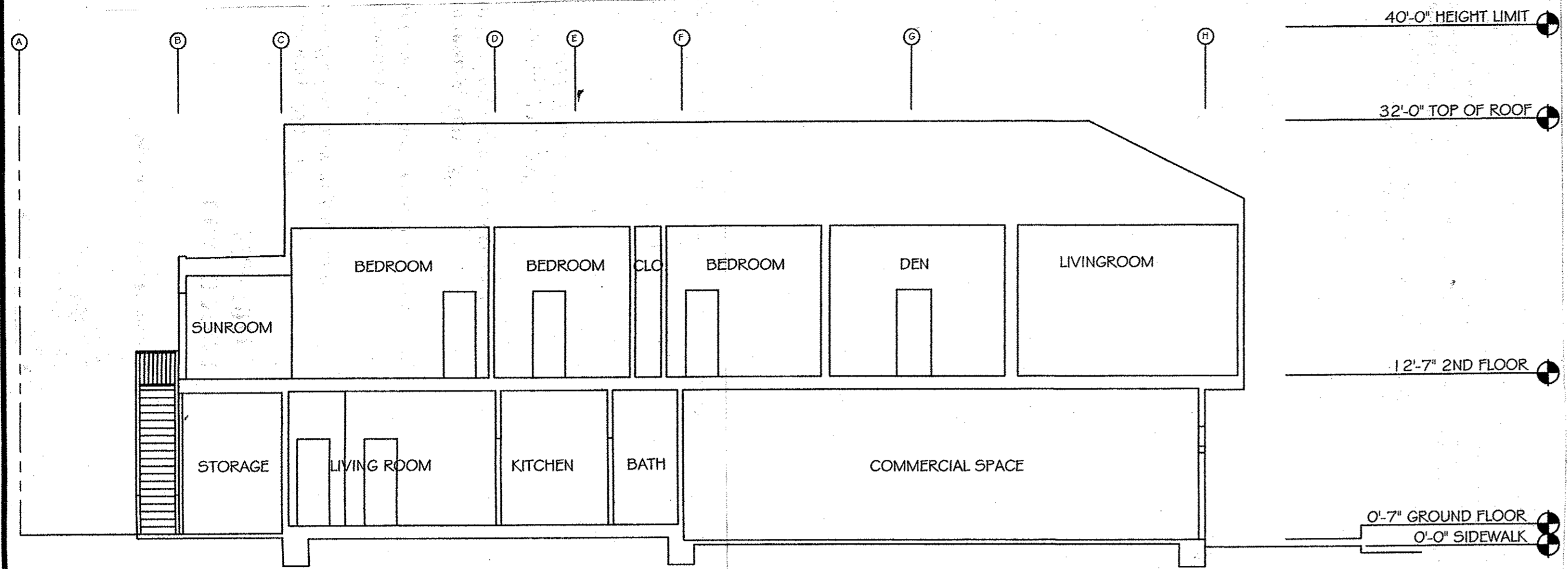
### issue

no.	date	description

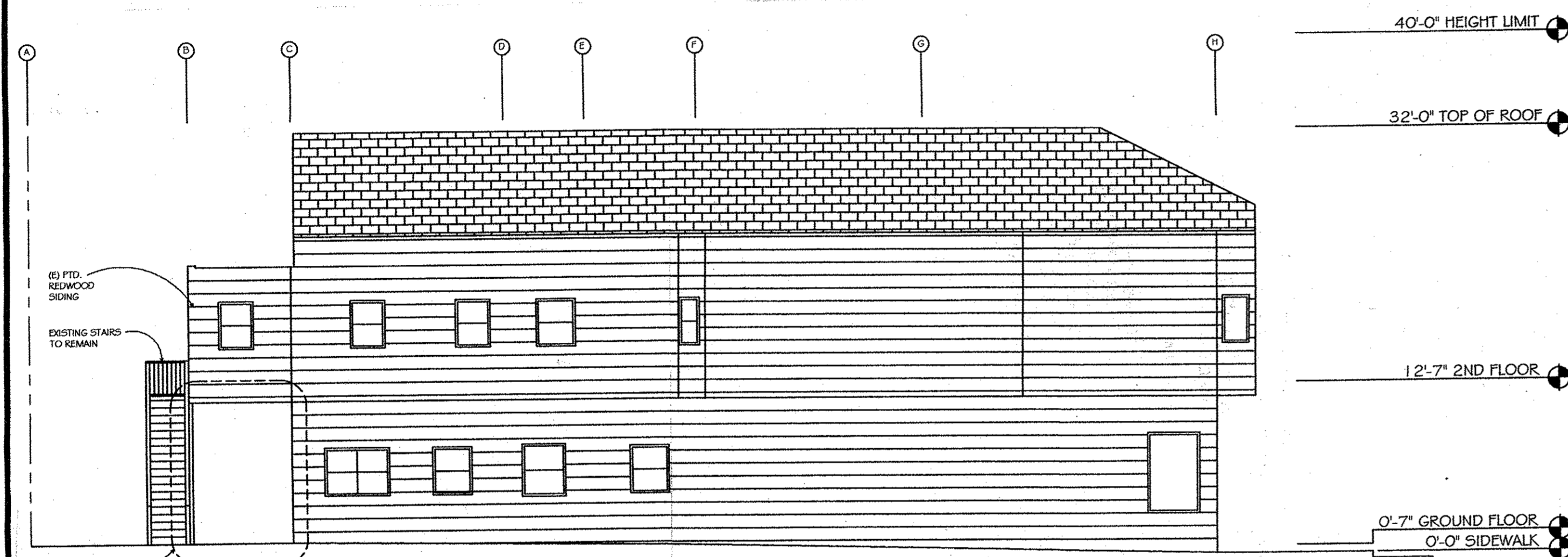
### description

Remodel 1st Floor Unit and enclosing storage space beneath 2nd floor for new office.

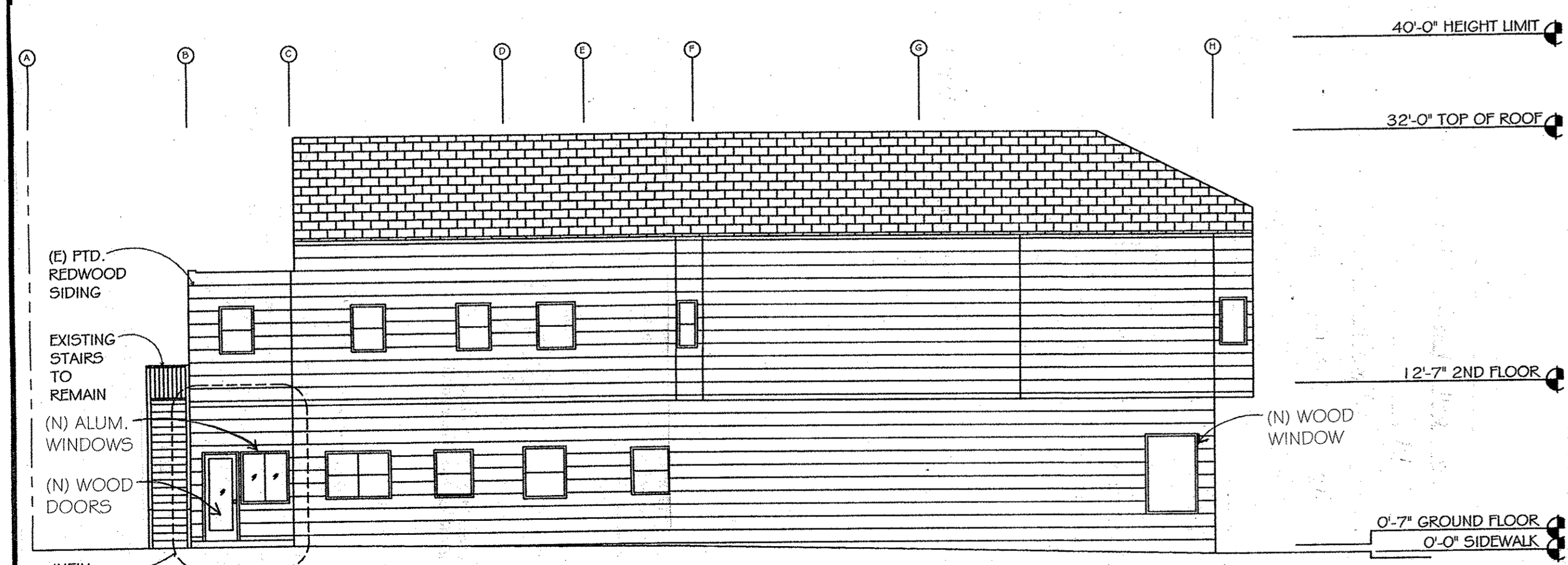
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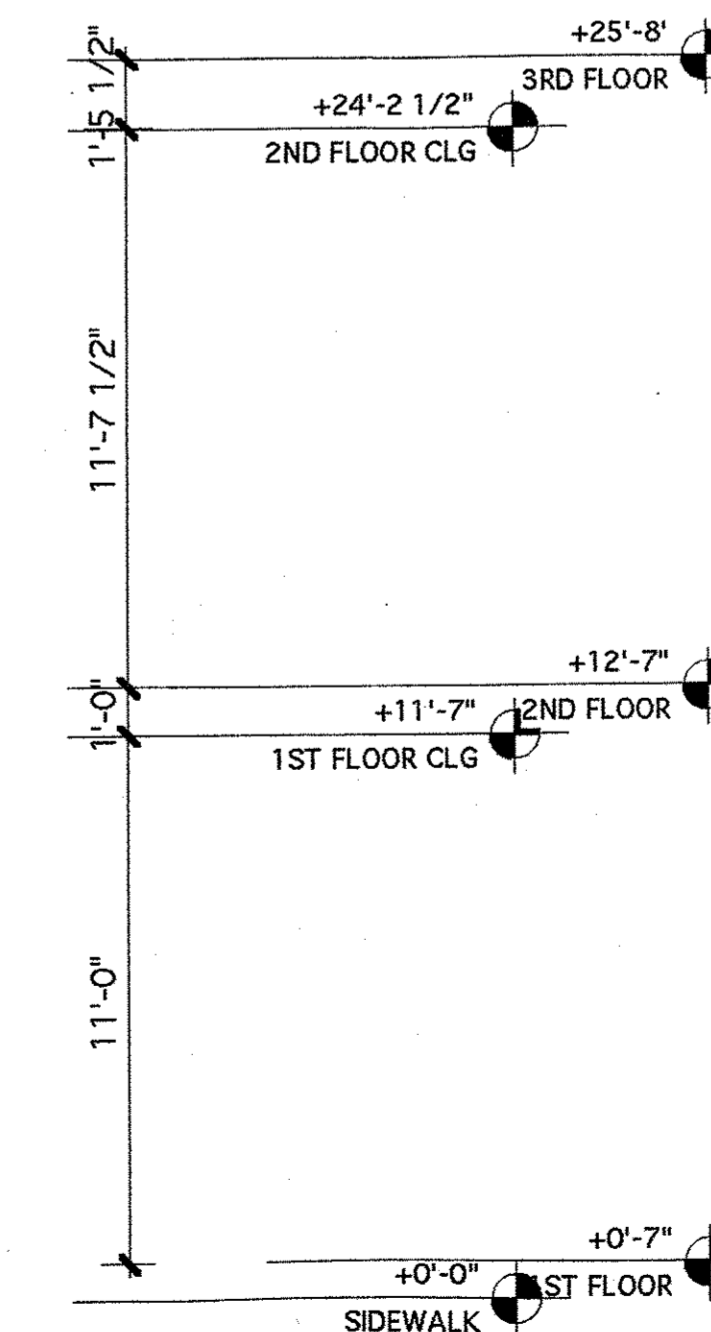
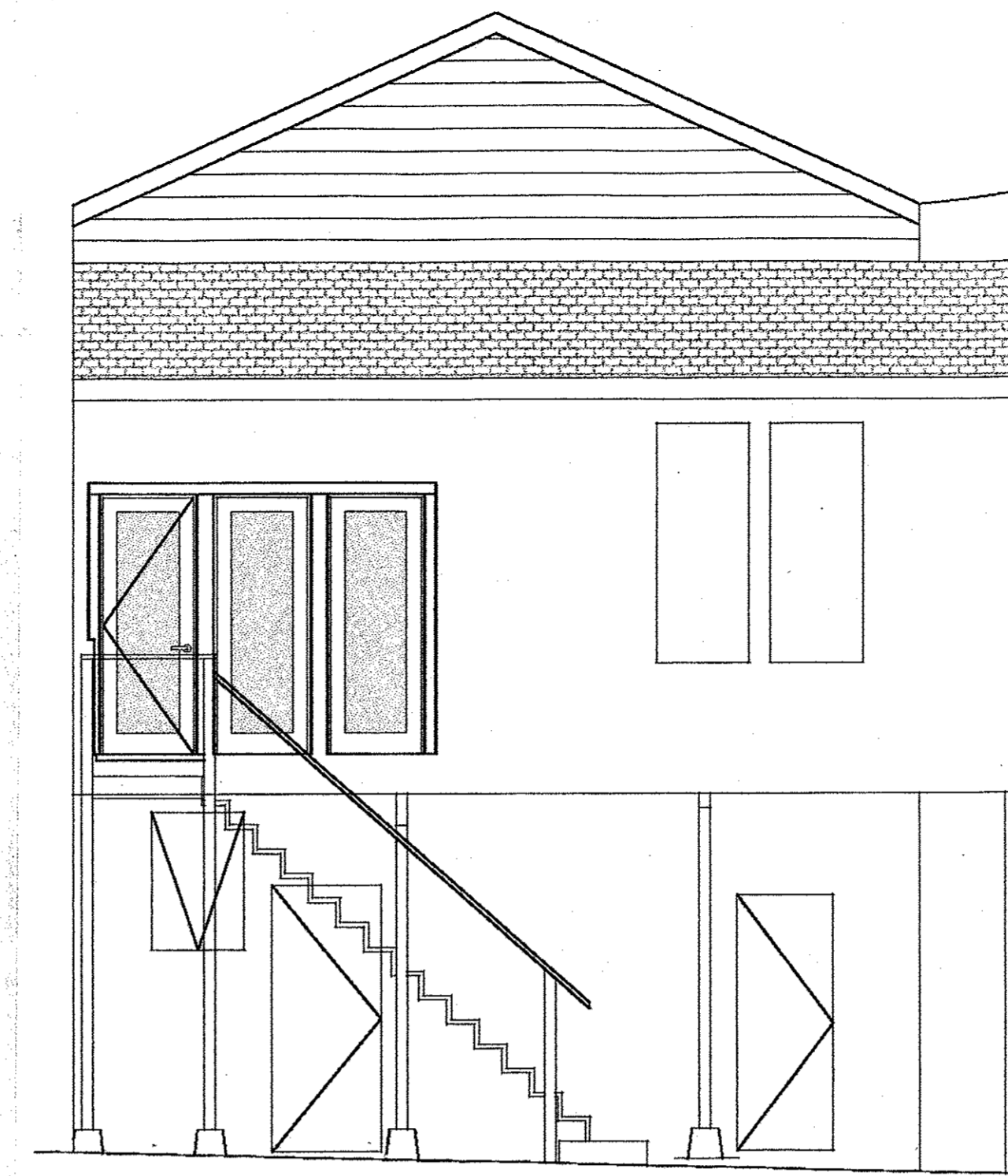
**EXISTING WEST SECTION**  
SCALE: 1/8" = 1'-0"



**EXISTING WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**PROPOSED WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



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**issue**

no.	date	description

**description**

Remodel 1st Floor Unit and enclosing storage space beneath 2nd floor. for new office.

**A1.02**



**xobuilders**

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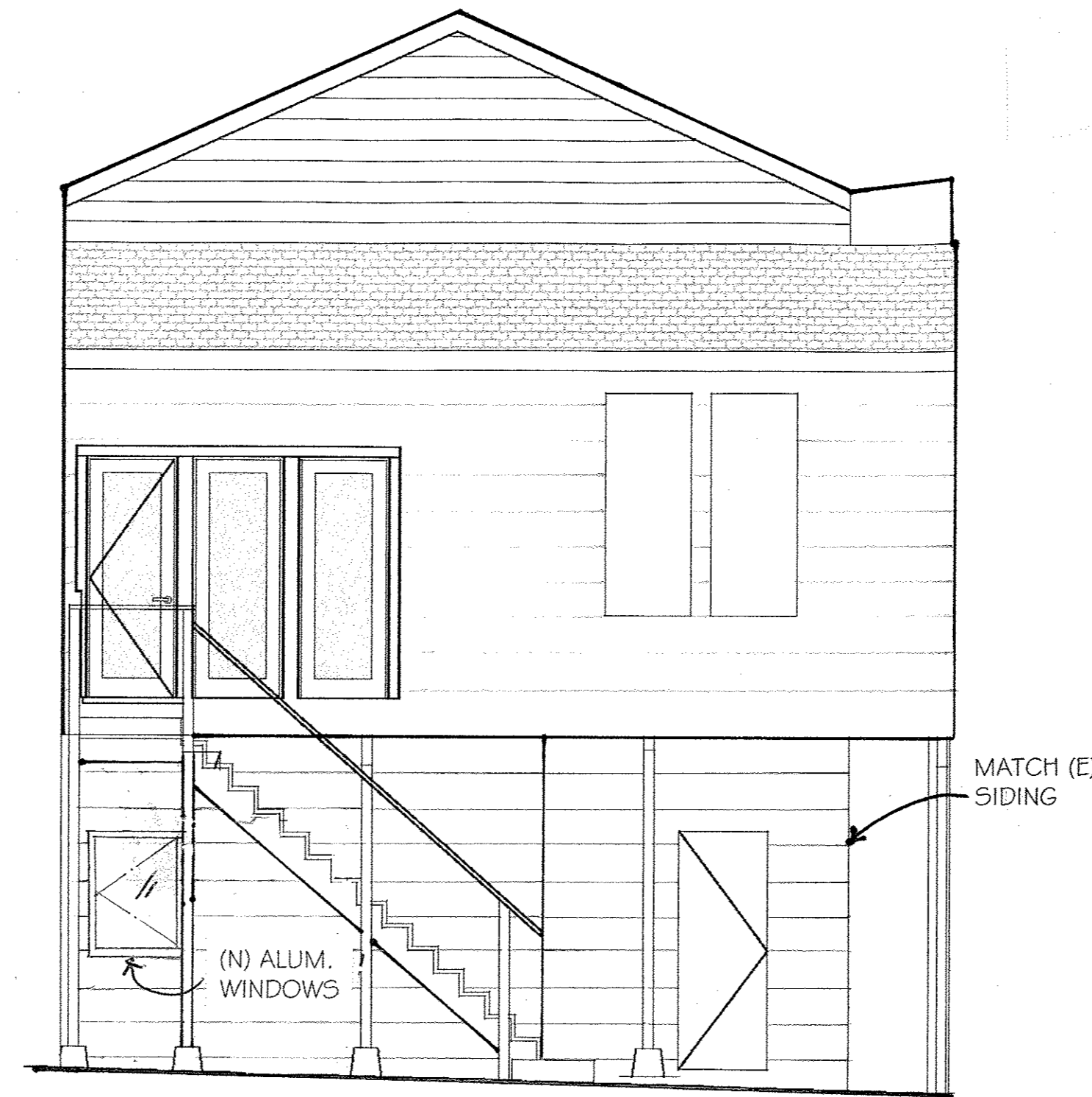
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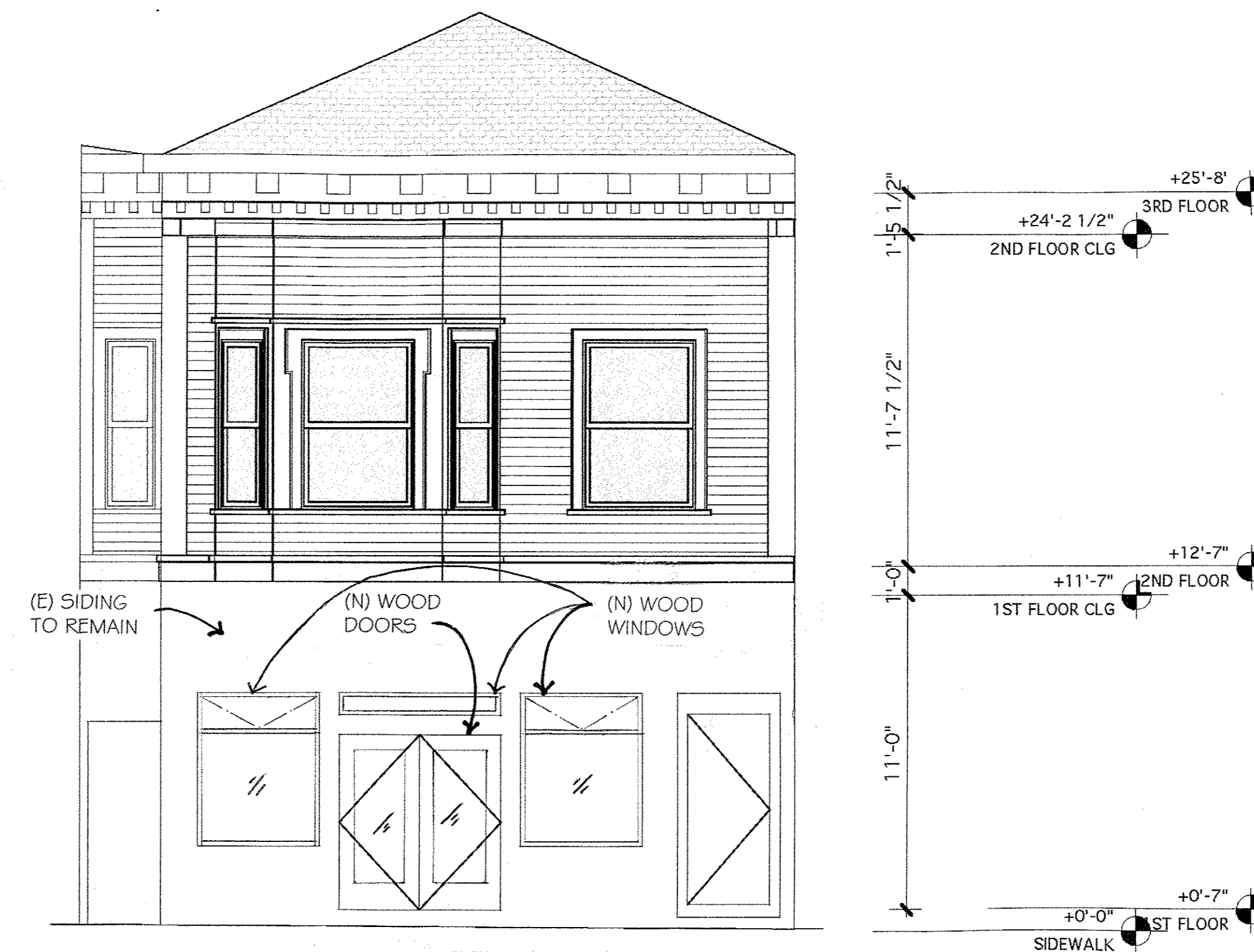
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**PROPOSED NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**issue**

no.	date	description
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**description**

Remodel 1st Floor Unit and enclosing storage space beneath 2nd floor for new office.

**A1.03**