



# SAN FRANCISCO PLANNING DEPARTMENT

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## Letter of Determination

February 6, 2017

Mr. John Kevlin  
Reuben, Junius & Rose LLP  
One Bush Street, Suite 600  
San Francisco, CA 94104

|                              |   |
|------------------------------|---|
| <b>Site Address:</b>         | 167 Powell Street   |
| <b>Assessor's Block/Lot:</b> | 0326/001  |
| <b>Zoning District:</b>      | C-3-R (Commercial: Downtown Retail)   |
| <b>Staff Contact:</b>        | Nicholas Foster, (415) 575-6167 or <a href="mailto:nicholas.foster@sfgov.org">nicholas.foster@sfgov.org</a> |
| <b>Record No.:</b>           | 2017-000307ZAD  |

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

Dear Mr. Kevlin:

This letter is in response to your request for a Letter of Determination regarding the property ("Property") at 167 Powell Street. The Property is located in the C-3-R (Commercial: Downtown Retail) Zoning District and 80/130-F Height and Bulk Districts. The Property is improved with a three-story commercial building constructed in 1907. Your letter requested confirmation that the top two floors of the Property do not contain Residential Units or Unauthorized Units as defined and regulated in Planning Code Section 317.

After reviewing the available building permit history for the Property, there is no evidence demonstrating that building permits have ever been approved or issued to legally establish and maintain a Residential Units at the Property. While records indicate that an unpermitted Hotel Use existed at the Property from approximately 1914 through 1960, no Permit of Occupancy or change of use from Office Use to Hotel Use was ever approved by the City. Moreover, while several building permits (as recent as 2015) list both Retail Sales and Service Uses and Hotel and/or Residential Hotel Uses as the existing uses of the Property, those building permits appear to erroneously reference a change of use to Hotel Use and/or Residential Hotel Use that was never legally established by the City. The Department of Building Inspection's Report of Residential Building Record (3-R) shows no record of any Residential Units. Further, a review of records at the Rent Stabilization and Arbitration Board did not yield any evidence of Residential Units or Unauthorized Units at the Property.

In conclusion, the Planning Department has not found any permit records that authorize Residential Units at the Property. Further, the Planning Department has not found any evidence of Unauthorized Units at the Property. Given the available information, it is my determination that the Property does not contain Residential Units or Unauthorized Units as defined and regulated in Planning Code Section 317.

**Please note that a Letter of Determination is a determination regarding the classification of uses and interpretation and applicability of the provisions of the Planning Code. This Letter of Determination**

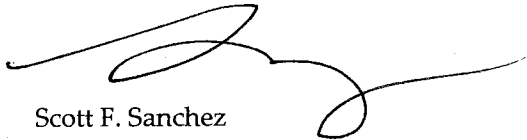
Mr. John Kevlin  
One Bush Street, Suite 600  
San Francisco, CA 94104

February 6, 2017  
Letter of Determination  
167 Powell Street

**is not a permit to commence any work or change occupancy. Permits from appropriate Departments must be secured before work is started or occupancy is changed.**

**APPEAL:** If you believe this determination represents an error in interpretation of the Planning Code or abuse in discretion by the Zoning Administrator, an appeal may be filed with the Board of Appeals within 15 days of the date of this letter. For information regarding the appeals process, please contact the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

Sincerely,



Scott F. Sanchez  
Zoning Administrator

cc: Nicholas Foster, Planner  
Property Owner  
Neighborhood Groups  
BBN Requestor (if any)

# REUBEN, JUNIUS & ROSE, LLP

December 28, 2016

## By Messenger

Scott Sanchez, Zoning Administrator  
San Francisco Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

R# 2017-000307 ZAD  
CR# 27635 \$ 664. -  
M. LUELLEN (NE)

**Re: 167 Powell Street – Letter of Determination Request**  
**Our File No.: 6876.15**

(0326/001)

Dear Mr. Sanchez:

Our office represents the master lessee of 167 Powell Street (the “Property”). The Property is a three-story, 9,504 square foot building located at the corner of O’Farrell and Powell Streets in the Union Square neighborhood. The Property’s ground floor is occupied by retail spaces, and its upper stories have been vacant for over 50 years.

The owner of the Property is considering an adaptive re-use of the top two stories, specifically the establishment of retail use consistent with the applicable C-3-R zoning district. We submit this Letter of Determination request **to confirm that the top two stories are not considered residential units subject to Section 317 of the Planning Code and that no residential or residential hotel use exists at the Property.** Both the permit history of the Property’s second and third stories and a 1960s enforcement action by the Department of Public Works demonstrate that the Property does not have residential units that would make any establishment of retail use on the top stories subject to Section 317.

### **A. Building Permit History Demonstrates Commercial Use**

The Property’s building permit history—dating from 1907—consistently demonstrates commercial uses at the site and does not refer to any residential use. **No building permit has ever been issued for any residential use at the Property.**

The building was built for ground-floor retail below office on the second and third stories. The original construction permit for the Property from 1907 is attached as **Exhibit A**, and identifies the use of the building as “office.” A review of the plans approved with the permit identify the ground floor spaces as “stores” and the second and third floors as a series of “offices”. The original construction plans are attached as **Exhibit B**.

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin | John Kevlin  
Tuija I. Catalano | Jay F. Drake | Lindsay M. Petrone | Sheryl Reuben | Thomas Tunny  
David Silverman | Melinda A. Sarjapur | Mark H. Loper | Jody Knight | Stephanie L. Haughey  
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1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

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The subsequent building permit history for the Property similarly demonstrates commercial use, as either office or retail. A chart listing the permit history is included at the end of this letter as **Appendix 1**, and each of the permits are attached as **Exhibit C**. Since the building was constructed, proposed uses have been classified as “office”, “store”, “cigar stand”, “smoke shop”, “offices & stores”, “stores”, and “retail”. None of these permits identify residential uses of any sort.

## **B. Unpermitted Hotel Use**

Despite the fact that no residential use was ever legally established at the Property pursuant to a building permit, city records indicate that an unpermitted residential hotel use did operate at the Property roughly between 1914 and 1960. The following provides an overview of these city records.

### *1. 1914-1960: Period of Unpermitted Residential Hotel Use*

During this period, it appears the Property began operating as a residential hotel, beginning around 1914. Documents indicate 22 rooms on the upper two floors, with one apartment on the second floor and 17 guestrooms between the two floors. In 1956 and 1958, city records indicate condemnation and enforcement efforts against the Property for inadequate egress and fire escape, as well as insufficient toilets and baths, for a residential hotel use. The following documents are available:

- Undated, Description of Hotel and Lodging House. No details provided.
- September 20, 1917, Hotel or Lodging House Description. Identifies name as Buick House.
- December, 1924, Application for Renewal of Certificate to Occupy for Human Habitation. No issuance of certificate noted.
- January 1, 1942, Permit to Occupy for Hotel.
- January 27, 1950, Permit to Occupy for Hotel. No issuance of permit noted.
- January 26, 1956, Application for Permit of Occupancy.
- January 26, 1956, Disapproval of Permit of Occupancy.
- February 17, 1958, Permit to Occupy for Hotel.
- February 20, 1958, Notice to Abate Nuisance. Identifies issues with egress and fire escape.
- March 12, 1958, Permit of Occupancy for Hotel. Stamped "Permit Revoked."
- March 31, 1958, Notice to Abate Nuisance. Identifies issues with egress. Stamped "Abated."

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- May 20, 1958, Department of Public Works enforcement letter. Identifies issues with egress and fire escape. Stamped "abated" on May 27, 1958.

These documents are attached as **Exhibit D**.

2. *1960-1965: City Enforcement Process and Condemnation Action*

In March of 1960, the city's Department of Public Works issued a report providing an overview of the history of the Property. The report identifies the Property was originally approved as an office building and that the second and third floors were being used as a residential hotel at the time of the report (with one apartment and 17 "families"). **The report clearly states: "There is no approved permit to show any change of occupancy use from offices to hotel..."** It goes on to state "The condition and arrangement of the building does not meet the minimum requirements of the San Francisco Building and Housing Codes." A total of 29 building, housing and electrical code violations are cited in the report, which concludes "Based on the foregoing report it is recommended that the owner of this property secure such permits as necessary for such work required to correct all listed violations or any others which may be found during the period of rehabilitation. If it is economically impracticable to do this then a recommendation for returning building to such an occupancy as found practicable would be in order with compliance with all governing codes."

The 1960 report initiated a five year enforcement process, with the city bringing a condemnation action against the Property, resulting in a 1965 agreement between the city and the owner. The city agreed to end the condemnation action once the owner recorded a statement that they would barricade and keep the upper floors vacant until a permit is issued to bring the building into compliance with the various city codes.

The following documents apply to this period of time:

- February 12, 1960, Application for Permit of Occupancy.
- February 2, 1960, Permit to Occupy Hotel.
- March 9, 1960, Department of Public Works Building Inspector's Report. Outlined above.
- July 29, 1960, Notice of Condemnation. The notice condemns the building and orders the owner to obtain a permit to demolish the building or a permit to bring it in conformance with the Housing Code.
- 1961, Permit to Occupy Hotel. Permit is disapproved, citing nine violations, including cooking and sleeping in the same room, insufficient toilets and insufficient baths.

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- January 20, 1961, Letter from Director of Public Works to City Attorney. Letter indicates the Property owner had taken no action in response to the condemnation notice and requests the city attorney take action against the owner.
- June 9, 1961, Revocation of 1958 Permit of Occupancy for Property. Building Code violations, Housing Code violations and insufficient toilets and baths cited.
- 1961-1965, letters between Director of Public Works and City Attorney. These letters provide updates on each office's actions during the condemnation process. November 24, 1961 is first indication that upper two floors are barricaded and vacant.
- April 23, 1965, letter to City from Property owner. Indicates that as of the date of the letter, the Property had been inspected, and that the building was not being used for residential occupancy.
- 1963 onward, case history and action report for Property. June 10, 1965 record states:

Yesterday Mr. Levy [DPW Director] agreed to permit closing of this condemnation action if the owners recorded a statement that they would not reoccupy the two upper floors without getting a permit and bringing the building into compliance and that they would keep it barricaded, weather tight, and presentable looking adding that it would be inspected by them each week. Today I spoke with Mr. Steinhardt, owner's attorney, and he believes this is a good solution. He is to send a letter to Levy to nail this down. I also phoned Mr. Minton, deputy city attorney, and he agrees also.

The case history confirms the upper floors were vacant and barricaded on several occasions between 1975 and 1986.

- December 8, 1965, DPW Order 71 443. Revocation of previous condemnation order.

These documents are attached as **Exhibit E**.

### *3. 1965-Current: Non-Use of Upper Two Floors*

The upper two floors of the building have been vacant for the roughly 50 years since the condemnation action. While some records identify the one apartment and 17 guest rooms from the previous certificates of occupancy, these records also confirm the vacancy of these floors during this period. The Property has had the same ownership since the condemnation action.

The following documents apply during this period:

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- October 19, 1967, Permit to Occupy. Indicates the building is vacant.
- June 23, 1969, DPW record. Indicates building is vacant under lock and key.
- July 21, 1978, Application for Permit of Occupancy. No record of any permit of occupancy being issued at this time.
- August 7, 1992, Smoke Detector Inspection Report. Indicates the building does not meet current standards for smoke detectors.
- August 25, 1992, Complaint Record. Indicates building is vacant, except for six businesses (ground floor).
- October 15, 1997, Notice of Violation. Cites permits issued in error, changing the use of the residential lobby on the ground floor from residential hotel to mercantile use without a permit.
- February 1, 2007. Certificate of Final Completion and Occupancy. For seismic retrofit, however, notes "No occupancy of R-1 units allowed under this permit."

These documents are attached as **Exhibit F**. Current photographs of the upper two floors, depicting conditions that illustrate the many years of non-use, are attached as **Exhibit G**.

### **C. No Residential Units Subject to Planning Code Section 317 Exist Today**

San Francisco Planning Code Section 317 requires Planning Commission authorization for the demolition, merger or conversion of existing Residential Units or Unauthorized Units. No such units exist at the Property, as discussed herein:

#### *1. Residential Units*

A "residential unit" is defined by Planning Code Section 317 as "a legal conforming or legal nonconforming Dwelling Unit, a legal nonconforming Live/Work Unit or Group Housing." A "nonconforming use" is defined by Planning Code Section 180(a)(1) as "a use which existed lawfully at the effective date of this Code, or of amendments thereto...and which fails to conform to one or more of the use limitations under Articles 2, 6, 7 and 8 of this Code that then became applicable for the district in which the property is located." Since both dwelling units and group housing rooms are principally permitted without a density limit in the Property's C-3-R zoning district by the current Planning Code, any residential use at the Property could not be a nonconforming use.

While the Planning Code does not define "legal conforming use," Section 180(e) defines "lawfully existing structures and uses" as follows: "Any structure or use for which a permit was lawfully granted prior to May 2, 1960, pursuant to the Planning Code provisions in effect on that

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date, and which was thereafter commenced and completed in accordance with such provisions, shall be deemed to have been a lawfully existing structure or use on that date..."

No building permit has ever been approved or issued for a residential use at the Property. This was expressly confirmed by the 1960 DPW report. The San Francisco Building Law in effect in 1914 when the hotel operation commenced required that a building permit be approved by the Board of Public Works for any alteration to an existing building. (1910 San Francisco Building Law, Section 5; attached as **Exhibit H**.) Any Permits of Occupancy issued for a hotel use at the Property between 1914 and 1960 were issued by the Department of Public Health, and do not establish a legal use, but rather confirm the sanitary conditions of the building. This is underscored by the state law regulating hotels and lodging houses in effect when the hotel use at the Property began.

Per the 1960 DPW report, the unpermitted hotel operation commenced in 1914. On June 16, 1913, the State Hotel and Lodging House Act (the "Act") was approved by the State Legislature, putting into place statewide regulation of hotels of 15 guestrooms or larger. With respect to permitting, the Act requires that any conversion of a building to a hotel use must file a statement with a city's **building department** (and only the health department if there is no building department). Further, the building department must issue a "certificate of final completion" for the alteration of a building to a hotel, and then the health department must issue a "permit of occupancy upon completion of construction."<sup>i</sup> (See relevant Act provisions in endnote. The Act is attached as **Exhibit I**.) (The San Francisco General Ordinance from 1910 and 1915 can be accessed online at <https://archive.org/details/generalordinance1907sanf>.)

As confirmed by the 1960 DPW report, no permit for the hotel use was ever filed with the Board of Public Works (the city's building department at the time) and a "certificate of final completion" was never issued for the altered building. The future building, housing and electrical code violations, in particular the inadequate physical features such as egress and toilets, suggest the building may have never been in compliance with applicable codes.

Once the 1960 condemnation action commenced, the upper floors of the building were vacated and have been vacant ever since. As part of the 1965 agreement to close the condemnation action, the city required that the building owner leave the upper floors vacant until they obtain a permit to alter the upper floors of the building in order to bring them into compliance with the various codes applicable to residential hotel use.

Since (1) the Property was never issued a building permit or certificate of final completion for a residential hotel, (2) it appears likely the building was never altered from its original state to comply with applicable building, housing and electrical codes, and (3) no building permits have been issued subsequent to 1965 to bring the building into compliance with

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the various applicable codes, a residential use was never legally established or maintained at the Property. As a result, no residential unit, subject to Planning Code Section 317, exists at the Property.

## 2. *Unauthorized Units*

An "unauthorized unit" is defined by Planning Code Section 317 as "one or more rooms within a building that have been used, without the benefit of a building permit, as a separate and distinct living or sleeping space independent from Residential Units on the same property. "Independent" shall mean that (i) the space has independent access that does not require entering a Residential Unit on the property and (ii) there is no open, visual connection to a Residential Unit on the property."

There are no unauthorized units at the Property. An unauthorized unit can only exist if a legal Residential Unit exists in a building. Since no Residential Unit exists on the Property, no unauthorized unit can exist either.

## **D. Conclusion**

In conclusion, no residential use or units should be recognized on the top two floors of the Property for the following reasons:

- No building permit has ever been approved or issued for residential use at the Property.
- The unpermitted hotel operation at the Property operating between roughly 1914 and 1960 was never issued a building permit, as required by the San Francisco Building Law in effect at the time of its establishment.
- The unpermitted hotel operation at the Property was never issued a Certificate of Final Completion," as required by the 1913 State Hotel and Lodging House Act.
- There is no evidence that the unpermitted hotel operation at the Property was ever in compliance with the applicable building, housing, electrical and other codes in effect during its operation. In fact, the city's 1960 condemnation order clearly states the upper two floors did not comply with the building, housing and electrical codes applicable to residential use to such a degree that it constituted a public nuisance and either needed to be brought up to code or demolished.

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Scott Sanchez  
San Francisco Planning Department  
December 28, 2016  
Page 8

- No actual hotel operation has been in place at the Property since at least 1961.

Based on this information, we respectfully request a letter of determination confirming that the second and third stories do not contain residential units or unauthorized units that would subject the establishment of a non-residential use on the second and third stories to Section 317 of the Planning Code, that no residential or residential hotel use exists at the Property, and therefore the two upper floors may be occupied by a commercial use subject to the applicable C-3-R zoning district.

Sincerely,

**REUBEN, JUNIUS & ROSE, LLP**



John Kevlin

Enclosures

**Appendix 1: 167 Powell Street Building Permit History**

| Permit #            | Issue Date | Present          | Proposed         | Description of Work  | Floor   | Planning Sig |
|---------------------|------------|------------------|------------------|--|---------|--------------|
| 200605181864        | 05-18-2006 | Retail           | Retail           | Sign Permit  |         | N/A          |
| 200605181865        | 05-18-2006 | Retail           | Retail           | Sign Permit  |         | N/A          |
| 200605181868        | 05-18-2006 | Retail           | Retail           | Sign Permit  |         | N/A          |
| 200503228031        | 08-15-2005 | Retail           | Retail           | Tenant Improvement   |         | Yes          |
| 200510185881        | 10-18-2005 | Retail           | Retail           | Install 2-6"x6" posts  |         | N/A          |
| 201742              | 07-16-59   | Stores           | Stores           | Change existing sign face on Marquee 11' to Sidewalk                                 |         | Yes          |
| 201960              | 07-23-59   | Offices & Stores | Offices & Stores | D.F. Horiz Sign  |         | Yes          |
| 201961              | 07-23-59   | Offices & Stores |                  | Offices & Stores   |         | Yes          |
| 201959              | 07-23-59   | Offices & Stores | Offices & Stores | D.F. Horiz Sign  |         | Yes          |
| 204443              | 10-16-59   | Offices & Stores | Offices & Stores | New copy on existing face  |         | Yes          |
| 181848              | 10-07-57   | Smoke shop       | Smoke shop       | Remove plate glass on show window & re-install same with proper corner bar and metal |         | Yes          |
| Application # 84485 | 12-11-45   | Cigar stand      | Cigar stand      | Remove framework back of showcase  |         | Yes          |
| 127251              | 05-01-24   | Store            | Store            | Show window  |         | No           |
| 7011                | 12-24-1906 | Office Building  | Office Building  | New Construction   | 1,2 & 3 | No           |

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<sup>i</sup> Section 10. Before the construction or alteration of a hotel or lodging house, or the alteration or conversion of a building for use as a hotel or lodging house is commenced, the owner or his agent or architect shall submit to the building department of the incorporated town, incorporated city or city and county in which said hotel or lodging house or building to be constructed, altered, added to or converted is situated or to be situated, or if there be

no building department then to the health department or if there is no building department or health department then to such department as shall be designated for that purpose by municipal ordinance of the municipality in which said work is contemplated, a detailed statement in writing, verified by the affidavit of the person making the same, of the specifications for the construction of such hotel or lodging house or building upon blanks or forms to be furnished by such department and also a complete and full copy of the plans of such work. Such statement shall give in full the name and residence, by street and number, of the owner or owners of such hotel or lodging house or building. If such construction, alteration or conversion is proposed to be made by any other person than the owner of the land in fee, such statement shall contain the full name and residence, by street and number not only of the owner of the land, but of every person interested in such lodging house or hotel, either as owner, lessee or in any representative capacity. Such affidavit shall allege that such specification and plans are true and contain a correct description of such hotel or lodging house, building, structure, lot and proposed work...The said department shall cause all such plans and specifications to be examined. If such plans and specifications conform to the provisions of this act relative to the building and occupancy of hotels and lodging houses the department with which said plans and specifications are required to be filed shall issue a written certificate to that effect to the person submitting the same.

Section 11. Upon the completion of the construction or alteration of a hotel or lodging house or alteration of a building into a hotel or lodging house and the making of a written application therefor by the owner, his agent, architect or contractor to the department charged with the enforcement of this act, said department, if said building at the date of such application is entitled thereto, shall, within ten days from the date of such application, issue a certificate that the hotel or lodging house or alteration thereof is completed in conformity with the state hotel and lodging house act, which certificate shall be entitled "certificate of final completion," and upon presentation of said certificate to the department of health of the incorporated town, incorporated city or city and county in which the building is located and filing the same with such department the department of health shall issue a permit to occupy such hotel or lodging house, which last mentioned permit shall be entitled "permit of occupancy upon completion of construction."...No hotel or lodging house hereafter constructed as or altered into a hotel or lodging house shall be occupied in whole or in part for human habitation until the issuance of the said "certificate of final completion" and of said "permit of occupancy upon completion of construction." If any building hereafter constructed as or altered into a hotel or lodging house, be occupied in whole or in part for human habitation in violation of the provisions of this section such occupation shall be deemed unlawful and said premises shall be deemed unfit for human habitation and the department of health or other department charged with the enforcement of this act may cause them to be vacated accordingly.

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# EXHIBIT A



No. 7011

# BRICK BUILDING

APPLICATION OF

326

W B Bivelle

For Permit to Erect  
167 Powell

A. Howe Shry and  
Brewster Building

Location S. W. corner of Powell  
and O. H. Small Streets

Filed DEC 22 1906

Referred to Inspector

Statement in brief

and of the building to  
be erected on lot 1907

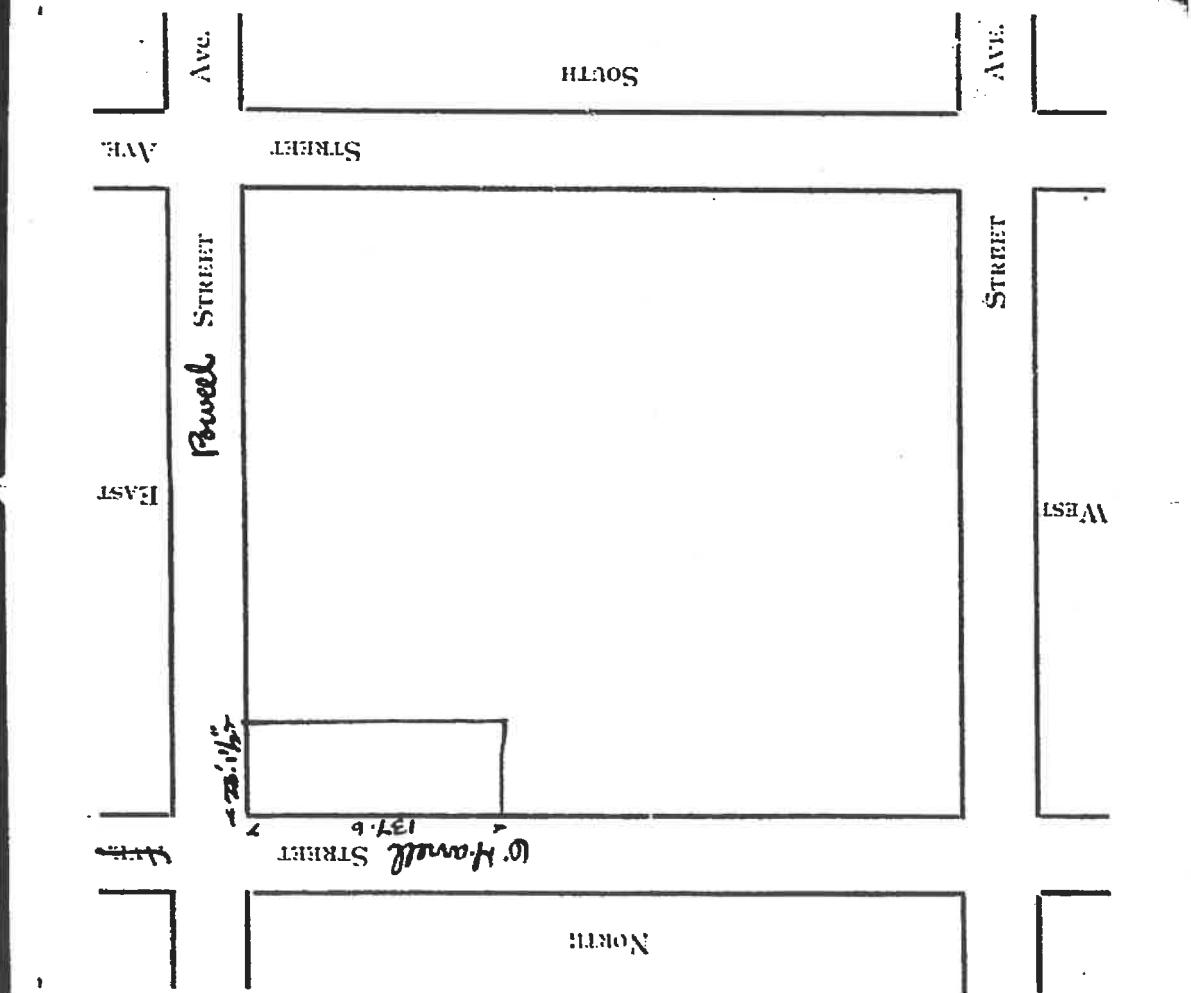
on the east side of Powell  
at front corner

APPROVED

*[Signature]*  
Chief Building Inspector

*There are no cellars in the lot  
and no sidewalk of adequate  
width for the work to be  
done for the same to be  
done for the same to be*

*[Signature]*  
Dec 21st 1906



WRITE IN INK—FILE TWO COPIES

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

APPLICATION FOR BUILDING PERMIT.

BRICK BUILDING

Application is hereby made to the Board of Public Works of the City and County of San Francisco for permission to build a three story and basement building on the lot situated on the south west corner of Powell and O'Farrell Street

In accordance with the plans and specifications submitted herewith.

All provisions of the building laws shall be complied with in the erection of said building, whether specified herein or not. Estimated cost of building \$ 10,000. Building to be occupied as office building by \_\_\_\_\_ family.

Size of Lot 23' 1/2" feet front 23' 1/2" feet rear 137' 6" feet deep.

Size of proposed building 23' 1/2" x 137' 0"

Extreme height of building 46' 6"

If party walls are to be used, give thickness and height of stories \_\_\_\_\_

Are foundations to be on solid or filled ground? Solid

Footings will be of concrete or brick. Foundation walls will be of concrete or brick

Concrete will be made of best Portland cement one parts. Sand four parts. Broken Stone five parts

Stone work laid in \_\_\_\_\_ mortar

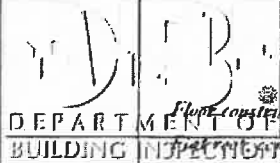
Brick work laid in lime and cement mortar one part Sanita brick lime, 5 parts sand, hand caught

Face brick work laid in \_\_\_\_\_ mortar To every 1500 bricks

Face brick work. How bonded? headers every sixth course, fronts on Powell and O'Farrell will be finished in cement plaster.

|   | WALLS  |                   |                            | PIERS OR COLUMNS |           | JOISTS   |      |              | GIRDERS  |      |              |
|---|--------|-------------------|----------------------------|------------------|-----------|----------|------|--------------|----------|------|--------------|
|   | Height | Material          | Thickness<br>Front<br>Side | Material         | Size      | Material | Size | Longest Span | Material | Size | Longest Span |
| Footings  | 16"    | brick or concrete | 18" 25"                    |                  |           |          |      |              |          |      |              |
| Foundations                                     |        |                   |                            |                  |           |          |      |              |          |      |              |
| Basement  | 9' 0"  | brick or concrete | 18" 25"                    |                  |           |          |      |              |          |      |              |
| 1st story                                       | 12' 0" | brick             | 1 1/4" 1' 0"               | cast iron        | 10" round | Wood     | 2x12 | 20' 0"       | Steel    | 2x12 | 20' 6"       |
| 2nd story                                       | 10' 0" | "                 | 1 1/4" 1' 0"               |                  |           | "        | 3x14 | 20' 0"       |          |      |              |
| 3rd story                                       | 10' 0" | "                 | 1 1/4" 1' 0"               |                  |           | "        | 2x14 | 20' 0"       |          |      |              |
| 4th story                                       |        |                   |                            |                  |           |          |      |              |          |      |              |
| 5th story                                       |        |                   |                            |                  |           |          |      |              |          |      |              |
| 6th story                                       |        |                   |                            |                  |           |          |      |              |          |      |              |
| 7th story                                       |        |                   |                            |                  |           |          |      |              |          |      |              |
| 8th story                                       |        |                   |                            |                  |           |          |      |              |          |      |              |
| 9th story                                       |        |                   |                            |                  |           |          |      |              |          |      |              |
| 10th story                                      |        |                   |                            |                  |           |          |      |              |          |      |              |
| State size of bearing partitions on each floor. |        |                   |                            |                  |           |          |      |              |          |      |              |
| MATERIAL SIZES                                  |        |                   |                            |                  |           |          |      |              |          |      |              |
| 4" x 4" Pl. 3x6                                 |        |                   |                            |                  |           |          |      |              |          |      |              |
| 5" x 4" " 3x4                                   |        |                   |                            |                  |           |          |      |              |          |      |              |
| 4" x 4" " 3x4                                   |        |                   |                            |                  |           |          |      |              |          |      |              |

SAN FRANCISCO



DEPARTMENT OF BUILDING INSPECTION

Floor construction *Wood*

Roof construction of *2x8*

Covered with *1x8 roof boards*

Walls coped with *basecut*

Covered with

Cornices of *galvanized iron*

Partition, of *studs - 2x4*

Stair Partitions, of *Studs 3x4*

Light court walls, of

Exterior columns, of *cast iron*

Protected with

Interior columns, of

Protected with

Trusses supporting roofs, if of iron, describe

Flue linings, of \_\_\_\_\_ height of chimneys above roof \_\_\_\_\_

Boiler flue, of \_\_\_\_\_ lined with \_\_\_\_\_ height of flue above roof \_\_\_\_\_

No. of Stairways, width and construction *One 40" wide, 3 carriage to each run, 5x8" - 1" pine treads 7/8" risers.*

Boiler-room location \_\_\_\_\_ walls of boiler-room \_\_\_\_\_

Ceiling and floor over boiler-room \_\_\_\_\_ doors to boiler-room \_\_\_\_\_

Fire shutters \_\_\_\_\_

Bay windows, covered with \_\_\_\_\_

Towers, domes or spires, size and extreme height above \_\_\_\_\_ level \_\_\_\_\_

Sky-lights, material, number and size *Metal and wire glass, 4 skylights, 4'0" x 6'6" - 1-2'0" x 4'0"*

No. of elevators \_\_\_\_\_ where located \_\_\_\_\_

Elevator enclosures, of \_\_\_\_\_

Vaults under sidewalk \_\_\_\_\_

Retaining walls of \_\_\_\_\_ height \_\_\_\_\_ thickness at bottom \_\_\_\_\_ thickness at top \_\_\_\_\_

Areas, coal holes, etc., state if any, and where \_\_\_\_\_

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

Architect *Arthur H. Paul*

Address *Bush St. and Van Ness Ave.*

Builder *Cavanagh Bros.*

Address *816 J. Street*

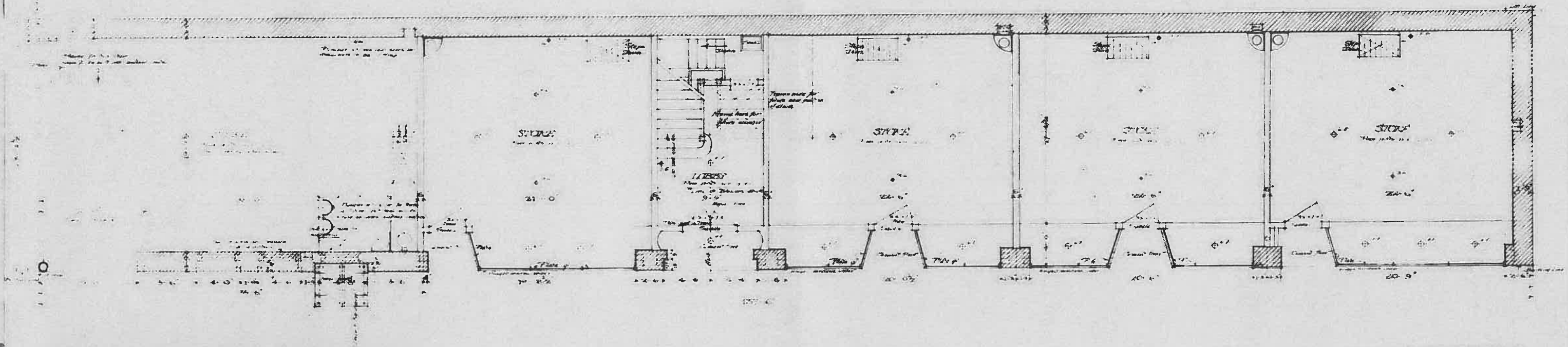
Owner *W. B. Pringle*

Address *2219 Millmore Street*

By *Arthur H. Paul*

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

# EXHIBIT B

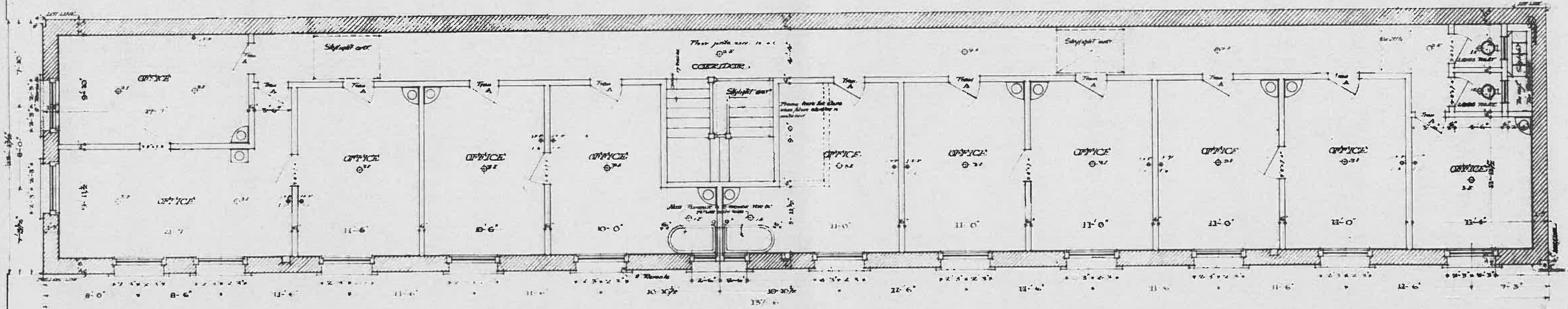


P1071-C

FIRST FLOOR PLAN  
Scale 1/4" = 1'-0"  
ARCHITECT: JAMES  
ARCHITECT: JAMES  
ENGINEER: VAN NEEB AND

BUILDING CORNER OF  
JEWELL & CHANNING STREETS





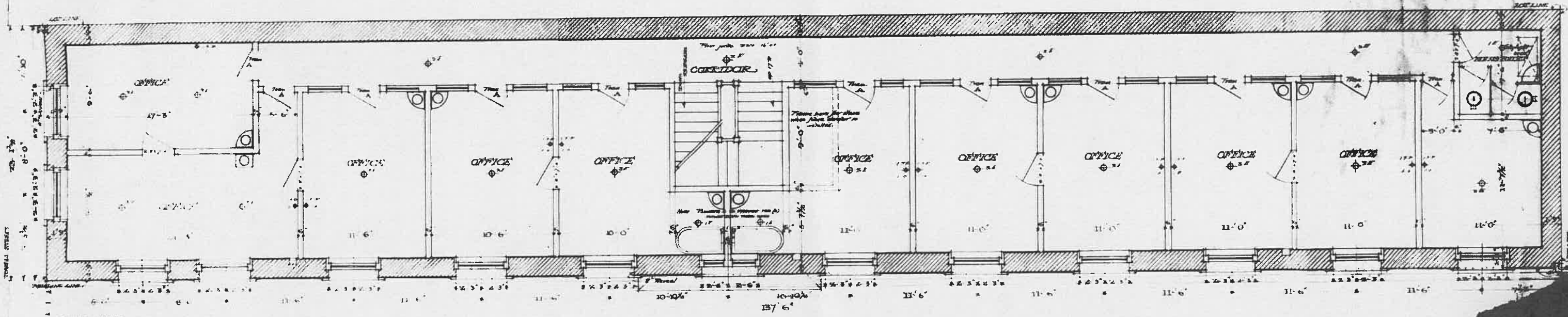
THIRD FLOOR PLAN  
Scale 1/4" = 1'-0"

ARTHUR H. LAMB  
ARCHITECT  
FOSH ST. AND VAN NESS AVE.

BUILDING SW CORNER OF  
POWELL & O'FARRELL STREETS







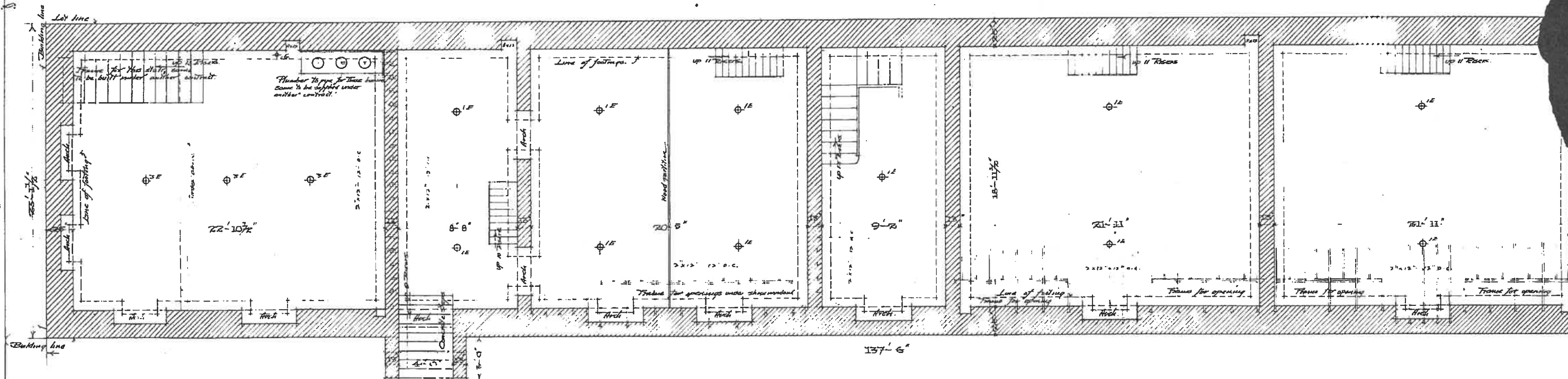
SECOND FLOOR PLAN  
Scale 1/4" = 1'-0"

ARTHUR H LAMP  
ARCHITECT  
1034 ST AND VAN NESS AVE

BULLING  
FOWEL, J. & C.

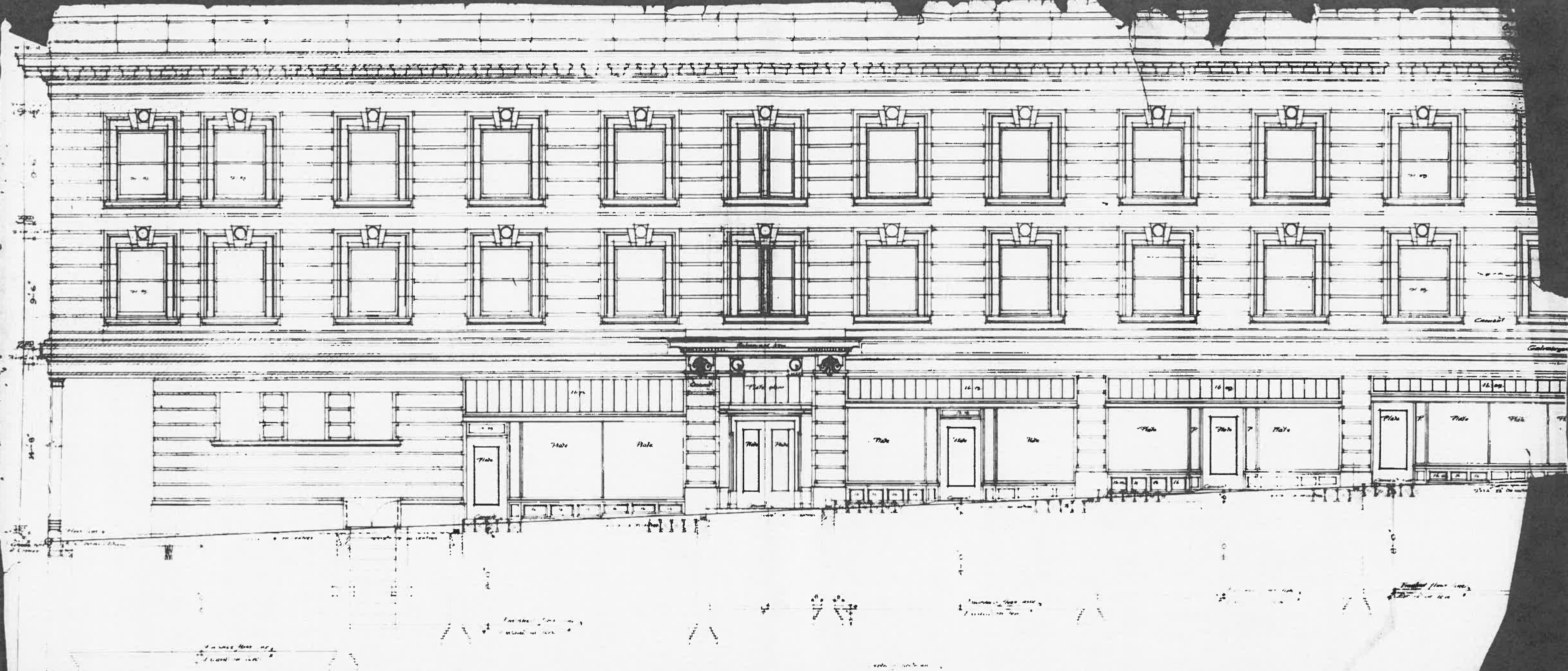






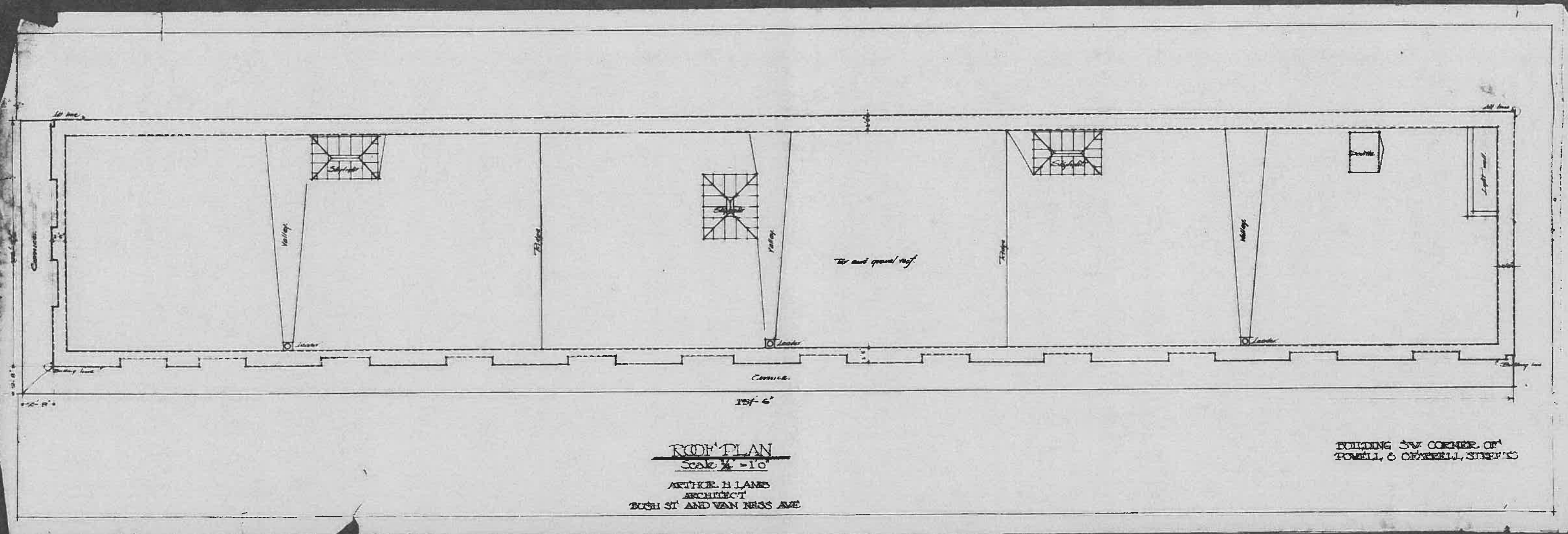
BASEMENT PLAN  
 Scale 1/4" = 1'-0"  
 ARTHUR H. LAMT  
 ARCHITECT  
 2051 ST. AND VAN NESS AVE.





CHANCELLER ST. B. MEXICO  
Scale 1/4" = 1'-0"





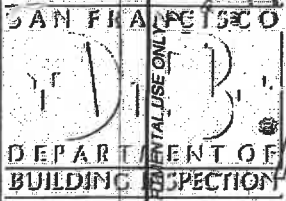




# EXHIBIT C

OFFICIAL COPY

APPROVE FOR ISSUANCE:



APPROVED Dept. of Building Insp.

MAY 18 2006

ACTING DIRECTOR DEPT. OF BUILDING INSPECTION

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION APPLICATION FOR PERMIT TO ERECT SIGN

PERMIT CONTROL table with columns for STATION, SEQ, DATE, and various permit types.

APPLICATION IS HEREBY MADE FOR PERMISSION TO ERECT, PAINT, ETC. IN ACCORDANCE WITH THE ORDINANCES AND SPECIFICATIONS SUBMITTED HERewith AND FOR THE PURPOSE SET FORTH HEREIN.

- 4 [X] ERECT SIGN (BUILDING INSPECTION AND PLANNING DEPARTMENT APPROVAL REQUIRED.)
7 [ ] PAINTED OR OTHER NON-STRUCTURAL SIGN (ONLY PLANNING DEPARTMENT APPROVAL REQUIRED.)

DATE FILED: 5/17/06
ISSUED: 051806
PERMIT NO.: 1086999

STREET ADDRESS OF JOB: 101 POWELL 201-219 OF FARRELL
BLOCK / LOT: 0326 001

DESCRIPTION OF EXISTING BUILDING

(1) TYPE OF CONSTR.: III
(2) NO. OF STORIES: 3
(3) PRESENT USE: RETAIL
(4) BLDG HT. AT CENTER LINE OF FRONT OF BUILDING: 140.0 FT.
(5) ESTIMATED COST OF JOB: \$350.00

DESCRIPTION OF PROPOSED SIGN

(7) TYPE OF SIGN: [X] NON-ELECTRIC, [X] PROJECTING, [X] DOUBLE FACED
SIZE OF SIGN: 24" x 3 1/2"
THICKNESS: 3/8"
WEIGHT: 15 LBS
TOTAL SURFACE AREA: 3.14 SQ. FT.
TOTAL AREA OF ALL ADVERTISING SPACE: 3.14 SQ. FT.
ILLUMINATION: [X] NON ILLUMINATED
PURPOSE: [X] NEW SIGN

(8) CONTRACTOR: UNKNOWN
(9) ARCHITECT OR ENGINEER (DESIGN [ ] CONSTRUCTION [ ]): LOUIS H. FELTHOUSE 1663 MISSION ST. STE. 520
(10) CONSTRUCTION LEADER: UNKNOWN
(11) OWNER - LESSEE (CROSS OUT ONE): LOSIGENESCO DAVID STUCK 1415 MURFREESBORO RD #606 NASHVILLE TN 37218

(12) PLOT PLAN AND ELEVATION: INDICATE ON SCALED DRAWINGS THE EXACT LOCATION OF THE SIGN HORIZONTALLY AND VERTICALLY ON THE BUILDING AND ON THE LOT.



IMPORTANT NOTICES

Where top guy wire is required, anchor with 1/2" dia. through-bolt (minimum), to the structural frame of the building below the parapet wall. No portion of building or structure, or scaffolding used during construction, to be closer than 6'0" to any wire operating at more than 750 volts. See Sec. 385 Calif. Penal Code.
Enroachments authorized on public Property are revocable when ordered by Board of Supervisors (S.F. Building Code). Any stipulation required herein or by Code may be appealed.
APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL FOR THE ELECTRICAL WIRING, A SEPARATE PERMIT FOR THE WIRING MUST BE OBTAINED. THIS IS NOT A PERMIT TO ERECT A SIGN. NO WORK SHALL BE STARTED UNTIL A PERMIT TO ERECT A SIGN IS ISSUED.

CHECK APPROPRIATE BOX
[ ] OWNER [X] ARCHITECT [ ] ENGINEER
[ ] LESSEE [ ] AGENT WITH POWER OF ATTORNEY
[ ] CONTRACTOR [ ] ATTORNEY IN FACT

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

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

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

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

Signature of Applicant or Agent: [Signature] Date: 5/17/06

OFFICIAL COPY

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

DEPARTMENT OF BUILDING INSPECTION

REFER TO: APPROVED: For BLADE SIGN PER PLANS + APPL.  
Zone C-3-R  
CPC Setback N/A

DEPARTMENT OF CITY PLANNING  
5-17-06  
ADAM LIGHT

APPROVED:  
N.A.  
CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

APPROVED:  
BUREAU OF ENGINEERING

APPROVED:  
REDEVELOPMENT AGENCY

APPROVED:  
Mark Walls PAD-PC  
M. Walls  
5-17-06

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_  
  
NOTIFIED MR. \_\_\_\_\_  
DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_  
  
NOTIFIED MR. \_\_\_\_\_  
DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_  
  
NOTIFIED MR. \_\_\_\_\_  
DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_  
  
NOTIFIED MR. \_\_\_\_\_  
DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_  
  
NOTIFIED MR. \_\_\_\_\_  
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REASON: \_\_\_\_\_  
  
NOTIFIED MR. \_\_\_\_\_  
DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_  
  
NOTIFIED MR. \_\_\_\_\_  
DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_  
  
NOTIFIED MR. \_\_\_\_\_  
DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_  
  
NOTIFIED MR. \_\_\_\_\_  
DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_  
  
NOTIFIED MR. \_\_\_\_\_  
DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

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

CONTACT DISTRICT INSPECTOR NAMED ON FACE OF APPLICATION AT START OF WORK (TELEPHONE NO. 861-5820). THIS APPLICATION IS APPROVED WITHOUT FIELD INSPECTION AND DOES NOT CONSTITUTE AN APPROVAL OF THE BUILDING. WORK AUTHORIZED MUST BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODE.

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS, WHICH ARE HEREBY MADE A PART OF THIS APPLICATION.  
NUMBER OF ATTACHMENTS

SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE

OFFICIAL COPY

APPROVED FOR ISSUANCE:

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPROVED

Dept. of Building Insp.

MAY 18 2006

ACTING DIRECTOR DEPT. OF BUILDING INSPECTION

DATE FILED 5/17/06 FILING FEE RECEIPT NO. 351540 PERMIT NO. 1086998 ISSUED 05/18/06

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION APPLICATION FOR PERMIT TO ERECT SIGN

PERMIT CONTROL table with columns for STATION, H, D, C, B, D, D, and various checkboxes for active complaints and permit types.

APPLICATION IS HEREBY MADE FOR PERMISSION TO ERECT PAINT, ETC. IN ACCORDANCE WITH PLANS AND SPECIFICATIONS SUBMITTED HERewith AND FOR THE PURPOSE SET FORTH HEREIN.

- ERECT SIGN (BUILDING INSPECTION AND PLANNING DEPARTMENT APPROVAL REQUIRED.)
PAINTED OR OTHER NON-STRUCTURAL SIGN (ONLY PLANNING DEPARTMENT APPROVAL REQUIRED.)

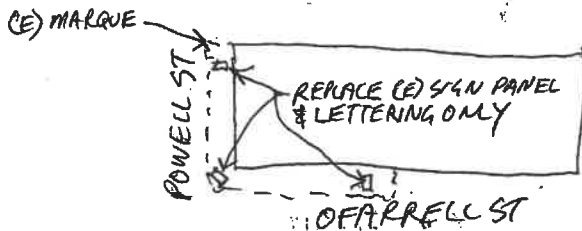
6. STREET ADDRESS OF JOB 167 POWELL 261-219 OFARRELL BLOCK / LOT 0326-001

DO NOT WRITE ABOVE THIS LINE DESCRIPTION OF EXISTING BUILDING

(1) TYPE OF CONTR. III (2) NO. OF STORIES 3 (3) PRESENT USE: RETAIL (4) BUILDING AT CENTER LINE OF FRONT OF BUILDING: 140 FT. (5) ESTIMATED COST OF JOB: \$150.00

DESCRIPTION OF PROPOSED SIGN

Form with fields for TYPE OF SIGN, SIZE OF SIGN, ILLUMINATION, PURPOSE, CONTRACTOR, ARCHITECT OR ENGINEER, CONSTRUCTION LEADER, OWNER - LESSEE, and PLOT PLAN AND ELEVATION instructions.



IMPORTANT NOTICES

Where top guy wire is required, use anchor with 1/2" dia. through-bolt (minimum), to the structural frame of the building below the parapet wall. No portion of building or structure, or scaffolding used during construction, to be closer than 6"0" to any wire operating at more than 750 volts.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL FOR THE ELECTRICAL WIRING, A SEPARATE PERMIT FOR THE WIRING MUST BE OBTAINED. THIS IS NOT A PERMIT TO ERECT A SIGN. NO WORK SHALL BE STARTED UNTIL A PERMIT TO ERECT A SIGN IS ISSUED.

CHECK APPROPRIATE BOX

- OWNER ARCHITECT ENGINEER
LESSEE AGENT WITH POWER OF ATTORNEY
CONTRACTOR ATTORNEY IN FACT

APPLICANT'S CERTIFICATION

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

9003-10 (REV. 2/95)

NOTICE TO APPLICANT

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

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

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

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

Signature of Applicant or Agent Date 5/17/06

BLDG. FORM 47 APPLICATION NUMBER 200605/18/865

OSHA APPROVAL REQUIRED APPROVAL NUMBER:



OFFICIAL COPY

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

REFER TO: APPROVED: PER PLANS + APPL.  
Zone C-3-R  
CPC Setback N/A  
DEPARTMENT OF BUILDING INSPECTION

DEPARTMENT OF CITY PLANNING  
5-17-06  
ADAM LIGHT

APPROVED:

YACOB BOGART

N.A.

CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

APPROVED:

BUREAU OF ENGINEERING

APPROVED:

REDEVELOPMENT AGENCY

APPROVED:

Mark Walls / PAD-PC

M. Walls  
5-17-06

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONTACT DISTRICT INSPECTOR NAMED ON FACE OF APPLICATION AT START OF WORK (TELEPHONE NO. 861-5820). THIS APPLICATION IS APPROVED WITHOUT FIELD INSPECTION AND DOES NOT CONSTITUTE AN APPROVAL OF THE BUILDING. WORK AUTHORIZED MUST BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODE.

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS, WHICH ARE HEREBY MADE A PART OF THIS APPLICATION.  
NUMBER OF ATTACHMENTS

SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE

OFFICIAL COPY

APPROVED FOR ISSUANCE:
SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION
APPROVED
Dept. of Building Insp.
MAY 18 2006
ACTING DIRECTOR
DEPT. OF BUILDING INSPECTION

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR PERMIT TO ERECT SIGN

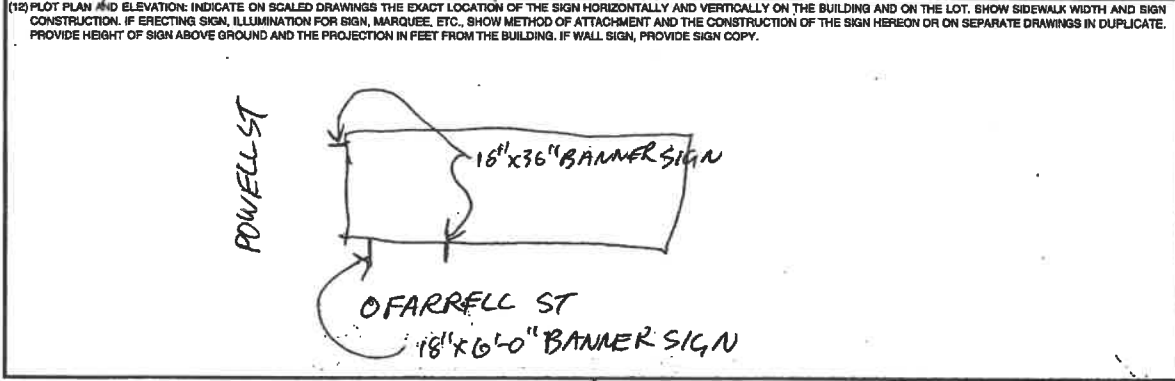
PERMIT CONTROL
STATION
ACTING COMPLAINTS
BBI PC CHECK ONE
ACCEPTED
APPROVED
DATE
CHECK APPLICABLE
COMMENT

BLDG. FORM 477
APPLICATION NUMBER: 0605181868
OSHA APPROVAL REQ'D

DATE FILED: 5/17/06
FLING FEE RECEIPT NO.
PERMIT NO.: 1087003
ISSUED: 05-18-06
STREET ADDRESS OF JOB: 167 POWELL ST
BLOCK / LOT: 0326-001

DO NOT WRITE ABOVE THIS LINE
DESCRIPTION OF EXISTING BUILDING
(1) TYPE OF CONSTR.
(2) NO. OF STORIES
(3) PRESENT USE: RETAIL
(4) BLDG. HT. AT CENTER LINE OF FRONT OF BUILDING: 140'-0" FT.
(5) ESTIMATED COST OF JOB: \$450.00

DESCRIPTION OF PROPOSED SIGN
(7) TYPE OF SIGN
GROUND
ELECTRIC
NON-ELECTRIC
ROOF
WALL
PROJECTING
SINGLE FACED
DOUBLE FACED
PAINTED WALL
DOOR/WINDOW
BULLETIN BOARD
EXISTING AWNING/MARQUEE/CANOPY
PROFESSIONAL OCCUPATION
SIZE OF SIGN: 21'-6" x 4'-0"
THICKNESS: FABRIC
WEIGHT: 8 LBS
TOTAL SURFACE AREA: 18 SQ. FT.
TOTAL AREA OF ALL ADVERTISING SPACE: 18 SQ. FT.
ILLUMINATION: NON ILLUMINATED
PURPOSE: NEW SIGN
(8) CONTRACTOR: UNKNOWN
(9) ARCHITECT OR ENGINEER (DESIGN): LOUIS H. FELTHOUSE
(10) CONSTRUCTION LENDER: UNKNOWN
(11) OWNER - LESSEE: DAVID STOCK



IMPORTANT NOTICES
Where top guy wire is required, anchor with 1/2" dia. through-bolt (minimum); to the structural frame of the building below the parapet wall. No portion of building or structure, or scaffolding used during construction, to be closer than 6'0" to any wire operating at more than 750 volts. See Sec. 385 Calif. Penal Code.
Encroachments authorized on public Property are revocable when ordered by Board of Supervisors (S.F. Building Code). Any stipulation required herein or by Code may be appealed.
APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL FOR THE ELECTRICAL WIRING, A SEPARATE PERMIT FOR THE WIRING MUST BE OBTAINED. THIS IS NOT A PERMIT TO ERECT A SIGN. NO WORK SHALL BE STARTED UNTIL A PERMIT TO ERECT A SIGN IS ISSUED.
CHECK APPROPRIATE BOX
OWNER
ARCHITECT
ENGINEER
LESSEE
AGENT WITH POWER OF ATTORNEY
CONTRACTOR
ATTORNEY IN FACT
APPLICANT'S CERTIFICATION
I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT
HOLD HARMLESS CLAUSE: The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.
In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below:
I hereby affirm under penalty of perjury one of the following declarations:
( ) I. I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
( ) II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier:
Policy Number:
( ) III. The cost of the work to be done is \$100 or less.
( ) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
( ) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a certified copy of this form with the Central Permit Bureau.
Signature of Applicant or Agent:
Date: 5/17/06

OFFICIAL COPY

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

DEPARTMENT OF BUILDING INSPECTION

REFER TO:

APPROVED: PER APPL. + PLANS

Zone C-3-R

CPC Setback N/A

*[Signature]*  
DEPARTMENT OF CITY PLANNING

5-17-06

Small LIGHT

APPROVED:

*N.A.*

CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

APPROVED:

BUREAU OF ENGINEERING

APPROVED:

REDEVELOPMENT AGENCY

APPROVED:

*Mark Wells / PAD-PC*  
*M. Wells 5-17-06*

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

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

CONTACT DISTRICT INSPECTOR NAMED ON FACE OF APPLICATION AT START OF WORK (TELEPHONE NO. 861-5820). THIS APPLICATION IS APPROVED WITHOUT FIELD INSPECTION AND DOES NOT CONSTITUTE AN APPROVAL OF THE BUILDING. WORK AUTHORIZED MUST BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODE.

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS, WHICH ARE HEREBY MADE A PART OF THIS APPLICATION.  
NUMBER OF ATTACHMENTS

SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE

OFFICIAL COPY

SAN FRANCISCO

APPROVED  
Dept. of Building Insp.  
DEPARTMENT OF BUILDING INSPECTION

AUG 15 2005

ACTING DIRECTOR  
DEPT. OF BUILDING INSPECTION

0514

to have all is to be...  
OFFICE INSURANCE FEES REQ.

APPROVAL NUMBER

BLDG. FORM 3/18  
APPROVAL NUMBER 08/03/05 028031

OSHA APPROVAL RECORD

APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF BUILDING INSPECTION

FORM 3  OTHER AGENCIES REVIEW REQUIRED  
FORM 8  OVER-THE COUNTER ISSUANCE  
2 NUMBER OF PLAN SETS

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

|                       |                                 |  |                               |
|-----------------------|---------------------------------|--|-------------------------------|
| DATE FILED<br>3/24/05 | FILED FEE RECEIPT NO.<br>348455 | (1) STREET ADDRESS OF JOB<br>165-167 Powell St | BLOCK & LOT<br>37 001         |
| PERMIT NO.<br>1063873 | ISSUED<br>8/15/05               | (2A) ESTIMATED COST OF JOB<br>\$135,000.00     | (2B) REVISED COST:<br>135,000 |

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

|   |   |   |  |                              |                                  |
|---|---|---|--|------------------------------|----------------------------------|
| (4A) TYPE OF CONSTR.<br>III   | (5A) NO. OF STORIES OF OCCUPANCY:<br>3                    | (5A) NO. OF BASEMENTS AND CELLARS:<br>1     | (7A) PRESENT USE:<br>STORAGE/RETAIL/HOTEL            | (8A) OCCUP. CLASS<br>S/M/R/I | (9A) NO. OF DWELLING UNITS:<br>0 |
| (4) TYPE OF CONSTR.<br>III  | (5) NO. OF STORIES OF OCCUPANCY:<br>3                     | (5) NO. OF BASEMENTS AND CELLARS:<br>1      | (7) PROPOSED USE (LEGAL USE)<br>STORAGE/RETAIL/HOTEL | (8) OCCUP. CLASS<br>S/M/R/I  | (9) NO. OF DWELLING UNITS:<br>0  |
| (10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?<br>NO   | (11) WILL STREET SPACE BE USED DURING CONSTRUCTION?<br>NO | (12) ELECTRICAL WORK TO BE PERFORMED?<br>NO | (13) PLUMBING WORK TO BE PERFORMED?<br>NO            |                              |                                  |
| (14) GENERAL CONTRACTOR<br>UNKNOWN  |   |   |  |                              |                                  |
| (15) OWNER - LESSEE (CROSS OUT ONE)<br>BRETT & CO. 166 GEARY STE 1303 SF CA 94102   |   |   |  |                              |                                  |
| (16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)<br>TENANT IMPROVEMENT, NEW STAIR ENTRY, STOREFRONT AND ACCESSIBLE TOILET ROOM, REMOVE MEZZANINES, NEW CEILING & LIGHTING. BASEMENT AND GROUND FLOOR |   |   |  |                              |                                  |

ADDITIONAL INFORMATION

|   |  |  |   |
|---|--|--|---|
| (17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?<br>NO  | (18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT<br>FT. | (19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?<br>NO | (20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA<br>SQ. FT.       |
| (21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?<br>NO  | (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?<br>NO                | (23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON FLOT PLAN)<br>NO      | (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?<br>NO |
| (25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION)<br>HWA 612 W. 4TH ST. STE 300 KANSAS CITY, MO 64108                                   |  |  |   |
| (26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER 'UNKNOWN')<br>UNKNOWN |  |  |   |

IMPORTANT NOTICE

No change shall be made in the character of the occupancy or use of a building without the approval of the Building Permit authorizing such change. See San Francisco Building Code.

No portion of building or structure or scaffolding used in the construction of a building shall be used for any other purpose than that for which it was designed.

Pursuant to San Francisco Building Code, the owner is responsible for approved plans and specifications for the building. The owner is responsible for the building's compliance with the Building Code. The owner is responsible for the building's compliance with the Building Code. The owner is responsible for the building's compliance with the Building Code.

Grade lines as shown on drawings are not the same as actual ground conditions. The contractor shall verify actual grade lines are not the same as shown on drawings. The contractor shall verify actual grade lines are not the same as shown on drawings. The contractor shall verify actual grade lines are not the same as shown on drawings.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE AMENDED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF OCCUPANCY IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY IS OBTAINED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEE THE PERMITTING DIVISION FOR ANSWER TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13).

THIS IS NOT A BUILDING PERMIT. WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

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

CHECK APPROPRIATE BOX  
 OWNER  
 ARCHITECT  
 LESSEE  
 ENGINEER  
 CONTRACTOR

NOTICE TO APPLICANT

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

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

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

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

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

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

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

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

3/21/05  
Date

OFFICIAL COPY

SAN FRANCISCO  
DEPARTMENT OF BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

Building inspector at the start of  
555-6086. For plumbing inspection scheduling call  
555-6054, for electrical inspection scheduling call 555-6030.  
This application is approved without site inspection, detailed  
plumbing or electrical plan review and does not constitute an  
approval of the building. Work authorized must be done in  
strict accordance with all applicable codes. Any electrical or  
plumbing work shall require appropriate permits.

*C.R.S.*  
CHRISTINA BAILEY, DBI  
JUL 19 2005

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

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

NOTIFIED MR. \_\_\_\_\_  
DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

APPROVED: *Approved to PERIODIC GROUND PL  
Strike PUMP PER PLANS DATED 3-10-05*

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW *M. LUELLEN*  
DEPARTMENT OF CITY PLANNING *5-25-05*

NOTIFIED MR. \_\_\_\_\_  
DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

APPROVED:

*[Signature]*  
BUREAU OF FIRE PREVENTION & PUBLIC SAFETY *8-10-05*

NOTIFIED MR. \_\_\_\_\_  
DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

APPROVED:

By *[Signature]*  
JAMES ZHAN, DBI

MAR 21 2005

MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION

NOTIFIED MR. \_\_\_\_\_  
DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

APPROVED:

SPECIAL INSPECTIONS AND TESTS ARE REQUIRED AS PER BUILDING CODE SECTION 1701  
*AS NOTED ON PLANS*

By *[Signature]*  
TOM C. HUI, DBI

JUL 25 2005

CIVIL ENGINEER, DEPT. OF BLDG INSPECTION

NOTIFIED MR. \_\_\_\_\_  
DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

APPROVED:

*DPW/BSM SIGN OFF ON JOB CARD  
REQUIRED PRIOR TO DBI FINAL  
CALL 554-7149 TO SCHEDULE.*

*As noted on plans.*

*BSM* *[Signature]* *12-05*  
BUREAU OF ENGINEERING

NOTIFIED MR. \_\_\_\_\_  
DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

APPROVED:

*109*  
DEPARTMENT OF PUBLIC HEALTH

NOTIFIED MR. \_\_\_\_\_  
DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

APPROVED:

REDEVELOPMENT AGENCY

NOTIFIED MR. \_\_\_\_\_  
DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

APPROVED:

HOUSING INSPECTION DIVISION

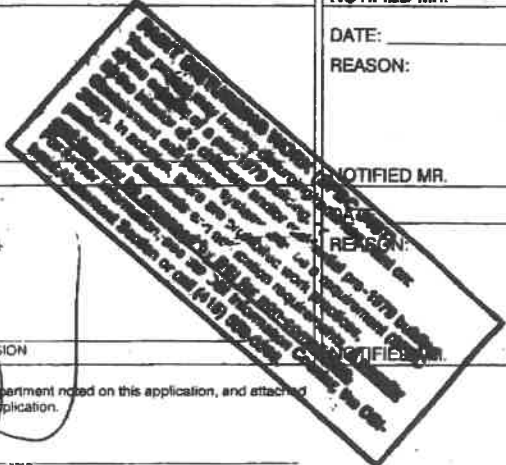
NOTIFIED MR. \_\_\_\_\_  
DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

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

Number of attachments

*[Signature]*  
OWNER'S AUTHORIZED AGENT

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



OFFICIAL COPY



APPROVED
Dept. of Building Insp.

OCT 18 2005

ACTING DIRECTOR
DEPT. OF BUILDING INSPECTION

BLDG. FORM 318
OCT 18 2005
APPROVED FOR ISSUANCE

APPLICATION NUMBER
APPROVAL NUMBER:

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS
FORM 3 OTHER AGENCIES REVIEW REQUIRED
FORM 8 OVER-THE-COUNTER ISSUANCE
2 NUMBER OF PLAN SETS

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

DATE FILED 10/18/05
PLUMBING FEE RECEIPT NO.
(1) STREET ADDRESS OF JOB 2150 FARRELL BLK & LOT 165-167 POWELL ST. 0326 001
PERMIT NO. 1069865 ISSUED 10/18/2005
(2A) ESTIMATED COST OF JOB
(2B) REVISED COST: \$1000
By: GSN 10/18/05 DATE:

INFORMATION TO BE FURNISHED BY ALL APPLICANTS
LEGAL DESCRIPTION OF EXISTING BUILDING
(4A) TYPE OF CONSTR. III
(5A) NO. OF STORIES OF OCCUPANCY: 3
(6A) NO. OF BASEMENTS AND CELLARS: 1
(7A) PRESENT USE: Residential STORAGE/RETAIL/HOTEL
(8A) OCCUP. CLASS: S-1/M/R1
(9A) NO. OF DWELLING UNITS: 17 gnd floor
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION
(4) TYPE OF CONSTR. III
(5) NO. OF STORIES OF OCCUPANCY: 3
(6) NO. OF BASEMENTS AND CELLARS: 1
(7) PROPOSED USE (LEGAL USE): Same
(8) OCCUP. CLASS: S-1/M/R1
(9) NO. OF DWELLING UNITS: 17 gnd floor
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES NO
(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES NO
(12) ELECTRICAL WORK TO BE PERFORMED? YES NO
(13) PLUMBING WORK TO BE PERFORMED? YES NO
(14) GENERAL CONTRACTOR: UNKNOWN
(15) OWNER - LESSEE (CROSS OUT ONE): BRETT LO 166 GEARY ST. #1303 SF CA 94102 391-8000
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
INSTALL 2-6" X 6" POSTS IN BASEMENT STORAGE AREA, REVISE FTG.
REVISION TO APP # 2005/03/22/8031

ADDITIONAL INFORMATION
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES NO
(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT.
(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES NO
(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES NO
(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES NO
(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES NO
(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES NO
(25) ARCHITECT OR ENGINEER (DESIGN) CONSTRUCTION: P. MULLENBRO & ASSOC. 671 ROUNDHAY DR. C30996
(26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN")

IMPORTANT NOTICES
No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.
No portion of building or structure or scaffolding used during construction, to be closer than 6' to any wire containing more than 750 volts See Sec 365, California Penal Code.
Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.
Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.
ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.
BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.
APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).
THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.
In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.
CHECK APPROPRIATE BOX
OWNER ARCHITECT
LESSEE AGENT
CONTRACTOR ENGINEER

APPLICANT'S CERTIFICATION
I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.
9003-03 (REV. 1/02)

NOTICE TO APPLICANT
HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claim, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.
In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below.
I hereby affirm under penalty of perjury one of the following declarations:
( ) I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
( ) II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier:
Policy Number:
( ) III. The cost of the work to be done is \$100 or less.
( ) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
( ) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.
Signature of Applicant or Agent: P. Mullenbro 10/18/05
Date:

ORIGINAL

OFFICIAL COPY

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

REFER TO: APPROVED: DEPARTMENT OF BUILDING INSPECTION

DATE: REASON:

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

NOTIFIED MR. DATE: REASON:

APPROVED:

DEPARTMENT OF CITY PLANNING

NOTIFIED MR. DATE: REASON:

APPROVED:

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

NOTIFIED MR. DATE: REASON:

APPROVED:

SPECIAL INSPECTIONS MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION TESTS ARE REQUIRED AS PER BUILDING CODE SECTION 1701

SP. OBSERVATION ON REVISED PDN REG 1A

NOTIFIED MR. DATE: REASON:

APPROVED:

By SUSAN S. LEONG, DBI

Contact the district building inspector at the start of work call 558-6096. For plumbing inspection scheduling call 558-6054, for electrical inspection scheduling call 558-6030. This application is approved without site inspection and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.

MECHANICAL ENGINEER, DEPT. OF BLDG INSPECTION

NOTIFIED MR. DATE: REASON:

APPROVED:

BUREAU OF ENGINEERING

NOTIFIED MR. DATE: REASON:

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

NOTIFIED MR. DATE: REASON:

APPROVED:

REDEVELOPMENT AGENCY

NOTIFIED MR. DATE: REASON:

FOR WORK STATED ONLY

HOUSING INSPECTION DIVISION

10-18-05

NOTIFIED MR.

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

Number of attachments

OWNER'S AUTHORIZED AGENT

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





due to the quality of the original.

ELECTRICAL PRODUCTS CORP.  
BLDG. FORM

No. 22-5595

APPLICATION OF

4

MARQUEOS SMOKE SHOP

FOR PERMIT TO  
ERECT SIGN OR BILL BOARD

Location 167 Powell ST

Cost \$ 150.00 Fee 100.00

Filed JUL 8 - 1959 195

Approved: APPROVED  
JUL 13 1959  
Actual Only

Superintendent, Bureau of Building Inspection

Permit No. 201742

Issued 7/16/59 195

REFER TO:

- Bureau of Engineering
- BBI Struct. Engineer
- Boiler Inspector
- Art Commission
- Dept. of Public Health

Approved July 12, 1959

Approved:

Zone h.T. IVD

CPC Setback -

J.H. Anderson, Building ST  
Department of City Planning

Approved:

Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

Approved:

Building Inspector, Bureau of Building Inspection

I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted herein.  
Owner's Authorized Agent

Bureau of Engineering

Primary 7-13-59  
Bureau of Fire Prevention & Public Safety

Approved:

Van Rovic 7-13-59  
Structural Engineer  
Bureau of Building Inspection



OFFICIAL COPY



Central Permit Bureau P. No. 432

Write in Ink - File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS 1933 JUL - 9 PM 2:48 CENTRAL PERMIT BUREAU BLDG. FORM

APPLICATION FOR PERMIT SIGNS-BILL BOARDS

4

6-30 1939

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

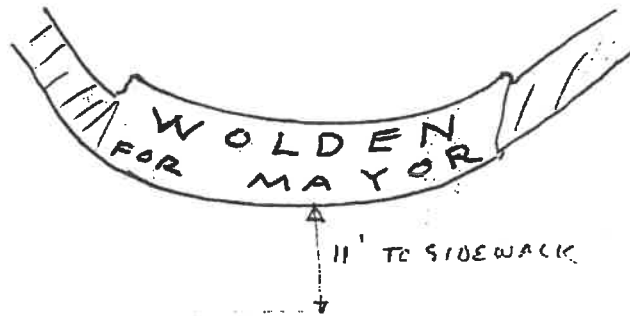
EXISTING ELECTRIC SIGN [X] NON-ELECTRIC SIGN [ ] BILL BOARD [ ]

- (1) Location 167 POWELL ST
(2) Total Cost \$ 150.00
(3) Number of stories in building 3
(4) Present use of building STORES
(5) Type of building BRICK
(6) If Sign give: Style EXISTING S. F. HORIZ ON MARQUEE FA
Thickness 10" Size 5' x 17 Ft. Weight 200# Lbs.

PLOT PLAN AND ELEVATION

Indicate exactly the location of sign or billboard horizontally and vertically

CHANGING COPY OF EXISTING SIGN FACE ON MARQUEE TO READ



- (8) Drawings in duplicate showing methods of attachments must be submitted with this application.
(9) No portion of building or structure, or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, Calif. Penal Code.
(10) Contractor ELECTRICAL PRODUCTS CORP.

License No. 12588 License No. 345
State of California City and County of San Francisco
Address 750 BRYANT STREET

(11) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit, and all the laws and ordinances applicable thereto will be complied with.

(12) Owner MARQUARDS SMOKE SHOP
Address 167 POWELL ST Phone No. EX. 2-0950

ELECTRICAL PRODUCTS CORP.
By [Signature] Address 750 BRYANT STREET
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor

due to the quality of the original.

B  
BI

MENT OF  
INSPECTION

326/11

ELECTRICAL PRODUCTS CORP.  
BLDG. FORM

No. 2225  
4 APPLICATION OF

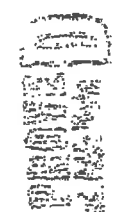
Maercker's Snow Sign

FOR PERMIT TO  
ERECT SIGN OR BILL BOARD

Location 167 Powell St

Cost \$ 75.00 for sign

Filed JUL 13 1959 195

Approved:   
JUL 21 1959

John B. Bond  
Superintendent, Bureau of Building Inspection

Permit No. 201960

Issued NOV 24 1959 195

SE 985 27

due to the quality of the original.

REFER TO:

- Bureau of Engineering
- Bldg. Struct. Engineer
- Boiler Inspector
- Art Commission
- Dept. of Public Health

Approved July 20 1959

Approved:

Zone Commercial

CPC setback

JUL 16 1959

J. H. Anderson  
Department of City Planning

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

Approved:

William J. Ginn  
Bureau of Fire Prevention & Public Safety

Approved:

Mr. Van Fossen  
Structural Engineer  
Bureau of Building Inspection

Bureau of Engineering

Building Inspector, Bureau of Building Inspection

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

Owner's Authorized Agent

DEPARTMENT OF  
BUILDING INSPECTION

Form Permit Bureau F. No. 432

Write in Ink - File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS  
BLDG. FORM

JUL 17 PM 3:08 CENTRAL PERMIT BUREAU

APPLICATION FOR PERMIT  
SIGNS—BILL BOARDS

4

7-9 1959

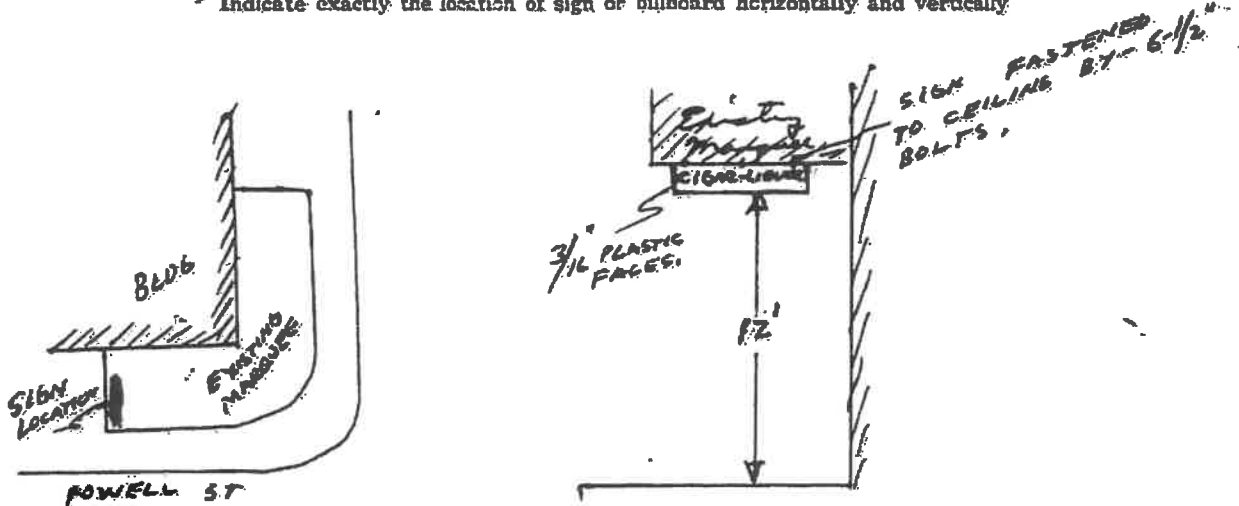
Application is hereby made to the Department of Public Works of the City and County of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

ELECTRIC SIGN  NON-ELECTRIC SIGN  BILL BOARD

- (1) Location 167 POWELL ST
- (2) Total Cost \$ 75.00
- (3) Number of stories in building 4
- (4) Present use of building OFFICES & STORES
- (5) Type of building BRICK
- (6) If Sign give: Style D. F. HORIZ SIGN
- Thickness 8" Size 1'-0" x 6'-0" Ft. Weight 50# Lbs.
- (7)

PLOT PLAN AND ELEVATION

Indicate exactly the location of sign or billboard horizontally and vertically



(8) Drawings in duplicate showing methods of attachments must be submitted with this application.

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

(10) Contractor ELECTRICAL PRODUCTS CORP.

License No. 1 License No. 345  
State of California City and County of San Francisco  
Address 750 BRYANT STREET

(11) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit, and all the laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assigns.

(12) Owner MARQUARD'S SMOKE SHOP  
Address 167 POWELL ST. Phone No. EX 2-0950

ELECTRICAL PRODUCTS CORP. Address 750 BRYANT STREET  
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor [Signature]

due to the quality of the original.

due to the quality of the original.

526/1  
ELECTRICAL PRODUCTS CORP.  
BLDG. FORM

APPLICATION OF  
MARGUARD'S SHOES SHOP

FOR PERMIT TO  
ERECT SIGN OR BILL BOARD

Location 167 Powell St

Cost \$ 75.00 Fee 2.00  
JUN 1 1959

Filed 195

Approved:

APPROVED  
JUL 21 1959

Superintendent, Bureau of Building Inspection

Permit No. 201961

Issued Jan 1 1959 195

SF 985 E

REFER TO:

- Bureau of Engineering
- FBI Struct. Engineer
- Boiler Inspector
- Art Commission
- Dept. of Public Health

Approved July 20 1959

Approved:

Zone Commercial  
CPC Setback

Approved:

161959  
J.H. [Signature]  
Department of City Planning

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

Building Inspector, Bureau of Building Inspection

I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted herein.  
Owner's Authorized Agent

[Signature]

Bureau of Engineering

Approved:

[Signature]  
Bureau of Fire Prevention & Public Safety

Tom Van [Signature]  
Structural Engineer  
Bureau of Building Inspection

DEPARTMENT OF INSPECTION

Permit Bureau F. No. 422

Write in ink - File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS BLDG. FORM

JUL 17 PM 3:12

CENTRAL PERMIT BUREAU

4

APPLICATION FOR PERMIT SIGNS-BILL BOARDS

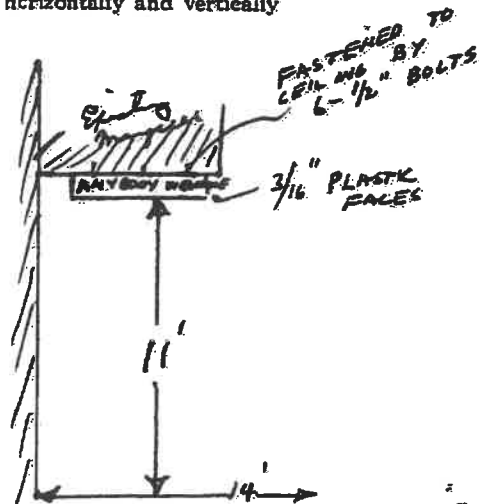
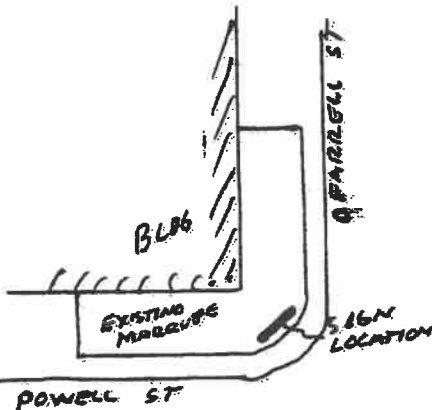
7-9-59 195

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

- ELECTRIC SIGN  NON-ELECTRIC SIGN  BILL BOARD
- (1) Location 167 POWELL ST
- (2) Total Cost \$ 75.00 (3) Number of stories in building 4
- (4) Present use of building OFFICES & STORES (5) Type of building BRICK
- (6) If Sign give: Style D. F. HORIZ Thickness 8" Size 1'-0" x 6'-0" Ft. Weight 50 # Lbs.
- (7) 1

PLOT PLAN AND ELEVATION

Indicate exactly the location of sign or billboard horizontally and vertically



- (8) Drawings in duplicate showing methods of attachments must be submitted with this application.
- (9) No portion of building or structure, or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, Calif. Penal Code.

(10) Contractor ELECTRICAL PRODUCTS CORP.

License No. 12588 License No. 545  
State of California City and County of San Francisco

Address 750 BRYANT STREET

(11) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit, and all the laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.

(12) Owner MARQUARD'S SMOKE SHOP

Address 167 POWELL ST Phone No. EX 2-0950

ELECTRICAL PRODUCTS CORP. Address 750 BRYANT STREET  
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor [Signature]

due to the quality of the original.

due to the quality of the original.

MENT OF INSPECTION

ELECTRICAL PRODUCTS CORP.  
BLDG. FORM

326/1

No. 2251  
APPLICATION OF  
4 MARGAROS SMOKE SHOP

FOR PERMIT TO  
ERECT SIGN OR BILL BOARD

Location 167 POWELL ST  
(O'FARRELL ST SIDE)

Cost \$ 75.00

Filed 195

Approved: APPROVED  
JUL 21 1959

Superintendent, Bureau of Building Inspection

Permit No. 701959

Issued July 20 1959

J S F 985 E

REFER TO:

- Bureau of Engineering
- BBI Struct. Engineer
- Boiler Inspector
- Art Commission
- Dept. of Public Health

Approved July 20 1959

Approved: Department of Public Health

Approved: Department of Electricity

Approved: Art Commission

Approved: Boiler Inspector

Approved: Bureau of Engineering

Zone Commercial

CPC Setback

JUL 16 1959

J. H. [Signature] Department of City Planning

Approved: Bureau of Fire Prevention & Public Safety

Approved: Structural Engineer

Approved: Bureau of Building Inspection

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

Owner's Authorized Agent

[Signature]

DEPARTMENT OF PUBLIC WORKS

DEPARTMENT OF PUBLIC WORKS  
BLDG. FORM

Write in Ink - File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

CENTRAL PERMIT BUREAU

APPLICATION FOR PERMIT  
SIGNS-BILL BOARDS

4

7-9-1959

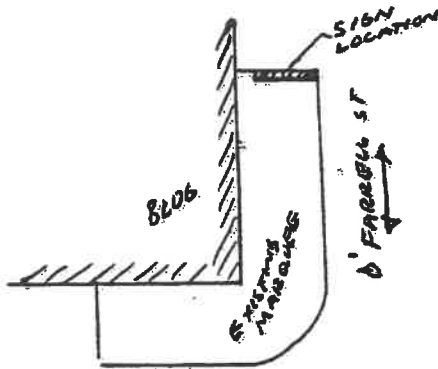
Application is hereby made to the Department of Public Works of the City and County of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

ELECTRIC SIGN  NON-ELECTRIC SIGN  BILL BOARD

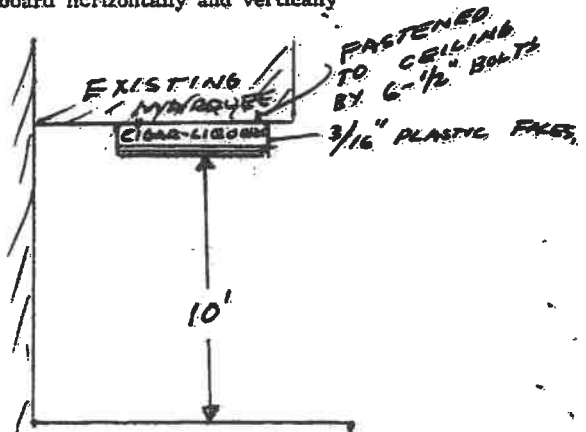
- (1) Location 167 POWELL ST
- (2) Total Cost \$ 75.00 (3) Number of stories in building 4
- (4) Present use of building OFFICES & STORES (5) Type of building BRICK  
1, 2, 3, 4, or 5
- (6) If Sign give: Style D. F. HORIZ SIGN
- Thickness 8" Size 1'-0" x 6'-0" Ft. Weight 50 # Lbs.

PLOT PLAN AND ELEVATION

Indicate exactly the location of sign or billboard horizontally and vertically



PLOT PLAN



- (8) Drawings in duplicate showing methods of attachments must be submitted with this application.
- (9) No portion of building or structure, or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, Calif. Penal Code.

(10) Contractor ELECTRICAL PRODUCTS CORP.  
 License No. 12588 License No. 345  
 State of California City and County of San Francisco  
 Address 750 BRYANI STREET

(11) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit, and all the laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assigns.

(12) Owner MARGUARDS SMOKE SHOP  
 Address 167 POWELL ST. Phone No. EX 2-0950

ELECTRICAL PRODUCTS CORP. Address 750 BRYANI STREET  
 Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor N. Hood

due to the quality of the original.



OFFICIAL COPY



ELECTRICAL PRODUCTS CORP.  
BLDG. FORM

4 APPLICATION OF

MARGUARDS SMOKE SHOP

FOR PERMIT TO  
ERECT SIGN OR BILL BOARD

Location 167 POWELL ST  
(CHANGE OF COPY ON EXISTING SIGN)

Cost \$ 250.00

Filed OCT 6 1959

Approved: APPROVED  
OCT 15 1959

STANDARD INSURANCE COMPANY

Superintendent, Bureau of Building Inspection

Permit No. 704443

Issued 10-16-59

23894-C

REFER TO:

- Bureau of Engineering
- BBI Struct. Engineer
- Boiler Inspector
- Art Commission
- Dept. of Public Health

Approved Oct 13 1959

Approved:

Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

Approved:

Approved:

Zone *Cmm*

Zone

CPC Setback

*Li Buhf 80959*

Department of City Planning

Approved:

*J. Canning 10-14-59*  
Bureau of Fire Prevention & Public Safety

Approved:

*James Van Kome 10/15/59*  
Structural Engineer  
Bureau of Building Inspection

Building Inspector, Bureau of Building Inspection

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

Owner's Authorized Agent



OFFICIAL COPY



Central Permit Bureau F. No. 432

Write in Ink - File Two Copies  
CITY AND COUNTY OF SAN FRANCISCO

RECEIVED  
DEPT. OF PUBLIC WORKS  
1959  
CENTRAL PERMIT BUREAU

DEPARTMENT OF PUBLIC WORKS  
BLDG. FORM

APPLICATION FOR PERMIT  
SIGNS-BILL BOARDS

4

10-5-1959

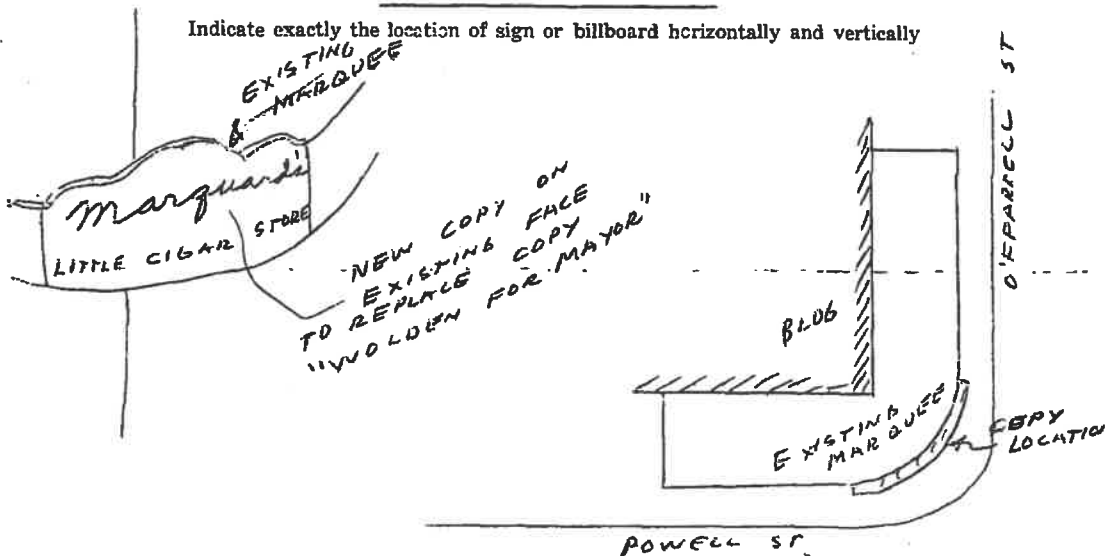
Application is hereby made to the Department of Public Works of the City and County of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

EXISTING  
ELECTRIC SIGN  NON-ELECTRIC SIGN  BILL BOARD

- (1) Location 167 POWELL ST
- (2) Total Cost \$ 250.00
- (3) Number of stories in building 4
- (4) Present use of building STORES & OFFICES
- (5) Type of building BRICK  
1, 2, 3, 4, or 5
- (6) If Sign give: Style EXISTING MARQUEE  
Thickness AS IS Size 6' x 24' Ft. Weight AS IS Lbs.
- (7)

PLOT PLAN AND ELEVATION

Indicate exactly the location of sign or billboard horizontally and vertically



- (8) Drawings in duplicate showing methods of attachments must be submitted with this application.
- (9) No portion of building or structure, or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, Calif. Penal Code.
- (10) Contractor ELECTRICAL PRODUCTS CORP.

License No. 12588 License No. 345  
 State of California City and County of San Francisco  
 Address 750 BRYANT STREET

(11) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit, and all the laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.

(12) Owner MARGUARD SMOKE SHOP  
 Address 167 POWELL ST Phone No. EX 2-0950

**ELECTRICAL PRODUCTS CORP.**  
 By \_\_\_\_\_ Address 750 BRYANT STREET  
(For contact by Bureau)

Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor

SAN FRANCISCO  
DEPARTMENT OF  
BUILDING INSPECTION

BLDG. FORM  
No. 3 APPLICATION OF  
FOR PERMIT TO MAKE  
ADDITIONS, ALTERATIONS & REPAIRS  
TO BUILDING

*Charles Magagnoli*

Location *167 Powell St*

Total Cost \$ *100.00*  
Filed *Sept 20 1957*

Approved: **APPROVED**  
SEP 26 1957  
*Lester B. Bank*

Superintendent Bureau of Building Inspection  
Permit No. *181848*  
Issued *OCT 7 - 1957*

REFER TO:  
Bureau of Engineering   
E&H Struct. Engineer   
Boiler Inspector   
Art Commission   
Dept of Public Health   
Approved *9-2-57* 1957

Approved: Department of Public Health

Approved: Electrical Inspector

Approved: Art Commission

Approved: Boiler Inspector

Approved: Bureau of Engineering

Approved: Zone *C-1-M-L*  
CFC Setback

*n. Ross* SEP 23 1957  
Department of City Planning

Approved:

*Ed. C. Hall* SEP 23 1957  
Bureau of Fire Prevention & Public Safety

Approved:

Structural Engineer, Bureau of Building Inspection

*W. E. Hume*  
Building Inspector, Bureau of Building Inspection  
I agree to comply with all conditions or alterations of the various Bureaus or Departments noted herein.  
Owner or Authorized Agent

OFFICIAL COPY



CENTRAL PERMIT BUREAU 1933

Write in Ink—File Two Copies

RECEIVED CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS BLDG. FORM

RECEIVED DEPT. OF PUBLIC WORKS GENERAL PERMIT BUREAU 1937 SEP 23 AM 3:09

3 SEP 20 3 48 APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS BUILDING INSPECTION

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

- (1) Location 167 Powell St
- (2) Total Cost \$ 100.00 (3) No. of stories 1 (4) Basement 1 (Yes or No)
- (5) Present use of building Snake Shop (6) No. of families 1
- (7) Proposed use of building same (8) No. of families 1
- (9) Type of construction 1, 2, 3, 4, or 5 (10) 16.4 Building Code Occupancy Classification
- (11) Any other building on lot Yes or No (Must be shown on plot plan if answer is Yes.)
- (12) Does this alteration create an additional floor of occupancy Yes or No
- (13) Does this alteration create an additional story to the building Yes or No
- (14) Electrical work to be performed Yes or No Plumbing work to be performed Yes or No
- (15) Ground floor area of building sq. ft. (16) Height of building ft.
- (17) Describe Work to be done (in addition to reference to drawings & specifications)

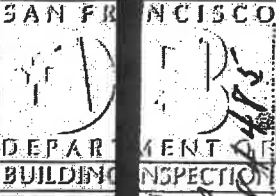
Remove Plate Glass in front window & re-install same with new curved bar and metal cornice

This is Emergency glass done by Jeff

- (18) No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.
- (19) Supervision of construction by Address
- (20) General contractor Address California License No. Address
- (21) Architect Address California Certificate No. Address
- (22) Engineer Address California Certificate No. Address

(23) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable there to will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or subside-walk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.

(24) Owner Mr. Charles F. Marquand (Phone 74-6-4167)  
Address 401 Union St (For Contact by Bureau)  
By R. Jones Address 2018 Green St  
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor



Bureau of Fire Prevention and Investigation

Construct and install on building to satisfaction of Bureau of Fire Prevention the following fire protection equipment and appliances:

- F. D. (Dry) Standpipes
- Wet Standpipes
- Hose Reels
- Tanks
- Down Pipes
- Automatic Fire Pumps
- Automatic Sprinkler System
- Water Service Connection
- Ground Floor Pipe Casings
- Refrigeration
- Incinerators

APPROVED:

FRANK P. KELLY, Chief  
Division of Fire Prevention and Investigation

By *P. J. Kelly* 12/12/45

Approved:

Superintendent Bureau of Building Inspection

Zoning:

Approved:

City Planning Commission

Approved:

Director of Public Health

Approved:

Department of Electricity

Approved:

Bureau of Engineering

Approved:

Art Commission

*Report favorable*

*W. C. Hume*

*12.12.45*

BLDG. FORM 324

No. *3* APPLICATION OF

*W. C. Hume* Owner

FOR PERMIT TO MAKE  
ADDITIONS, ALTERATIONS OF REPAIRS  
TO BUILDING

*167 Powell*

Location *167 Powell Street*

*Project approved*

Cost \$ *450*

DEC 11 1945

Filed *12.11.45*

Approved by *Public Works*

Superintendent Bureau of Building Inspection

Permit No. *777*

Issued *12.11.45*

- Workers' Compensation Insurance Policy or Certificate filed with Central Permit Bureau
- No Workers' Compensation Insurance Policy or Certificate on file for reason of exclusion checked:
  - (a) No one to be employed
  - (b) Casual labor only to be employed
  - (c) Services or labor to be performed in return for aid or sustenance only, received from any religious, charitable or relief organization

OFFICIAL COPY

SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS  
BLDG. FORM  
DEPARTMENT OF  
BUILDING INSPECTION

CENTRAL PERMIT BUREAU 7, NO. 428

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS  
BLDG. FORM

CENTRAL PERMIT BUREAU

APPLICATION FOR BUILDING PERMIT

RECEIVED  
DEC 19 1945

ALTERATION

BUREAU OF BUILDING INSPECTION  
CITY AND COUNTY OF SAN FRANCISCO

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

(1) Location S. West corner Powell & Geary

(2) Present use of building Sign Stand No. of families \_\_\_\_\_

(3) Use of building hereafter Sign No. of families \_\_\_\_\_

(4) Total Cost \$ 450.00

(5) Description of work to be done Remove frame work

end of structure and install

steel

(6) APPLICANT MUST FILL OUT COMPENSATION INSURANCE DATA ON REVERSE SIDE.

(1) Supervision of construction by Donald B. Sanderson

Address 942 Potrero ave.

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

(8) Architect \_\_\_\_\_

Certificate No. \_\_\_\_\_ License No. \_\_\_\_\_  
State of California \_\_\_\_\_ City and County of San Francisco

Address \_\_\_\_\_

(9) Engineer \_\_\_\_\_

Certificate No. \_\_\_\_\_ License No. \_\_\_\_\_  
State of California \_\_\_\_\_ City and County of San Francisco

Address \_\_\_\_\_

(10) Plans and specifications prepared by  
Other than Architect or Engineer \_\_\_\_\_

Address \_\_\_\_\_

(11) Contractor Day work

License No. \_\_\_\_\_ License No. \_\_\_\_\_  
State of California \_\_\_\_\_ City and County of San Francisco

Address \_\_\_\_\_

(12) Owner W. Williams

Address 167 Powell St.

By Donald B. Sanderson  
Owner's Authorized Agent.

THE DEPARTMENT WILL CALL UP TELEPHONE NO. \_\_\_\_\_  
IF ANY ALTERATIONS OR CHANGES ARE NECESSARY ON THE PLANS SUBMITTED.

SAN FRANCISCO

DEPARTMENT OF  
BUILDING INSPECTION

No. 1278

APPLICATION

OF  
*H. J. ... Co. Owner*

To make additions, alterations or repairs  
to building

Location *167* Street *Carroll*

Estimated Cost, \$ *500*  
*May 1, 1917*

Filed .....

Referred to Inspector... *B*  
For Report.

100-7-95

Approved: *[Signature]*  
Chief Building Inspector

OFFICIAL COPY



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

# ALTERATION BLANKS

WRITE IN INK—FILE TWO COPIES

TO THE HONORABLE

## THE BOARD OF PUBLIC WORKS

OF THE CITY AND COUNTY OF SAN FRANCISCO

Gentlemen:

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

side of \_\_\_\_\_ street \_\_\_\_\_ feet \_\_\_\_\_  
of 167 Powell St \_\_\_\_\_ street

### WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE

Extend sidewalk on O'Connell St  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Estimated cost of work, \$ 500.00

Building to be used as store

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

Name of Architect C. H. Seymour

Address United Cigar Store United Cigar Store Owner

Name of Builder C. H. Wilhelm premise Address

Address 180 Jessie St Per C. H. Wilhelm

Report \_\_\_\_\_ favorably \_\_\_\_\_

Geo. Bradley  
Inspector.

May 2 1924





# BRICK BUILDING

APPLICATION OF

326

W B Purple

For Permit to Erect

167 Powell

A. Howe Gray and

Basement Building

Location S. W. corner of Powell

and O'Connell Streets

Filed DEC 22 1906

Referred to Inspector

Permit extension

Statement on last

order of permit

was made on 20 1906

in the last line of order

at present

Approved

of the Board of Supervisors

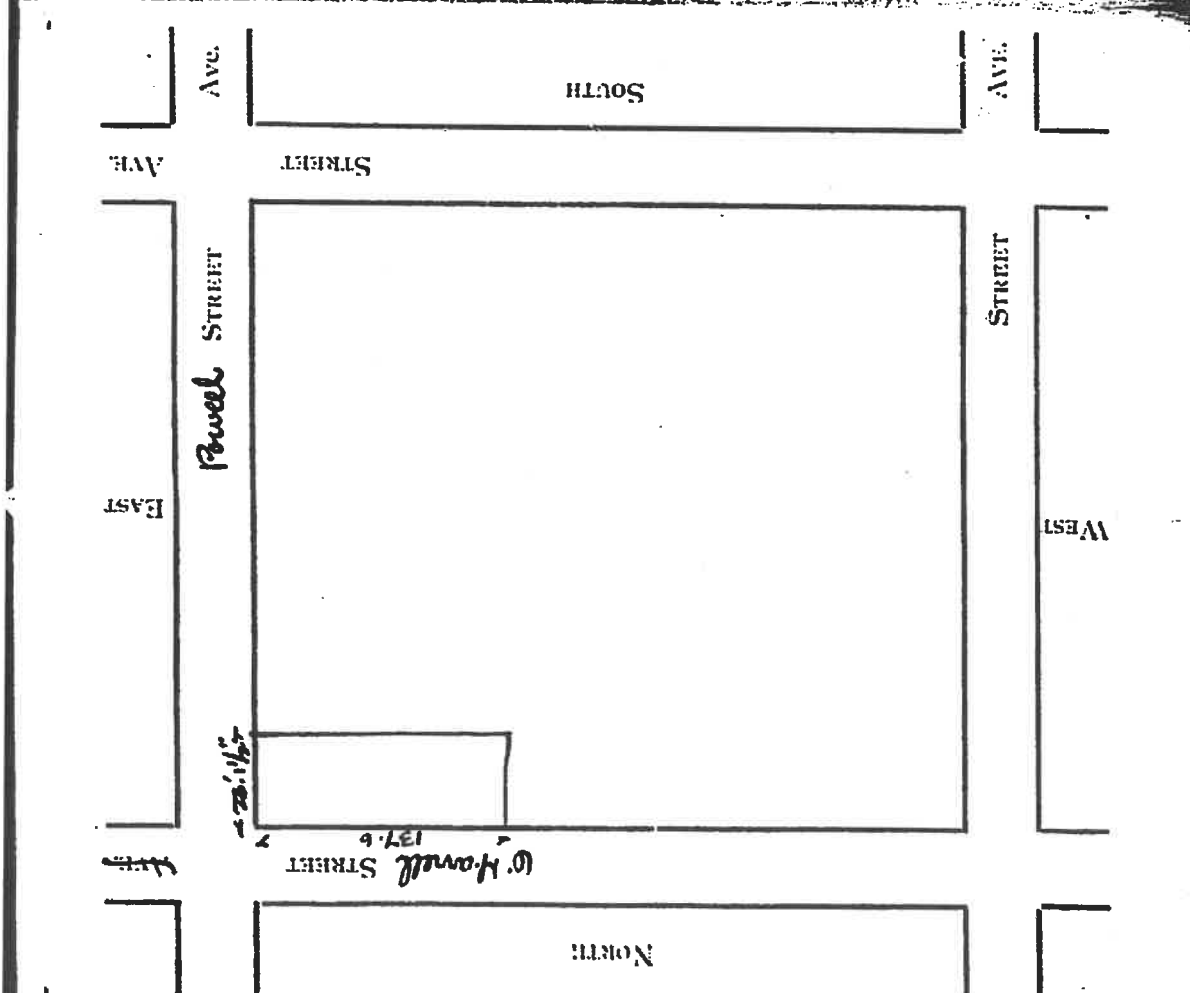
of the Board of Supervisors

of the Board of Supervisors

of the Board of Supervisors

The sewer manholes in the lot  
and no sidewalk of property  
near to the lot to be made  
same for the sidewalk shown

*P. J. [Signature]*  
Dec 21 1906



OFFICIAL COPY



WRITE IN INK—FILE TWO COPIES

Phillips & Van Orden

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

# APPLICATION FOR BUILDING PERMIT.

## BRICK BUILDING

Application is hereby made to the Board of Public Works of the City and County of San Francisco for permission to build a three story and basement building on the lot situated on the south west corner of Powell and O'Farrell Street

In accordance with the plans and specifications submitted herewith.

All provisions of the building laws shall be complied with in the erection of said building, whether specified herein or not. Estimated cost of building \$ 10,000 Building to be occupied as office building by \_\_\_\_\_ families.

Site of Lot 23' 1/2" feet front 23' 1/2" feet rear 137' 6" feet deep.

Site of proposed building 23' 1/2" x 137' 0"

Extreme height of building 46' 6"

If party walls are to be used, give thickness and height of stories \_\_\_\_\_

Are foundations to be on solid or filled ground? Solid

Footings will be of concrete or brick Foundation walls will be of concrete or brick

Concrete will be made of best Portland cement one parts. Sand four parts. Broken Stone five parts

Stone work laid in \_\_\_\_\_ mortar

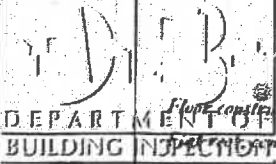
Brick work laid in lime and cement mortar one part Santa Cruz lime, 5 parts sand, 8 parts cement

Face brick work laid in \_\_\_\_\_ mortar To every 1500 bricks.

Face brick work. How bonded? headers every sixth course, fronts on Powell and O'Farrell will be finished in cement plaster.

|   | WALLS  |                 |                   | PIERS OR COLUMNS |           | JOLTS      |      |              | GIRDERS  |         |              |
|---|--------|-----------------|-------------------|------------------|-----------|------------|------|--------------|----------|---------|--------------|
|   | Height | Material        | Thickness<br>Inch | Material         | Size      | Material   | Size | Longest Span | Material | Size    | Longest Span |
| Footings  | 16"    | brick or cement | 16"               |                  |           |            |      |              |          |         |              |
| Foundations                                     |        |                 |                   |                  |           |            |      |              |          |         |              |
| Basement  | 9' 0"  | brick or cement | 15"               |                  |           |            |      |              |          |         |              |
| 1st story                                       | 12' 0" | brick           | 1 1/4"            | bed iron         | 10" x 10" | Wood       | 2x12 | 20' 0"       | Steel    | 2" x 8" | 20' 6"       |
| 2nd story                                       | 10' 0" | "               | 1 1/4"            | "                | "         | "          | 2x14 | 20' 0"       | "        | "       | "            |
| 3rd story                                       | 10' 0" | "               | 1 1/2"            | "                | "         | "          | 2x14 | 20' 0"       | "        | "       | "            |
| 4th story                                       |        |                 |                   |                  |           |            |      |              |          |         |              |
| 5th story                                       |        |                 |                   |                  |           |            |      |              |          |         |              |
| 6th story                                       |        |                 |                   |                  |           |            |      |              |          |         |              |
| 7th story                                       |        |                 |                   |                  |           |            |      |              |          |         |              |
| 8th story                                       |        |                 |                   |                  |           |            |      |              |          |         |              |
| 9th story                                       |        |                 |                   |                  |           |            |      |              |          |         |              |
| 10th story                                      |        |                 |                   |                  |           |            |      |              |          |         |              |
| State size of bearing partitions on each floor. |        |                 |                   |                  |           |            |      |              |          |         |              |
|   |        |                 |                   |                  |           | MATERIAL   |      |              | SIZES    |         |              |
|   |        |                 |                   |                  |           | Third fl.  | Pine |              | 3x6      |         |              |
|   |        |                 |                   |                  |           | Second fl. | "    |              | 3x4      |         |              |
|   |        |                 |                   |                  |           | Fourth fl. | "    |              | 3x4      |         |              |

SAN FRANCISCO



Floor construction Wood  
 Roof construction of 2x8 Covered with 1x8 roof boards  
 Walls covered with board Covered with \_\_\_\_\_  
 Partition of studs - 2x4 Cornices of galvanized iron  
 Light court walls, of \_\_\_\_\_ Stair Partitions, of studs 3x4  
 Exterior columns, of cast iron Protected with \_\_\_\_\_  
 Interior columns, of \_\_\_\_\_ Protected with \_\_\_\_\_

Trusses supporting roofs, if of iron, describe \_\_\_\_\_

Flue linings, of \_\_\_\_\_ height of chimneys above roof \_\_\_\_\_  
 Boiler flue, of \_\_\_\_\_ lined with \_\_\_\_\_ height of flue above roof \_\_\_\_\_  
 No. of Stairways, width and construction One, 40" wide, 3 carriage to each run, 2x8 - 1" pine  
treads 7/8" x 1 1/2"  
 Boiler-room location \_\_\_\_\_ walls of boiler-room \_\_\_\_\_  
 Ceiling and floor over boiler-room \_\_\_\_\_ doors to boiler-room \_\_\_\_\_  
 Fire shutters \_\_\_\_\_  
 Bay windows, covered with \_\_\_\_\_

Towers, domes or spires, size and extreme height above \_\_\_\_\_ level \_\_\_\_\_

Sky-lights, material, number and size metal and wire glass, 4 skylights, 4'0" x 6'6" - 1-2'0" x 4'0"  
 No. of elevators \_\_\_\_\_ where located \_\_\_\_\_  
 Elevator enclosures, of \_\_\_\_\_  
 Vaults under sidewalk \_\_\_\_\_

Retaining walls of \_\_\_\_\_ height \_\_\_\_\_ thickness at bottom \_\_\_\_\_ thickness at top \_\_\_\_\_  
 Areas, coal holes, etc., state if any, and where \_\_\_\_\_

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

Architect Arthur H. Saul | Owner W. B. Pringle  
 Address Bush St. and Van Ness Ave. | Address 2219 Millmore Street  
 Builder Cavanaugh Bros. | By Arthur H. Saul  
 Address 816 J Street

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

# EXHIBIT D

---

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SAN FRANCISCO

DEPARTMENT OF BUILDING INSPECTION

Seal of the City and County of San Francisco

HEALTH

DIVISION OF HOUSING INSPECTION  
DESCRIPTION OF A HOTEL AND LODGING HOUSE

To the Health Officer:

The following describes the building operated as a Hotel and Lodging House situated on the south side of 6th Street, between \_\_\_\_\_ Streets.

If building is on corner, state clearly which corner.

Said hotel is known as the \_\_\_\_\_ and is designated as number 215 6th Street.

The building is a \_\_\_\_\_ structure, is \_\_\_\_\_ stories in height and has \_\_\_\_\_ stories for living and sleeping purposes.

The building contains \_\_\_\_\_ guest rooms. The number of rooms, toilets and baths on each floor are shown in the table below.

| STORY                            | Basement | 1st Floor | 2nd Floor | 3d Floor | 4th Floor | _____ Floor | Top Floor |
|----------------------------------|----------|-----------|-----------|----------|-----------|-------------|-----------|
| No. of Guest Rooms               |          |           |           |          |           |             |           |
| No. of Private Toilets and Baths |          |           |           |          |           |             |           |
| No. of Public Toilets            |          |           |           |          |           |             |           |
| No. of Public Baths              |          |           |           |          |           |             |           |

The basement or cellar contains \_\_\_\_\_ rooms which are used for \_\_\_\_\_.

Owner's Name Jack Wilkinson Address \_\_\_\_\_

Lessee's Name \_\_\_\_\_ Address \_\_\_\_\_

Agent's Name \_\_\_\_\_ Address \_\_\_\_\_

The above statements are true to the best of my knowledge.

[Signature] Signature \_\_\_\_\_  
Owner, Lessee or Authorized Agent

NOTICE

Section 20 of the Housing Act provides that every Owner, Lessee or person having control of a Hotel or Lodging House shall file with the Department of Public Health a notice containing their name and address and a description of the premises as outlined above. In case of a transfer of a Hotel or Lodging House the grantee of same shall file with the Department of Public Health a notice stating the name and address of the new owner within thirty days after such transfer. Section 21 of the Housing Act provides that it shall be unlawful to occupy any Hotel or Lodging House hereafter erected or any existing Hotel or Lodging House without first having secured a permit of occupancy from the Department of Public Health. Failure to comply with the above notice constitutes a misdemeanor and will result in arrest and prosecution.

OFFICIAL COPY

SAN FRANCISCO

DEPARTMENT OF  
BUILDING INSPECTION  
OCT 10 1917

Department of Public Health  
SAN FRANCISCO, CALIF.

HOTEL OR LODGING HOUSE DESCRIPTION

*Elio Jose*  
INSPECTOR

Sept-20<sup>th</sup> 1917

To the Department of Public Health:

Hotel or Lodging House located on the S side of O Farrell Street Corner  
of Powell Street and designated as No. 215-O Farrell  
Street and known as Buick House in the City and of San Francisco, State of California.  
Completed 1907

The lot upon which said Hotel or Lodging House is located, and which is devoted exclusively to the use  
of said Hotel or Lodging House, is bounded and described as follows:-

Said Hotel or Lodging House is a Buick structure.

Said Hotel or Lodging House has 3 stories and in addition thereto has a cellar and  
~~has~~ basement.

If said Hotel or Lodging House has a cellar state how many rooms are therein and for what purpose used  
or designed to be used.

Storage

Does this Hotel or Lodging House contain a steam boiler, heating furnace or water heating apparatus using  
other fuel than coal-gas or natural gas?        If it does contain such apparatus is it enclosed in a room con-  
structed according to the requirements of Section 23 of the State Hotel or Lodging House Act?

Has this house the fire escape required by Section 23 of the State Hotel or Lodging House Act?

The name of the agent upon whom process may be served is Madison & Burke

His address is 80 - Post St San Francisco, California.

(The name of the owner or of the lessee may be used as the person upon whom process may be served.)

Henry Kahn Owner Address Paris France  
H. Scheele Lessee Address 215-O Farrell St  
Jose Inspector



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SAN FRANCISCO

DEPARTMENT OF PUBLIC HEALTH

DEPARTMENT OF PUBLIC HEALTH  
BUREAU OF SANITATION

DEPARTMENT OF PUBLIC HEALTH  
SAN FRANCISCO, CALIF.  
BUREAU OF SANITATION  
1085 MISSION ST.

NOV 21 1924 192

~~Frederick Williams~~ Manager

215 O'Farrell

Your certificate to conduct a place for human habitation at the location noted below, expires

Jan 1, 1925

The law bearing on this class of certificate requires that you make application annually for renewal.

Please fill out the following form and mail or bring it to this office without delay, along with the yearly fee of five dollars (\$5.00); imposed by Ordinance No. 5496 New Series c. the Board of Supervisors, approved October 27th, 1921.

Respectfully,

*William C. Healy, M.D.*

Health Officer.

*Louis P. Monaco*

Clerk, Bureau of Sanitation

APPLICATION FOR RENEWAL OF CERTIFICATE

Hotel

Location 215 O'Farrell

Present Owner

*C. H. Hess*

Address

Present Lessee

Address

Send Permit to

*C. H. Hess*

Address

*215 O'Farrell St*

(Signature)

*C. H. Hess*

(Date)

192

PLEASE NOTE:—Ordinance No. 5496 New Series, Sec. 10-A—All inspection fees are payable when due at the office of the Board of Health, and if not paid within thirty days after the same becomes due, ten per cent shall be added thereto as a penalty for non-payment, and fifteen per cent shall be added after the expiration of sixty days after becoming due and twenty-five per cent shall be added at the expiration of ninety days.

Remarks

Certificate issued \_\_\_\_\_ 192, No. \_\_\_\_\_

THIS APPLICATION MUST POSITIVELY BE RETURNED WHEN MAKING YOUR FEE PAYMENT.



# DEPARTMENT OF PUBLIC HEALTH

SAN FRANCISCO, CALIFORNIA

DIVISION OF HOUSING INSPECTION

## INSPECTION ORDER

of Permit Applied for  
**Hotel**

JAN 1 3:22

19.....

Location 215 O'Farrell Street.

Applicant Mrs. Jeannette Wilson Address 1000 11th St.

Inspection Date JAN 1 1942

### INSPECTOR'S REPORT

12.19.41

#### To the Health Officer—

After having made a careful inspection of the above premises

I RECOMMEND the issuance of a New Permit to occupy

I DENY THE issuance of a New Permit to occupy

for the following reasons:

Wm. H. Johnson  
Inspector

New Permit Number 76238

Expiration Date 1/1/43



OFFICIAL COPY



DEPARTMENT OF PUBLIC HEALTH  
SAN FRANCISCO, CALIFORNIA  
INSPECTION ORDER

21 Werra

Case of Permit Applied for  
*Water*

Location 215 0'7 small str.

Jan 27 1950

Applicant Mrs. J. Parker Address Same

Inspection Due

To the Health Officer—

After having made a careful inspection in the above case on

I RECOMMEND the issuance of a New Permit to occupy

I DISAPPROVE the issuance of a New Permit to occupy

INSPECTOR'S REPORT

for the following reasons:  
*Jan 26 1950*

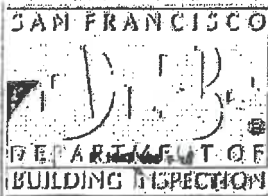
*A. G. Bennett*

*M. J. Sternovich*  
Inspector.

Permit Number

Expiration Date

OFFICIAL COPY



# CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC HEALTH APPLICATION FOR PERMIT OF OCCUPANCY

Note: Please type, or print, in ink, and return within ten (10) days to:  
BUREAU OF FOOD AND SANITATION 101 GROVE ST. (Zone 2) ROOM 214

### DESCRIPTION OF BUILDING

Date 1/26/56  
Lot No. 1  
Block No. 326

APARTMENT HOUSE

HOTEL

Location 215 @ FARRELL ST.

Applicant H. J. Fox Wm DeMurray Mailing Address 215 @ FARRELL ST.

Class of Building 3 Number of Stories 3

Stories used for living and sleeping purposes 2

Name of Building \_\_\_\_\_ Approximate Year Built 1907

Number of Guest Rooms 17 Number of Apartments 1 Total Number of Rooms 22

| Apartment Size | 2-Room | 3-Room | 4-Room | 5-Room | 6-Room | 7-Room | 8-Room | 9-Room |
|----------------|--------|--------|--------|--------|--------|--------|--------|--------|
| Number of Each |        | 1      |        |        |        |        |        |        |

### DETAILS OF BUILDING ARRANGEMENT

| Stories             | 1 | 2 | 3  | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 |
|---------------------|---|---|----|---|---|---|---|---|---|----|----|----|----|----|----|----|
| No. Guest Rooms     |   | 7 | 10 |   |   |   |   |   |   |    |    |    |    |    |    |    |
| No. Apartments      |   | 1 |    |   |   |   |   |   |   |    |    |    |    |    |    |    |
| No. Public Toilets  |   | 1 | 2  |   |   |   |   |   |   |    |    |    |    |    |    |    |
| No. Public Baths    |   |   | 1  |   |   |   |   |   |   |    |    |    |    |    |    |    |
| No. Private Toilets |   |   |    |   |   |   |   |   |   |    |    |    |    |    |    |    |
| No. Private Baths   |   |   |    |   |   |   |   |   |   |    |    |    |    |    |    |    |

Basement or Cellar contains \_\_\_\_\_ rooms used for STORAGE

### GENERAL INFORMATION

Owner of Property CROCKER FIRST NATIONAL BANK Address 1 MONTGOMERY ST.

Lessee H. J. Fox Wm DeMurray Address 215 @ FARRELL ST.

Agent for Property CROCKER FIRST NATIONAL BANK Address \_\_\_\_\_

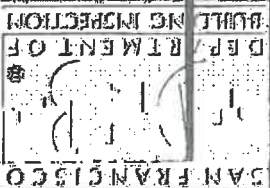
Owner  Lessee  Manager  On Premises.

The above information is filed in accordance with the requirements of the California State Housing Act.

Taken By J. E. Gasser

Signature Lee J. Parker  
Inspector Authorized Agent

OFFICIAL COPY



DEPARTMENT OF PUBLIC HEALTH

SAN FRANCISCO CALIFORNIA

INSPECTION ORDER

HOUSING RECORD

Lot No. 1

Block No. 326

Usable   
Not Usable   
No. Rooms 22

|                             |
|-----------------------------|
| Class of Permit Applied for |
| Apartment House             |
| Hotel                       |
| Floors                      |

Location 215 O'FARRELL ST.

Applicant: DR. H. J. FEYNMAN Address 315 O'FARRELL ST.

Owner: CROCKER FIRST NATIONAL BANK Address MONTGOMERY ST.

INSPECTOR'S REPORT

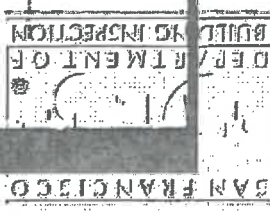
To the Chief Inspector—  
After having made an inspection in the above case on 1/26 1956

I RECOMMEND the issuance of a New Permit to occupy   
I DISAPPROVE the issuance of a New Permit to occupy  See Over

J. E. Stamer  
Inspector

Permit Number No 662 FEB 1 1956





Liability  
Not Liable   
No. Rooms 22

DEPARTMENT OF PUBLIC HEALTH  
SAN FRANCISCO, CALIFORNIA  
INSPECTION ORDER  
HOUSING RECORD

Dist. # 1 Sub. #  
Lot No. 1  
Block No. 326

Class of Permit Applied for  
Apartment House   
Hotel   
Plot

Location

7958 CHANGES. Info from tax ofc  
215 O'Farrell Street

Applicant: Lee R. Parker

Address

same

Owner: Crocker 1st Nat'l Bank

Address

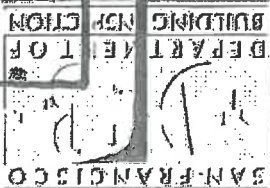
1 Montgomery St

INSPECTOR'S REPORT

To the Chief Inspector—  
After having made an inspection in the above case on  
I RECOMMEND the issuance of a New Permit to occupy   
I DISAPPROVE the issuance of a New Permit to occupy   
2/20/58  
M. A. Sullivan  
Inspector.

Permit Number 5817 MAR 12 1958

Signature



# NOTICE TO ABATE NUISANCE

214640

DEPARTMENT OF PUBLIC HEALTH

SAN FRANCISCO, CALIFORNIA

Control is with  
of 10/11/5

Lee R. Parker  
315 Bayview St

Apr 10 1953

You are hereby notified to abate a nuisance of No. 315

being upon premises owned, occupied or controlled by you and caused by handwritten signs indicating  
signs for lint-machine and sign of spit-in-stair-steps and signs indicating  
the use of heavy fan-like device to disperse dust from the  
apartment building - these signs to be removed  
within the next few days

Compliance with this order must be within 15 (fifteen) days; otherwise summary action will be taken.

M. O. Williams

(OVER)

Inspector

Director of Public Health

OFFICE HOURS: 8:30 to 5:30 a.m. and 4 to 6 p.m.

### PENAL CODE

Section 37A. Anything which is injurious to health or is dangerous or offensive to the senses, or an obstruction to the free use of property, is a nuisance. Section 37B. PUBLIC NUISANCE; PENALTY. Every person who maintains, permits, or allows a public nuisance to exist upon his or her property or premises, and every person occupying or having the possession or possession of another who maintains, permits or allows a public nuisance to exist thereon, after reasonable notice in writing from a health officer or district attorney to remove, discontinue or abate the same has been served upon such person, is guilty of a misdemeanor, and shall be punished accordingly; and the existence of such nuisance for each and every day after the service of such notice shall be deemed a separate and distinct offense, and it is hereby made the duty of the district attorney to prosecute all persons guilty of violating this section by causing prosecutors used the sentence is abated and removed.

**NOTICE TO ABATE NUISANCE**

DEPARTMENT OF PUBLIC HEALTH SAN FRANCISCO, CALIFORNIA

To: Mr. P. A. Sullivan  
at: 1517 15th St.  
City of San Francisco

You are hereby notified to abate a nuisance or the health hazard of unlawful use of property  
located at 1517 15th St. San Francisco, Cal.  
which is a public nuisance and a health hazard.  
It is hereby ordered that you cause the same to be abated.

Compliance with this order must be within 15 days; otherwise summary action will be taken.

John A. Sullivan Inspector Director of Public Health

OFFICE HOURS: 9:30 to 5:00 p.m. and 4 to 8 p.m.

**PENAL CODE**

Section 597. Any person who is negligent in the maintenance, protection, or abatement of a public nuisance is liable to the same extent as if he or she were guilty of an intentional act. Any person who is negligent in the maintenance, protection, or abatement of a public nuisance is liable to the same extent as if he or she were guilty of an intentional act. Any person who is negligent in the maintenance, protection, or abatement of a public nuisance is liable to the same extent as if he or she were guilty of an intentional act.

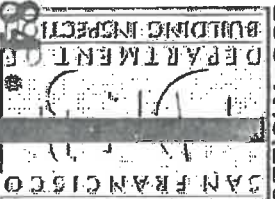


DATE  
ISSUED:

MAR 12 1958

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC HEALTH

No. 6882



OFFICIAL COPY

PERMIT OF OCCUPANCY

and

CERTIFICATE OF SANITARY INSPECTION

issued to

CROCKER FIRST NATIONAL BANK

authorizes the operation of an

HOTEL of 22 Rooms

at

245 O'FARRELL STREET

THIS PERMIT IS VALID FROM DATE OF ISSUANCE UNTIL REVOKED AND IS NOT TRANSFERABLE. CHANGE OF OWNERSHIP MUST BE REPORTED IMMEDIATELY.

CHIEF FOOD AND SANITARY INSPECTOR

DIRECTOR OF PUBLIC HEALTH

FRAME AND POST IN PLAIN VIEW

Form 10-57  
**NOTICE TO ABATE NUISANCE**  
 DEPARTMENT OF PUBLIC HEALTH 101 GROVE STREET SAN FRANCISCO, CALIFORNIA

RECEIVED  
 DEPARTMENT OF PUBLIC HEALTH  
 BUILDING DEPARTMENT  
 SAN FRANCISCO  
 3/15/57  
 3157  
 #3

I hereby certify that Mr. J. McLaughlin

is the owner of the premises at No. 215 Franklin St.

being upon premises owned, occupied or controlled by you, and caused by leaks and mess of grease to  
 the stairs on 2nd floor. Remedial work has been made by installing an door in  
 the ceiling of the stairs. (This work should be done by retaining glass panels doors on  
 2nd floor (2nd floor) to avoid fire) Your cooperation is solicited. Thank you

Compliance with this order must be within 7 (seven) days

110 Yuldin

**ABATE**

OFFICE HOURS: 8:00 to 4:30 p.m. and 4:15 to 5 p.m.

Inspector

Date

2/11/57

Director of Public Health

Key: ORD-101-4701-Ed

PENAL CODE

Section 27A. Anything which is injurious to health or to interests or officers to the mass, or an obstruction to the free use of property, is a nuisance.  
 Section 27B. PUBLIC NUISANCE, POLLUTION. Every person who maintains, permits, or allows a public nuisance to exist upon his or her property or premises, and every person occupying or having the property or possession of another who maintains, permits or allows a public nuisance to exist thereon, after reasonable notice in writing from a health officer or district attorney to remove, abate, or abate the same has been served upon such person, is guilty of a misdemeanor, and shall be punished accordingly; and the existence of such nuisance for each and every day after the service of such notice shall be deemed a separate and distinct offense, and it is hereby made the duty of the district attorney to prosecute all persons guilty of violating this section by suitable prosecutions and the nuisance to abate and removed.

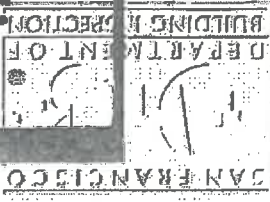


FIGURE - DE 10-67

NOTICE TO ABATE NUISANCE

DEPARTMENT OF PUBLIC HEALTH 101 GROVE STREET SAN FRANCISCO, CALIFORNIA

Circle First National Bank 2-2-77 313 1058

I Prof. J. McLaughlin, 215 11 Fairwell St.

You are hereby notified to abate a nuisance at No. 215 11 Fairwell St.

being upon premises owned, occupied or controlled by you, and caused by inadequate means of egress to fire-escapes on 2nd floor. Recommend glass kick-in panels be installed on doors of 2nd floor leading to fire-escapes. (This can be done by replacing glass panels doors on 2nd floor (2 of them) to second floor) Your cooperation is solicited. Thank you.

Compliance with this order must be within 1 (Seven) days; otherwise summary action will be taken.

M.A. Gilliland

Inspector

Director of Public Health

OFFICE HOURS: 8:00 to 8:30 a. m.; 4 to 5 p. m.

UNDothill 14701 - Ext

PENAL CODE

Section 370. Any thing which is injurious to health or is indecent or offensive to the senses, or an obstruction to the free use of property, is a nuisance. Section 373a. PUBLIC NUISANCE; PENALTY. Every person who maintains, permits, or allows a public nuisance to exist upon his or her property or premises, and every person occupying or having the property or premises of another who maintains, permits or allows a public nuisance to exist thereon, after reasonable notice in writing from a health officer or district attorney to remove, discontinue or abate the same has been served upon such person, is guilty of a misdemeanor, and shall be punished accordingly; and the existence of such nuisance for each and every day after the service of such notice shall be deemed a separate and distinct offense, and it is hereby made the duty of the district attorney to prosecute all persons guilty of violating this section by continuous prosecutions until the nuisance is abated and removed.



OFFICIAL COPY

SAN FRANCISCO

*W. D. B.*

BUILDING INSPECTION

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC HEALTH

CENTRAL OFFICE  
101 GROVE STREET  
ZONE 2

Through Mr. T. A. Brooks  
Chief Administrative Officer

May 20, 1958.

Albert I. Hayes,  
~~Inspector~~, Chief  
Bureau of Fire Prevention  
and Investigation  
City Hall  
San Francisco, 2, California

Dear Sir:

A recent inspection of the structure listed below has disclosed conditions which apparently warrant inspection by your department.

Location: 215 O'Farrell Street.

Occupancy: Hotel.

Owner: Mr. Hahn, c/o Madison & Burke, 80 Post Street or c/o Crocker First National Bank, 1 Montgomery Street, Attn: Mr. Install.

Lessee: Lee R. Parker, 215 O'Farrell Street.

Violations: Lack required means of egress to fire-exit.

Very truly yours,

ELLIS B. SOX, M.D.  
Director of Public Health

*in relation to 2nd means egress -  
now handled by F. Dept.*  
District Supervisor

ABATED

5/27/58

*Hay*

*File in  
Dist. 3*

*Brooks*



# URBAN RENEWAL CONTROL CARD

*DPW 505*

6721

DISTRICT: 1 2 3 4 5 D. SUB-DISTRICT: 21  
INSPECTOR: [Signature]  
INSPECTOR: [Signature]

ADDRESS: 207-19 [unclear] St. TYPE CONST.: 1 2 3 4 5 LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_  
OWNER: ADDRESS: \_\_\_\_\_ NOTICE SENT   
NEW OWNER: ADDRESS: \_\_\_\_\_ NOTICE SENT   
LESSEE: ADDRESS: \_\_\_\_\_ NOTICE SENT   
NEW LESSEE: ADDRESS: \_\_\_\_\_ NOTICE SENT

ORIGINAL OCCUPANCY \_\_\_\_\_ TOTAL UNITS \_\_\_\_\_ PRESENT OCCUPANCY \_\_\_\_\_ TOTAL UNITS \_\_\_\_\_

### CORRECTIONS REQUIRED

- 1. Vacate the building of all residential occupancy within \_\_\_\_\_ days.
- 2. Vacate and dismantle the living facilities in the \_\_\_\_\_.
- 3. Obtain the required building permit to restore the building to its original use as a \_\_\_\_\_ or submit plans and obtain permits to convert building to lawful multiple use.
- 4. Discontinue use of community kitchen \_\_\_\_\_.
- 5. Disconnect and remove gas fired cooking appliances in \_\_\_\_\_.
- 6. Remove and cap \_\_\_\_\_ gas lines at the waste of supply \_\_\_\_\_.
- 7. Vent all approved gas fired appliances into approved flues \_\_\_\_\_.
- 8. Remove non-ventilating partitions and/or construction \_\_\_\_\_.
- 9. Repair or replace \_\_\_\_\_ stairs \_\_\_\_\_.
- 10. Repair or replace \_\_\_\_\_ porch \_\_\_\_\_.
- 11. Repair, replace or provide handrail \_\_\_\_\_ or \_\_\_\_\_ stairway \_\_\_\_\_.
- 12. Repair broken paving in \_\_\_\_\_ and drain paved areas to the sewer \_\_\_\_\_.
- 13. Cover ground area under building with concrete ramp-roofing \_\_\_\_\_.
- 14. Provide waterproof floors for all bath and water-closet compartments \_\_\_\_\_.
- 15. Repair floors in bath and water-closet compartments so as to be completely waterproof \_\_\_\_\_.
- 16. Repair or replace defective rain leaders and gutters \_\_\_\_\_.
- 17. Provide proper means of egress as required by the Bureau of Fire Prevention and Safety \_\_\_\_\_.
- 18. Repair or replace insanitary and/or broken drainboards and/or wood trim \_\_\_\_\_.
- 19. Replace all defective window frames and/or window sash \_\_\_\_\_.
- 20. Replace all broken window glass and/or window sash cords \_\_\_\_\_.
- 21. Provide adequate toilet and bath facilities \_\_\_\_\_.
- 22. Provide lawful light and ventilation for all toilets, baths, service and habitable rooms \_\_\_\_\_.
- 23. Repair, replace, clean, paper and/or paint as needed all walls, ceilings and floors that are soiled, stained, cracked, broken and/or insanitary \_\_\_\_\_.
- 24. Obtain a Building Permit from Room 104, 450 McAllister St., and make any additional repairs as required by the Bureau of Building Inspection \_\_\_\_\_.
- 25. Remove rubbish and debris on premises \_\_\_\_\_.
- 26. Remove torn, worn, and/or insanitary floor covering in \_\_\_\_\_.
- 27. Provide for the proper disposal of garbage. Provide sufficient garbage cans with tight fitting lids \_\_\_\_\_.
- 28. Eliminate rodent and/or cockroach infestation on premises \_\_\_\_\_.
- 29. Provide shut-off valves in gas supply lines where required \_\_\_\_\_.
- 30. Properly install all gas fired appliances with approved pipe connections \_\_\_\_\_.
- 31. Replace all defective sink and basin traps \_\_\_\_\_.
- 32. Replace or repair all defective plumbing fixtures and lines \_\_\_\_\_.
- 33. Obtain a Plumbing Permit from Room 203, 450 McAllister St., and make any additional repairs as required by the Bureau of Plumbing Inspection \_\_\_\_\_.
- 34. Remove all electric cord wiring that is stapled to combustible walls, etc., and that which is extended through walls for future appliances and plug receptacles \_\_\_\_\_.
- 35. Place all defective and unlawful electric wiring in safe operating condition \_\_\_\_\_.
- 36. Obtain an Electrical Permit from Room 202, 450 McAllister St., and comply with any additional requirements of the Bureau of Electrical Inspection \_\_\_\_\_.
- 37. Upon completion of all required work you are to obtain a Certificate of Final Completion from the Bureau of Building Inspection \_\_\_\_\_.
- 38. Relocation information provided \_\_\_\_\_.
- 39. Financing information provided \_\_\_\_\_.

ADDITIONAL REQUIREMENTS: \_\_\_\_\_

URBAN RENEWAL CONTROL CARD

RECEIVED  
# 7330  
DEPARTMENT OF  
BUILDING INSPECTION

DISTRICT: 1 2 3 4 5 6 7 8 9 10 11 12  
INSPECTOR: Yee  
INSPECTOR: 2

ADDRESS: 207-19 O'Farrell  
OWNER:  
NEW OWNER:  
LESSEE:  
NEW LESSEE:  
ORIGINAL OCCUPANCY: \_\_\_\_\_ TOTAL UNITS: \_\_\_\_\_  
RESIDENT OCCUPANCY: \_\_\_\_\_

TYPE CONST.: 1 2 3 4 5 6 7 8 9 10 11 12  
ADDRESS:  
ADDRESS:  
ADDRESS:  
ADDRESS:  
RESIDENT OCCUPANCY: \_\_\_\_\_ TOTAL UNITS: \_\_\_\_\_

NOTICE SENT   
NOTICE SENT   
NOTICE SENT   
NOTICE SENT

CORRECTIONS REQUIRED

- 1. Vacate the building of all residential occupancy within \_\_\_\_\_ days.
- 2. Vacate and dismantle the living facilities in the \_\_\_\_\_
- 3. Obtain the required building permit to restore the building to its original use as a \_\_\_\_\_ or submit plans and obtain permits to convert building to lawful multiple use.
- 4. Discontinue use of community kitchen \_\_\_\_\_
- 5. Disconnect and remove gas-fired cooking appliances in \_\_\_\_\_ gas lines at the source of supply.
- 6. Remove and cap \_\_\_\_\_
- 7. Vent all approved gas fired appliances into approved flues.
- 8. Remove non-conforming partitions and/or construction.
- 9. Repair or replace \_\_\_\_\_ stairs \_\_\_\_\_ porch \_\_\_\_\_
- 10. Repair or replace \_\_\_\_\_
- 11. Repair, replace or provide handrail on \_\_\_\_\_ and drain paved areas to the sewer.
- 12. Repair broken paving in \_\_\_\_\_
- 13. Cover ground area under building with concrete ratproofing.
- 14. Provide waterproof floors for all bath and water-closet compartments.
- 15. Repair floors in bath and water-closet compartments so as to be completely waterproof.
- 16. Repair or replace defective rain leaders and gutters.
- 17. Provide proper means of egress as required by the Bureau of Fire Prevention and Safety.
- 18. Repair or replace insanitary and/or broken drainboards and/or wood trim.
- 19. Replace all defective window frames and/or window sash.
- 20. Replace all broken window glass and/or window sash cords.
- 21. Provide adequate toilet and bath facilities.

- 22. Provide lawful light and ventilation for all toilets, baths, service and habitable rooms.
- 23. Repair, replace, clean, paper and/or paint as needed all walls, ceilings and floors that are soiled, stained, cracked, broken and/or insanitary.
- 24. Obtain a Building Permit from Room 104, 450 McAllister St., and make any additional repairs as required by the Bureau of Building Inspection.
- 25. Remove rubbish and debris on premises.
- 26. Remove torn, worn, and/or unsanitary floor covering in \_\_\_\_\_
- 27. Provide for the proper disposal of garbage. Provide sufficient garbage cans with tight fitting lids.
- 28. Eliminate rodent and/or cockroach infestation on premises.
- 29. Provide shut-off valves in gas supply lines where required.
- 30. Properly install all gas fired appliances with approved pipe connections.
- 31. Replace all defective sink and basin traps.
- 32. Replace or repair all defective plumbing fixtures and lines.
- 33. Obtain a Plumbing Permit from Room 203, 450 McAllister St., and make any additional repairs as required by the Bureau of Plumbing Inspection.
- 34. Remove all electric cord wiring that is stapled to woodwork, walls, etc., and that which is extended through walls for fixture appliances and plug receptacles.
- 35. Place all defective and unlawful electric wiring in safe operating condition.
- 36. Obtain an Electrical Permit from Room 202, 450 McAllister St., and comply with any additional requirements of the Bureau of Electrical Inspection.
- 37. Upon completion of all required work you are to obtain a Certificate of Final Completion from the Bureau of Building Inspection.
- 38. Relocation information provided.
- 39. Financing information provided.

ADDITIONAL REQUIREMENTS:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# EXHIBIT E

---



OFFICIAL COPY



# CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC HEALTH APPLICATION FOR PERMIT OF OCCUPANCY

Note: Please type, or print, in ink, and return within ten (10) days to  
BUREAU OF FOOD AND SANITATION 101 GROVE ST. (Zone 2) ROOM 210

### DESCRIPTION OF BUILDING

APARTMENT HOUSE   
HOTEL

Date 2/17/60  
Lot No. 1  
Block No. 326

Location 215 O'Farrell  
App'con: Wm DeMurray Building Address Same  
Class of Building 3 Number of Stories 3  
Stories used for living and sleeping purposes 2  
Name of Building \_\_\_\_\_ Approximate Year Built \_\_\_\_\_  
Number of Guest Rooms 17 Number of Apartments \_\_\_\_\_

| Apartment Size | 1-Room | 2-Room | 3-Room | 4-Room | 5-Room | 6-Room | 7-Room | 8-Room |
|----------------|--------|--------|--------|--------|--------|--------|--------|--------|
| Number of Each |        |        | 1      |        |        |        |        |        |

### DETAILS OF BUILDING ARRANGEMENT

| Stories             |            | 1 | 2 | 3  | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 |
|---------------------|------------|---|---|----|---|---|---|---|---|---|----|----|----|----|----|----|----|
| No. Guest Rooms     | Each Floor |   | 5 | 12 |   |   |   |   |   |   |    |    |    |    |    |    |    |
| No. Apartments      | " "        |   | 1 |    |   |   |   |   |   |   |    |    |    |    |    |    |    |
| No. Public Toilets  | " "        |   | 1 | 2  |   |   |   |   |   |   |    |    |    |    |    |    |    |
| No. Public Baths    | " "        |   |   | 1  |   |   |   |   |   |   |    |    |    |    |    |    |    |
| No. Private Toilets | " "        |   |   |    |   |   |   |   |   |   |    |    |    |    |    |    |    |
| No. Private Baths   | " "        |   |   |    |   |   |   |   |   |   |    |    |    |    |    |    |    |

Basement or Celler contains \_\_\_\_\_ rooms used for storage

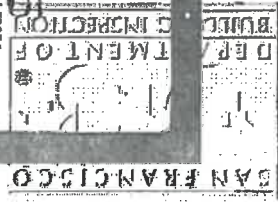
### GENERAL INFORMATION

Owner of Property Crocker First National Bank Address Montgomery St.  
Lessee Wm DeMurray Address 215 O'Farrell  
Agent for Property Crocker First Nat Bank Address 1 Montgomery

Owner  Lessee  Manager  On Premises.

The above information is filed in accordance with the requirements of the California State Housing Act.

Taken By J. J. Choukha Signature William DeMurray  
Owner, Lessee, or Authorized Agent



DEPARTMENT OF PUBLIC HEALTH

SAN FRANCISCO, CALIFORNIA

Div. # 1 Sub. # 1

Libble   
Not Libble   
No. Rooms 2-3

INSPECTION ORDER

HOUSING RECORD

**1960**

Lot No. 1  
Block No. 322

FEB 21 1960

|                             |                                     |
|-----------------------------|-------------------------------------|
| Cases of Permit Applied for |                                     |
| Assessment House            | <input type="checkbox"/>            |
| Home                        | <input checked="" type="checkbox"/> |
| Floors                      | <input type="checkbox"/>            |

**NEW OWNER**

Location 215 O'Farrell St.

Applicant: William E. DeLoray

Address Santa

Owner: \_\_\_\_\_ Address \_\_\_\_\_

INSPECTOR'S REPORT

To the Chief Inspector—

Feb 17, 1960

After having made an inspection in the above case on \_\_\_\_\_

I RECOMMEND the issuance of a New Permit to occupy

See Over

J. A. [Signature]  
Inspector.

Permit Number \_\_\_\_\_

JTB

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

BUREAU  
OF  
BUILDING INSPECTION

275 CITY HALL  
SAN FRANCISCO 2,  
CALIFORNIA

Location 207-19 0'Farrell St. (Blk. 326 Lot 1)  
(as of 3-9-60)  
Owner of Record Crocker Anglo Nat'l. Bank  
(Rosenstirn Tl-5246)  
Owner's Address c/o Trust Real Estate Div.  
Atten: Mr. Landwehr, #1 Montgomery St.  
Type of Construction 3-N Occupancy Classification 16.2, 18.1 and 12.2  
Stories 3 Basement No Cellar Yes Dwelling Units 1 Rooms 20 Families 17  
Applic. No. 7011 Filed 12-22-06 Permit No. - Issued 1-30-1907

Report No. 9236

Date of Inspection Prior

Date of Report 3-9-60

Occupied Yes Vacant -

BUILDING INSPECTOR'S REPORT

This is a three-story and cellar, brick building which was originally built with the above noted permit. The original application for permit was approved and indicated the use for an office building. The building now shows the first floor at street level to be occupied by several different commercial and public assembly occupancies while the two stories above are residential and used as a hotel.

There is no approved permit to show any change of occupancy use from offices to hotel; there are numerous permits for various work done on the premises but they generally are for work to either remodel or create stores, etc., at the street level.

In 1914 and 1921 there were applications to change doorways and hang signs which refer to "Buick" hotel. The signs referred to hotel management as being new, etc. There was a stipulation on the original permit requiring an additional stairway on west end of building and fire escape on the Powell Street end but does not show the reason for change in use to require these additions. Stairs are not now existent.

This building covers approximately 3200 square feet of a 23'1½" x 137'6" corner lot which is in the fire limits, has an assessed valuation of \$10,200, and the area in which it is located is zoned for commercial use.

The condition and arrangement of the building does not meet the minimum requirements of the San Francisco Building and Housing Codes.

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

BUREAU  
OF  
BUILDING INSPECTION

275 CITY HALL  
SAN FRANCISCO 2,  
CALIFORNIA

Report No. 9236

VIOLATIONS OF THE SAN FRANCISCO BUILDING AND HOUSING CODES

1. Debris and rubbish in vent shaft. HC 611. Remove the debris and rubbish.
2. The required window area, or mechanical ventilation in the public hallway, second and third floors, is inadequate. HC 704(e). Provide proper window or mechanical ventilation.
3. Interior stairs are not properly vented. HC 704(g). Provide proper ventilation.
4. The required artificial lighting in public halls, second and third floors, is inadequate. HC 1613. Provide proper lighting.
5. Handrails for the main stairs are missing. HC 1101(b) BC 2105(g). Provide proper handrails.
6. Floor surface in the bathroom, third floor, is improperly covered. HC 705(e) BC 104. Provide an approved waterproof floor surface.
7. Water closet and bathtub or shower is lacking in manager's apartment. HC 602(a) Provide proper sanitary facilities.
8. The hotel does not have two additional bathtubs or showers on the second floor in separate compartments accessible from the public hallway. HC 705(b) Provide proper facilities.
9. The hotel does not have one additional water closet compartment on the second floor accessible from the public hallway. HC 602(b) Provide proper facilities.
10. The water closet compartments on second floor are not marked to designate sex. HC 705(b). Provide proper signs.
11. Heating facilities in Guest Rooms are lacking. HC 1201. Provide proper facilities.
12. Rubbish has accumulated in vent shaft at west end of building. HC 1607 Correct this insanitary condition.
13. There is no second means of egress from each room, second and third floor the street HC 1101(a), 2102(c). Provide a second means of egress.

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

BUREAU  
OF  
BUILDING INSPECTION

275 CITY HALL  
SAN FRANCISCO 2,  
CALIFORNIA

14. Access to halls, second and third floors, is obstructed. BC 2117 (a) (b). Remove the obstructions.
15. Transoms open into the public hallway on second and third floors. HC 704(e)2. Remove the transoms and seal the openings with proper materials.
16. The public hallways on second and third floors have one wall which has openings with glass windows installed, creating hallways which are not of one hour fire resistive construction. HC 1108(a), BC Table 9-A. Close openings with one hour fire-resistive material.
17. The interior stairway, main entrance to second and third floors, is not properly enclosed. BC 2108, HC 1108. Provide either a proper enclosure, a proper sprinkler system, or direct access from inside the guest rooms to the street.
18. The required access from the topmost story to the roof is missing. HC 1107(a) BC 2105(m). Provide a proper stairway or scuttle and ladder.
19. Space under the stairway leading from hotel entrance vestibule to second floor is improperly used for storage and closet. HC 1106(c), BC2105(k). Remove the partitions or seal the space.
20. The exit stairway has door at second floor landing and is an obstruction. BC 2101(h). Remove the obstruction.
21. Approved vents for the Andrews gas heaters in hallways on second and third floors used for heating rooms are lacking. BC Art. 37 PC 1212. Provide proper vent or remove the heaters.
22. Permanent supply of fresh air is inadequate for ventilation and combustion for the water heater enclosure at west end of building on second floor. BC 3608. Provide proper ventilation.
23. Sec. 505(b) HC. Abatement or Repair. This is a building outside a conservation or rehabilitation area which is substandard as set forth



CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

BUREAU  
OF  
BUILDING INSPECTION

275 CITY HALL  
SAN FRANCISCO 2,  
CALIFORNIA


Report No. 9236

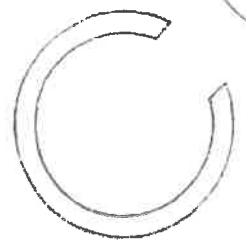
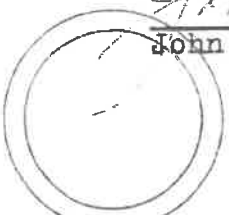
in Article Six of San Francisco Housing Code and as such is subject to be declared a public nuisance with abatement or repair as provided.

24. Sec. 601 Substandard Building Defined. A building with residential occupancy in which there are conditions enumerated in this Article of the housing code whereby the safety of property and welfare of public and occupants are affected, is deemed and declared to be a substandard building.

RECOMMENDATION

Based on the foregoing report it is recommended that the owner of this property secure such permits as necessary for such work required to correct all listed violations or any others which may be found during the period of rehabilitation. If it is economically impracticable to do this then a recommendation for returning building to such an occupancy as found practicable would be in order with compliance with all governing codes.

  
\_\_\_\_\_  
John P. Goodyear, Building Inspector

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

BUREAU  
OF  
BUILDING INSPECTION

275 CITY HALL  
SAN FRANCISCO 2,  
CALIFORNIA

Location 207-219 O'Farrell St.

Report No. 9236

ELECTRICAL INSPECTOR'S REPORT

Inspection disclosed cord wiring in several of the hotel rooms, manager's apartment, and the restaurant (209 O'Farrell). Many of the rooms lack the necessary wall plug receptacles, compelling the tenants to use unapproved wiring methods to connect their every-day appliances.

VIOLATIONS OF THE SAN FRANCISCO ELECTRICAL CODE


26. Sec. 104 Maintenance. The electrical installation has not been maintained in a safe condition.
27. Sec. 603 Existing Wiring, Unlawful to Disturb. The existing wiring has been altered and extended without obtaining a permit or inspection.

VIOLATIONS OF THE NATIONAL ELECTRICAL CODE

28. Sec. 1113 Guarding of Live Parts. Several defective lighting fixtures exist in the restaurant (209 O'Farrell St.).
29. Sec. 4003 Use of Flexible Cord. Cord wiring is used in lieu of approved wiring.

RECOMMENDATION

Based on the above report it is required that the violations be corrected by a registered electrical contractor subject to permit and inspection. NO ELECTRICAL WORK OF ANY KIND SHALL BE PERFORMED UNTIL, OR UNLESS, A BUILDING PERMIT HAS FIRST BEEN ISSUED.

  
G. Penna, Electrical Inspector



a) TO ASSISTANT DIRECTOR, ADMINISTRATIVE

b) AFTER SIGNATURE, FORWARD TO:

R. 275

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS

ORDER NO. 56 526

NOTICE OF CONDEMNATION UNDER THE PROVISIONS OF THE HOUSING CODE.

Of structure located at: 207-19 1/2 Carroll St.

Block number: 526 Lot number: 1

Name and address

of owner of record: Crocker Anglo National Bank (Rosenstirn Tl-5246) c/o Trust Real Estate Div. Attn: Mr. Landwehr, #1 Montgomery St.

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on Friday July 29, 1960 at 10:30 A.M. in Room 282 City Hall in accordance with DPW Order No. 56 529

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

- 1. That notice has been duly given as required by law and the order of the Director, and more than 48 hours prior to the hearing.
2. That said structure complained of is unsafe.
3. That the unsafe conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
4. That the condition of said structure constitutes a public nuisance under the terms of the Housing Code of the City and County of San Francisco.

The Director hereby condemns this building and orders that within sixty (60) days from this date, the owner or his representative shall have issued to him a permit from the San Francisco Bureau of Building Inspection to demolish said building or a permit to bring it into conformance with the San Francisco Housing Code.

The Director further orders that all substandard conditions contained in the complaint of the Superintendent, Bureau of Building Inspection, be corrected in accordance with all applicable laws, within 120 days of the date of this order.

APPEAL: Pursuant to Section 1706 of the San Francisco Housing Code, this order may be appealed to the Housing Appeals Board. Appeals must be in writing on forms provided by the Housing Appeals Board, and must be filed with the Secretary of the Board, Room 254 City Hall, within 10 days from August 1, 1960.

File(2) Crocker Anglo Natl. Bank, (Rosenstirn Tl-5246), c/o Trust Real Estate Div., Attn: Mr. Landwehr, #1 Montgomery St., SF, fac. Bldg. Inspection(3) (1 signed)

Reuben H. Owens, Director Department of Public Works By [Signature] Asst. Director, Admin.

Approved 29 July 1960

8090 AUG 260

93

Vertical stamp on the left margin.

Handwritten notes and stamps on the left side of the document.



DEPARTMENT OF PUBLIC HEALTH

SAN FRANCISCO, CALIFORNIA

Uable  /  
Not Uable   
No. Rooms 23

INSPECTION ORDER

HOUSING RECORD

Dist. # 1 Sub. # 5  
Lot No. 1  
Block No. 326

|                             |                                     |
|-----------------------------|-------------------------------------|
| Class of Permit Applied for | <input type="checkbox"/>            |
| Apartment House             | <input type="checkbox"/>            |
| Hotel                       | <input checked="" type="checkbox"/> |
| Flats                       | <input checked="" type="checkbox"/> |

Location 215 O'Farrell Street

Applicant: WILLIAM E. DE KOTAY Address 215 O'Farrell Street

Owner: ROCKE 18 NITE BANK Address 1 MONTGOMERY

INSPECTOR'S REPORT

To the Chief Inspector—

After having made an inspection in the above case an

I RECOMMEND the issuance of a New Permit to occupy

I DISAPPROVE the issuance of a New Permit to occupy  See Over

A. B. Z...  
Inspector

Permit Number

1961

VIOLATIONS  
 (Check (X))

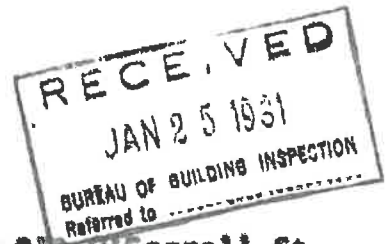
- |                               |                                     |   |                                     |
|-------------------------------|-------------------------------------|---|-------------------------------------|
| 1. Improperly Zoned           | <input type="checkbox"/>            | 16. Indirect Means Egress               | <input checked="" type="checkbox"/> |
| 2. Exceed Maximum No. Floors  | <input type="checkbox"/>            | 17. Inadequate Ventilation Boiler Room  | <input type="checkbox"/>            |
| 3. Cellar Occupancy           | <input type="checkbox"/>            | 18. Inadequate Ventilation Garage       | <input type="checkbox"/>            |
| 4. Undersize Rooms            | <input type="checkbox"/>            | 19. Garage Not Fireproofed              | <input type="checkbox"/>            |
| 5. Undersize Kitchen          | <input type="checkbox"/>            | 20. Passageway Not Fireproofed          | <input type="checkbox"/>            |
| 6. Inadequate Ceiling Height  | <input type="checkbox"/>            | 21. Lack of Rairproofing                | <input type="checkbox"/>            |
| 7. Inadequate Window Area     | <input type="checkbox"/>            | 22. Rodent Infestation                  | <input checked="" type="checkbox"/> |
| 8. Ceiling & Siding Same Room | <input checked="" type="checkbox"/> | 23. Improper Garbage Storage            | <input type="checkbox"/>            |
| 9. Overcrowding               | <input type="checkbox"/>            | 24. Defective Plumbing                  | <input type="checkbox"/>            |
| 10. Insufficient Toilet       | <input checked="" type="checkbox"/> | 25. Improperly Installed Gas Appliances | <input type="checkbox"/>            |
| 11. Insufficient Sinks        | <input checked="" type="checkbox"/> | 26. Defective Mechanical Ventilation    | <input type="checkbox"/>            |
| 12. Inadequate Yard Area      | <input type="checkbox"/>            | 27. Defective Roof Leaders Gutters      | <input type="checkbox"/>            |
| 13. Undersize Ceilings        | <input type="checkbox"/>            | 28. Poor Maintenance                    | <input type="checkbox"/>            |
| 14. Non-Waterproofed Rooms:   |                                     | 29. Electrical Code Violations          | <input checked="" type="checkbox"/> |
| Toilet                        | <input checked="" type="checkbox"/> | 30. Building Law Violations             | <input checked="" type="checkbox"/> |
| Bath                          | <input type="checkbox"/>            | 31. Fire Code Violations                | <input checked="" type="checkbox"/> |
| 15. Insufficient Means Egress | <input checked="" type="checkbox"/> |   |                                     |

OTHER VIOLATIONS

ACTION TAKEN: None. Plans corrected by 3/18/64. JET - Possibly  
in City Approving office

LE COPY

January 20, 1961



207-219 O'Farrell St.  
Condemnation Sec. 804  
Owner: Crocker-Anglo Nat. Bank  
Rosenstirn TI-5246  
c/o Trust Real Estate Div.  
Attn: Mr. Landwehr  
71 Montgomery St., S.F.

Through: Mr. Sherman P. Duckel  
Chief Administrative Officer

Mr. Dion R. Holm  
City Attorney

Dear Mr. Holm:

As the result of a complaint, an inspection was made of the premises at 207-219 O'Farrell St. by the Bureau of Building Inspection, and on March 9, 1960, the building inspector reported to the Superintendent of the Bureau of Building Inspection the nature of the existing violations of the building and electrical codes at these premises.

Listed below is a brief summary of pertinent facts connected with this matter:

BBI Complaint No. 9236  
DPW Hearing Order No. 56 529  
Date Hearing before Director: July 29, 1960  
DPW Condemnation Order No. 56 700  
Date condemned by Director: July 29, 1960  
Ordered vacated: No  
Building Permit applied for: No.

Inasmuch as the owner has ignored the Order of Condemnation and has taken no action to correct the deficiencies, I request that your office take the necessary steps to have these violations abated.

I am attaching hereto, for your use, copies of the Department of Public Works order which is the Order of Condemnation, copy of complaint setting forth the allegations, copy of Order of Hearing, and a copy of the Affidavit of Posting and Serving.

If there are any questions regarding this, please have someone contact Mr. A. Cole, Supervising Construction Inspector, Extension 711, who is thoroughly familiar with the matter.

Very truly yours,

ASC:jj  
Recommended:  
Robert *[Signature]* Supt.  
Bureau of Bldg. Insp.

*[Signature]*  
Reuben H. Owens  
Director of Public Works

cc: Asst. Director-Adm.



OFFICIAL COPY

SAN FRANCISCO

DEPARTMENT OF PUBLIC HEALTH  
INSPECTION

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC HEALTH

CENTRAL OFFICE  
101 GROVE STREET  
ZONE 2

6/9/61

(Date)

Clockse, 1st Natl Bank

1 - Montgomery St.

B.F.

Dear Sir or Madam:

Permit of Occupancy No. 6884 issued on

3/12/58

(date)

to

Clockse Natl Bank

(name - address)

has been revoked for the following reason(s):

1. Fire Code Violations
2. Fire Code - (INDIR. EXCESS TO T.R.)
3. Bluff Top & Bank
4. \_\_\_\_\_
5. \_\_\_\_\_

Please return above permit to this department immediately. Your cooperation in this matter is requested.

Very truly yours,

ELIS D. SOX, M.D.  
Director of Public Health

Inspector

*[Signature]*

Note: Bldg. Condemned by Bldg. Insp. Bureau in July 1960. Because of non-compliance, case referred to City Attorney's office. This information obtained from Bldg. Insp. John Goddard.  
A.D. Zee

LAWRENCE S. MANA  
CHIEF DEPUTY CITY ATTORNEY

EDMOND P. BERGEROT  
CHIEF TRIAL DEPUTY

DEPUTY CITY ATTORNEYS

NORMAN SANFORD WOLFF  
C. WESLEY DAVIS  
VIRL BENNEHOFF  
BERNARD J. WARD  
GEORGE E. BAGLIN  
THOMAS J. BLANCHARD  
WILLIAM F. BOURNE  
DONALD J. KROPP  
THOMAS A. TOOMEY, JR.  
JEROME COHEN  
AGNES O'BRIEN SMITH  
FRANK J. NEEDLES  
GEORGE P. AGNOST  
WILLIAM E. MULLINS  
ROBERT M. DESKY  
SAMUEL E. YEE  
RAYMOND J. REYNOLDS

DION R. HOLM RECEIVED  
CITY ATTORNEY BY DIRECTOR OF PUBLIC WORKS  
CITY HALL  
SAN FRANCISCO 2, CALIFORNIA  
HEMLOCK 1-1322

NOV 14 1961

REFERRED

November 13, 1961

*Supt Bldg Insp*  
*hko*

JOHN ELMER BARRICKLO  
PUBLIC UTILITIES COUNSEL

DEPUTY CITY ATTORNEYS

PATRICK R. KELLY  
JOHN J. TAHENY, JR.  
THEODORE J. LITTLE  
MCMORRIS M. DOW  
PAUL J. DI NOIA  
ORVILLE I. WRIGHT  
ROBERT A. KENEALEY  
DONALD J. GARIBALDI  
MICHAEL B. FOLEY  
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BEATRICE CHALLISS  
RAYMOND E. AGOSTI

PAUL B. HOLM  
ADMINISTRATIVE ASSISTANT

ROBERT R. LAUGHHEAD  
CHIEF VALUATION AND  
RATE ENGINEER

Mr. Reuben Owens  
Director Public Works  
260 City Hall  
San Francisco, California

RECEIVED  
BUREAU OF BUILDING INSPECTION  
Referred to *Call*

Re: 207-19 O'Farrell Street  
BBI Complaint No. 9236

*Discuss!*

Attention: Mr. Robert Levy, Superintendent  
Building Inspection

Dear Mr. Owens:

Reference is made to your letter of January 20, 1961  
requesting this office to take action to enforce order  
of condemnation against the above-described property.

I am informed by the owners that the hotel on the upper  
floors has been vacated since June of this year and  
that negotiations are in progress as to a new lease for  
use of the premises which would comply with code require-  
ments.

Because of the above situation, I have filed suit in  
this matter but have not set it for trial. I would  
like your opinion as to whether you still wish this  
matter to be pressed to an early trial or whether,  
under the circumstances, you feel that the cause can  
be left pending until a new lessor is obtained by the  
owner. In this regard, the owner's attorney has  
assured me that the premises will be brought into  
compliance with code whenever the parties enter into  
the new lease.

Very truly yours,

DION R. HOLM  
City Attorney

*Beatrice Challiss*  
Beatrice Challiss  
Deputy City Attorney

BC/mw

*Time?*

FILE COPY

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

BUREAU  
OF  
BUILDING INSPECTION

November 24, 1961

275 CITY HALL  
SAN FRANCISCO 2,  
CALIFORNIA

Progress Report

Address: 207-19 O'Farrell St.

*3/8/62  
C-4-62  
9-11-62*

Mr. Dion R. Holm  
City Attorney  
City Hall

Attention: Deputy City Atty. Beatrice Challiss

Dear Mr. Holm:

In reply to your recent inquiry regarding the present status  
of the building located at:

207-19 O'Farrell Street

Progress for compliance with condemnation order:  
Hotel vacant - Properly secured against

vandalism. Yes

7/25/62 same

Please take action in this case as follows:

Please postpone legal action three (3) months.

7/25/62

*9/25/62*

Very truly yours,

Reuben H. Owens  
Director of Public Works  
By

*RC*  
Robert C. Levy, Superintendent  
Bureau of Building Inspection



FILE COPY

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

BUREAU  
OF  
BUILDING INSPECTION

April 3, 1962

7/3

275 CITY HALL  
SAN FRANCISCO 2,  
CALIFORNIA

*Markle  
Please check*

Progress Report

Address: 207-19 O'Farrell St.

Mr. Thomas M. O'Connor

~~Mr. Dion R. Holm~~  
City Attorney  
City Hall

Attention: Deputy City Atty. Beatrice Challiss

Dear Mr. O'Connor:

~~Dear Mr. Holm:~~

In reply to your recent inquiry regarding the present status  
of the building located at:

207-19 O'Farrell Street

Progress for compliance with condemnation order:

Hotel vacant - Properly secured against vandalism.

Please take action in this case as follows:

Please postpone legal action for three (3) months.

Very truly yours,

Reuben H. Owens  
Director of Public Works

By

*[Signature]*  
Robert C. Levy, Superintendent  
Bureau of Building Inspection

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

BUREAU  
OF  
BUILDING INSPECTION

RM. 101, 450 McALLISTER  
SAN FRANCISCO 2,  
CALIFORNIA

July 25, 1962

Progress Report

Address: 207-19 O'Farrell St.

Mr. Thomas M. O'Connor  
City Attorney  
City Hall

Attention: Deputy City Atty: Beatrice Challiss Laws

Dear Mr. O'Connor:

In reply to your recent inquiry regarding the present  
status of the building located at:

207-19 O'Farrell St. 10-05

Progress for compliance with condemnation order:

Hotel vacant - properly secured against  
vandalism

Please take action in this case as follows:

Please postpone legal action three (3) months.

Very truly yours,

Reuben H. Owens  
Director of Public Works

By

*for* Robert C. Levy, Superintendent  
Bureau of Building Inspection

CITY AND COUNTY OF SAN FRANCISCO

THOMAS M. O'CONNOR  
CITY ATTORNEY  
CITY HALL

August 23, 1962

RECEIVED  
BY DIRECTOR OF PUBLIC WORKS  
AUG 24 1962  
REFERRED TO: *Blayney*

Mr. John H. Steinhart  
Steinhart, Goldberg, Feigenbaum & Ladar  
111 Sutter Street  
San Francisco

RECEIVED  
1962  
BUREAU OF BUILDING INSPECTION  
Referred to *Call*

Re: City and County of San Francisco v.  
Gladys Ehrman; Gladys Ehrman and Crocker-  
Anglo National Bank as trustee under the  
Trust created by the Last Will and Testament  
of Alfred M. Rosenstirn, Deceased  
Superior Court No. 508042  
207-19 O'Farrell Street

Dear Sir:

This office has been requested by the Bureau of Building Inspection to defer legal action for a period of 90 days in the above entitled injunction proceedings relating to a public nuisance at the above referred to premises.

This is to advise you that your time to answer the complaint in the above action is hereby extended until ~~October 25, 1962~~. Additional time to answer will not be granted by this office unless you diligently proceed with the work necessary to correct the violations of law existing at the above premises and make the arrangements necessary to see that the above Bureau or Department so advises this office before the expiration of the above period and requests that your time be further extended.

If this office is not requested by the above Bureau or Department, on or before the expiration of your time to answer, to extend further time to you, your default will be entered and a Judgment obtained against you as sought in the complaint on file in the Superior Court.

Very truly yours,

THOMAS M. O'CONNOR, City Attorney

JJT/AS

BEATRICE CHALLISS LAWS  
Deputy City Attorney

cc: Mr. Robert C. Levy, *✓*  
Superintendent  
Bureau of Bldg. Insp.  
cc: Mr. Norman Johnson, Trust Officer  
Crocker-Anglo National Bank  
1 Montgomery St., San Francisco

FILE COPY

*Stouffer*

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

BUREAU  
OF  
BUILDING INSPECTION

RM. 101, 450 McALLISTER  
SAN FRANCISCO 2,  
CALIFORNIA

April 3, 1963

Progress Report

Address: 207-19 O'Farrell St.

Mr. Thomas M. O'Connor  
City Attorney  
City Hall

Attention: Deputy City Atty: B. Laws ✓

Dear Mr. O'Connor:

In reply to your recent inquiry regarding the present status of the building located at:

207-19 O'Farrell Street

Progress for compliance with condemnation order:

10-11-63

Still occupied only on ground floor. Upper floors  
barricaded and maintained.

Please take action in this case as follows:

As per agreement, postpone legal action for six months.

0-11-63

AS PER OLD AGREEMENT " " " " " " " " " " " " *QRM*

~~9-20~~  
9-20

Very truly yours,

Reuben H. Owens  
Director of Public Works

By

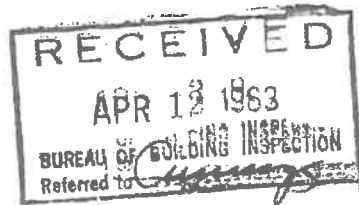
*R. C. Levy*  
Robert C. Levy, Superintendent  
Bureau of Building Inspection

CITY AND COUNTY OF SAN FRANCISCO

*WCD*

THOMAS M. O'CONNOR  
CITY ATTORNEY  
206 CITY HALL

April 12, 1963



Mr. John H. Steinhart  
Attorney at Law  
111 Sutter Street  
San Francisco 4, California

Re: City and County of San Francisco vs.  
Gladys Ehrman, Sup. Ct. No. 508042 -  
207-19 O'Farrell Street, S. F.

BBI No. 9236

Dear Mr. Steinhart:

This is to advise you that on April 3, 1963, the Director of Public Works authorized this office to postpone further legal action against the above premises for a period of six months, provided that a weekly inspection of, and report on, the premises continues to be made.

As of October 3, 1963, our authorization to defer legal action will have expired and it will be necessary for you, on or before that date, to arrange with the Bureau of Building Inspection to further extend their authorization to this office.

Very truly yours,

THOMAS M. O'CONNOR  
City Attorney

HEATRICE CHALLISS LAWS  
Deputy City Attorney

BCL/ms

cc: Mr. Robert C. Levy  
Supt., Bur. of Bldg. Inspec.

Mr. R. Gerald Moeckli  
Asst. Trust Officer  
Crocker-Anglo National Bank  
1 Montgomery St., S.F. 20

THOMAS J. BLANCHARD  
CHIEF DEPUTY CITY ATTORNEY

THOMAS A. TOOMEY, JR.  
ASSISTANT CHIEF DEPUTY

DEPUTY CITY ATTORNEYS

NORMAN SANFORD WOLFF  
C. WESLEY DAVIS  
VIRL BENNEHOFF  
BERNARD J. WARD  
GEORGE E. BAGLIN  
DONALD J. KROPP  
JOHN ELMER BARRICKLO  
JEROME COHEN  
AGNES O'BRIEN SMITH  
FRANK J. NEEDLES  
GEORGE P. AGNOST  
WILLIAM E. MULLING  
ROBERT M. DESKY  
SAMUEL E. YEE

ROBERT R. LAUGHEAD  
CHIEF VALUATION AND  
RATE ENGINEER

THOMAS M. O'CONNOR  
CITY ATTORNEY  
CITY HALL  
SAN FRANCISCO 2, CALIFORNIA  
HEMLOCK 1-1322

October 9, 1963

RECEIVED  
OCT 10 1963  
BUREAU OF BUILDING INSPECTION  
Referred to *[Signature]*

WILLIAM F. BOURNE  
PUBLIC UTILITIES COUNSEL

EDMOND F. BERGEROT  
CHIEF TRIAL DEPUTY

DEPUTY CITY ATTORNEYS

RAYMOND J. REYNOLDS  
PATRICK R. KELLY  
JOHN J. TAHENY, JR.  
McMORRIS M. DOW  
PAUL J. DI NOIA  
ORVILLE I. WRIGHT  
ROBERT A. KENEALEY  
DONALD J. GARIBALDI  
JAMES J. STARK  
ROLAND J. HENNING  
EDMUND A. BACIGALUPI  
BEATRICE CHALLISS LAWS  
RAYMOND E. AGOSTI  
MICHAEL C. KILLELEA  
JAMES B. BRASIL  
DONALD K. NEGI

PAUL B. HOLM  
ADMINISTRATIVE ASSISTANT

Mr. S. Myron Tatarian  
Director of Public Works  
City Hall  
San Francisco 2, California

Attn: Mr. Robert Levy, Superintendent  
Bureau of Building Inspection

Re: CCSF v. Gladys Ehrman  
Superior Court No. 508042  
207-19 O'Farrell Street  
BBI No. 9236

Dear Mr. Tatarian:

Reference is made to your progress report of April 3, 1963, authorizing this office to defer legal action in the above matter for six months provided that the owner continue to inspect the premises weekly and advise us by letter each week that the upper floors remain barricaded. The six months authorization which you gave this office to defer legal action has now expired.

Will you kindly advise this office whether you will authorize further deferment of legal action in this matter or whether this is a case which should now proceed to trial. In connection with your decision on this matter you may wish to discuss the case with Mr. Norman Johnson, trust officer of the Crocker-Anglo Bank, 1 Montgomery Street, San Francisco. Mr. Johnson has been handling the matter for the Crocker-Anglo Bank, which is managing this property for the owners. You may also wish to refer to my letter of April 2, 1962, and a copy of the letter from the Crocker-Anglo National Bank dated March 12, 1962, which are in your files in making your decision upon this case. It is my understanding that the owners of this property have not yet found a suitable tenant for the upper stories of this building and that the facts set forth in the two letters referred to are still in existence.

*I thought we had written for [Signature] from C. M.*



Mr. S. Myron Tatarian  
Director of Public Works  
Attn: Mr. Robert Levy  
October 9, 1963  
Page Two

Please feel free to telephone me if you have any questions about this request for further authorization.

Very truly yours,

THOMAS M. O'CONNOR, City Attorney

*Beatrice C. Laws*  
BEATRICE CHALLISS LAWS,  
Deputy City Attorney.

BCL:wak

FILE COPY

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

BUREAU  
OF  
BUILDING INSPECTION

RM. 101, 450 McALLISTER  
SAN FRANCISCO 2,  
CALIFORNIA

October 14, 1963

Progress Report

Address: 207-09 O'Farrell Street

Mr. Thomas M. O'Connor  
City Attorney  
City Hall

Attention: Deputy City Atty: B. Laws

Dear Mr. O'Connor:

In reply to your recent inquiry regarding the present  
status of the building located at:

207-19 O'Farrell Street

Progress for compliance with condemnation order:

Still occupied only on ground floor. Upper floors barricaded  
and maintained.

Please take action in this case as follows:

As per agreement, postpone legal action for six months.

Very truly yours,

S. M. Tatarian  
Director of Public Works

By

  
Robert C. Levy, Superintendent  
Bureau of Building Inspection

4-8

File Rms

CITY AND COUNTY OF SAN FRANCISCO

THOMAS M. O'CONNOR  
CITY ATTORNEY  
206 CITY HALL

RECEIVED  
OCT 17 1963  
BUREAU OF BUILDING INSPECTION  
Referred to

October 15, 1963

Mr. John H. Steinbart  
Attorney at Law  
111 Sutter Street  
San Francisco 4, California

RECEIVED  
OCT 17 1963  
BUREAU OF BUILDING INSPECTION  
Referred to

Re: City and County of San Francisco v.  
Gladys Ehrman, Sup. Ct. No. 508042  
207-19 O'Farrell Street, S. F.  
BBI No. 9236

Dear Mr. Steinbart:

This is to advise you that on October 14, 1963, the Director of Public Works authorized this office to postpone further legal action against the above premises for a period of six months, provided that a weekly inspection of, and report on, the premises continues to be made.

As of April 14, 1964, our authorization to defer legal action will have expired and it will be necessary for you, on or before that date, to arrange with the Bureau of Building Inspection to further extend their authorization to this office.

Very truly yours,

THOMAS M. O'CONNOR  
City Attorney

BEATRICE CHALLISS LAWS  
Deputy City Attorney

BGL/ms

cc: Mr. Robert C. Levy  
Supt. Bur. of Bldg. Inspec.

Mr. N. Johnson  
Trust Officer  
Crocker-Anglo National Bank  
1 Montgomery St., S.F. 20

THOMAS J. BLANCHARD  
CHIEF DEPUTY CITY ATTORNEY

THOMAS A. TOOMEY, JR.  
ASSISTANT CHIEF DEPUTY

DEPUTY CITY ATTORNEYS

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RAYMOND J. REYNOLDS

ROBERT R. LAUGHEAD  
CHIEF VALUATION AND  
RATE ENGINEER

THOMAS M. O'CONNOR

CITY ATTORNEY

CITY HALL

SAN FRANCISCO 2, CALIFORNIA  
HEMLOCK 1-1322

RECEIVED

DIRECTOR'S OFFICE

PUBLIC WORKS - SAN FRANCISCO  
REFERRED TO

WILLIAM F. BOURNE  
PUBLIC UTILITIES COUNSEL

WILLIAM E. MULLINS  
CHIEF TRIAL DEPUTY

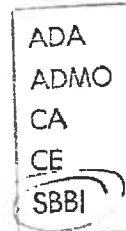
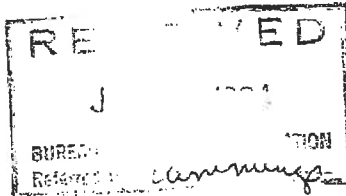
DEPUTY CITY ATTORNEYS

PATRICK R. KELLY  
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RAYMOND E. AGOSTI  
MICHAEL C. KILLELEA  
JAMES B. BRASIL  
DONALD K. NEGI  
H. LEROY CANNON

PAUL B. HOLM  
ADMINISTRATIVE ASSISTANT

July 3, 1964

1964 JUL 5 PM 2 25



9

Mr. S. Myron Tatarian  
Director of Public Works  
City Hall  
San Francisco 2, California

Attn: Mr. Bernard Cummings,  
Urban Renewal Analyst

Re: CCSF v. Gladys Ehrman  
Superior Court No. 508042  
207-19 O'Farrell Street  
BBI No. 9236

Dear Mr. Tatarian:

Reference is made to your progress report of October 14, 1963, authorizing this office to defer legal action in the above matter for six months provided that the owner continue to inspect the premises weekly and advise us by letter each week that the upper floors remain barricaded. The six months authorization which you gave this office to defer legal action expired on April 14, 1964.

Will you kindly advise this office whether you will authorize further deferment of legal action in this matter or whether this is a case which should now proceed to trial. In connection with your decision on this matter you may wish to discuss the case with Mr. Norman Johnson, trust officer of the Crocker-Anglo Bank, 1 Montgomery Street, San Francisco. Mr. Johnson has been handling the matter for the Crocker-Anglo Bank, which is managing this property for the owners. You may also wish to refer to my letter of April 2, 1962, and a copy of the letter from the Crocker-Anglo National Bank dated March 12, 1962, which are in your files in

Mr. S. Myron Tatarian  
Director of Public Works  
July 3, 1964  
Page 2.

making your decision upon this case. It is my understanding that the owners of this property have not yet found a suitable tenant for the upper stories of this building and that the facts set forth in the two letters referred to are still in existence.

Please feel free to telephone me if you have any questions about this request for further authorization. We would appreciate receiving your reply prior to July 15th.

Very truly yours,

THOMAS M. O'CONNOR  
City Attorney

*Beatrice C. Laws*

Beatrice Challiss Laws  
Deputy City Attorney

BCL/mr

1011-143  
 4-14-64 fair caption  
 7-3-64 Request for further info from CA?  
 CASE HISTORY AND ACTION  
 STEIN HART EX 2 6430

| Date    | Action | Remarks                | Rechedk: Date | Insp: Initial |
|---------|--------|------------------------|---------------|---------------|
|         | CA     |                        | 12-29-64      |               |
| 1/14/65 | CA     | Inspection of building |               |               |
|         |        | Inspection of building |               |               |
|         |        | Inspection of building |               |               |

**CROCKER-CITIZENS NATIONAL BANK**  
 CHARTERED 1870  
 TRUST DEPARTMENT  
 1 MONTGOMERY STREET . SAN FRANCISCO

PLEASE ADDRESS REPLY TO  
 POST OFFICE BOX 3739, RINCON ANNEX  
 SAN FRANCISCO 94120

April 23, 1965

*Goodyear*

Mr. S. M. Tatarian  
 Director of Public Works  
 Attention: Mr. Robert Levy  
 450 McAllister Street  
 San Francisco, California

RECEIVED  
 APR 28 1965  
 SUPERVISOR OF BUILDING INSPECTION  
*Clayton*

Your Ref.: City and County of San Francisco  
 vs. Gladys Ehrman, et al  
 Superior Court No. 508042  
 Our File: T1-5245 - Rosenstirn

Dear Mr. Tatarian:

We wish to advise you that as of this date we have inspected the building commonly known and designated as 207-19 O'Farrell Street, San Francisco, California, and wish to advise you that this building is not being used for residential occupancy.

Yours very truly,

*N. Johnson*

N. JOHNSON  
 Vice President and  
 Trust Officer

NJ:n

cc: Mr. Thomas M. O'Connor  
 Attn. Mr. William Minton  
 City Attorney's Office  
 City Hall  
 San Francisco, California



CASE HISTORY AND ACTION

| Date    | Action   | Remarks   | Recheck Date | Insp. Initials |
|---------|--|---|--------------|----------------|
| 1/14/66 |  | is document as per record agreement which is part of file         | 7-1-66       |                |
|         |  |   | 3-1-68       | wh             |
|         |  |   | 12-20-68     | JK             |
|         |  |   | 1-2-69       | JK             |
|         |  |   | 4-21-70      | JK             |
|         |  |   | 4-21-70      | JK             |
|         |  |   | 9-28-71      | JKS            |
|         |  |   | 12-28-71     | KOS            |
|         |  |   | 4-6-72       | KS             |
|         |  |   | 7-7-72       |                |
| 5-1-72  | App. # 408896  | filed (Enlarge restaurant only).<br>Withdrawn by restaurant owner | 10-25-72     | RJ             |
| 1-29-73 | No change  | in condition  | 1-29-73      | JK             |
| 10-3-73 | "  | "   | 5-2-73       | JK             |
| 4-18-74 | "  | "   | 8-6-73       | JK             |
|         |  |   | 1-15-74      | JK             |
|         |  |   | 4-17-74      | JK             |
|         |  |   | 7-31-74      |                |
|         |  |   | 1-1-75       | YR             |
|         |  |   | 7-3-75       | J.M.           |
| 5-21-75 | Sent 475(c)  |   | 1-5-76       | MLG            |
|         |  |   | 4-7-76       | J.M.           |
| 3-29-75 | H OCC. VACATED & BARRIERS ROOM F2 OCC. & PUBLIC        |   | 9-30-75      | J.M.           |
| 1-25-85 | H OCC. VACANT & SECURED - F-2 OPERATING - NO HAZARDOUS |   |              |                |
| 8-9-86  | CONDITIONS UNCHANGED AND F2 VACANT RETURN TO DATA      |   |              |                |

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

ORDER NO. 71 443

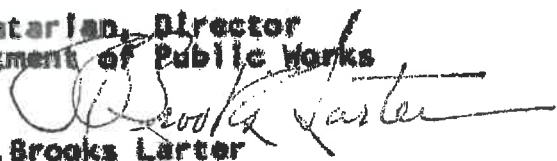
Location - 207-19 O'Farrell St., SF  
Block 326, Lot 1  
Owner - Crocker-Anglo Natl. Bank  
(Rosenstirn TL-5246)  
c/o Trust Real Estate Divn.  
Attn: Mr. Landwehr, #1 Montgomery St., SF

Book A 152, Page 722

The complaint of the Superintendent of the Bureau of Building Inspection and the Order of the Director of Public Works, No. 56 700 which condemned the hereinabove real property, are hereby revoked for the reason that the structure has been brought into conformance with the San Francisco Housing Code.

The Director hereby dismisses the complaint of the Superintendent of the Bureau of Building Inspection and the allegations contained thereon.

S.M. Tatarian, Director  
Department of Public Works

By   
R. Brooks Larter  
Asst. Director, Admin.

File(2)  
Owner  
URD

Approved 8 December 1965

S.M. Tatarian, Director tJ

# EXHIBIT F

---

SAN FRANCISCO  
DEPARTMENT OF  
PUBLIC HEALTH  
INSPECTION

DEPARTMENT OF PUBLIC HEALTH  
SAN FRANCISCO, CALIFORNIA

Dist # 1 Sub #

INSPECTION ORDER

HOUSING RECORD

Census tract  
Block 526 Lot 1

1967

Asbestos  
Approved  
Housekeeping System  
Model Guest Rooms ... 17

Location 215  
Address 215  
Inspector

Owner: Querkend / Put's & Address: 1772  
Inspector

To the Chief Inspector -

After having seen the above case on

I RECOMMEND the issuance of INSPECTION to occupy

I DISAPPROVE the issuance of a New Permit to occupy

Urban Building

REPORT 18-1967

Inspector

Permit Number

No. Habitable Rooms 23

DEPARTMENT OF PUBLIC WORKS  
BUREAU OF BUILDING INSPECTIONS  
DIVISION OF APARTMENT AND HOTEL INSPECTIONS

Dist # \_\_\_\_\_

Census Tract 123

|                       |           |
|-----------------------|-----------|
| Type of Building      |           |
| Apartment House—Units | <u>1</u>  |
| Condominium Units     |           |
| Hotel Guest Rooms     | <u>17</u> |

Location 215 O'Farrell St

Block 326 Lot 001

| DATE | * TYPE OF INSPECTION |             | INSPECTOR | Owner (Lessee—See Reverse Side) |   |
|------|----------------------|-------------|-----------|---------------------------------|---|
|      | APPROVED             | DISAPPROVED |           | NAME                            | ADDRESS                                       |
|      |                      |             |           | 6-92                            | Lee H. Robert Co-Trustee<br>90thman W. Latham |
|      |                      |             |           | ADDRESS                         | 1-Post St #600                                |
|      |                      |             |           | CITY/ZIP                        | San Francisco CA. <del>PHONE 9410</del>       |
|      |                      |             |           | NAME                            |   |
|      |                      |             |           | ADDRESS                         |   |
|      |                      |             |           | CITY/ZIP                        | PHONE   |
|      |                      |             |           | NAME                            |   |
|      |                      |             |           | ADDRESS                         |   |
|      |                      |             |           | CITY/ZIP                        | PHONE   |
|      |                      |             |           | COMMENTS:                       |   |

\* R=routine C=complete

DAH 3-66 10M

No. Rooms 23

DEPARTMENT OF PUBLIC WORKS  
BUREAU OF BUILDING INSPECTIONS  
DIVISION OF APARTMENT AND HOTEL INSPECTIONS

Dist. # 1

|                             |           |
|-----------------------------|-----------|
| Class of Permit Applied for |           |
| Apartment House—Units       | <u>1</u>  |
| Hotel Guest Rooms . . .     | <u>17</u> |
| Housekeeping Rooms . .      |           |

Location 215 O'Farrell Street

326/1

| DATE           | ANNUAL INSPECTION |               |   | INSPECTOR | Owner   |   |
|----------------|-------------------|---------------|---|-----------|---|---|
|                | APPROVED          | * DISAPPROVED | * |           | NAME  | ADDRESS                                 |
| <u>2-23-68</u> |                   | X             | R | Koo       | <del>Crocker 1st Nat'l Bank</del>                   | <del>1 Montgomery Street</del>          |
| <u>6-23-69</u> |                   | X             | R | LAURENCE  | <del>Gladys Ehrenman &amp; Gladys F. Ehrenman</del> | <del>1192 First St #215 Crocker 1</del> |
|                |                   |               |   |           | <del>Gladys Ehrenman, Michael Wilmo</del>           | <del>10 Summit Bank of Calif Dept</del> |
|                |                   |               |   |           | <del>P.O. Box 193949</del>                          | <del>San Francisco, Ca 94117</del>      |
|                |                   |               |   |           | Lessee  |   |
|                |                   |               |   |           | NAME  |   |
|                |                   |               |   |           | ADDRESS   |   |
|                |                   |               |   |           | NAME  |   |
|                |                   |               |   |           | ADDRESS   |   |

\* R-routine C-complete

PRIORITY

SPECIAL REMARKS:

2-23-68 Referred Condominium  
6-23-69 BLDG. VACANT UNDER  
LOCK & KEY.

DAH-1-67-20M



please keep & return

# CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS APPLICATION FOR PERMIT OF OCCUPANCY

Note: Please type, or print, in ink, and return within ten (10) days to:

BUREAU OF BUILDING INSPECTION  
DIVISION OF APARTMENT AND HOTEL INSPECTIONS

ROOM 205 558-4505  
450 McALLISTER STREET

DEAR SIR OR MADAM,

FROM OUR RECORDS IT APPEARS THAT YOU HAVE NOT MADE APPLICATION FOR A PERMIT OF OCCUPANCY FOR THE USE AND OCCUPANCY OF THE STRUCTURE LOCATED AT THE ADDRESS MENTIONED BELOW. PLEASE BE ADVISED THAT SECTION 1102 OF THE SAN FRANCISCO HOUSING CODE REQUIRES A PERMIT OF OCCUPANCY FOR EVERY APARTMENT HOUSE AND HOTEL. YOU ARE HEREBY NOTIFIED THAT YOU ARE REQUIRED TO FILE FOR A PERMIT OF OCCUPANCY FOR THE STRUCTURE WITHIN THIRTY (30) DAYS, FROM THE RECEIPT OF THIS NOTICE, PURSUANT TO SECTION 1102 OF THE SAN FRANCISCO HOUSING CODE.

THIS APPLICATION FOR A PERMIT OF OCCUPANCY IS TO BE COMPLETED AND RETURNED TO ROOM 205, 450 McALLISTER STREET, SAN FRANCISCO, CALIFORNIA 94102.

PLEASE ARRANGE FOR AN APPOINTMENT WITH RESIDENTIAL ENVIRONMENT INSPECTOR # 1 TO INSPECT THE PREMISES AS REQUIRED BY THE SAN FRANCISCO HOUSING CODE. IF YOU HAVE ANY QUESTIONS REGARDING THIS MATTER, PLEASE CONTACT THE INSPECTOR DURING THE OFFICE HOURS OF 8 - 9 AM OR 4 - 5 PM. 558-4505.

VERY TRULY YOURS,

ROBERT C. LEVY, SUPERINTENDENT  
BUREAU OF BUILDING INSPECTION

APARTMENT HOUSE

HOTEL

DESCRIPTION OF BUILDING

DATE July 21, 78

C.T. 123

BLOCK NO. 326

LOT NO. 1

Location 215 O'Farrell street

Type 1, 2, 3, 4, 5, 1 Hr., N: Stories 3; Basement: Yes, No; Cellar: Yes, No

Floors of Occupancy 2; Other buildings on lot: Residential Other

DETAILS OF BUILDING ARRANGEMENT

Approximate Year Built 1907

|              | BATHS AND TOILETS |   |         |   | SLEEPING ROOMS |      | APARTMENT SIZE |    |    |    |    |    |    |    | NO. APTS | TOTAL HAB. ROOMS |       |
|--------------|-------------------|---|---------|---|----------------|------|----------------|----|----|----|----|----|----|----|----------|------------------|-------|
|              | PUBLIC            |   | PRIVATE |   | NO/C           | COOK | 1R             | 2R | 3R | 4R | 5R | 6R | 7R | 8R |          |                  | OTHER |
|              | B                 | T | B       | T |                |      |                |    |    |    |    |    |    |    |          |                  |       |
| Sub-Level    |                   |   |         |   |                |      |                |    |    |    |    |    |    |    |          |                  |       |
| 1st          |                   |   |         |   |                |      |                |    |    |    |    |    |    |    |          |                  |       |
| 2nd          |                   | 1 |         |   | 5              |      |                |    |    | 1  |    |    |    |    |          | 1                | 9     |
| 3rd          | 1                 | 2 |         |   | 12             |      |                |    |    |    |    |    |    |    |          |                  | 12    |
| 4th          |                   |   |         |   |                |      |                |    |    |    |    |    |    |    |          |                  |       |
| Other (List) |                   |   |         |   |                |      |                |    |    |    |    |    |    |    |          |                  |       |
| TOTALS       | 1                 | 3 |         |   | 17             |      |                |    |    | 1  |    |    |    |    |          | 1                | 21    |

LESSEE: \_\_\_\_\_ PHONE \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

Agent for Property: \_\_\_\_\_ Address \_\_\_\_\_

Owner  Lessee  Manager  On Premises

Recorded Owner's Name(s): 90 CROCKER - CITIZENS NATL BK. Gladys Ehren & Gladys Tr Ehren.  
Mailing Address: P.O. BOX 38002.

San Francisco, Cal. 94120 Phone: X

Taken by: S.L. Signature ✓





Lee, Robert Trustee  
40 Thomas Latham  
1 Post St #600  
SF, CA 94104

DATE: 8-7-92

LOCATION 215 O'Farrell

APT. HOUSE  HOTEL

BLOCK 326 LOT 1 CT 1-23

Smoke Detector Inspection Report - San Francisco Ordinance 386-84  
California Health and Safety Code 13113.7

- 1. This building is completely sprinklered and is exempted from the above S.F. Ordinance and State Code requirements.
- 2. This building, with a central smoke detector system in the public halls, must install battery\* operated smoke detectors in all units.
- 3. This building must have battery\* operated smoke detector(s) located in the lobby and at the top of each public stairway and an additional detector(s) at every third floor below the top of such stairway.
- 4. This building must have hardwired single station smoke detectors installed in all units. You are hereby required to have an electrical contractor secure an electrical permit to install the hard-wired single station smoke detectors connected to the building wiring system and submit a Compliance Certification (Approval by Electrical Inspector) to the Housing Inspection Division.
- 5. The Housing Inspection Division has not received your:
  - Affidavit-Self Certification for Battery Operated Smoke Detectors.
  - Compliance Certification for Hardwired Smoke Detectors.

\*Installation of battery-operated smoke detectors does not require an electrical permit.

The smoke detectors are to be located adjacent to the sleeping areas of the unit on the ceiling or if wall mounted within twelve (12) inches of the ceiling, but no closer than six (6) inches to the ceiling.

Failure by the owner(s) to complete the work and/or submit the Compliance Certification within 30 days may cause your case to be referred for Abatement Proceedings.

9003-36 HIDNSD 8/88

O. Williams  
Housing Inspector

450 McAllister Street, Rm 302 San Francisco 94102

(415) 558-6220  
Housing - 558-6249

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

COMPLAINT RECORD

Date Filed 8/25/92 Time 4:00 Complaint Number \_\_\_\_\_

Received by PR Station HID Dist. No. 2

1. Letter  4. Field Inspector O. Williams

2. Phone  5. Referral Supt. Letter # \_\_\_\_\_

3. Counter  6. Other \_\_\_\_\_ Director Letter # \_\_\_\_\_

Location 215 O'Farrell Unit \_\_\_\_\_

Blk/Lot \_\_\_\_\_ CT \_\_\_\_\_ Use/Occupancy \_\_\_\_\_

Owner \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_

Complainant H.D. (P. Burns) Phone \_\_\_\_\_

Address \_\_\_\_\_ Unit \_\_\_\_\_

Complaint Description: Vacant building. Check exterior to see if its in deteriorated condition (interior).

Date - Statement of Facts: (For Official Use)

8-26-92 SIX BUSINESS LOCATED BELOW - 3 STORY BLDG  
DINING - WINDOWS ARE NOT BROKEN - FIRE ESCAPE APPEARS  
OPERATIONAL. NO SIGNS OF OVERT DIETERIORATION - gulla

Date Referred \_\_\_\_\_ To \_\_\_\_\_

Date Abated \_\_\_\_\_ By \_\_\_\_\_

ABATED  
Date 8/26/92  
Inspector [Signature]



# NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

## DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco  
1660 Mission St. • San Francisco, CA 94103 - 2414

- FIRST NOTICE  
 SECOND NOTICE  
 OTHER: \_\_\_\_\_

COMPLAINT NUMBER

9700699

ADDRESS 213 - O'Farrell St

DATE 10-15-97

OCCUPANCY / USE R-1 / M

BLOCK 0326 LOT 001

CONST. TYPE

STORIES 3  BASEMENT

If checked, this information is based upon site observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER / AGENT Hanford - Freund + Co

ATTN Claudia Devadas PHONE # \_\_\_\_\_

MAILING ADDRESS 47 Kearny St

CITY S.F.

ZIP 94108

PERSON CONTACTED @ SITE \_\_\_\_\_

PHONE # \_\_\_\_\_

## VIOLATION DESCRIPTION:

|  |  |                  |
|--|--|------------------|
| <input checked="" type="checkbox"/> WORK WITHOUT PERMIT (SFBC 106.1.1);                                  | <input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106.4.7); |                  |
| <input type="checkbox"/> EXPIRED PERMIT (SFBC 106.4.4);  | <input type="checkbox"/> CANCELLED PERMIT (SFBC 106.3.7)                 | PA# _____;       |
| <input type="checkbox"/> UNSAFE BUILDING (SFBC 102);   | <input type="checkbox"/> SEE ATTACHMENTS                                 | CODE / SECTION # |
| <u>I.P.#s. 9708170 + 9715485 - issued in error.</u>  |  |                  |
| <u>Change of use P.A. required to change existing lobby of residential hotel into new marketable use</u> |  | <u>109.7.1</u>   |

BC - Building Code    HC - Housing Code    PC - Plumbing Code    EC - Electrical Code    MC - Mechanical Code

## CORRECTIVE ACTION:

- STOP ALL WORK SFBC 104.2.4
- FILE BUILDING PERMIT APPLICATION WITHIN 15 DAYS (WITH PLANS) A Copy of This Notice Must Accompany the Permit Application.
- OBTAIN PERMIT WITHIN \_\_\_\_\_ DAYS AND COMPLETE ALL WORK WITHIN \_\_\_\_\_ DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF..
- CORRECT VIOLATIONS WITHIN \_\_\_\_\_ DAYS.     NO PERMIT REQUIRED.
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED \_\_\_\_\_, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.
- FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE REVERSE SIDE FOR ADDITIONAL WARNINGS.

INVESTIGATION FEE OR OTHER FEE WILL APPLY See reverse side for further explanation

- 9x Fee (Work w/o Permit after 9/1/60)     2x Fee (Work Exceeding Scope of Permit)  
 Other \_\_\_\_\_     Reinspection Fee \$ \_\_\_\_\_     No penalty (Work w/o permit prior to 9/1/60)

APPROX. DATE OF WORK W/O PERMIT 10-15-97 VALUE OF WORK PERFORMED WITHOUT PERMITS \_\_\_\_\_

## BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR D. Sullivan  
(Inspector - Print Name)

OFFICE HOURS 7:30 TO 2:30 AM AND 3 TO 4 PM

PHONE # 558-6103

Y: (Inspector's Signature) [Signature] DISTRICT # \_\_\_\_\_

C:  DCP  EID  PID  BID  HIS  CED  CPC  DAD  SFFD  DPH  RPC

- Building Inspection Division  
3rd Floor, 1660 Mission St.    558-6096
- Housing Inspection Services  
6th Floor, 1660 Mission St.    558-6220
- Electrical Inspection Division  
3rd Floor, 1660 Mission St.    558-6030
- Plumbing Inspection Division  
3rd Floor, 1660 Mission St.    558-6054
- Code Enforcement Division  
3rd Floor, 1660 Mission St.    558-6454

PLEASE send copy to DCP + HIS

OFFICIAL COPY



City and County of San Francisco

Department of Building Inspection

CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY

LOCATION: 201-0' Farrall St. 0326/001
(number) (street) (block and lot)

Permit Application No: 200102162382 Type of Construction: TTB Stories: 3 Dwelling Units: 20

Basements: 1 Occupancy Classification: R-1, M No. of Guestrooms: - with cooking facilities: -

Description of Construction: Seismic Retrofit - Bolts Plus with irregularities connected Brackets.
No occupancy of R-1 units allowed under this permit

To the best of our knowledge, the construction described above has been completed and, effective as of the date the building permit application was filed, conforms both to the Ordinances of the City and County of San Francisco and to the Laws of the State of California. The above referenced occupancy classification is approved pursuant to Section 109 of the San Francisco Building Code.

Any change in the use or occupancy of these premises--or any change to the building or premises--could cause the property to be in violation of the Municipal Codes of the City and County of San Francisco and, thereby, would invalidate this Certificate of Final Completion and Occupancy. A copy of this Certificate shall be maintained on the premises and shall be available at all times. Another copy of this Certificate should be kept with your important property documents.

Before making any changes to the structure in the future, please contact the Department of Building Inspection, which will provide advice regarding any change that you wish to make and will assist you in making the change in accordance with the Municipal Codes of the City and County of San Francisco.

Approved: 200 Bureau of Fire Prevention This certificate issued on: 2-1-07 2007
by: (Signature) (Printed Name) FRANK CHIU, Director of Building Inspection
Approved: 200 Department of Public Health by: D Sullivan, D. Sullivan, Building Inspector
by: (Signature) (Printed Name) by: (Signatures) (Printed Names) Housing Inspector

# EXHIBIT G















# EXHIBIT H

CHAPTER II.

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**BUILDING ORDINANCES.**

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**THE BUILDING LAW.**

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ORDINANCE NO. 1008.

(New Series.)

REGULATING THE CONSTRUCTION, ERECTION, ENLARGEMENT, RAISING, ALTERATION, REPAIR, REMOVAL, MAINTENANCE, USE AND HEIGHT OF BUILDINGS; REGULATING CHARACTER AND USE OF MATERIALS IN AND FOR BUILDINGS; ESTABLISHING FIRE LIMITS, AND REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE.

Approved December 22, 1909.

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

**PART I.**

Section 1. This Ordinance shall be known as "The Building Law" of the City and County of San Francisco.

Section 2. This Ordinance shall apply to all buildings hereafter to be erected, constructed, altered, repaired, raised, added to or built upon within the boundaries of the City and County of San Francisco, except buildings and construction for which permits have been issued by the Board of Public Works prior to the passage of this Ordinance.



PART II.

Boundary lines of the areas within which various classes of buildings may be erected.

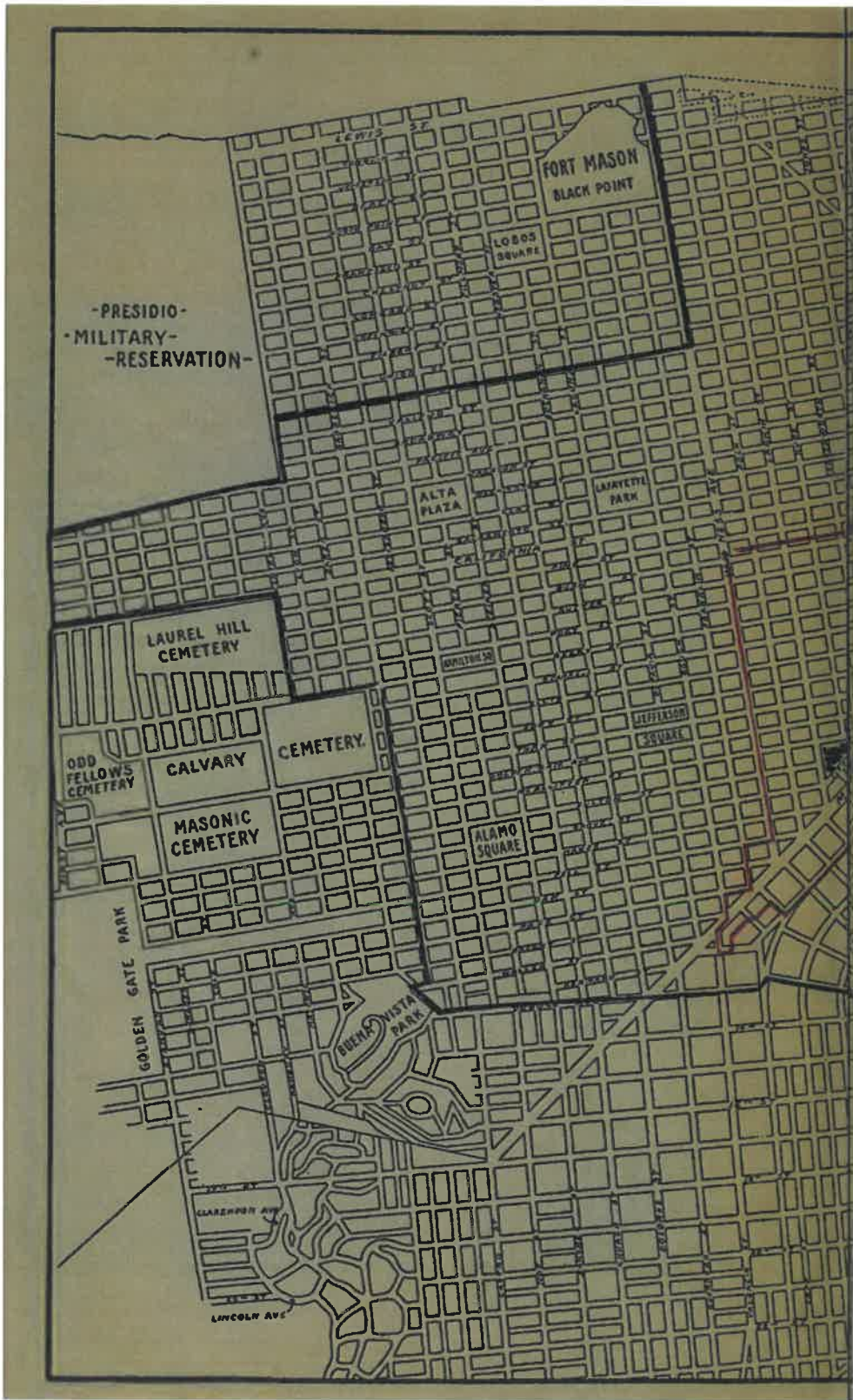
FIRE LIMITS.

Section 3. That portion of the City and County of San Francisco within the boundary lines in this section hereinafter set forth shall be known as the fire limits within which it shall be unlawful to erect or construct frame or wooden buildings, or to alter, enlarge, repair, add to or build upon any building or buildings except as in this Ordinance otherwise provided, viz:

The fire limits shall be bounded by a line commencing at the intersection of the shore line of the Bay of San Francisco with the easterly end of the center line of Greenwich street; running thence westerly along the center line of said Greenwich street to its intersection with the center line of Sansome street; thence southerly along the center line of Sansome street to its intersection with the center line of Broadway; thence westerly along the center line of Broadway to the center line of Cordelia street; thence southerly along the center line of Cordelia street to its intersection with the center line of Pacific street; thence westerly along the center line of Pacific street to the center of the crossing of Pacific and Powell streets; thence southerly along the center line of Powell street to the center of the crossing of Powell and Sacramento streets; thence easterly along the center line of Sacramento street to the center line of the crossing of Sacramento and Stockton streets; thence southerly along the center line of Stockton street to a point distant one hundred and thirty-seven and one-half ( $137\frac{1}{2}$ ) feet northerly from the northerly line of Bush street; thence westerly parallel with Bush street on a line distant one hundred and thirty-seven and one-half ( $137\frac{1}{2}$ ) feet northerly from the northerly line of Bush street to the center line of Van Ness avenue; thence at right angles southerly along the center line of Van Ness avenue to the intersection of the center line of Fell street; thence westerly along the center line of Fell street to the center of the crossing of Fell and Franklin streets; thence southerly along the center line of Franklin street to the center of the crossing of Franklin and Page streets; thence westerly along the center line of Page street to the center of the crossing of Page and Gough streets; thence southerly along the center line of Gough street to its intersection with the center line of Market street; thence southerly and westerly along the center line of Market street to Valencia street; thence southerly along the center line of Valencia street to the center line of the crossing of Valencia and McCoppin streets; thence at a right angle easterly along the center line of McCoppin street to a point one hundred and forty-four (144) feet easterly from the easterly line of Valencia street; thence extending in a northerly

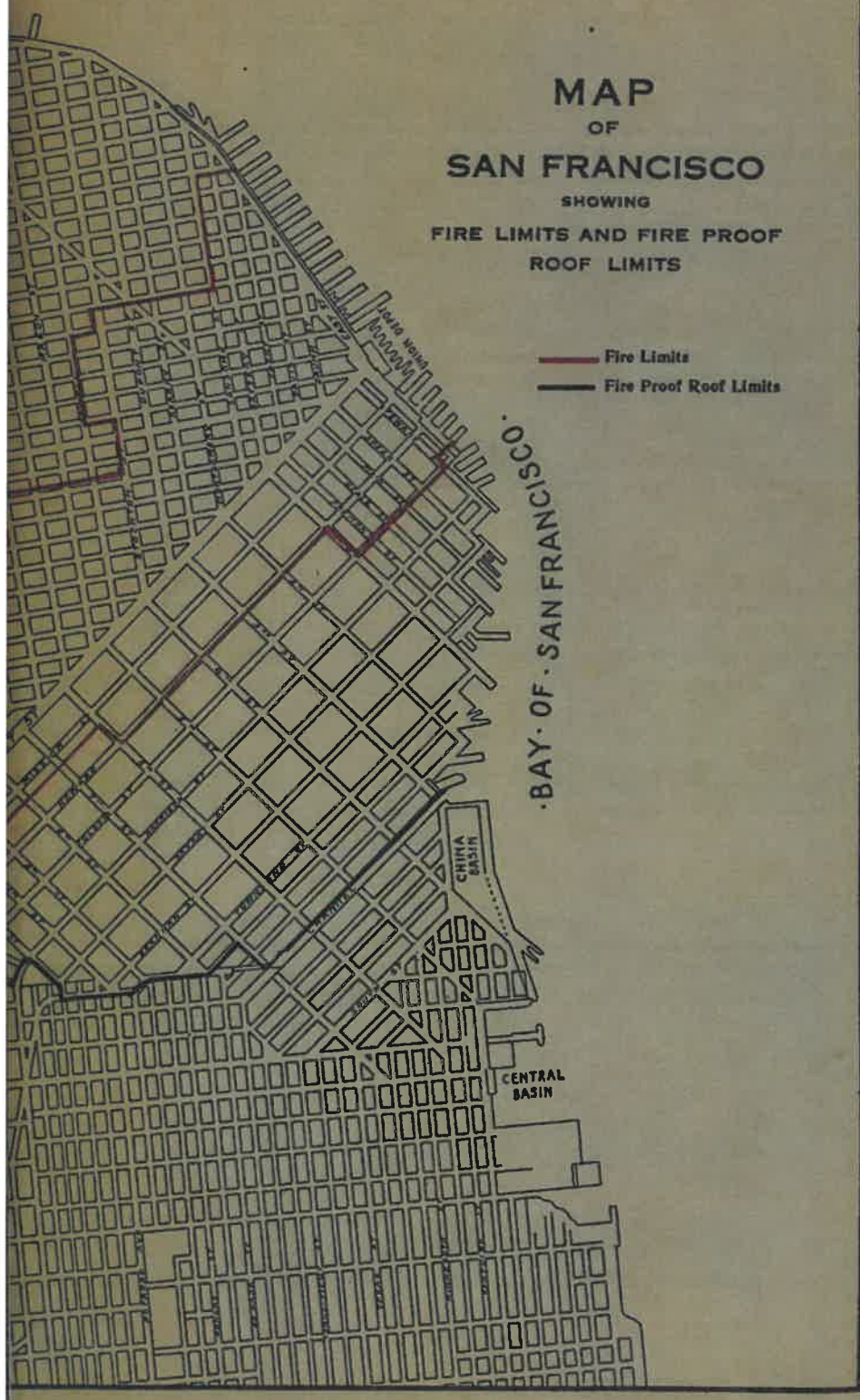




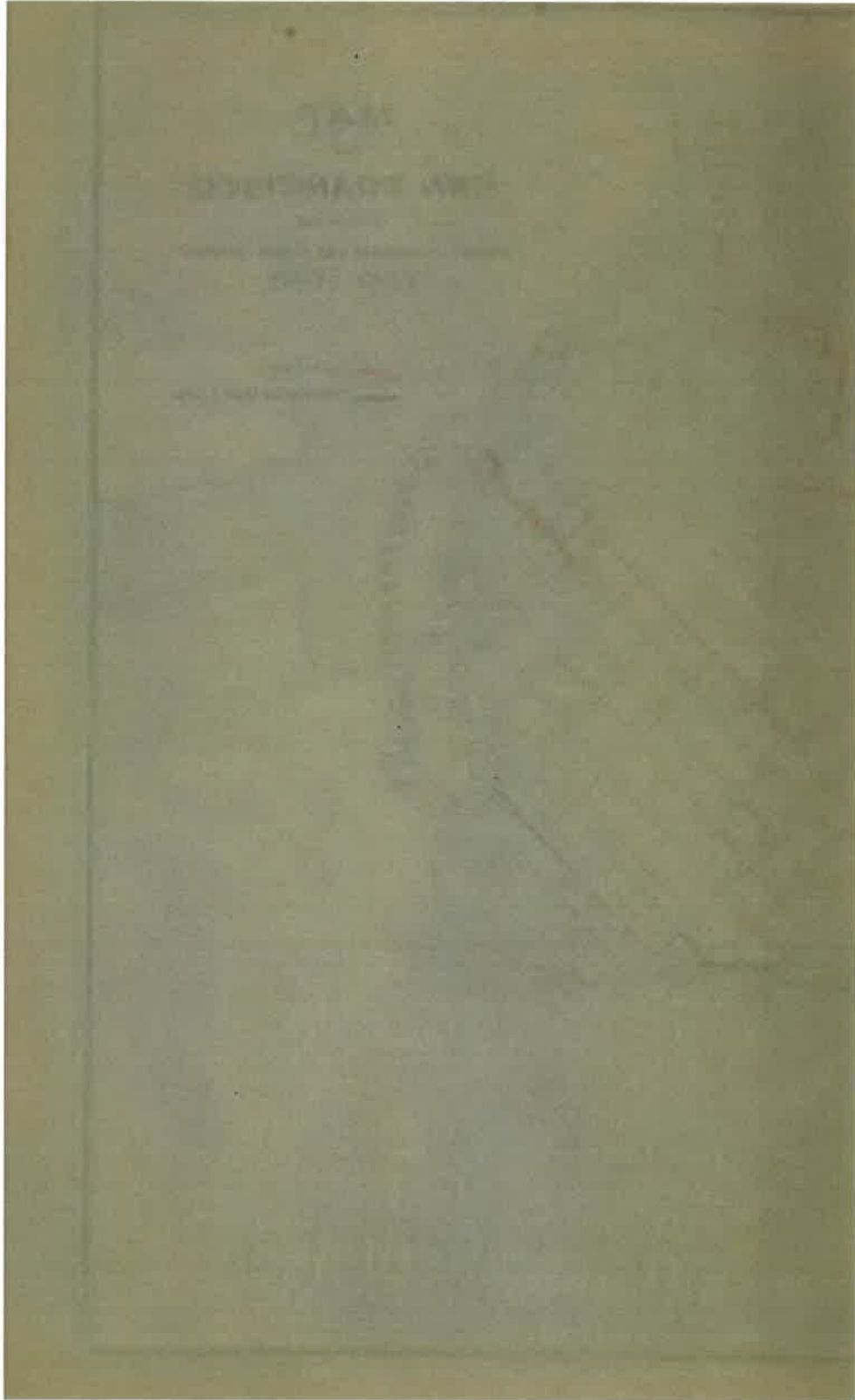


MAP  
OF  
SAN FRANCISCO  
SHOWING  
FIRE LIMITS AND FIRE PROOF  
ROOF LIMITS

— Fire Limits  
— Fire Proof Roof Limits







and easterly direction on a radius of three hundred and ninety-six and eight one-hundredths (396.08) feet to the center line of Stevenson street if produced through private property, and along the center line of Stevenson street to the westerly line of Brady street; thence diagonally in an easterly direction across Brady street to the intersection of the east line of Brady street and the center line of Stevenson street produced and Stevenson street; thence along the center line of Stevenson street in a northeasterly direction to the center line of Twelfth street; thence southeasterly along the center line of Twelfth street to the center line of Otis street; thence in a northerly and easterly direction along the center line of Otis street and Mission street to the center of the crossing of Mission and Ninth streets; thence in a southerly and easterly direction along the center line of Ninth street to the center of the crossing of Ninth and Minna streets; thence in a northerly and easterly direction along the center line of Minna street to Sixth street; thence in a southerly and easterly direction along the center line of Sixth street to the center of the crossing of Sixth and Howard streets; thence in a northerly and easterly direction along the center line of Howard street to the center of the crossing of Howard and First streets; thence in a southerly and easterly direction along the center line of First street to the center of the crossing of First and Folsom streets; thence easterly along the center line of Folsom street to the center line of Stuart street; thence in a northerly and westerly direction along the center line of Stuart street to a point one hundred and eighty-three (183) feet and four (4) inches northerly from the northerly line of Folsom street; thence at right angles easterly through private property to the waters of the Bay; thence along the shore line of the waters of the Bay in a northerly and westerly direction to the point of commencement.

#### FIREPROOF ROOFING LIMITS.

Section 4. The roofs of all buildings hereafter constructed within the limits hereinafter in this section described shall consist of fireproof materials, and whenever the covering of the roof or roofs of any building or buildings heretofore constructed within the said limits shall, in the judgment of the Board of Public Works, be or become damaged through fire, decay or otherwise, to the extent of forty (40) per centum of the value of the said covering of the roof or roofs, then the said covering of the roof or roofs shall be reconstructed or replaced with fireproof materials. Said fireproof materials shall consist of the same materials required for the roof coverings of all buildings erected within the fire limits of the City and County.

Said limits shall be bounded by a line commencing at the intersection of the shore line of the Bay of San Francisco with the northerly end of Van Ness avenue; thence southerly along the center

line of Van Ness avenue to Green street; thence westerly along the center line of Green street to Lyon street; thence southerly along the center line of Lyon street to Pacific avenue; thence westerly along the center line of Pacific avenue to its intersection with the southerly line of the Presidio Reservation; thence following the southerly line of the Presidio Reservation to First avenue; thence southerly along the center line of First avenue to California street; thence easterly along the center line of California street to Presidio avenue; thence southerly along the center line of Presidio avenue to Geary street; thence easterly along the center line of Geary street to Broderick street; thence southerly along the center line of Broderick street to Waller street; thence westerly along the center line of Waller street to Buena Vista avenue; thence southerly and easterly along the center line of Buena Vista avenue to Duboce avenue; thence easterly along the center line of Duboce avenue to Market street; thence southerly and westerly along the center line of Market street to Dolores street; thence southerly along the center line of Dolores street to Twenty-fifth street; thence easterly along the center line of Twenty-fifth street to the center line of Potrero avenue; thence northerly along the center line of Potrero avenue to the center line of Division street; thence easterly along the center line of Division street to the center line of King street; thence north-easterly along the center line of King street to the center line of Seventh street; thence southerly and easterly along the center line of Seventh street to the center line of Channel street; thence northerly and easterly along the center line of Channel street to the shore line of the Bay of San Francisco; thence following the shore line of the Bay of San Francisco to the point of commencement.

### PART III.

Relating to issuance of permits, filing of plans, specifications and statements, demolition of buildings, examination of new devices and materials and interpretation of this Ordinance.

#### PERMITS MUST BE OBTAINED FROM THE BOARD OF PUBLIC WORKS.

Section 5. Before the erection, construction, alteration, enlargement, repair, removal or demolition of any building or structure or part thereof, the person, firm or corporation performing the work shall obtain a permit for doing the same from the Board of Public Works.

#### APPLICATION FOR PERMIT.

Section 6. The permit may be applied for and obtained by the owner or lessee direct or acting through an architect, engineer, contractor or other agent.

The application shall state the location of the proposed build-



ing or structure. It shall give the name and residence address of the actual owner or owners of the land and of the building or structure, the name and residence address of lessee or lessees if any, and the name and address of the architect, engineer or designer of the building or structure.

The application shall be made upon blanks furnished by the Board of Public Works and shall conform to the requirements as indicated on the blanks so furnished.

The application shall be accompanied by plans and specifications which shall clearly show all parts of the construction.

Said application and copy of the specifications and plans shall be kept on file by the Board of Public Works, and the erection, construction or alteration of said building, structure, or any part thereof, when proceeded with shall be constructed in accordance with such approved copy of specifications and plans; and any modification in drawing or specifications made after approval by said Board shall be subject to its further approval.

When the estimated cost of erecting, altering or repairing any building or structure does not exceed one thousand dollars (\$1000) the person, firm or corporation proposing to make such improvements shall file with the Board of Public Works in lieu of the plans and specifications hereinafter provided for, a statement in writing setting forth what repairs, alterations or improvements are contemplated, and describing the general character, nature and extent of the same.

#### ISSUANCE OF PERMIT.

Section 7. Upon the filing of an application in accordance with the requirements of the aforesaid Section 6, the Board of Public Works shall ascertain whether such plans and specifications embody all requirements applicable by law and ordinance in such case, and if the requirements be met shall issue a building permit to the applicant, after plans for plumbing, lighting, ventilation and other sanitary features have been approved by the Board of Health, giving him permission to erect the building or structure at the place and in accordance with said plans and specifications.

Such permit must be exhibited to any authorized representative of either the Police or Fire or Health Department, or the Department of Public Works, making a demand therefor, and for the purpose of such exhibition it must, during the time of construction, be kept on the premises where the erection, alteration or improvement of the building or structure is being conducted.

The Board of Public Works may grant permit for the erection of any part of the building, or any part of a structure, where plans, specifications and detailed statements have been presented for the same before the entire specifications, plans and detailed statements of said building or structure have been submitted.

18 ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO.

Any approval which may be issued by said Board pursuant to the provisions of this Ordinance, but under which no work is commenced within six months from the time of issuance, shall expire by limitation, but may, in the Board's discretion, be renewed without further charge.

DEMOLITION OF BUILDING.

Section 8. When a building or structure is to be demolished it shall be done in a manner which is approved by and satisfactory to the Board of Public Works. Said owner or lessee shall in all cases notify the Board of Public Works when said building is ready for inspection.

CERTIFICATE OF OCCUPANCY TO BE ISSUED.

Section 9. It shall be the duty of the Board of Public Works to make or cause to be made a final inspection and examination of all buildings before any such buildings are occupied, and if such buildings are found to have been erected and constructed in conformity to all the provisions and requirements of this Ordinance said Board of Public Works shall issue a written or printed certificate thereof to the owner or lessee.

No person, firm or corporation shall occupy any building or structure until such certificate has been issued.

TEMPORARY CERTIFICATES OF OCCUPANCY.

Section 10. The Board of Public Works may issue a certificate of temporary occupancy, allowing the use of a portion or portions of any building, provided said portion or portions of said building has been erected and constructed in accordance with all the requirements of this Ordinance governing the erection and construction of said building.

NON-LIABILITY OF CITY AND COUNTY FOR DAMAGES.

Section 11. Every application for a building permit shall contain an agreement to save the City and County and its officials harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sub-sidewalk space.

FEEES FOR PERMITS.

Section 12. The applicant or applicants for such building permit shall pay to the Board of Public Works for expenses of inspection and examination of the building and plans and specifications the sum of two dollars (\$2) for each one thousand dollars (\$1000) of the estimated cost or fraction thereof up to \$20,000, and forty cents per \$1000 of estimated cost above \$20,000, except where the estimated cost is less than one thousand dollars (\$1000), in which case there shall be no charge for inspection and permit.

## PERMITS FOR USE OF SUB-SIDEWALK SPACE.

Section 13. Permits shall be granted by the Board of Public Works for the use of the space below the sidewalk upon application, which permits must be made upon blanks and subject to such regulation as the Board of Public Works may devise.

No fee will be exacted for the permit for the use of the sub-sidewalk space, but the Board of Supervisors of the City and County reserves the right to suspend or annul the privilege of maintaining such cellar or vault, or to exact a license or rental for the use thereof, or to apply such sub-sidewalk space, or any portion thereof, to municipal uses.

The granting of a permit to use the sub-sidewalk space shall carry with it the right to excavate the space and to build the necessary retaining walls.

As a guarantee for the proper restoration of any portion of the roadway fronting the same which may be disturbed or injured by reason of the construction of any part of a building or structure, the permittee shall deposit with the Board of Public Works for each and every front foot or fraction thereof of the premises in the front of which the excavation for such cellar or vault is to be made, the sum of \$2.50 when the street in front thereof is paved with blocks or asphalt or bitumen on concrete, and \$1.50 when such street is paved with basalt blocks or cobblestones on a sand foundation. Said deposit shall be refunded to the permittee upon the indorsement on the permit issued therefor of a certificate of the Bureau of Streets certifying to the satisfactory condition of such roadway.

Should the permittee fail to restore any pavement thus injured, the Board of Public Works may, after ten days' notice in writing posted at the building, restore the pavement and pay the cost of such restoration from the deposit.

## PERMIT FOR TEMPORARY OCCUPANCY OF A PUBLIC STREET.

Section 14. No person, firm, company or corporation shall place or cause to be placed upon a public street, or any portion thereof, in the City and County of San Francisco, any materials or appliances for use in the construction, alteration or repair of a building of any kind, or for any other purpose necessitating temporary occupancy of any portion of the public streets, without first obtaining a permit therefor from the Board of Public Works of said City and County.

Such materials or appliances shall not occupy more than one-third of the width of the roadway of the street, and not more than one-half of the width of the sidewalk, and shall be placed thereon under the direction and to the satisfaction of the Board of Public Works, but in no case shall they be placed or caused to be placed within six feet of the center of a railroad track.



The permit aforesaid and required shall be granted only to the owner or lessee or the duly authorized agent of the owner or lessee of the lot upon which a building, or in front of which a sidewalk or other work, is proposed to be constructed, altered or repaired, upon the depositing by such owner, lessee or agent with said Board of Public Works the sum of twenty (20) dollars for each and every fifty (50) feet of the frontage, or fraction thereof, of such building or such sidewalk or other work, as a guaranty to the City and County that the permittee will remove, or cause to be removed, all dirt, debris and materials of any kind from the street, to the satisfaction of the said Board of Public Works, immediately upon the completion of the construction, alteration or repair of such building or such sidewalk, or at such times prior thereto, when in the judgment of said Board the public interest or convenience will be subserved by the removal of the same, or any portion thereof. And every permit granted as in this Ordinance provided shall be subject to such guaranty.

The said Board of Public Works shall prescribe in the permit granted the time for such occupancy of a street. Upon the failure or neglect of the permittee to remove or cause to be removed to the satisfaction of said Board of Public Works such dirt, debris or materials as aforesaid within five days after being notified so to do by said Board, by a notice posted on the premises, the money so deposited as a guaranty, or so much thereof as may be necessary, shall be used by said Board for the removal of such dirt, debris or materials.

All the materials intended for use in the purposes aforesaid shall be confined to and occupy only such portion of the street as the permit may designate, and all sand, dirt and other materials or debris of any kind shall be prevented from being blown or otherwise moved to any other portion of the street, or from interfering in any way whatever with the carrying on of any business, or enjoyment of any property.

No materials of any kind shall be deposited in any gutterway of any street so as in any manner to obstruct the same.

#### NEW DEVICES AND MATERIALS.

Section 15. In cases in which it is claimed that any equally good or more desirable mode or manner of construction or material, or device for fireproofing, other than specified in this Ordinance, can be used in the erection or alteration of buildings, the Board of Supervisors, upon written application to them for a permit to use the same, shall have power to appoint a Board of Examiners consisting of not less than three nor more than five members, one of whom must be an architect, one a civil engineer and one a builder, each of whom shall have had at least ten (10) years' experience in San Francisco as an architect, civil engineer or builder, who shall

take the usual oath of office. Said examiners shall adopt rules and specifications for examining and testing such mode or manner of construction, or material, or device for fireproofing, and furnish a copy of the same to the applicant. The said examiners shall thereupon notify such applicant to submit to such examination and to make tests in the presence of the said examiners, or a majority thereof, according to such rules and specifications. All expenses of such examiners and of such examinations and tests shall be paid by the applicant, and said examiners may require security therefor.

The said examiners shall, after such examination and tests, certify the results and their decision on the said application to the Board of Supervisors, who shall have power, in the event of the examination and tests being satisfactory, to grant a permit to the applicant in accordance with such decision of the said Board of Supervisors.

#### INTERPRETATION OF ORDINANCE.

Section 16. It is the declared intention of this Ordinance to define limits of construction which shall produce safe buildings or structures. Nothing in this Ordinance shall be construed to prevent those forms of construction being used which will obviously be of greater strength or security than called for by the provisions of this Ordinance.

The Board of Public Works is hereby authorized to employ, when it deems such service necessary, a Consulting Engineer of ten years' experience to assist the Department of Buildings in the interpretation of this Ordinance, the examination of plans and the inspection of buildings or structures.

### PART IV.

#### DEFINITION OF TERMS.

##### BUILDING OR STRUCTURE.

Section 17. For the purposes of this Ordinance the words "Building" or "Structure" define any construction the arrangement of which may affect the health, safety or general welfare of man or animals.

##### ALTERATIONS.

"Alterations" means any change or addition.

##### REPAIRS.

"Repairs" means the reconstruction or renewal of any existing part of a building, or of its fixtures or appurtenances, by which the strength or the fire risk is not affected or modified.



PARTY WALL.

"Party wall" means a wall used, or built to be used, in common by two or more buildings.

PARTITION WALL.

"Partition wall" means any interior wall other than a division wall.

BEARING WALL.

"Bearing wall" means any wall carrying all or part of the interior load of a building.

CURTAIN WALL.

"Curtain wall" means any wall supported at intervals on the frame of a building, or a wall which is self-supporting only on the exterior of a building.

EXTERIOR WALL.

"Exterior wall" means every outer wall or vertical enclosure of a building.

FIRE WALL.

The term "fire wall" shall apply to all walls built for the purpose of fire resistance. The term also applies to that portion of walls above roof surface.

RETAINING WALL.

The term "retaining wall" shall apply to all walls constructed for the purpose of holding back or supporting earth.

DIVISION WALL.

The term "division wall" means any wall other than an exterior wall, or a party wall, which extends the full height of a building and through the roof, and such walls shall be constructed in all respects as provided for party walls. Such walls may be bearing walls or self-supporting only.

THICKNESS OF WALL.

The term "thickness of a wall" means the minimum thickness of such wall measured between any two floors, or between floor and ceiling or roof.

CELLAR.

The term "cellar" means a lower story of which one-half or more is below the level of the curb line of the street, or streets, on which it faces, or of the general level of the ground.

## BASEMENT.

The term "basement" means a lower story of which a part, but less than one-half is below the level of the curb line of the street or of the general level of the ground.

## STORY.

The term "story" means (for the calculation of the thickness of foundation and size of studding) the vertical distance from floor to ceiling. The minimum height of a story shall be seven and one-half feet.

## TERRA COTTA.

The term "terra cotta," when used alone, shall apply to the hand-molded, baked clay material used for architectural decoration and construction of walls.

## HARD TERRA COTTA FIREPROOFING.

The term "hard terra cotta fireproofing" shall apply to all clay fireproofing material that is manufactured without sawdust.

## SEMI-POROUS TERRA COTTA FIREPROOFING.

The term "semi-porous terra cotta fireproofing" shall apply to all clay fireproof material having fifty per centum of sawdust measured by volume, mixed with fifty per centum of clay.

## STEEL FRAME CONSTRUCTION.

The term "steel frame construction" shall apply to every metal frame used for the support of a building. The term "steel frame" shall include all the cast and wrought iron, as well as steel, used in the construction.

## GIRDERS.

The term "girders" in floor construction shall apply to all beams that are used for the support of other beams.

## REINFORCED CONCRETE CONSTRUCTION.

The term "reinforced concrete construction" shall apply to all rock or gravel concrete used in the construction of posts, beams, lintels, girders, arches, walls and floors which are strengthened by iron or steel mesh, wires, cables, bars or shapes embodied in the concrete in such a manner that the two materials act in unison in resisting stresses due to external loads, the steel resisting all tension stresses and assisting in the resistance of shearing stresses.

## DEAD LOAD.

The term "dead load" shall apply to and include the weight of

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the walls, floors, etc., of a building, including all permanent construction.

LIVE LOAD.

The term "live load" shall apply to and include all weights in a building other than dead loads. Such loads shall include temporary construction, furniture and people.

TON.

The term "ton" means 2000 pounds.

MASONRY.

The term "masonry" shall apply to brick, stone, concrete or reinforced concrete construction.

PORTABLE STEAM OR HOT WATER RADIATORS.

A portable steam or hot water radiator wherein gas or electricity is used for producing heat, is any gas or electrically heated, heating device, constructed and equipped as required in Section 252 of this Ordinance, wherein self-contained tightly enclosed water is used to radiate heat.

THEATRE.

A "theatre" is a building which contains seats for the public, and to which an admission fee is charged, and in which movable scenery is used.

OFFICE BUILDING.

An "office building" is a building divided into rooms intended and used for office purposes, and no part of which shall be used for living purposes, except by the janitor and his family.

WAREHOUSE.

A "warehouse" is a building used exclusively for the storage of merchandise.

HOSPITAL OR SANITARIUM.

A "hospital or sanitarium" is a building used for the keeping and care of sick, invalids and infirm people, and having accommodation for more than fifteen such people.

HOTEL.

A "hotel" is a building or part thereof intended, designed or used for supplying food and shelter to residents or guests and having a general public dining-room or cafe, or both, and containing more than fifteen guests' rooms.

## LODGING HOUSE.

A "lodging house" is a building containing more than fifteen rooms in which persons are or may be accommodated with sleeping apartments for hire, by the day, week or month.

## DWELLING.

A "dwelling" is a building which shall be intended or designed for or used as the home or residence of not more than two separate and distinct families or households, and in which not more than fifteen rooms shall be used for the accommodation of boarders, and no part of which structure is used as a store or for any business purpose. Two or more such dwellings may be connected on each story and used for boarding purposes, provided the halls and stairs of each house shall be left unaltered and kept open and in use as such.

## FLATS.

"Flats" is a building of two or more stories containing separate self-contained dwellings, each dwelling having an independent entrance on the level of the street or from an outside vestibule on the level of the first floor.

## TENEMENT HOUSE AND APARTMENT HOUSE.

A "tenement house" or "apartment house" is any building coming within the definition of a tenement house as defined in the State Tenement House Law.

## YARD.

A "yard" is an open unoccupied space on the same lot as the house, between the extreme rear line of the house and the rear line of the lot.

## COURT.

A "court" is an open unoccupied space other than a yard on the same lot as the building. A court extending to the yard or street is an outer court. A court surrounded on all sides by a building on the same lot is an inner court. A court extending to the lot line is a lot line court.

## SHAFT.

A "shaft" in a building is any open space other than a court, extending through the building for two or more stories, exterior or interior, whether for light, air, elevator, dumb-waiter, or any other purposes. A vent shaft is one used solely to ventilate, or light, or both, a water-closet compartment or bath room.



STAIR HALL.

A "stair hall" includes the stairs, stair landings, hallways or passages through which it is customary to pass in going from the entrance to the roof.

CORNER LOT.

A "corner lot" is a lot situated at the corner of two streets or street and a public alley not less than 16 feet in width.

MEASUREMENTS FOR HEIGHT, LENGTH AND WIDTH OF BUILDINGS,  
AND SEATING CAPACITY.

Section 18. For the purpose of this Ordinance the greatest horizontal linear dimension of any building shall be its length, and the next greatest horizontal linear dimension its width.

The height of buildings shall be measured from the curb level at the center of the main front of the building to the top of the highest point of the roof beams in case of flat roofs, and for high-pitched roofs the average height of the gable shall be taken as the highest point of the building.

For a building erected upon a street corner, the measurements shall be taken from the curb level opposite the center of either front.

When the ground upon which the walls of a structure are built is above the street level, the average level for the ground adjoining the walls may be taken instead of the curb level for the height of such structure.

In computing the seating capacity of any room or building in which seats are not fixed an allowance of eight square feet of floor area shall be made for each person and all space between the walls or partitions of such room or building shall be measured in this computation. \*

PART V.

MATERIALS, LOADS, ALLOWED STRESSES AND GENERAL PROVISIONS FOR CONSTRUCTION.

BRICK.

Section 19. The brick used in all buildings shall be good, hard, well-burnt brick, or some approved form of hard sandlime or cement brick.

All materials must be of good quality.

When old bricks are used in any wall they shall be thoroughly cleaned before being used, and shall be whole and good, hard, well-burnt bricks.

SAND.

Section 20. The sand used for mortar in all buildings shall be clean, grit sand, free from loam and dirt.



# EXHIBIT I

## STATE HOTEL AND LODGING HOUSE ACT

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[The State Hotel and Lodging House Act is herewith published as a matter of convenience, inasmuch as it has been incorporated in the municipal law governing building construction in San Francisco by Section 190 of The Building Law.]

**An Act to Regulate the Building and Occupancy of Hotels and Lodging Houses in Incorporated Towns, Incorporated Cities, and Cities and Counties, and to Provide Penalties for the Violation Thereof.**

Approved June 16, 1913.

*The people of the State of California do enact as follows:*

Section 1. This act shall be known as the state hotel and lodging house act and its provisions shall apply to all incorporated towns, incorporated cities and cities and counties in the State of California.

Section 2. For the purpose of this act certain words and phrases are defined as follows. A "hotel" is a building or part thereof intended or used for supplying food and shelter to residents or guests and having a general public dining-room or cafe, or both, and containing more than fifteen guests' rooms. A "lodging house" is a building containing more than fifteen rooms in which persons are or may be accommodated with sleeping apartments for hire, by the day, week, or month. A "yard" is an open, unoccupied space on the same lot with a hotel or lodging house, between the extreme rear line of the hotel or lodging house and the rear line of the lot; *provided*, that in the case of a corner lot the yard may be placed in the rear of either frontage. A court is an open, unoccupied space, other than a yard, on the same lot with a hotel or lodging house. A court not extending to the street or yard is an inner court. A court extending to the street or yard and bounded on three sides by a hotel or lodging house on the same lot is an outer court. If it extends to the street it is a street court. If it extends to the yard it is a yard court. If it extends from the street to the yard it is a street to yard court. A court bounded on one side and one end by a hotel or a lodging house on the same lot and on the remaining side by a lot line and the remaining end open to the street or yard is a lot line outer court. A court bounded on one side and both ends by a lodging house on the same lot and on the remaining side by a lot line, is a lot line court. A court bounded on one side and both ends by a hotel on the same lot and on the remaining side by a lot line, is a lot line court. A lot line is the boundary line between two lots. A corner lot is a lot situated at the junction of two streets or of a street and public alley or other public thoroughfare or public park not less than sixteen feet in width. Any portion of the frontage of such lot behind which the yard is placed distant more than seventy-five feet from such junction shall not be regarded as part of a corner lot but shall be subject to the provisions of this act respecting other than corner lots.

Section 3. Behind every hotel or lodging house hereafter erected, there shall be a yard extending across the entire width of the lot and at every point open from the ground to the sky, unobstructed, except that open iron fire escapes may project not over four feet from the rear line of the house. The depth of said yard, measured from the extreme rear wall of the house toward the rear line of the lot, shall be as provided in the following sections.

Section 4. Except upon a corner lot, as provided in section five, or upon a lot running through from street to street or street to public alley, or other public thoroughfare or public park, or a lot surrounded upon its sides by streets or streets and public alleys, or parks or other public thoroughfares

not less than sixteen feet in width, as provided in section six, the depth of the yard behind every hotel or lodging house shall not be less than twelve feet in every part; *provided*, that whenever such lot is less than one hundred and twenty feet in depth said yard shall be not less than ten per cent of the depth of said lot in every part and in no case less than seven feet in every part.

Section 5. The depth of the yard for every hotel or lodging house hereafter erected upon a corner lot shall be not less than seven feet in every part and at every point open and unobstructed from the level of the second tier of beams (the second floor level); *provided*, that where any such lot is less than seventy feet in depth behind the frontage back of which the yard is to be placed the depth of the yard shall be not less than ten per centum of such depth of such lot, but shall never be less than five feet in every part. When a corner lot is more than seventy-five feet in width upon the frontage behind which the yard is placed, the yard for that portion in excess of seventy-five feet shall conform to the provisions of section four of this act.

Section 6. Whenever a hotel or lodging house is hereafter erected upon a lot which runs through from one street to another street or public alley or other public thoroughfare or public park and said lot is not more than one hundred and fifty feet in depth one-half of the narrowest street or public alley or other public thoroughfare or public park may be included in the depth of the yard required by sections four and five. If a lot is surrounded on its sides by streets or streets and public alleys or other public thoroughfares or public parks twenty feet or more in width the provisions relating to yards in sections four and five need not be complied with; *provided*, that the hotel or lodging house to be constructed on such lot contains an outer court at least eighty feet deep and of a width twice as great as the depth prescribed for yards in section four and open to one of the surrounding streets, public alleys or other public thoroughfares or public parks; *provided*, that said outer court shall not be required to be of a depth which shall leave less than fifty feet between the rear line of said court and the line of said lot immediately behind said court.

Section 7. No window in a hotel or lodging house hereafter erected shall open upon a lot line.

Section 8. Windows in hotels or lodging houses hereafter erected may open upon a lot line court, or upon a lot line outer court or upon a street to yard court, of the minimum sizes provided in this act. No window shall open or be designed to open or be constructed upon a lot line court unless said court be at least of the following minimum size. The wall of the hotel or lodging house forming one side of said court and running approximately parallel to the lot line shall, at its nearest point, be at least four feet distant from the lot line and said court shall be at least eight feet in length parallel to the lot line; *provided*, that said court need be but four feet in length parallel to the lot line when only windows opening from toilets or bathrooms only open upon said court. No windows in a hotel or lodging house hereafter erected shall open upon a street to yard court or upon a lot line outer court unless said court has a width throughout its entire length of at least four feet. Windows in hotels or lodging houses hereafter erected shall not be constructed or placed in or opened through the outer wall of the building next to the lot line unless such windows open upon a lot line court or a lot line outer court or a street to yard court or upon a yard or court. When a room is located at the corner of a hotel or lodging house formed by the intersection of a lot line and a street or public alley or other public thoroughfare or public park and said room has a window or windows opening on such street or public alley or other public thoroughfare or public park, said room may also have a window or windows opening upon the lot line.

Section 9. No hotel or lodging house existing prior to the passage or going into effect of this act or the permit for the construction of which was

issued prior to the going into effect of this act shall hereafter have additions made thereto unless such additions comply with the provision of this act and no building existing prior to the going into effect of this act or the permit for the construction of which was issued prior to the going into effect of this act shall hereafter be altered to a hotel or lodging house except with full compliance with the provisions of this act provided herein for the building and occupancy of hotels and lodging houses hereafter constructed.

Section 10. Before the construction or alteration of a hotel or lodging house, or the alteration or conversion of a building for use as a hotel or lodging house is commenced, the owner or his agent or architect shall submit to the building department of the incorporated town, incorporated city or city and county in which said hotel or lodging house or building to be constructed, altered, added to or converted is situated or to be situated, or if there be no building department then to the health department or if there be no building department or health department then to such department as shall be designated for that purpose by municipal ordinance of the municipality in which said work is contemplated, a detailed statement in writing, verified by the affidavit of the person making the same, of the specifications for the construction of such hotel or lodging house or building upon blanks or forms to be furnished by such department and also a complete and full copy of the plans of such work. Such statement shall give in full the name and residence, by street and number, of the owner or owners of such hotel or lodging house or building. If such construction, alteration or conversion is proposed to be made by any other person than the owner of the land in fee, such statement shall contain the full name and residence, by street and number not only of the owner of the land, but of every person interested in such lodging house or hotel, either as owner, lessee or in any representative capacity. Said affidavit shall allege that such specification and plans are true and contain a correct description of such hotel or lodging house, building, structure, lot and proposed work. The statements and affidavits herein provided for may be made by the owner, or the person who proposes to make the construction, alteration or conversion, or by his agent or architect. No person, however, shall be recognized as the agent of the owner unless he shall file with the department with which the plans and specifications are filed a written instrument signed by such owner designating him as agent. Any false swearing in a material point in such affidavit shall be deemed perjury. Such plans and specifications and statements shall be filed in said department and shall be deemed public records, and no such specifications, plans or statements shall be removed from said department. The said department shall cause all such plans and specifications to be examined. If such plans and specifications conform to the provisions of this act relative to the building and occupancy of hotels and lodging houses the department with which said plans and specifications are required to be filed shall issue a written certificate to that effect to the person submitting the same. Such certificate shall state the state hotel and lodging house act has been complied with. Said department, may from time to time approve changes in any plans and specifications previously approved by it, provided the plans and specifications, when so changed, shall be in conformity with this act. The construction, alteration or conversion of such house, building or structure, shall be in accordance with such approved specifications and plans. When the original copy of the plans are filed an additional copy shall be presented to the department with which the plans are filed and when the permit to construct, alter or convert is issued said additional copy shall be certified thereon by said department as a true copy of the plans on file and delivered to the person to whom the permit is issued and shall be kept upon the premises upon which the hotel or lodging house is to be constructed, altered or converted, from the commencement of the work thereon to the final completion thereof and be subject to inspection at all times by proper authorities. A copy of all changes or alterations in the said plans on file duly authorized



shall also be kept upon said premises or such changes or alterations shall be noted upon the copy issued with the permit and certified thereon by the department with which the original copy is filed. Any permit or approval which may be issued by said department but under which no work has been done above the foundations walls within six months from the issuance of such permit or approval, shall expire by limitation. Said department shall have power to revoke or cancel any permit or approval in case of any failure or neglect to comply with any of the provisions of this act, or in case any false statement or representation is made in any specification, plans or statements submitted or filed for or to obtain such permit or approval.

Section 11. Upon the completion of the construction or alteration of a hotel or lodging house or alteration of a building into a hotel or lodging house and the making of a written application therefor by the owner, his agent, architect or contractor to the department charged with the enforcement of this act, said department, if said building at the date of such application is entitled thereto, shall, within ten days from the date of such application, issue a certificate that the hotel or lodging house or alteration thereof is completed in conformity with the state hotel and lodging house act, which certificate shall be entitled "certificate of final completion," and upon presentation of said certificate to the department of health of the incorporated town, incorporated city or city and county in which the building is located and filing the same with such department the department of health shall issue a permit to occupy such hotel or lodging house, which last mentioned permit shall be entitled "permit of occupancy upon completion of construction."

Said certificate and said permit shall each be made in duplicate and one copy of each shall remain on file in the department issuing it.

No hotel or lodging house hereafter constructed as or altered into a hotel or lodging house shall be occupied in whole or in part for human habitation until the issuance of the said "certificate of final completion" and of said "permit of occupancy upon completion of construction." If any building hereafter constructed as or altered into a hotel or lodging house, be occupied in whole or in part for human habitation in violation of the provisions of this section such occupation shall be deemed unlawful and said premises shall be deemed unfit for human habitation and the department of health or other department charged with the enforcement of this act may cause them to be vacated accordingly.

Section 12. Nothing in this act contained shall be construed to abrogate or impair the powers of the department of health, the department of public works or the building department or of the courts, to enforce the provisions of the charter or building ordinances and regulations of any incorporated town, incorporated city or city and county, not inconsistent with this act, or to prevent or punish violations thereof. The provisions of this act shall be held to be the minimum requirements adopted for the protection, health and safety of the community. Nothing in this act contained shall be construed as prohibiting the local legislative body of any incorporated town, incorporated city or city and county from enacting from time to time supplementary ordinances imposing further restrictions. But no ordinance, regulation or ruling of any municipal authority shall repeal, amend, modify or dispense with any provision of this act.

Section 13. The building department, the health department and such other departments as the municipalities affected by the provisions of this act may designate by ordinance or otherwise shall have the right and it shall be its and their duty to enter into hotels and lodging houses within the said municipal corporation for the purpose of inspecting such houses and buildings to secure compliance with the provisions of this act, and to prevent violations thereof.

Section 14. Every person who shall violate or assist in violation of any provision of this act shall be guilty of a misdemeanor punished by impris-



cnment in a county jail not exceeding six months or by a fine not exceeding five hundred dollars or by both, and in addition to the penalty therefor, shall be liable for all costs, expenses and disbursements paid or incurred by the department, by any of the officers thereof, or by any agent, employee or contractor of the same, in the prosecution of such violation.

Section 15. Except as herein otherwise specified the procedure for the prevention of violations of this act, or for the vacation of premises unlawfully occupied, or for other abatement of nuisance in connection with a hotel or lodging house, shall be as set forth in charter and ordinances of the municipality in which the procedure is taken. In case any hotel or lodging house, building or structure or any part thereof is constructed, altered, converted or maintained in violation of any provision of this act or of any order or notice of the departments charged with its enforcement, said department or departments may institute any appropriate proceedings or action to prevent such unlawful construction, alteration, conversion or maintenance, to restrain, correct or abate such violation or nuisance, to prevent the occupation of said hotel or lodging house, or to prevent any act in violation of this act in or about such hotel or lodging house or lot. In any such action or proceeding said department or departments may, by affidavit setting forth the facts, apply to the Superior Court or to any judge thereof, for an order granting the relief for which said action or proceeding is brought, or for an order enjoining all persons from doing or permitting to be done any work in or about such hotel or lodging house, or for occupying or using the same, until the entry of final judgment or order. In case any notice or order issued by said department or departments is not complied with, said department or departments may apply to the superior court, or to any judge thereof, for an order authorizing said department or departments to execute and carry out the provisions of said notice or order, to remove any violation specified in said order or notice. The court, or any judge thereof, is hereby authorized to make any order specified in this section. In no case shall the said departments or any officer thereof or the municipal corporation be liable for costs in any action or proceeding that may be commenced in pursuance of this act.

Section 16. Every fine imposed by judgment under section fourteen of this act upon a hotel or lodging house owner shall be a lien upon the house in relation to which the fine is imposed from the time of the filing of a certified copy of said judgment in the office of the recorder of the county in which said hotel or lodging house is situated, subject only to taxes and assessments and water rates and to such mortgage and mechanics' liens as may exist thereon prior to such filing; and it shall be the duty of the department instituting such action or proceeding upon the entry of such judgment to forthwith file the copy as aforesaid, and such copy upon being filed shall be forthwith indexed by the recorder in the index of mechanics' liens.

Section 17. In any action or proceeding instituted by the department or departments charged with the enforcement of this act, the plaintiff or petitioner may file in the county recorder's office of the county where the property affected by the action or proceeding is situated, a notice of the pendency of such action or proceeding. Said notice may be filed at the time of the commencement of the action or proceeding, or at any time afterwards before final judgment or order, or at any time after the service of any notice or order issued by said department. Such notice shall have the same force and effect as the notice of pendency of action provided for in the Code of Civil Procedure. Each county recorder with whom such notice is filed shall record it, and shall index it in the name of each person specified in a direction subscribed by an officer of the department instituting such action or proceeding. Any such notice may be vacated upon the order of a judge of the court in which such action or proceeding or proceedings was instituted or is pending. The recorder of the county where such notice is filed is

hereby directed to mark such notice and any record or docket thereof as canceled of record, upon the presentation and filing of a certified copy of such order.

Section 18. Every owner of a hotel or lodging house and every lessee of the whole house, or other person having control of a hotel or lodging house, shall file in the department of health a notice containing his name and address, and also a description of the property, by street and number, and otherwise, as the case may be, in such manner as will enable the departments charged with the enforcement of this act to easily find the same; and also the number of rooms in each house. In case of a transfer of any hotel or lodging house it shall be the duty of the grantee of such hotel or lodging house to file in the department of health a notice of such transfer, stating the name of the new owner, within thirty days after such transfer. In case of the devolution of the said property by will, it shall be the duty of the executor and the devisee, if more than twenty-one years of age, and in the case of devolution of such property by inheritance without a will, it shall be the duty of the heirs, or in case all the heirs are under age, it shall be the duty of the administrator of the deceased owner of said property to file in said department a notice stating the death of said owner and the names of those who have succeeded to his interests, within thirty days after the death of the decedent, in case he died intestate, and within thirty days after the probate of his will if he died testate.

Section 19. Every owner, agent or lessee of a hotel or lodging house shall file in the department of health a notice containing the name and address of the agent of such house for the purpose of receiving service of process, and also a description of the property, by street and number or otherwise, in such manner as will enable the department charged with the enforcement of this act to easily find the same. The name of the owner or lessee may be filed for this purpose.

Section 20. The names and addresses filed in accordance with sections eighteen and nineteen of this act shall be indexed by the department of health in such manner that all of those filed in relation to each hotel or lodging house shall be together and readily ascertainable. The department of health shall provide the necessary books and clerical assistance for that purpose, and the expense thereof shall be paid by the municipality. Said indexes shall be public records, open to public inspection during business hours.

Section 21. Every notice or order in relation to a hotel or lodging house shall be served five days before the time for doing the thing in relation to which it shall have been issued.

Section 22. In any action brought by any department charged with the enforcement of this act in relation to a hotel or lodging house for injunction, vacation of the premises, or other abatement of nuisance, or to establish a lien thereon, it shall be sufficient service of summons to serve the same as notices and orders are served under the provisions of the Code of Civil Procedure. The plaintiff, except as hereinbefore provided, shall be any department charged with the enforcement of this act.

Section 23. All steam boilers, heating furnaces, or water heating apparatus using any fuel other than coal-gas or natural gas, installed in any hotel or lodging house, shall be enclosed in a room with walls of masonry, reinforced concrete, terra cotta or tile from the floor to the ceiling and with ceiling of same construction or of not less than three-fourths inch plaster on metal lath. No wood shall be used in the construction of the floor. All windows shall be of wired glass not less than one-quarter of an inch thick in metal frames and sashes. Where oil is burned every doorway shall have a masonry sill not less than six inches from the floor. Where oil is burned the furnace or heating apparatus shall not be fed by a gravity flow. All doors leading from said room shall be fire doors and either run on tracks

or arranged to swing out and to close automatically. All fire doors shall overlap the wall at least four inches at sides and top. Sills shall be of metal at least one quarter inch thick on masonry or of masonry, and have horizontal faces extending under fire doors and outer edges flush with outer surface of fire doors. Top of sliding doors shall conform to incline on the track, which shall be three-quarters inch to the foot. No door shall be hung on wooden frame or in contact with any wood work. Fire doors shall be made of three thicknesses of seven-eighths inch by six inches tongued and grooved redwood boards, surfaced on both sides, the outer thicknesses to be vertical or diagonal and the inner thickness to be horizontal, nailed with clinched nails. Said doors shall be entirely covered with good tin plate ("IC" charcoal, 109 pounds to the box), not over fourteen inches by twenty inches in size, laid with locked joints covering nail heads, and all vertical seams shall be double locked. No solder shall be used. Such doors shall have hinges, hangers, latches and chafing strips of wrought iron bolted to the doors, and when sliding doors shall have steel tracks and wrought iron stops and binders bolted through the wall. Swinging doors shall have wall eyes of wrought iron built into or bolted through the wall. Every hotel or lodging house hereafter constructed of more than two stories in height shall have at least one standard fire escape on the front thereof and at least one other standard fire escape at some other part of the building. A hotel or lodging house on a corner lot shall have a standard fire escape on each frontage. Such fire escapes shall have a balcony at the level of the second floor and a balcony at the level of the floor of each succeeding story above such second floor and from the topmost balcony shall have a gooseneck ladder running up over the fire wall and on to the roof.

Section 24. Hotels and lodging houses may be constructed of wood to a height not exceeding forty feet and shall contain not more than three stories and basement within the said forty feet. In the case of a wooden building on a lot with the grade sloping downward from the facade at which the measurement is taken, the height of the building at any point of the grade shall not exceed fifty feet above the adjoining curb in case of corner lots, or above the natural level of the ground in case of inside lots.

Section 25. All statutes of the state and ordinances of incorporated towns, incorporated cities, and cities and counties, as far as inconsistent with the provisions of this act, are hereby repealed; *provided*, that nothing in this act contained shall be construed as repealing or abrogating any present law or ordinance of any incorporated town, incorporated city or city and county of the state, making further restrictions than are made in this act.

Section 26.—Every person desiring to construct or alter a hotel or lodging house, or to convert a house into a hotel or lodging house, shall obtain a permit from the department charged with the enforcement of this act. Every owner or lessee of a hotel or lodging house shall obtain at the beginning of each year a license from the health department or other department designated by municipal ordinance for that purpose.