



**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Francisco

\*b. USGS 7.5' Quad San Francisco North Quad. Date: 2015

\*c. Address 310 7<sup>th</sup> Street, San Francisco

City San Francisco

Zip 94103

\*e. Other Locational Data: Assessor's Parcel Number(s) 3755/003 and 3755/004

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
310 7<sup>th</sup> Street is situated on two rectangular lots (each 26 feet wide by 80 feet deep) on the west side of 7<sup>th</sup> Street, between Harrison (east) and Folsom streets (west). Built c. 1922, as a two-story building with flat, parapeted roof, the building was altered in 1927 resulting in the addition of a setback third story clad in corrugated metal siding with flat roof. 310 7<sup>th</sup> Street is a brick masonry light-industrial/commercial building designed in the Renaissance Revival style, attributed to architect Mel I. Schwartz. The rectangular-plan building is clad in brick and is capped by a flat roof. The foundation is not visible. The primary façade faces north towards 7<sup>th</sup> Street and includes a broad central bay flanked by two narrower side bays. Typical fenestration consists of fixed, divided-light steel-sash windows; and round-arched steel-sash windows and steel sash divided-light windows with functioning awning openings related to the ventilation of upper-level industrial spaces originally housed within the building. Terracotta ornamentation surrounds entrances and windows along the primary façade and includes, Solomonic columns with twisted fluting on window mullions; cartouches at the second-story; and highly detailed molded surrounds. Additional architectural details include a corbelled table, cement plaster frieze with drop ornamentation, and a pent roof parapet clad in rounded clay roof tiles. Skylights located within the roof of the setback third story provide ambient lighting to various spaces at the first, second, and third stories, including utility/loading shaft spaces toward the rear of the building.

(see Continuation Sheet-Page 2)

\*P3b. **Resource Attributes:** (list attributes and codes) HP2: Single Family Property

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

**P5a. Photo**



**P5b. Photo:** (view and date)

View looking southwest.  
November 18, 2016

\*P6. **Date Constructed/Age and Sources:**  historic  
c.1922 w/alterations 1925 and 1927.  
San Francisco Planning Department  
and San Francisco Department of  
Building Inspection

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

Kenneth E. Fulk, II  
Ken Fulk, Inc.  
310 7<sup>th</sup> Street  
San Francisco, CA 94103

\*P8. **Recorded by:**

Josh Bevan  
Page & Turnbull, Inc.  
417 Montgomery Street, 8<sup>th</sup> Floor  
San Francisco, CA 94104

\*P9. **Date Recorded:**

November 18, 2016

\*P10. **Survey Type:**

California Register nomination

\*P11. **Report Citation:**

See, B.12 References

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

**\*P3a. Description (continued):**

Note: The subject building faces northeast. For the purposes of architectural description, the building's primary façade, fronting 7<sup>th</sup> Street, will be referred to as the north façade. Additional façades will be described with respect to this orientation.

*Primary (north) Façade*

The primary (north) façade is divided into three bays (**Photo P5a, pg. 1**). The building's original cement plaster water table is extant, although it has been painted over. Otherwise, much original detail remains along the primary façade (**Figure 1**). The three bays at the first story contain a series of shoulder-arched openings with terracotta surrounds, creating the visual effect of a continuous arcade. The eastern bay of the first story is a vehicular entrance with roll-up steel door. The central bay of the first-story contains three steel-sash, divided-lite windows. These windows are separated by brick mullions that are clad on the exterior with terracotta resembling Solomonian (twisted) columns with composite capitals placed directly below the impost of each arch (**Figure 2**). The western bay contains the building's main entry comprised of a glazed door flanked by plate glass side lights, underneath a transom with eight lites separated by steel muntins (**Photo P 5a and Figure 3**). A corbelled table that originally contained painted signage for the Metropolitan Furniture Manufacturing Company, Inc. is located between first and second stories. This table corresponds to the interior mezzanine level (**Photo P5a**).

At the second story of the primary façade, the eastern bay contains a fixed, steel-sash divided-lite window with ornate terracotta surround, sill, and inset terracotta tiles with floral motifs above the window head. The window is divided vertically into four equal sections by steel mullions. Each section contains eight lights divided by steel muntins. The central bay contains a bank of five, round-arched windows with ornate terracotta surrounds, sill, and mullions resembling Solomonian columns. Each window is divided vertically by a central muntin into two single lights beneath an arched transom light. This results in the effect of a glazed arcade. The western bay is identical in fenestration to the eastern bay. Four evenly-spaced terracotta cartouches are placed above the central bay's grouping of round-arched windows and are vertically aligned with the four centralmost mullions. Above the second story, a cement plaster frieze with drop detailing is placed beneath a pent roof parapet clad in clay roof tiles (**Photo P5a, Figure 4 and Figure 5**). The third story of the building is set back from the lower two stories at the primary façade, accommodating a terrace with wood decking behind the parapet. The western bay and eastern bay of the third story façade each feature one steel-sash divided-lite window with an operable central awning light. The central bay contains a pocket door to access the building's interior (**Figure 6**).

*East Façade*

The east façade of the subject building abuts the one-story neighboring building and is visible from the second story upward. The second story is clad in brick and contains five fixed, steel-sash segmental-arched windows. At the third story, the east façade contains two steel-sash, divided-lite windows. The four centralmost lights within these windows are grouped in a functioning, awning opening (**Figure 7, Figure 8 and Figure 9**).

*Rear (South) Façade*

The rear façade abuts, and is attached to neighboring properties at 123 Langton Street and 340 7<sup>th</sup> Street resulting in portions of the second and third stories remaining visible. The easternmost portion of the second story contains one steel-sash window. All exposed portions of the rear façade are clad in corrugated metal siding.

*West Façade*

The west façade faces a parking lot along its entire extent. The first level of the west façade is clad in brick. While the first level has no openings currently, several remaining segmental brick arches indicate that past openings were infilled at these locations. These arches appear to be those mentioned in a 1927 building permit that were filled around the time the third-story addition was constructed. The arches may have corresponded to a mezzanine level interior space that once extended to the front of the building (**Figure 11**).<sup>1</sup> (**Photo P5a and Figure 12**). At the second story, the southern half of the west façade contains three standard steel-sash windows. The third story contains four steel-sash windows; one is located at the

<sup>1</sup> Building Permit 160457, San Francisco Department of Building Inspection.  
DPR 523L

**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

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Resource Name or # 310 7<sup>th</sup> Street

\*Recorded by Page & Turnbull, Inc.

\*Date November 18, 2016

Continuation    Update

northern end of the façade, and the remaining three are grouped in the southern half of the façade. Structural tie backs are visible along the west façade at the mezzanine level, second story, and third story.

**BUILDING, STRUCTURE, AND OBJECT RECORD**

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\*NRHP Status Code 7

\*Resource Name or # 310 7<sup>th</sup> Street, San Francisco, CA

B1. Historic name: Metropolitan Furniture Manufacturing Company, Inc. Building

B2. Common name: none

B3. Original Use: Furniture Manufactory and Showroom

B4. Present use: Professional Services and office

\*B5. Architectural Style: Renaissance Revival

\*B6. Construction History: c.1922 w/alterations 1925 and 1927. San Francisco Planning Department and San Francisco Department of Building Inspection (see Continuation Sheet-Page 7)

\*B7. Moved? No Yes Unknown Date: n/a Original Location: n/a

\*B8. Related Features: None

B9a. Architect: Mel I. Schwartz, San Francisco, CA b. Builder: Industrial Construction Co., San Francisco, CA

\*B10. Significance: Theme Architecture Area SoMa, San Francisco

Period of Significance 1922 Property Type Light-Industrial/Commercial Applicable Criteria 3 (Architecture)

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

*Summary of Significance*

Built in 1922, the subject building appears eligible for individual listing to the California Register of Historical Resources under Criterion 3 (Architecture) as a distinct example of a Renaissance Revival style, light-industrial loft building with a period of significance of 1922. The subject building was one of hundreds of light-industrial buildings constructed in San Francisco's South of Market Area (SoMa) in the 1920s that are associated with the area's recovery and reconstruction following the major earthquake and fires of 1906. The building's design is attributed to San Francisco-based architect, Mel I. Schwartz. Schwartz's design resulted in an artistically-refined light-industrial loft building combining its primary use as a manufactory with a secondary use as a wholesale furniture warehouse. The building retains a high level of historic integrity relating to its original design, materiality, craftsmanship, and overall architectural significance and association with architect Schwartz.

(see continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes)

HP-6/HP-8

\*B12. References:

See continuation sheet.

B13. Remarks:

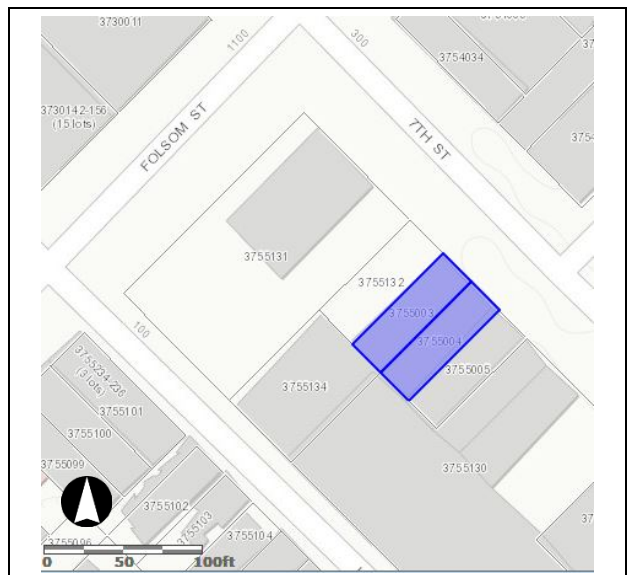
Zoning: NCT-Folsom Street Neighborhood Commercial Transit  
SF Planning Department Historic Resource Status: A-Historic Resource Present

South of Market Area Historic Resource Survey (2011) Survey Rating 3D-  
Appears eligible for NR as a contributor to a NR eligible district through survey documentation.

\*B14. Evaluator: Josh Bevan, Page & Turnbull, Inc.

\*Date of Evaluation: 29 November 2016.

(This space reserved for official comments.)



\*Required information



DPR 523B (1/95)

**\*B6. Construction History (continued):** (See attachments for copies of Building Permits)

310 7<sup>th</sup> Street is listed by the San Francisco Planning Department as being constructed in 1922. While original plans and permits for the building were not recovered at the San Francisco Department of Building Inspection,<sup>2</sup> a c. 1927 photograph of the building notes that architect Mel I. Schwartz was responsible for the building's design (**Figure 13**). The building underwent alteration in 1925 and received a setback, third-story addition in 1927 by architect Mel I. Schwartz. Plans for the 1927 addition indicate that several arched openings were filled in along the building's perimeter; these likely refer to the infilled segmental arched window openings along the west façade at mezzanine level (**Figure 11 and Figure 12**). After 1927, only interior changes in the form of wall or partition construction are listed in permit records. Reroofing completed in 1995 does not appear to have altered any historically significant fabric within the building or along its exterior. Multiple interior alterations were undertaken in the 1970s to adapt spaces to the needs of various tenants who operated furniture-related companies.

**\*B10. Significance (continued):**

*SoMa Prior to 1906*

Prior to the 1906 earthquake and fires, SoMa was an industrial area comprising a large number of wood-frame residential buildings including hotels, boarding houses, flats, and detached houses. In the decades following the Civil War, the area developed around a combination of maritime and industrial businesses. Warehouses and light-industrial plants followed in the 1880s as dense residential growth attested to the area's emergence as San Francisco's industrial hub.<sup>3</sup> By the turn of the 20<sup>th</sup> century, several ethnic enclaves including Irish, Swedish, German, Japanese, and Jewish were established in SoMa. The district was devastated by the 1906 earthquake and fires, which were fueled by gas main breaks and resulted in large-scale destruction and the highest death toll of any district in the city.<sup>4</sup>

During the post-1906 period of earthquake reconstruction, spanning the years 1906-1929, SoMa assumed its dominant physical character of low- and mid-rise masonry loft buildings and associated enclaves of frame dwellings and residential hotels. Residential uses, once prominently featured throughout SoMa, were confined to large residential hotels built along Mission, Howard, and 6<sup>th</sup> streets, and frame flats built along narrow interior alleys in the southwestern part of the neighborhood.<sup>5</sup> During the immediate post-quake period of 1906-1913, insurance settlements led to the construction of new, and in some cases reconstructed, light-industrial buildings such as stables and warehouses. This initial reconstruction period was followed by economic recession through World War I, which largely halted progress.

*Light-Industrial Development in SoMa Post-1906*

The process of recovery for San Francisco was extensive, necessitating not only the demolition of ruined structures and removal of debris, but also the settlement of insurance claims, resolution of outstanding title concerns, and acquisition of building permits for new construction. In many ways, SoMa was uniquely affected by the earthquake and lingering uncertainty over its historical patterns of development, which delayed reconstruction longer than many other areas in San Francisco. Unlike certain parts of the city that were reconstructed quite rapidly after the 1906 earthquake, such as North Beach, locations within SoMa took a decade or longer to fully recover.<sup>6</sup>

Many of the earliest buildings built in SoMa prior to 1906 were livery stables, storage yards, or other lightweight frame buildings that could be easily dismantled or moved. In 1905, lots 3 and 4 of city block 3755, the site of the subject building, were occupied by a one-story frame dwelling and adjacent wagon house. It appears these buildings were destroyed as a result of the 1906 earthquake and fires and thus do not appear on 1913-1915 Sanborn fire insurance maps. By 1915, the subject parcels included a vacant lot (lot 3) and a one-story shed structure at 312 7<sup>th</sup> Street (lot 4-Owned by

<sup>2</sup> San Francisco Planning Department, *San Francisco Property Information Map*, [propertymap.sfplanning.org](http://propertymap.sfplanning.org).

<sup>3</sup> Page & Turnbull, Inc., *Historic Context Statement: South of Market Area, San Francisco, California*, (San Francisco: Page & Turnbull, Inc., 2009), 30-42.

<sup>4</sup> Page & Turnbull, Inc., *Historic Context Statement: South of Market Area, San Francisco, California*, 5.

<sup>5</sup> Sanborn Fire Insurance Company, *Fire Insurance Maps for San Francisco, California: 1899-1900 and 1913-15*.

<sup>6</sup> See, Page & Turnbull, Inc., *Historic Context Statement: South of Market Area, San Francisco*, 48; and San Francisco Relief and Red Cross Funds Corporation, *Department Report of the San Francisco Relief and Red Cross Funds Corporation* (San Francisco: March 19, 1907), 20.

Louis Abrams since c. 1906).<sup>7</sup> The 1915 map shows the block was roughly 50% vacant at the end of the initial redevelopment stage between 1906 and 1913, as San Francisco encountered the early years of recession leading up to World War I (**Figure 14 and Figure 15**).

Following removal of earthquake debris, many owners erected temporary buildings on their properties until they could obtain insurance settlements or determine their long-term plans. In the early 1920s, however, construction rebounded to coincide with a nationwide, postwar real estate boom. During this period, industrialists and developers constructed hundreds of reinforced concrete or brick, two- and three-story industrial loft buildings on the remaining empty lots, largely building out SoMa by 1929.<sup>8</sup> Widespread changes in construction type signaled a heightened awareness of past destruction and an attempt to ensure greater permanence for new buildings. Additionally, structures constructed of concrete provided the added industrial benefit of uninterrupted workspaces, as found in 310 7<sup>th</sup> Street's open upper-level spaces.

310 7<sup>th</sup> Street is one of twenty-two light-industrial or residential buildings constructed in SoMa in 1922, anticipating the postwar building boom's peak years between 1923 and 1926.<sup>9</sup> A comparison of fire insurance maps dating from 1920 and 1950, and aerial photography completed in 1938, reveals that the 300 block of 7<sup>th</sup> Street was still taking shape following World War I, but had largely been filled in by the dawn of World War II. By 1950, the block including 310 7<sup>th</sup> Street contrasted starkly with its earlier iterations prior to 1920 as the largely residential block had completely evolved into a light-industrial area. Gone were remnants of frame buildings from the turn of the twentieth century, replaced by sturdy reinforced buildings now associated with SoMa's earthquake recovery in the years prior to the Great Depression (**Figure 16, Figure 17, and Figure 18**).

#### *Light-Industrial Architecture in SoMa*

Industrial buildings predominated in SoMa as redevelopment took hold between 1906 and the early 1930s. Several types of industrial buildings were constructed throughout the area including: small-scale, multipurpose light-industrial buildings, typically of brick or concrete; masonry warehouses found proximal to the waterfront; and light-industrial loft buildings as found at 310 7<sup>th</sup> Street.<sup>10</sup> Light-industrial lofts are typically located closer to downtown and combine commercial and industrial design aspects that relate to a variety of purposes including light-manufacturing, warehousing, and wholesale distribution—often with ancillary commercial or retail space on the first floor.<sup>11</sup> These characteristics are readily associated with 310 7<sup>th</sup> Street and its original use.

Light-industrial loft buildings separated retail or wholesale uses on the first floor, and manufacturing and storage on open-plan upper floors designed to carry heavy loads. Many loft buildings were situated with frontage to a public, primary street and an alley or side street that provided a secondary entry. Loft buildings in SoMa were commonly designed in styles including Classical Revival and Renaissance Revival that refined the appearance of industrial buildings along street-facing façades. 310 7<sup>th</sup> Street typifies such a loft building in its Renaissance Revival styling. The building's primary façade maintains a symmetrical composition that incorporates an automobile accessible loading bay on its east side, a central display bay, and public entry bay on its west side. Steel-sash industrial windows are further refined with ornate terracotta surrounds, sills, and inset motifs above window heads resulting in a refined public façade. The building's terracotta roof tiles along its pent roof parapet are also common to the Renaissance Revival style.

<sup>7</sup> Sanborn-Perris Map Company, *Fire Insurance Maps of San Francisco, California*, Published 1899-1905 and 1913-15, (New York: Sanborn Perris Map Company). See also, David Rumsey Map Collection, <http://www.davidrumsey.com/blog/2011/6/27/pre-earthquake-san-francisco-1905-sanborn-insurance-atlas>. Accessed 21 November 2016.

<sup>8</sup> Page & Turnbull, Inc., *Historic Context Statement: South of Market Area, San Francisco, California*, 5.

<sup>9</sup> *Ibid*, 40.

<sup>10</sup> Page & Turnbull, Inc., *Historic Context Statement: South of Market Area, San Francisco, California*, 92.

<sup>11</sup> *Ibid*, 92.

Date:	Permit Appl. #	Owner Listed	Architect/Contractor	Description of Work
27 May 1925	139331	Louis Abrams	A. Renaud	Remove brick wall and substitute steel girder.
30 April 1927	160457	Louis Abrams	Mel I. Schwartz	Remove brick firewall and add 1 story as per plans and specifications.
2 May 1972	408928	Robert Lutler (agent of owner)	N/A	Interior partitions
8 February 1973	418008	Calvin Interiors (lessee)	Stuart Sauter Co.	New tubular frames and canvas covered awning for entrance
23 February 1973	418567	Furniture Gallery	N/A	Temporary partitions for display purposes
16 September 1977	7708826	N/A	Rosall Construction	Build a wall 14' high, 45' long- Finish two office[s]. 2x4 studs and 5/8" [sheet]rock.
7 August 1981	8106605	Robert Morry, Inc.	San Francisco Neon Co.	Lighting and desk installation
22 August 1991	9112783	Leonard Biss	N/A	Parapet Bracing
3 February 1995	09501484	Leonard Biss	North Cal Roofing	Replace built-up roof covering; apply one layer of base with 1 1/2" simplex nails.

*Mel I. Schwartz, Architect*

The work of architect Mel I. Schwartz is most often associated with, but certainly not limited to, the design of auto garages in San Francisco between c. 1914 and the late 1920s. Schwartz was a partner in the firm of [Samuel C.] Heiman & Schwartz between 1914 and 1919 before he shifted to individual practice.<sup>12</sup> By the time he was commissioned to design 310 7<sup>th</sup> Street c. 1922, Heiman & Schwartz completed the designs of a string of auto garages at 1650, 1660, 1670 Pine Street (1917). The garages are contributing buildings in San Francisco's Pine Street Auto Shops Historic District.<sup>13</sup> Several residences designed by Schwartz were featured in publications and advertisements in architectural journals such as *Architect & Engineer* and *Western Architect & Engineer*. These included a 1920 two-story frame and stucco office building and apartments for Dr. Albert Abrams (no known relation to Louis Abrams) at 2151 Sacramento Street, and the residence of Mr. Louis Anixter near 22<sup>nd</sup> and Lake Streets (1930).<sup>14</sup> Schwartz's residential designs typically featured symmetrical façades drawing on a Beaux-Arts influence with Classical or Renaissance ornamentation. His garage designs, however, appeared relatively restrained in terms of ornament, but reliant upon the Beaux-Art and Classical cues that many garage designers gravitated towards in San Francisco in the early 20<sup>th</sup> century. Both with partner Heiman and individually, Schwartz was one of several San Francisco architects who carried Beaux-Arts classicism from prior apartment building design into the realm of the auto garage.<sup>15</sup> 310 7<sup>th</sup> Street appears to be a design completed by Schwartz during the prime of his individual career, with a relatively high degree of overall architectural and material quality. The building's streetfront composition reflects the commonality of primary central bays flanked by secondary bays found in so many garages of the time, including Schwartz's own work. Additionally, the building's original use as a manufactory and wholesaling warehouse is well represented by a combination of an open utilitarian plan and ornate details that lend a higher level of esteem to the building than a more restrained industrial factory loft may have.

<sup>12</sup> William Kostura, DPR Form April 2010, "Pine Street Auto Shops Historic District," 4-7.

<sup>13</sup> Ibid, 4-7.

<sup>14</sup> See, "Architect Schwartz Busy," *Western Architect and Engineer* (San Francisco: McGraw-Hill Company of California, July 1920), 114; and, "Clay Products of Distinction," *Architect and Engineer* June 1930, 131, respectively.

<sup>15</sup> Mark D. Kessler, *The Early Public Garages of San Francisco: An Architectural and Cultural Study, 1906-1929*, (Jefferson, NC.: McFarland & Company, 2013), 147-148.

*Ownership and Occupant History*

310 7<sup>th</sup> Street is situated on two parcels acquired separately by furniture manufacturer Louis Abrams between c. 1906 and 1918. Abrams was listed as owner of lot 4 (containing the eastern half of 310 7<sup>th</sup> Street) in 1906.<sup>16</sup> Abrams retained ownership of lot 4 after the 1906 earthquake, despite the loss of the two-story frame dwelling that was situated on the lot. In 1914, Abrams and his wife Fannie conveyed ownership of the parcel to each other, perhaps as the former dwelling was cleared and insurance claims assessed.<sup>17</sup> On 24 April 1918, Nora T. Moynihan conveyed lot 3 to Tillie Linsey, Louis Abrams' daughter, and secretary-treasurer for Abrams', Metropolitan Bedding Manufacturing Co. (MBM); the business was located nearby at 444 6<sup>th</sup> Street. On September 10, 1918, roughly six months after her acquisition of the lot, Tillie Linsey conveyed title to her father.<sup>18</sup> By 1920, MBM relocated to 1017 Folsom Street, just one block northeast of present-day 310 7<sup>th</sup> Street. MBM changed its name to Metropolitan Furniture Manufacturing Co., Inc. (MFM) in 1922, according to city directories. The company's listed address, however, remained at 1017 Folsom until 1928. Presumably, Abrams maintained an office at 1017 Folsom until a third-story office space was added to his light-industrial manufactory at 310 7<sup>th</sup> Street in 1927. Furthermore, a 1925 building permit for alterations at 310 7<sup>th</sup> Street names Abrams as owner, dating the building's construction between 1920 and 1925. The San Francisco Planning Department lists a construction date of 1922.<sup>19</sup>

Abrams and his wife maintained ownership of 310 7<sup>th</sup> Street through the 1930s, despite Abrams' retirement from MFM in the mid 1930s. Abrams passed away in May 1948, resulting in the division of his real estate holdings in 1950 to his son Joseph R., part-owner Zelda Heumann (wife of Armand Heumann, a former employee of Abrams), Minnie Passer (wife of Simon Passer, a former employee of Abrams), and Zabelle Linsey (Abrams' granddaughter).<sup>20</sup> Between the mid-1940s and 1953, 310 7<sup>th</sup> Street was owned by Abrams and his heirs and former employees, but was occupied by tenants not related to furniture manufacturing, including GPW Jensen & Sons, a Bay Area general contracting/construction firm. Between 1955 and 1970, city directories listed Gay Shops of California, a women's clothing retailer, as tenant.

In 1973, part-owner Minnie Passer died, which resulted in the division of her interest in 310 7<sup>th</sup> Street (lots 3 and 4) to her son Richard J. Passer; Sylvain M. Heumann (Armand Heumann's son and brother of furniture designer Jules Heumann); and Zabelle Linsey.<sup>21</sup> In the two years prior, 310 7<sup>th</sup> Street was listed as vacant. In 1973, these owners sold their interest to a new ownership group that returned 310 7<sup>th</sup> Street to a furniture-related use with tenant, Imperial Furniture Company. In 1981, 310 7<sup>th</sup> Street again changed hands as the new owners, Leonard N. Biss and Gloria R. Biss; Robert and Jean Dessausure; Andre P. and Beverly C. Friant took title.<sup>22</sup> In the 1980s, ownership shifted to Leonard Biss, Gloria Biss, and Robert Morry, Inc., coinciding with the building's use as the headquarters for Robert Morry, Inc., another furniture-related business. Leonard and Gloria Biss remained owners of the property between March 1989 and October 1991, when title was conveyed to Gloria R. Biss and Leonard N. Biss, Jr. as trustees. Thereafter, the property was subject to a series of reconveyances before being sold to current owner, Kenneth E. Fulk, II in 2007.<sup>23</sup>

**Evaluation of Significance**

310 7<sup>th</sup> Street is not currently individually listed in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). The building appears in the California Historical Resources Information System (CHRIS) with a rating of 3D (Appears eligible for NR as a contributor to a NR eligible district through survey evaluation) as a result of a 2009 reconnaissance survey by Page & Turnbull, Inc. which was included

<sup>16</sup> *Map Book: 100 Vara Survey: Official Map of the Subdivision of the City and County of San Francisco, also known as the 100 Vara Survey*, City and County of San Francisco, Office of the Assessor-Recorder (San Francisco: 1905 with updates), 231. See also, Sanborn-Perris Map Company, *Insurance Maps of San Francisco, Vol. II*, (New York: Sanborn-Perris Map Co., 1899-1905).

<sup>17</sup> Real Estate Sales Ledgers, 1914-1999, City and County of San Francisco, Office of the Assessor-Recorder.

<sup>18</sup> *Ibid.*

<sup>19</sup> Building Permit Application-Alteration #139331, San Francisco Department of Building Inspection. 27 May 1925.

<sup>20</sup> Real Estate Sales Ledgers, 1914-1999, City and County of San Francisco, Office of the Assessor-Recorder.

<sup>21</sup> *Ibid.*

<sup>22</sup> *Ibid.*

<sup>23</sup> San Francisco Planning Department, San Francisco Property Information Map, Recorded Documents on File for 310 7<sup>th</sup> Street (3755/003 and 3755/004), Accessed 21 November 2016.

among other surveyed properties in the *South of Market Area Historic Resource Survey*, completed for the San Francisco Planning Department in 2011.

*Criterion 3 (Architecture)*

310 7<sup>th</sup> Street is eligible for listing in the California Register under Criterion 3 (Architecture). 310 7<sup>th</sup> Street is a well-intact example of a Renaissance Revival style, light-industrial loft building representative of a common building type associated with redevelopment in SoMa between 1920 and 1929. San Francisco-based architect, Mel I. Schwartz, designed 310 7<sup>th</sup> Street as a furniture manufactory and warehouse for founder and president of MFM, Louis Abrams c.1922. Light-industrial loft buildings constructed contemporaneously were most often rectangular in plan, and filled their entire parcel(s), with primary façades facing the street and in some cases a secondary façade facing an alley. The multipurpose use of these buildings combined industrial utility and structural strength with refined styling that exuded high artistic and architectural values and provided an alluring presence to the public along the primary streetfront. 310 7<sup>th</sup> Street embodies these characteristics of light-industrial loft buildings, retaining its integrity of design. Further, integrity of material and craftsmanship have been retained as character-defining details such as steel-sash windows, highly-decorative window surrounds, pent roof parapet, and terracotta roof tiles remain. Thus, enabling the building to exemplify the application of the Renaissance Revival style to light-industrial buildings of the early 20<sup>th</sup> century. The building's balanced composition along its primary façade and integration of ornate terracotta detailing around façade openings showcases architect Mel I. Schwartz's blending of utility and refinement that, along with contemporary architects of industrial buildings, was integral to the emergence and predominance of high-style industrial buildings constructed throughout SoMa between 1906 and the early 1930s.

Architect Mel I. Schwartz was a relatively well-known architect in San Francisco throughout his career during the early 20<sup>th</sup> century. Schwartz designed several auto garages in San Francisco, mainly as a partner in the firm of Heiman & Schwartz between 1914 and 1919, and also made notable contributions beyond auto-oriented design through several residential commissions. 310 7<sup>th</sup> Street is unique among Schwartz's known designs in San Francisco in that its building typology diverged from more common work of Heiman & Schwartz and Schwartz individually.

*Summary of Significance*

310 7<sup>th</sup> Street appears eligible for individual listing to the California Register of Historical Places under Criterion 3 (Architecture) with a period of significance of 1922. The building retains a high level of historic integrity concerning its design, materials, and characteristics of workmanship associated with the Renaissance Revival architectural style and light-industrial loft buildings and retains integrity enabling its association with architect, Mel I. Schwartz.

**Character-Defining Features**

<b>Rectangular Plan with open loft spaces</b>	The building's plan is common to light-industrial loft buildings, providing flexible floor space for manufacturing and warehousing uses.
<b>Massing</b>	The building combines a two-story rectangular volume and a one story, set back third story volume that provide separate spaces and levels for varying uses associated with multipurpose light-industrial buildings of the same era of construction. Most light-industrial loft building in SoMa are contained in a rectangular volume that occupies the entirety the lot or lots the building is situated upon.
<b>Symmetrical Primary Façade</b>	The building's primary, street facing façade provides a refined public face for the the industrial building while providing separation of garage/loading entry bay, central display bay, and a public entry bay.
<b>Renaissance Revival Detailing</b>	Terracotta ornamentation surrounds windows and openings along the primary public façade of the building and emphasizes the common theme of industrial buildings displaying highly artistic character during the subject building's era of construction.
<b>Steel-sash Industrial Windows</b>	Several varieties of steel-sash industrial windows are located throughout the building and correspond to uses of each space. The most utilitarian of windows are located on secondary façades and do not feature the same ornamentation as those on the primary façade.

<b>Parapeted Roof</b>	The building's parapeted roof remains intact along the primary façade and is detailed with terracotta roof tiles and a cement plaster frieze with drop detailing.
<b>Brick Cladding</b>	The building's brick structure and exterior cladding are typical of light-industrial building construction.
<b>Arched Openings along Primary Façade</b>	The building's arched openings are common to the Renaissance Revival style and retain their terracotta detailing.
<b>Corbelled table at mezzanine level</b>	The corbelled table along the primary façade once contained signage for the Metropolitan Furniture Manufacturing Co., Inc.

**Evaluation of Integrity**

310 7<sup>th</sup> Street retains a high level of historic integrity. Alterations in 1925 and 1927 resulted in the removal of a limited amount of original fabric, and most importantly the addition of an extant, third-story set-back volume. The third-story addition in particular corresponded to the need to adapt the space to the needs of MFM, a company that in 1927 had continued to expand its furniture manufacturing and wholesaling business. Additional alterations to interior spaces including the addition and removal of partitions and select window openings along the west façade have not detracted from the building's overall design as a three-story, rectangular plan, light-industrial building with mezzanine level and have not removed affected the building's character-defining features that convey the building's historic significance.

*Location*

310 7<sup>th</sup> Street retains integrity of location as it remains in its original location along the west side of 7<sup>th</sup> Street.

*Setting*

310 7<sup>th</sup> Street does not retain integrity of setting along the south side of 7<sup>th</sup> Street. At the time of the building's construction c. 1922, 310 7<sup>th</sup> Street was flanked by buildings to its east and west and abutted an adjacent building to its south. 310 7<sup>th</sup> Street is currently adjacent to a parking lot at its west that does not associate with the building's era of construction. Additionally, buildings in the vicinity of 7<sup>th</sup> and Folsom remain in most cases of similar scale and massing relative to their historic setting, but the area in general does not retain a light-industrial setting or feeling.

*Design*

310 7<sup>th</sup> Street retains integrity of design as the building's rectangular plan, fenestration along its primary façade, and original ornamentation remain well-intact and provide reference to the building's earliest and longest lasting iteration c. 1927. Key, extant features include the primary façade's composition and ornamentation that connect

to the building's presence as an light-industrial building with an highly-ornamented public face. The building's fenestration along its primary façade provides both display and light penetration to industrial and wholesaling spaces that speaks to the buildings original use. Original ornament in the form of intricate terracotta cladding around windows, entryway, and the garage bay add a sense of refinement to the building that continues to define its position along 7<sup>th</sup> Street. Select windows along the primary façade and at several locations throughout the building retain original awning-opening panes designed to ventilate industrial spaces. These industrial windows combine with extant skylights to recall the need for ambient lighting within the building and also correspond to various former locations within the building that held specific purposes or functions including stairways, elevator/lift shafts, and working spaces.

*Materials*

310 7<sup>th</sup> Street retains material integrity. The building's historic materiality is well intact, especially along its primary façade. The building is able to remain associated with its era of construction through materials including: terracotta ornamentation surrounding windows and entries at the primary façade, terracotta roof tiles; steel-sash windows throughout the property; brick cladding as the primary exterior material. In comparison to the historic photo provided, the building appears to show little alteration aside from main entry door arrangement and the absence of a plaster cement water table.



Page 11 of 35

Resource Name or # 310 7<sup>th</sup> Street

\*Recorded by Page & Turnbull, Inc.

\*Date November 18, 2016

Continuation

Update

*Workmanship*

310 7<sup>th</sup> Street retains integrity of workmanship. The building's retains a great deal of its original materials and structural makeup, enabling it to represent early-20<sup>th</sup> century workmanship associated with the design and construction of light-industrial buildings. These materials include steel-sash industrial windows, glazed terracotta ornamentation applied at multiple locations along the primary façade, the building's brick cladding found at first and second level along each façade, terracotta tiles capping the pent roofed parapet.

*Feeling*

310 7<sup>th</sup> Street retains integrity of feeling. The property retained light-industrial uses through majority of its history and retains such industrial design features as steel-sash windows; large loading bays; open, loft planning; prominent, period-relevant materials such as hard-wood floors, and exposed brick walls at interior locations; skylights in third story roof. The building's current use as a design studio and office has not resulted in significant loss of the building's interior plan. Additionally, the building retains separation of entry/lobby, mezzanine/showroom level, loading bay and elevator/lift shaft that allows the building's industrial feeling to be maintained.

*Association*

310 7<sup>th</sup> Street retains integrity of association as the building's design, material, workmanship are well-intact. Many features of the buildings design further emphasize the building's historic use, enabling continued association with the building's year of construction, c. 1922. These include the building's retainage of first, mezzanine, second, and third story spaces that separated showroom, office and manufacturing uses that were common features of light-industrial buildings of the period. Key elements within the buildings design such as its reinforced brick construction, and steel sash industrial windows also enable association to the building's original light-industrial design.

**Conclusion**

310 7<sup>th</sup> Street is a three-story, Renaissance Revival style, light-industrial loft building located within San Francisco's SoMa neighborhood. The building retains a high level of overall historic integrity, relating to its 1922 design by architect, Mel I. Schwartz. 310 7<sup>th</sup> Street was one of many light-industrial buildings constructed between 1920 and 1929 in SoMa, an area with a documented history of reconstruction and industrial redevelopment after the 1906 earthquake and fires. As a light-industrial loft building of high architectural quality and with a high-degree of historic integrity, 310 7<sup>th</sup> Street appears eligible for individual designation to the California Register under Criterion 3 (Architecture), with a period of significance of 1922.

**\*B12. References:**

Kessler, Mark D. *The Early Public Garages of San Francisco: An Architectural and Cultural Study, 1906-1929*. Jefferson, NC, McFarland & Company: 2013.

Kostura, William. "District Record: Pine Street Auto Shops Historic District." State of California, Department of Parks and Recreation. April 2010.

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Page & Turnbull, Inc. DPR 523 (1/95)-A: *Primary Record: 310 7<sup>th</sup> Street*. State of California-The Resources Agency: Department of Parks and Recreation. 17 June 2009.

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San Francisco Planning Department, San Francisco Property Information Map, Recorded Documents on File for 310 7<sup>th</sup> Street (3755/003 and 3755/004), Accessed 21 November 2016.

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"Architect Schwartz Busy," *Western Architect and Engineer* (San Francisco: McGraw-Hill Company of California, July 1920), 114.

"Clay Products of Distinction," *Architect and Engineer* June 1930, 131.

Page \_\_\_\_\_ of \_\_\_\_\_ \*Resource Name or # (Assigned by recorder) 310 7<sup>th</sup> Street  
 \*Map Name: San Francisco North Quadrangle \*Scale: 1:24,000 \*Date of map: 2015



Page \_\_\_\_\_ of \_\_\_\_\_ **Project Name:** 310 7<sup>TH</sup> Street, San Francisco, CA **Year** 2016  
Camera: Nikon D3200 Format: Digital SLR Lens Size: 18-55mm Film: N/A **Negatives Kept at:** Page & Turnbull, Inc. 417  
Montgomery Street, 8<sup>th</sup> Floor, San Francisco, CA 94104



Figure 1: Original cement plaster water table, currently painted. Looking west.



Figure 2: First-story, primary façade. Looking west.



Page \_\_\_\_\_ of \_\_\_\_\_ **Project Name:** 310 7<sup>TH</sup> Street, San Francisco, CA **Year** 2016  
Camera: Nikon D3200 Format: Digital SLR Lens Size: 18-55mm Film: N/A **Negatives Kept at:** Page & Turnbull, Inc. 417  
Montgomery Street, 8<sup>th</sup> Floor, San Francisco, CA 94104



Figure 3: Divided-light transom above entry door in western bay, primary façade. Looking south.



Figure 4: Grouping of five round-arched, steel-sash windows; second story, primary façade. Looking south.

Page \_\_\_\_\_ of \_\_\_\_\_ **Project Name:** 310 7<sup>TH</sup> Street, San Francisco, CA **Year** 2016  
Camera: Nikon D3200 Format: Digital SLR Lens Size: 18-55mm Film: N/A **Negatives Kept at:** Page & Turnbull, Inc. 417  
Montgomery Street, 8<sup>th</sup> Floor, San Francisco, CA 94104



Figure 5: Fixed, steel-sash divided-light window with terracotta surround. Identical windows are located at western (shown) and eastern bay of second story, primary façade. Looking south.



Figure 6: Third-story terrace and primary façade of 1927 addition. Fixed, steel-sash window in western bay not pictured. Looking southwest.



Page \_\_\_\_\_ of \_\_\_\_\_ **Project Name:** 310 7<sup>TH</sup> Street, San Francisco, CA **Year** 2016  
Camera: Nikon D3200 Format: Digital SLR Lens Size: 18-55mm Film: N/A **Negatives Kept at:** Page & Turnbull, Inc. 417  
Montgomery Street, 8<sup>th</sup> Floor, San Francisco, CA 94104



Figure 7: Second and third stories, east façade viewed from 7th Street. Looking south.

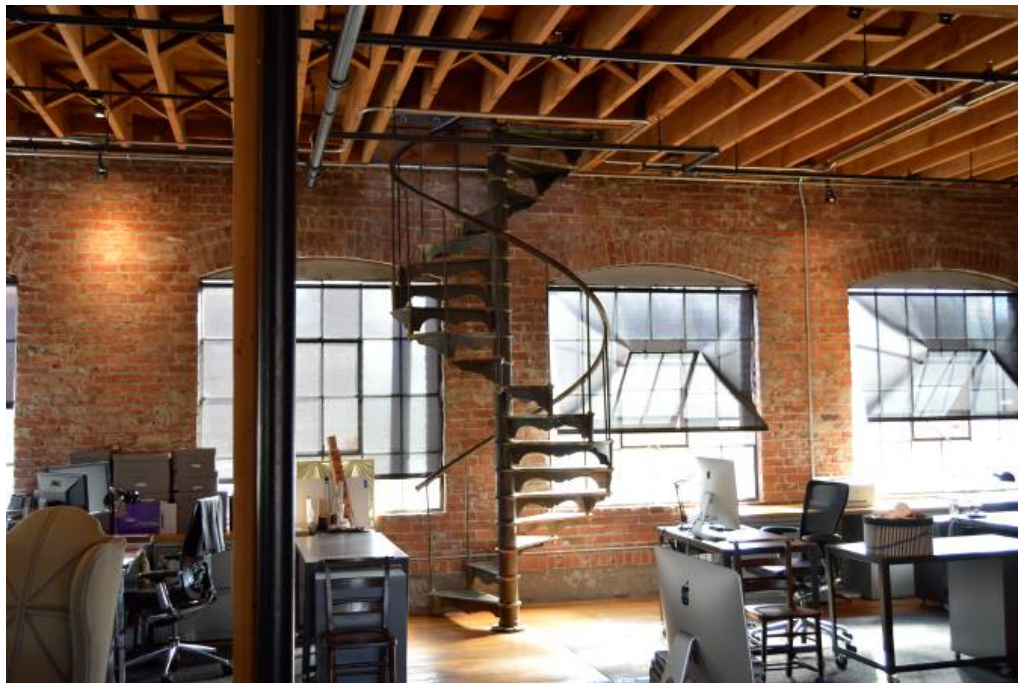


Figure 8: Three steel-sash windows along east facade viewed from third-story interior. Looking east.

Page \_\_\_\_\_ of \_\_\_\_\_ **Project Name:** 310 7<sup>TH</sup> Street, San Francisco, CA **Year** 2016  
Camera: Nikon D3200 Format: Digital SLR Lens Size: 18-55mm Film: N/A **Negatives Kept at:** Page & Turnbull, Inc. 417  
Montgomery Street, 8<sup>th</sup> Floor, San Francisco, CA 94104



Figure 9: Aerial imagery shows rear façade of 310 7th Street. Looking north. Google Earth Pro, 2016. Edited by Page & Turnbull.



Figure 10: Interior shaft space at southeast corner of building. Second-story window at south façade picture right. Skylight at roof level pictured left. Facing south.



Page \_\_\_\_\_ of \_\_\_\_\_ **Project Name:** 310 7<sup>TH</sup> Street, San Francisco, CA **Year** 2016  
Camera: Nikon D3200 Format: Digital SLR Lens Size: 18-55mm Film: N/A **Negatives Kept at:** Page & Turnbull, Inc. 417  
Montgomery Street, 8<sup>th</sup> Floor, San Francisco, CA 94104

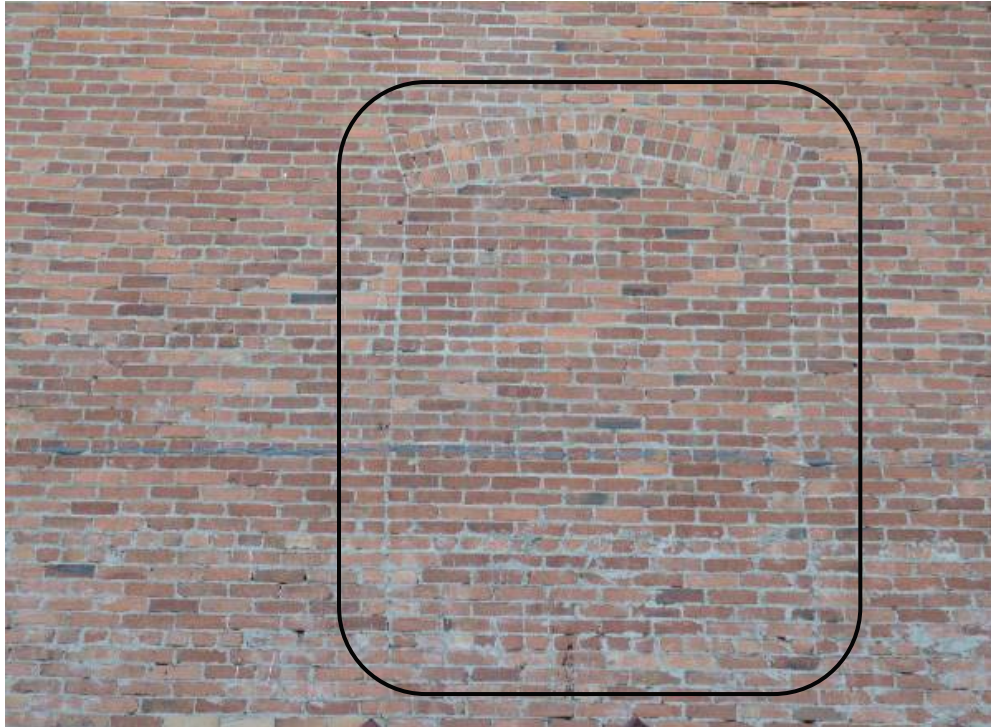


Figure 11: Segmental arch and mortar joints of former window openings along west façade remain visible. Looking east.



Figure 12: Steel-sash windows at second and third floors of the west façade. Looking east.

Page \_\_\_\_\_ of \_\_\_\_\_ **Project Name:** 310 7<sup>TH</sup> Street, San Francisco, CA **Year** 2016  
 Camera: Nikon D3200 Format: Digital SLR Lens Size: 18-55mm Film: N/A **Negatives Kept at:** Page & Turnbull, Inc. 417  
 Montgomery Street, 8<sup>th</sup> Floor, San Francisco, CA 94104

Mo.	Day	Time	Exp./Frame	Subject/Description	View Toward	Accession #
11	8	10:30	Photo P5a.	Primary Record: Primary Façade	SW	
11	8	10:30	Figure 1	Original cement plaster water table, currently painted. Looking west.	W	
11	8	10:30	<b>Figure 2</b>	First-story, primary façade. Looking west.	W	
11	8	10:30	Figure 3	Divided-light transom above entry door in western bay, primary façade. Looking south.	S	
11	8	10:30	Figure 4	Grouping of five round-arched, steel-sash windows; second story, primary façade. Looking south.	S	
11	8	10:30	Figure 5	Fixed, steel-sash divided-light window with terracotta surround. Identical windows are located at western (shown) and eastern bay of second story, primary façade. Looking south.	S	
11	8	10:30	Figure 6	Third-story terrace and primary façade of 1927 addition. Fixed, steel-sash window in western bay not pictured. Looking southwest.	SW	
11	8	10:30	Figure 7	Second and third stories, east façade viewed from 7th Street. Looking south.	S	
11	8	10:30	Figure 8	Three steel-sash windows along east facade viewed from third-story interior. Looking east.	E	
11	8	10:30	Figure 9	Aerial imagery shows rear façade of 310 7th Street. Looking north. Google Earth Pro, 2016. Edited by Page & Turnbull.	N	
11	8	10:30	Figure 10	Interior shaft space at southeast corner of building. Second-story window at south façade picture right. Skylight at roof level pictured left. Facing south.	S	
11	8	10:30	Figure 11	Segmental arch and mortar joints of former window openings along west façade remain visible. Looking east.	E	
11	8	10:30	Figure 12	Steel-sash windows at second and third floors of the west façade. Looking east.	E	

*Additional Images Referenced:*



Figure 13: c. 1927 photograph of 310 7th Street. This photo shows third-story addition and signage relating to MFM. Photograph courtesy Ken Fulk, Inc.

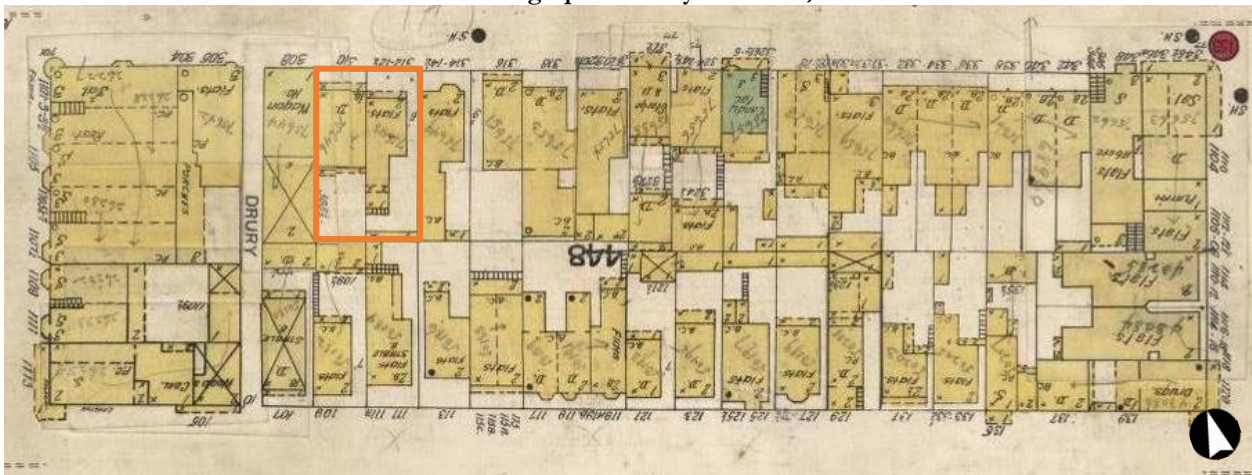
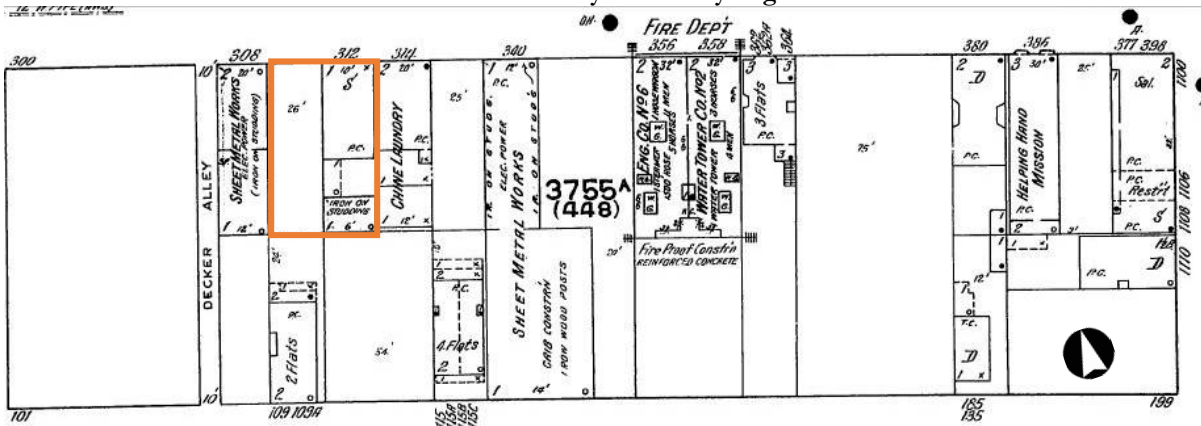


Figure 14: 1905 Sanborn fire insurance map shows 300 block of 7th Street comprised of mostly frame dwellings. Future site of 310 7<sup>th</sup> Street indicated with orange rectangle. David Rumsey Map Collection. San Francisco Public Library. Edited by Page & Turnbull.





Page 22 of 35 Resource Name or # 310 7<sup>th</sup> Street  
 \*Recorded by Page & Turnbull, Inc. \*Date November 18, 2016  Continuation  Update  
 Figure 15: 1913-1915 Sanborn fire insurance map shows 300 block of 7th Street approximately one decade after 1906 earthquake and fires. Future site of 310 7<sup>th</sup> Street indicated with orange rectangle.  
 San Francisco Public Library. Edited by Page & Turnbull.



Figure 16: Figure 15: 1920 Sanborn fire insurance map shows little change from 1913-1915 in subject block. 310 7th Street indicated with orange rectangle still shown as vacant lot. San Francisco Public Library. Edited by Page & Turnbull.

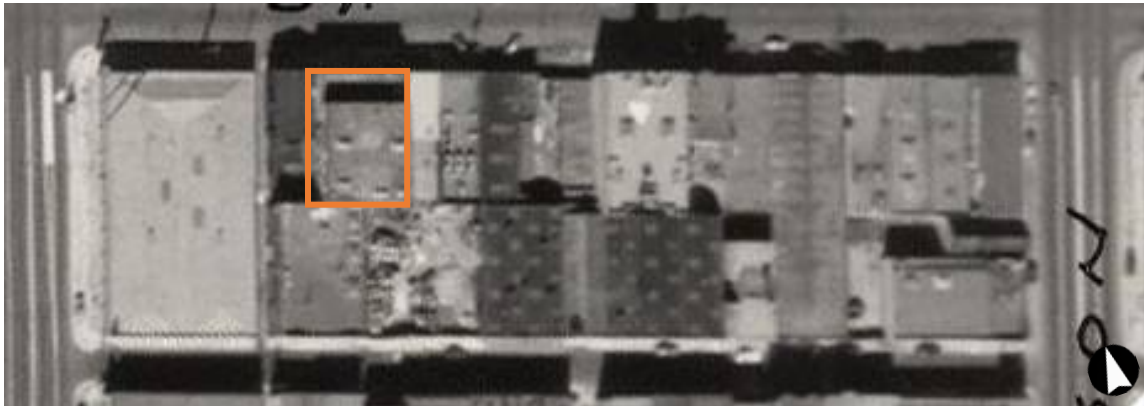


Figure 17: 1938 aerial photograph by Harrison Ryker shows 310 7<sup>th</sup> Street indicated with orange rectangle. David Rumsey Map Collection. Edited by Page & Turnbull.

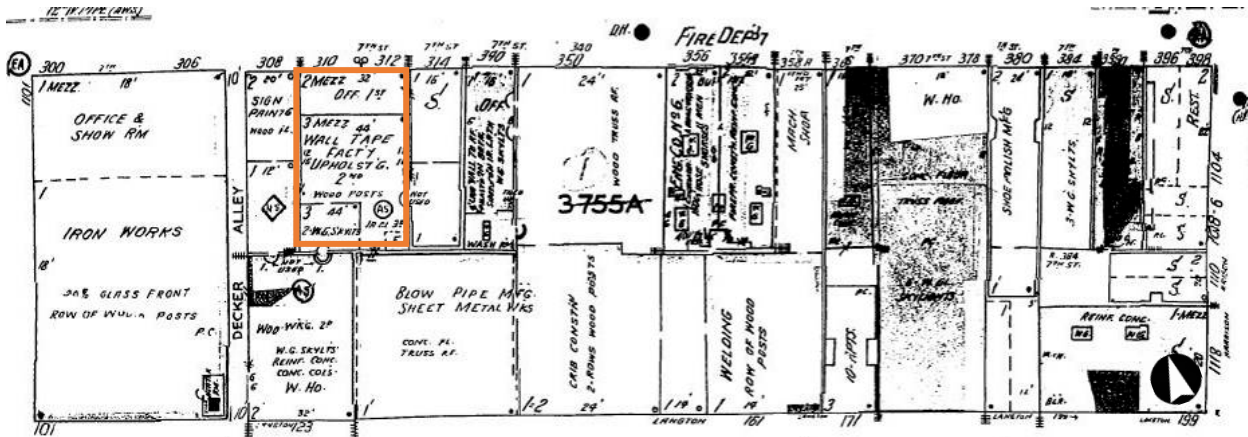


Figure 18: 1950 Sanborn fire insurance map shows 300 block of 7th Street filled with built fabric, a majority of which was constructed 1920-1929. 310 7th Street indicated with orange rectangle. San Francisco Public Library. Edited by Page & Turnbull.



State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
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Primary # \_\_\_\_\_  
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 Trinomial \_\_\_\_\_

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Resource Name or # 310 7<sup>th</sup> Street

\*Recorded by Page & Turnbull, Inc.

\*Date November 18, 2016

Continuation  Update

*Building Permits: San Francisco Building Department*

OFFICIAL COPY  
 DEPARTMENT OF BUILDING  
 SAN FRANCISCO

No. 139231

**APPLICATION**  
 OF  
**Revis Abrams** Owner

To make additions, alterations or repairs  
 to building

Location: 310 - 7th St. Street

Estimated Cost: \$ 400.

Filed: MAY 27 1925

Referred to Inspector: \_\_\_\_\_ For Report: \_\_\_\_\_

Approved: *[Signature]*  
 Chief Building Inspector

May 27 - 1925

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 DEPARTMENT OF BUILDING  
 SAN FRANCISCO

**ALTERATION BLANKS**  
 WRITE IN INK - FILE TWO COPIES  
**THE BOARD OF PUBLIC WORKS**  
 OF THE CITY AND COUNTY OF SAN FRANCISCO

Continuation:  
 The undersigned respectfully petition your Honorable Board for permission to do the following  
 work at corner \_\_\_\_\_ of \_\_\_\_\_  
 No. \_\_\_\_\_ 310 - 7th Street \_\_\_\_\_ feet \_\_\_\_\_ feet

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

Remove brick wall and substitute steel girder.

Estimated cost of work: \$ 400.

Building to be used as: steel manufacturing

I hereby agree to pay, indemnify and keep harmless the City and County of San Francisco and its  
 officers and agents from and against all claims, damages, costs and expenses, including attorney's  
 fees and costs, and liability in connection with the granting of this permit, and all costs and expenses  
 incurred from the use or occupancy of any addition, steel or other structure placed by virtue thereof and will  
 in all things strictly comply with the conditions of this permit.

Name of Applicant: \_\_\_\_\_  
 Address: \_\_\_\_\_

Name of Applicant: Revised  
 Address: 21, Berkeley, Cal.

Per \_\_\_\_\_  
 Name of Applicant: Revised Abrams, Owner  
 Address: \_\_\_\_\_

Report: \_\_\_\_\_  
 Assembly: \_\_\_\_\_

Inspector: \_\_\_\_\_  
 Title: \_\_\_\_\_

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

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Resource Name or # 310 7th Street

\*Recorded by Page & Turnbull, Inc.

\*Date November 18, 2016

Continuation     Update

*Report Impounded*  
*s.e. 155 Prohibits*  
*the Class of Construction*  
*Class 7 Type 1*  
*April 22-27*

3755  
No. 160457  
**APPLICATION**  
OF  
L. Abrams Owner  
320 22 7th St  
To make additions, alterations or repairs  
to building  
Location W. 7th St.  
25 S. Decker Street  
Estimated Cost \$17,000  
Filed April 26, 2017  
Referred to Inspector  
Approved:  
April 24, 2017  
Chief Building Inspector.

**SAN FRANCISCO**  
DEPARTMENT OF  
BUILDING AND  
SAFETY

**SAN FRANCISCO**  
DEPARTMENT OF  
BUILDING AND  
SAFETY

**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 7th street 25 feet 5 feet  
of Decker street

**WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE**  
Remove brick pavement and add  
patent asphalt pavement - 3" deep

Estimated cost of work, \$ 17,000  
Building to be used as factory  
I hereby agree to save, faithfully and keep pending the City and County of San Francisco, and all  
official agents all building permits, colored sketches which may in inside across within said  
block, and to do all things necessary to carry out the terms of this permit, and all laws and ordinances which may  
apply to all things except comply with the provisions of this permit.  
Address 123 E. Mission St. S.F. Cal. Owner  
Name of building Factory Bldg. No. 1912 City San Francisco  
Address 815 Street  
Report



State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

OFFICIAL COPY

**APPROVED**  
 FEB 8 1973  
*Appelberry*

OFFICE OF THE SUPERVISOR  
 DEPARTMENT OF PARKS AND RECREATION  
 SAN FRANCISCO OFFICE

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 OFFICE OF THE SUPERVISOR  
 DEPARTMENT OF PARKS AND RECREATION  
 SAN FRANCISCO OFFICE

CITY AND COUNTY OF SAN FRANCISCO  
 DEPARTMENT OF PUBLIC WORKS  
 APPLICATION FOR BUILDING PERMIT  
 ADDITIONS, ALTERATIONS OR REPAIRS

PROJECT: **310 7<sup>th</sup> Street**

DESCRIPTION OF BUILDING: **5th floor**

APPLICANT: **Sheila G. Walker**

ADDRESS: **310 7<sup>th</sup> Street, San Francisco, CA 94103**

DATE OF ISSUE: **FEB 8 1973**

PERMIT NUMBER: **373972**

PROJECTED COST: **\$232,100**

PERMIT FEE: **\$110**

RECEIVED: **FEB 8 1973**

APPROVED: **Sheila G. Walker**

NOTICE TO APPLICANT: **See sheet 27 of 35**

APPLICANT'S CERTIFICATION: **I certify that the information furnished herein is true and correct to the best of my knowledge and belief.**

APPLICANT'S SIGNATURE: *Sheila G. Walker*

APPLICANT'S TITLE: **Owner**

NOTARY PUBLIC SIGNATURE: \_\_\_\_\_

NOTARY PUBLIC TITLE: \_\_\_\_\_

OFFICIAL COPY

**CONDITIONS AND STIPULATIONS**

DATE	REASON	NOTIFIED

NOTE: DATE AND NAME OF ALL PERSONS NOTIFIED DURING PROCESSING

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
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Resource Name or # 310 7<sup>th</sup> Street

\*Date November 18, 2016

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\*Recorded by Page & Turnbull, Inc.

**SAN FRANCISCO**  
DEPARTMENT OF BUILDING INSPECTION  
**CANCELED**  
JUL 12 1993

City and County of San Francisco  
Department of Public Works  
Application for Building Permits  
Additions, Alterations or Repairs

OFFICE COPY

APPLICANT'S CERTIFICATION

APPLICANT'S SIGNATURE: *Paul C. ...*  
DATE: \_\_\_\_\_

APPROVED: *Paul C. ...*  
DATE: \_\_\_\_\_

NO.	DESCRIPTION OF WORKING DRAWING	DATE	REVISION
1	TEMPORARY PARTITIONS FOR DISPLAY	11/18/16	

**APPLICANT'S SIGNATURE:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

**APPROVED:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

**SAN FRANCISCO**  
DEPARTMENT OF BUILDING INSPECTION

**CONDITIONS AND STIPULATIONS**

APPROVED: *Paul C. ...*  
DATE: \_\_\_\_\_

APPROVED	REASON	DATE	REASON
APPROVED	NO ISSUES	11/18/16	
APPROVED	NO ISSUES	11/18/16	
APPROVED	NO ISSUES	11/18/16	
APPROVED	NO ISSUES	11/18/16	
APPROVED	NO ISSUES	11/18/16	
APPROVED	NO ISSUES	11/18/16	
APPROVED	NO ISSUES	11/18/16	

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
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 \*Recorded by Page & Turnbull, Inc.

Resource Name or # 310 7<sup>th</sup> Street  
 \*Date November 18, 2016

Continuation  Update

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5/21  
 1/1  
 1/1  
 1/1  
 1/1

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS	
APPLICATION FOR BUILDING PERMIT ADDITIONS ALTERATIONS OR REPAIRS	
<p><b>APPLICANT INFORMATION</b></p> <p>Name: <u>Page &amp; Turnbull, Inc.</u>            Address: <u>1000 Montgomery Street, San Francisco, CA 94133</u>            Telephone: <u>415 398 1234</u></p> <p><b>PROJECT INFORMATION</b></p> <p>Address: <u>310 7th St.</u>            City: <u>SAN FRANCISCO</u> State: <u>CA</u> Zip: <u>94103</u>            Parcel No.: <u>012/011/005/010</u>            Applicant No.: <u>12345</u></p>	<p><b>APPLICANT'S CERTIFICATION</b></p> <p>I, the undersigned, hereby certify that I am the owner or authorized agent of the owner of the above described property and that the information furnished herein is true and correct.</p> <p>Signature: <u>[Signature]</u>            Date: <u>11/18/2016</u></p>
<p><b>PERMIT INFORMATION</b></p> <p>Permit No.: <u>7709826</u>            Issue Date: <u>11/18/2016</u>            Fee: <u>\$1500</u></p>	

OFFICIAL COPY

CONDITIONS AND SIMILATIONS	
<p>1. The applicant shall comply with all applicable codes and regulations.</p>	<p>2. The applicant shall provide adequate site access.</p>
<p>3. The applicant shall maintain the existing landscape.</p>	<p>4. The applicant shall protect the adjacent property.</p>
<p>5. The applicant shall provide adequate parking.</p>	<p>6. The applicant shall maintain the exterior appearance.</p>















State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

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 Trinomial \_\_\_\_\_

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Resource Name or # 310 7th Street

\*Recorded by Page & Turnbull, Inc.

\*Date November 18, 2016

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DEPARTMENT OF  
 BUILDING INSPECTION

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

**DECLARATION OF AUTHORIZED AGENT**

I hereby certify that for the purpose of filing an application for a building or other permit with the Central Permit Review Office of the Department of Building Inspection, I am the owner, architect, engineer, contractor, or other person or entity authorized by the City and County Ordinance and Regulations, or for state laws and codes, to submit and execute all documents connected with this application or permit. I declare under penalty of perjury that the foregoing is true and correct.

Applicant's Signature: [Signature]  
 Type or Print Name: John A. Kelly  
 Signature Date: 11/18/16  
 (Between lines No. 1, 2, 3, 4)  
 Date: 11/18/16  
 License No.: 8258

CPR-31731

DEPARTMENT OF  
 BUILDING INSPECTION

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**LICENSEE CONTRACTOR'S STATEMENT**

GENERAL INSURER BUREAU  
 1650 MISSION STREET  
 SAN FRANCISCO, CA 94103

Agent # \_\_\_\_\_  
 Address \_\_\_\_\_

**Licensed Contractor's Declaration**

I am licensed under the provisions of Chapter 9 (commencing with Section 2600) of Division 9 of the Business and Professions Code, and the my license is in full force and effect.

License Number: 521571 License Class: C-32  
 Expiration Date: 6-30-15 Contractor: John A. Kelly  
[Signature]  
 CONTRACTOR

**Owner/Builder Declaration**

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law, Business and Professions Code (BPC) 2600. (Check the appropriate box below.)

I, as owner of the property, or my employee, with wages as their sole compensation, will do the work, and the structure to be constructed, and agree that in the event that any work is commenced contrary to the representations contained herein, that the Permit hereby applied for shall be deemed suspended.

I, as owner of the property, am authorizing contracting with licensed contractors to construct the project. (See 7049. I certify that in the case such contractors are selected, I will use them. This is a copy of this form (Licensed Contractor's Declaration) prior to the commencement of any work. I further acknowledge that I understand the provisions of the BPC and the BPS, and I agree that the Permit hereby applied for shall be deemed suspended.

I am exempt under Business and Professions Code Sec. \_\_\_\_\_

Reason: \_\_\_\_\_  
 Architect (PRINT): \_\_\_\_\_  
 Agent (PRINT): \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Owner (PRINT): \_\_\_\_\_

(SUSPENDED)

NOTICE: Any violation of the Bus. Prof. Code Sec. 2600, by any person applicant, shall be subject to a fine of up to \$10,000 and/or imprisonment for up to 1 year, or both, pursuant to Section 2600.5 of the BPC. (BPC) 2600.5