



PLANNING COMMISSION AGENDA REPORT

Meeting Date: May 25, 2023

From: Julia Ayres, Senior Planner

Subject: 25 Visitacion Avenue; 2023-DP-1/2023-UP-3; NCRO-2 District; Demolition of an existing commercial building and construction of a new two-story, 4,078 square foot mixed-use structure including one single-family dwelling unit and attached accessory dwelling unit constructed above and behind a 734 square foot storefront; and finding that this project is categorically exempt from environmental review under CEQA Guidelines Sections 150301(l), 15303(a), and 15303(c); Xie Guan, applicant; Bonnie Boswell and Joel Diaz, owners.

REQUEST:

The applicant requests approval of the above-referenced permits to demolish an existing commercial building (“23 Café”) and construct a new two-story, 4,078 square foot mixed-use structure including one single-family dwelling unit and attached accessory dwelling unit (ADU) constructed above and behind a 734 square foot, ground level commercial storefront. A two-car, tandem parking garage served by a new 10-foot wide curb cut is proposed to provide parking for the single-family dwelling. No off-street parking is required for the ADU or commercial storefront.

A Design Permit is required for construction of any new principal structure in the NCRO-2 District. A Use Permit is required for mixed-use residential development in the NCRO-2 District. A Use Permit is also required to allow two off-street parking spaces to serve the single-family dwelling where three off-street parking spaces are required by the Municipal Code.

RECOMMENDATION: Approve 2023-DP-1/2023-UP-3 via adoption of Resolution 2023-DP-1/2023-UP-3 containing the findings and conditions of approval.

ENVIRONMENTAL DETERMINATION: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Sections 150301(l), 15303(a), and 15303(c) - this project falls within a class of projects which the State has determined not to have a significant effect on the environment. The exceptions to these categorical exemptions referenced in Section 15300.2 of the CEQA Guidelines do not apply.

Given that the building is approximately 66 years old, consistent with the CEQA Guidelines, the City hired a qualified historic architecture consulting firm to prepare a historic resources evaluation (HRE) of both 23 Visitacion Avenue (the “23 Club”) and 25 Visitacion Avenue (the subject property; “23 Café”) to determine whether the proposed project would potentially impact a historic resource. The report (see Attachment F) provides a history of the 1956 construction of the restaurant building at 25 Visitacion Avenue as an addition to the 23 Club by then-owner John DeMarco, and subsequent alterations to the structure. The HRE concludes that, though some criteria are met for listing as a historic resource, both the 23 Club structure at 23 Visitacion Avenue and the restaurant structure at the subject property lack sufficient integrity to qualify as a historic resource using the standard evaluation criteria established by the State of California.

APPLICABLE CODE SECTIONS: Brisbane Municipal Code (BMC) [Chapter 17.14, Neighborhood Commercial- Downtown Brisbane](#) addresses the requirement for both a design permit and use permit for new mixed-use structures in the NCRO-2 district, and exempts storefront uses in the NCRO-2 district from off-street parking requirements. [BMC Chapter 17.34](#) contains minimum off-street parking requirements for single-family dwellings, exempts ADUs from off-street parking requirements in the NCRO-2 district, and describes the use permit procedures and findings for modifications to the off-street parking requirements.

ANALYSIS AND FINDINGS:

Project Description

The subject property is a 2,689 square foot, 25-foot-wide lot in the middle of the first block of Visitacion Avenue on the east side of the street. This block, like much of Visitacion Avenue, features a variety of residential, commercial, and mixed-uses with buildings ranging from one to three stories. Properties directly abutting the subject property are described in the table below.

Table 1 Adjacent Properties

Address	Abutting	Use	Zoning District
23 Visitacion Ave.	North Side lot line	Two-story commercial building	NCRO-2
27-31 Visitacion Ave.	South Side lot line	One-story mixed-use building; residential unit located on north side adjacent to subject property	NCRO-2
36-50 San Bruno Ave.	Rear lot line (east)	Vacant (parking lot)	NCRO-2

The applicant proposes construction of a new two-story, 29 ft., 3 in. tall building totaling 4,078 square feet of floor area, detailed below:

- Ground level:
 - o 734 square foot commercial storefront
 - o 520 square foot, two-car garage
 - o 510 square foot ADU
 - o Shared stairways and corridor
 - o 456 square foot shared rear yard
- Second level:
 - o 2,027 square foot single-family dwelling with two decks totaling 174 square feet

Architectural Style and Design Elements: The proposed building is of a contemporary architectural design and includes pedestrian-level details at street level, including recessed storefront and residential entries and a landscaped planter box. Exterior materials include smooth stucco, metal, wood, glass, and cement board elements. The color palette includes a complementary mix of white, gray, and black finishes.

Density and Building Form: One single-family dwelling unit on a 2,689 sq ft site translates to a density of 16 dwelling units per acre (du/ac), within a 29 ft., 3 in. tall building. Recessed and cantilevered decks

on the front and rear facades provide articulation and break up the building massing. Two second story lightwells on the south side wall, abutting a one-story mixed-use structure, relieve the long exterior wall plane and pull the massing of the second story away from the adjacent structure.

Parking and Access/Site Circulation: The proposed garage would provide two tandem parking spaces. On-site turnaround is not required for single-family dwellings in the NCRO-2 district; accordingly, the garage design would require cars to back out onto Visitacion Avenue. The applicant's plans include a pedestrian warning system that will engage when cars exit or enter the structure. A new 10 foot curb cut is proposed to access the garage, which is less than the 12 foot curb cut typically required for residential uses. The City Engineer authorized the reduced width in order to preserve on-street parking to the maximum extent feasible. This is consistent with other recent approvals for mixed-use development on Visitacion Ave. (including 213 Visitacion Ave.)

The residential entry would be located along the south side lot line, providing on-grade access to the ground level ADU and stairway access to the single-family dwelling on the second floor. A dedicated entry for the storefront would be located to the left of the residential entry gate.

Conformance to Development Standards: The project conforms to the NCRO-2 District development standards, as summarized in Attachment B. Also included in the design permit request is the proposed 29 ft., 3 in. building height, which requires Commission authorization per the NCRO-2 District development standards. A use permit is requested to allow two off-street parking spaces where three are required.

Analysis

Use Permit Findings: The application meets the findings required for approval of a use permit for mixed-use development within the NCRO-2 zoning district per BMC Section 17.14.040, and for approval of a modification to the off-street parking requires per BMC Section 17.34.050. The findings are detailed in the attached Resolution in Exhibit A and summarized below.

Land Use-Related Use Permit Findings

1. **Adjacent Uses and General Plan Consistency:** The project is consistent with the General Plan Neighborhood Commercial/Retail/Office land use designation, which allows for mixed-use development. The proposed project, with a density of 16 du/ac, falls at the lower end of the range of densities in the NCRO-2 district, as shown in Attachment E. (Note: the ADU is not counted as an additional unit when calculating the project's density.) The project is consistent with the 2023-2031 Housing Element which encourages mixed-use and infill development. The project would also revitalize commercial use on a site that has been vacant for several years, consistent with the General Plan's intent for Visitacion Avenue to be a pedestrian-oriented retail corridor.

The project is compatible with adjacent uses and structures both in regards to the mix of commercial and residential uses and the building's form. At just under 30 ft tall and two stories, the proposed structure would fall within the mid-range of building heights on this first block of Visitacion Avenue.

The proposed mix of commercial and residential uses is compatible with adjacent land uses, which include a commercial structure at 23 Visitacion Avenue and a mixed-use structure at 27-31 Visitacion Avenue. Additional compatibility considerations are addressed in the finding below.

2. Injurious or Detrimental Effects: The project would not have injurious or detrimental effects on adjacent properties or the City at large. The project would revitalize an underutilized and inactive parcel in significant disrepair with a new mixed-use structure that is consistent with the mixed-use character of the NCRO-2 District. The project also would bring new residents to the City's downtown core who would patronize local shops, restaurants and transportation.

Additionally, the project would eliminate an existing encroachment over the shared property line with 27-31 Visitacion Avenue shown in the topographic survey in Attachment H. The residential unit of this building is located adjacent to the proposed structure. Per floor plans on file with the City, there are no windows along the north side wall of the residential unit at 27-31 Visitacion Avenue. By limiting the building height to two stories and incorporating two lightwells into the south side wall, the project would preserve access to light and air for residents of 27-31 Visitacion Avenue. The proposed structure would be set back a minimum of 10 ft from the rear lot line abutting the vacant parking lot at 36-50 San Bruno Avenue to the east, allowing adequate buffer between the proposed structure and any future development entitled at 36-50 San Bruno Avenue.

Finally, a pedestrian warning system included at the garage will provide both visual and audio cues to pedestrians when cars are entering or exiting the garage to ensure pedestrian safety.

Parking-Related Use Permit Findings

3. Strict enforcement of the specified regulation is not required by either present or anticipated future traffic volume or traffic circulation on the site.

The project meets this finding. The BMC does not require off-street parking for the ADU or commercial storefront. The required off-street parking is therefore limited to the two-bedroom single-family dwelling. Considering that the garage will be used by occupants of a single dwelling, no extraordinary enforcement is required to ensure its use by occupants of the dwelling. If the proposed dwelling is constructed, and is then expanded in the future, compliance with parking would be reconsidered at such a time the City considers permits for such an expansion.

4. The granting of the use permit will not create or intensify a shortage of on-street parking spaces.

The project meets this finding. Granting a use permit to allow two off-street parking spaces where three are required for a two-bedroom home on a site in proximity to public transit and with secured on-site bicycle storage would not contribute to the existing shortage of on-street parking in the vicinity of the project. While the proposed project would eliminate two existing street parking spaces along its frontage on Visitacion Avenue, the 10 ft curb cut (approved by the City Engineer) would preserve

existing on-street parking to the maximum extent feasible while still providing for required legal access off-street parking. The only way to avoid removal of street parking would be to exempt the project from off-street parking requirements entirely.

It is worth noting that unlike the parking requirement for multi-family units, for which the number of bedrooms dictates the number of off-street parking spaces, parking requirements for single-family dwellings are based on the overall floor area and the width of the property. For comparison, a two-bedroom dwelling unit in a multi-family building requires 1.5 off-street parking spaces regardless of its size.

5. Full compliance with the parking requirements is not reasonably feasible due to existing structural or site constraints:

The project meets this finding. The narrow lot width in conjunction with the required ground floor storefront space significantly constrains the ability to provide the required off-street parking. The single-family parking standards are tailored to standalone residential lots in the R districts that are not encumbered by a requirement for street level uses other than parking. The applicant's proposal for two off-street parking spaces is the maximum number of parking spaces that can be accommodated on the property as a result of these constraints.

Design Permit Findings: The project meets the findings required for design permit approval in the NCRO-2 zoning district per BMC Section 17.14.111 and BMC Chapter 17.42, as detailed below. There are no special findings for allowing a 29 ft, 3 in building height in the NCRO-2 District. The Planning Commission adopted design guidelines for the NCRO-2 District in 2002 which provide general guidance to implementing the Design Permit findings in BMC Chapter 17.42 and to the development standards in the NCRO-2 District.

The key findings fall into five topic areas and are briefly discussed below. A detailed discussion of each finding is provided in Exhibit A to the draft resolution in Attachment A.

Neighborhood Compatibility: The findings regarding neighborhood compatibility include "...mitigating potential impacts on adjacent land uses..." and "...maintain a compatible relationship to adjacent development". These findings are addressed in the use permit findings discussed in detail above.

Streetscape Vernacular and Pedestrian Scale: The proposed design respects the pedestrian scale and streetscape vernacular of Visitacion Avenue by incorporating a recessed entry to the commercial storefront and residential entry and landscaping at the ground level. The second story is set back five feet from the lower building wall on the front building façade, reducing the perceived mass of the two-story structure from the street level. The ground floor storefront commercial unit features a glass door and large windows to provide views into the space from the street.

Building Form and Details: The building is of a contemporary architectural design and features pedestrian-level details and articulation at the street façade, noted above. Second level decks and

canopies at the front and rear walls and second story lightwells on the south side wall provide both visual interest and articulate the building's bulk and mass. The proposed color palette of white, gray, and black, and exterior materials of stucco, metal, wood, cement board siding, and glass complement the contemporary architectural style.

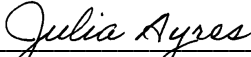
Landscaping and Outdoor Spaces: The proposed landscaping, including a 25 square foot planter box adjacent to the storefront entry and approximately 450 square feet of rear yard landscaping, provides the most landscape and recreational outdoor areas feasible considering the lot size and width. The final planting plan will be subject to Community Development Director approval, including specific plant species. Generally, species must be low-water use and non-invasive, with native plants preferred.

Correspondence

Correspondence received as of the writing of this staff report is attached for the Commission's reference (Attachment G). Any additional correspondence will be provided to the Commission separately as it is received prior to or at the time of the public hearing.

ATTACHMENTS

- A. Draft Resolution **2023-DP-1/2023-UP-3**
- B. Project zoning summary
- C. Aerial vicinity map
- D. Assessor's parcel map
- E. NCRO-2 district density data
- F. Historic Resource Evaluation prepared by VerPlancke Historic Preservation Consulting
- G. Written correspondence
- H. Applicant's plans



Julia Ayres, Senior Planner

Draft

RESOLUTION **2023-DP-1/2023-UP-3**
A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE
CONDITIONALLY APPROVING 2023-DP-1/2023-UP-3 FOR
CONSTRUCTION OF A NEW MIXED-USE DEVELOPMENT AT 25 VISITACION AVENUE

WHEREAS, Xie Guan, the applicant, applied to the City of Brisbane for approval of Design Permit 2023-DP-1 and Use Permit 2023-UP-3 at 25 Visitacion Avenue, which would allow for demolition of an existing one-story commercial building and construction of a new two-story mixed-use development, including a single-family dwelling and attached accessory dwelling unit constructed above and behind a ground floor commercial storefront; and

WHEREAS, on May 25, 2023, the Planning Commission conducted a public hearing on the application, publicly noticed in compliance with Brisbane Municipal Code Chapters 1.12 and 17.54, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the staff memorandum relating to said applications, the applicant's plans and supporting materials, and the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act; pursuant to Sections 150301(l), 15303(a), and 15303(c) of the State CEQA Guidelines, and that the exceptions to these categorical exemptions referenced in Section 15300.2 of the CEQA Guidelines do not apply; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein as Exhibit A in connection with applications 2023-DP-1 and 2023-UP-3.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of May 25, 2023, did resolve as follows:

Design and Use Permits 2023-DP-1/2023-UP-3 are approved per the findings and conditions of approval attached herein as Exhibit A.

ADOPTED this twenty-fifth day of May, 2023, by the following vote:

AYES:
NOES:
ABSENT:

ROEL FUNKE
Chairperson

ATTEST:

JOHN A SWIECKI, Community Development Director

**Draft
EXHIBIT A**

Action Taken: Conditionally approve 2023-DP-1/2023-UP-3 per the staff memorandum with attachments, via adoption of Resolution **2023-DP-1/2023-UP-3**.

Findings:

Design Permit 2023-DP-1:

A. The proposal's scale, form and proportion, are harmonious, and the materials and colors used complement the project. Specifically, the building is of a contemporary architectural design that features pedestrian-level detail and articulation at the west (street) facade and a harmonious mix of exterior materials and colors. The building form is highly articulated at the most visible west (street-facing), and south building facades through a mix of second story setbacks and lightwells, and voids in the building walls, including the recessed storefront and residential entry at the ground level of the west facade. The two-story, 29 ft., 3 in. tall structure would fall in the midrange of other buildings in the NCRO-2 District, which range from one to four stories.

The minimalist, neutral color palette and exterior materials are complementary. The ground floor features white stucco walls defined by metal window and door framing in varying tones of gray metal finishes, and a black wood and glass garage door provides contrasting textures at the street level. On the second floor, the white stucco walls are defined by satin anodized aluminum door and window framing at the deck, with glass guardrails tying together the overall modern contemporary architectural style. Horizontal and vertical bands of aluminum cladding provide additional texture and visual interest at street level and the second story and represent a modern take on the Art Deco style elements of the adjacent mixed-use structure at 27-31 Visitacion Avenue. The incorporation of horizontal cement board siding on the side walls, mimicking the look of a traditional horizontal wood plank siding, bridges the structure's contemporary design with the vernacular style of many of the older structures along Visitacion Avenue.

The orientation and location of the structure and open spaces integrate well and maintain a compatible relationship to adjacent development. The footprint of the building, with zero-foot front and side setbacks and 10 ft rear setback, is consistent with the NCRO-2 District standards and appropriate to the subject property's small size and narrow width. The project would eliminate the existing encroachment of the existing building's over the shared property line with 27-31 Visitacion Avenue (south) shown in the topographic survey in Attachment H to the May 25, 2023 staff report. The residential unit of 27-31 Visitacion Avenue is located adjacent to the proposed structure. Per floor plans on file with the City, there are no windows along the north side wall of the residential unit at 27-31 Visitacion Avenue. By limiting the building height to two stories and incorporating two lightwells into the south side wall, the project would preserve access to light and air for residents of 27-31 Visitacion Avenue.

The proposed structure would be set back a minimum of 10 ft from the rear lot line abutting the vacant parking lot at 36-50 San Bruno Avenue to the east, allowing adequate buffer between the proposed structure and any future development entitled at 36-50 San Bruno Avenue in the future. Use of the 10 ft setback for a common patio and landscaped area is an appropriate use of the setback area, and proposed eight foot fencing (six feet solid, two feet of lattice) would provide adequate buffer and privacy for occupants from adjacent commercial uses. The two second-level decks serving the single-family dwelling are oriented toward commercial uses to the east and a range of uses along Visitacion Avenue, with adequate setbacks to ensure privacy of both deck users and adjacent property occupants.

B. As discussed in finding B above, the proposed structure is designed to mitigate potential impacts to adjacent land uses in regard to maintaining access to light and air and orientation of outdoor living spaces.

C. The project design takes advantage of natural heating and cooling opportunities through building placement, landscaping and building design to the extent practicable, given site constraints, to promote sustainable development and to address long term affordability. The site's small size and narrow width greatly constrain the siting and orientation of the building, and requirements for fire-rating for walls and limitation on wall openings at property lines minimize opportunities for passive heat gain.

D. The property is not located on a hillside.

E. The site plan minimizes the effects of traffic on abutting streets through careful layout of the site with respect to location, dimensions of vehicular and pedestrian entrances and exit drives, and through the provision of adequate off-street parking, consistent with the approval of the requested Use Permit for nonconforming parking. Specifically, the proposed 10 ft curb cut, authorized by the City Engineer, will preserve existing on-street parking spaces to the maximum extent feasible while allowing for safe egress and ingress to the site. Pedestrian safety will be ensured by the required pedestrian warning system to provide both audio and visual warning to pedestrians when cars exit the garage.

F. The property's location and direct sidewalk access provides alternatives for pedestrians to access public transit and shuttle stops within a half-mile radius on Bayshore Boulevard, Old County Road, and San Bruno Avenue, connecting to BART and Caltrain as well as regional bus routes. Additionally, the project includes one long-term bicycle parking space and two short-term bicycle parking spaces at the ground floor, incentivizing bicycle ownership and use as an alternative to single-occupancy vehicles.

G. The proposed open areas and landscaping complement the structure. The design includes private decks for the single-family dwelling, and a shared common yard accessible at the ground floor. The combined total of over 600 sq ft of outdoor area exceeds the 60 sq ft per unit requirement for the NCRO-2 District. The proposed landscape plan maximizes the available space in the recessed storefront entry and the rear yard and will be planted with drought-resistant, non-invasive species (California natives preferred), subject to final approval by the Community Development Director via the building permit application. The proposed landscaped planters on the front building façade additionally

provides visual interest at the pedestrian level. The property is not located near protected habitat or wildland areas.

H. The proposal takes reasonable measures to protect against external and internal noise. Specifically, the structures must comply with California Building Code requirements to protect residents from unhealthy noise levels from the exterior of the building as well as unwanted noise from the ground floor commercial unit.

I. Consideration has been given to avoiding off-site glare from lighting and reflective building materials. The conditions of approval require the building permit plans to demonstrate the glass guardrail and other glass elements will have nonreflective finishes. Additionally, the conditions of approval require a lighting plan to be submitted with the building permit application demonstrating that all exterior lighting will be shielded and downlit to minimize off-site light and glare.

J. Trash and recycling receptacles utilities and mechanical equipment are located within the structure in a dedicated, enclosed area on the ground floor and will not be visible from the exterior of the building.

K. No signage is included in the application. As a condition of approval, future commercial tenants of the ground floor storefront will be subject to the sign permit approval process in Chapter 17.36 of the Brisbane Municipal Code.

L. Provisions have been made to meet the needs of employees for outdoor space in the rear yard, which includes the required long-term bicycle parking spaces.

M. The design respects the intimate scale and vernacular character of Visitacion Avenue. Specifically, the proposed design employs voids in the ground floor walls fronting Visitacion Avenue at the storefront and residential entry, and second story setbacks and lightwells to reduce the perceived massing of the building from the street. This is consistent with the NCRO-2 district Design Guidelines suggestion that portions of a building over 28 ft in height be stepped back from the front of the building “so as not to overwhelm the view of pedestrians along both sides of the street below, and to emphasize the one-to two-story nature of the streetscape.”

N. Design details are incorporated to articulate the building, as described in detail in Findings A, B, H, and O, which emphasize the relationship to the pedestrian environment. The ground floor storefront commercial unit features a glass door and large windows at the street level providing unobstructed views into the space from the street. The ground floor façade is defined by gray and black metal and wooden doors and framing elements, softened by a planter adjacent to the storefront entryway to provide additional visual interest at eye level. The existing street tree in the property’s frontage would be retained.

O. The design incorporates creative use of elements that are characteristic of both residential and commercial structures on Visitacion Avenue. These elements include recessed entries, transom windows above the garage door on the ground level, variation of materials to add contrasting texture and visual interest, and planter boxes at street level to provide urban greenery.

P. Color and texture are provided at the street by planter boxes, large glass windows and entry door at the storefront entry, aluminum finish of the residential entry gate, and vertical and horizontal aluminum cladding of the smooth stucco finish, as described in detail in Findings A, B, H and O.

Q. Landscaping has been incorporated to enhance the design and enliven the streetscape, as described in Findings N, O and P.

Use Permit 2023-UP-3:

R. As detailed in Finding A, the proposal is consistent with the General Plan and considerate of the nature and condition of all adjacent uses and structures. The Neighborhood Commercial/Retail/Office (NCRO) land use designation allows for mixed-use development. Residential and mixed-use developments in the downtown core feature a range of residential densities and building scales, from one to four stories. In the NCRO-2 District, current densities range from 21 to 87 du/ac. The proposed project, with a density of 16 du/ac, falls at the lower end of this range. The General Plan's 2023-2031 Housing Element contains several policies and programs that encourage mixed-use and infill development. The construction of two new dwelling units would increase housing opportunities in Brisbane's downtown core, providing new residences near existing shops and restaurants and in proximity to transit, including the free Bayshore Caltrain and Balboa Park BART station shuttles (San Francisco Avenue-Old County Road stop) and Samtrans Route 292 (Bayshore-Old County Road stop) less than one-half mile away by foot. The project would also maintain a commercial presence on Visitacion Avenue on a site that has been vacant for several years and a structure that is in poor repair and potentially unleaseable in its current condition. The storefront exceeds the minimum 600 square feet required by the NCRO-2 District standards and would create opportunity for small businesses and contribute to the pedestrian-oriented environment envisioned for Visitacion Avenue in the General Plan and NCRO-2 District development standards.

The proposed project is compatible with the range of commercial, residential, and mixed-use development in the NCRO-2 district. At nearly 30 ft tall and two-stories, the proposed structure would fall within the mid-range of building heights on the 0-block of Visitacion Avenue. The building design and placement is compatible with the adjacent two-story commercial structure to the north (23 Visitacion Avenue, and a one-story mixed-use structure to the south (27-31 Visitacion Avenue) as described in detail in Finding A.

S. The proposed use would not have injurious or detrimental effects on persons residing or working in the neighborhood, or the subject property, the neighborhood, or to the welfare of the City. This infill project would improve a long-vacant property in significant disrepair consistent with the mixed-use character of the NCRO-2 District and remedy the current encroachment of the existing structure over the south side property line. It would add two new residential units to the City's downtown core whose residents would patronize local shops, restaurants, and transportation.

As described in detail in Finding A, by limiting the structure height to two stories and incorporating two lightwells into the south side wall abutting the one-story mixed-use structure to the south, the project would not impact adjacent properties' access to light and air. The proposed zero side setback is permitted by the NCRO-2 District development standards. The proposed structure would be set back a

minimum of 10 ft from the rear lot line abutting the vacant parking lot at 36-50 San Bruno Avenue to the east, allowing adequate buffer between the proposed structure and any future development entitled at 36-50 San Bruno Avenue in the future. A pedestrian warning system will be included at the garage to provide both visual and audio cues to pedestrians when cars are entering or exiting the garage to ensure pedestrian safety.

T. Strict enforcement of the specified regulation is not required by either present or anticipated future traffic volume or traffic circulation on the site. No off-street parking is required for the ADU or storefront. The required off-street parking is therefore limited to the proposed two-bedroom single-family dwelling. Considering that the garage will be used by occupants of a single dwelling, no extraordinary enforcement is required to ensure its use by occupants of the dwelling. Traffic volumes in terms of daily trips by the single-family dwelling occupants are not anticipated to increase. If the proposed dwelling is constructed, and is then expanded in the future, compliance with parking would be reconsidered at such a time the City considers permits for such an expansion.

U. The granting of the use permit will not create or intensify a shortage of on-street parking spaces, given, for example, the availability of existing or improved on/off-street parking which may not fully meet the requirements of this chapter. While the proposed project would eliminate two existing street parking spaces along its frontage on Visitacion Avenue, the 10 ft curb cut (approved by the City Engineer) would preserve existing on-street parking to the extent feasible. Two off-street parking spaces to serve one two-bedroom dwelling unit is consistent with the Brisbane Municipal Code's requirements for a two-bedroom unit in a multi-family dwelling which requires 1.5 parking spaces. Unlike the parking requirement for multi-family units, parking requirements for single-family dwellings are based on the overall floor area and the lot width of the property. In this case, granting the use permit to allow two parking spaces on-site, where three on-site parking spaces are required, on a site near public transit and with secured on-site bicycle storage would not demonstrably contribute to the existing shortage of on-street parking in the vicinity of the project.

V. Full compliance with the parking requirements is not reasonably feasible due to existing site constraints. The subject property is 25 ft wide and approximately between 100-114 ft deep, which conforms to the minimum lot width and depth requirements for lots in the NCRO-2 District. However, the narrow lot width in conjunction with the required ground floor storefront space significantly constrains the ability to provide the required off-street parking. Additionally, though the parking requirements are based on single-family development, the single-family parking standards do not acknowledge the requirement for ground floor commercial space in the NCRO-2 District, which occupies nearly half of the ground floor space that could otherwise be dedicated to parking on a single-family residential lot. The applicant's proposal for two off-street parking spaces is thus the maximum number of parking spaces that can be accommodated on the property because of these constraints.

Conditions of Approval:

Prior to issuance of a Building Permit:

1. The owner shall obtain a building permit and encroachment permit prior to proceeding with construction. A complete application including detailed building plans, application forms and fees shall be submitted to the City for issuance of a Building Permit. The building permit application shall comply with all applicable State codes and applicable City of Brisbane Municipal Code provisions for new construction. Building plans shall comply with the following conditions:
 - a. The plans shall be in substantial conformance to the plans approved with this Design Permit 2023-DP-1, including finish materials and colors (see related condition 1.h below), with the following modifications:
 - i. A final landscaping plan shall be submitted demonstrating compliance with the requirements of Brisbane Municipal Code §17.06.040.l and §12.12.050.4, to the satisfaction of the Community Development Director. The plan shall incorporate water-conserving, non-invasive landscaping.
 - b. The plans shall address North County Fire Authority requirements for new construction, including but not limited to:
 - i. Provide drawn diagram of hydrant distance in compliance with CFC on the construction plans.
 - ii. Provide drawn diagram of minimum fire apparatus access dimensions of 26' on the construction plans per CFC Appendix D.
 - iii. Fire sprinkler system is required. Submit plans to NCFA under separate fire permit.
 - iv. Provide fire flow information per CFC, Appendix B.
 - v. Fire extinguishing/hood system may be required. Submit plans to NCFA under separate fire permit. Hood extinguishing system shall be monitored by building fire alarm system.
 - vi. Monitored fire alarm system required. Submit plans to NCFA under separate fire permit.
 - vii. Key Box is required. Apply for approved hardware at NCFA Administration.
 - viii. Portable fire extinguishers(s) are required. Mount fire extinguishers 3-5 feet above floor.
 - ix. Illuminated address identification is required.
 - x. Utility identification is required.
 - xi. Ensure Emergency Responder Radio Coverage is provided as required by Fire Code Section 510.
 - c. The plans shall include undergrounding of utilities to service the building.
 - d. Mechanical equipment, other than the required rooftop solar panels, shall not be visible from off-site. Should mechanical equipment be located outdoors, it shall be properly screened with fencing or landscaping consistent with the final landscaping plan submitted with the building permit and shall be located outside of required setbacks.
 - e. The building permit application shall not include materials which would present an off-site glare due to reflective materials or lighting.

- f. The plans shall specify that lighting will be directed away from and not cause glare onto adjacent properties.
 - g. A remote-controlled garage door opener shall be shown on the plans, and an electronic keypad shall be installed to ensure efficient ingress and egress from the garage.
 - h. Final color and material samples and/or cut sheets shall be provided for Community Development Director approval to confirm they are in substantial conformance with the approved Design Permit. Materials samples shall also be provided for windows.
 - i. All windows shall match each other and shall not be dark or reflective.
 - j. The driveway curb cut width and location shall be subject to City Engineer review and approval.
 - k. The pedestrian warning system shall be installed to the satisfaction of the City Engineer and Community Development Director and provide both visual and audio alerts of approaching vehicles exiting the driveway.
 - l. A permanently anchored short-term bicycle parking rack for two (2) bicycles shall be provided in the public right-of-way, the specific location and design of which shall be subject to approval by the City Engineer.
 - m. Direct access shall be provided from the commercial storefront to the garbage receptacles and long-term bicycle racks in the garage and to the shared rear yard to the satisfaction of the Community Development Director.
 - n. Necessary vents and chases shall be incorporated into the building design so as to allow future changes in occupancy of the storefront area to the satisfaction of the Community Development Director.
2. The property owner shall enter into a standard landscape maintenance agreement with the City for landscaping, to the satisfaction of the City Attorney.
 3. An agreement shall be recorded between the owner and the City whereby the owner waives the right to protest the inclusion of the property within an underground utility district.

During Construction:

4. Prior to foundation construction, a surveyed staking plan prepared by a licensed land surveyor or engineer authorized to conduct land surveying under California law shall be submitted to the Community Development Department confirming the building location and pad elevations conform to the approved site plan.

5. The project shall comply with the San Mateo County Stormwater Pollution Prevention Program's Best Management Practices, as provided in the applicable state regulations and included in the applicant's storm water checklist for Small Projects.
6. Any prehistoric Native American cultural resources found during the course of construction shall be conserved in accordance with State and Federal requirements (Appendix K of the State CEQA Guidelines).

Prior to Occupancy:

7. All landscaping shall be installed and inspected by Planning staff to confirm conformity with the approved landscape plan.
8. The applicant shall submit an application for an address assignment for approval by the Planning, Fire, and Building staff.
9. Address numbers for the residential and commercial units shall be affixed to the building at a location visible from the street and a size, color and style subject to approval by the Community Development Director and North County Fire Authority.
10. The applicant shall demonstrate conformance with all of the above Design Permit conditions of approval.

Other Conditions:

11. The required garage parking spaces shall not be used or converted to any other use that would impair their basic use as parking for motor vehicles per Brisbane Municipal Code Section 17.34.020.A.
12. Signs the ground floor commercial space shall be subject to the sign permit approval procedures outlined in BMC Chapter 17.36.
13. Minor modifications may be approved by the Community Development Director in conformance will all requirements of the Municipal Code.
14. This Design Permit and Use Permit shall expire two years from the effective date (at the end of the appeal period) if a Building Permit has not yet been issued for the approved project, or if the Building Permit, once issued, is allowed to expire prior to final inspection.

Other Conditions:

15. Approval of this application is to allow for the project as detailed in the Project Description contained in the Planning Commission staff report dated May 25, 2023, except where project parameters are modified expressly by this Resolution.

16. Material violation of any of the conditions, including material deviation from the approved project description, may be cause for revocation of these permits 2023-DP-1 and 2023-UP-3 and termination of all rights granted there under.

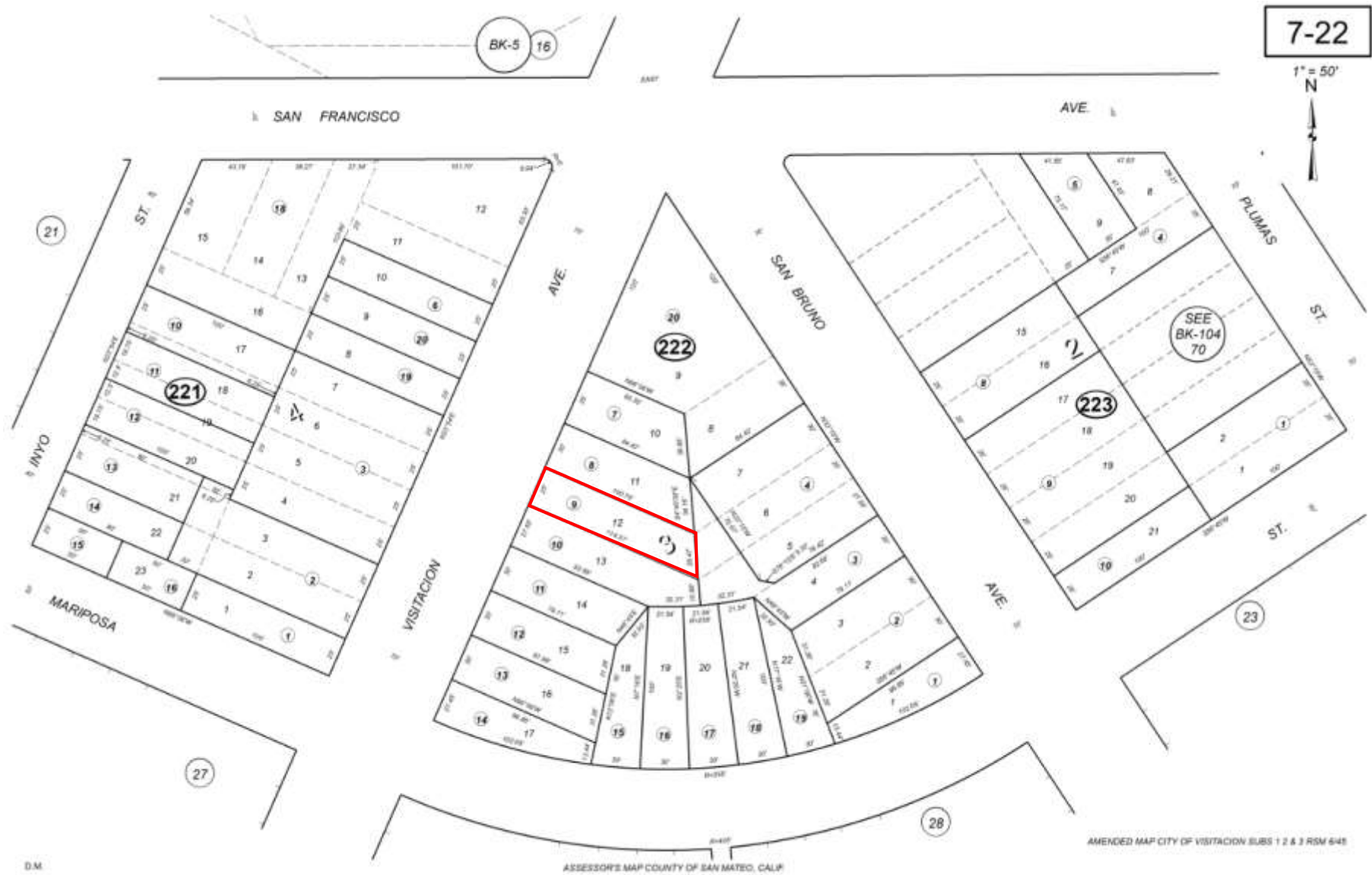
Project Zoning Summary

ADDRESS	25 Visitacion Ave.		
APN	007-222-090		
ZONING	NCRO-2		
Development Standard	Proposed	Min/Max	Status
Lot Area	n/a	2,500	Complies
Lot Slope	n/a	n/a	N/a
Lot Coverage	2150 or 80%	90% or 2,420 SF	Complies
Floor Area	4,078 SF or 1.52 FAR	2.4 FAR or 6,453 SF	Complies
Setbacks			
N Side	0'	0'	Complies
S Side	0'	0'	Complies
Rear	10'	10'	Complies
Front	0'	0'	Complies
Height	29' 3"	35' with design permit	Complies
Parking	2 covered	3 (1 covered)	Does not comply; CUP requested
Landscaping	25 SF at street; 455 SF at rear	Required at streetscape	Complies
Storefront	734 SF	600 SF min	Complies
Passive Open Space	Rear: 455.5 SF Patios: 174 SF	60 SF/unit	Complies
Refuse area	Enclosed trash/recycling area on ground floor	Enclosed trash/recycling area required	Complies
Fencing	8 ft fence in rear yard	n/a	8 ft fence proposed along rear and side lot lines (6 ft solid, 2 ft lattice)
Bike Parking	3 (1 long-term)	3 (1 long-term)	Complies

Aerial Vicinity Map



Assessor's Parcel Map



NCRO-2 District Density Analysis for Mixed-Use Properties*

Address	Street	District	Units	Land Area (SF)	Land Area per Unit	Du/ac
25	Visitacion Ave.	NCRO-2	1	2,689	2,689	16
418-420	Monterey St.	NCRO-2	2	4,150	2,075	21
325	Visitacion Ave.	NCRO-2	6	7,736	1,289	34
18	Visitacion Ave.	NCRO-2	2	2,500	1,250	35
2	Visitacion Ave.	NCRO-2	14	15,766	1,126	39
107	Visitacion Ave.	NCRO-2	3	3,007	1,002	43
1	San Bruno Ave.	NCRO-2	15	14,900	993	44
176-184	Visitacion Ave.	NCRO-2	2	1,650	825	53
272-284	Visitacion Ave.	NCRO-2	6	5,000	833	52
213	Visitacion Ave.	NCRO-2	4	2,708	677	64
202	Visitacion Ave.	NCRO-2	4	2,500	625	70
395	Visitacion Ave.	NCRO-2	14	7,117	508	86
35	San Bruno Ave.	NCRO-2	20	10,000	500	87
34	Visitacion Ave.	NCRO-2	20	10,000	500	87
Avg.					1,064	52
Median					913	48

* These properties represent a sample of development in the NCRO-2 District.

HISTORIC RESOURCE EVALUATION

23-25 Visitation Avenue

Brisbane, California



November 10, 2022

Prepared by

Ver **Planck**
HISTORIC PRESERVATION CONSULTING

TABLE OF CONTENTS

I. Executive Summary 1

II. Methods 2

III. Regulatory Framework 2

IV. Property Description4

V. Historical Contexts.....23

VI. Determination of Eligibility.....48

VII. Conclusion..... 52

VIII. Bibliography 53

I. Executive Summary

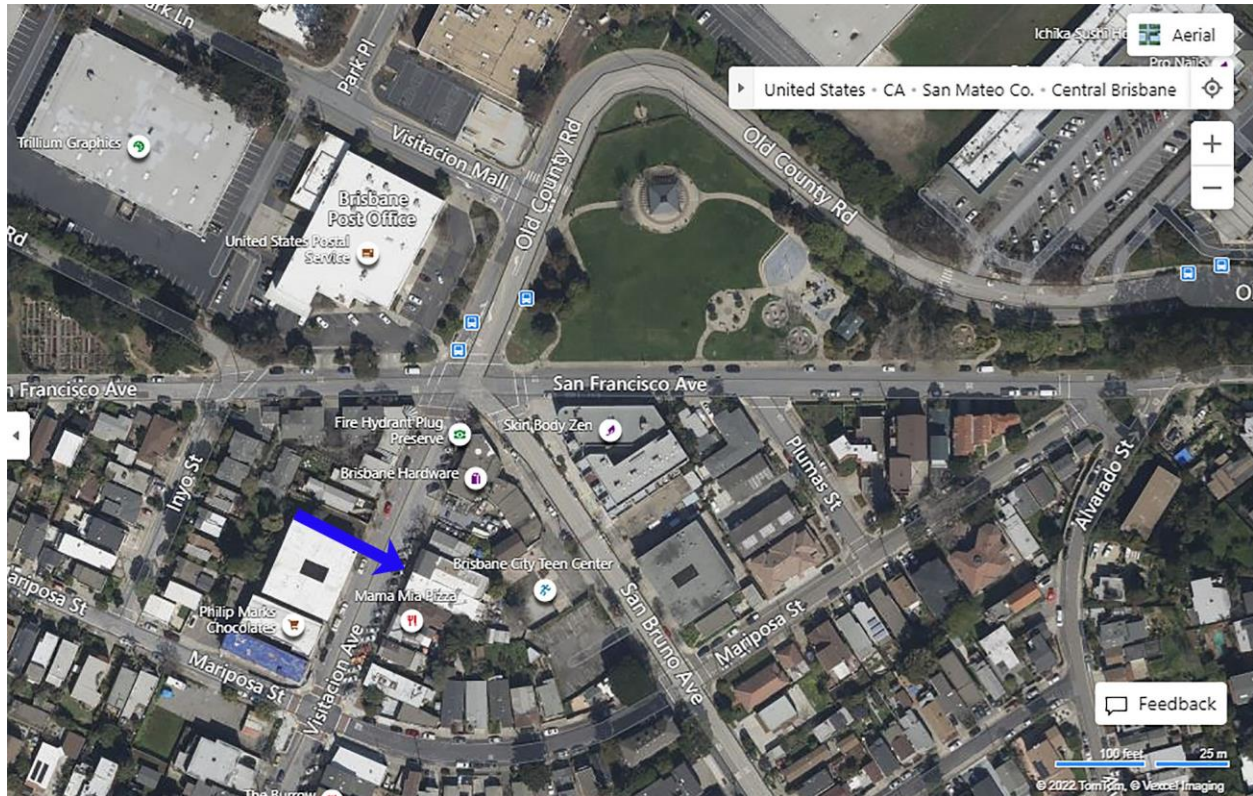


Figure 1. Aerial photograph showing location of 23-25 Visitacion Avenue.
Source: Bing.com/maps

VerPlanck Historic Preservation Consulting prepared this Historic Resource Evaluation (HRE) for the Brisbane Community Development Department for a commercial property at 23-25 Visitacion Avenue in downtown Brisbane (**Figure 1**). The property consists of three adjoining parcels, with two vacant commercial buildings facing Visitacion Avenue. The history of the property begins in 1933 when local realtor William J. Jonas constructed a dance/social hall for the town's residents. In 1937, realtor Pearl D. Harper added a two-story addition and converted the building into a nightclub called Johnny's 23 Club. In 1941, Louisiana native John F. DeMarco bought the property and the business and started hosting Cajun and zydeco acts, later adding country and western performers that would appeal to Brisbane's sizable community of Oklahomans and other southwesterners. During the 1950s and 1960s, DeMarco's 23 Club became the Bay Area's most important and longest-running honky-tonk, where performers such as Patsy Cline, Bob Wills, Johnny Cash, Merle Haggard, etc. played to sold out crowds. After John's death in 1975, family members operated DeMarco's 23 Club until 2002. John DeMarco, aka "Mr. Brisbane," was an important civic leader in mid-century Brisbane, advocating for incorporation and hosting dozens of charity events to benefit his fellow townspeople. Although 23-25 Visitacion Avenue has historical significance under California Register criteria 1 (events) and 2 (persons), the property is not architecturally significant and it no longer retains integrity.

II. Methods

This HRE provides a description, a history, and an evaluation of 23-25 Visitacion Avenue for potential California Register eligibility. Christopher VerPlanck, the author of this report, visited Brisbane on September 16, 2022 to photograph the property and the surrounding neighborhood. VerPlanck completed research at local government offices and libraries, including the San Mateo County Clerk-Recorder's Office, the Brisbane Community Development Department, and the San Mateo County Library system. The history of Brisbane is well-documented in several books, including: *A Spirit of Independence: A History of Brisbane before Incorporation* (1986), *Brisbane: The First Twenty-Five Years* (1989), *Born of Fire: In Praise of Brisbane Volunteers* (1992), *Images of America: Brisbane* (2009), and *Brisbane: The Second Twenty-Five Years* (2015). Brisbane's history is also discussed in several historical accounts of San Mateo County, including Frank Stanger's *South from San Francisco: The Life Story of San Mateo County* (1963) and Alan Hynding's *From Frontier to Suburb: The Story of The San Mateo Peninsula* (1982). VerPlanck also consulted several on-line research repositories, including Ancestry.com for census records and other vital statistics and several digital newspaper repositories, including the California Newspaper Project, Genealogy.com, and the Newspaper Archive for articles published in the *San Mateo Times* and the *San Francisco Chronicle*. The Daly City Public Library also has some digitized editions of the *Brisbane Sun*. Finally, VerPlanck consulted the UC Berkeley Earth Sciences Map Library, the David Rumsey Map Collection, and Historic Aerials.com for USGS maps and historic aerials. Unless noted otherwise, VerPlanck took all of the photographs in this report.

III. Regulatory Framework

A. Research Repositories Consulted

VerPlanck Historic Preservation Consulting searched federal, state, and local records to determine if 23-25 Visitacion Avenue had been identified in any cultural resource surveys or to see if it is listed in any historic resource inventories. We started by consulting the National Park Service's National Register Information System (NRIS) and the California Office of Historic Preservation's Built Environment Resource Directory (BERD) for San Mateo County. Presently, 23-25 Visitacion Avenue is not listed in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). Furthermore, it is neither a California State Historical Landmark nor a California Point of Historical Interest. Finally, it is not a contributor to any local, state, or national historic districts.¹

¹ California Office of Historic Preservation, "Built Environment Resource Directory (BERD)": https://ohp.parks.ca.gov/?page_id=30338, accessed March 8, 2022.

B. Historic Preservation in Brisbane

Similar to many other communities in San Mateo County, Brisbane does not have a robust historic preservation program. Presently, there is only one property in Brisbane that is listed in any official repository of historical resources: the Southern Pacific Railroad Bayshore Roundhouse at the junction of Industrial Way and Bayshore Avenue.² This property is listed in the National Register, and also the California Register. Including the roundhouse, the City of Brisbane identified 22 potential historical resources in a March 1994 Addendum to the Brisbane General Plan titled *Existing and Planned Parks, Recreation, Historic and Cultural Resources*. They include the following:

- 23 Club at 23-25 Visitacion Avenue
- Allemand Hotel at 100 San Bruno Avenue
- Bayshore/Crocker Tunnel at the south end of the Brisbane Lagoon
- Brisbane Community Center at 250 Visitacion Avenue
- Brisbane Elementary School at 500 San Bruno Avenue
- Brisbane Recreation Department at 500 San Bruno Avenue
- Former Brisbane Fire Department at 385 Mendocino Street
- Former Brisbane Post Office at 245 Visitacion Avenue
- City Map Sign at Old County Road and Bayshore Boulevard
- Community Church of Brisbane at 348 Visitacion Avenue
- Corporation Yard at the south end of the Brisbane Lagoon
- Harbor Master Building at 400 Marina Boulevard (possibly demolished)
- Lipman Middle School at 1 Solano Street
- Machinery and Equipment Building at 3401 Bayshore Boulevard
- Moore Building at 55 Industrial Way (demolished)
- Our Lady of Guadalupe Catholic Church at 285 Alvarado Street
- Plug Preserve Park at Visitacion Avenue and Mariposa Street
- Former Portuguese Baptist Church at 298 San Bruno Avenue
- Retaining wall at west side of Bayshore Boulevard, just above Sierra Point
- Silverspot Cooperative Nursery School at 4 Solano Street
- Seven Mile House at 2800 Bayshore Boulevard
- Southern Pacific Roundhouse at Industrial Way and Bayshore Boulevard

The list was jointly prepared by the Brisbane Parks, Beaches and Recreation Commission and the Brisbane Planning Commission but the methodology used for selecting the properties is not known. However, it does not appear that the inventory is based on a survey of any kind, so it is likely that the properties were selected by consensus. The list is weighted toward community/public facilities, with comparatively few residential or commercial properties.

² California Office of Historic Preservation, "California Historical Resources, San Mateo County": <http://www.ohv.parks.ca.gov/ListedResources/?view=county&criteria=41>, accessed March 8, 2022.

The State of California requires that all incorporated communities have an up-to-date general plan. The Brisbane General Plan was adopted in 1994 with later amendments. The state requires the inclusion of certain elements – such as housing – but most elements are optional, including historic preservation. Chapter IX of the Brisbane General Plan, which is titled “Conservation,” deals with both natural and cultural resources. Although this element mainly deals with natural and biological resources, there is a small section dedicated to cultural resources. However, it only calls out the former Southern Pacific Railroad Roundhouse for preservation. In addition, this element contains two general policies regarding historical resources, including Policy 136 which encourages the “maintenance and rehabilitation of structures important to the history of Brisbane” and Policy 137, which encourages the conservation of pre-historic resources “in accordance with State and Federal requirements.”³

IV. Property Description

A. Context



Figure 2. East side of the first block of Visitacion Avenue, looking south from San Francisco Avenue.

23-25 Visitacion Avenue is located on the east side of Visitacion Avenue between San Francisco Avenue and Mariposa Street. Assessor Block 222 is a wedge-shaped block bounded by Visitacion Avenue, San Bruno Avenue, and Mariposa Street. The first block of Visitacion Avenue marks the entrance to downtown Brisbane (**Figure 2**). There are nine properties on the east side and seven on the west side. The first property on the east side of the block is Brisbane Hardware at 4 San Bruno Avenue. Built Ca. 1940, the two-story commercial building is designed in a utilitarian mode with some Late Moderne features (**Figure 3**).

³ City of Brisbane, *Brisbane General Plan*, Chapter IX – Conservation.



Figure 3. Brisbane Hardware, 4 San Bruno Avenue – built Ca. 1940.



Figure 4. 19 Visitacion Avenue – built 1942.

The next property on the east side of the street is 19 Visitacion Avenue, a one-story, vernacular single-family dwelling built in 1942 (Figure 4). The property, which borders 23 Visitacion Avenue to the north, has a side yard used for storage. Flanking the subject property to the south is 31 Visitacion Avenue, a one-story, Art Deco-style commercial building constructed Ca. 1935 (Figure 5). Brisbane's first city hall, this

building is in use as a dwelling now. The next property, 33-35 Visitacion Avenue, is a one-story, Mediterranean-style commercial building containing a pair of restaurants (**Figure 6**). It was built in 1939.



Figure 5. 31 Visitacion Avenue – built Ca. 1935.



Figure 6. 33-35 Visitacion Avenue – built 1939.

Continuing up the street, the next property, 39 Visitacion Avenue, is a one-story, split-level, single-family dwelling designed in the Minimal Traditional style (**Figure 7**). It was built in 1934. Its next-door neighbor, 45 Visitacion Avenue, is a one-story commercial building containing a liquor store and delicatessen (**Figure 8**). This utilitarian building was constructed in 1955. The last property on the block, 270 Mariposa Street, contains a small park at the front called “Plug Preserve.” The park contains decommissioned vintage fire hydrants that have been moved to the site and painted to resemble people (**Figure 9**).



Figure 7. 39 Visitacion Avenue – built 1934.



Figure 8. Julie's Brisbane Liquor & Deli, 45 Visitacion Avenue – built 1955.



Figure 9. Plug Preserve Park.



Figure 10. West side of the first block of Visitacion Avenue, looking north from Mariposa Street.

In contrast to the east side, the west side of the block is largely residential, including several multi-family buildings (**Figure 10**). The first property on the block, 2 Visitacion Avenue, is an apartment building containing 14 one and two-bedroom apartments for seniors. Built Ca. 2005, Visitacion Gardens is a two-story complex consisting of six buildings designed in a contemporary style with minimal Craftsman references (**Figure 11**).



Figure 11. Visitacion Gardens, 2 Visitacion Avenue – built Ca. 2005.

Bordering Visitacion Gardens to the south is 10 Visitacion Avenue, a one-story, vernacular, single-family cottage built in 1940 (Figure 12). Next-door to it is another cottage at 14 Visitacion Avenue. Built in 1953 and recently remodeled, this cottage is also designed in a vernacular mode (Figure 13).



Figure 12. 10 Visitacion Avenue – built 1940.



Figure 13. 14 Visitacion Avenue – built 1953.

Continuing uphill, the next property at 18 Visitacion Avenue is a vacant lot. Next-door to it is 34 Visitacion Avenue, a three-story “dingbat” apartment building. Built in 1965, the 20-unit building is designed in the “Contractor Modern” style (Figure 14). Located next-door is 44 Visitacion Avenue, a two-story office building also designed in the Contractor Modern style (Figure 15). Originally built Ca. 1940 as the Brisbane Theater, the building was extensively remodeled in 1967 and renamed the Lillian DeMarco Building. It served as Brisbane’s second city hall from 1968 until 1990. The last building on the block is 50 Visitacion Avenue, a two-story, mixed-use building that until recently contained a bar called the Brisbane Inn (Figure 16). Built in 1970 and designed in the Contractor Modern style, the building burned in 2019. Recently rehabilitated, it appears to possibly have an apartment or an office on the second-floor level.



Figure 14. 34 Visitacion Avenue – built 1965.



Figure 15. Lillian De Marco Building, 44 Visitacion Avenue – built Ca. 1940 and remodeled 1967.



Figure 16. 50 Visitacion Avenue – built 1970.

B. Site

23-25 Visitacion Avenue occupies the front two lots in a group of three irregularly shaped lots on the east side of Visitacion Avenue between San Francisco Avenue and Mariposa Street. The two adjoining buildings, which are connected inside, occupy the entire street frontage along Visitacion Avenue. There is no landscaping at the front of the property apart from a pair of street trees. Behind the two buildings, in the mid-block area, there is an irregularly shaped asphalt loading zone/parking lot that connects to a larger 15-space parking lot facing San Bruno Avenue (**Figure 17**). The parking lot and a portion of the loading zone occupy most of the third parcel. The parking lot property currently has approvals for a mixed-use development. The loading zone contains several sheds that were once used to store food and equipment when the buildings were occupied by De Marco's 23 Club and Café (**Figures 18-20**). The sheds all appear to date to the 1940s or 1950s, and they are all placed along the property lines where they would be out of the way of delivery trucks and other vehicles loading into the nightclub.

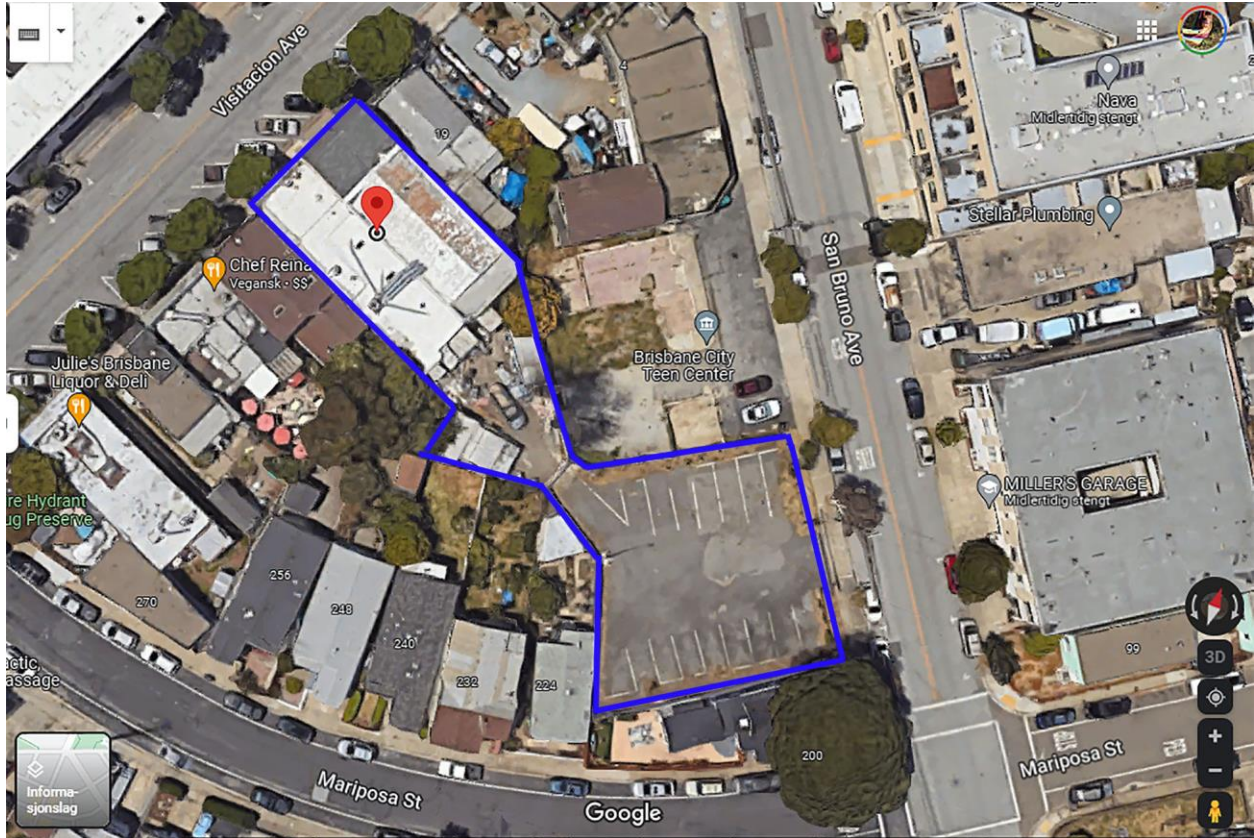


Figure 17. Aerial photograph showing configuration of the subject property.
Source: Google Maps; annotated by Christopher VerPlanck



Figure 18. Parking lot; view from San Bruno Avenue.



Figure 19. Loading zone behind 23-25 Visitacion Avenue; view toward northwest; note shed on right.



Figure 20. Loading area behind 23-25 Visitacion Avenue; view toward southeast; note sheds on right.

C. Architectural Description

Figure 21. 23 (left) and 25 (right) Visitacion Avenue.

23 Visitacion Avenue is a one-and partial two-story, wood-frame commercial building with a concrete perimeter foundation and a two-part gable roof (**Figure 21**). Originally constructed in 1933 as a dance/social hall, it was converted into a nightclub in 1937. As part of this remodel, a two-story horizontal addition was constructed on the west side (front) of the building. An addition containing a stage/backstage area was built on the back in 1955, and in 1956 a one-story addition housing a kitchen, dining room, and counter area was built next-door at 25 Visitacion Avenue. The former café has a concrete slab foundation and a shed roof concealed behind a raised parapet. Originally clad in rustic channel siding and stucco, the primary façade of 23 Visitacion Avenue was re-clad in stucco and imitation stone in 1962. Similarly, the primary façade of 25 Visitacion Avenue was re-clad Ca. 1990. The windows, doors, and other detailing on the façades of both buildings have been changed over the last 30 years. In addition to the removal of all of the first-floor-level windows from 23 Visitacion Avenue in 1962, the windows on the second-floor level were replaced with aluminum sliders Ca. 1990. The windows on the primary façade of 25 Visitacion Avenue were reduced in size and replaced with aluminum sliders Ca. 1990. The historic signage has been removed from both buildings. Furthermore, their interiors have both been partially gutted. Both buildings are in poor condition.

23 Visitacion Avenue

West (Primary) Façade

Figure 22. West (primary) façade of 23 Visitacion Avenue.

The west (primary) façade of 23 Visitacion Avenue faces the street. The primary façade, which is entirely clad in materials added in the 1962 remodel, is three bays wide (**Figure 22**). The water table is clad in imitation stone and the rest of the façade in textured “pebble-cast” stucco. The primary entrance is located at the rear of a deep vestibule at the center of the façade. Accessed by a stair clad in quarry tile, the entrance itself contains a non-historic, steel double-leaf door with contemporary hardware. Wrought-iron hand railings are attached to the side walls of the vestibule. On the left side of the vestibule is the building’s utility meter. Flanking the entrance to either side are small display cases historically used to display handbills announcing shows. Between the first and second-floor levels are remnants of an awning attachment and a wood nailer strip with remnants of non-historic neon lettering that reads: “KARAOKE BAR” and “RESTAURANT BAR.” The second-floor level of the primary façade consists of four anodized aluminum slider windows installed Ca. 1990. The primary façade terminates with a gutter and a side-facing gable roof that overhangs the wall below by several inches.

East (Rear) Façade

Figure 23. East (rear) façade of 23 Visitacion Avenue.

The east (rear) façade of 23 Visitacion Avenue is clad entirely in rustic channel siding (**Figure 23**). Similar to the primary façade, it is a later addition to the original 1933 building, having been added in 1955. The outer corners of the rear façade are notched to fit within the lot lines. There is only one opening: an entrance located toward the left side. This entrance, which is accessed by a flight of four wood stairs, contains a solid-core wood door. The entrance is sheltered beneath a shed-roofed canopy supported by wood posts. The rear façade terminates with a stepped parapet capped by painted metal flashing.

North Façade

The north façade of 23 Visitacion Avenue adjoins the property at 19 Visitacion Avenue. Due to the fact that 19 Visitacion Avenue is only one-story high and does not occupy the entire depth of the lot, a substantial portion of the north façade of 23 Visitacion Avenue is visible. This façade is clad in painted rustic

channel siding and it has no openings (**Figures 24-25**). The north façade terminates with a stepped parapet capped by painted metal flashing.



Figure 24. North façade of 23 Visitacion Avenue 1.



Figure 25. North façade of 23 Visitacion Avenue 2.

South Façade

The south façade of 23 Visitacion Avenue is largely obscured by the 1956 café addition at 25 Visitacion Avenue. Similar to the north façade, it is clad in rustic channel siding, but it contains an opening at the first-floor level that communicates with the former café.

Interior

The interior of 23 Visitacion Avenue contains two floor levels. The first-floor level, which occupies the entire footprint of the building, consists of two spaces. The front portion, which is located within the 1937 addition, contains what used to be the bar, coat check, and the men's and women's toilet room. This area has been stripped to the studs and part of the flooring removed to install supplementary bracing on the joists (**Figures 26-27**). With the interior finishes removed, the original configuration of the windows can be determined. The rear two-thirds of the building, which corresponds to the original 1933 dance hall and the 1955 stage addition, is a double-height auditorium space (**Figure 28-29**). The auditorium is finished in a mixture of materials that likely date no further back than the 1970s. The hardwood dance floor has been removed in one area to repair several dry-rotted joists. Most of the wall surfaces are finished in contemporary gypsum board sheeting. However, the south wall, which was previously open to the café, is presently concealed behind plywood sheets that the owners installed to brace the building. The ceiling is finished in 1970s-era gypsum board and latticework. Parts of the roof framing are exposed to view below the ceiling. Also visible are the large temporary trusses that the owners have installed in recent years to reinforce the roof structure.



Figure 26. Bar area within interior of 23 Visitacion Avenue; view toward north.



Figure 27. Vestibule area within 23 Visitacion Avenue; view toward west.



Figure 28. Auditorium of 23 Visitacion Avenue; view toward stage (east).



Figure 29. Auditorium of 23 Visitacion Avenue; view toward front (west).

23 Visitacion Avenue has a small second-floor area located within the 1937 addition. This space, which is finished entirely in contemporary materials, is currently in use as an office.

25 Visitacion Avenue

West (Primary) Façade

The west, or primary, façade of 25 Visitacion Avenue faces the street. Utilitarian in the extreme, the heavily altered primary façade is clad entirely in vertical V-groove siding, apart from the foundation, which is concrete finished in stucco (**Figure 30**). There is no ornament apart from two horizontal strips of wood (the lower one is missing) that may have been used to define a signage band. Fenestration consists of two pairs of non-historic anodized-aluminum windows facing the sidewalk as well as a smaller window that faces the entrance vestibule. The windows were reduced in size Ca. 1990 in order to install the off-the-shelf windows, because plywood panels have been installed within the gaps beneath them. The entrance vestibule contains a non-historic painted metal door capped by a transom that has also been infilled with plywood. The primary façade is capped by a flat parapet that conceals the shed roof behind it from view.



Figure 30. West (primary) façade of 25 Visitacion Avenue.

East (Rear) Façade

The east, or rear, façade of 25 Visitacion Avenue faces the loading zone toward the center of the block. Similar to the primary façade, it is completely utilitarian in its design (**Figure 31**). Finished in stucco, at the left side of the rear façade there is a small bump-out/addition that houses the entrance to the kitchen. This entrance is accessed by a wood ramp with wood railings. The ramp was installed so that deliveries could be wheeled into the kitchen. The kitchen entrance itself is sheltered beneath a shed-roof porch supported by wood posts. To the right of the kitchen entrance is a wood stair leading up to another entrance, which accesses the dining room. This entrance is also sheltered beneath a shed-roofed porch supported by wood posts. Visible above and behind the porch is the shed roof of the main building. The visible sections of the east façade are finished in stucco with an enclosed vent above the entrance. Obscuring most of the original wall is a small shed-roofed enclosure clad in vertical wood planks with a solid-core wood door on the east side.



Figure 31. East (rear) façade of 25 Visitacion Avenue.

North Façade

The north façade of 25 Visitacion Avenue is entirely concealed by the former nightclub at 23 Visitacion Avenue. Apart from the large void in north wall that originally provided access between the two buildings, the north façade of 25 Visitacion Avenue is presumably finished in stucco.

South Façade

The south façade of 25 Visitacion Avenue faces the adjoining property at 31 Visitacion Avenue, from which it is separated by approximately one foot. This wall is finished in stucco and it contains no openings.

Interior

The interior of 25 Visitacion Avenue contains three rooms: the kitchen, the counter area, and the dining room. The kitchen, which occupies the southeast corner of the building, is long and narrow and finished in contemporary utilitarian materials, including concrete flooring and easy-to-clean vinyl wall surfaces (**Figure 32**). The counter area at the front of the building has a combination of concrete, quarry tile, and resilient tile flooring (**Figure 33**). The walls are clad in vertical tongue and groove paneling with some gypsum board. All of the counters, cabinets, and equipment have been removed. The ceiling is the exposed underside of the roof framing, with painted beams and sheathing. The dining room is finished the same as the counter area, albeit with carpeting and suspended globe light fixtures (**Figure 34**).



Figure 32. Kitchen within 25 Visitacion Avenue; view toward west.



Figure 33. Counter area within 25 Visitacion Avenue; view toward northwest.



Figure 34. Dining room within 25 Visitacion Avenue; view toward east.

V. Historical Contexts

A. History of Brisbane

Although it shares a border with San Francisco, Brisbane seems like a small town that has been physically plucked up from the Santa Cruz Mountains and dropped down at the edge of the much larger metropolis. Nestled within a scenic valley on the north side of San Bruno Mountain, the original town site stands apart from the rest of the community, which is otherwise dominated by commercial and industrial uses, including Crocker Industrial Park, the former Southern Pacific railyard, and the Sierra Point business park. Initially subdivided in 1908 as Visitacion City, Brisbane did not really begin to develop until the Depression, when a realtor named Arthur Annis marketed the unsold lots to housing-insecure San Franciscans. Brisbane boomed during the 1930s and early 1940s, when nearby shipyards lured thousands of Dust Bowl refugees from Oklahoma, Texas, and Arkansas. Many early residents constructed their own houses themselves using salvaged lumber. This accounts for the rustic “country” appearance that Brisbane retains to this day. Long a White, working-class stronghold, Brisbane is today a diverse community of Whites, Asians, and Latinos. In contrast to the blue collar origins of Brisbane’s pioneers, most of the newer residents are college-educated professionals, including many who are employed in the local biotechnology industry.

The Ohlone Era: to 1776

The earliest recorded residents of Brisbane were the Ohlone. Their ancestors arrived on the San Francisco Peninsula from the Central Valley approximately 5,000 years ago. The Ohlone who lived at the northern end of the San Francisco Peninsula spoke a dialect called Ramaytush and they were part of the Yelamu tribelet. They lived in several villages sprinkled along the shoreline of San Francisco Bay and its estuaries, including Sitlintac, Chutchui, Amuctac, and Tubsinte. All four were located in what is now San Francisco, apart from Tubsinte which straddles the present-day boundary of San Francisco and Brisbane. Ohlone villages typically housed several dozen related families who lived in conical dwellings made from willow saplings and tules. They enjoyed a healthy diet consisting of fish, shellfish, and seabirds, as well as bread and porridge made from acorns gathered in the oak groves of San Bruno Mountain.⁴ The Ohlone established seasonal hunting and foraging camps at various times of the year, including one in Buckeye Canyon, just west of downtown Brisbane.

The Spanish and Mexican Era: 1776 to 1848

The Ohlone lived peaceably on the San Francisco Peninsula for thousands of years, until the arrival of the Spanish in the last quarter of the eighteenth century. Spanish authorities initiated dominion over the area with the simultaneous establishment of Misión San Francisco de Asís (Mission Dolores) and the Presidio of San Francisco in 1776. Around this time, the Spanish explorer Bruno de Heceta named San Bruno Mountain after his patron saint, a German Franciscan monk who is known in English as Saint Bruno. From 1776 onward, Spanish and Mexican maps depicted Sierra de San Bruno as a series of ridges enclosing a deep canyon that they called Cañon de Guadalupe.

México won its freedom from Spain in 1822 following a lengthy and bloody war of independence. Among the territories that the new nation inherited from Spain was the remote territory of Alta, or “Upper,” California. In 1833, the Mexican government secularized Mission Dolores, along with the 20 other Franciscan missions stretching up and down the coast, and then began granting their lands to prominent Mexican citizens.

Rancho Cañada de Guadalupe la Visitación y Rodeo Viejo

In 1834, the Mexican government granted most of San Bruno Mountain, including Guadalupe Canyon and nearby Visitacion Valley, to Jacob Leese, a naturalized Mexican citizen from Ohio. The 6,416-acre land grant was called Rancho Cañada de Guadalupe la Visitación y Rodeo Viejo and it encompassed what are now San Francisco’s Visitacion Valley and Crocker-Amazon neighborhoods, Daly City’s Southern Hills and Bayshore districts, the whole of Brisbane, as well as a large chunk of unincorporated San Mateo County corresponding to San Bruno Mountain State and County Park (**Figure 35**).⁵ In 1843, Leese traded Rancho Cañada de Guadalupe la Visitación y Rodeo Viejo to an Englishman named Robert T. Ridley for three leagues of land in Lake County. Ridley, also a naturalized Mexican citizen, ran cattle on the ranch, although he did not live there.

⁴ Malcolm Margolin, *The Ohlone Way* (Berkeley: Heyday Books, 1978), 18.

⁵ Ogden Hoffman, *Reports of Land Cases Determined in the United States District Court for the Northern District of California* (San Francisco: 1862).

The Mexican-American War of 1846-48 placed California under U.S. control. Although the Treaty of Guadalupe-Hidalgo had guaranteed the land rights of Mexican citizens following the transfer of Mexican territory to U.S. jurisdiction in 1848, the situation was much more challenging on the ground. Compelled to go through the U.S. Land Commission's lengthy and rigorous process to prove valid title to their land, many *rancheros* were ultimately forced to sell off their land to pay their legal fees. Robert Ridley, who was unsuccessful in patenting Rancho Cañada de Guadalupe La Visitación y Rodeo Viejo, was deeply in debt when he died suddenly in 1851. His creditors seized the ranch and auctioned it off, with 700 acres going to Robert E. Eaton, and the rest to a prominent San Francisco land use attorney named Alfred Wheeler.⁶ Wheeler, a specialist in Spanish and Mexican land titles, was ultimately successful in patenting the title to Rancho Cañada de Guadalupe La Visitación y Rodeo Viejo in 1865. With this feat accomplished, Wheeler promptly sold 5,473 acres to Henry R. Payson and 943 acres to William Pierce. Claims by Robert Ridley's widow, Presentación Ridley, were summarily disregarded.⁷

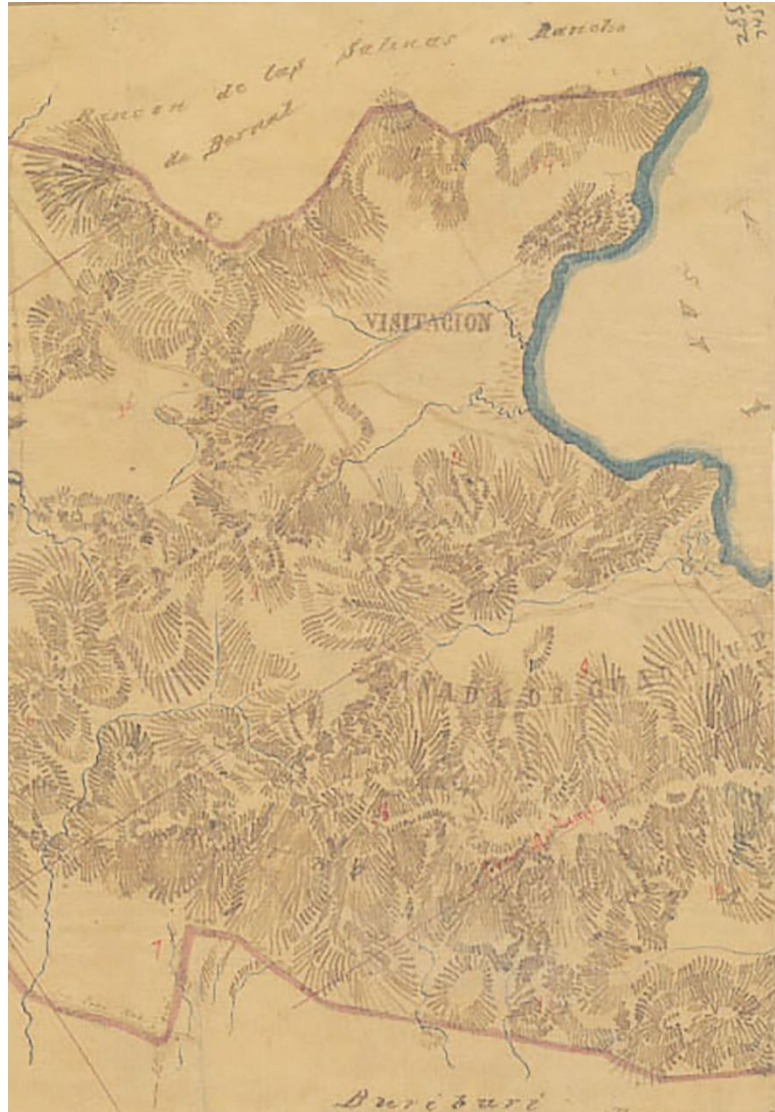


Figure 35. Ca. 1855 Map showing a portion of Rancho Cañada de Guadalupe la Visitación y Rodeo Viejo.
Source: Bancroft Library, UC Berkeley

⁶ Alfred Wheeler *San Francisco Land Titles* (1852).

⁷ United States District Court, Northern District of California, Land Case 285.

Crocker Land Company

In 1884, Central Pacific Railroad magnate Charles Crocker purchased 3,814 acres of Rancho Cañada de Guadalupe La Visitación y Rodeo Viejo from Henry Payson's heirs, acquiring additional acreage in the following years. Following Crocker's death in 1888, these lands became part of the Crocker Estate, which later spun off the lands to a holding company called the Crocker Land Co.⁸ From 1884 onward the Crocker Land Co. used its lands in northern San Mateo County for cattle grazing. Indeed, the company controlled most of the former Rancho Cañada de Guadalupe La Visitación y Rodeo Viejo, although there were several smaller inholdings, including a couple of dairies. The only manmade landmark of any note in the area was the Seven Mile House, a roadhouse straddling the San Francisco-San Mateo County line on the old San Bruno Road (now Bayshore Boulevard). As well as offering food and drink to travelers, the Seven Mile House was popular for its illegal gambling.

Bayshore Cutoff

In 1901, the Southern Pacific Railroad, the biggest in the state and a leading force in California politics, announced plans to construct a new rail line along the west side of San Francisco Bay from San Bruno to San Francisco. The Bayshore Cutoff, as it was called, would shave 15 minutes off the San Francisco to San José run. In contrast to the main line, which meandered around the west side of San Bruno Mountain, the Bayshore Cutoff was a more direct alignment running along the east side of the mountain. However, it was a massive engineering project, requiring extensive cutting and filling, as well as the construction of five pairs of tunnels. Construction of the \$2.5 million project began in April 1904 and it was finished a little over three and a half years later, in December 1907. In addition to the line itself, the Southern Pacific Railroad constructed a 156-acre railyard on filled land in what is now Brisbane. Initially called the Visitacion Yard, it was later renamed the Bayshore, and eventually the Brisbane Yard.⁹

Visitacion City

The completion of the Bayshore Cutoff occurred about a year and a half after the devastation of San Francisco by the 1906 Earthquake and Fire. The disaster displaced tens of thousands of San Franciscans, including many who sought shelter in rural northern San Mateo County. In 1908, a consortium of real estate investors calling itself the Guadalupe (sic) Development Company subdivided several hundred acres on the northern slope of San Bruno Mountain overlooking Guadalupe Canyon. The subdivision, platted by a civil engineer named M.R. Daniels, and recorded at the San Mateo County Recorder's Office on July 6, 1908, was called Visitacion City. Its unique street plan, which survives almost wholly intact in Brisbane's present-day street network, consists of a chevron at the center, out from which radiates several dozen contour-hugging streets that terrace up the steep slopes of San Bruno Mountain. Apart from San Bruno and Visitacion avenues, which form two sides of the central chevron, virtually all of the streets are named for California counties (**Figure 36**).

⁸ San Bruno Mountain Watch: <https://www.mountainwatch.org/our-programs>, accessed October 20, 2022.

⁹ City of Brisbane, *Brisbane Baylands Environmental Impact Report* (June 2013).

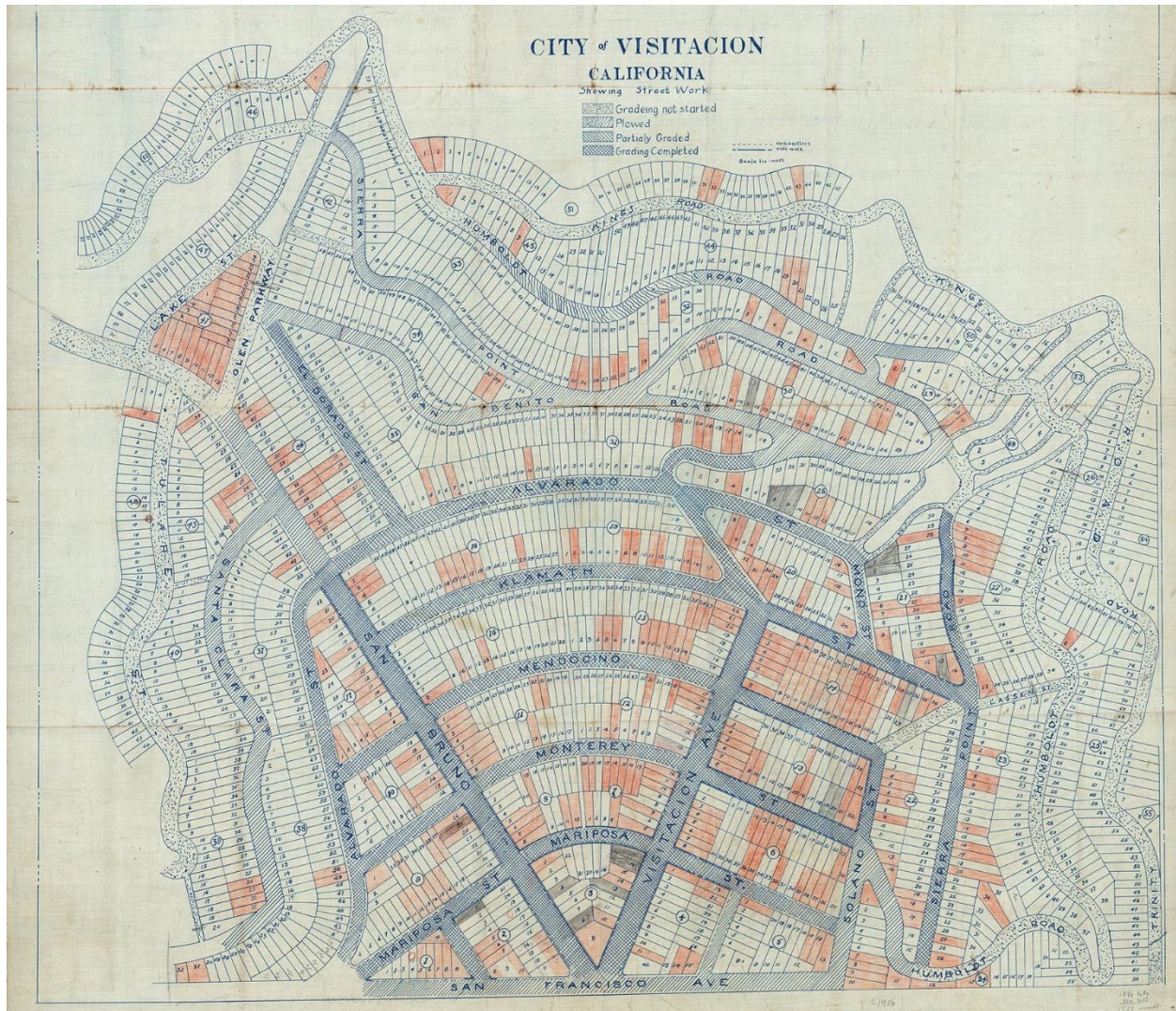


Figure 36. 1908 Map showing the plan of Visitacion City. North is down.
Source: David Rumsey Map Collection

Real estate sales in Visitacion City were handled by the American Real Estate Company. Headed up by Oliver C. Stine, the American Real Estate Company was responsible for marketing several tracts on the Peninsula, including Hillcrest in Daly City and the Dumbarton and Dumbarton Oaks subdivisions in Redwood City. Stine marketed Visitacion City to clerks, mechanics, and other lower middle-class workers. To increase interest in Visitacion City, the developers graded several streets and set aside lands for a school, several small parks, and a community center. The company also announced that it would build a streetcar line to connect with the Market Street Railway system in nearby San Francisco. The developers confidently predicted that Visitacion City would soon have a population of 25,000.¹⁰

¹⁰ "Big Improvement at Visitacion," *San Francisco Call-Bulletin* (June 21, 1908), 2.

However, Visitacion City did not attract much interest. In addition to being remote, it was undercapitalized and the developers never paved the streets or installed the water or sewer lines that they had promised. Nor did they construct the streetcar line to San Francisco. Nonetheless, a few hardy people did buy land in the tract. Most of the pioneers bought two or more adjoining lots so they could assemble a rural homestead consisting of a cottage lot, a large kitchen garden, as well as space for farm animals and an outbuilding or two. Several of the earliest arrivals were European immigrants, including Joseph and Charles Mozetti, Swiss-Italian brothers who established a poultry ranch. However, by the time the U.S. entered World War I in 1917, only five families lived in Visitacion City: the Mozetti, Allemand, Sweet, Naughton, and Washington families. Residents had to provide their own water from wells or natural springs and chop wood in nearby canyons for heat and cooking fuel. Meat was sourced from locally raised livestock or from wild game shot on San Bruno Mountain.¹¹

Following the passage of the Volstead Act in 1919, San Francisco mobsters employed bootleggers to manufacture moonshine in the rural canyons around Visitacion City. The area was favored because it was remote and secluded, yet right over the county line. Rural northern San Mateo county was also lightly policed. Bootleggers set up stills in isolated Owl and Buckeye canyons and they largely operated with impunity until Prohibition was repealed in 1933.¹²

Visitacion City remained an overwhelmingly rural community, with fewer than 50 full-time residents in 1925. In July 1926, the Guadalupe Development Company sold its remaining property in Visitacion City – 2,100 lots – to a Los Angeles real estate syndicate represented by a Mr. G.P. Anderson for \$100,000. The new ownership planned to regrade the streets and lay more water and sewer lines. Up until this time Brisbane had been completely reliant on wells and septic tanks.¹³ The sale came at the height of a nationwide building boom, which bode well for the future of the tract. However, the new owners did not do any better than their predecessors. The syndicate eventually gave up and sold the remaining lots to a local San Francisco real estate investor named Arthur Annis in 1929.¹⁴

28

Brisbane

Arthur Annis understood the market for land in Visitacion City far better than his predecessors. Sandwiched between the heavily industrialized San Francisco neighborhood of Visitacion Valley and South San Francisco – the Industrial City – Annis realized that Visitacion City was never going to be the next Hillsborough. Cashing in on the demand for cheap lots at the onset of the Depression, Annis built a tract office at Visitacion Avenue and Mariposa Street and began advertising 25' x 100' house lots for as little as \$50. Terms were easy: just \$1 down in some cases and minimal payments due each month.

As part of his marketing strategy, Annis changed the name of Visitacion City to Brisbane. Annis thought that the old name was difficult to pronounce and confusing due to the tract's proximity to San Francisco's Visitacion Valley neighborhood. Annis selected the name Brisbane because he thought that it was easy to

¹¹ Oral History Associates, *A Spirit of Independence: A History of Brisbane before Incorporation* (Sausalito, CA: 1986), 5-6.

¹² *Ibid.*, 8.

¹³ "100,000 Deal in Visitacion," *San Francisco Chronicle* (July 31, 1926), 9.

¹⁴ Denne Petitclerc, "Brisbane --- a Lost City," *San Francisco Chronicle* (September 17, 1961), 1.

pronounce and remember, *and* there was no other community in the west with the same name.¹⁵ Although many believe that Annis named Brisbane after the Australian city, others think that he named it after the Hearst Corporation journalist Arthur Brisbane.¹⁶

Unlike his predecessors, Arthur Annis was very successful selling lots in Brisbane. In addition to his wise marketing strategies, the demand for inexpensive house lots shot up during the Depression. Many San Franciscans had either lost, or feared that they would soon lose, their homes during this period of profound economic dislocation, as banks foreclosed on mortgages and landlords kicked people out of their apartments for being unable to pay their rent.



Figure 37. Brisbane, 1936.
Source: Brisbane Library

Brisbane's Depression-era lot buyers were desperate for housing of any type. Indeed, many families bought lots sight unseen and lived in tents on their new property while they built a house. The new residents typically used scrap lumber and did the work themselves, often with the help of neighbors. There was very little governmental oversight because Brisbane was still unincorporated and San Mateo County did not seem to have either the staff or the interest to closely monitor what was going on in its remote northern reaches. As a result, many of Brisbane's early buildings have a decidedly handmade quality that stands out from the more formulaic tract housing of neighboring cities.

Between 1929, when Annis came to town, and 1933, Brisbane's population increased from 28 to 230 people.¹⁷ In 1930, the town acquired a post office and a primary school. A library followed in 1932. 1933 saw the construction of a volunteer fire department headquarters and the town's first newspaper, the *Brisbane Sun*. By 1935, there were more than 500 homes in Brisbane.¹⁸ Photographs taken during the middle of the decade illustrate just a portion of the houses that had gone up on the slopes of San Bruno Mountain during the first half of the decade. The town's tiny downtown had also begun to emerge along the first four blocks of Visitacion Avenue (**Figure 37**).

¹⁵ Oral History Associates, *A Spirit of Independence: A History of Brisbane before Incorporation* (Sausalito, CA: 1986), 11.

¹⁶ *Ibid.*, 12.

¹⁷ *Ibid.*, 11.

¹⁸ *Ibid.*, 12.

Brisbane’s demographics during the 1930s consisted mainly of San Franciscans of recent European origin, including Italians, Germans, French, Portuguese, and Irish. Toward the end of the decade, Anglo-American Dust Bowl refugees from Oklahoma, Texas, and Arkansas began to arrive. Like their neighbors, they were attracted to Brisbane’s good weather, cheap real estate, and proximity to industrial employment, including the Hunters Point Naval Shipyard and the Southern Pacific railyard. In addition, Brisbane was only a few miles north of South San Francisco, which was an industrial powerhouse in its own right, with several shipyards, stockyards, and dozens of factories.¹⁹ The newly arrived “Okies” were distinct, sharing a rural, Southern, Protestant culture that stood out from their largely Catholic/European neighbors. The newcomers brought a love for country and western music that later led to Brisbane becoming a center of the genre in the Bay Area during the 1950s and 1960s.

As unincorporated San Mateo County land, Brisbane had no dedicated police department in the 1930s. Fire protection was provided by local volunteers, who had to constantly remain on guard against the dangerous brush fires that periodically broke out on San Bruno Mountain. Other problems included the reliance on septic tanks, which created olfactory and health issues, as well as the growing refuse dumps in the nearby Brisbane baylands, where San Francisco garbage haulers had been dumping trash since 1906. In response to these problems, Brisbane residents banded together to form a public utilities district in the late 1930s, but there was only so much that could be done without home rule.²⁰

By the time World War II broke out, Brisbane had almost 2,500 residents, making it one of the fastest-growing communities in the U.S. Many new businesses opened along Visitacion Avenue to cater to the newcomers, including Joe Palladini’s grocery store, René Poirer’s Brisbane Theater, Dick Shroeder’s Brisbane Hardware Company, John DeMarco’s 23 Club, and Dick Jonas’s Tower Club (**Figure 38**).²¹ At the height of the war, Brisbane’s population reached approximately 5,000, a figure not surpassed since then. During the war, Army and Navy personnel from the nearby Hunters Point Naval Shipyard would visit Brisbane to patronize Dick’s Tower and DeMarco’s 23 Club, leading to Brisbane’s wartime nickname: “The Second Barbary Coast.”²²

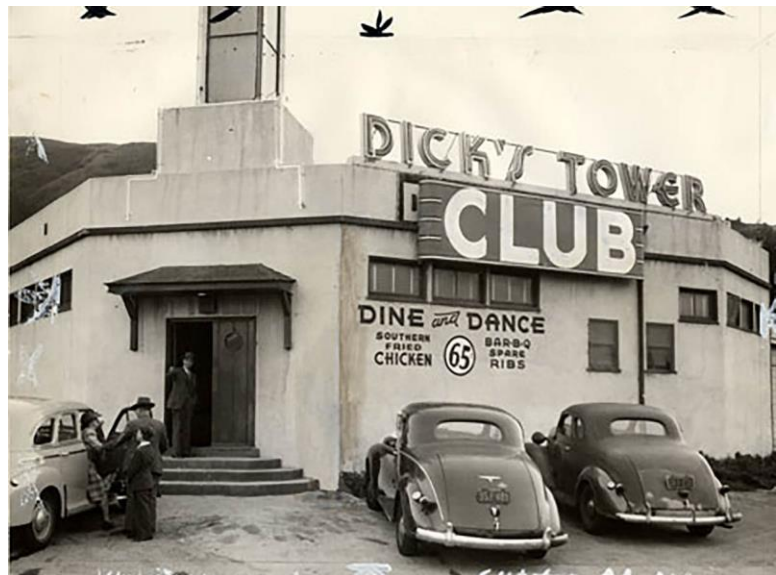


Figure 38. Dick’s Tower, 1942.
Source: San Francisco Public Library

¹⁹ Denne Petittlerc, “Brisbane --- a Lost City,” *San Francisco Chronicle* (September 17, 1961), 17.

²⁰ Oral History Associates, *A Spirit of Independence: A History of Brisbane before Incorporation* (Sausalito, CA: 1986), 29.

²¹ *Ibid.*

²² *Ibid.*, 32

Brisbane Incorporates

After 1945, many of the defense workers who had flocked to Brisbane during the war returned home and the town's population shrank back down to a little over 3,000. The 1950s witnessed some growth, with 303 buildings constructed during the decade.²³ Still, Brisbane's postwar growth was miniscule in comparison with its neighbors. At the same time, growth was beginning to creep up to the town's doorstep, most notably after the construction of an industrial park in Guadalupe Canyon by the Crocker Land Company in the mid-1950s. In addition, as Brisbane's neighbors – chiefly Daly City – began to expand toward Brisbane, local residents worried that their small town would soon be annexed and absorbed. In 1960, a group of Brisbane citizens convened to discuss incorporation. Although incorporation had been tossed around for several years, it was never achieved, due in large part to concerns that taxes would go up. However, the final straw was a redevelopment plan hatched by San Mateo County that would have bulldozed most of central Brisbane in the name of "blight removal." This threat led to an election on September 12, 1961 in which 710 Brisbane residents voted "yes" to incorporation and 296 voting "no."²⁴

The Garbage Wars

The newly incorporated City of Brisbane – San Mateo County's seventeenth – originally consisted of just the original 1908 Visitacion City plat. With almost no major commercial or industrial properties within its boundaries, Brisbane had a tiny tax base. In 1963, Brisbane annexed the adjoining Southern Pacific railyard, tripling the city's tax revenues overnight. The fledgling city also gained jurisdiction over the tidal flats where San Francisco had been dumping its garbage for decades, finally giving Brisbane a say in the future of this practice.²⁵

In the mid-1960s, Brisbane faced the prospect of yet another dump in the tidelands off Sierra Point, which San Francisco garbage companies had acquired in 1963. This led to the locally famous "Garbage Wars" that rocked Brisbane in the 1960s, as pro and anti-dump forces struggled for power. This debate presaged the growth of the local environmental movement, culminating with the formation of the Bay Conservation and Development Commission (BCDC) in 1965.²⁶ The Garbage Wars continued until January 1967, when the California Supreme Court ruled that Brisbane's anti-dumping ordinance was valid.²⁷ However, two years later, the Brisbane City Council performed an about-face to allow dumping at Sierra Point to improve the city's still-sketchy finances.²⁸ The Sierra Point dump closed in the mid-1970s and the newly filled land was later converted into an office park and a marina. Today, Sierra Point is a major tax revenue generator for the city, with several biotechnology companies and hotels occupying the filled ground east of Highway 101.

²³ "Brisbane Demographics": <https://www.point2homes.com/US/Neighborhood/CA/San-Mateo-County/Brisbane-Demographics.html>, accessed October 21, 2022.

²⁴ Oral History Associates, *A Spirit of Independence: A History of Brisbane before Incorporation* (Sausalito, CA: 1986), 46.

²⁵ Oral History Associates, *Brisbane: City of Stars: The First Twenty-Five Years* (Sausalito, CA: 1989), 17.

²⁶ *Ibid.*, 27.

²⁷ *Ibid.*, 35.

²⁸ *Ibid.*, 39.

Preservation of San Bruno Mountain

Just as the Garbage Wars were winding down, another environmental threat emerged: the Crocker Land Company's proposed development of San Bruno Mountain. In the 1960s, San Bruno Mountain became the subject of a proposal that involved removing the East Peak, dumping 250 million cubic yards of resulting spoils into San Francisco Bay for fill, and then developing the leveled-off portion of the mountain with a huge residential development accommodating up to 70,000 people.²⁹ In addition to bearing the brunt of the project, which would have included the operation of a conveyor belt above Bayshore Boulevard and Highway 101 to transport soil and rock from the mountain to the bay, residents did not want to see the despoliation of their mountain. In 1967, the Brisbane City Council passed an ordinance opposing the project, later linking up with the Sierra Club and Save the Bay. Ultimately, BCDC voted against the bay fill component, dooming the entire project.³⁰

In 1970, the Foremost-McKesson Corporation, which had recently acquired the Crocker Land Company, launched a new residential project on San Bruno Mountain called Visitacion Rancho. Designed to house almost 50,000 people in a mixture of high rises, townhouses, and single-family dwellings, the project would have developed the entire "Saddle" section of the mountain, most of Guadalupe Canyon, and the upper slopes of the East Peak. This project aroused vehement opposition from environmentalists and residents of surrounding cities alike. Citizens of Daly City, Colma, South San Francisco, and Brisbane formed the Committee to Save San Bruno Mountain in 1971. Members of the group led a successful recall of Brisbane's pro-development City Council in 1973, replacing it with a pro-conservation majority and a new conservation-minded mayor, Anja Miller.³¹ Faced with this overwhelming opposition, the Foremost-McKesson Corporation sold off the land to the state, which eventually led to the establishment of San Bruno Mountain State and County Park in the early 1980s.

Brisbane Transitions into the Twenty-first Century

By the late 1980s, many of the people who had settled Brisbane in the 1930s and 1940s were passing away. At the same time, the occupational profile of new Brisbane residents was beginning to change. As old-line industrial operations closed, college-educated people began moving to Brisbane, attracted by the town's attractive climate and scenery, as well as its proximity to high-paying jobs in South San Francisco's burgeoning biotechnology sector.³² During this time, the City embarked upon a series of improvements to the town's infrastructure and streetscapes, including demolishing the Cozy Cove Motor Court at Old County Road and San Francisco Avenue. Initially earmarked for Brisbane's new civic center, it eventually became Brisbane Community Park.

One of the most notable events in Brisbane's recent history involves the Brisbane Baylands project. A 660-acre brownfield site encompassing the former Southern Pacific railyard, the site was purchased by Universal Paragon Corporation (UPC) in the early 2000s. UPC proposed a massive mixed-use development project that would have yielded over 42 million square feet of research and development and office space,

²⁹ Oral History Associates, *Brisbane: City of Stars: The First Twenty-Five Years* (Sausalito, CA: 1989), 32.

³⁰ *Ibid.*, 38.

³¹ *Ibid.*, 74.

³² *Ibid.*, 103.

as well as 4,434 units of housing. Brisbane initially opposed housing in the Baylands, fearing that the new residents would overwhelm the small town. In response, the San Francisco Board of Supervisors explored the possibility of annexing Brisbane. Under mounting pressure, Brisbane ultimately agreed to amend its General Plan to allow 2,200 new homes and up to seven million square feet of commercial development in the Baylands. It is anticipated that the Brisbane Baylands Specific Plan will be completed in 2026, with construction to follow.³³

B. History of 23-25 Visitacion Avenue: 1933 to 2022

Original Construction: 1933



Figure 39. Aerial photograph showing the extent of the original building at 23 Visitacion Avenue.
Source: Google Maps; annotated by Christopher VerPlanck

As mentioned in the previous section, Brisbane was in the midst of a building boom in the early 1930s when the first part of the subject property was developed. The core of 23 Visitacion Avenue was constructed in 1933 by William J. Jonas as a dance/social hall. Although there is no building permit application dating to 1933, there is one dating to 1935, indicating that Jonas got one retroactively.³⁴ The one-story, \$1,000 structure comprised the central part of the existing building, minus the 1937 bar addition at the front or the 1955 stage addition at the rear (**Figure 39**). The structure was extremely simple – little more than a wooden tent with an unfinished interior. According to local lore, the building was paid for by Jonas and built by the Brisbane Volunteer Fire Department. It seems that the entire town used the building for

³³ Adam Brinklow, "Baylands Housing Could Take Ten Years," <https://sf.curbed.com/2018/7/24/17607340/baylands-housing-vote-city-council-general-plan>, accessed October 24, 2022.

³⁴ City of Brisbane, *Born of Fire: In Praise of Brisbane Volunteers* (Brisbane, CA: 1992), 3.

social gatherings and community dances, as suggested by a photograph taken of the interior Ca. 1935 (Figure 40).



Figure 40. Interior of 23 Visitacion Avenue, Ca. 1935.
Source: San Mateo County Library, Brisbane Library

William J. Jonas: 1933 to 1937

The builder and first owner of 23 Visitacion Avenue, William J. Jonas, was born March 21, 1894 in Jacksonville, Florida to William A. and Leonora Jonas.³⁵ William, who was popularly known as “Dick,” was raised in Florida, although little else is known about his upbringing or early life. After World War I, William and his wife Ethel moved to San Francisco. According to the 1921 San Francisco City Directory, William was employed as a pharmacist and he and Ethel lived at 3233 21st Street in the Mission district.³⁶ By the mid-1920s, Jonas had opened his own drugstore at 3165 Steiner Street in Cow Hollow.³⁷ Ethel and William lived nearby at 2751 Laguna Street. In early 1930, William and Ethel and their two young sons moved back to Jacksonville to stay with Ethel’s sister and brother-in-law. According to the 1930 Census, William Jonas,

³⁵ U.S. World War II Draft Registration Card for William John Jonas.

³⁶ 1921 San Francisco City Directory.

³⁷ “Oil Station, Drug Store Held Up,” *San Francisco Chronicle* (August 13, 1924), 6.

age 36, was employed in Jacksonville as a druggist. Meanwhile, Ethel, age 31, was a homemaker. The couple had two sons: William Jr., age five; and Clark, age eight months.³⁸

The Jonas family returned to the San Francisco Bay Area in 1931. By 1932 William Jonas was operating two drugstores. In addition to his first store at 3165 Steiner Street, he had opened a second one at 1901 Irving Street in the Sunset district. By this time the family was living at 49 Visitacion Avenue in Brisbane.³⁹ This dwelling, which no longer stands, was located on the site of Julie's Liquor Store and Deli.⁴⁰ By 1934, William had sold his two drugstores and opened a new one at 2598 San Bruno Avenue in San Francisco's nearby Portola district.⁴¹ In 1936, William Jonas sold this drugstore and opened a real estate office at 49 Visitacion Avenue. Advertisements in local newspapers indicate that Jonas had also started building homes on speculation in Brisbane. The homes were built to Federal Housing Administration (FHA) specifications and sold inexpensively with \$500 down payments.⁴² Around the same time, William opened a restaurant and bar called "Dick's Tower Club" at 2 Visitacion Avenue.⁴³ In 1939, Jonas built a new real estate office at 35 Visitacion Avenue, just two doors up from the subject property.⁴⁴

According to the 1940 U.S. Census, the Jonas family was living at 351 Mariposa Street, just around the corner from the family's businesses on Visitacion Avenue. William, age 46, listed his occupation as a real estate broker. Meanwhile, Ethel, age 41, was the bookkeeper of the family real estate business. Their sons, William Jr. and Clark, were 15 and 10 years old, respectively.⁴⁵

William Jonas continued living in Brisbane until 1944, when he and his family moved back to Florida to take over a citrus ranch in Putnam County. Before he left, Jonas gradually sold off his property and businesses in town, including the dance hall at 23 Visitacion Avenue, which he sold to a fellow real estate broker named Pearl D. Harper in 1937.⁴⁶

Pearl D. Harper: 1937 to 1941

After buying 23 Visitacion Avenue, Pearl Harper, or possibly her tenant, applied for a permit to construct a horizontal addition at the front of the building. This addition, which was two stories high and about 25 feet deep, had a side-facing gable roof that intersected the front-facing gable roof of the original dance hall. According to the 1937 permit application, the addition had a concrete perimeter foundation and footings and it was originally clad in rustic channel siding with stucco and brick accents. The interior had a wood floor and 4' plywood wainscoting. It was described on the permit application as an "addition to (a) dance hall." However, from its location in the building and its subsequent use, it can be surmised that

³⁸ 1930 U.S. Census for Jacksonville, Florida, Enumeration District 16-20, Sheet 27A.

³⁹ 1932 San Francisco City Directory.

⁴⁰ 1932-1936 San Mateo County Great Register of Voters.

⁴¹ 1934 San Francisco City Directory.

⁴² "Real Estate Classifieds: Brisbane," *San Francisco Chronicle* (May 25, 1936), 28.

⁴³ Dolores Gomez and Christy Thilmany, *Images of America: Brisbane* (Charleston, SC: Arcadia Press, 2009), 102.

⁴⁴ "Jonas to Expand Brisbane Offices," *San Francisco Chronicle* (January 14, 1939), 4.

⁴⁵ 1940 U.S. Census for the First Township, San Mateo County, Enumeration District 44-23, Sheet 9B.

⁴⁶ Dolores Gomez and Christy Thilmany, *Images of America: Brisbane* (Charleston, SC: Arcadia Press, 2009), 102.

the addition probably contained a bar, toilet rooms, and coat check at the first-floor level and possibly an office or an apartment upstairs.⁴⁷

The construction of the addition in 1937 evidently converted the building from a simple community gathering place into a nightclub. Little is known about this business but it was called “Johnny’s 23 Club.” It is not known who ran the business. Whoever owned the business operated it for about four years, when Pearl D. Harper sold the property to John F. DeMarco in 1941.⁴⁸

John F. DeMarco: 1941 to 1975

John Frank DeMarco (alternatively spelled De Marco or Demarco) was born December 20, 1918 in Hammond, Louisiana.⁴⁹ His parents, Frank and Rosalie, were both Italian immigrants who had arrived in the U.S. in 1905 and 1896, respectively. John was raised on the family’s farm outside Tangipahoa, Louisiana with his three brothers: Frank Jr., Joe, and Tony; and his three sisters: Sara, Vita, and Mary.⁵⁰ John lived on the family farm until 1940, when he moved to California, like so many other people from the Mississippi Delta region. Upon arriving in California, DeMarco settled in Brisbane, initially living at 430 Mariposa Street. According to his October 1941 draft registration card, John DeMarco was working at 159 Waverly Place in Chinatown for a man named Chan Heang. What he did for Mr. Heang is not known.⁵¹ Within a year or two, all of DeMarco’s family had relocated from Louisiana to Brisbane, including his parents and all six of his siblings, several of whom took jobs at the nearby Hunters Point Naval Shipyard.⁵² Shortly after arriving in California, John married Lillian Linde, a local Brisbane resident. Lillian was born December 30, 1921 in San Francisco to German immigrants, Charles and Margaret Linde.⁵³ She was raised in Brisbane.

It is remarkable that John, who was only 21 years old at the time, had earned enough money in less than a year to buy the 23 Club, but he did. Both the 1940 and 1942 San Mateo County Voter Registers list DeMarco’s occupation as “bartender,” indicating that he actively ran his business.⁵⁴ In 1944, John and Lillian moved into a new Mediterranean-style house at 30 Sierra Point Road in Brisbane.⁵⁵ As mentioned in the previous section, Brisbane was a popular destination for off-duty military personnel, and during World War II DeMarco’s 23 Club was hopping. Indeed, the little town gained a reputation for being a “swinging” (and sometimes very rowdy) place. By the end of the war, there were at least four bars in town: DeMarco’s 23 Club, Dick’s Tower Club at 2 Visitacion Avenue (later run by Giovanni Bernardini), Bert Mazzuco’s Tourist Café at San Bruno and Visitacion avenues, and Joe and Charles Mozzetti’s road-house on the Bayshore Highway.⁵⁶

⁴⁷ San Mateo County Building Department, Building records for 23-25 Visitacion Avenue, Building Permit No. 7521.

⁴⁸ Dolores Gomez and Christy Thilmany, *Images of America: Brisbane* (Charleston, SC: Arcadia Press, 2009), 52.

⁴⁹ U.S. World War II Draft Registration Card for John Frank DeMarco.

⁵⁰ 1930 U.S. Census for Tangipahoa, Louisiana, Enumeration District 53-22, Sheet 20-A.

⁵¹ U.S. World War II Draft Registration Card for John Frank DeMarco.

⁵² Dolores Gomez and Christy Thilmany, *Images of America: Brisbane* (Charleston, SC: Arcadia Press, 2009), 102.

⁵³ U.S. Social Security Index, 1936-2007, for Lillian Linde DeMarco.

⁵⁴ 1940 San Mateo County Great Register of Voters.

⁵⁵ 1944 San Mateo County Great Register of Voters.

⁵⁶ “77 S.M. Bars Face Charges,” *San Mateo Times* (June 20, 1947), 2.

According to the 1950 Census, the DeMarco family was still living at 30 Sierra Point Road. In that year the household consisted of John, age 31; Lillian, age 28; and their three children: Diane, age 10; Vita, age nine; and John Jr., age six. John Sr. listed his occupation as “café operator,” indicating that he had added food service to his business.⁵⁷ In spite of his growing prosperity, John continued to work as a bartender at the 23 Club, serving drinks and taking care of rowdy customers as the need arose (**Figure 41**).



Figure 41. John DeMarco, Ca. 1960 (on right).
Source: San Mateo County Library, Brisbane Library

DeMarco’s 23 Club initially booked Cajun and zydeco bands from John’s home state of Louisiana. However, the war had brought in a large contingent of Oklahomans, Texans, Arkansans, and people from other southwestern states, many of whom settled in Brisbane. DeMarco decided to tap this market by booking more country and western acts, especially “cowboy boogie” and “western swing” performers, such as Bob Wills and his Texas Playboys, Spade Cooley, and Hank Thompson.⁵⁸ By the early 1950s, DeMarco’s 23 Club had become a full-blown “honky-tonk,” and it even had its own house band called “The Cherokees.” Led by Oklahoma native Jimmie Rivers, who was indeed half-Cherokee, the band played weekends at the 23

⁵⁷ 1950 U.S. Census for San Mateo County, Enumeration District 41-98, Sheet 15.

⁵⁸ Conversation with Nugget Towle, November 3, 2022.

Club between 1953 and 1962. Rivers, whose distinctive blend of western swing and jazz won him many admirers, cut an album called “Brisbane Bop” in 1983, which includes many of the band’s standards from their 23 Club days.⁵⁹

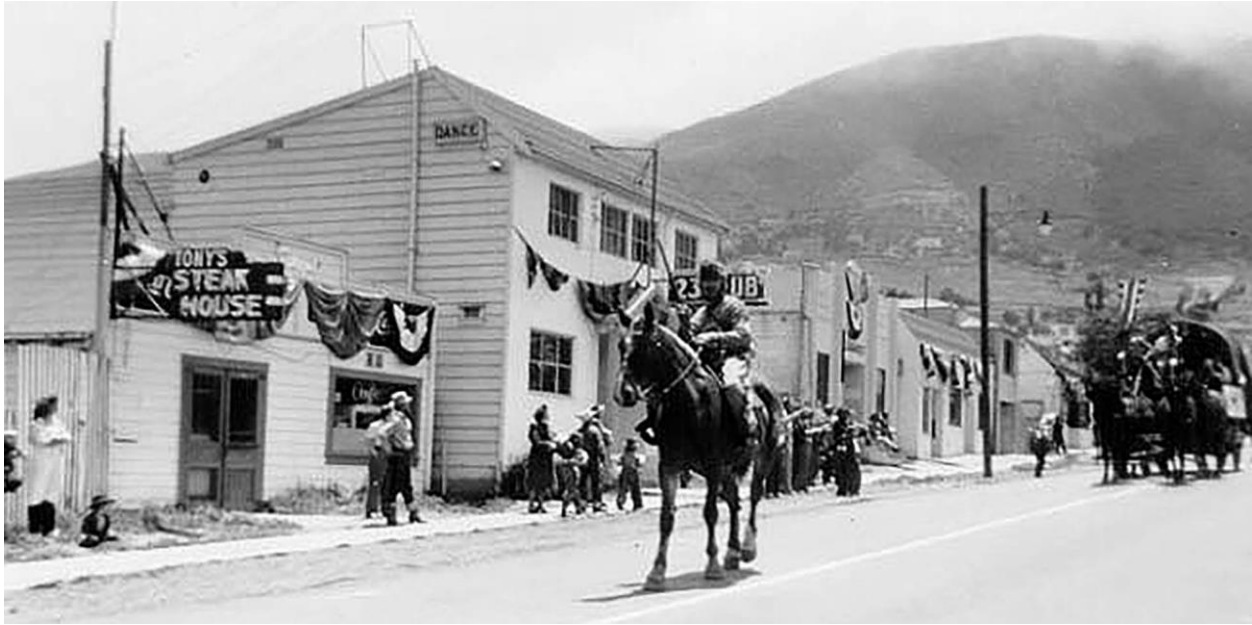


Figure 42. DeMarco’s 23 Club (at center) Ca. 1950.

Source: San Francisco Historical Photograph Collection, San Francisco Public Library
Image No. AAC-1618

38

A photograph taken of a Fourth of July parade on Visitacion Avenue in the early 1950s shows what DeMarco’s 23 Club originally looked like (**Figure 42**). The photograph indicates that the primary façade was finished in what appears to be smooth stucco, with a pair of six-lite wood windows flanking the main entrance. The entrance, which appears to have been recessed, features the neon blade sign above it. The second-floor level had four divided-lite windows spanning the width of the façade. The roof appears to be clad in rolled asphalt roofing. The photograph was taken before 1956 because the café addition at 25 Visitacion Avenue is not there. To the north, the one-story building at 19 Visitacion Avenue housed a business called Tony’s Steak House.

DeMarco’s 23 Club catered to what was often described as a rough crowd, and the San Mateo County Sheriff’s Department was occasionally called to quell fights and other disturbances that spilled outside onto the sidewalk. In 1953, a local group of evangelical pastors calling itself the Brisbane Ministerial Alliance petitioned San Mateo County to do something about what they believed to be the nightclub’s bad influence on the community. Among other things, they accused DeMarco of allowing gambling and prostitution to occur on premises, as well as insinuating that the bar served alcohol to minors. These criticisms, although probably overblown, had their impact. In December 1953, after the county denied DeMarco a

⁵⁹ Sam Whiting, “Swinging on Down the Road,” *San Francisco Chronicle* (April 24, 1996), E1.

license to operate a card room, he accused the Board of Supervisors of being in collusion with outlaw gamblers and of handing out card room permits as “favors” to “friends and cohorts.”⁶⁰

With the card room off the table, DeMarco decided to expand and remodel his nightclub and café operations. In 1955, he applied to the San Mateo County Building Department to construct an addition at the rear of 23 Visitacion Avenue. This addition, which cost \$2,800, consisted of a new stage and backstage, as well as a new entrance to the nightclub from the rear parking lot.⁶¹ Since at least 1950, DeMarco had been serving food on weekends – mainly barbeque – but the existing building did not have space for a kitchen, so in 1956 DeMarco applied for a permit to construct a kitchen/dining room addition costing \$6,500. The application noted that a 14’ x 14’ lean-to shed on the adjoining lot at 25 Visitacion Avenue would be demolished to make way for the new building. Originally clad in horizontal rustic channel siding, the café addition has a concrete slab foundation and a shallow-pitch shed roof supported by exposed wooden beams. The structure contains a kitchen at the back, a counter area at the front, and a dining room behind that. The two buildings were joined so that people in the dining room of the café could see the stage.⁶²

According to John DeMarco’s daughter, Vita “Nugget” Towle, patrons would often show up at the 23 Café around 7:00 or 7:30 to eat, move to the bar around 8:00, and then start dancing once the band had started playing around 9:00. The café initially served Italian food, but it gradually transitioned toward more conventional, meat-centered “American” fare, such as steaks and chops.⁶³ Barbeque was always featured, and originally there was a large barbeque area at the front of the café where chickens were cooked on a rotisserie.

In addition to the 23 Café, there was another restaurant on the other side of the building at 19 Visitacion Avenue. At one point these two buildings were also connected to allow patrons to go back and forth. This restaurant was run by Frank Davis, who served fried chicken, hamburgers, and Southern fare from his home state of Georgia.⁶⁴ Davis described how the two businesses interacted:

The 23 Club had a big dance floor and every weekend it was crowded. I moved my little restaurant right next door to it, with the runway from the dance floor of the 23 Club into the restaurant. It was built that way to make it convenient for people in the bar to go through there and have a bite to eat.⁶⁵

The period of time spanning from the mid-1950s to the mid-1960s was the heyday of DeMarco’s 23 Club. As it became better-known, DeMarco was able to book big-name performers, including Jerry Lee Lewis, who appeared at the club in 1959. Additional performers who played DeMarco’s during this time included Johnny Cash, Ernest Tubbs, Buck Owens, Carl Perkins, Marty Robbins, Webb Pierce, Hank Snow, Merle Haggard, Patsy Cline, and Wanda Jackson.⁶⁶ In addition to local Brisbane residents, the 23 Club attracted

⁶⁰ “Club Owner charges Board Issues Card Permits as Favors,” *San Mateo Times* (December 8, 1953), 1.

⁶¹ San Mateo County Building Department, Building records for 23-25 Visitacion Avenue, Building Permit No. 38371.

⁶² Brisbane Planning Division, Planning file for 23-25 Visitacion Avenue, Permit Application A-40155.

⁶³ Conversation with Nugget Towle, November 3, 2022.

⁶⁴ Oral History Associates, *A Spirit of Independence: A History of Brisbane before Incorporation* (Sausalito, CA: 1986), 34.

⁶⁵ *Ibid.*, 35.

⁶⁶ Oral History Associates, *A Spirit of Independence: A History of Brisbane before Incorporation* (Sausalito, CA: 1986), 34.

country and western fans from all across the Bay Area. Longtime Brisbane residents such as Frank Davis remember how the 23 Club lured country and western fans to town:

John also brought us entertainment we hadn't been used to. Like Johnny Cash and Webb Pierce, Bob Wills, Hank Snow and different ones. It got to be a pretty lively town on Friday and Saturday night. People worked hard here, but when the weekend came around, they played hard too.⁶⁷

John DeMarco had some words of his own to say about Brisbane in the late 1950s/early 1960s:

This town swings on a Friday and Saturday night. It's a workingman's town and a guy likes to get out on the week end and play. There's been a lot of tough guys come to this town, but none of 'em ever won a beef....You'd be surprised at the people who come down here slumming or just to hide out, big people of all kinds.⁶⁸

In spite of his tough guy image, John DeMarco was a major benefactor to Brisbane. DeMarco – known locally as “Mr. Brisbane” – led the movement to incorporate in 1961. According to long-time residents he would regularly contribute \$50 or \$100 to charities or fund drives of any kind. He also took the lead in finding and purchasing a site for a municipal swimming pool.⁶⁹ DeMarco started hosting barbeques in the back parking lot in the mid-1950s to raise funds for various projects. These community cookouts began with barbequed chicken and chili but over time they became increasingly elaborate. In 1973, DeMarco roasted four (some say seven) whole buffalo – each weighing about 580 pounds. During this feast he fed 5,000 people.⁷⁰ His efforts were entered into the Guinness Book of World Records for the world's largest rotisserie.⁷¹ Following his death in 1975, the Brisbane Lions Club and the Brisbane Women's Club kept the tradition going until the mid-1990s, calling it the John De Marco Memorial Barbeque.

DeMarco's 23 Club allowed the DeMarco family to prosper. John and Lillian DeMarco purchased several properties along Visitacion Avenue, which they rented out to others, including the former Brisbane Theater at 44 Visitacion Avenue, which the DeMarcos remodeled as a new city hall for Brisbane in 1967.⁷² Throughout this time the DeMarco family remained at their modest home at 30 Sierra Point Road.

In 1962, John DeMarco decided to remodel the front of his nightclub. According to the permit application, the scope of work included refinishing the front of the building in pebble-cast stucco as well as installing a band of imitation stone across the water table.⁷³ The windows at the first-floor level were also enclosed and the stairs clad in tile. The project cost \$1,000. The alterations were fairly substantial, changing the appearance of the nightclub from its original rustic, western guise to something much more contemporary and “finished.” The only remnant of the original DeMarco's 23 Club façade was the 1941 neon sign, which was reinstalled after the remodel. A photograph taken in the early 1970s shows a portion of the primary

⁶⁷ Ibid.

⁶⁸ Denne Petittlerc, “Brisbane --- a Lost City,” *San Francisco Chronicle* (September 17, 1961), 17.

⁶⁹ Oral History Associates, *A Spirit of Independence: A History of Brisbane before Incorporation* (Sausalito, CA: 1986), 35.

⁷⁰ Conversation with Nugget Towle, November 3, 2022.

⁷¹ Oral History Associates, *Brisbane: City of Stars: The First Twenty-Five Years* (Sausalito, CA: 1989), 63.

⁷² Oral History Associates, *Brisbane: City of Stars: The First Twenty-Five Years* (Sausalito, CA: 1989), 41.

⁷³ Brisbane Planning Division, Planning file for 23-25 Visitacion Avenue, Permit Application A-1376.

façade, documenting the impact of the 1962 remodel. Visible in the photograph are the imitation stone water table, the pebble-cast stucco façade, as well as a new awning that was installed above the main entrance in 1972 (**Figure 43**).

Between 1962 and his death in 1975, John DeMarco applied for only two permits to make minor changes to the property, including the installation of an aluminum-frame and canvas awning above the main entrance in 1972 and the installation of a power pole in the parking lot behind the building in 1974.⁷⁴

John DeMarco died on July 13, 1975 of leukemia. He was only 56 years old.⁷⁵ John was survived by his wife Lillian, his son John Jr., and his two daughters: Diane Hatfield and Vita “Nugget” Towle of Brisbane. The Funeral Mass was held at the Church of the Visitacion following a funeral at a local mortuary.⁷⁶

Lillian DeMarco took over running DeMarco’s 23 Club and Café in 1975, continuing to operate it until her death in 1998.⁷⁷ During this time Lillian performed regular maintenance to the buildings, including reroofing and electrical and plumbing upgrades, but she made relatively few aesthetic changes until Ca. 1990, when she remodeled the front of Café 23, replacing the siding and reducing the size of the windows.⁷⁸ Throughout these 23 years, DeMarco’s 23 continued to showcase old-line country and western bands even as the popularity of the genre ebbed. During the mid-1990s, a resurgence of interest in the cowboy boogie and western swing bands of the 1950s and 1960s led to a short-term revival of Club 23’s fortunes, inspiring several longtime musicians such as Jimmie Rivers to start playing again.⁷⁹ At the same time, the club started booking rockabilly bands, hosting vintage car shows, and becoming a community center for the Bay Area’s vintage scene.



Figure 43. Ca. 1972 photograph showing an unidentified chef at left, Vickie Hobson at center, and Nugget Towle at right.
Source: Harry B. Costa

⁷⁴ Brisbane Building Division, Building records for 23-25 Visitacion Avenue, Building Permit No. 7521.

⁷⁵ California Death Index, 1940-1997, for John F. DeMarco.

⁷⁶ “John F. DeMarco Dies at 56,” *San Francisco Chronicle* (July 14, 1975), 21.

⁷⁷ James Sullivan, “Honky-Tonk Hideout is Back in the Saddle,” *San Francisco Chronicle* (March 3, 2002).

⁷⁸ Brisbane Building Division, Building records for 23-25 Visitacion Avenue, Building Permit No. 7521.

⁷⁹ Sam Whiting, “Swinging on Down the Road,” *San Francisco Chronicle* (April 24, 1996), E1.

In 1998, Nugget Towle took over the 23 Club. She ran it for four years, until 2002, when she got tired of the long hours and closed the business. She then leased the space to a local promoter named Paris Julie Rupard. Rupard removed the antique clocks, buffalo heads, and rifles mounted to the walls of the club and filled the space with pillars, statues of Greek gods and goddesses, fake spider webs, and lots of large candles. She changed the name of the club to “Lost City” and began hosting Goth-themed dance parties. The sudden changeover from honky-tonk to Goth club shocked many older Brisbane residents, but Lost City quickly came to an end when Rupard died in 2003.⁸⁰ Later that year, Nugget leased the space to a man named Leonid Vainerovsky who opened a short-lived Russian restaurant called “Razgulay,” which closed within a year.⁸¹ In 2004, she leased it to a couple of Irishmen named John Penny and Patrick Reilly who reopened it as a bar. In 2007, Lionel Chartrand and Ralph Nunez took over the business and turned it into a Latin dance club featuring karaoke. Meanwhile, the adjoining café served Italian food. This business closed in 2010.⁸² One more attempt was made to revive the 23 Club in 2010, but it too failed. The former nightclub and café have remained vacant for well over a decade. On February 2, 2015, John DeMarco Jr. and Nugget Towle sold 23-25 Visitacion Avenue to Horsepower Holdings.

Horsepower Holdings: 2015 to Present

Horsepower Holdings belongs to Eric V. Bostrom, a well-known motorcycle racer and entrepreneur. In April 2022, Horsepower Holdings sold 25 Visitacion Avenue to Joel Diaz, a Brisbane realtor, and his wife Bonnie Boswell. Meanwhile, Horsepower Holdings retains ownership of 23 Visitacion Avenue. The property owners have tried to lease the properties, but the market for a nightclub or bar of any sort evidently no longer exists in Brisbane, which has become a much quieter and more sedate community than it was in the middle of the twentieth century. Over the last seven years the owners have braced and reinforced the badly deteriorated buildings as well as removing most of the interior finishes.

Table 1 provides a list of all previous owners of 23-25 Visitacion Avenue from 1933 until the present day.

Table 1. Chain of Title for 23-25 Visitacion Avenue

Document Reference	Date	Grantor	Grantee
N/A	Ca. 1933	Unknown	William J. Jonas
San Mateo County Clerk-Recorder's Office Grant Deed	1937	William J. Jonas	Pearl D. Harper
San Mateo County Clerk-Recorder's Office Grant Deed	1941	Pearl D. Harper	John F. DeMarco
San Mateo County Clerk-Recorder's Office Dec'd Dist.	1975	John F. DeMarco, deceased	Lillian DeMarco

⁸⁰ 2000-2002 Haynes Directories for San Francisco and San Mateo Counties. Conversation with Nugget Towle, November 3, 2022.

⁸¹ 2003 Haynes Directory for San Francisco and San Mateo Counties. Conversation with Nugget Towle, November 3, 2022.

⁸² Michael Manekin, “Brisbane Saloon Closes Doors Indefinitely,” *East Bay Times* (November 13, 2007).

Document Reference	Date	Grantor	Grantee
San Mateo County Clerk-Recorder's Office Dec'd Dist.	1998	Lillian DeMarco, deceased	John F. DeMarco Jr. Vita "Nugget" Towle
San Mateo County Clerk-Recorder's Office Grant Deed	February 2, 2015	John F. DeMarco Jr. Vita "Nugget" Towle	Horsepower Holdings LLC
San Mateo County Clerk-Recorder's Office Grant Deed (25 Visitacion)	April 8, 2022	Horsepower Holdings LLC	Joel Diaz Bonnie Boswell

C. Alterations

23-25 Visitacion Avenue has undergone extensive alterations since it was initially constructed 89 years ago by local businessman William J. Jonas. Originally built as a dance hall and community social hall, 23 Visitacion Avenue was nothing more than a simple one-story, wood-frame structure clad in rustic channel siding with a gable roof. Apart from the flooring, it was unfinished inside. In 1937, the second owner, a realtor named Pearl D. Harper, or her tenant "Johnny," constructed a two-story addition at the front of the building. This addition, which contained a bar, toilet rooms, and coat check at the first floor and offices above, was necessary to convert the building into a nightclub. In 1941, John F. DeMarco bought the building and the business. In 1943, he added a new neon sign to the primary façade reading "DeMarco's 23 Club." In 1955, he added a rear addition containing a stage and a backstage area costing \$2,800. One year later, he built an addition on the adjoining lot at 25 Visitacion Avenue containing a kitchen, a dining room, and a coffee shop-style seating area at the front. This addition cost \$6,500. In 1962, DeMarco remodeled the primary façade of 23 Visitacion Avenue. The changes included cladding the water table in imitation stone and the rest of the façade in pebble-cast stucco, as well as enclosing the windows at the first-floor level. After 1962, most of the work performed to 23 Visitacion Avenue consisted of repairs, maintenance, and code-required upgrades. However, the windows at the second-floor level were reduced in size and replaced with aluminum sliders Ca. 1990. The windows in the front of 25 Visitacion Avenue were replaced as well at the same time. The interiors of both buildings have both been largely gutted.

Table 2 documents all building records for 23-25 Visitacion Avenue on file at the Brisbane Community Development Department.

Table 2: Building Contract and Building Permit Applications on File for 23-25 Visitacion Avenue

Source/Date	Applicant	Scope/Cost/Builder
1935	William J. Jonas	Original construction permit: erect one-story, wood-frame dance hall costing \$1000. Permit No. A-777
1937	Unknown	Construct two-story, wood-frame horizontal addition to front of dance hall. Permit No. 7521
1943	John F. DeMarco	Install sign at front of tavern costing \$100.
1955	John F. DeMarco	Construct rear, wood-frame horizontal addition containing stage and backstage costing \$2,800. Permit No. 38371 Contractor: Paul Schmidt
1956	John F. DeMarco	Construct one-story, wood-frame horizontal addition at 25 Visitacion Avenue containing kitchen, dining room, and counter area costing \$6,500. Permit No. A-40155
March 14, 1962	John F. DeMarco	Remodel primary façade of 23 Visitacion Avenue, including application of imitation stone to water table and pebble-cast stucco to the rest of the front costing \$1,000. Permit No. A-1376
January 20, 1972	John F. DeMarco	Install aluminum-frame canopy above entrance to club costing \$450. Permit No. 19512 Contractor: Pacific Coast Co.
May 9, 1974	John F. DeMarco	Install power pole behind building costing \$400. Permit No. 22913 Contractor: PG&E
November 2, 1980	Lillian DeMarco	Patch roof costing \$500 Permit No. 81-1970 Contractor: Stawski Roofing
July 31, 1984	Lillian DeMarco	Reroof 25 Visitacion Avenue costing \$3,500. Permit No. 84-2498 Contractor: Jack Johnson Roofing
June 25, 1987	Lillian DeMarco	Reconnect overhead electrical service costing \$700. Permit No. 87-7847
September 18, 1987	Lillian DeMarco	Relocate gas meter costing \$1,500. Permit No. 87-8356 Contractor: Ayoob & Peery Plumbing Co.
August 5, 1994	Lillian DeMarco	Reroof front of 23 Visitacion Avenue costing \$3,000. Permit No. 13-415 Contractor: Owner
September 6, 2000	Lillian DeMarco	Reroof rear of 23 Visitacion Avenue costing \$18,505. Permit No. 00-0906-06 Contractor: Safe Roofing
June 26, 2004	Lillian DeMarco	Replace downspout costing \$1,000. Permit No. 04-0621-15 Contractor: Carlos Herrera

Source/Date	Applicant	Scope/Cost/Builder
May 12, 2010	John DeMarco Jr.	Minor bathroom and electrical repairs costing \$200. Permit No. 10-0513-11 Contractor: Owner
November 12, 2010	Ralph Nunez	Install mop sink and grease trap in kitchen costing \$5,000. Permit No. 10-1112-08 Contractor: BVK Plumbing
February 2, 2011	Ralph Nunez	Minor changes to kitchen and re-carpet dining room costing \$3,000. Permit No. 11-0202-02 Contractor: Owner
December 1, 2011	John DeMarco Jr.	Replace rooftop HVAC unit costing \$5,600. Permit No. 11-1201-01 Contractor: Peninsula Heating

E. Contractor Modern Style

23-25 Visitacion Avenue is a vernacular building that is designed in what some would call the “Contractor Modern” style. According to one source, the Contractor Modern style is “not a style per se; rather it denotes the absence of style.”⁸³ According to San Francisco planner Mary Brown, the Contractor Modern style is one that “selectively borrow(s) from the basic design tenets of Modern design, particularly the lack of exterior ornament, in pursuit of cheaply constructed buildings.” Typical features of the style include “simple box-like forms, flat exterior surfaces, and inexpensive construction materials.”⁸⁴ Although typically designed by contractors or civil engineers, architects also occasionally designed Contractor Modern buildings. Contractor Modern buildings can also be built by untrained property owners. The common denominator of the type appears to be inexpensiveness, ease of construction, and adaptability.

Contractor Modern buildings were constructed all over California (and the United States) from the early 1950s through the early 1970s, but they are most common in postwar residential tracts and suburban commercial “strip” centers. Contractor Modern buildings were also built as infill projects in some older urban neighborhoods. The Contractor Modern style was used for all building types, including office buildings, restaurants, hotels and motels, apartment buildings, single-family dwellings, and even some institutional building types such as schools, community centers, and recreation buildings. The Contractor Modern style was especially popular for speculative houses constructed by contractors and merchant builders during the 1950s and 1960s, as illustrated by a row of houses built in 1956 on Myra Way in San Francisco’s Miraloma Park neighborhood (**Figure 44**).

⁸³ Mary Brown, *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement* (San Francisco: San Francisco Planning Department, 2010), 193.

⁸⁴ Ibid.



Figure 44. Row of Contractor Modern houses on Myra Way in San Francisco.
Source: Google Maps

Many midcentury commercial buildings are designed in the Contractor Modern style, including the former Gotelli Speed Shop at 321 El Camino Real in South San Francisco, which was built in 1962 (**Figure 45**), and a one-story commercial block at 2308 Vicente Street in San Francisco's Parkside district, which was built in 1950 (**Figure 46**). Contractor Modern buildings often occupy the maximum allowable extent of their lots, although sometimes they have on-site parking at the rear, sides, or front. Their design is often characterized by a basic and untutored application of modern design elements, including flat roofs; planar envelopes clad in stucco, brick, or boards; ribbon windows made of aluminum; and cantilevered roof overhangs. The Contractor Modern style came to an end in the late 1960s, to be replaced by the so-called "Environmental Modern" look, which used wood shingles and mansard roofs to achieve a more subdued appearance.

Most of the post-World War II commercial and multi-family residential buildings in downtown Brisbane are designed in the Contractor Modern style, including a half-dozen on the first block of Visitacion Avenue. Although some may have been architect-designed, they are all characterized by utilitarian simplicity, low-cost construction, and adaptability. Commercial tenants rarely stay for more than a few years, and it is in the interest of the building owner to have a building that can be easily and cheaply remodeled for a new tenant.



Figure 45. 321 El Camino Real, South San Francisco.



Figure 46. 2308 Vicente Street, San Francisco.

VI. Determination of Eligibility

A. California Register of Historical Resources

The California Register is an authoritative guide to significant architectural, archaeological, and historical resources in the State of California. Resources are listed in the California Register through a number of methods. State Historical Landmarks and National Register-eligible properties (both listed and formal determinations of eligibility) are automatically listed. The California Register also includes properties identified in historical resource surveys with California Historic Resource Status Codes of 1 to 5 and resources designated as local landmarks by municipal or county ordinances. Properties may also be nominated to the California Register by local governments, non-profit organizations, or private citizens. The eligibility criteria used by the California Register are closely based on those developed by the National Park Service for the National Register of Historic Places (National Register). In order to be eligible for listing in the California Register a property must be demonstrated to be significant under one or more of the following criteria:

Criterion 1 (Event): Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Criterion 2 (Person): Resources that are associated with the lives of persons important to local, California, or national history.

Criterion 3 (Design/Construction): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

Criterion 4 (Information Potential): Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.

As mentioned, 23-25 Visitacion Avenue is not listed in any local, state, or national inventories of historical resources. Nonetheless, Brisbane has never been comprehensively surveyed, so it cannot be assumed that because a property is not listed in a historical resource inventory that it is not potentially significant. In the following sections, we evaluate the property for the California Register under each of the four eligibility criteria.

Criterion 1

23-25 Visitacion Avenue appears eligible for individual listing in the California Register under Criterion 1 (Events). Constructed in 1933 by William J. Jonas as a dance/social hall, the oldest part of 23 Visitacion Avenue was built very cheaply and quickly using volunteer labor. It functioned as Brisbane's de facto community center until 1937, when the second owner, Pearl D. Harper or her tenant added a two-story addition to the front and converted the building into a nightclub known as Johnny's 23 Club. In 1941, John F. DeMarco bought the building and business and changed the name to DeMarco's 23 Club. DeMarco's 23 Club is notable for hosting many important country and western performers – in particular cowboy boogie

and western swing acts – during the 1950s and 1960s. Many of Brisbane’s early residents were working-class migrants from Oklahoma, Texas, and Arkansas, and these musical genres were popular both in-town as well as to country music fans across the Bay Area. DeMarco’s 23 Club and Café remained in business at this location until the early 2000s. The property appears eligible under this criterion for its contributions to the cultural heritage of Brisbane and to the Bay Area country/Americana/roots music scene. The period of significance for this criterion is 1941 to 1965, a period representing the heyday of the club.

Criterion 2

23-25 Visitacion Avenue appears eligible for individual listing in the California Register under Criterion 2 (Persons) for its associations with John F. DeMarco, aka “Mr. Brisbane.” A native of Louisiana, John DeMarco came to the Bay Area as a young man, initially settling in Brisbane. He purchased the 23 Club in 1941, just as the World War II defense build-up was luring tens of thousands of workers to the Bay Area. DeMarco’s 23 Club prospered during the war, when Brisbane became known as the “Second Barbary Coast.” After the war, John DeMarco and his wife Lillian became fixtures of their community, raising money for many civic projects. From the mid-1950s until his death in 1975, DeMarco hosted an annual summer barbeque behind the club where at one point he cooked several buffalo on giant spits, earning himself a place in the Guinness World Book of Records for operating the world’s largest rotisserie. After his death, the Brisbane Women’s Club and the Brisbane Lions Club continued the annual barbeque tradition until the early 1990s. Although John DeMarco was a prosperous man, he never left Brisbane, living there with his family for the rest of his life. The period of significance for this criterion is 1941 to 1975, a period spanning John DeMarco’s association with the property.

Criterion 3

23-25 Visitacion Avenue does not appear eligible for individual listing in the California Register under Criterion 3 (Design/Construction). Cobbled together over a period of three decades, 23 Visitacion Avenue is a vernacular structure that received an undistinguished Contractor Modern façade in 1962. In contrast, 25 Visitacion Avenue is a non-descript building that has also been heavily remodeled. Neither building displays the distinctive characteristics of any particular type, period, or method of construction. Nor do they display high artistic values. Finally, their interiors have been largely gutted and their already modest exteriors stripped of any distinctive features that may have once distinguished them from other mid-century commercial buildings in downtown Brisbane.

Criterion 4

Analysis of 23-25 Visitacion Avenue for eligibility under Criterion 4 (Information Potential), which deals mainly with archaeological resources, is beyond the scope of this report.

B. Integrity

Determination of eligibility for the California Register is a two-step process. Even if a property appears eligible under one or more of the eligibility criteria, it *must also retain integrity*, meaning that it should look essentially the way it did when it achieved its significance. There are seven aspects used by the California Register to assess integrity: location, design, setting, materials, workmanship, feeling, and association. The following sections analyze the property under each of the seven aspects:

- **Location:** “Location is the place where the historic property was constructed or the place where the historic event occurred.”

23-25 Visitacion Avenue retains the aspect of location because neither building has ever been moved.

- **Design:** “Design is the combination of elements that create the form, plan, space, structure, and style of a property.”

Assessing the integrity of aspect for 23-25 Visitacion Avenue is difficult because its appearance drastically changed *during* the period of significance. Prior to the 1962 façade remodel, 23 Visitacion Avenue had a different appearance. Its primary façade was clad in smooth stucco with brick accents. In 1962, this rustic, western-style façade was replaced with the existing imitation stone and pebble-cast stucco. The alterations also included enclosing the front windows at the first-floor level and reconfiguring the entrance. This remodel gave the building a non-descript “Contractor Modern” appearance. More recent changes have further reduced its integrity, including the replacement of the windows at the second-floor level with anodized aluminum sliders and the removal of the awning and historic neon blade sign. Furthermore, the interior has been largely gutted. In contrast, 25 Visitacion Avenue – the former café – retains more of its original interior, although its primary façade appears to have been remodeled Ca. 1990. In summary, 23-25 Visitacion Avenue is an inelegantly designed building that has lost the most important parts of its interior and exterior, so much that no longer retains the aspect of design.

Setting: “Setting is the physical environment of a historic property.”

23-25 Visitacion Avenue retains the aspect of setting. Although several commercial buildings on the subject block (and elsewhere in Brisbane’s commercial district) have been altered and/or replaced since the period of significance, the overall feel of the street as a mid-twentieth century commercial district is still very much intact. The overall setting of the subject property, including the loading area, sheds, and parking lot have also not changed.

- **Materials:** “Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.”

Similar to the aspect of design, the aspect of materials for 23-25 Visitacion Avenue is questionable, largely due to the fact that the primary façade of 23 Visitacion Avenue was heavily remodeled during the period of significance, replacing the simple rustic western façade with a more contemporary façade. As opposed to its original rustic appearance,

the remodeled nightclub gave the building a more generic “Contractor Modern” look. Although this 1962 façade still exists today, it has undergone incremental alterations that have reduced its integrity as well, including the replacement of the windows at the second-floor level with anodized aluminum sliders and the removal of the historic sign and the canopy. Within the interior, virtually all that remains of the 23 Club is a portion of the dance floor, with later gypsum board, temporary bracing, and plywood shear walls occupying the majority of the wall planes. Similarly, it appears that the primary façade of 25 Visitacion Avenue was remodeled Ca. 1990. In summary, 23-25 Visitacion Avenue does not retain the aspect of materials.

- **Workmanship:** “Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.”

Built of industrially produced, low-cost materials assembled in a conventional and inexpensive manner, 23-25 Visitacion Avenue does not embody any particular craft traditions or cultures. Furthermore, without its famous neon sign and awning, there is nothing on the exterior of the building to indicate that it was once the most important Bay Area honky-tonk. Similarly, the interior has been largely gutted and all of the memorabilia removed. Stripped to the studs in many locations, there is nothing remaining to indicate the building’s original use apart from a section of the dance floor and the overall framing of the stage. In summary, 23-25 Visitacion Avenue does not retain the aspect of workmanship.

- **Feeling:** “Feeling is a property’s expression of the aesthetic or historic sense of a particular period of time.”

For reasons discussed above, including the incremental gutting of the interior and the removal of the handful of distinctive exterior features that once announced DeMarco’s 23 Club to the world, 23-25 Visitacion Avenue does not retain the aspect of feeling.

- **Association:** “Association is the direct link between an important historic event or person and a historic property.”-

As described above, 23-25 Visitacion Avenue is significant for its associations with the Bay Area country and western scene and the life of local impresario John F. DeMarco, aka, “Mr. Brisbane.” Nonetheless, as discussed in the sections above, the removal of virtually all of the interior finishes, detailing, and memorabilia, as well as the remodeling of the exterior and the removal of the signage, awnings, etc., leave no hint that these two buildings once housed DeMarco’s 23 Club and Café. In summary, 23-25 Visitacion Avenue does not retain the aspect of association.

Out of the seven aspects of integrity, 23-25 Visitacion Avenue retains just two: location and setting.

VII. Conclusion

The building at 23 Visitacion Avenue was initially constructed in 1933 by William J. Jonas, a Florida drug-gist-turned-realtor, as a combination dance/social hall for the fast-growing working-class suburb of Brisbane. In 1937, he sold the property to another local realtor named Pearl D. Harper. That same year, Harper or her tenant added a two-story addition to the front of 23 Visitacion Avenue and converted the building into a nightclub called Johnny's 23 Club. In 1941, Louisiana native John F. DeMarco bought the property and business and renamed it DeMarco's 23 Club. DeMarco initially hosted Cajun and zydeco bands from his native Louisiana but he soon added country and western performers that appealed to the hundreds of "Okie" residents of Brisbane who had come to the Bay Area to work in the nearby shipyards of San Francisco and South San Francisco. DeMarco's 23 Club thrived during World War II and well into the post-war period. In 1955, DeMarco added a rear addition containing a stage and backstage, and in 1956 he built a café next-door at 25 Visitacion Avenue that was connected to the nightclub. In 1962, DeMarco remodeled the primary façade of his 23 Club, retaining just the neon sign. John's wife, Lillian DeMarco, ran the club from her husband's death in 1975 until her death in 1998. Her daughter, Nugget Towle, ran it until 2002. Based on the analysis in this report, 23-25 Visitacion Avenue appears significant under Criteria 1 (Events) and 2 (Persons) but the property is no longer eligible for the California Register because it retains insufficient integrity.

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Viana, Alberto

From: Sephy Li <sephy@sephyrealestate.com>
Sent: Thursday, May 18, 2023 9:51 AM
To: Planning Commissioners
Subject: Support - 25 Visitacion Ave, Brisbane

Dear Planning Commission members,

Please approve the proposed project at 25 Visitacion.

My address is 278 Ramsell St, San Francisco, CA 94132.

Thank you,



Beiduo "Sephy" Li
REALTOR®
eXp Realty of California, Inc
DRE: 02138791

Mobile: 415-919-7849
Email: sephy@sephyrealestate.com
Web: <https://www.sephyrealestate.com>

Viana, Alberto

From: Joel Diaz <jdgeneral@yahoo.com>
Sent: Thursday, May 18, 2023 10:00 AM
To: Planning Commissioners
Subject: 25 Visitacion- please approve

Honorable Planning Commissioners,

Please approve the proposed project at 25 Visitacion Ave. I believe it will bring some much needed housing and revitalization to downtown. Thank you for your consideration.

Sincerely,

Joel Diaz
200 Santa Clara St. Brisbane CA 94005

Realtor®

eXp Realty

DRE# 01336882

Mobile: (650)5207483

Email: jdgeneral@yahoo.com

Thank you. Have a great day!

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

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Viana, Alberto

From: Alex Coriano <acoriano@hotmail.com>
Sent: Thursday, May 18, 2023 10:51 AM
To: Planning Commissioners
Subject: Approval for proposed project at 25 Visitation

Dear Planning Commission members, please approve the proposed project at 25 Visitation. We think this will improve our downtown street. Thank you.

Alex Coriano and Yanitxa Albino
217 Mariposa Street, Brisbane CA 94005

Viana, Alberto

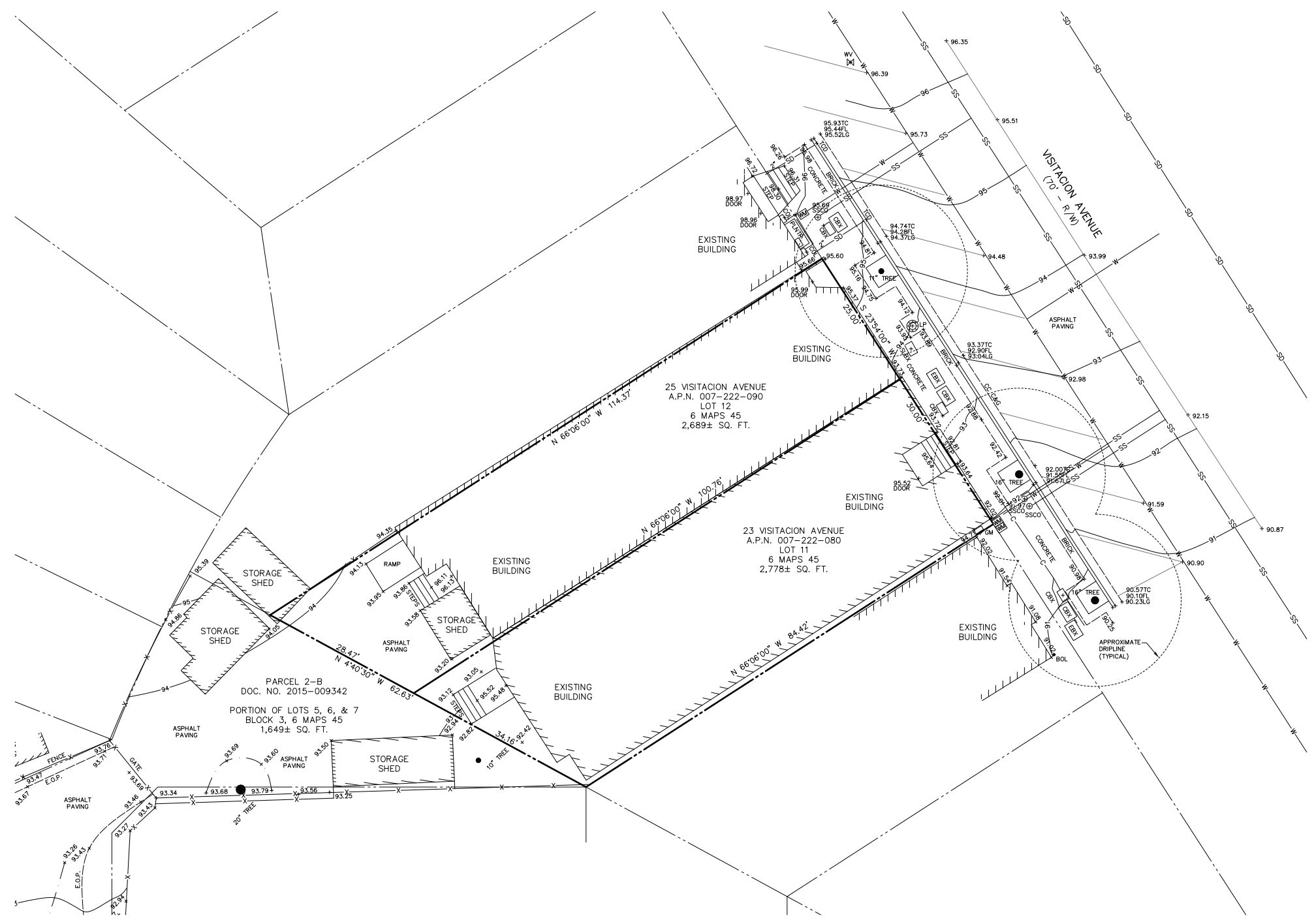
From: Bonnie Boswell <bonnboswell@gmail.com>
Sent: Thursday, May 18, 2023 11:34 AM
To: Planning Commissioners
Subject: Brisbane downtown: 25 Visitacion Ave

Dear Planning Commission Members,

Please approve the proposed project at 25 Visitacion Ave. The existing building is an eyesore and should be torn down. The proposed building will dramatically help improve the look of downtown Brisbane. Please approve it. Thank you.

Sincerely,

Bonnie Boswell
200 Santa Clara, Brisbane, CA 94005
Have a great day!



LEGEND

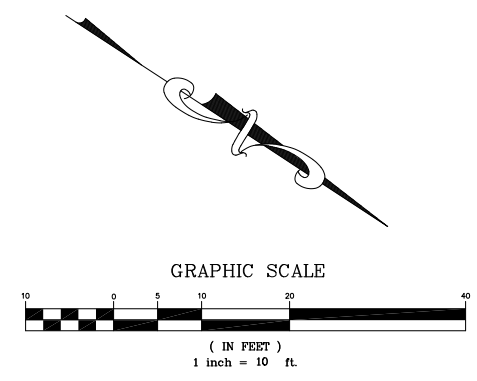
- PROPERTY LINE
- BOL BOLLARD
- CBX COMMUNICATION BOX
- CC C&G CONCRETE CURB & GUTTER
- COL COLUMN
- EBX ELECTRIC BOX
- EM ELECTRIC METER
- E.O.P. EDGE OF PAVEMENT
- FL FLOWLINE
- GM GAS METER
- GV ∇ GAS VALVE
- INV. INVERT
- LG LIP OF GUTTER
- LP \odot LIGHT POLE
- SDMH STORM DRAIN MANHOLE
- SLBX STREET LIGHT BOX
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- TC TOP OF CURB
- TCD THRU CURB DRAIN
- WM WATER METER
- WV ∇ WATER VALVE
- \bullet 12" TREE
- X-X- FENCE
- C- COMMUNICATION LINE
- SS- SANITARY SEWER LINE
- SD- STORM DRAIN LINE
- W- WATER LINE

UTILITY NOTE:

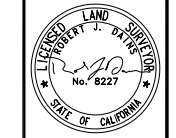
THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

EASEMENT NOTE:

EASEMENTS, IF ANY, ARE NOT INDICATED HEREON.



REV.	DESCRIPTION	BY:	DATE:
-	ADD ADDITIONAL SURVEY AREA	RJD	6/27/23



DAINS LAND SURVEYING
 rdains@dainslandsurveying.net
 (650) 743-0831

PREPARED FOR:
 JOEL DIAZ

TOPOGRAPHIC SURVEY PLAN
 BRISBANE SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	RJD
DESIGNED BY:	---
CHECKED BY:	RJD
SCALE:	1"=10'
DATE:	02/27/23
PROJECT NO.	17-670
SHEET	1 OF 1

NEW RESIDENCE & COMMERCIAL

25 VISITACION AVE
 BRISBANE, CA



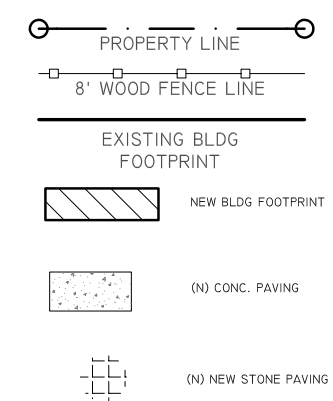
GENERAL NOTES	PROPERTY DATA	SCOPE OF WORK	DEFERRED PERMIT	SHEET INDEX	VICINITY MAP
<p>1. ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE, CITY AND COUNTY CODES AND ORDINANCES. ANY WORK FOUND IN THESE DRAWINGS NOT IN CONFORMANCE WITH ANY APPLICABLE CODES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY RELATED WORK.</p> <p>CODES USED AND COMPLY: 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA FIRE CODE(CFC) 2022 CALIFORNIA ENERGY CODE(CEC/T-24) EFFICIENCY STANDARD 2022 CALIFORNIA GREEN BUILDING CODE 2022 CALIFORNIA RESIDENTIAL BUILDING CODE</p> <p>2. ALL WORK SHALL CONFORM TO APPLICABLE LOCAL CODES.</p> <p>3. ANY HIDDEN CONDITIONS THAT REQUIRED WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRED FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION.</p> <p>6. THIS BUILDING MUST COMPLY WITH THE 2016 CA. BLDG CODE FOR NEW STRUCTURES. MBC 18.07.020</p> <p>8. PROPERTY LINES LOCATION ON SITE PLAN ARE FOR REFERENCE ONLY, AND SHALL VERIFY BY LIC. SURVEYOR DURING CONSTRUCTION</p> <p>9. THE PRECISE DIMENSIONS AND LOCATIONS OF ALL DOORS AND WINDOWS OPENINGS SHALL BE DETERMINED FROM ARCHITECTURAL PLANS AND DETAILS</p> <p>10. "TYP" SHOULD MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITION, THROUGHOUT.</p> <p>11. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS REQUIRED BY GOVERNING LAWS AND REGULATIONS. CONTRACTOR SHALL PROVIDE TEMPORARY POWER AND LIGHTING SERVICES FOR THE DURATION OF CONSTRUCTION.</p> <p>13. CONTRACTOR SHALL GUARANTEE MATERIAL, EQUIPMENT AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF OCCUPANCY.</p>	<p>OWNER/DEVELOPER: HORSEPOWER HOLDING INC.</p> <p>ADDRESS: 25 VISITACION AVE BRISBANE, CA 94005</p> <p>APN#: 007-222-090 CONSTRUCTION TYPE: V-B/U</p> <p>ZONING: NCRO-2 OCCUPANCY: R-3/B</p> <p>YEAR BUILT:</p> <p>LOT AREA: ±2,689 SF</p> <p>MIN. FRONT SETBACK: 0'-0" MIN. REAR SETBACK: 10'-0"</p> <p>MIN. SIDE SETBACK: 0'-0"</p> <p>MAX. LOT COVERAGE: 2420 SF (90%)</p> <p>MAX. HEIGHT LIMIT: 28'-0"/35'-0" PER SECTION 17.42</p> <p>PARKING REQUIRED 3 SPACES</p> <p>PROPOSED 1ST FLOOR AREA: 2,051 SF COMMERCIAL SPACE: 734 SF GARAGE SPACE +STAIR (UNIT 25A): 520 SF ADU FLOOR AREA: 510 SF COMMON AREA: 287 SF</p> <p>PROPOSED 2ND FLOOR AREA(UNIT 25A): 2,027 SF</p> <p>PROPOSED FLOOR AREA: 4,078 SF</p> <p>PROPOSED COMMERCIAL AREA: 734 SF</p> <p>PROPOSED RESIDENTIAL UNIT 25A: 2,547 SF</p> <p>PROPOSED RESIDENTIAL ADU(25B): 510SF</p> <p>PROPOSED LOT COVERAGE: 2,150 SF<90% ALLOWED</p> <p>PROPOSED BUILDING HEIGH: 27'-0"</p> <p>PARKING PROVIDED 2 SPACES</p> <p>YARD AREA: 455 SF OPEN SPACE</p>	<p>● DEMOLISH EXISTING 1-STORY WOOD FRAME COMMERCIAL BUILDING</p> <p>● CONSTRUCT A 2-STORY MIXED USE BUILDING WITH 1-FAMILY DWELLING UNIT AT 2ND FLOOR, AND AN ADU UNIT, COMMERCIAL SPACE & PARKING SPACES AT THE GROUND FLOOR</p> <p>CONDITION OF APPROVAL</p> <ol style="list-style-type: none"> A Certificate of Compliance application shall be submitted and approved by the City prior to building permit issuance. All utilities shall be undergrounded. The structure shall be FULLY sprinkler. All 1st and 2nd floor exterior walls on the property lines must be 1 hour rated. Ceiling between 1st and 2nd floor must be 1 hour rated Walls of the stair to unit from the corridor must be 1 hour rated. Prior to issuance of a building permit, a flashing detail and agreement by owner's for walls to adjoining buildings must be provided. Fire sprinkler system is required. Submit plans to NCFCA under separate fire permit. Provide fire flow information per CFC, Appendix B. Fire extinguishing/hood system may be required. Submit plans to NCFCA under separate fire permit. Hood extinguishing system shall be monitored by building fire alarm system. Monitored fire alarm system required. Submit plans to NCFCA under separate fire permit. Key Box is required. Apply for approved hardware at NCFCA Administration. Portable fire extinguishers(s) are required. Mount fire extinguishers 3-5 feet above floor. Illuminated address identification is required. Utility identification is required. Ensure Emergency Responder Radio Coverage is provided as required by Fire Code Section 510. 	<p>1-NO OCCUPANCY OF THE BUILDING IS TO OCCUR UNTIL A NEW CERTIFICATED OF OCCUPANCY HAS BEEN ISSUED</p> <p>2. CONTRACTOR SHALL SECURE AN ENROACHMENT PERMIT FROM THE CITY'S ENGINEERING DEPT. PRIOR TO INSTALLATION OF WATER SERVICE, CURB DRAIN, DRIVEWAY AND OTHER ITEMS TO BE INSTALLED WITHIN THE CITY RIGHT-OF WAY</p> <p>4. PROVIDE FIRE SPRINKLER SYTSTEM THROUGHOUT ENTIRE RESIDENCE UNDER SEPARATE PLANS, CALCULATIONS AND PERMIT APPLICATION , PER NFPA 13</p> <p>5. RECYCLING AND WASTE REDUCTION FORM WILL NEEDED TO BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF BLDG PERMIT</p> <p>6. IF KITCHEN FIRE HOOD SYSTEM REQUIRED IN THE NEW COMMERCIAL SPACE. SUBMIT PLANS TO NCFCA UNDER SEPARATE FIRE PERMIT</p> <p>7. IF FIRE EXTINGUISHING/HOOD SYSTEM IS REQUIRED SUBMIT PLANS TO NCFCA UNDER SEPARATE FIRE PERMIT</p> <p>4. FIRE ALARM SYSTEM IS REQUIRED. SUBMIT PLANS TO NCFCA UNDER SEPARATE PERMIT. AND SYSTEM SHALL BE MONITORED, PER CFC</p> <p>FIRE NOTES</p> <ol style="list-style-type: none"> ALL BUILDING SHALL PROVIDE PREMISE IDENTIFICATION IN ACCORDANCE WITH CITY OF BRISBANE MUNICIPAL CODE PROVIDE KNOX KEY BOX FOR EACH BUILDING/AREA WITH ACCESS KEYS TO ENTRY DOORS, ELECTRICAL/MECHANICAL ROOMS, ELEVATORS, GATES AND OTHER TO BE DETERMINED. PROVIDE FIRE FLOW INFORMATION PER CFC, APPENDIX B THAT ALL PORTIONS OF THE FIRST STORY OF THE BUILDING ARE WITHIN 150 FEET OF THE FIRE APPARATUS ACCESS ROAD AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING 	<p>A0.0 GENERAL NOTES & RENDERING</p> <p>A1.0 SITE AND LANDSCAPE PLANS & NOTES</p> <p>A1.1 (E) SITE PLAN, CONCEPTUAL GRADING/DRAINAGE PLAN</p> <p>A2.1 PROPOSED 1ST & 2ND FLOOR PLAN</p> <p>A2.2 PROPOSED 3RD FLOOR AND ROOF PLANS</p> <p>A3.0 PROPOSED ELEVATIONS</p> <p>A3.1 PROPOSED ELEVATIONS</p> <p>A4.0 BUILDING SECTIONS</p> <p>APPROVED ROUTE PROJECT SITE (E) FIRE HYDRANT</p> <p>VISITACION AVE WIDTH IS 70'-0" NEAREST EXISTING FIRE HYDRANT IS APPROXIMATELY 215'-0" FROM THE PROJECT SITE LESS THAN 400 FEET</p>	<p>DRAWN BY: LHONG</p> <p>CHECK BY:</p> <p>DATE 05/03/23</p> <p>LICENSED ARCHITECT XIE XING SHAN No. C-39665 07/31/2023 EXPIRES DATE</p> <p>SHEET TITLE</p> <p>GENERAL NOTES</p> <p>A0.0</p>

GENERAL NOTES:

- 1-CONTRACTOR SHALL SECURE AN ENROACHMENT PERMIT FROM THE COUNTY'S ENGINEERING DEPT. PRIOR TO INSTALLATION OF WATER SERVICE, CURB DRAIN, DRIVEWAY AND OTHER ITEMS TO BE INSTALLED WITHIN THE CITY RIGHT-OF WAY
- 2-A CERIFIED DISTRIBUTION SYSTEM OPERATOR MUST BE PRESENT FOR ALL HYROSTATIC TESTING, CHLORINATION, FLUSHING, BATERIAL TESTING AND CONNECTIONS TO THE (E) SYSTEM, PER CA DEPT. OF PUBLIC HEALTH. THE REQUEST FOR THE CERTIFIED OPERATOR TO BE PRESENT FOR THESE OPERATIONS IN WRITING NO LESS THAN SIX WORKING FAYS PRIOR TO THE ANTICIPATED DATE OF WORK
3. REMOVAL AND REPLACEMENT OF ALL DAMAGED SIDEWALK, CURB, AND GUTTER SHALL BE FOLLOW COUNTY STANDARD DRAWINGS
4. ALL STANDAR DRAWINGS ARE AVAILBLE AT PUBLIC WORK OF SAN MATEO COUNTY & BRISBANE CITY
5. FIRE SPRINKLER TEST WATER SHALL DISCHARGE TO LANDSCAPE OR SANITARY SEWER

WORK NOTES:

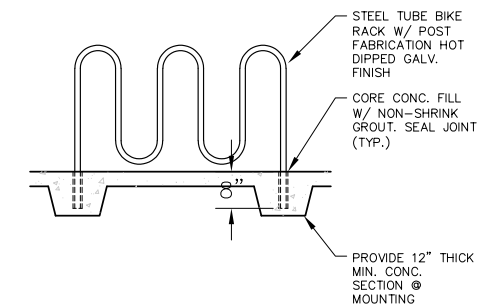
- 1-PROVIDE AN ILLUMINATED ADDRESS NUMBER WITH CONTRASTING BACKGROUND AND A MIN. 1/2" STROKE BY 4" MIN. HT. THAT IS VISIBLE FROM THE STREET



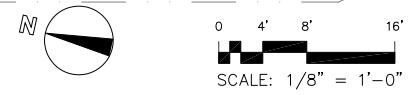
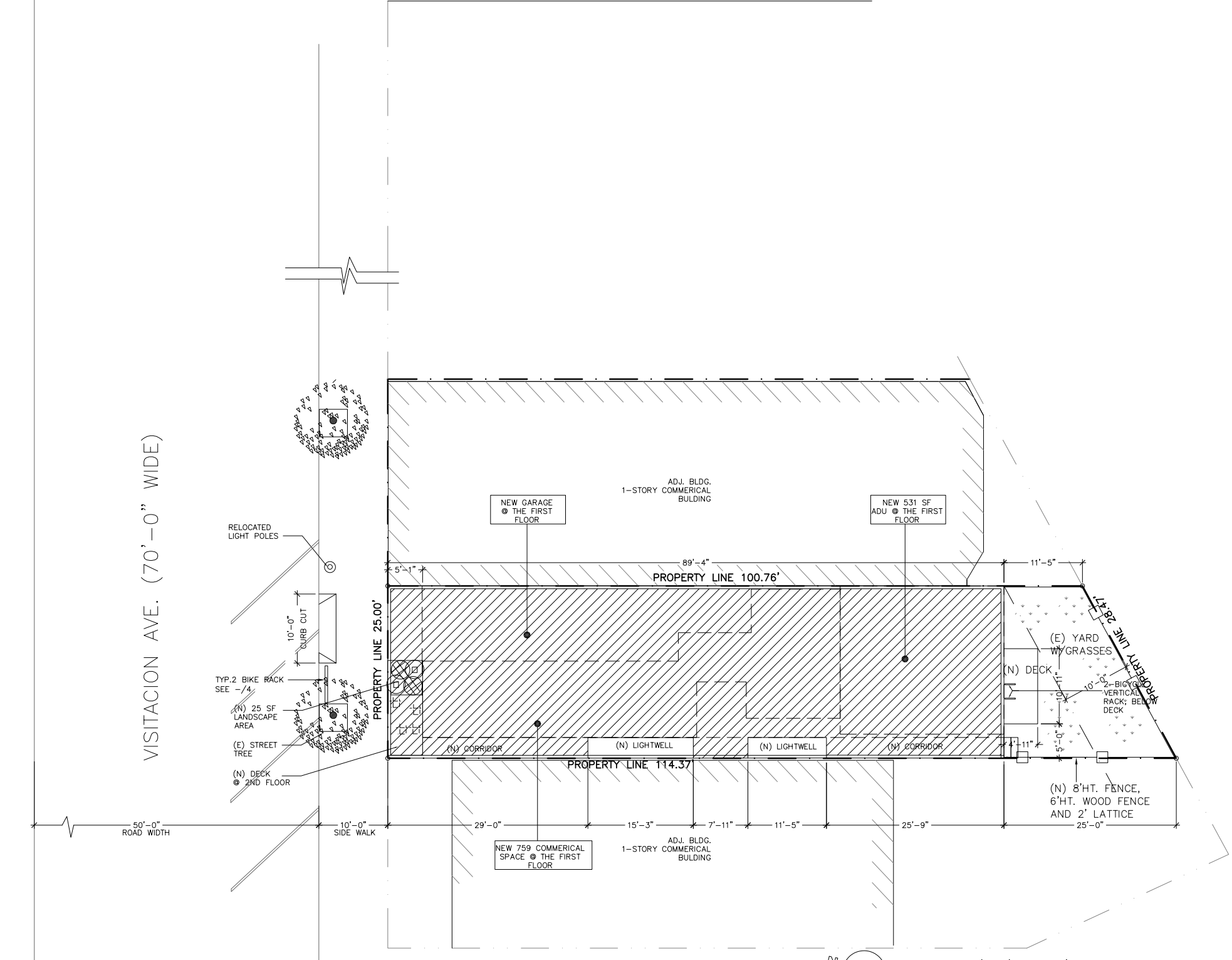
PLANT LIST

TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WTR USE
	EXISTING STREET TREE	EXISTING STREET TREE	(E)	(E)	(E)	(E)
SHRUB						
	ROSMARINUS OFFICINALIS	ROSEMARY	1 GAL	2'-0" O.C.	2	L
	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 GAL	2'-0" O.C.	2	L
GRASSES						
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	2'-0" O.C.	4	L

- NOTES:
 1. IRRIGATION TO BE PER CITY OF BRISBANE STANDARDS
 2. ALL PLANTING AREAS TO IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM UTILIZING A WEATHER-BASED CONTROLLER AND LOW-FLOW HEADS TO MEET ALL REQUIREMENT PER CITY OF BRISBANE STANDARDS



4-BICYCLE U RACK, TYPE 2



I-PROPOSED SITE AND LANDSCAPE PLAN

DRAWN BY: L.HONG
 CHECK BY:
 DATE: 05/03/23
 LICENSED ARCHITECT
 XIE XING GUAN
 No. C-22983
 07/31/2023
 STATE OF CALIFORNIA

SHEET TITLE
SITE PLAN & NOTES

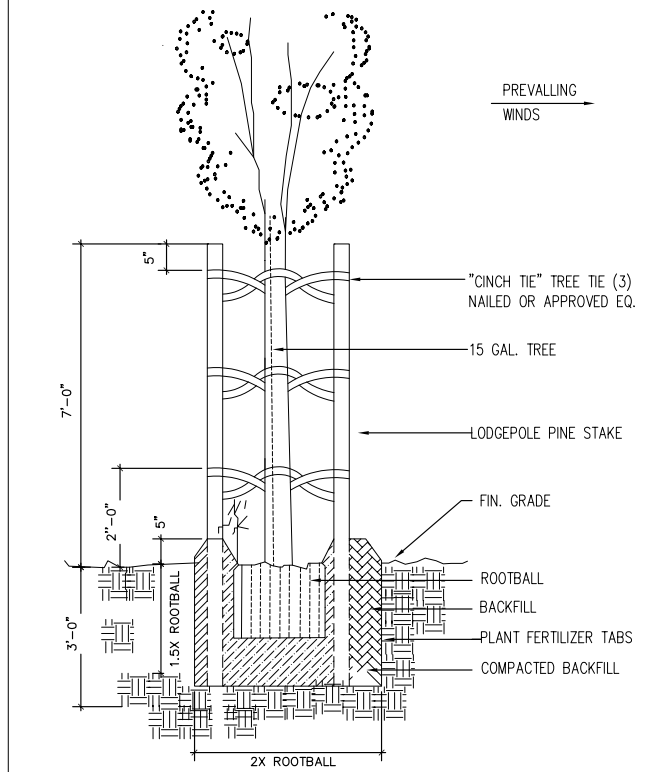
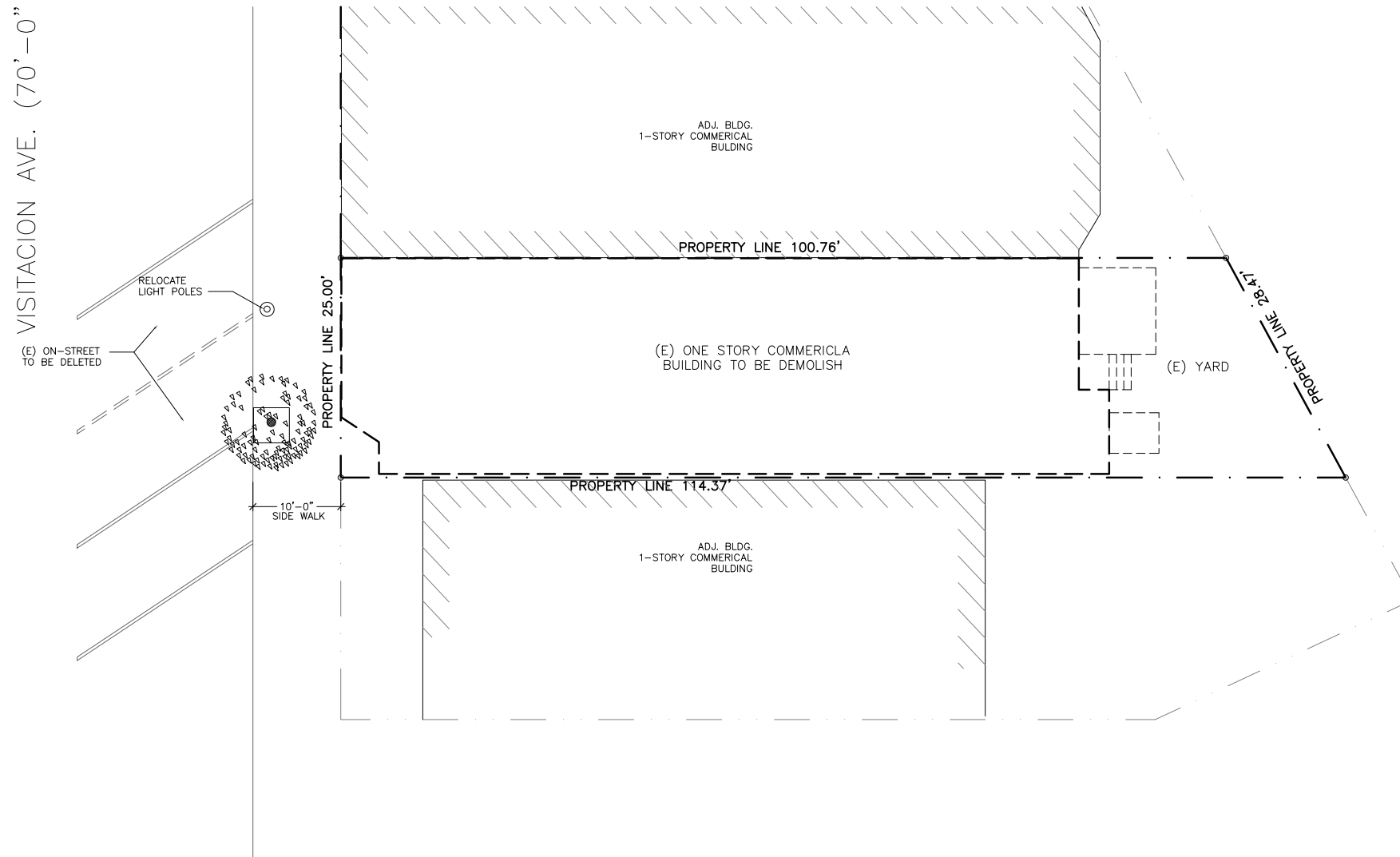
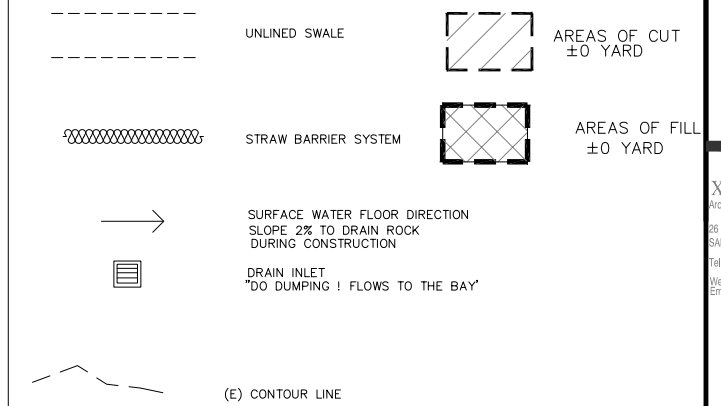
WORK NOTES

- 1 (N) STORM DRAIN ROCK/GAVEL TO PVC PIPE
- 2 PROVIDE 2'-0" UNLINED SWALE
- 3 PROVIDE /VERIFY 3" C.I. PIPE(CURB DRAIN) UNDER THE SIDEWALK AND DAYLIGHT THE STREET GUTTER PER CITY STANDARD DWG R-1 AND R-7
- 4 BARRIER SYSTEM, PLACE WATTLES AND FABRIC FILTER ROLLS WHERE CALLED DURING CONSTRUCTION
- 6 TEMPORARY EROSION CONTROLS TO STABILIZE ALL DENUED AREAS UNTIL PERMANENT EROSION CONTROLS ARE ESTABLISHED
- 11 3"Ø RAIN LEADER PIPE(PVC OR EQUAL) DRAIN TO STREET, SLOPE 1/4" PER/FT

GRADING AND DRAINAGE NOTES:

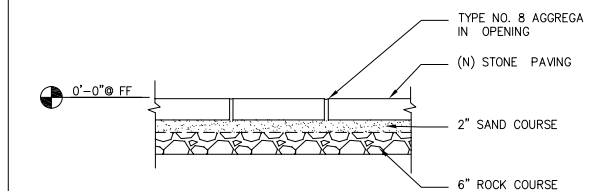
- 1. ALL SITE WORK SHALL CONFROM TO CITY OF BRISBANE WORKS STANDARDS.
- 2. ALL SITE PREPARATION (CLEARING & GRUBBING) AND GRADING WORK ON THE PROJECT SITE SHALL CONFROM TO AND FOLLOW RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT, PREPARED BY GEOTECNIA, DATAD MARCH 5, 2004, AND SHALL BE MONITORED AND TESTED BY A LICENSED CIVIL AND/ OR SOILS ENGINEER TO BE RETAINED BY THE OWNER.
- 3. THE SITE SHALL BE CAREFULLY INSPECTED BY THE CONTRACTOR TO DETERMINE THE EXTENT OF THE CLEARING, GRUBBING AND GRADING WORK TO BE DONE. NOTIFY NEIGHBORS PRIOR TO CONSTRUCTION AND GRADING.
- 4. ALL GRADING SHALL BE DONE TO WITHIN .10 FEET TO THE SPECIFIED ELEVATIONS OR FINISHED GRADES.
- 5. EROSION CONTROL PLANS WILL BE SUBMITTED FOR APPROVAL BY CITY OF BRISBANE PUBLIC WORKS DEPARTMENT IF GRADING WORK TO EXTEND INTO THE RAINY SEASON, OCTOBER 15-APR. 15. POSITIVE SOIL STABILIZATION AND EROSION CONTROL MEASURES SHALL BE INSTITUTED BY THE CONTRACTOR AS THE WORK PROGRESSES.
- 6. THE SUBCONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION . THE SUBCONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY OF ANY DIFFERENCES IN TOPOGRAPHY FROM THAT SHOWN ON THIS PLAN WHICH MAY REQUIRE CHANGES IN DESIGN AND /OR EFFECT THE EARTHWORK QUALITY.
- 7. THE SUBCONTRACTOR SHALL ESTIMATE EARTHWORK QUANTITIES TO HIS SATISFACTION PRIOR TO START OF CONSTRUCTION AND SHALL ARRANGE FOR DISPOSAL OF EXCESS MATERIAL OR ACQUISITION OF IMPORT MATERIAL AS REQUIRED TO COMPLETE THE GRADING AS SHOWN ON THIS PLAN . NO ADDITIONAL COMPENSATION WILL BE MADE FOR ANY EXPORT OR IMPORT REQUIRED.
- 8. DROP INLETS SHALL BE BY CHRISTY CONCRETE PRODUCTS, MODEL V24 DRAIN BOX, OR EQUAL.
- 9. STROM DRAIN PIPE SHALL BE 6" DIAMETER PVC. BURIED A MIN. OF 24" BELOW FINISHED GRADE.
- 10. PER SFPUC LAND ENGINEERING GUIDELINES, NO VIBRATORY EQUIPMENT SHALL BE USE WITHOUT PRIOR WRITTEN APPROVAL. USE OF STUMP GRINDERS ON A CASE BY CASE BASIS, IN CONJUNCTION W/OUR LAND ENGINEERS.

LEGEND



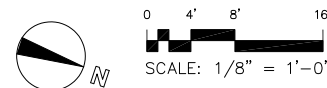
2. TREE PLANTING DETAIL

NTS



3-STONE PAVING SECTION, TYP.

I-EXISTING SITE PLAN, CONCEPTUAL GRADING/DRAINAGE PLAN



ATTACHMENT H

PROJECT: NEW COMMERCIAL & RESIDENTIAL BUILDING

FOR

HORSEPOWER HOLDING, INC

XIE ASSOCIATES, INC

Architectural Design & Planning

25 FARVIEW CT

SAN FRANCISCO, CA 94131

Tel: (415) 652-3047

Web: www.xiearchitect.com

Email: bill@xiearchitect.com

25 VISITACION AVE
BRISBANE CALIFORNIA

DRAWN BY: LI HONG

CHECK BY:

DATE: 05/03/23

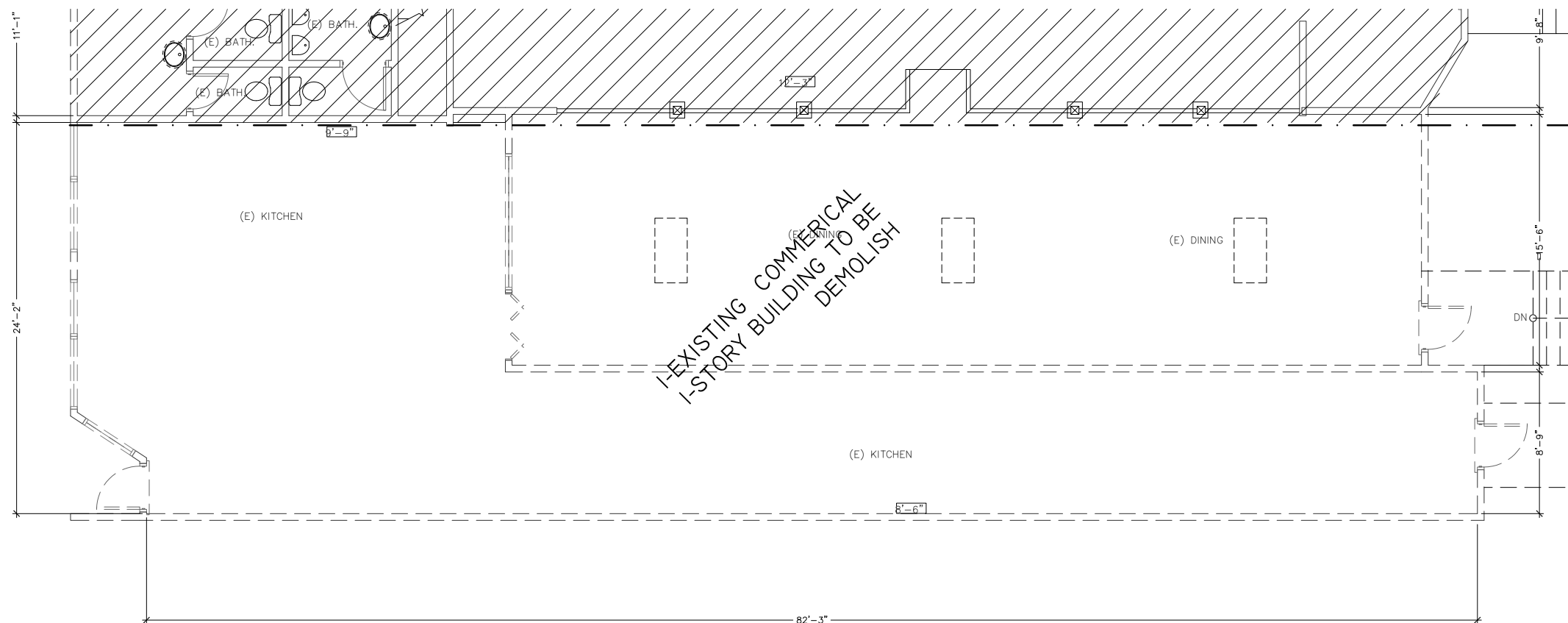


SHEET TITLE

(E) SITE PLAN

A1.1

XIE ASSOCIATES, INC Architectural Design & Planning 85 FARVIEW CT SAN FRANCISCO, CA 94131 Tel: (415) 852-3047 Web: www.xiearchitect.com Email: tall@xiearchitect.com



- LEGEND: NEW EXTERIOR WALL, NEW EXTERIOR WALL I-HR RATED, NEW INTERIOR WALL, NEW INTERIOR WALL I-HR RATED, NEW DOOR, NEW WINDOW

ILLUMINATED EXIT SIGNS AND EMERGENCY ERGESS SIGNS AND EMERGENCY EGRESS ILLUMINATION IS REQUIRED

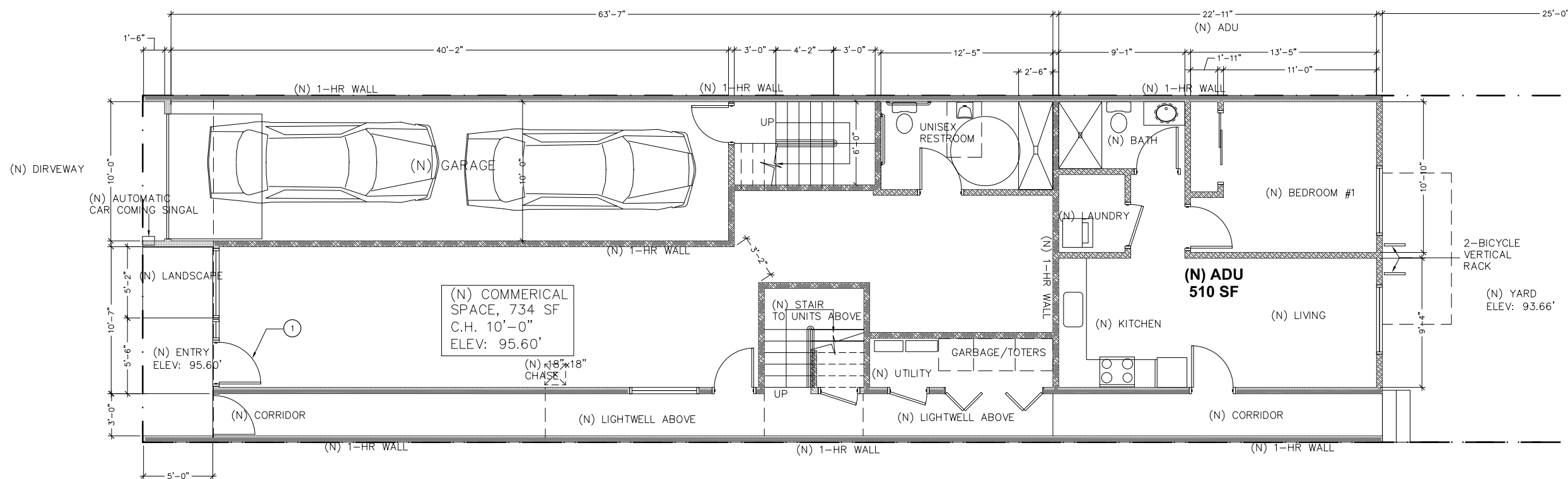
- WALL OR CEILING MTD. EMERGENCY LIGHTING UNIT W/90 MINUTES BATTERY BACK UP PER 2019 CBC 1006.4 & 1008 MEANS OF EGRESS ILLUMINATION
- WALL/CEILING MOUNTED COMBINATION EXIT SIGN AND EMERGENCY LIGHTING, SINGLE FACE, PER 2019 CBC 1006.4 & 1008 MEANS OF EGRESS ILLUMINATION
- FIRE EXTINGUISHER MOUNTED ON WALL 4'-0" MAX. FROM TOP TO FINISH FLOOR

WORK NOTES

- 1 THIS 3'-0" DOOR SHALL NOT INSTALL LOCK PREVENTING EXIT ACCESS/EGRESS. EXIT DOOR SHALL BE READILY OPENABLE FROM THE EGRESS SIDE IN ONE MOTION WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT PER CBC, AND 1008.1.9.3 EXCEPTION 2. USE OF THUMB OPERATED DEADBOLTS PROHIBITED UNLESS INTEGRATE WITH LATCH.

I-EXISTING 1ST FLOOR PLAN

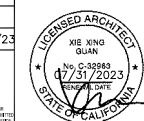
SCALE: 1/4"=1'-0"



2-PROPOSED 1ST FLOOR PLAN

SCALE: 1/4"=1'-0"

DRAWN BY: LI HONG CHECK BY: XIE HONG GUAN DATE: 05/03/23

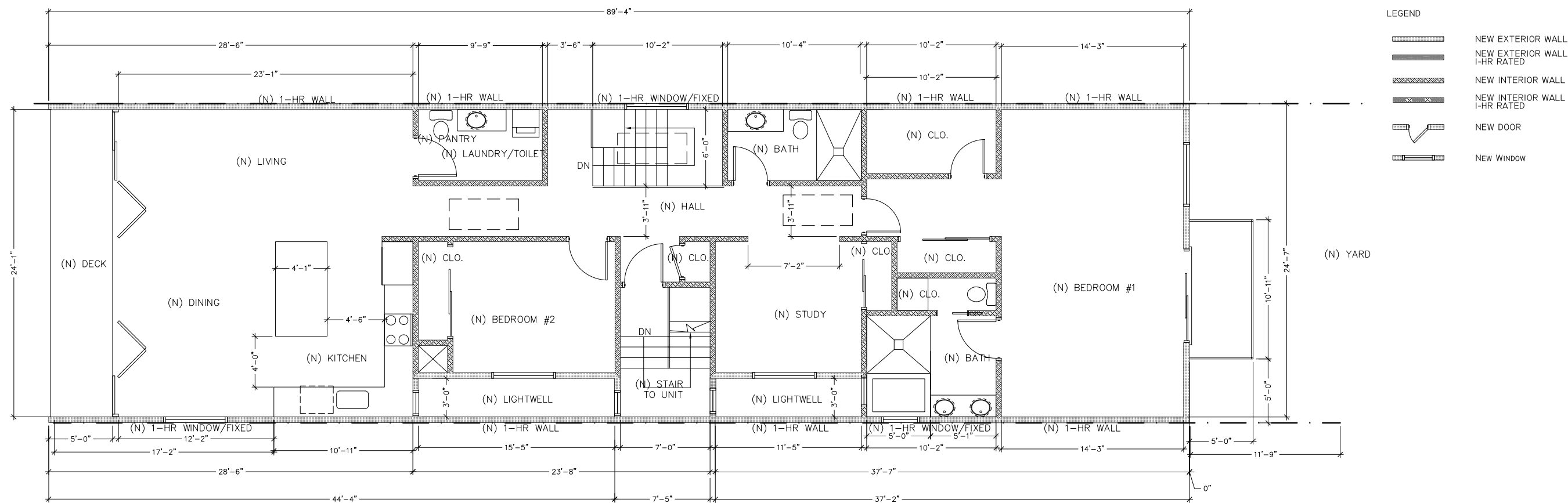


SHEET TITLE

FLOOR PLANS

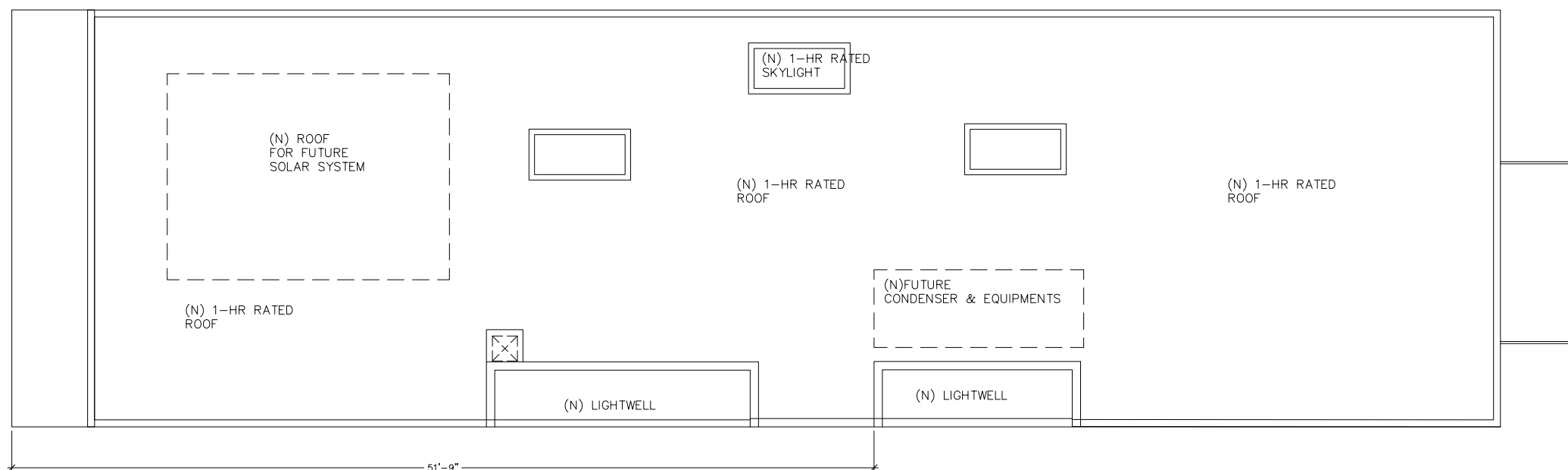
XIE ASSOCIATES, INC
Architectural Design & Planning
85 FARVIEW CT
SAN FRANCISCO, CA 94131
Tel: (415) 852-3047
Web: www.xiearchitect.com
Email: bill@xiearchitect.com

**25
VISITACION AVE
BRISBANE
CALIFORNIA**



I-PROPOSED 2ND FLOOR PLAN

SCALE: 1/4"=1'-0"



2-PROPOSED ROOF PLAN

SCALE: 1/4"=1'-0"

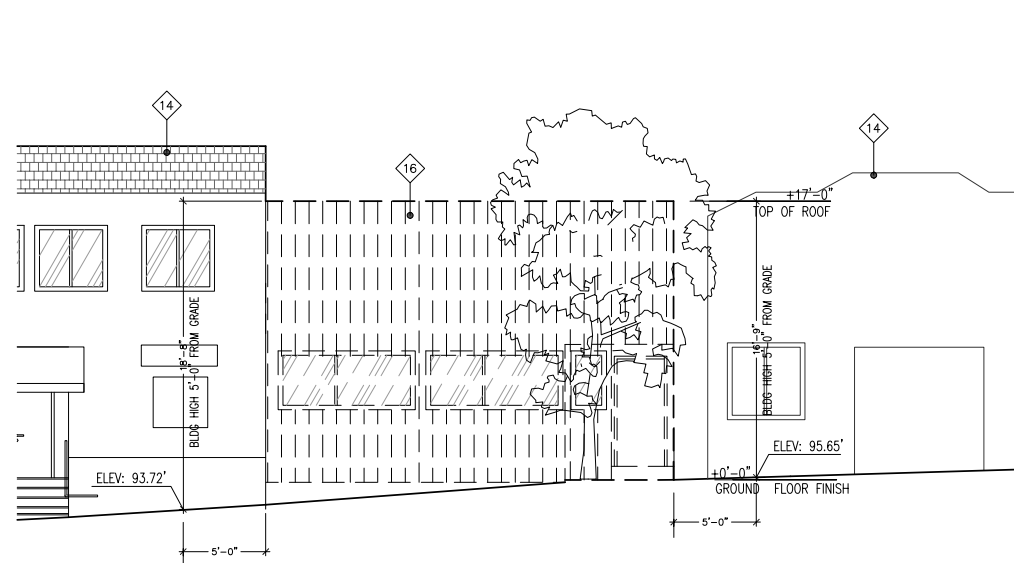
DRAWN BY: LI HONG
CHECK BY:
DATE: 05/03/23

NO. C-30863
47/31/2023

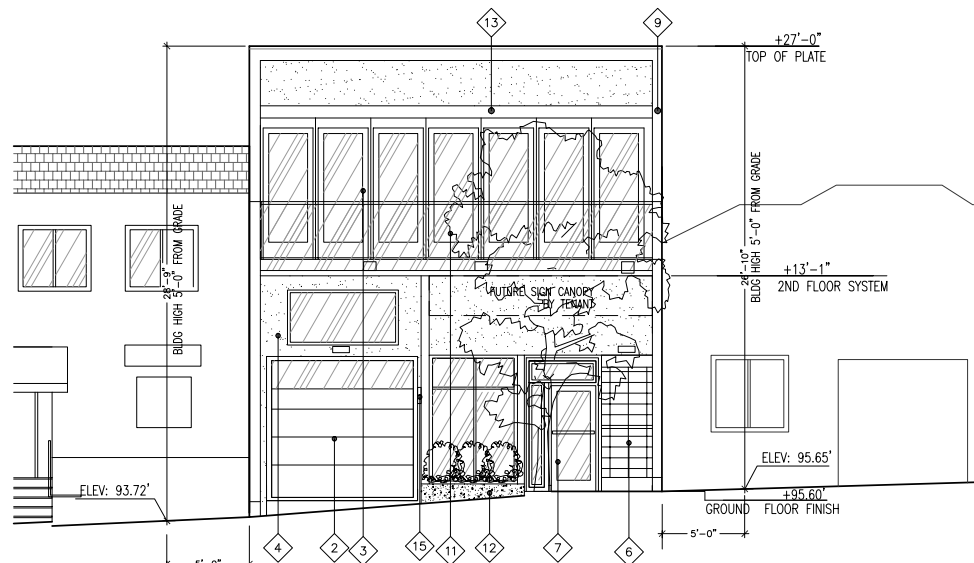
ARCHITECT
XIE MING
GUAN
STATE OF CALIFORNIA

SHEET TITLE

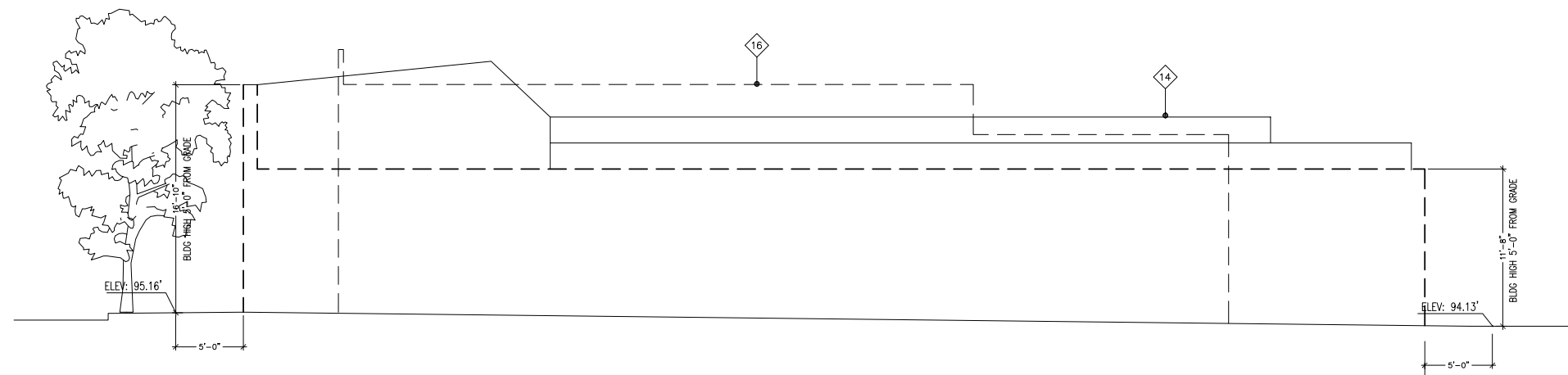
**PROPOSED
FLOOR PLAN**



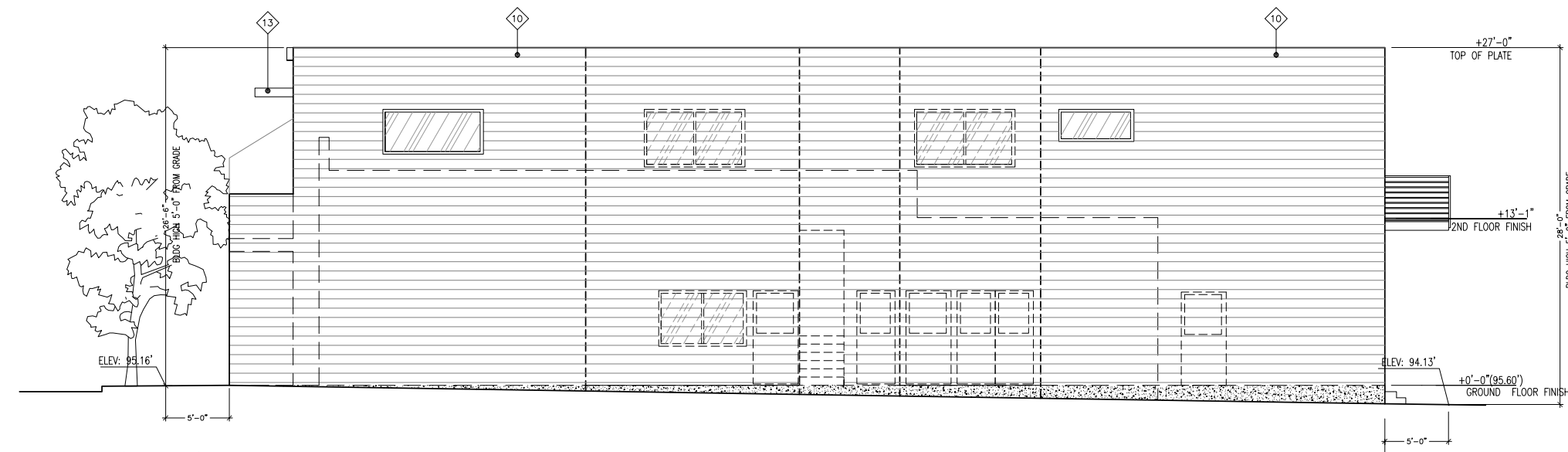
1-NORTH(FRONT) ELEVATION: EXISTING
SCALE: 3/16"=1'-0"



2-NORTH(FRONT) ELEVATION: PROPOSED
SCALE: 3/16"=1'-0"



3-WEST(RIGHT) ELEVATION: EXISTING
SCALE: 3/16"=1'-0"



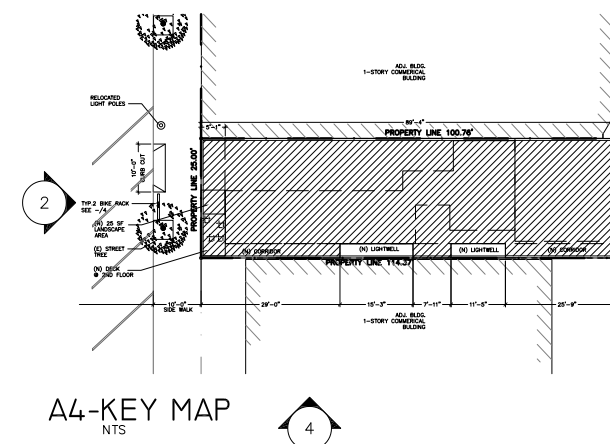
4-WEST(RIGHT) ELEVATION: PROPOSED
SCALE: 3/16"=1'-0"

WORK NOTES

- 1 PROVIDE AN ILLUMINATED ADDRESS NUMBER WITH CONTRASTING BACKGROUND AND A MIN. 1/2" STROKE BY 4" MIN. HT. THAT IS VISIBLE FROM THE STREET
- 2 (N) WOOD GARAGE DOOR WITH GLAZING, COLOR MATCH STOREFRONT
- 3 (N) ALUM. CLAD WOOD FINISH WINDOW AND DOOR, TYP.
- 4 (N) SMOOTH STUCCO FINISH @ RECESSED AREA, TYP.
- 6 (N) RECESSED FRONT ENTRY, WITH NEW ALUM. METAL GATE
- 7 (N) ALUM. FRAME STOREFRONT AND DOOR, TYP.
- 9 (N) 6" WIDE BAND WITH ALUM CLADDING FINISH
- 10 8" WIDE CEMENT BOARD SIDING AT EXTERIOR WALL FINISH
- 11 42" HT. 1/2" CLEAR TEMPERED GLASS GUARDRAIL
- 12 (N) CONCRETE FINISH PLANTER
- 13 (N) WOOD CANOPY WITH ALUM CLADDING FINISH
- 14 ADJ. BUILDING PROFILE
- 15 NEW CAR-COMING WARNING SIGN, SEE SPEC.
- 16 (E) BUILDING TO BE DEMOLISH

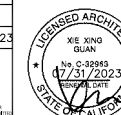


3-CAR COMING SIGN



A4-KEY MAP
NTS

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CHECK BY:
DATE: 05/03/23



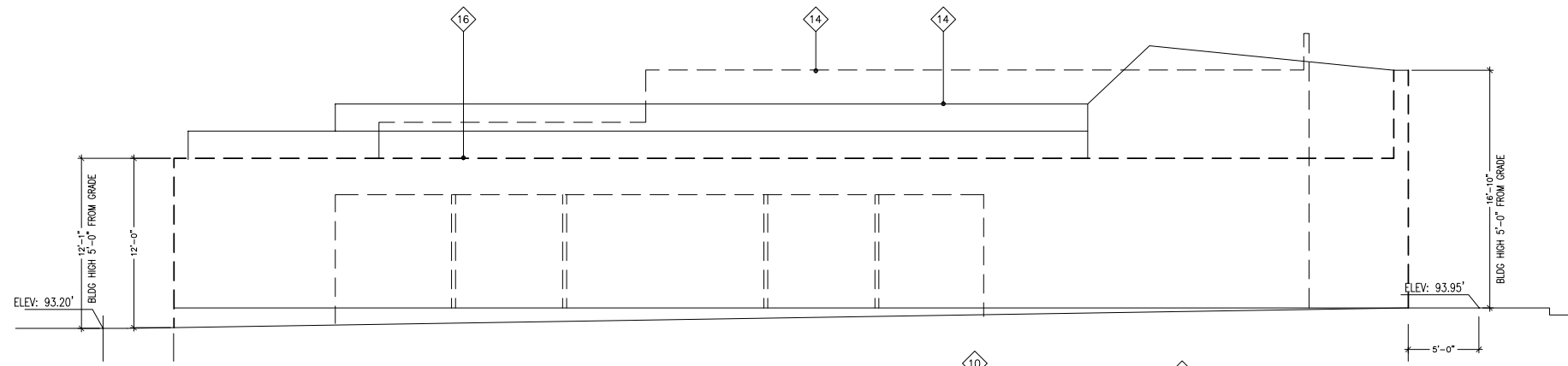
SHEET TITLE

EXTERIOR ELEVATIONS

A3.0

WORK NOTES

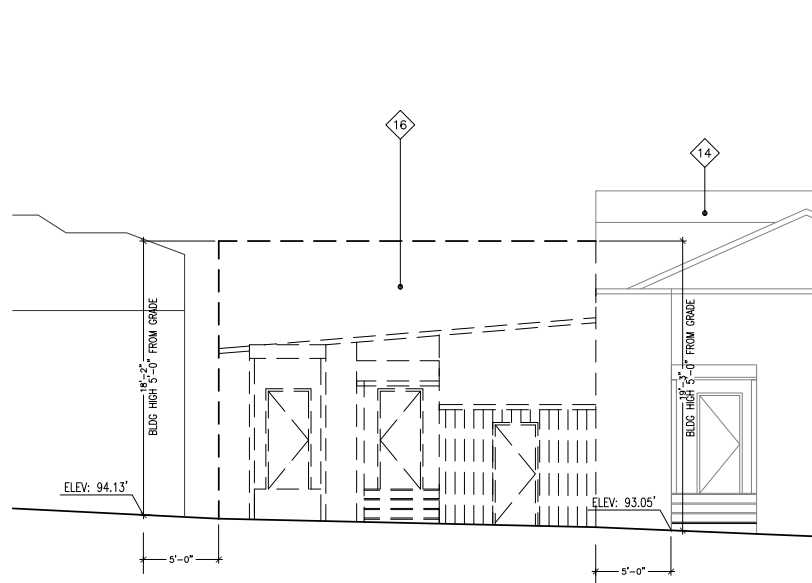
- 1 PROVIDE AN ILLUMINATED ADDRESS NUMBER WITH CONTRASTING BACKGROUND AND A MIN. 1/2" STROKE BY 4" MIN. HT. THAT IS VISIBLE FROM THE STREET
- 2 (N) METAL GARAGE DOOR WITH GLAZING, COLOR MATCH STOREFRONT
- 3 (N) ALUM. CLAD WOOD FINISH WINDOW, TYP.
- 4 (N) SMOOTH STUCCO FINISH, TYP
- 6 (N) RECESSED FRONT ENTRY, WITH NEW ALUM. METAL GATE
- 7 (N) ALUM. FRAME STOREFRONT AND DOOR, TYP.
- 9 (N) WOOD CANOPY WITH ALUM CLADDING FINISH
- 10 1/2" CEMENT BOARD SIDING AT EXTERIOR WALL FINISH
- 11 (N) 42" HT. METAL GUARDRAIL
- 12 (N) CONCRETE FINISH PLANTER
- 13
- 14 ADJ. BUILDING PROFILE
- 15 NEW CAR-COMING WARNING SIGN, SEE SPEC.
- 16 (E) BUILDING TO BE DEMOLISH
- 17 VERTICAL BIKE RACK, TYP. OF 2



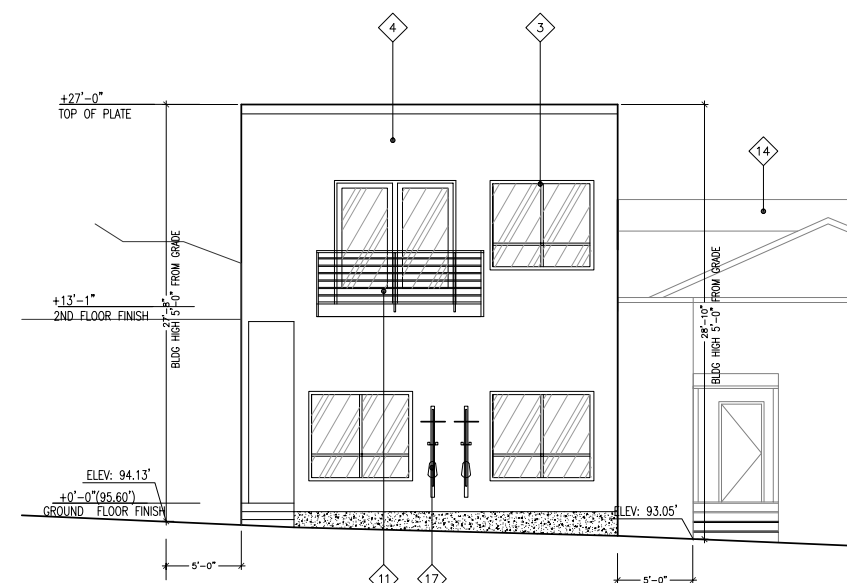
1-EAST(LEFT) ELEVATION: EXISTING SCALE: 3/16"=1'-0"



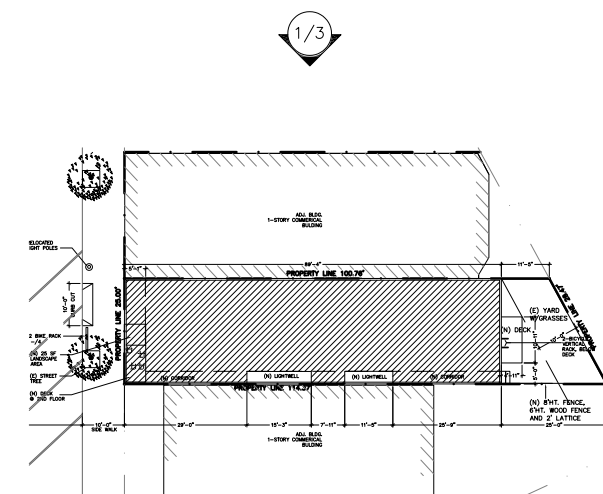
2-EAST(LEFT) ELEVATION: PROPOSED SCALE: 3/16"=1'-0"



3-SOUTH((REAR) ELEVATION: EXISTING SCALE: 3/16"=1'-0"



4-SOUTH((REAR) ELEVATION: PROPOSED SCALE: 3/16"=1'-0"



A4-KEY MAP

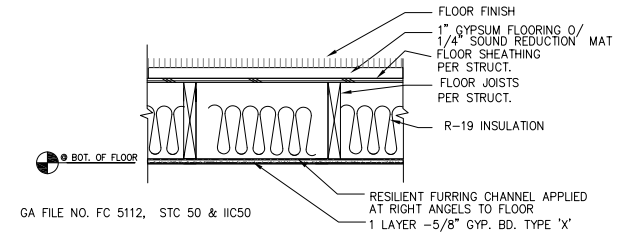
DRAWN BY: LI HONG
CHECK BY:
DATE: 05/03/23

3/4

LICENSED ARCHITECT
XIE XING GUAN
No. C-39883
7/31/2023
STATE OF CALIFORNIA

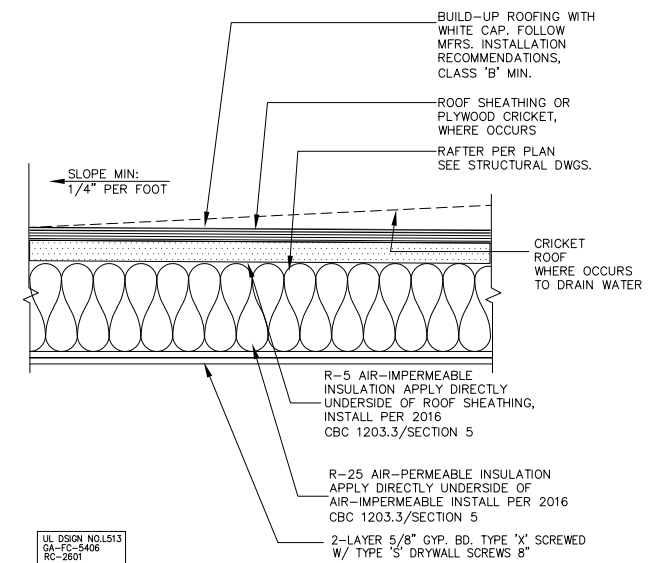
SHEET TITLE

EXTERIOR ELEVATIONS

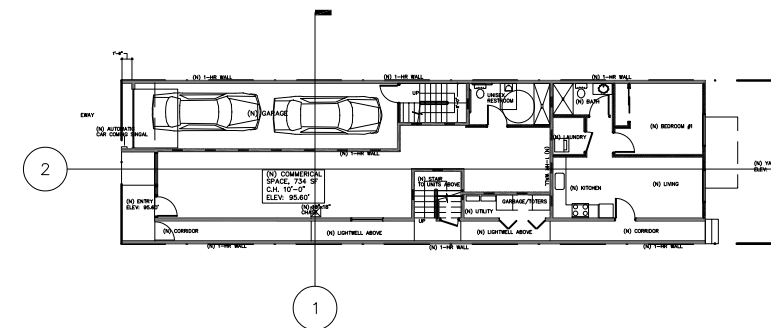


1-LAYER OF 5/8" PROPRIETARY TYPE 'X' GYPSUM BOARD APPLIED AT RIGHT ANGLE TO A RESILIENT FURRING CHANNELS 16" O.C., WITH 1" TYPE 'S' DRYWALL SCREWS 12" O.C. GYPSUM BOARD END JOINTS LOCATED MIDWAY B/W CONT. CHANNELS AND ATTACHED W/SCREWS 8" TO ADDITIONAL PIECES OF CHANNELS 60" LONG LOCATED 3" BACK ON EITHER SIDE OF END JOINT. RESILIENT CHANNELS APPLIED @ RIGHT ANGLES TO NOMINAL 2X 10 WOOD JOISTS SPACED A MAX. OF 16" W/ 1-1/4" TYPE 'S' DRYWALL SCREWS. 3-1/2" GLASS FIBER BATT INSULATION STAPLED TO SUBFLOOR. WOOD JOISTS SUPPORT 15/32" WOOD STRUCTURAL PANEL. SUBFLOOR APPLIED @ RIGHT ANGLES TO JOIST W/CONSTRUCTION ADHESIVE AND 6D RING SHANK NAILS 12" O.C. MIN. 1" PROPRIETARY GYPSUM FLOOR TOPPING POURED OVER 1/4" PROPRIETARY SOUND REDUCTION MAT, AND WITH FINISH FLOORING OF C&P, SHEET VINYL, ENGINEERED WOOD LAMINATE, AND CERAMIC TILE.

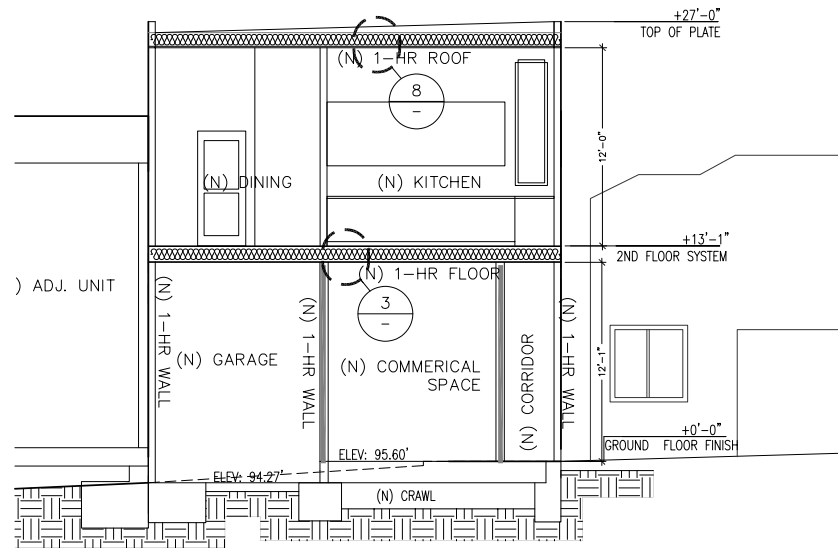
3-TYP. (N) 1-HR FLOOR/CEILING , GA. FILE NO. FC 5112



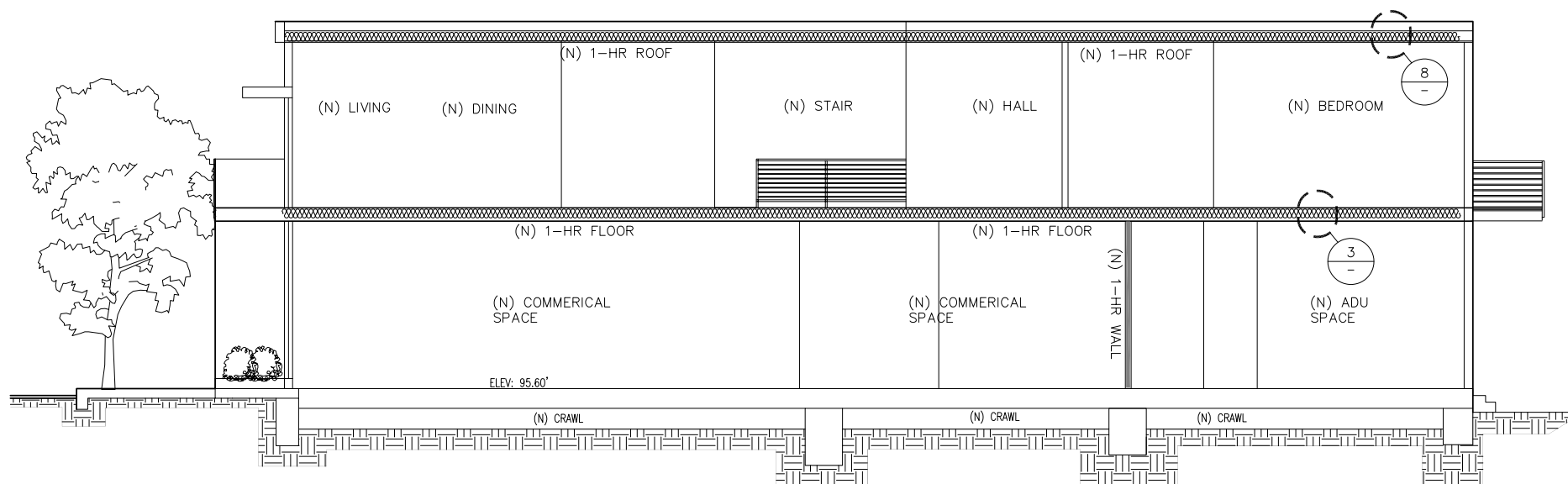
8-ROOF ASSEMBLY, 1-HR RATED



3-KEY MAP



I-CROSS SECTION
SCALE: 3/16"=1'-0"



2-LONGITUDINAL SECTION
SCALE: 3/16"=1'-0"

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DATE: 05/03/23



SHEET TITLE

BUILDING SECTIONS

A4.0



ALUM CLADDING FINISH BAND, TYP.
COLOR: LIGHT FRNECH GRAY

SMOOTH FINISH STUCCO
COLOR: ULTRA WHITE

DWELLING SLIDING
DOOR AND WINDOW FRAME
COLOR: SATIN ANODIZED

CLEAR GLASS GUARDRAIL

STOREFRONT,
DOOR AND WINDOW FRAME
COLOR: ROCKY GREY

PLANT LANDSCAPE

WOOD GARAGE DOOR
COLOR: BLACK

COLOR & MATERIAL BOARD

25 VISITACION AVE