



# Legacy Business Registry Staff Report

Hearing Date: April 22, 2024

## GASLIGHT & SHADOWS ANTIQUES

*Application No.:* LBR-2023-24-037  
*Business Name:* Gaslight & Shadows Antiques  
*Business Address:* 2335 Clement St.  
*District:* District 1  
*Applicant:* Phyllis Nabhan, Owner  
*Nomination Date:* March 19, 2024  
*Nominated By:* Supervisor Connie Chan  
*Staff Contact:* Richard Kurylo and Michelle Reynolds  
legacybusiness@sfgov.org

### BUSINESS DESCRIPTION

Gaslight & Shadows Antiques is an antique store founded by Phyllis Nabhan and Peter Morgan in 1976. The goal was to create a fun store that was friendly, affordable, and packed with unique items. The business purchases and sells antiques as well as offering recycling services. Photo restoration services are also offered. Many customers bring old family photos, memories, and historical photos for books or organizations.

Gaslight & Shadows Antiques has been a neighborhood favorite for many years. Now, thanks to the Internet, the business serves customers all over the country and world. Specializing in vintage Bakelite jewelry and items, and Limoges Boxes, the store has collections not found elsewhere.

### CRITERION 1

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

Yes, Gaslight & Shadows Antiques has operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years:

1551 Clement St. from 1976 to 1985 (9 years)  
2335 Clement St. from 1983 to Present (41 years)

### CRITERION 2

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

Yes, Gaslight & Shadows Antiques has contributed to the history and identity of the Outer Richmond neighborhood and San Francisco.

The Historic Preservation Commission recommended the applicant as qualifying, noting the following ways the applicant contributed to the neighborhood's history and/or the identity of a particular neighborhood or community:

- Gaslight & Shadows Antiques has attracted many significant customers over the years, including District Attorney Arlo Smith, actor and comedian Robin Williams, singer and songwriter Chris Isaak, San Francisco Giants CEO Larry Bear, and Richmond Police Station Captain Chris Canning. Charlotte Mailliard Shultz, Chief of Protocol for the City and County of San Francisco and the State of California, was a regular customer for many

#### Legacy Business Program

Office of Small Business  
City Hall Room 140  
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years. She purchased many commissioned and specialty items to be made for events that she and her husband, United States Secretary of State George Shultz, conducted.

- The unadopted Neighborhood Commercial Corridors Survey in 2015 identified the subject building at 2335 Clement Street as individually significant for its Classical Revival style of architecture. The building is an excellent and highly intact example of the types of buildings constructed in the wake of the 1906 Earthquake and Fire. The storefront features an angled entry vestibule with mosaic tile paving, ceramic tile bulkheads, metal display window sashes, a fully glazed wood door, and its original divided-light wood transom. The upper floors are also highly intact and include angled bay windows with Ionic colonettes, spandrel panels, double hung wood-sash windows, and a modillion cornice. The subject property is currently in an active SF Survey area and this finding will be verified.
- Gaslight & Shadows Antiques has been featured in Evening Magazine, Comcast Best of the Bay, San Francisco Examiner, The San Francisco Chronicle, Richmond Review/Sunset Beacon, The Independent, and Hoodline. The owner, Phyllis Nabhan, is featured in the Salvation Army book due to her many years of dedication and service.
- Gaslight & Shadows Antiques has also won numerous awards from different sources over many years. Following are notable awards:
  - Best Antique Store from Richmond Review/Sunset Beacon in 2023.
  - Neighborhood Favorite award from Nextdoor in 2023.
  - “Best of” Antique Shop from CitySearch in 2001–2009.
  - Top Merchant in Merchant Circle in 2012.
  - Certificate of Appreciation from Geary Merchants Association in 2001.
  - “People Love Us” on Yelp from 2007–2023.
- With regard to racial and social equity, Gaslight & Shadows Antiques is a woman-owned business. The owner, Phyllis Nabhan, and her business are cherished assets to the community which is especially recognized in the article “Phyllis Nabhan: Renaissance Woman of the Richmond”. The article notes that Phyllis is of Lebanese descent and grew up in single mother, working class household. It was from a neighbor as well as a close friend’s mother that she learned about and became interested in antiques.

Beyond Gaslights & Shadows Antiques being a staple for the community, Phyllis has had a profound impact on the community as a philanthropist and volunteer. She has been fundraising and volunteering for the Salvation Army for many years. She has been on the Board of Directors for the Pamakid Runners and several other running events for over 35 years. She was also the Social Chair for the Pamakid Runners for 35 years, organizing and conducting all their social activities, and the treasurer for the Dolphin South End Runners for six years. She is interviewed on television and radio news every year at the Bay to Breakers running event.

Gaslights & Shadows Antiques also donates its photography services to local and neighborhood events. It donates to Community Improvement Service, a non-profit organization located in San Francisco, which leads youth and young adults to serve the community and other youth and senior organizations.

### CRITERION 3

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

Yes, Gaslight & Shadows Antiques is committed to maintaining the physical features and traditions that define the business.

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## **HISTORIC PRESERVATION COMMISSION RECOMMENDATION**

The Historic Preservation Commission recommends that Gaslight & Shadows Antiques qualifies for the Legacy Business Registry under Administrative Code Section 2A.242(b)(2) and recommends safeguarding of the below listed physical features and traditions.

Physical Features or Traditions that Define the Business:

- Friendly, fun antique store serving the community with thousands of affordable treasures, antiques, jewelry, and gifts of many types.
- Photo restoration services.
- Window displays.

## **CORE PHYSICAL FEATURE OR TRADITION THAT DEFINES THE BUSINESS**

Following is the core physical feature or tradition that defines the business that would be required for maintenance of the business on the Legacy Business Registry.

- Antique store.

## **STAFF RECOMMENDATION**

Staff recommends that the San Francisco Small Business Commission include Gaslight & Shadows Antiques currently located at 2335 Clement St. in the Legacy Business Registry as a Legacy Business under Administrative Code Section 2A.242.

Richard Kurylo and Michelle Reynolds  
Legacy Business Program

### **Legacy Business Program**

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# Small Business Commission

Resolution No. \_\_\_\_\_

April 22, 2024

## GASLIGHT & SHADOWS ANTIQUES

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legacybusiness@sfgov.org

### **Adopting findings approving the Legacy Business Registry application for Gaslight & Shadows Antiques, currently located at 2335 Clement St.**

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

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

**WHEREAS**, the subject business has operated in San Francisco for more than 20 years but less than 30 years, has had no break in San Francisco operations exceeding two years, has significantly contributed to the history or identity of a particular neighborhood or community and, if not included on the Registry, faces a significant risk of displacement; and

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

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

**WHEREAS**, at a duly noticed public hearing held on April 22, 2024, the San Francisco Small Business Commission reviewed documents and correspondence, and heard oral testimony on the Legacy Business Registry application; therefore

**BE IT RESOLVED**, that the Small Business Commission hereby includes Gaslight & Shadows Antiques in the Legacy Business Registry as a Legacy Business under Administrative Code Section 2A.242.

**BE IT FURTHER RESOLVED**, that the Small Business Commission recommends safeguarding the below listed physical features and traditions at Gaslight & Shadows Antiques.

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Physical Features or Traditions that Define the Business:

- Friendly, fun antique store serving the community with thousands of affordable treasures, antiques, jewelry, and gifts of many types.
- Photo restoration services.
- Window displays.

**BE IT FURTHER RESOLVED**, that the Small Business Commission requires maintenance of the below listed core physical feature or tradition to maintain Gaslight & Shadows Antiques on the Legacy Business Registry:

- Antique store.

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I hereby certify that the foregoing Resolution was ADOPTED by the Small Business Commission on April 22, 2024.

---

Katy Tang  
Director

RESOLUTION NO. \_\_\_\_\_

Ayes –  
Nays –  
Abstained –  
Absent –

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# Legacy Business Registry

# Application Review Sheet

*Application No.:* LBR-2023-24-037  
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**CRITERION 1:** Has the applicant has operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years?  
 Yes  No

1551 Clement St. from 1976 to 1985 (9 years)  
2335 Clement St. from 1983 to Present (41 years)

**CRITERION 2:** Has the applicant contributed to the neighborhood's history and/or the identity of a particular neighborhood or community?  
 Yes  No

**CRITERION 3:** Is the applicant committed to maintaining the physical features or traditions that define the business, including craft, culinary, or art forms?  
 Yes  No

**NOTES:** NA

**DELIVERY DATE TO HPC:** March 20, 2024

Richard Kurylo and Michelle Reynolds  
Legacy Business Program

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Member, Board of Supervisors  
District 1



City and County of San Francisco

**CONNIE CHAN**

**陳詩敏**

第一區市參事

March 18, 2024

Director Katy Tang  
San Francisco Office of Small Business  
City Hall, Room 110  
1 Dr. Carlton B Goodlett Place  
San Francisco, CA 94102

**RE: Legacy Business Nomination for Gaslight & Shadows Antiques**

Dear Director Tang,

I am pleased to nominate Gaslight & Shadows Antiques, a Richmond District gem, to the Legacy Business Registry. Having operated for over 47 years in business nestled on the Clement Street corridor, Gaslight & Shadows Antiques has become known as an affordable, trusted and treasured neighborhood business. It is a space that celebrates the bold, the old, the new, and the uniqueness of one-of-a-kind items that make their way to the store. The business reflects and preserves the local color of the neighborhood. Perhaps what makes the business most authentic is the commitment to serving as a social community hub where neighbors and visitors alike can share stories and build community while treasure-hunting for some of the most unique antiques and fun finds in the City.

At the heart of the Gaslight & Shadows Antiques is the founder and owner, Phyllis Nabhan, who creates an incredibly inclusive, welcoming and memorable experience for those who visit the store. She has also prioritized giving back to the community – becoming active in the merchant's association, supporting volunteer coordination in local marathons, and is often helping to document and raise awareness about community events through her photography.

Gaslight & Shadows Antiques is an extraordinary community-serving business, and I hope for their continued success and legacy as one of the best antique stores in San Francisco.

Sincerely,

A handwritten signature in blue ink that reads "Connie Chan".

Connie Chan  
District 1 Supervisor



# Legacy Business Registry Application

OFFICE OF SMALL BUSINESS

## Business Information

**Business name:** Gaslight & Shadows Antiques

**Business owner name(s):** Phyllis Nabhan

*Identify the person(s) with the highest ownership stake in the business*

**Current business address:** 2335 Clement Street, San Francisco, CA 94121

**Telephone:** (415) 387 - 0633

**Email:** gaslight76@gmail.com

**Mailing address (if different than above):**

**Website:** <https://gaslightshadows.com/>

**Facebook:** <https://www.facebook.com/gaslightshadows>

**Twitter:** <https://twitter.com/gaslightshadows>

**7-digit San Francisco Business Account Number (BAN):** 0 1 0 1 7 0 2

**Do any of these describe your business?** (select all that apply)

*Requires at least 51% of the business be owned, operated, and controlled by the business designation below.*

Immigrant-Owned Business

Owned by Person with a Disability

LGBTQ+-Owned Business

Veteran-Owned Business

Minority-Owned Business\*

Woman-Owned Business

*\*Minority is defined as one or more of the following racial or ethnic groups: American Indian or Alaska Native; Asian; Black or African American; Hispanic or Latino; Middle Eastern or North African; Native Hawaiian/Other Pacific Islander*

## Contact Person Information

**Contact person name:** Phyllis Nabhan

**Contact person title:** Owner

**Contact telephone:**

**Contact email:** gaslight76@gmail.com



## Business Location(s)

List the business address of the original San Francisco location, the start date of business, and the dates of operation at the original location. Check the box indicating whether the original location of the business in San Francisco is the founding location of the business.

If the business moved from its original location and has had additional addresses in San Francisco, identify all other addresses and the dates of operation at each address.

**Original San Francisco address:**  **Zip Code:**

**Is this location the founding location of the business? (Y/N):**

**Dates at this location:** **From:**  **To:**

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**Other address (if applicable):**  **Zip Code:**

**Dates at this location:** **From:**  **To:**

---

**Other address (if applicable):**  **Zip Code:**

**Dates at this location:** **From:**  **To:**

---

**Other address (if applicable):**  **Zip Code:**

**Dates at this location:** **From:**  **To:**

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**Other Address (if applicable):**  **Zip Code:**

**Dates at this location:** **From:**  **To:**

---

**Other address (if applicable):**  **Zip Code:**

**Dates at this location:** **From:**  **To:**

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## Applicant Disclosures

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

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

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

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

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

Name: Phyllis Nabhan

Signature:

*Phyllis Nabhan*

Date: 10/04/2023

# **GASLIGHT & SHADOWS ANTIQUES**

## **Written Historical Narrative**

### **INTRODUCTION**

#### **a. Describe the business. What does it sell or provide?**

Gaslight & Shadows Antiques buys and takes antiques, vintage, and old items on consignment to re-sell at affordable prices, and gives the owners cash for their items. The store recycles items that neighbors and people don't want anymore and offers them to others that could use them. It is a fun store where customers can find gifts, clothing, and collectables at low prices. A photo restoration business is also offered where customers bring photos that need repair and restoration. Many are old family photos, memories, and historical photos for books or organizations.

#### **b. Describe whom the business serves.**

The business serves neighbors and local residents, as well as visitors from other cities, states, and countries. Many of the customers are from the Richmond district. The age of the customers ranges from 15 years old to people in their 90s. They range from middle income to upper income, students, professionals, artists, senior citizens, and people interested in finding treasures that are no longer made.

#### **c. In about 2-5 words (15-30 characters), describe what the business is known for.**

Unique antiques, collectibles, and gifts at affordable prices.

### **CRITERION 1: The business has operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years**

#### **a. Provide a short history of the business, including locations and owners.**

Gaslight & Shadows Antiques was founded by Phyllis Nabhan and Peter Morgan on October 26, 1976, at 1551 Clement Street at 17th Avenue when there were several other antique stores on the street.

Phyllis started the store in 1976 with a partner Peter Morgan, who had interest in antiques.

In 1978, Peter left the business, and Phyllis became the sole owner of Gaslight & Shadows Antiques.

Phyllis opened a second location of the business at 2335 Clement Street at 25th Avenue on October 15, 1983. The amount of rent was the same as 1551 Clement Street, and it was a larger store and in a much busier location.

The first location at 1551 Clement Street closed in 1985. The rent kept increasing quickly, and it was a small store with not much foot traffic.

The 2335 Clement Street location still remains open and thriving today.

**b. Provide the ownership history of the business in a consolidated year-to-year format.**

1976 to 1978: Phyllis Nabhan; Peter Morgan

1978 to Present: Phyllis Nabhan

**c. Describe any circumstances that required the business to cease operations in San Francisco for any significant length of time.**

The business has never been shut down. During the 2020 COVID pandemic, customers were not allowed to enter the store due to the shelter-in-place order, but the business continued to offer photo restoration services, curbside pick-up, and shipping.

**CRITERION 2: The business has contributed to the neighborhood's history and/or the identity of a particular neighborhood or community**

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

Gaslight & Shadows Antiques has been a colorful, fun, friendly store on Clement Street since 1976, offering great antiques and collectibles and gift items to the neighborhood and community. The store adds flavor to the city of San Francisco besides being of great service. Several movies have been filmed in the store.

The business offers the service of recycling items that people no longer want or need to those that do. The store is also a neighborhood gem for people who want to socialize with others. Gaslight & Shadows Antiques offers free appraisals and is a wealth of information for customers that want information on family treasures. The photo restoration business has helped many restore family memories. It is one of the few businesses that does photo restoration by hand.

Gaslight & Shadows Antiques works with neighborhood churches and non-profit groups in fundraising and promotion. It is one of the last businesses of this type in the city where one can actually meet the owner and learn about antiques.

**b. Is the business associated with significant people or events, either now or in the past?**

Gaslight & Shadows Antiques has attracted many significant customers over the years, including District Attorney Arlo Smith, actor and comedian Robin Williams, singer/songwriter Chris Isaak, San Francisco Giants CEO Larry Bear, and Richmond Police Station Captain Chris Canning, just to name a few of the regulars. Charlotte Mailliard Shultz, Chief of Protocol for the City and County of San Francisco and the State of California, was a regular customer for many years. She commissioned specialty items to be made for events that she and her husband, United States Secretary of State George Shultz, conducted. She also purchased many specialty items.

The store's founder owner Phyllis Nabhan has been a leader in the San Francisco community for many years. As a volunteer coordination for many large running races – including the Kaiser Permanente San Francisco Half Marathon, the J.P. Morgan Corporate Challenge, the San Francisco Marathon, and more – for over 35 years, her contributions have been significant. She is also known for volunteering at the Stonestown Family YMCA for 21 years leading the aerobic dance classes in addition to volunteering almost every week with the Dolphin South End Runners races. She volunteers wherever and whenever needed. She offers her services of photography for many local events free of charge and is active in the Clement Street Merchants Association.

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

Gaslight & Shadows Antiques demonstrates its commitment to the community by offering service of a friendly store where people can be helped with restoring their family treasures and photos; receive free information and advice on their items; be able to visit and meet other neighbors; and find antiques, gifts, and treasures of many types at affordable prices. They can also consign items they no longer want and receive money. The store also donates its photography services to local and neighborhood events. It donates to Community Improvement Service, a non-profit organization located in San Francisco, which leads youth and young adults to serve the community (<https://www.sfcis.org>) and other youth and senior organizations.

The owner of the business, Phyllis Nabhan, has been fundraising and volunteering for the Salvation Army for many years. She has been on the Board of Directors for the Pamakid Runners and several other running events for over 35 years. She was also the Social Chair for the Pamakid Runners for 35 years, organizing and conducting all their social activities, and the treasurer for the Dolphin South End Runners for six years. She is interviewed on television and radio news every year at the Bay to Breakers running event.

**d. Has the business ever been referenced in the media, business trade publication, and/or historical documents?**

Gaslight & Shadows Antiques has been featured numerous times in the news and magazines since the business was founded in 1976, including Evening Magazine, Comcast Best of the Bay, San Francisco Examiner, The San Francisco Chronicle, Richmond Review/Sunset Beacon, The

Independent, and Hoodline. Several reporters and television programs know the store and owner well. Phyllis Nabhan is featured in the Salvation Army book for her many years of service and support.

Some of the articles and interviews are viewable on the home page of the business' website at <https://gaslightshadows.com/>. Following are key media references:

- *"Neighborhood News Network - Episode 1"*  
Neighborhood News Network SF  
June 22, 2020  
<https://www.youtube.com/watch?v=dW2Jx1MI24Q> (Starting at 4:01)
- *"Phyllis Nabhan: Renaissance Woman of the Richmond"*  
Richmond Review/Sunset Beacon  
February 29, 2020  
<https://sfrichmondreview.com/2020/02/29/phyllis-nabhan-renaissance-woman-of-the-richmond/>
- *"The last antiques store on Clement Street"*  
San Francisco Examiner  
November 10, 2019  
[https://www.sfexaminer.com/lifestyles/the-last-antiques-store-on-clement-street/article\\_94b8a4d2-0ee7-5525-a426-8f3cf78aa313.html](https://www.sfexaminer.com/lifestyles/the-last-antiques-store-on-clement-street/article_94b8a4d2-0ee7-5525-a426-8f3cf78aa313.html)

Additional media references include the following:

- Featured in "The 5 Best Antique Stores In San Francisco" in San Francisco Magazine in 2024.
- Featured on TV Comcast KRON 4 Best of the Bay showcasing the Bay Area's shopping, dining, health-care, and entertainment in 2007.
- Featured on KPIX Evening Magazine with personalities Mike Rowe and Malou Nubla in 2002.

**e. Has the business ever received any awards, recognition, or political commendations?**

Gaslight & Shadows Antiques has won numerous awards from different sources over many years. Following are notable awards:

- Best Antique Store from Richmond Review/Sunset Beacon in 2023.
- Neighborhood Favorite award from Nextdoor in 2023.
- "Best of" Antique Shop from CitySearch in 2001 – 2009.
- Top Merchant in Merchant Circle in 2012.
- Certificate of Appreciation from Geary Merchants Association in 2001.
- "People Love Us" on Yelp from 2007 – 2023.

Owner Phyllis Nabhan has won the following awards:

- Lifetime Achievement Award from the Pamakid Runners.
- Lifetime Achievement Award from the Dolphin South End Running Club.
- Recognition for 21 years of service from Stonestown Family YMCA in 2002.
- Spotlight Student at City College of San Francisco in 2010.
- Certificate of Recognition from State Senator Jackie Speier in 2001.
- Certificate of Honor from Mayor Willie Brown in 2001.
- Certificate of Appreciation from the Greater Geary Boulevard Merchants Association in 2001.
- Honorable mention and writeup in the Salvation Army Book “We are the Salvation Army” in 2019.

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

If the Gaslight & Shadows Antiques were to close, the city and neighborhood would lose a valuable service to the community. There are very few stores left in the city where you can meet the owner; receive free advice and help; be able to shop for affordable unique gifts, antiques, and collectibles at affordable prices; recycle your items; have someone to visit who will listen to your stories; and have a fun time treasure hunting. Many senior citizens and neighbors come into the store just to talk. They would lose a friendly merchant that loves her customers and their dogs. Gaslight & Shadows Antiques is a vibrant, amazing store. The neighborhood would lose one of the last unique stores that add color and fun to the city. San Francisco would lose one of the unique gems that make this city special.

**CRITERION 3: The business is committed to maintaining the physical features or traditions that define the business**

**a. Is the business associated with a culturally significant building, structure, object, signage, mural, architectural detail, neon sign, or any other special physical feature that defines the business?**

Gaslight & Shadows Antique is painted yellow, a cheerful color that makes the block more interesting. The windows are always decorated to display the current holiday. A string of lights from Avenue Greenlight, arranged by the owner of Gaslight & Shadows Antiques, was added this year to make the block more festive and a little safer at night.

**b. In a few words, describe the main business activity you commit to maintaining.**

Gaslight & Shadows Antique is committed to maintain a friendly, fun antique store serving the community with thousands of affordable treasures, antiques, jewelry, and gifts of many types, as well as a great photo restoration service.

**c. What is the plan to keep the business open in the long term beyond the current ownership?**

Phyllis Nabhan plans to keep the store going for many more years. The city needs a store like this to keep the city unique and interesting. Phyllis is collecting the names of young people that want to keep the store going and that have always wanted a store like this. She would like to give it to a group and not sell it.

**d. What challenges is the business facing today?**

The challenges of today are lack of police protection for our small businesses and the amount of crime that these businesses face. Many businesses have been broken into and vandalized. Gaslight & Shadows Antiques belongs to the Clement Street Merchants Association, where these concerns are often discussed.

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**Legacy Business Program staff will add the following details:**

**a. Features or traditions that define the business and should be maintained for the business to remain on the Legacy Business Registry.**

Antique store.

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

The Planning Department Historic Resource Status of the building at 2335 Clement St. is "B - Unknown / Age Eligible." However, in the unadopted Neighborhood Commercial Corridors Survey in 2015, the building "appears individually significant." The San Francisco Citywide Cultural Resources Survey (SF Survey) is currently underway. SF Survey is a multi-year effort to identify and document places and resources of cultural, historical, and architectural importance to San Francisco's diverse communities.





2229

ANTIQUE

ANTQUES

ANTQUES  
Consignment  
Take

2335

887-0388

OPEN

2337





© Gaslight & Shadows Antiques



© Gaslight & Shadows Antiques





Proud sponsor of our neighborhood newspaper

**the Richmond Review**

Please join us in supporting local journalism by signing up on the newspaper's Patreon account.



More information at [RichmondSunsetNews.com](http://RichmondSunsetNews.com).

**GASLIGHT AND SHADOWS ANTIQUES**

was voted

**BEST ANTIQUE STORE**

in the Richmond District by readers of the **Richmond Review** newspaper and website in the 2022/23 "Best of the Richmond District - Services" survey. See the full list at [RichmondSunsetNews.com](http://RichmondSunsetNews.com).

**NO TRESPASSING**

REQUEST FOR ENFORCEMENT OF MUNICIPAL POLICE CODE SECTION 25

San Francisco Municipal Police Code Section 25 provides that no person shall... (text partially obscured)

To the San Francisco Police Department:

I hereby request that the San Francisco Police Department enforce the above... (text partially obscured)

I further state that I fully notify the San Francisco Police Department in writing... (text partially obscured)

Signature of owner or agent: *Phyllis Nathan* Date: **3-24-22**

AGENT TO POST



<https://hoodline.com/2016/05/meet-antiques-expert-phyllis-nabhan-of-the-richmond-s-gaslight-shadows/>



[San FranciscoOuter RichmondRetail & Industry](#)

## Meet Antiques Expert Phyllis Nabhan Of The Richmond's 'Gaslight & Shadows'



By [Stephen Jackson](#)

Published on May 24, 2016

[Gaslight & Shadows](#) owner Phyllis Nabhan may be an expert when it comes to selling antiques, but she also knows a thing or two about generosity.

Since opening her store in the mid-'70s, she's learned a thing or two about countless categories of vintage valuables, and she's happy to share her deep well of knowledge with anyone who's interested. However, one of the greatest stories she has is her own, and how her business came to be.



A true San Franciscan, Nabhan was born at Children's Hospital in 1947, and attended San Francisco public schools every step of the way, from Parkside Elementary all the way up through San Francisco State College, from which she graduated in 1969.

Just after college, Nabhan went traveling through Europe with a friend, a trip that served as her gateway to the importing business.





Nabhan in the 1970s. **Photo: Courtesy of Phyllis Nabhan**

An art major in college, Nabhan decided that while she was traveling, she'd design a dress made from fabric she'd found. That ultimately led to a clothing line, named "Phyllis Nabhan," that was eventually carried by Macy's and other department stores downtown. At just 21 years old, Nabhan had successfully entered into international trade, but that was just the beginning.

In addition to her clothing line, Nabhan was also importing hundreds of sheepskin coats that she and her friends had made in Afghanistan. As a result, she regularly visited Kabul from 1970 to 1973, where she began buying antiques from the city's countless thriving markets and shipping them back to the US. Nabhan would meet the shipments as they came into port in San Francisco, turning around and selling them to the antique stores in the city.



Gaslight and Shadows, 1976. **Photo: Courtesy of Phyllis Nabhan**

In 1973, [a coup](#) occurred in Afghanistan, and Nabhan and her associates became stuck in San Francisco, their supply chain cut short. Unable to get new shipments, Nabhan began buying and selling to and from various antique stores in the city. Her years doing business on the ground in the Middle East had given her a unique eye for valuable items, and she would broker deals between shops for items they were looking for.

This work, along with selling at local flea markets, eventually prepared her to open her own shop, which she did in 1976. She initially stocked her entire inventory with the contents of an old house, which had recently been purchased by a close friend.

The first location of Gaslight & Shadows was actually at 17th and Clement, but after a few years of success, Nabhan said her landlord stepped in, raising the rent from \$350 a month to \$1,000, and then to \$2,000, all in a relatively short period of time. Luckily, her current storefront at 25th & Clement became available in 1980, and she's been there ever since.

Nabhan's altruistic tendencies extend beyond her retail purview: She's volunteered as a fitness instructor for the YMCA for decades, and is on the board of the [Pamakid Runners](#), a running club that donates thousands of dollars to various charities each year. She also coordinates volunteers for The Kaiser Permanente Half Marathon and the JP Morgan Chase Corporate Challenge.

"I do anything and everything to help other people, because it makes me feel so much better than taking from somebody," she said.

At Gaslight & Shadows, she's probably most well-known for her collection of vintage [Bakelite jewelry](#). "I've always loved it, since I was a little girl. My aunt used to wear these colorful bracelets," she told us. "I've always loved Bakelite jewelry—it's amazingly fun jewelry, and people actually come from all over the world to buy Bakelite."



Nabhan said that she's able to source the store's wide variety of other items from collectors, who approach her with their items or ask for them to be placed on consignment. Decades of experience have given her a keen eye for authenticity, and people in the antique community know she's the real McCoy. "I've been here for 40 years—I don't have to go anywhere anymore," she told us. "In fact, I also get paid to work for a liquidator, putting price tags on antiques and jewelry."

After all this time, Nabhan told us that the most valuable lesson she's learned in her career is to have to have a passion for what you do. "I have a passion for this. I love coming here, I love talking to people, I love the merchandise, I love displaying it, I love everything about this store—except the income tax."

# Phyllis Nabhan: Renaissance Woman of the Richmond

By Judith Kahn

Gaslight & Shadows Antiques, at Clement Street and 25th Avenue, is a one-of-a-kind antique store. Phyllis Nabhan, the owner since 1976, remembers when there were lots of antique dealers on Clement Street. Her store, now the only one remaining, offers an eclectic mix of items for casual shoppers to serious collectors.

The inventory includes original Bakelite jewelry, vintage and contemporary Mexican handicrafts, along with paintings, Asian art, vintage dolls and toys, ethnic artifacts, magazines, collectibles and clothing. The store also boasts an extensive collection of hand-painted Limoges porcelain boxes from France. Nabhan encourages people to bring items they are ready to part with so that she can sell them on consignment. Having built a loyal customer base over the years, the store has become a local hangout that welcomes dog owners with their pets, along with neighbors who come to meet people, converse and often develop lasting friendships.



Phyllis Nabhan, who has been a fixture in the Outer Richmond for more than four decades as the owner of Gaslight & Shadows Antiques, has a wide variety of talents and interests, including photography, video production, website design, antique appraising and volunteering to help her favorite causes. Seen here with her friend and running mate, Tom Sweeney, the recently retired doorman at the Sir Francis Drake Hotel, collecting donations at Union Square for the Salvation Army. Story on page 5. Courtesy photo – copyright Phyllis Nabhan 2013.

Nabhan is Lebanese on both sides of her family. Her parents' marriage was arranged, and her dad left her mom leaving her with three children in tow, including a brother and sister who are twins. She did not have money to buy anything when growing up but always had a desire for things, and that desire was where her interest in antiques began. This interest developed as she was growing up in the Sunset District. After mowing a neighbor's lawn, the neighbor sat her in a chair in the living room and taught her about antiques. At Herbert Hoover Junior High and Abraham Lincoln High School, her best girlfriend's mother collected antiques and often took them to a large antique store in San Francisco; Nabhan fondly remembers the first cameo pin she was given.

From 1970-73 she lived in Afghanistan, designing clothing and buying sheepskin coats to import to the U.S. Nabhan walked through the markets in Kabul that housed rare tribal antiques and several antique stores. On these strolls, she learned what other sellers had and what people wanted to collect. She also discovered books as a rich resource for learning about antiques and price guidelines, adding these to her own library.

In 1966-69, Nabhan worked at the San Francisco Zoo to put herself through college, earning an Associate of Arts degree in photography at City College of San Francisco. In 1969, she earned a Bachelor of Arts degree in fine arts at San Francisco State University. During this time, she managed a novelty and gift store and learned about display, inventory and management of a store. She still takes evening classes at CCSF, working towards a Certificate in Design and Broadcast.

Nabhan had wanted to own an antique store for a long time. In 1976, she walked into a longtime antique store on Clement Street at 17th Avenue. She went to the store's Realtor the next day and rented the store. Her present location, on Clement at 25th Avenue, was for rent at the same rate, but it was in a better location, so she took it over in 1980. She kept both stores open for two years so she would not lose any customers.

The property owner at the current location had raised the rent every year for the past several years. In 2019, the increase was more than she could afford. She called the Salvation Army and told them she would donate the contents of the store to them. They planned to pick up the entire contents after Christmas and before the end of the year, and Nabhan then began liquidating the store.

When the San Francisco Examiner wrote an article about the store closing, social media took over and the story went viral on Facebook, Nextdoor and Instagram. As the news spread, hundreds of customers and neighbors said how much they would miss her and the store's presence. They wanted the store to survive. She was stunned by the love and support she received. It touched her heart and made her realize how much she would miss all of the people and the store. When her landlord read the newspaper article, he returned three days later to say he and his wife decided not to raise the rent for a year. They wanted her to stay.



© Phyllis Nabhan

Phyllis Nabhan holds a 1965 photo of herself that has been on the wall in her store since it opened 44 years ago. Courtesy photo – copyright Phyllis Nabhan.

Nabhan said she is extremely grateful for the kindness of the property owner and the support from the community. She loves Gaslight & Shadows and the people that come into the store who make her life happy and fulfilled. She wants to be there six days a week.


In addition to working at her store, Nabhan serves as volunteer coordinator for the Kaiser Permanente San Francisco Half Marathon. She uses her skills in photography restoration, web development, event photography, filmmaking and antique appraising. She even runs her own photo restoration business.

Nabhan's other interests include gardening, walking, playing the piano, music, dancing, sightseeing in SF, shopping, cooking, movies, event planning, and most of all, people. She is filled with positive energy, preferring to be active at all times. In addition to her many jobs and her business, she also volunteers in several capacities. She is on the board of directors and is the social chair and the volunteer coordinator for Pamakid Runners Club.

Almost weekly, she volunteers at races for the Dolphin South End Runners. She participates in fundraising, homeless outreach and the Harbor Light Center. Nabhan also enjoys bell ringing and more for the Salvation Army and can also be found volunteering at the San Francisco Turkey Trot, SF Bay to Breakers, Statuto Run, San Francisco Marathon and more.

Nabhan loves the Richmond District, her home for more than 40 years, calling it one of the best neighborhoods in the city and a strong community. After living all over, she feels that San Francisco is the best city in the world. She loves the temperature, fog, Baker Beach, Aquatic Park and Golden Gate Park. She also appreciates that to get downtown from the Richmond takes only 30 minutes by bus or ride share service.

*For more information, visit [www.gaslightshadows.com](http://www.gaslightshadows.com), [www.photogrestore.com](http://www.photogrestore.com) or call (415) 387-0633.*

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Merchant Circle

# top merchant

Gaslight & Shadows  
Antiques

Driven to Succeed. Committed to Community.  
A Reliable and Trusted Business.



## Top Merchant 2012

Committed to Business and Community Success

Gaslight & Shadows Antiques  
San Francisco, CA



## Gaslight & Shadows



**congrats Phyllis!**  
**@gaslight\_shadows**



**The 5 Best Antique Stores In  
San Francisco**

@sanfrancisco.magazine

© Gaslight & Shadows Antiques

# Certificate of Appreciation

Awarded to

**Phyllis Nabhan**

*Gaslight & Shadows Antiques*

For the dedication and contributions  
made to the Merchants of Geary Boulevard

August 7, 1998



*David Heller*  
David Heller, President

The Greater Geary Boulevard  
Merchants Association, Inc.

# Certificate of Appreciation

Awarded to

**Phyllis Nabhan**

Gaslight and Shadows Antiques

In deepest gratitude for your support and generous contributions to the Merchants of Geary Boulevard. We wish to extend our sincere thanks for your 25 years of continuous and outstanding community service.

July 24th, 2001



David Heller, President

The Greater Geary Boulevard  
Merchants Association





*The City and County of San Francisco*

# *Certificate of Honor*

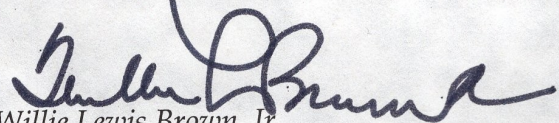
*Presented To*

**PHYLLIS NABHAN**  
**JULY 24, 2001**

*WHEREAS*, on behalf of the City and County of San Francisco, I am pleased to recognize and commend Phyllis Nabhan for her 25 years of work at Gaslight & Shadows Antiques. Spending a quarter of a century of your working life at one organization is certainly something to smile about, and I hope you are proud of what you have accomplished! Congratulations, thank you for all you have done, and best wishes for continued success!



*THEREFORE*, I have hereunto set my hand and caused the Seal of the City and County of San Francisco to be affixed.

  
Willie Lewis Brown, Jr.  
Mayor

# Senate

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CERTIFICATE OF RECOGNITION

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*Phyllis Nabhan -*

*Gaslight & Shadows Antiques*

*in honor of your dedication and contributions to the  
business community as recognized by*

*"The Geary Boulevard Merchants Association Award"*

*July 24, 2001*

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*Jackie Speier*

*Jackie Speier, State Senator  
8th Senate District*



# LEGACY BUSINESS REGISTRY EXECUTIVE SUMMARY

**HEARING DATE: April 2017, 2024**

*Filing Date:* March 20, 2024  
*Case No.:* 2024-002529LBR  
*Business Name:* Gaslight & Shadows Antiques  
*Business Address:* 2335 CLEMENT ST  
*Zoning:* NCD (OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL)  
 40-X Height & Bulk District  
*Cultural District:* Not Applicable  
*Block/Lot:* 1456/044  
*Applicant:* Phyllis Nabhan  
 2335 Clement Street  
*Nominated By:* Supervisor Connie Chan  
*Located In:* District 1  
*Staff Contact:* Justin Kran - 628-652-7429  
 Justin.Kran@sfgov.org

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

## Business Description

Gaslight & Shadows Antiques is an antique store founded by Phyllis Nabhan and Peter Morgan in 1976. The goal was to create a fun store that was friendly, affordable, and packed with unique items. The business purchases and sells antiques as well as offering recycling services. Photo restoration services are also offered. Many customers bring old family photos, memories, and historical photos for books or organizations.

Gaslight & Shadows Antiques has been a neighborhood favorite for many years. Now, thanks to the Internet, business serves customers all over the country and world. Specializing in vintage Bakelite jewelry and items, and Limoges Boxes, the store has collections not found elsewhere.

The business’s primary location at 2335 Clement Street is a Category B (Unknown / Age Eligible) structure on the south side of Clement Street between 24<sup>th</sup> and 25<sup>th</sup> Avenues in the Outer Richmond neighborhood. It is within the Outer Clement Street Neighborhood Commercial District, Family Housing Opportunity Special Use District, within



1/4 mile of an Existing Fringe Financial Service Restricted Use District, and a 40-X Height & Bulk District. 2335 Clement Street was surveyed as part of the unadopted Neighborhood Commercial Corridors Survey (2015), where it received a survey rating of “Appears individually significant”. The subject property is currently in an active SF Survey area and this finding will be verified.

## Staff Analysis

### Review Criteria

#### 1. **When was business founded?**

Gaslight & Shadows Antiques was founded in 1976.

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

Yes—Gaslight & Shadows Antiques qualifies for listing on the Legacy Business Registry because it meets all of the eligibility Criteria:

- a. Gaslight & Shadows Antiques has operated continuously in San Francisco for 48 years.
- b. Gaslight & Shadows Antiques has contributed to the history and identity of the Outer Richmond neighborhood and San Francisco.
- c. Gaslight & Shadows Antiques is committed to maintaining the physical features and traditions that define the organization.

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

No.

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

Yes—Gaslight & Shadows Antiques has attracted many significant customers over the years, including District Attorney Arlo Smith, actor and comedian Robin Williams, singer and songwriter Chris Isaak, San Francisco Giants CEO Larry Bear, and Richmond Police Station Captain Chris Canning. Charlotte Mailliard Shultz, Chief of Protocol for the City and County of San Francisco and the State of California, was a regular customer for many years. She purchased many commissioned and specialty items to be made for events that she and her husband, United States Secretary of State George Shultz, conducted.

The unadopted Neighborhood Commercial Corridors Survey in 2015 identified the subject building at 2335 Clement Street as individually significant for its Classical Revival style of architecture. The building is an excellent and highly intact example of the types of buildings constructed in the wake of the 1906 Earthquake and Fire. The storefront features an angled entry vestibule with mosaic tile paving, ceramic tile bulkheads, metal display window sashes, a fully glazed wood door, and its original divided-light wood transom. The upper floors are also highly intact and include angled bay windows with Ionic colonettes, spandrel panels, double-hung wood-sash windows, and a modillion cornice. The subject property is currently in an active SF Survey area and this finding will be verified.

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

Not as of the date of this Executive Summary.

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

Not as of the date of this Executive Summary.

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

Yes—Gaslight & Shadows Antiques has been featured in Evening Magazine, Comcast Best of the Bay, San Francisco Examiner, The San Francisco Chronicle, Richmond Review/Sunset Beacon, The Independent, and Hoodline. The owner, Phyllis Nabhan, is featured in the Salvation Army book due to her many years of dedication and service.

Gaslight & Shadows Antiques has also won numerous awards from different sources over many years. Following are notable awards:

- Best Antique Store from Richmond Review/Sunset Beacon in 2023.
- Neighborhood Favorite award from Nextdoor in 2023.
- “Best of” Antique Shop from CitySearch in 2001 – 2009.
- Top Merchant in Merchant Circle in 2012.
- Certificate of Appreciation from Geary Merchants Association in 2001.
- “People Love Us” on Yelp from 2007 – 2023.

## **Racial and Social Equity Analysis**

On July 15<sup>th</sup>, 2020 the San Francisco Historic Preservation Commission adopted [Resolution No. 1127](#) centering Preservation Planning on racial and social equity. Understanding the benefits, burdens, and opportunities to advance racial and social equity that proposed Preservation Planning documents provide is part of the Department’s Racial and Social Equity Initiative. This is also consistent with the Mayor’s Citywide Strategic Initiatives for equity and accountability and with the Office of Racial Equity, which required all Departments to conduct this analysis.

The Legacy Business Program is deeply intertwined with these goals. One of the primary purposes of the Legacy Business Program is to maintain San Francisco’s cultural fabric and to foster civic engagement and pride by assisting long-operating businesses remain in the city. The Legacy Business Registry was established to recognize longstanding, community-serving businesses that are valuable cultural assets of the city. These businesses, ranging from restaurants to art galleries to tire shops to community shelters, are key to sustaining the racial and social diversity in San Francisco and adding to the identity and character of our city and the many communities within it.

Gaslight & Shadows Antiques is a woman-owned business. The owner, Phyllis Nabhan, and her business are cherished assets to the community which is especially recognized in the article “Phyllis Nabhan: Renaissance Woman of the Richmond”. The article notes that Phyllis is of Lebanese descent and grew up in single mother, working class household. It was from a neighbor as well as a close friend’s mother that she learned about and became interested in antiques.

Beyond Gaslights & Shadows Antiques being a staple for the community, Phyllis has had a profound impact on the community as a philanthropist and volunteer. She has been fundraising and volunteering for the Salvation Army for many years. She has been on the Board of Directors for the Pamakid Runners and several other running events for over 35 years. She was also the Social Chair for the Pamakid Runners for 35 years, organizing and conducting all their social activities, and the treasurer for the Dolphin South End Runners for six years. She is interviewed on television and radio news every year at the Bay to Breakers running event.

Gaslights & Shadows Antiques also donates its photography services to local and neighborhood events. It donates to Community Improvement Service, a non-profit organization located in San Francisco, which leads youth and young adults to serve the community and other youth and senior organizations.

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

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

Current Locations:

- 2335 Clement (1983-Present)

Previous (No Longer Extant) Locations:

- 1551 Clement St (1976-1985)

#### **Recommended by Applicant**

- Friendly, fun antique store serving the community with thousands of affordable treasures, antiques, jewelry, and gifts of many types.
- Photo restoration services.
- Window displays.

#### **Additional Recommended by Staff**

- None

### **Basis for Recommendation**

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

### **ATTACHMENTS**

Draft Resolution

Legacy Business Registry Application:

- Application Review Sheet
- Section 1 – Business / Applicant Information
- Section 2 – Business Location(s)
- Section 3 – Disclosure Statement
- Section 4 – Written Historical Narrative

- Criterion 1 – History and Description of Business
- Criterion 2 – Contribution to Local History
- Criterion 3 – Business Characteristics
- Contextual Photographs and Background Documentation



# HISTORIC PRESERVATION COMMISSION DRAFT RESOLUTION NO. ###

**HEARING DATE: April 17, 2024**

*Case No.:* 2024-002529LBR  
*Business Name:* Gaslight & Shadows Antiques  
*Business Address:* 2335 CLEMENT ST  
*Zoning:* NCD (OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL) Zoning District  
 40-X Height and Bulk District  
*Block/Lot:* 1456/044  
*Applicant:* Phyllis Nabhan  
 2335 Clement Street  
*Nominated By:* Supervisor Connie Chan  
*Located In:* District 1  
*Staff Contact:* Justin Kran - 628-652-7429  
 Justin.Kran@sfgov.org

ADOPTING FINDINGS RECOMMENDING TO THE SMALL BUSINESS COMMISSION APPROVAL OF THE LEGACY BUSINESS REGISTRY NOMINATION FOR GASLIGHT & SHADOWS ANTIQUES CURRENTLY LOCATED AT 2335 CLEMENT ST, BLOCK/LOT 1456/044.

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

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

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

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

**WHEREAS**, at a duly noticed public hearing held on April 17<sup>th</sup>, 2024, the Historic Preservation Commission reviewed documents, correspondence and heard oral testimony on the Legacy Business Registry nomination.

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

BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby recommends safeguarding of the below listed physical features and traditions for Gaslight & Shadows Antiques.

*Locations*

Current Locations:

- 2335 Clement (1983-Present)

Previous (No Longer Extant) Locations:

- 1551 Clement St (1976-1985)

*Physical Features or Traditions that Define the Business*

- Friendly, fun antique store serving the community with thousands of affordable treasures, antiques, jewelry, and gifts of many types.
- Photo restoration services.
- Window displays.

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

BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby directs its Commission Secretary to transmit this Resolution and other pertinent materials in the case file to the Office of Small Business on April 17, 2024.

Jonas P. Ionin  
*Commission Secretary*

AYES:

NOES:

ABSENT:

RECUSE:

ADOPTED: April 17, 2024