

Legacy Business Registry Staff Report

HEARING DATE MARCH 11, 2019

MAKE OUT ROOM

Application No.: LBR-2016-17-080
Business Name: Make Out Room
Business Address: 3225 22nd Street
District: District 9
Applicant: Martin Rapalski, Owner
Nomination Date: April 25, 2017
Nominated By: Supervisor Hillary Ronen
Staff Contact: Richard Kurylo
legacybusiness@sfgov.org

BUSINESS DESCRIPTION

Make Out Room was founded in 1996 at 3225 22nd Street by principal owner Martin Rapalski and business partner Michael Chestney. The business is located on the southeast corner of 22nd Street and Bartlett Street in the Mission neighborhood. The establishment is a "21 and over" club featuring live music, DJs and special events. The business was originally named the Transfer Club due to a trolley that ran down the steep 22nd Street hill from Noe Valley to Mission Street where passengers would transfer to another trolley. The previous owner of the bar, when it was still known as the Transfer Club, was Walter Castillo from 1983-1995. It was renamed "Make Out Room" by the current owners in 1996 due to another Transfer Club on Church Street that was in operation at the time. In May 2001, Mr. Chestney ceded his percentage of the business to Mr Rapalski. Since that time, Mr. Rapalski has been sole proprietor.

Make Out Room is a classic dance hall with high ceilings, dark moody walls in red and green and sparkly chandelier/disco ball amidst red leather banquettes. A mainstay in Mission entertainment, nightlife and community, Make Out Room has served, and continues to serve, the community by hosting live music (local, national and international acts), comedy, theatre, literary events, benefits, dance performances, art installations, political fundraisers, DJs and dancing, weddings and even wakes. Make Out Room has continued the tradition of Latin music started by the former owner Walter Castillo, who hailed from El Salvador, by hosting weekly and monthly events featuring a diverse array of Latin American music (Chilean, Peruvian, Mexican, Colombian, Argentine, etc.) to serve the Latin community and its devotees.

For three years from 2011-2013, the bar hosted the Monthly Rumpus, an offshoot of the San Francisco literary culture website TheRumpus.net, which features essays, reviews, interviews, music, film, fiction, poetry and comics. The Monthly Rumpus at Make Out Room featured published authors reading from their works and occasionally a bit of comedy and some live music to boot. It was like being thrown back to the early 60s in Greenwich Village.



Make Out Room has operated continuously in San Francisco for 23 years and faces significant threat of displacement. The business is currently without a lease. In 2015, the club took a hard hit with two rent increases only months apart. They've attempted negotiations with the management company, but have been unable to secure a lease for more than a one year term. They fear they will be displaced if the building is sold.

CRITERION 1: Has the applicant operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years?

No, the applicant has not operated in San Francisco for 30 or more years.

3225 22nd Street from 1996 to Present (23 years)

PER CRITERION 1: Has the business operated in San Francisco for more than 20 years but less than 30 years, had no break in San Francisco operations exceeding two years, significantly contributed to the history or identity of a particular neighborhood or community and, if not included in the Registry, face a significant risk of displacement?

Yes. Make Out Room has operated in San Francisco for more than 20 years with no break in San Francisco operations exceeding two years, has significantly contributed to the history and identity of the Mission neighborhood and, if not included on the Registry, would face a significant risk of displacement.

CRITERION 2: Has the applicant contributed to the neighborhood's history and/or the identity of a particular neighborhood or community?

Yes, the applicant has contributed to the Mission neighborhood's history and identity.

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:

- Make Out Room has contributed to the history and identity of San Francisco and the Mission neighborhood.
- The property has a Planning Department Historic Resource status of "B" (Properties Requiring Further Consultation and Review) due to the age of the building, which was constructed in 1940. The Planning Department identified the building as an individual historic resource for its storefront in the South Mission Historic Resource Survey. Built in 1913, 3225 22nd Street is a 1-story, brick masonry commercial building designed in a 20th-Century Commercial style.
- The Make Out Room has been the recipient of numerous "Best-ofs" and been featured in various trade publications and international guide books, such as Time-Out San Francisco, Lonely Planet, San Francisco Magazine, 7x7 magazine, SPIN magazine and many more of which are included in the Legacy Business Registry application. The Make Out Room's former incarnation, The Transfer Club, was mentioned in an article titled "Mission News" in the publication "San Francisco News" on Thursday, Feb. 5, 1959, by Tom Cargo.

CRITERION 3: Is the applicant committed to maintaining the physical features or traditions that define the business, including craft, culinary, or art forms?





SAN FRANCISCO

OFFICE OF SMALL BUSINESS

CITY AND COUNTY OF SAN FRANCISCO
LONDON N. BREED, MAYOR

OFFICE OF SMALL BUSINESS
REGINA DICK-ENDRIZZI, DIRECTOR

Yes, Make Out Room is committed to maintaining the physical features, craft, art form and traditions that define the business.

HISTORIC PRESERVATION COMMISSION RECOMMENDATION

The Historic Preservation Commission recommends that Make Out Room 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:

- Role as a neighborhood live music and special event venue.
- Commitment to environmentally conscious business practices.
- Latin music tradition.
- Interior decoration, including restored wainscoting, pillars, dentil woodwork and ceiling beams.
- Marquee with kinetic wind powered palettes.
- Two-tiered stage.
- Neo-classical back-bar manufactured c. 1910.

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.

- Bar.

STAFF RECOMMENDATION

Staff recommends that the San Francisco Small Business Commission include Make Out Room currently located at 3225 22nd Street in the Legacy Business Registry as a Legacy Business under Administrative Code Section 2A.242.

Richard Kurylo, Program Manager
Legacy Business Program



Small Business Commission Draft Resolution

HEARING DATE MARCH 11, 2019

MAKE OUT ROOM

LEGACY BUSINESS REGISTRY RESOLUTION NO. _____

Application No.: LBR-2016-17-080
Business Name: Make Out Room
Business Address: 3225 22nd Street
District: District 9
Applicant: Martin Rapalski, Owner
Nomination Date: April 25, 2017
Nominated By: Supervisor Hillary Ronen
Staff Contact: Richard Kurylo
legacybusiness@sfgov.org

ADOPTING FINDINGS APPROVING THE LEGACY BUSINESS REGISTRY APPLICATION FOR MAKE OUT ROOM, CURRENTLY LOCATED AT 3225 22ND STREET.

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 in 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 March 11, 2019, the San Francisco Small Business Commission reviewed documents and correspondence, and heard oral testimony on the Legacy Business Registry application; therefore





SAN FRANCISCO

OFFICE OF SMALL BUSINESS

CITY AND COUNTY OF SAN FRANCISCO
LONDON N. BREED, MAYOR

OFFICE OF SMALL BUSINESS
REGINA DICK-ENDRIZZI, DIRECTOR

BE IT RESOLVED that the Small Business Commission hereby includes Make Out Room 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 Make Out Room:

Physical Features or Traditions that Define the Business:

- Role as a neighborhood live music and special event venue.
- Commitment to environmentally conscious business practices.
- Latin music tradition.
- Interior decoration, including restored wainscoting, pillars, dentil woodwork and ceiling beams.
- Marquee with kinetic wind powered palettes.
- Two-tiered stage.
- Neo-classical back-bar manufactured c. 1910.

BE IT FURTHER RESOLVED that the Small Business Commission requires maintenance of the below listed core physical feature or tradition to maintain Make Out Room on the Legacy Business Registry:

- Bar.

I hereby certify that the foregoing Resolution was ADOPTED by the Small Business Commission on March 11, 2019.

Regina Dick-Endrizzi
Director

RESOLUTION NO. _____

Ayes –
Nays –
Abstained –
Absent –



**Legacy
Business
Registry**

Application Review Sheet

Application No.: LBR-2016-17-080
Business Name: Make Out Room
Business Address: 3225 22nd Street
District: District 9
Applicant: Martin Rapalski, Owner
Nomination Date: April 25, 2017
Nominated By: Supervisor Hillary Ronen

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

3225 22nd Street from 1996 to Present (23 years)

PER CRITERION 1: Has the business operated in San Francisco for more than 20 years but less than 30 years, significantly contributed to the history or identity of a particular neighborhood or community and, if not included in the Registry, face a significant risk of displacement?
 _____ ☒ Yes _____ No

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: The Make Out Room is currently without a lease. In 2015, the club took a hard hit with two rent increases only months apart. They've attempted negotiations with the management company, but have been unable to secure a lease for more than a one year term. They fear they will be displaced if the building is sold.

DELIVERY DATE TO HPC: January 23, 2019

Richard Kurylo
Program Manager, Legacy Business Program



Member, Board of Supervisors
District 9



City and County of San Francisco

HILLARY RONEN

Mr. Richard Kurylo
Legacy Business Program
Office of Economic and Workforce Development
1 Dr. Carlton B. Goodlett Place, Room 448
San Francisco, CA 94102

April 25, 2017

RE: Nomination of Make Out Room

Dear Mr. Kurylo:

It is with great pleasure that I nominate to the Legacy Business Registry – Make Out Room, a neighborhood bar in the Mission located at 3225 22nd Street. Make Out Room has existed as a neighborhood bar in its current location 1996.

A mainstay in Mission entertainment, nightlife, community, the Make Out Room has, and continues to serve the community by hosting local, national and international live music, comedy, theatre, literary events, benefits, dance performances, art installations, political fundraisers, DJs and dancing, weddings, and even wakes.

With a dwindling supply of venues that showcase local talent the Make Out Room plays an essential role in the culture and history of District 9 and it is my distinct honor to nominate Make Out Room to become part of San Francisco's Legacy Business Registry.

Sincerely,

A handwritten signature in blue ink that reads "Hillary Ronen".

Hillary Ronen
Supervisor, District 9

APPLICATION FOR

Legacy Business Registration

Legacy Business registration is authorized by Section 2A.242 of the San Francisco Administrative Code. The registration process includes nomination by a member of the Board of Supervisors or the Mayor, a written application, and approval of the Small Business Commission.

1. Current Owner / Applicant Information

NAME OF BUSINESS:		
Make Out Room		
BUSINESS OWNER(S) (Identify the person(s) with the highest ownership stake in the business)		
Martin Rapalski		
CURRENT BUSINESS ADDRESS:		TELEPHONE:
3225 -22nd Street San Francisco CA. 94110		(415) 647-3997
		EMAIL:
WEBSITE:	FACEBOOK PAGE:	YELP PAGE
makeoutroom.com	https://www.facebook.com/makeoutroom.sf	https://www.yelp.com/biz/make-out-room-sf

APPLICANT'S NAME	
Martin Rapalski	<input checked="" type="checkbox"/> Same as Business Owner
APPLICANT'S TITLE	
owner	
APPLICANT'S ADDRESS:	TELEPHONE:
	EMAIL:

SAN FRANCISCO BUSINESS ACCOUNT NUMBER:	SECRETARY OF STATE ENTITY NUMBER (if applicable):
0449393	

BACKGROUND INFORMATION	
Founding Location: 3225 - 22nd Street	
Current Headquarters Location: 3286 - 22nd Street	
Operating in San Francisco since: 1996	

NAME OF NOMINATOR:	DATE OF NOMINATION:
Supervisor Hillary Ronin	February 2017

2. Business Addresses

ORIGINAL SAN FRANCISCO ADDRESS:	ZIP CODE:	DATES OF OPERATION
3225 - 22nd Street, SF, CA.	94110	1/5/96 - present
IS THIS LOCATION THE FOUNDING AND/OR HEADQUARTERED LOCATION? (check all that apply)		
<input checked="" type="checkbox"/> Founding Location	<input type="checkbox"/> Current Headquarters	

OTHER ADDRESSES (if applicable):	ZIP CODE:	DATES OF OPERATION

OTHER ADDRESSES (if applicable):	ZIP CODE:	DATES OF OPERATION

OTHER ADDRESSES (if applicable):	ZIP CODE:	DATES OF OPERATION

OTHER ADDRESSES (if applicable):	ZIP CODE:	DATES OF OPERATION

3. Eligibility Criteria

Attach the business's historical narrative.

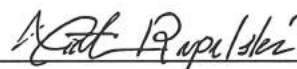
4. San Francisco Taxes, Business Registration, Licenses, Labor Laws, and Public Information Release

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.

Martin Rapalski

August 22, 2016



Name (Print):

Date:

Signature:

MAKE OUT ROOM

Section 4: Written Historical Narrative

CRITERION 1

a. Provide a short history of the business from the date the business opened in San Francisco to the present day, including the ownership history. For businesses with multiple locations, include the history of the original location in San Francisco (including whether it was the business's founding and or headquartered location) and the opening dates and locations of all other locations.

The Make Out Room, located at 3225 22nd Street in the Mission district, opened on January 5, 1996, by principal owner Martin Rapalski and business partner Michael Chestney. The establishment is a "21 and over" club featuring live music, DJs and special events.

The building was constructed in 1913. The business was originally named the Transfer Club due to a trolley that ran down the steep 22nd Street hill from Noe Valley to Mission Street where passengers would transfer to another trolley and hopefully stop into the bar for a nip to steel themselves against the chilly San Francisco fog before transferring to the next trolley. Legend has it that a bar has been in operation ever since (except for the 13 years of the Prohibition era when it was rumored to be a bakery).

The previous owner of the bar, when it was still known as the Transfer Club, was Walter Castillo from 1983-1995. The bar closed for a brief 5-month transitional period between owners when it was remodeled. It was renamed "The Make Out Room" by the current owner in 1996 due to another Transfer Club on Church Street that was in operation at the time.

The Make Out Room is a classic dance hall with high ceilings, dark moody walls in red and green and sparkly chandelier/disco ball amidst red leather banquettes is the perfect place to start (or end) a romance, and of course dance your butt off on certain magical nights. Order a jumbo sized fresh squeezed margarita and listen to live music amidst the neighborhood crowd in the Mission. Owner Martin Rapalski is an early Mission settler and champion of local music. Over the years, the Make Out Room has not changed in a good way. Walk in any night to this favorite San Francisco watering hole and catch a live performance, a sing along or even a book launch party.¹

With the best dancing in the Mission, the Make Out Room has something for everyone. While most evenings lean towards more Latin tunes, depending on the night you'll hear anything from

¹ By 841carolyn on Trip Advisor: https://www.tripadvisor.com/ShowUserReviews-g60713-d3599269-r459738014-Make_Out_Room-San_Francisco_California.html

live reggaetón to 80s throwbacks. And the charming tinsel decor makes the room feel like a quinceañera hosted inside a discotheque.²

The venue is available for rent for special events. Availability is limited and chances for an opening are increased if the request is 2-3 months in advance. Bands are also welcome to apply to play at the Make Out Room. Live music is primarily Friday, Saturday and Sunday nights. Friday & Saturday shows are from 7:30 - 9:30pm, with 2 acts only. (Regularly scheduled DJs play Friday & Saturday from 10pm - 2am) Sunday night shows start at 7:30pm and usually feature 3 acts.

In May 2001, Mr. Chestney ceded his percentage of the business to Mr Rapalski. Since that time, Mr. Rapalski has been sole proprietor.

The Make Out Room is currently without a lease. In 2015, the club took a hard hit with two rent increases only months apart. We've attempted negotiations with the management company, but have been unable to secure a lease for more than a one year term and we fear that if the building is sold we'll be forced out by unscrupulous landlords.

b. Describe any circumstances that required the business to cease operations in San Francisco for more than six months?

The Make Out Room has been in continuous operation since it opened on January 5, 1996.

c. Is the business a family-owned business? If so, give the generational history of the business.

The Make Out Room is owned by sole proprietor Martin Rapalski.

d. Describe the ownership history when the business ownership is not the original owner or a family-owned business.

Principal owner Martin Rapalski originally co-owned the Make Out Room with Michael Chestney. In May 2001, Mr. Chestney ceded his percentage of the business to Mr Rapalski. Since that time, Mr. Rapalski has been sole proprietor. An ownership history of the business is as follows:

1996 to 2001:	Martin Rapalski and Michael Chestney.
2001 to Present:	Martin Rapalski

e. When the current ownership is not the original owner and has owned the business for less than 30 years, the applicant will need to provide documentation of the existence of the business prior to current ownership to verify it has been in operation for 30+ years. Please

² thrillist.com; <https://www.thrillist.com/venue/drink/san-francisco/bar/make-out-room>

use the list of supplemental documents and/or materials as a guide to help demonstrate the existence of the business prior to current ownership.

Documentation of the existence of the business for 30+ years is included in this Legacy Business Registry application.

f. Note any 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 historic resource status of the building at 3225-3227 22nd Street is classified by the Planning Department as Category A (Historic Resource Present) with regard to the California Environmental Quality Act. The building appears to be eligible for listing on the California Registry as an individual property through a survey evaluation in the South Mission Historic Resource Survey.

CRITERION 2

a. Describe the business's contribution to the history and/or identity of the neighborhood, community or San Francisco.

A mainstay in Mission entertainment, nightlife and community, the Make Out Room has served, and continues to serve, the community by hosting live music (local, national and international acts), comedy, theatre, literary events, benefits, dance performances, art installations, political fundraisers, DJs and dancing, weddings and even wakes.

The Make Out Room has continued the tradition of Latin music started by the former owner Walter Castillo, who hailed from El Salvador, by hosting weekly and monthly events featuring a diverse array of Latin American music (Chilean, Peruvian, Mexican, Colombian, Argentine, etc.) to serve the Latin community and its devotees.

For three years from 2011-2013, the bar hosted the Monthly Rumpus, an offshoot of the San Francisco literary culture website TheRumpus.net, which features essays, reviews, interviews, music, film, fiction, poetry, and comics. The Monthly Rumpus at the Make Out Room featured published authors reading from their works and occasionally a bit of comedy and some live music to boot. It was like being thrown back to the early 60s in Greenwich Village.

b. Is the business (or has been) associated with significant events in the neighborhood, the city, or the business industry?

The business is associated with the Mission Merchants Association. Amy Morris Gibbs, general manager at the Make Out Room, was one-time chair of the MMA.

The Make Out Room holds an annual Carnival event that coincides with the Carnival Parade that features live musical performances, dancers and a capoeira exhibition performed by our neighbors from Abada Capoeira.

Monthly and weekly nights featuring Chulita Vinyl Club and El Superritmo, respectively, keep the Mission's Latin dance community in motion.

c. Has the business ever been referenced in an historical context? Such as in a business trade publication, media, or historical documents?

The Make Out Room has been the recipient of numerous "Best-ofs" and been featured in various trade publications and international guide books, such as Time-Out San Francisco, Lonely Planet, San Francisco Magazine, 7x7 magazine, SPIN magazine and many more of which are included in the Legacy Business Registry application.

The Make Out Room's former incarnation, The Transfer Club, was mentioned in an article titled "Mission News" in the publication "San Francisco News" on Thursday, Feb. 5, 1959 by Tom Cargo.

d. Is the business associated with a significant or historical person?

The Make Out has hosted many popular celebrities, acclaimed authors and performers including, but not limited to Tracy Chapman (singer songwriter), Harry Shearer (voice of the Simpson's Mr. Burns, and host of Le Show), John Doe (of the band X), Tobias Wolff (author), Michael Krasny (NPR radio host), Amy Tan (best-selling author), Jonathan Richman (singer songwriter, The Modern Lovers), Richard Hell (author, singer/songwriter, The Voidoids) and Ken Burns (documentary filmmaker).

e. How does the business demonstrate its commitment to the community?

The Make Out Room is an environmentally conscious establishment and has even won awards for its commitment to eco-friendly practices. Most recently taking advantage of a city sanctioned program to reduce energy consumption. In 20+ years we have never offered disposable plastic straws or drink stirrers with our drinks and we stand firmly behind The Last Plastic Straw movement that strives to educate the public about the absurdity of single use plastic, its detrimental effects on our health, our environment and our oceans.

The Make Out Room regularly hosts LGBT events, monthly literary readings, weekly Latin dance parties, benefits for locals and businesses displaced by fire, a yearly fundraiser for the San Francisco Food Bank, musicians who can't afford expensive medical procedures, tenants' rights organizations, B.A.Y.S. (a nonprofit that supports Bay Area women living with breast cancer) and other charitable organizations too numerous to list.

The Make Out Room is a proud member of the Mission Merchants Association.

f. Provide a description of the community the business serves.

The Make Out Room serves a broad section of the Mission community. The venue is one of the best places in town to see smallish bands. The bar attracts a laid-back, alternative, youthful crowd on its weekend live music nights. The decor lives up to the name: there's a bearskin rug on one wall and a stag's head on another with a rainbow of bras strung from the antlers. The atmosphere, as with many Mission bars, is that of a cheery dive.³

g. Is the business associated with a culturally significant building/structure/site/object/interior?

The Make Out Room marquee is a landmark famous for its kinetic wind powered palettes that shimmer and catch the eye in the slightest of breezes. The interior boasts a two-tiered stage that has fit as many as 18 performers at once. The large ornate neo-classical style back-bar was manufactured by the Brunswick-Balke-Collender Company around 1910.

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

If the Make Out Room's doors were closed for good, the arts community would suffer a staggering blow. With an already dwindling supply of venues that showcase local talent and rent increases forcing artists and musicians out of the neighborhood, the Mission and San Francisco in general risk becoming a cultural wasteland devoid of artistic innovation and the DIY spirit that makes this city great.

The Make Out Room employs a loyal staff of 35, some who have been with us since the club's inception. Many of our staff members are musicians and artists themselves, an ideal position for those who tour on a regular basis or keep odd hours and find the 9 to 5 grind a hindrance to their artistic endeavors. If the Make Out Room suddenly closed its doors, all of these people would be out of work.

CRITERION 3

a. Describe the business and the essential features that define its character.

The Make Out Room features a narrow bar area that opens up to a spacious dance floor and two-tiered stage in the back, which is ideal for large bands with horn sections, holding up to 15 band members. At around 2,000 square feet, the Make Out Room is one of the last mid-sized rooms in San Francisco offering a showcase of up-and-coming talent, along with more established acts – a testing ground for artists of all types to develop their talent, make connections, hone their craft and continue their rise to fame and, with some luck, fortune.

³ timeout.com; <https://www.timeout.com/san-francisco/music-nightlife/make-out-room>

The bar serves locally sourced West Coast beer – no imported kegs that spend weeks on a container ship. We strive for a small carbon footprint and beer that's fresh and reasonably priced. Our citrus is delivered weekly from the Evergreen Market two blocks away via hand-cart.

b. How does the business demonstrate a commitment to maintaining the historical traditions that define the business, and which of these traditions should not be changed in order to retain the businesses historical character? (e.g., business model, goods and services, craft, culinary, or art forms)

The Make Out Room is committed to maintaining its historical traditions as a bar and performance venue.

The Make Out Room has continued the tradition of Latin music started by the former owner Walter Castillo who hailed from El Salvador by hosting weekly and monthly events featuring a diverse array of Latin American music (Chilean, Peruvian, Mexican, Colombian, Argentine, etc.) to serve the Latin community and devotees of Latin American music.

c. How has the business demonstrated a commitment to maintaining the special physical features that define the business? Describe any special exterior and interior physical characteristics of the space occupied by the business (e.g. signage, murals, architectural details, neon signs, etc.).

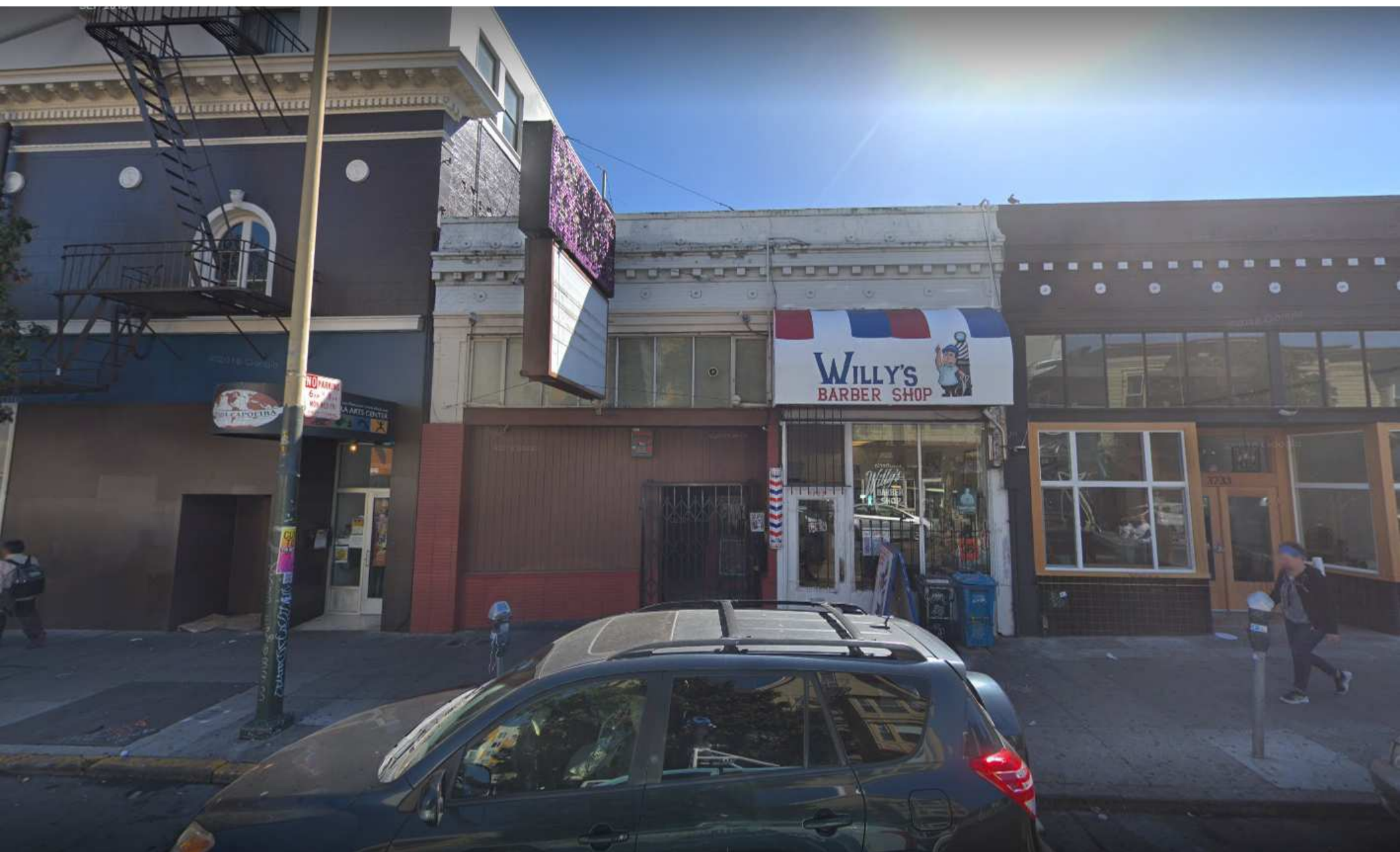
When current owner Martin Rapalski purchased the business from Mr. Castillo, he quickly set about a restoration project that removed cheap paneling and mirrors from the walls, a false ceiling and an illegal apartment and bathroom above the stage, exposing original wainscoting, 20 foot redwood pillars, and period details such as dental woodwork and original detailed beams at the ceiling. He removed Formica from the bar-top and replaced it with a wood veneer, removed decades of paint from the antique textured glass at the front of the building and refinished the Edwardian era back bar restoring it to it's former glory.

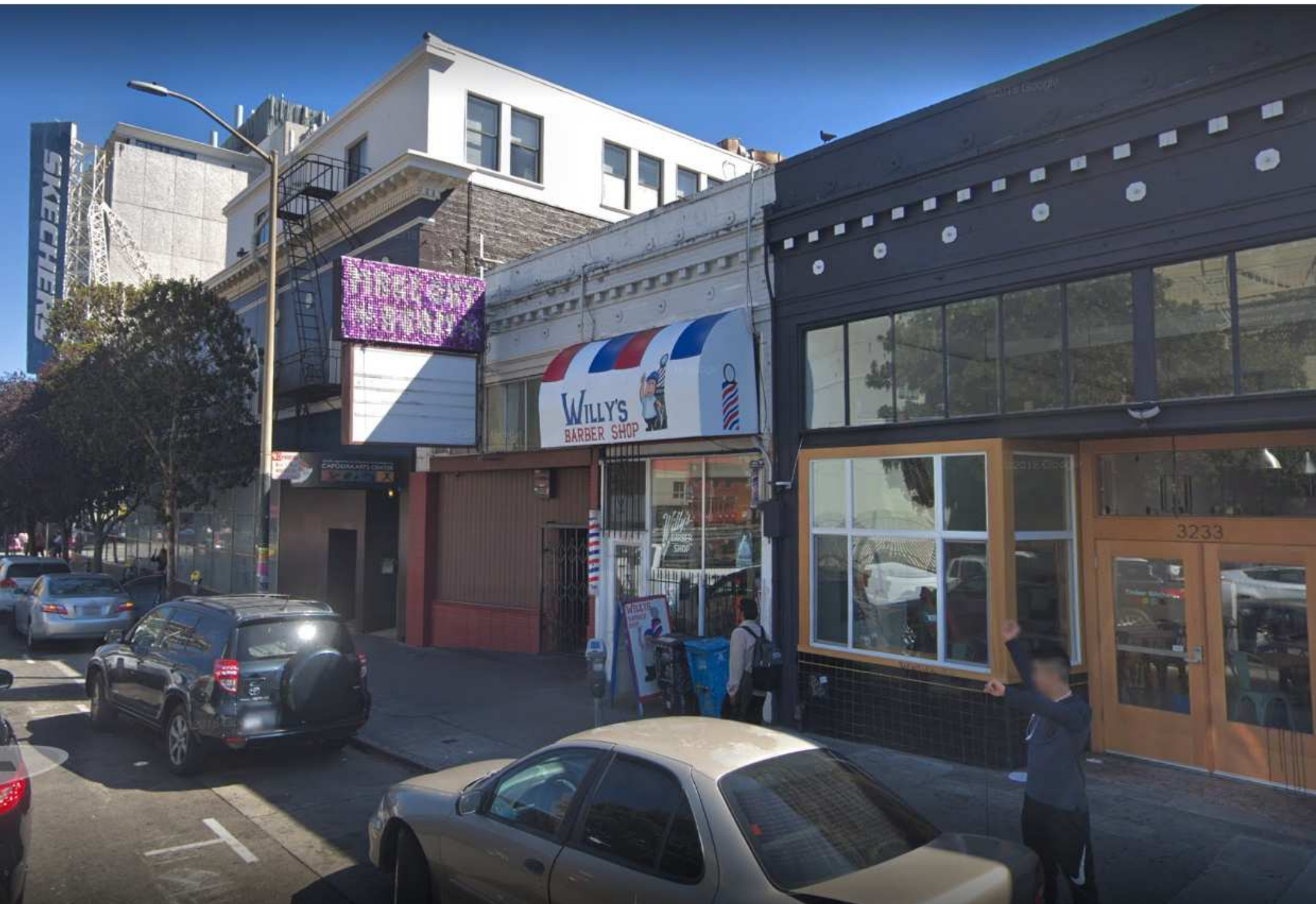
d. When the current ownership is not the original owner and has owned the business for less than 30years; the applicant will need to provide documentation that demonstrates the current owner has maintained the physical features or traditions that define the business, including craft, culinary, or art forms. Please use the list of supplemental documents and/or materials as a guide to help demonstrate the existence of the business prior to current ownership.

Documentation demonstrating the business has maintained the physical features and traditions that define the business are included in this Legacy Business Registry application.











MAKE OUT
* ROOM *

Willy's
BARBER SHOP

NO PARKING
8am - 8pm
MON WED FRI
SANTA ANA BLVD

abada-capoeira san francisco • www.abada.org
CAPOEIRA ARTS CENTER







The image shows a festive bar interior. The ceiling is made of dark wood and is heavily decorated with hanging tinsel, stars, and streamers. A menu board is mounted on the left wall, and a taxidermied deer head is visible below it. The lighting is warm and focused on the bar area.

PAST BLUE RIBBON	
MARIN 3 FLOWERS	ANCHOR BEAM
HENHOUSE IPA	SCRIMSHAW SAISON
ALMANAC PILSENER	WOODCHUCK APPLE / WYDER PEAR
MOONLIGHT BLACK LAGER	HENHOUSE OYSTER STOUT
NIGORI UNFILTERED SAKE	

\$7

\$8

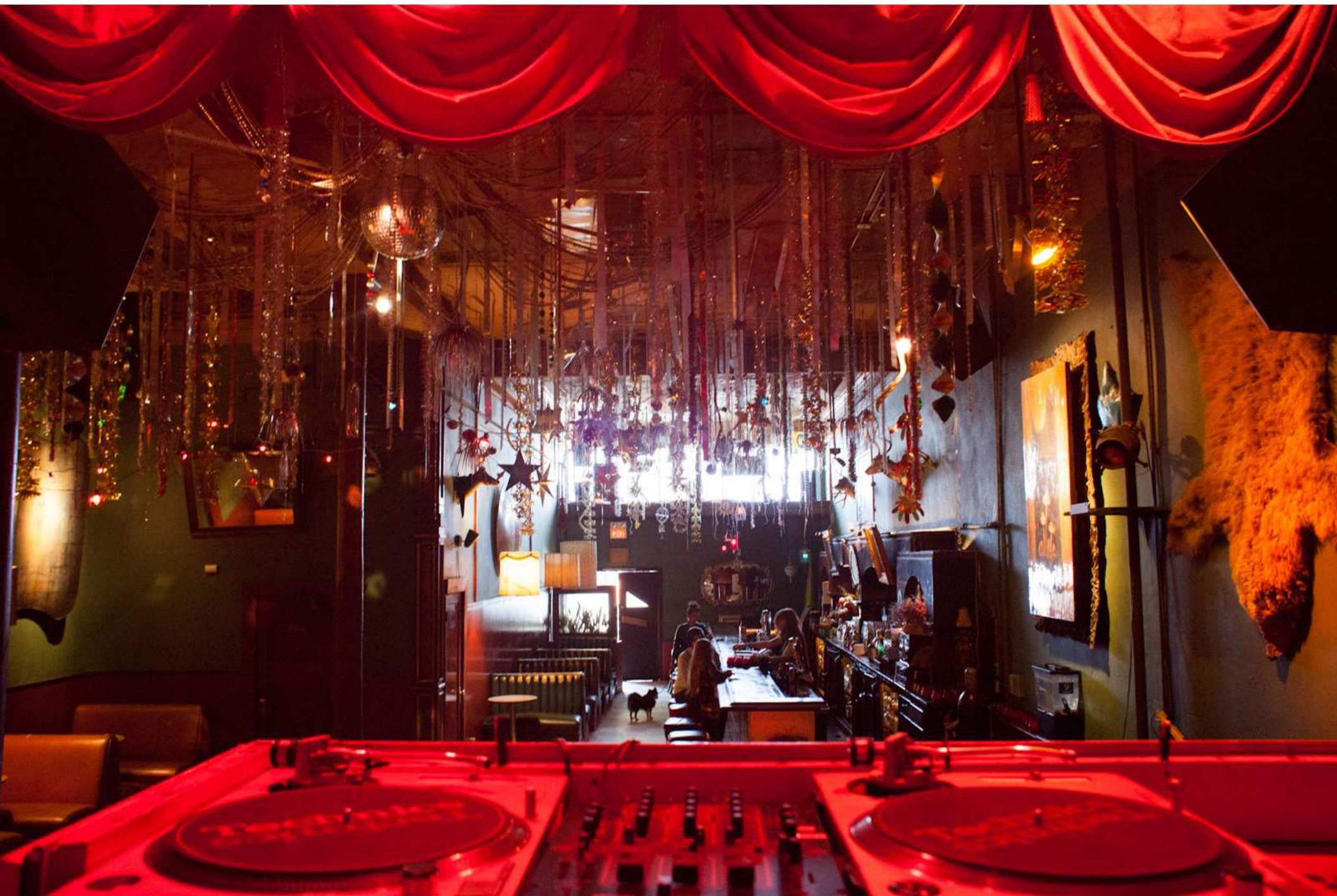
SPECIALS

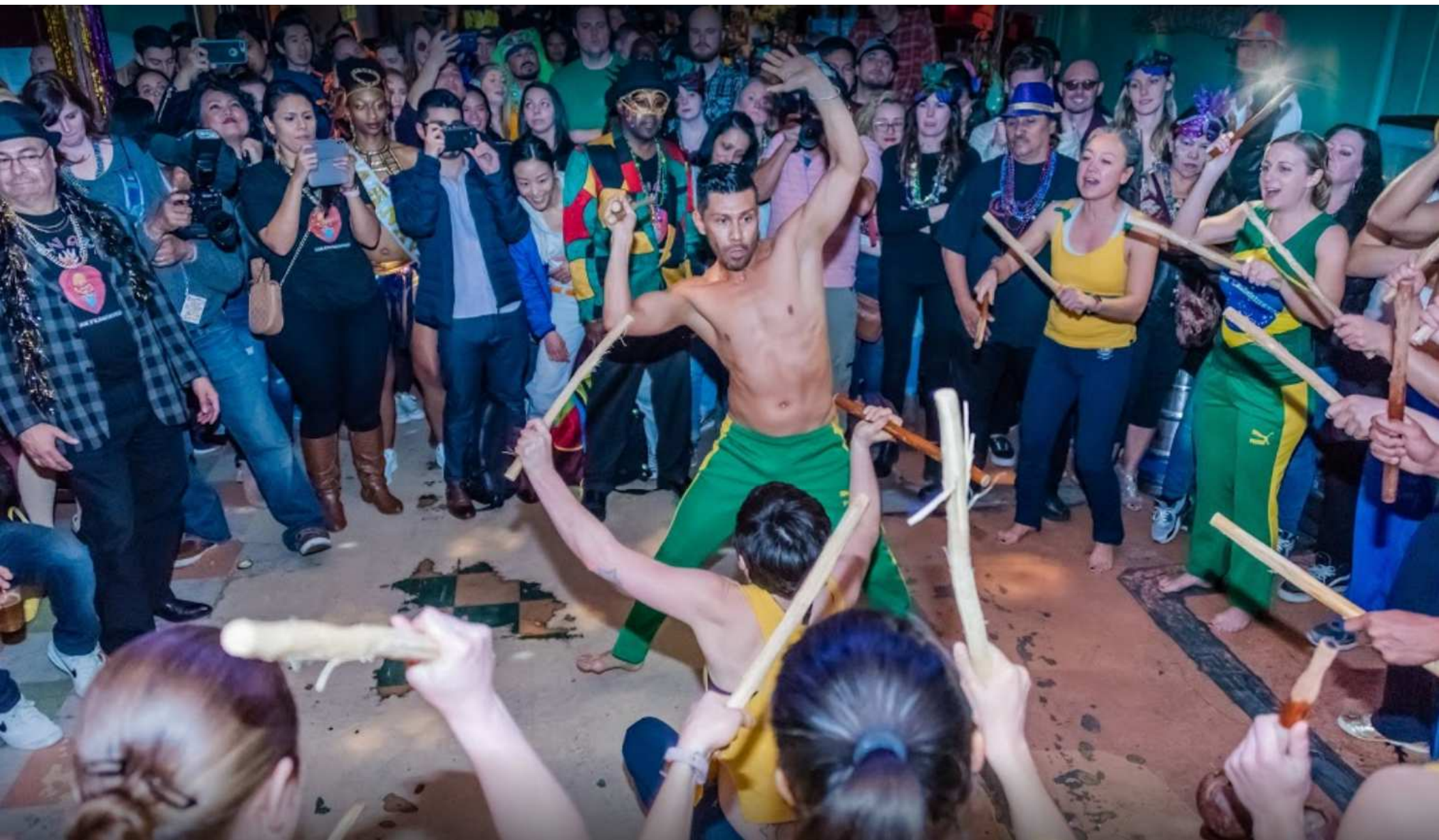












TRAVEL | GADGETS | HUMOR | SPORTS | BUSINESS | HEALTH | 11.15.00

AMERICAN AIRLINES - AMERICAN EAGLE

AMERICANWAY

TRENDS FOR THE MODERN TRAVELER

**CELEBRATED
WEEKEND**

ROBIN

**WRIGHT PENN'S
SAN FRANCISCO TREATS**

**SKIING
THE TREES**

**BOSTON'S
BEST NEW
RESTAURANT**

HOW TO SCORE

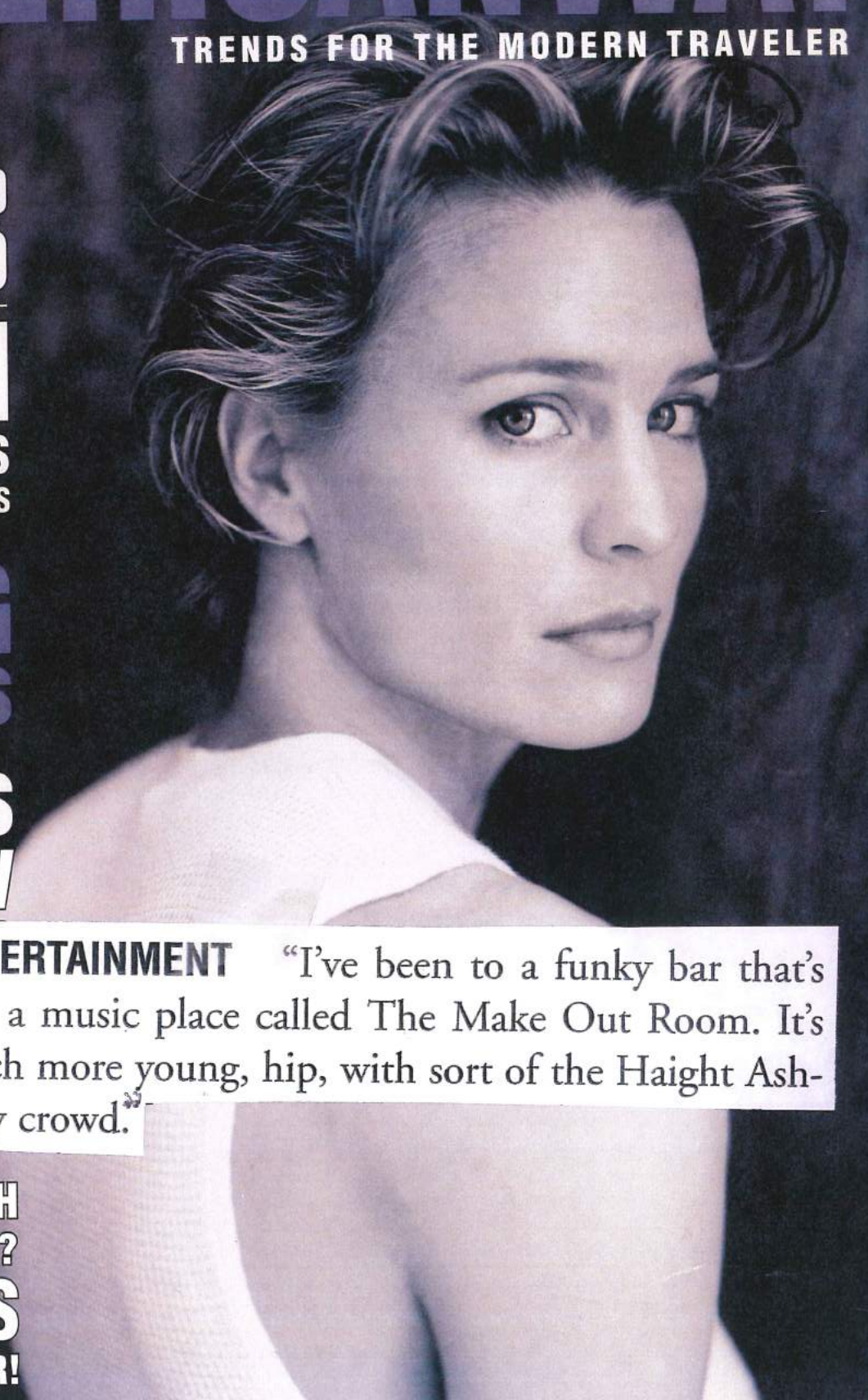
SPORTS

**WILL THE GRINCH
STEAL CHRISTMAS?**

**E-TAILERS
SAY NOT THIS YEAR!**

ENTERTAINMENT

"I've been to a funky bar that's also a music place called The Make Out Room. It's much more young, hip, with sort of the Haight Ashbury crowd."



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and MATTHEW RICHARD POOLE,
editors of *Best Places San Francisco*

May 22, 2000

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Make-Out Room
Best of San Francisco
Music Venues

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1988

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Excellent; some wonderful qualities
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(s) Worth knowing about if nearby

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SEPTEMBER 1-3

THE HOLLYWOOD SHOWDOWN WEEKENDER

The Knitting Factory
Spend three days on the dark side of Americana with two stages of psychobilly, R&B, and boogie-woogie, plus '50s films, and Betty Page/Buddy Holly look-alikes. Tattoo artists will be on hand for some spontaneous Sailor Jerry ink. (\$25 per day; www.theknittingfactory.com; 323-463-0204)

SEPTEMBER 5-13

LOS ANGELES INTERNATIONAL SHORT FILM FESTIVAL

The Arc Light
With a full week's schedule of foreign and domestic shorts (including commercials), this is the world's largest fest of its kind. In the past it has been a proving ground for Oscar winners. (Price varies; www.lashortsfest.com; 323-461-4400)

SEPTEMBER 8

VASHTI BUNYAN

The Getty Center
This whimsical British folk enigma retired from music for more than 30 years before being rediscovered in 2005 by Devendra Banhart and releasing an album, *Lookaftering*. Reservations recommended. (Free; www.getty.edu)

SEPTEMBER 23

KROQ'S INLAND INVASION

Hyundai Pavilion, Devore
Head to the desert for the annual festival hosted by modern-rock tastemaker KROQ. This year's lineup

(\$12; www.traubadour.com; 310-276-6168)

San Diego

NIGHTLY

THE CASBAH

The best dive bar in San Diego is also the best place for live music. September's lineup includes Cold War Kids, Ratatat, the Queers, and Eric Bachmann of Crooked Fingers. (Free-\$18; www.casbahmusic.com; 619-232-4355)

NIGHTLY

THE TURF SUPPER CLUB

Where the music scene-sters hang—or BBQs on the restaurant's famous communal grill—when they're not playing/watching music. Always packed with people whose body art prevents them from getting real jobs. (Free; 619-234-6363)

SUNDAYS

CHAMPAGNE SUNDAY BRUNCH

Hamburger Mary's
No patio is more famous in San Diego's gay scene. On Sundays boys fill the place, milking the weekend for a few final mimosas. (Free; 619-491-0400)

SATURDAYS

CLUB FASHION WHORE

San Diego Sports Club
Gutter fashion, go-go dancers, and discounted Miller High Life. There's a different theme every week, whether its thrift-store prom, fetish, white trash, or dressing like a Salvation

Army version of the Green Lantern. (\$5 for MySpace friends; www.clubfashionwhore.com; 619-299-7372)

SEPTEMBER 10

THREAD

San Diego Air & Space Museum

At the city's de facto fashion-music-art event, people sift through wares by 100 designers, both upstarts and Ben Sherman types. Or get a massage, hang by the DJs, and ogle the runway models. (\$7-\$10, www.threadshow.com)

SEPTEMBER 30

CLUB SABBAT

The Flame

San Diego's only real girl-on-girl bar turns into a bat cave for one night, as corset-bound goths gather in their undeadness. Regular DJs keep Siouxsie's spirit alive. (\$5; www.clubsabbat.net; 619-743-1623)

San Francisco

MONDAYS

CLUB NEON

Make-Out Room

Dance like there's no work or school tomorrow while DJs play funk, hip-hop, rock, disco, and electro. Mondays are the new Fridays! (\$2 after 10 P.M.; www.makeoutroom.com; 415-647-2888)

WEDNESDAYS

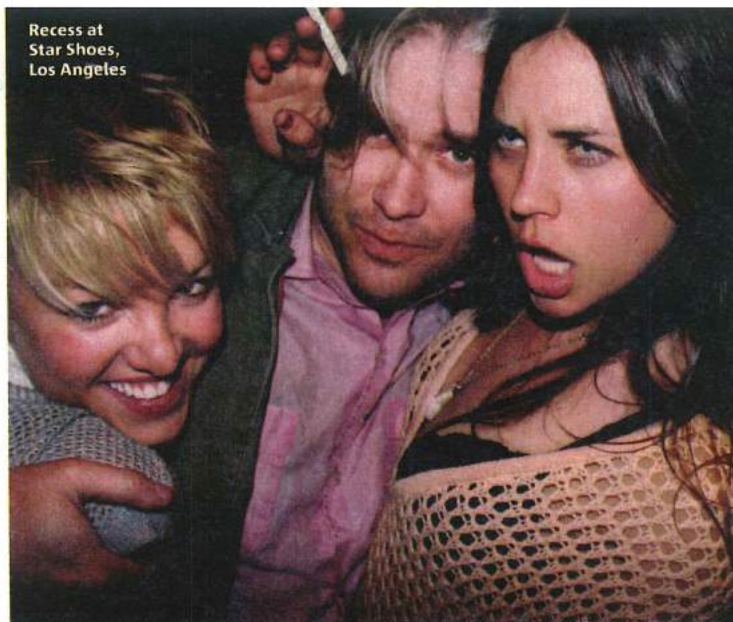
BONDAGE-A-GO-GO

Glas Kat Supperclub

San Francisco's longest-running fetish dance party features industrial music, gorgeous goths, and BDSM for the willing.



Recess at
Star Shoes,
Los Angeles



(\$10; www.bondage-a-go-go.com; 415-495-6620)

MONTHLY

THE VELVET SHOP

The Sofa Lounge, San Jose
Possibly the best house night in the South Bay. Good-looking crowds come for the heady vibes and top national and international DJs. (\$5; www.velvetshop.com; 408-294-SOFA)

SEPTEMBER 2

DIGITAL UNDERGROUND

Red Devil Lounge

"Doowutchyalike" with one of hip-hop's greatest groups, led by the nose-enhanced maestro Humpty Hump. The Oakland funksters can still turn a party out. (\$20; www.reddevil lounge.com; 415-921-1695)

SEPTEMBER 9

SLAMMIN ALL-BODY BAND

Yerba Buena Gardens
At this beautiful public garden, the Slammin ensemble bring down the house with electrifying harmonies, beatboxing, and a body-movin' mix of jazz, funk, and R&B. (Free; www.ybgf.org; 415-543-1718)

SEPTEMBER 9-10

guys in Pavement back the best bearded (and published) poet in rock. (\$20; www.mezzaninesf.com)

SEPTEMBER 22

LEE COOMBS

Mighty

British breakbeat legend Lee Coombs, a.k.a. the Invisible Man, packs the dance floor at this popular club. (\$15, www.mighty119.com; 415-762-0151)

NORTHWEST



Portland

SEPTEMBER 7-10

MUSICFESTNW

Various venues

Before the rain comes and washes away the joy, 16 clubs open up for a three-night, 150-band bash. Highlights: Stephen Malkmus, Spoon's Britt Daniel, and the Melvins. (\$35; www.musicfestnw.com)

SEPTEMBER 7-17

TIME-BASED ART FESTIVAL

Various locations
Opening night of this city-

slopes of a dormant volcano at breakneck speeds. (\$100 per car for racers, free for spectators; www.soapboxracer.com)

Seattle

SEPTEMBER 2-4

BUMBERSHOOT

Seattle Center

The city's biggest annual music festival hosts Kanye West, AFI, A Tribe Called Quest, Atmosphere, Deerhoof, the Blood Brothers, Blue Scholars, and many more. (\$18-\$255; www.bumbershoot.org; 206-281-7788)

SEPTEMBER 9

"AWESOME"

Mirabeau Room

The theatrical seven-member "Awesome" are becoming worthy of the title. Their elaborate orchestrations and hilarious lyrics mix absurdist drama with complex, high-energy pop. (Price TBA; www.awesome theband.com)

SEPTEMBER 9

TRACHTENBURG FAMILY SLIDESHOW PLAYERS

Crocodile Cafe
Originally from Seattle, this family vaudeville trio

world. This year's lineup includes Green Velvet, Plankton Man, and the Dead Texan. (\$10-\$75; www.decibelfestival.com)

SEPTEMBER 22

CANCER RISING AND BIG DIGITS

The High Dive

Up-and-coming Seattle rap trio Cancer Rising will perform with Boston dance-party goofballs Big Digits. (Price TBA; www.highdive seattle.com; 206-632-0212)

SEPTEMBER 30

SNOWMAN PLAN

The SS Marie Antoinette

The eccentrics behind Snowman Plan may use a laptop, violin, and bass, but they definitely rock the crowd. (\$5; www.snowmanplan.com)

MIDWEST



Chicago

TUESDAYS

VANCE KELLY

New Checkerboard Lounge

This legendary South Side lounge recently reopened inside an abandoned health club. It'll feel like old times when legendary blues guitarist Kelly works the crowd. (\$5; 773-684-1472)

THURSDAYS

BONDAGE A GO-GO NIGHT

Exit

A weekly fetish night with goths, dominatrices, and industrial DJs; plus, classic rockabilly in the downstairs bar. (Free; www.exitchicago.com; 773-395-2700)

Plastik
Fantastik at
Studio A,

dance floor's generous size attracts top-notch local bands and sweaty, freedom-seeking legions who love to dance till they drop.

2183 Mission, SF. (415) 255-7227,
www.balazogallery.com

STARRY-EYED IDEALISM

Applause for the **Make-Out Room's** green-minded stance against unnecessary plastic drink straws (it doesn't serve 'em), its championing of literary causes (Steven Elliott's "Progressive Reading" series, Charlie Anders's "Writers with Drinks"), and its calendar of benefit shows for agendas as diverse as animal sanctuary, tenants rights, and free speech. Plus, not only are the (strawless) drinks reasonably priced, but the wacked-out every-day-is-New Year's Eve disco ball and silver star decor hastens their effect.

3225 22nd St., SF. (415) 647-2888, www.makeoutroom.com

STOP IN THE NAME OF ART

The **Rickshaw Stop** hosts progressive literary luminaries by the library-load, raising the roof and the funds for programs such as the 61-year-old San Francisco Writer's Workshop and the reading series "Inside Storytelling." Other beneficiaries of the Rickshaw's pro-arts programming include SF Indiefest and *Bitch* magazine, and the club calendar is filled with queer dance parties,

an art gallery quite either - is pretty muc

Best C
an
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30
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41
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A Reader's San Francisco



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the owner, sat at a by piles of books. e shaggy, he seemed uttered environment. arrow field, Mr. Dur- ype of the bookstore onse to a research am working on, he to "The Masses," an radical monthly. He a collection of Ivric



PHOTOGRAPHS BY THOR SWIFT FOR THE NEW YORK TIMES

ABOVE Kristin Scheel, with glass at right, listens to a reading at a Rumpus magazine literary event at the Make-Out Room. BELOW Stairway at the private Mechanics Institute Library, a great place to read at the edge of the Financial District. ABOVE LEFT Bolerium wears its political heart on its shelf.



SAN FRANCISCO:



overview



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party



stay



shop



regions

Photo courtesy of Make Out Room



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The Make-Out Room

Type: Dance Club, Late Night / After Hours, Live Entertainment, Lounge, Pub, Pub Crawl

CALL NOW

10BEST SAYS

If you want to dance but don't feel like taking two hours to deck yourself out in the latest trends, head to The Make-Out Room. They understand the simple trifecta for a successful dance club: loud music, stiff drinks, and plenty of space to jump around. The Make-Out Room can be the crowning moment of a full-day in the always popular Mission neighborhood. After you've enjoyed a sunshiney day in the Mission (almost always less fog than the rest of San Francisco), you can enjoy one of the many world-class restaurants in this food-crazed district before hitting the Make-Out Room's popular happy hour. After that, dance the night away!

ADDRESS:

3225 22nd Street
San Francisco, CA 94110

PHONE:

415-647-2888

TEXAS

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SAN FRANCISCO TRAVEL GUIDE

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SAN FRANCISCO NIGHTLIFE



MAKE-OUT ROOM

3225 22ND ST. | THE MISSION



FODOR'S REVIEW

Are you ready to dance? At this tiny Latin club the beats are always fresh, if not downright nasty—this place is called the Make-Out Room for a reason. With the small bar and just a few cushiony booths, don't expect to sit for long. Most nights are free, but expect a small cover charge on weekends when bands like Thee Swank Bastards or Grave Bros Deluxe play.

Dance Clubs

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Make-Out Room ★★★★★

Add Review

Love it

Bookmark



Mixed Bar with a fun young energy

The Make-out room is a great Mission venue that offers an interesting twist on nightlife. With all sorts of different events and parties, everyone is sure to find something--or someone--to love.

Tags: Mixed Gay/Straight, Dancing, Drag Shows, Dive Bars

1

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3225 22nd St. (Bartlett St.)
San Francisco, CA 94110
The Mission

(415) 647-2888

Website

Daily 6:00pm-2:00am
Opens at 6:00pm

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Make-Out Room

3225 22nd St.

San Francisco, CA 94110

415-647-2888

MakeOutRoom.com

SAN FRANCISCO

The Make-Out Room is a classic bar/venue in the heart of San Francisco's Mission District. Make-Out usually hosts Litquake reading acts along with other reading acts such as Muni Diaries. There is a full bar and nightly drink specials. The Make-Out Room's favorite burlesque show, a group of cheerleaders that call themselves the Cock T's, perform regularly.

Hours: Daily 6 p.m.-2 a.m.

Tags: Performance Venues, Bars & Clubs

UPCOMING EVENTS

BOOM! Shak-a-lak-a (DJ & Dance)

Fourth and First Friday of every month, 10 p.m. \$5, \$10

Make-Out First Mondays (Jazz, Lounge, & Cabaret)

First Monday of every month, 8 p.m. free

Slow Jams (Soul, Funk, R&B, & Hip-Hop)

Tuesdays, 9:30 p.m. free

Map



Larger map

Get directions

CALENDAR

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ARTS & ENTERTAINMENT

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All Neighborhoods

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See all 75



Stage with performers by Albert E.

best happy hour in the Mission, and even after happy hour the drinks
and cheap." in 19 reviews

od price, and cool music offered by a couple of DJs when I was
rs

place to go without the pretentiousness of most places and just
e and have fun." in 85 reviews

Yes



Today 6:00 pm - 2:00 am Closed now



Price range Inexpensive



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Tue	6:00 pm - 2:00 am
Wed	6:00 pm - 2:00 am

stars 260
stars 134
stars 66
stars 15
star 22



Tell people what you think



Scott Higby reviewed Make-Out Room — 5★

January 24, 2016 · 🌐

We loved how every DJ set changed genres, but gradually, as the evening went on. From deep track glam you never heard before, to norteno to disco to just everything!! And by the end of the night, the little older Mexican lady from the neighborhood was dancing with the software engineer and the hipsters. What a fun, inclusive place. The decor and vibe were just super too. Thank you for one of the best dates ever!



Like



Comment



Share



Make-Out Room, SB Stokes, Jamie Jams and 3 others



Make-Out Room Thank you for your kind words! Hope to see you again soon.

Like · Reply · 1 · Commented on by Mark Gorney [?] · January 25, 2016 at 7:46pm



Scott Higby Can't wait! You guys are the best.

Unlike · Reply · 2 · January 25, 2016 at 7:56pm



Write a reply...



Write a comment...



The Scene

MISSION, SAN FRANCISCO – Part dive bar, part DJ dance floor, and part live performance venue, Make-Out Room is a smorgasbord of nightlife delights clearly seen through the horn-rimmed specs of its regular clientele.

After forking over the cover to the hipsteroid bouncer, patrons enter an elaborately decorated room featuring hundreds of streamers dangling from the high ceiling and more than a few rhinestone deer heads peering down from the walls.

Before the night's act takes the stage, casual couples swap sweet nothings over \$3 microbrews at the bar, while groups of young professionals fill the booths and pretend their quirky days are behind them – no easy task when a demonic baby head glows ominously in a fish tank behind the bar.

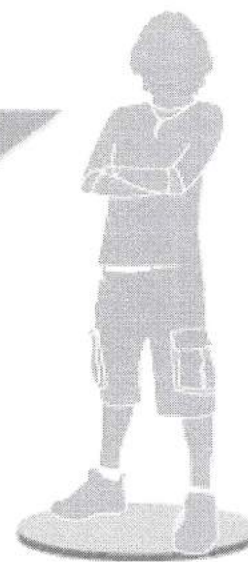
The variety of music – which ranges from afro-beats and soul to electronica and salsa – translates into a diverse mix on the dance floor, where music fans squeezing their way toward the small red-curtained stage can just as easily be Latin lovers one night and emo kids the next, all with the common goal of bouncing to the beat.

Those in need of a break can elbow their way past dancing hips to the booths and tables around the perimeter, where worn-out patrons cool down beneath a mounted bearskin and a painting of a family of snails.

Quirky and cool, Make-Out Room is a stellar spot for live music – as well as an ideal hideaway for newly-formed couples looking to support the bar's name.

Tip from Jonah:

"Catch the Monthly Rumpus, a once-a-month event featuring published authors reading from their works, and occasionally a bit of comedy and some live music to boot. It's like being thrown back to the early 60s in Greenwich Village."



BA SCORE

—

no score

Awaiting 10 Reviews

PLACE INFO

Type: Bar

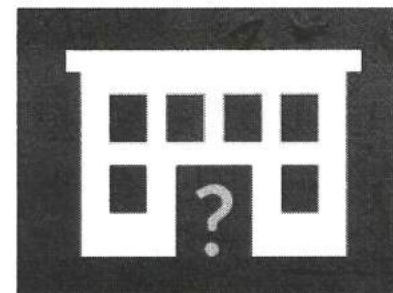
3225 22nd St
San Francisco, California, 94110-3006
United States

(415) 647-2888 | map
makeoutroom.com

Notes:

No notes at this time.

Added by elNopalero on 11-18-2012



PLACE STATS

Score: —
Reviews: 1
Ratings: 1
Avg: 3.56
pDev: 0%

Taps: 8
Bottles/Cans: 12
Cask: N
Beer-to-Go: N

View: Place Reviews | Events

User Reviews

Reviews: 1 | Ratings: 1

**3.56/5** rDev 0%

vibe: 4 | quality: 3.5 | service: 3.5 | selection: 3.5

This is what passes for a dive bar in the SF Mission—live music or DJ sets most nights of the week, full bar, half a dozen tap handles with micros from the area including Moonlight and North Coast. All of which makes it a cool spot to go out for the night. (You could certainly do worse.)

One of my favorite “dives”—and part of the reason is because for a dive bar they have a great craft selection, at perfectly reasonable prices. They offer half a dozen selections, including a few from Moonlight on permanent rotation—I can't tell you how many Death & Taxes I've had here—so no complaints from me!

By Jen Cohen

Posted October 11, 2016 11:26 am



The Make-Out Room will host a “words and music celebration” to benefit the literary festival Litquake as well as the United Booksellers of San Francisco tonight at 7 p.m.

The “Mission Bookstores – United We Stand” event is a collaboration between neighborhood bookstores Adobe Books, Alley Cat Books and Dog Eared Books, as well as Modern Times Bookstore Collective, which announced recently that it will close its doors in November after 45 years in business due to unsustainable rent increases.

The celebration will honor authors, activists, musicians and poets dedicated to maintaining thriving, diverse cultural spaces, and will be hosted by Kate Rosenberger, the owner of Dog Eared Books and Alley Cat books, along with local author and music historian Denise Sullivan.

Since its debut in 1999 as a one-day affair originally entitled ‘Litstock,’ Litquake has grown into the West Coast’s largest literary festival, attracting literature fans and renowned writers every October to participate in workshops, panel discussions, and readings at different venues in San Francisco, the East Bay, and Marin. United Booksellers of San Francisco is a coalition devoted to helping independent bookstores prosper in a climate that is increasingly hostile to small businesses.



841carolyn
San Francisco, California

1 review

"Old School Style in the Mission"

★★★★★ Reviewed 3 weeks ago

This classic dancehall with high ceilings, dark, moody walls in red and green and sparkly chandelier/disco ball amidst red leather banquettes is the perfect place to start (or end) a romance, and of course dance your butt off on certain magical nights. Order a jumbo sized fresh squeezed margarita and listen to France Gall (or Desmond Dekker) amidst the neighborhood...

More ▼

Helpful?

Thank 841carolyn

Report



Veera S

Level 4 Contributor

25 reviews

3 attraction reviews

3 helpful votes

"Live music with lively atmosphere"

★★★★★ Reviewed August 18, 2016 via mobile

We stumbled across this restaurant while walking through the Mission district. It seemed very popular and we realised there is live music so we just had to go in. We did the right decision and really liked the atmosphere. Listened to a band called Tamborays and thought they were great. Really nice visit!

Helpful?

Thank Veera S

Report



Yog-Sothoth
San Francisco, California

Level 6 Contributor

663 reviews

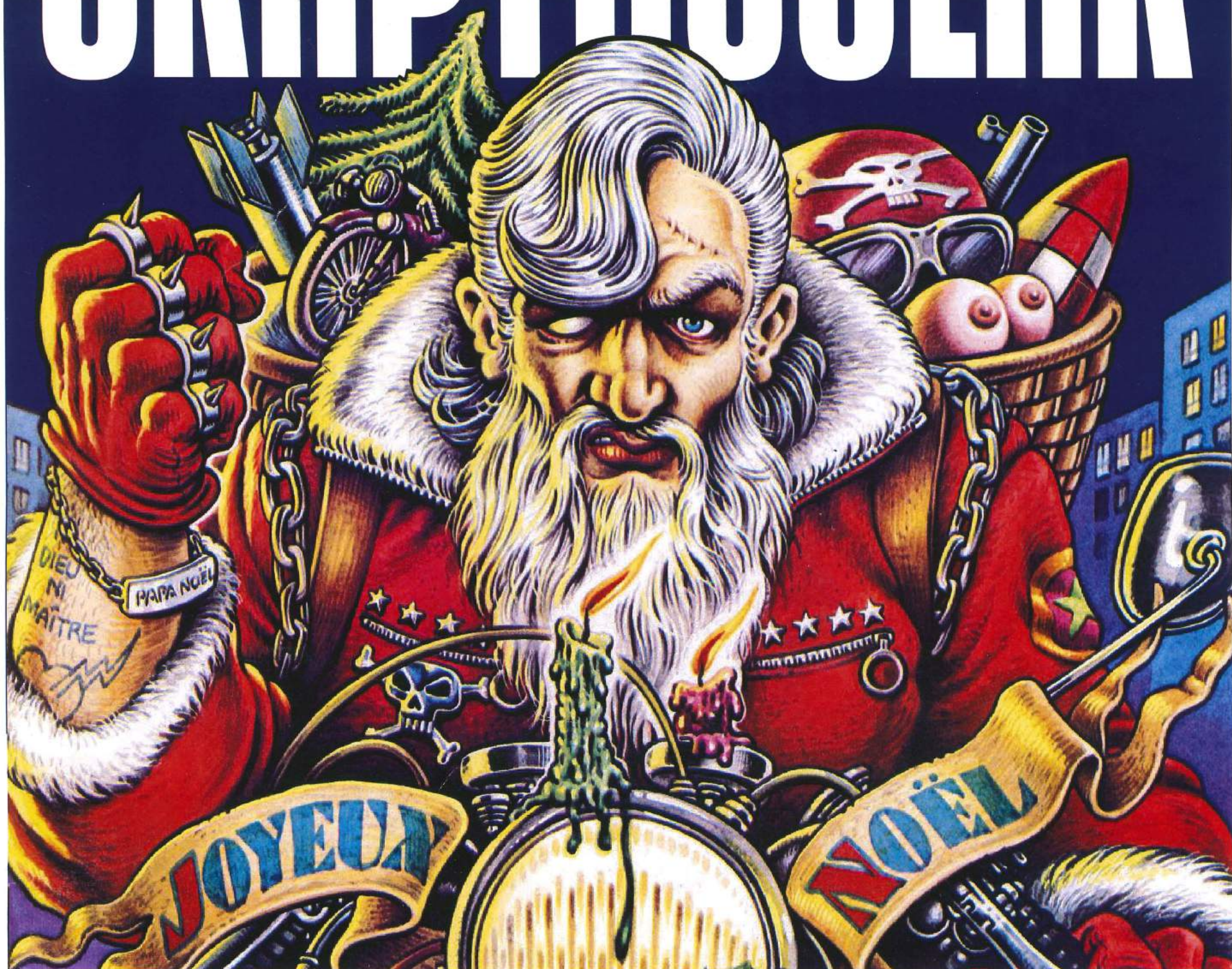
161 attraction reviews

"Zany Dive Bar with Fun Events"

★★★★★ Reviewed December 20, 2014

Went to two writers' events here recently. (1) Writers With Drinks is hosted by Charlie Jane Anders and you do not want to miss her patter. The readings were pretty good too. (2) SF Write Club is a lesser event, but still an entertaining way to spend the evening. Reasonably priced drinks and friendly service. What's not to like about a dive bar that serves Aperol spritzes?

GRAPTACULAR



**Toshio Hirano • Corey Allen Porter • Beth McKenna • Penelope Houston
Justin Frahm • Doug & Caroleen • Kevin Robert Thomson & Karl Goldring
Sweet Chariot • The Happy Family Singers featuring Roy Loney
Rich Girls featuring Michael Shaw • The Eric Moffat Band featuring Spiral Stairs
(Pavement), John Hofer (The Mother Hips), and Dan Carr
Once and Future Band • The Patrick Main Experience featuring Pete Straus
(Dwarves), Michael Montalto (Red Meat) and Jamin Barton...
And surprises!**

Lights and snow machine courtesy of EventMagic

\$15 and TWO non perishable food items (tuna and granola bars are in demand)

NO ADVANCE TICKET SALES

Hope to see all of you there for this great cause!

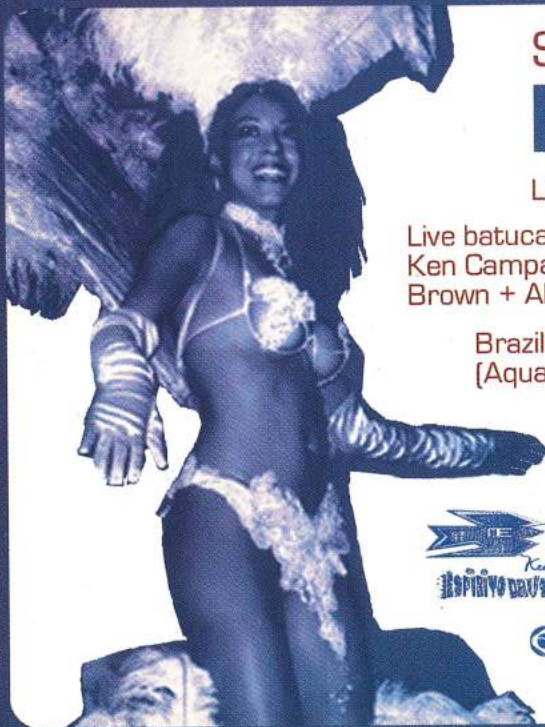


THE RUMPUS AND WAVE BOOKS PROUDLY PRESENT

A MORE THAN INTERESTING NIGHT

**MARCH 14 AT THE MAKE-OUT ROOM,
3225 22ND STREET, 7PM**

Featuring authors Andrew Altschul,
Josh Mohr, Timothy Donnelly, and
Beverly Parayno! Comedy by W.
Kamau Bell! With a performance by
Lady Monster: Queen of the Fire
Tassels! And a cartoon slideshow by
Fairy Princess Elana Pritchard! Also
chances to win great prizes in our
monthly porn raffle! \$10, cheap! You
can't afford not to go. Hosted by
Rumpus editor Stephen Elliott.



SATURDAY MARCH 19

Misturada 3 year anniversary

Live samba funk with **BRAZUCA BROWN**

Live batucada with **BATERIA ESPIRITO** (directed by Ken Campagna and featuring members of Brazuca Brown + Alex and Emiliano from Bat Makumba)

Brazilian dancers **QUEEN MICAELA MAZZINI** (Aquarela) + Aki Uemo and Amber Alberti

DJs

VANKA (Misturada)

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WEDNESDAY NOV 14, 2012

The Make-Out Room

DJ'S OLDER BROTHER, SHAMELESS, DUTCH CRUNCH

DRINK STEAM WITH WORKSHOP SF

Workshop SF Birthday Party- Celebrating 6 Years of Drinking Beer and Making Stuff!

TUESDAY • SEPTEMBER 29TH • 6-9:30PM

MAKE OUT ROOM • 3255 22nd Street in San Francisco



- Celebrating Workshop SF's 6th birthday
- Come Drink Steam with Workshop SF founder Kelly Malone and hear how she got started, what inspires her, and more!
- DIY projects led by local makers
- Live screen printing: bring light-colored apparel to get printed!
- Anchor Steam drink specials
- DJ and Dancing

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on drums

*@ the Make-out Room
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The Litquake Literary
Festival is a project of the
Litquake Foundation, a
501(c)3 nonprofit.

January 30, 2017

To Whom It Concerns:

I'm writing on behalf of The Make-Out Room, an entertainment and community space in the heart of the Mission District.

In my capacity as Executive Director of the city's literary festival, I cannot stress enough how generous and accommodating the staff of the Make-Out is for hosting literary events. I've produce countless events there, and even participated in some myself as a writer. This venue is so unique to the city. It's an ideal location for a younger audience. The staff makes the space available to literary events throughout the year, and in our current economic climate, producing anything in the arts can be difficult and often overwhelming.

Each year, the Make-Out Room always makes room for our Litquake festival. They provide us a fantastic venue for each night of our literary programming, at a very reasonable rental fee. Why? They certainly don't have to. They could just rent the entire space to yet another tech company du jour, for yet another private employee meet-up. The fact that they still insist on hosting arts and culture events speaks volumes to the importance of this business.

Those of us in the arts are already priced out of most venues in San Francisco. That is a stone cold fact. If it weren't for spaces like the Make-Out Room, the city would simply exist as a series of unnecessarily expensive restaurants and start-up offices. And who wants to live there?

I urge you to seriously consider legacy status for the Make-Out Room. Let's keep culture alive in San Francisco, and ensure that these spaces continue to exist.

Let me know any questions or anything else you need.

Best,

Jack Boulware
Executive Director, Litquake Foundation

Charlie Jane Anders

[REDACTED]
San Francisco, CA 94117
[REDACTED]

To whom it may concern:

I am writing in support of giving Legacy Status to the Make Out Room, located at 3225 22nd. Street in San Francisco. The Make Out Room is more than just a regular bar -- it's a crucial event space and meeting place for the city's literary and cultural creators. It's been a home to the event I organize, Writers With Drinks, since 2003 -- but it's also a place where many other amazing things happen.

I've found the Make Out Room the ideal place to organize my literary "variety show," because of its off-beat decor, its bright and clever staff, and its amazing location. And thanks in good part to this fantastic space, Writers With Drinks has become a San Francisco mainstay, getting adulatory write-ups in the *Chronicle* and a mention in one of Armistead Maupin's *Tales of the City* novels. None of this would have happened without the Make Out Room, and if we lost this space, we would probably stop doing the event.

But I can't count how many other fantastic events I've attended at the Make Out Room. This bar hosted the Progressive Reading Series, which was an important milestone in local literary activism, and tons of other literary nights. I've also heard some great music there. The Mission District has become known as a vibrant cultural center, both for its original Latinx residents, and for the artists and writers who moved there more recently. But the Mission is rapidly losing its cultural value thanks to gentrification -- and if the Make Out Room went away, that would be a sign that the Mission was indeed over.

I ask you to do whatever you can to protect this awesome bar. Thanks for your time.

All best,


Charlie Jane Anders

As one of the calendar editors at SF Weekly from 2003 to 2011, I had a problem: The Make-Out Room consistently offered too many high-quality musical, literary, and local-political events--at least in the eyes of my bosses. Not wanting to appear to play favorites or, more urgently, wanting to avoid the appearance of being under the influence of one particular venue, they made a "one Make-Out Room event per week" limit on our featured selections in the then-important Night & Day section. I balked at this, pointing out that I felt it my duty to alert the public to as many of the very best events in the city as possible, which would have required doubling up on Make-Out Room events. My editors held steady, but they didn't always catch my colleagues and I, who sometimes managed to tiptoe around the unjust rule.

It's from that vantage point--nearly a decade spent scrutinizing the San Francisco cultural scene every single day and most nights--I tell you places like this are crucial to the life of a healthy city. Not that there are very many like this one: the Make-Out Room is a real creative incubator, a functioning co-space, and Martin Rapalski is a genuine risk-seeking disruptor of the sharpest kind. As a result, the synergy in this space is impossible to buy or to create instantly, as I've found people sometimes imagine may be true of cultural spaces. It must be built and earned--the cultural value accrued here could never be replicated. It is unique in the world, and it is a vital part of San Francisco's legacy.

Hiya Swanhuyser [REDACTED]

Marc Capelle

San Francisco, CA
94110

The Make Out Room has is a valued and beloved neighbor in the Mission. They support local music, local charities, and hire locally. The club was formally "The Transfer" salsa club and has been maintained as a musical resource to the neighborhood with both live musical performances and DJ's. There is a great diversity of music and clientele.

I am a San Francisco native and have lived in the Mission since the mid 1980's . Locally owned and staffed businesses such as the Make Out Room have kept the neighborhood vibrant and alive. The business fills a need deeper than a simple bar. It is a neighborhood resource and meeting place, a music venue, and significant employer.

I work as a music educator and composer as well as a curator and producer of live and recorded music. The Make Out Room is one of the few places left in San Francisco that present live music as well as international dance music and dancing. It would be hard to imagine a Mission district without this cultural and social hub.

I gladly and strongly support the recognition of the Make Out Room as a legacy business. It is a strong reminder of the colorful bohemian history of nightlife and cultural richness that San Francisco has had most of my five and half decades in the City. Its role and place in the neighborhood is both beloved and essential and of true significance to all.

Thank you for your consideration.

Regards,

Marc Capelle

The Make Out Room's importance to the culture of Mission and San Francisco as whole can't be overstated. From literary events to live music to DJ nights to community activism the Make Out Room has been an integral party of maintaining the creative vitality of The City. As SF loses more and more of its creative spaces and creative people the significance of the Make Out Room grows. I just can't imagine a San Francisco without it.

Stuart Schuffman Stuart@BrokeAssStuart.com

To whom it may concern:

I am writing to express my support for Martin Rapalski and the Make Out Room.

As a performing musician and record producer in the Bay Area, I have benefitted numerous times from the inclusive and community-oriented entertainment program that is the hallmark of the Make Out Room. Many local nightclubs will present only one kind of music, or only big name acts from out of town that are guaranteed to draw a large crowd. To their credit, the Make Out Room has always been willing to take a chance on local musicians, and promotes musical styles and communities that are not well represented in the cultural landscape of the Bay Area. Specifically, this nightclub presents jazz, indie rock, reggae, spoken word, and other musical forms that are excluded from many other San Francisco venues, and they have pursued this multi-cultural programming for years.

I have always known the Make Out Room to be a vital part of the musical life of the Mission District, and by that I mean the "good old Mission" i.e. an affordable, accessible, community-oriented and diverse place that is truly open to all. I urge you to support Martin and this cultural center, and preserve this treasure by granting MOR legacy status.

Myles Boisen

Guerrilla Recording Studio/ Boisen Audio

1021 6th avenue, Oakland CA. 94606

[REDACTED]

Although I've only lived in San Francisco for 4 years, Make Out Room has been a part of my experience from the very beginning. From wild nights of dancing and poor life choices to relaxing nights of poetry and storytelling - this tiny little dive bar in the mission has always given me all. In March of 2016 - a few friends and I had an idea for a storytelling show we thought could be a hit. Step one was finding a venue. Having zero prior experience producing shows - we were continuously turned down over, and over again. We reached out to over 20 local bars and were denied by every single one. I had spent a significant amount of time at Make Out Room and knew the quality of the shows they housed and figured it was a complete long shot to host our show there (especially with our track record thus far) I made a long shot decision and decided I would throw them an email. Within 15 minutes I had a response from Martin saying he liked the idea and he wanted to give it a whirl. We were mind blown, nervous but also incredibly excited. Fast forward to now - nearly an entire year later and not only are we going on our 12th show - we have found a warm and welcoming family that cares about young aspiring artists so deeply. This bar is EVERYTHING. They care about the community - they care about empowering it, and they care about helping the little people. In our day and age, and in our changing city - The artists, poets, musicians, comedians - they need the most help. With the rapid gentrification of the city, these venues - The Make Out Rooms of our community are our dwindling safe spaces. This place, this tiny little bar means so very much to so many people - and it's truly a main artery of the Bay Area art family. I love this city, I love this place, and I love the people who run it. It deserves to be here forever. LONG LIVE THE MAKE OUT ROOM <3

Chase Kiefiuk [REDACTED]

Legacy Business Testimonial

I am writing to give my personal testimony as to the cultural significance of the Make Out Room in the Mission.

I have been an active member of the local community of musicians and a regular performer at the Make Out Room since it opened its doors. The Make Out Room has been vital to the artistic community of San Francisco in so many ways, but allow me to highlight a few.

As for music, the Make Out Room provides a space for both local and touring bands to perform in a city where the number of these kinds of welcoming venues is sadly shrinking. Martin has created a unique mix in terms of the scope of performances welcomed here -- some bands and performers are well-known, even legendary, but he also makes room for unknown performers and for experimental, new music to thrive. In addition, there is a monthly singer-songwriter showcase (the Sad Bastards Club) that gives local performers a space to workshop new material. Further, Martin has shown consistent commitment to charitable ventures: musicians and activists have hosted countless fundraising performances there for a wide variety of causes, usually local in nature.

Although I am personally less involved non-musical aspects of the culture of San Francisco's Mission District, I know that the Make Out Room regularly hosts literary events, as well as exhibits that showcase local visual artists and other contributors to the artistic life of this community.

Let me close by stating that I and my many musician friends truly view the Make Out Room as both a warm hearth and an irreplaceable hub of the indie music scene of San Francisco. I believe unequivocally that the Make Out Room is deserving of legacy status.

Please feel free to contact me if you need any further information.

Beth McKenna [REDACTED]

I've been attending the Make Out Room since it opened, early in 1996, if I remember correctly. In the year's since, I can't think of another venue I've frequented more. For much of its existence, I went there to see live acts. Bands I knew, but also ones I'd never heard of before. As I was acquainted with a couple of the programmers, occasionally I'd get word from one of them recommending a band I shouldn't miss. Invariably, they were right. I can look at a case in our living room and pull dozens of CDs acquired from such evenings. What sort of music did they play? All sorts. Indie, Soul, Garage, Country, Cajun, Old-Time, Latin, Klezmer, Balkan, Bossa nova, Ska, Big Band, Jazz and I think even Rock 'n Roll. Cover bands, 60s cover bands, French 60s cover bands and even one Khmer 60s cover band. Bands that play kolo, waltzes, polkas too. Over the last decade I've regularly attended dance nights at this venue. In recent months, I've frequented ones featuring 60s Soul, 70s Soul, New Wave, Rocksteady and Glam. Did I say how much I love to dance? Well, I do.

Apart from the music, I love how this place looks, it's perfect size, how the rather narrow bar leads to the more open back. I love the red booths, the green walls, the disco light reflected on all the silver streaming down. I love the mirror set high, facing back, slanted down, its unique view of booths, floor, hair, shoes. I enjoy coming here as I often see many friends, but as I'm close with few who like to dance, I've spent many nights there alone, and it's a wonderful place to be so. Two of my favorite paintings in the world hang in the back on the western side.

Just a lovely place. Would be truly sad were it gone.

Donald Ord [REDACTED]

2/1/17

Almost always, the publications of stories about "up and coming" neighborhoods that are "still edgy" and "finding their way" and a "haven for arts and culture" is the 10 to 15 year death knell for everything that gives that neighborhood heart, vitality, culture, and the kind of life that makes journalists want to write about it--ironic as the effect may be. They are a death knell because people read them and want to occupy this vivacious space, but so often bring nothing with them to contribute.

I don't have to draw the line between this hypothetical and the very real story of the Mission--if you're reading this, it is because you know it already. I remember seeing these types of things said about the Mission and its venerable establishments, so many of which have disappeared in a cloud of dollar signs and some diluted replacement establishment that just skirts the unwritten code of no chain stores... nothing too generic, that had pervaded the neighborhood for so long.

Thankfully all has not been gutted. There are still holdouts, a body of culture that comprises what made the Mission magic for so long... and what attracted so many that unwittingly were its undoing.

I won't be so bold as to call the Make Out Room the heart of this body, but let's say it is a vital organ; the kind you can't live long without. Its a place for expression, for performance, for an exchange of ideas, for collaboration... The Mission would be bereft without it; 22nd street would be adrift.

I write this as a patron, a performer, and a friend to the business. I hope that I can give it even a fraction of what it has given me for the last 17 years.

Justin D. Frahm [REDACTED]

Dear Legacy Status Committee:

I am writing to tell you what I tell visiting friends and visitors to San Francisco all the time: The Make-Out Room is a Mission District gem.

My first time experience there happened after the 2008 election. As a journalist for the Associated Press based in San Francisco, I had been part of a team covering Barack Obama's historic win. After we called the West Coast states, to unwind from the high drama, colleagues and I decided to try out that club we had been hearing about for years—but hadn't the chance to visit given the demands of our careers.

The evening was a revelation. People of all ages, genders, races and ethnic backgrounds filled the room. The dance floor was lively, the music mixed, the whole atmosphere a celebration of humanity. I had no idea, coming from New York, that a venue like this existed in San Francisco. Perhaps, I thought, given the historic occasion, the night had been a fluke, a one-off.

It wasn't. I returned two weeks later for a literary evening, a monthly benefit, as it turned out, for an LGBTQ magazine. Again, the room was filled with an eclectic mix of San Franciscans, from as near as the neighborhood and and as far as Europe and Latin America.

I came to consider the Make-Out Room my go-to for celebrating, dancing and unwinding with colleagues. In 2011, I chose the Make-Out Room as the place to inaugurate a reading series, the True Stories Lounge. The series has featured local non-fiction writers, such as David Talbot, Adam Hochschild, Joyce Maynard and others. Journalists, memoirists, biographers, poets and performance artists all command the stage.

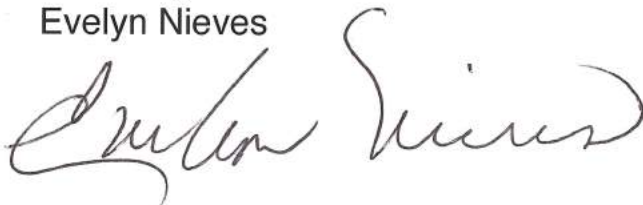
While I put the series on hold to write a book, I am gearing up for it to return to the Make-Out. Not only is it a club worthy of the write-ups it routinely receives in the international tourist guides, but also a community space like no other. I consider it kind of a neighborhood living room. I've met dozens of musicians and writers at the Make-Out who consider the space home.

At a time when so many local businesses have fallen to the Silicon Valley juggernaut, the Make-Out Room has managed to do the near impossible: maintain its low prices and varied calendar (highlighting both established and emerging musical and literary artists) and adapt to the changes in the neighborhood. It's a welcoming place for all. On Saturday nights, after hours of local and national musical acts, it hosts the best Latin music night in the Bay Area. Recently, it held a benefit for the ACLU—and the SF Tenants Union and the SF Food Bank. I could go on, but I think you get my point.

Please ensure that the Make-Out Room gets to stay put, right in our Mission, and grant it legacy status.

If you have any questions or would like to discuss my comments further, do not hesitate to call or email me. My phone number is [REDACTED], email at [REDACTED]

Sincerely,
Evelyn Nieves

A handwritten signature in dark ink, appearing to read 'Evelyn Nieves', written in a cursive style.

Filing Date: January 23, 2019
Case No.: 2019-001336LBR
Business Name: Make Out Room
Business Address: 3225 22nd Street
Zoning: NCT (Mission Street Neighborhood Commercial Transit) Zoning District
55-X Height and Bulk District
Block/Lot: 3636/048
Applicant: Martin Rapalski, Owner
3225 22nd Street
San Francisco, CA 94110
Nominated By: Supervisor Hillary Ronen, District 9
Staff Contact: Shelley Caltagirone - (415) 558-6625
shelley.caltagirone@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

BUSINESS DESCRIPTION

The Make Out Room was founded in 1996 at 3225 22nd Street by principal owner Martin Rapalski and business partner Michael Chestney. The establishment is a "21 and over" club featuring live music, DJs and special events. The business was originally named the Transfer Club due to a trolley that ran down the steep 22nd Street hill from Noe Valley to Mission Street where passengers would transfer to another trolley. The previous owner of the bar, when it was still known as the Transfer Club, was Walter Castillo from 1983-1995. It was renamed "The Make Out Room" by the current owner in 1996 due to another Transfer Club on Church Street that was in operation at the time. In May 2001, Mr. Chestney ceded his percentage of the business to Mr Rapalski. Since that time, Mr. Rapalski has been sole proprietor.

The Make Out Room is a classic dance hall with high ceilings, dark moody walls in red and green and sparkly chandelier/disco ball amidst red leather banquettes. A mainstay in Mission entertainment, nightlife and community, the Make Out Room has served, and continues to serve, the community by hosting live music (local, national and international acts), comedy, theatre, literary events, benefits, dance performances, art installations, political fundraisers, DJs and dancing, weddings and even wakes.

The Make Out Room has continued the tradition of Latin music started by the former owner Walter Castillo, who hailed from El Salvador, by hosting weekly and monthly events featuring a diverse array of Latin American music (Chilean, Peruvian, Mexican, Colombian, Argentine, etc.) to serve the Latin community and its devotees.

For three years from 2011-2013, the bar hosted the Monthly Rumpus, an offshoot of the San Francisco literary culture website TheRumpus.net, which features essays, reviews, interviews, music, film, fiction, poetry, and comics. The Monthly Rumpus at the Make Out Room featured published authors reading from their works and occasionally a bit of comedy and some live music to boot. It was like being thrown back to the early 60s in Greenwich Village.

The original business is located on the southeast corner of 22nd Street and Bartlett Street in the Mission neighborhood. It is within an NCT (Mission Street Neighborhood Commercial Transit) Zoning District and within a 55-X Height and Bulk District.

STAFF ANALYSIS

Review Criteria

1. *When was business founded?*

The business was founded in 1996.

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

Yes. Make Out Room qualifies for listing on the Legacy Business Registry because it meets all of the eligibility Criteria:

- i. Make Out Room has operated continuously in San Francisco for 23 years and faces significant threat of displacement. The Make Out Room is currently without a lease. In 2015, the club took a hard hit with two rent increases only months apart. They've attempted negotiations with the management company, but have been unable to secure a lease for more than a one year term. They fear they will be displaced if the building is sold.
- ii. Make Out Room has contributed to the history and identity of San Francisco and the Mission neighborhood.
- iii. Make Out Room is committed to maintaining the physical features, craft, art form and traditions that define the business.

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?*

Architecture

Yes. The Department identified the building as an individual historic resource for its storefront in the South Mission Historic Resource Survey. Built in 1913, 3225 22nd Street is a 1-story, brick masonry commercial building designed in a 20th-Century Commercial style.

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

No. The property has a Planning Department Historic Resource status of "B" (Properties Requiring Further Consultation and Review) due to the age of the building, which was constructed in 1940.

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

No.

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

Yes. The Make Out Room has been the recipient of numerous "Best-ofs" and been featured in various trade publications and international guide books, such as Time-Out San Francisco, Lonely Planet, San Francisco Magazine, 7x7 magazine, SPIN magazine and many more of which are included in the Legacy Business Registry application. The Make Out Room's former incarnation,



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Resolution No.

HEARING DATE: FEBRUARY 20, 2019

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Case No.: 2019-001336LBR
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ADOPTING FINDINGS RECOMMENDING TO THE SMALL BUSINESS COMMISSION APPROVAL OF THE LEGACY BUSINESS REGISTRY NOMINATION FOR Make Out Room CURRENTLY LOCATED AT 3225 22ND STREET, (BLOCK/LOT 3636/048).

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 20 or more years, with no break in San Francisco operations exceeding two years, and faces significant threat of displacement due to upcoming lease negotiations; 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 February 20, 2019, 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 Make Out Room qualifies for the Legacy Business Registry under Administrative Code Section 2A.242(b)(2) as it has operated for 20 or more years, faces significant risk of displacement, 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 Make Out Room.

Location(s):

- 3225 22nd Street

Physical Features or Traditions that Define the Business:

- *Role as a neighborhood live music and special event venue*
- *Commitment to environmentally conscious business practices*
- *Latin music tradition*
- *Interior decoration, including restored wainscoting, pillars, dentil woodwork and ceiling beams*
- *Marquee with kinetic wind powered palettes*
- *Two-tiered stage*
- *Neo-classical back-bar manufactured c. 1910*

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 2019-001336LBR to the Office of Small Business. February 20, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED:

The Transfer Club, was mentioned in an article titled “Mission News” in the publication “San Francisco News” on Thursday, Feb. 5, 1959 by Tom Cargo.

Physical Features or Traditions that Define the Business

Location(s) associated with the business:

- 3225 22nd Street

Recommended by Applicant

- Role as a neighborhood live music and special event venue
- Commitment to environmentally conscious business practices
- Latin music tradition
- Interior decoration, including restored wainscoting, pillars, dentil woodwork and ceiling beams
- Marquee with kinetic wind powered palettes
- Two-tiered stage
- Neo-classical back-bar manufactured c. 1910

Additional Recommended by Staff

- None