

File No. 101603

Committee Item No. \_\_\_\_\_

Board Item No. 13

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Board of Supervisors Meeting

Date February 1, 2011

#### Cmte Board

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appeal of Certificate of Determination Exemption from Environmental Review

Completed by: Andrea Ausberry

Date January 27, 2011

Completed by: \_\_\_\_\_

Date \_\_\_\_\_

An asterisked item represents the cover sheet to a document that exceeds 25 pages.  
The complete document is in the file.

Historic Resource Evaluation Report

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

1269 Lombard Street

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BY \_\_\_\_\_

Historic Resource Evaluation Report  
1269 Lombard Street

Prepared by Frederic Knapp, AIA  
and Melissa Bleier

\* To view full document  
Request file # 101604

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## 1. Summary

This study will evaluate the current ability of the residential building at 1269 Lombard Street to meet the criteria of the California Register of Historic Resources (CRHR or California Register). The subject property does not appear to be eligible to the California Register of Historical Resources. The original 19<sup>th</sup> Century house was altered significantly in the 1980s and in the 1990s it was partially demolished and much of its site was excavated. The property is adjacent to a potential historic district identified by William Kostura<sup>1</sup> but is not a contributing property. Prior to the alterations in the 1980s, the property may have been individually eligible and would very likely have been eligible as a contributor to that district. The existing building and site no longer have historical integrity. Therefore, the property is not eligible to the California Register, either individually or as a contributing property to a potential historic district. The proposed project would replace the remaining construction with two buildings: at the front of the lot, a new house of three-stories over a garage level, and at the rear of the lot, a three-story house. The proposed construction would be compatible with the historic district identified by William Kostura or with a smaller potential district consisting of other properties on the south side Lombard Street between Polk and Larkin Streets.

## 2. Introduction

The proposed project calls for the demolition of the house at 1269 Lombard Street, and the construction of two new buildings on the current lot. The new construction will be compatible with the existing buildings in the surrounding area. The new construction will consist of two units; a larger unit will be at the front of the lot, separated from the smaller rear unit by an open space which corresponds to the open space at the adjacent lots to the east.

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<sup>1</sup> Kostura, William. *The West Slope of Russian Hill: A Historical Context and Inventory of Historic Resources for Residential Buildings around Lombard and Larkin Streets*. San Francisco: The Russian Hill Historic Resources Inventory Committee, 2006.



siding, and notes the extensive changes that have been made to the property. 1269 Lombard Street is not listed in the Directory of Historic Properties for San Francisco and was not surveyed in the Department of Building Inspection's 1976 Architectural Survey. The Historic Resources Inventory available from the San Francisco Building Department for 1269 Lombard Street lists no additional surveys in which the structure has been included.

The property is immediately adjacent a potential historic district identified in a survey and context statement, and has also been informally put forward as a contributor to a smaller potential district.

#### William Kostura Survey

According to William Kostura's historic context survey of the Western Slope of Russian Hill, a potential historic district exists in the area. This historic district encompasses most of the western slope. There are twenty eight properties in all. Ten of the properties appear to be individually eligible for the California Register, and twelve more properties appear to be contributors to the potential district. There are also six properties within the boundaries which do not appear to be contributors to the district.<sup>3</sup> Each of the DPR 523 forms notes that the subject property is within a potential historic district. The district appears to be eligible for listing under Criterion 3, for residential architecture and its wide yet cohesive range of styles. "Fine detailing and traditional compositions" are noted characteristics of the buildings considered contributing, and a "notable theme in this district is the construction of Shingle style houses and flats, and the addition of wooden shingles to the 19<sup>th</sup> century houses."<sup>4</sup>

The boundaries of this potential district are the two blocks which are bounded by Chestnut Street, Polk Street, Greenwich Street and Larkin Street. The two blocks are San Francisco City blocks numbers 500 and 501. Kostura notes that the boundaries were determined not by such factors as more than one house on a lot, or by the existence of smaller cottages at the rear of individual lots, but rather by the similarity in

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<sup>3</sup> Kostura, *The West Slope of Russian Hill*. Included in DPR 523s for potential historic district. 2006.

<sup>4</sup> Ibid.

The next property found to be contributing to the historic district is the house at 1257-1259 Lombard Street and the rear house on the lot, 1261 Lombard Street. Both residences on this lot are wood framed. The older house on the lot is the rear cottage, 1261 Lombard Street, built in 1876. The front residence was built in 1904-1905 and is in the Classical Revival style. Both of these residences retain original features and architectural elements.<sup>6</sup> The DPR 523 sheet notes that the cottage at the rear of the lot has elements that appear to be "original or to date from shortly after the cottage was built."<sup>7</sup> Likewise, the flats at the front of the lot, 1257-1259 Lombard Street, also appear to have few or no changes since the original construction of the building. Both of the residences on the lot retain all or most of their original design and construction, and are good examples of the architectural styles of the potential historic district. They both appear to be eligible for listing to the California Register under Criterion 3, design. Additionally, both structures have construction or alteration dates which coincide with the period of significance, 1876-1928. The DPR 523 form for these properties also notes that 1257-1259 Lombard Street is a "minor example of the work of a major architect."<sup>8</sup> The building was designed by C.A. Meussdorffer.

The third property along Lombard Street which appears to be a contributor to the district also has a set of flats at the front of the property and an older cottage at the rear. The rear cottage, 1265 Lombard Street, was constructed in 1877 and the front set of flats, 1263-1267 Lombard Street, was constructed in 1908. Both buildings have been clad in wooden shingles, a common architectural element for the neighborhood. The structures maintain a high level of architectural and structural integrity, and have had little alteration outside the period of significance.<sup>9</sup>

Similar to the flats at 1257-1259 Lombard Street, the flats at 1263-1267 Lombard Street were designed by an architecture firm of some note, though it is a minor example of the firm's work. The architecture firm, Wright, Rushforth, and Cahill, also designed another property within the potential historic district, though not on Lombard Street.

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<sup>6</sup> DPR 523 1257-1261 Lombard Street

<sup>7</sup> Ibid.

<sup>8</sup> Ibid.

<sup>9</sup> DPR 523 1263-1267 Lombard Street

The property at 1269 Lombard Street was built within the period of significance (1876) for the potential historic district which William Kostura surveyed. However, the structure at 1269 Lombard Street no longer retains historical integrity. The general survey of the neighborhood does not mention it within the general text of the report.

The DPR 523 sheet for this property describes it as having been "completely remodeled in Neo-Italianate and Shingle style in 1975-1980."<sup>12</sup> The house is described as having lost integrity of design, materials, workmanship, feeling, and association. The conclusion of the DPR 523 form for this house states that due to its "very substantial" loss of integrity, the house is not eligible to the California Register, either as an individual resource or as a contributor to the potential district.<sup>13</sup>

#### Smaller Potential District

The possibility of a second, smaller historic district in the area has been posited as well. There are three lots which have both a smaller cottage structure at the rear and a set of flats or single family house at the front of the lot. These three properties could potentially be evaluated as a historic district because of their similarity and their construction dates which all fall within a period of significance similar to the one described above. The two properties with residential flats at the front of the property, 1263-1267 Lombard Street and 1257-1261 Lombard Street, could potentially anchor the historic district due to the fact that they were both designed by significant San Francisco architects. Though these residential flats are minor examples of the work of their respective architects (as noted in their DPR 523 forms in the Kostura Survey) the role of an important architect (or builder) could potentially be explored as a commonality for the potential district.

The architect for the third property, 1239-1241 Lombard Street, which has a single family house at the front of the lot, was not listed in the DPR 523. Future research could determine whether the architect had enough prominence to make this small district significant under California Register Criterion 3 as a concentration of works of important architects.

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<sup>12</sup> DPR 523 1269 Lombard Street

<sup>13</sup> Ibid.

of property owners and the steep terrain. The rear structures on Lombard Street in Block 501 are at 1215, 1241, 1249-1251, 1261, 1265, and 1275 Lombard Street. The last property, however, is continuous with the front building on its lot and is very recent. 1241 Lombard Street was built in 1954 and could not contribute to significance for the development of the area. Theoretically, a district could therefore include seven lots from 1215 Lombard Street to 1269 Lombard Street. (The easternmost lot in the district would be 1215 Lombard Street; while a much smaller district with its easternmost property at 1249-1251 Lombard Street would be significant, it would erroneously omit the property at 1215 Lombard Street even though it strongly shares the characteristics which underlie the district.) For 1269 Lombard Street to be included, the subject property would have to contribute to the significance of the district, because a non-contributing property cannot form the district boundary.

The smaller district would therefore consist of eight lots, five of which would have historic cottages at the rear. But there are reasons 1269 Lombard Street would not contribute to the district:

- The cottage was expanded in the 1980s and its street façade was entirely replaced, impairing its significance as a design associated with the development of Russian Hill and then greatly further impaired when the cottage was partially demolished in the 1990s;
- The siting of the cottage interrupts the mid-lot open space, reducing the degree to which it follows the development pattern in the district
- The cottage is the only structure on the lot, which also weakens its association with the development pattern of dense lot coverage, as all the other properties convey the historic practice of building structures of limited size on much of the lot area to take advantage of available land while dealing with the steep terrain in a simple and practical way;
- The front of the lot was excavated in the 1990s, impairing the integrity of the site so that the hillside is no longer visible and there is no connection between the cottage and the street.

It is possible a smaller district could be nominated to the California Register instead of the Western Slope of Russian Hill as surveyed by William Kostura. But such a district would not include 1269 Lombard Street as a contributing property, because the existing cottage was heavily altered in the 1980s and partially demolished in the 1990s and the

exterior front stairway, and access to the cottage from the front of the lot is not possible because of the sharp drop created by the retaining walls.

The block of Russian Hill bounded by Lombard, Larkin, Greenwich, and Polk Streets was saved from the Fire in 1906 by an enterprising neighbor and "a large quantity of vinegar."<sup>16</sup> Though many of the surrounding residences on other blocks were lost, the 18 houses on the 1200 Block of Lombard were all spared.<sup>17</sup> The steep slopes between the houses on this part of Russian Hill and downtown made access difficult. Mass transit, in the form of Andrew Hallidie's Clay Street Cable Railroad in 1873, hastened development of the area. By 1874, a horsecar service had been added to reach the higher areas, and the neighborhood began to expand.<sup>18</sup>

- *What aspects or elements add to or are central to its importance?*

The structure at 1269 Lombard Street is most significant for the early construction date and association with the surrounding Russian Hill neighborhoods as one of the earliest structures. Though 1269 Lombard Street is not within the boundaries of a historic or conservation district, it would be considered a significant building if it a district with these associations included this site. The house at 1269 Lombard Street is a small residential cottage, representing an early type of single family house as well as a pre-1906 structure.

Though 1269 Lombard Street has many similarities to the "little houses" on Russian Hill, the fact that this structure was built before the 1906 earthquake excludes it from this group. The "little houses" were built on Russian Hill in the years following the 1906 Earthquake, when emergency funds were distributed. The grander houses that had stood on other parts of Russian Hill were replaced with simple cottages built from these relief funds.<sup>19</sup>

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<sup>16</sup> Kostura, William. *Historic Context; CGA Strategies. 1269 Lombard Street.*

<sup>17</sup> Ibid.

<sup>18</sup> Ibid.

<sup>19</sup> The Little House Committee, <http://www.rhn.org/historynorth/slopeII.html>

The kitchen area is marked by an island counter, and has a modern built-in refrigerator and pantry along the wall east wall separating it from the bathroom. The south (rear) wall has a window as well as a door with a transom. Like the lower floor, the upper level has no visible interior materials or features which appear to be more than 40 years old.

There is a structure similar to 1269 Lombard at the back of the adjacent lot to the east, listed at 1265 Lombard Street; the cottage was built in 1877. To the west of the subject lot is 1271-1279 Lombard Street; the front building was constructed in 1876, but moved to its current location around 1899; the rear building is new construction.<sup>23</sup> William Kostura notes that the shingles on the front structure of the western lot, which are similar to those on 1269 Lombard Street, were added in 1912.<sup>24</sup> In general, the neighborhood is a mixture of single and multi-family residences. The older houses on the block are comparable in age to 1269 Lombard Street.

#### Description of any Change in Conditions on the Subject Property Since November 2007

Engineers Charles Bloszies and Albert Urrutia recently prepared statements about the existing structural condition of the building.<sup>25</sup> The engineers do not report a significant change in the physical stability of the structure since the first draft of this report. The shoring is minimally stable now, as it was when originally installed as temporary shoring -- a bad situation that has not gotten significantly worse. As noted in the Soundness Report dated June 5, 2009, the building at 1269 Lombard Street was in a state of disrepair and suspended construction. The report notes that the building overall is "substandard and unsound." The 2009 evaluation is consistent with the condition of the property at the site visit in November of 2007.

There has been no additional shoring or work done to the excavated portion of the lot. The shoring installed in the 1990s was temporary and therefore it can be assumed it has

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<sup>22</sup> City and County of San Francisco; Real Property Record, 1269 Lombard Street.

<sup>23</sup> All construction dates for neighboring house: Kostura, William. *Historic Context*; CGA Strategies. 1269 Lombard Street.

<sup>24</sup> Ibid.

<sup>25</sup> Urrutia, Albert. *Soundness Report for: Existing Building at 1269 Lombard Street San Francisco, California*. Santos & Urrutia, Inc. San Francisco, 2009.

Bloszies, Charles. *1269 Lombard Street: Preservation Planner's Questions*. Office of Charles Bloszies, AIA. San Francisco, 2009.

report makes clear that from the time both the site and building were partially removed in the 1990s, neither has been stable.

- *What are the historic and character defining features that make the resource significant?*

The house has had many alterations since being constructed, but it was originally a simple cottage. The roof trim shows the simple forms of the classical revival style. According to Bill Kostura, the two styles of trim used on Russian Hill when the building was built were "Victorian or classical" and "all were sheathed in horizontal style trim."<sup>26</sup> The front window trim also has elements of the classical style, but the door, side windows and rear window are all plain, and without ornamentation.

#### 5. Significance

- *Does the potential resource satisfy any of the criteria for listing on the California Register? Why or why not?*

By virtue of its construction date and role in the development of Russian Hill, the subject property would be eligible to the California Register of Historical Resources as a contributor to a potential district (if such a district encompassing this site were nominated) under Criterion 1, for a historical resource "associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States."<sup>27</sup> The 1269 Lombard Street house is one of the oldest surviving structures on the block marked by Lombard, Larkin, Polk, and Greenwich Streets, is also one of the remaining structures in the neighborhood that survived the 1906 Earthquake and Fire. (However, the extent of the alterations to the building have definitively eliminated its historical integrity; see below. Because of the relatively recent, overwhelming physical changes, it is not possible to assess whether the house might be eligible under Criterion 3.) The historic context for 1269 Lombard Street is pre-1906 construction in San Francisco, structures which survived the Earthquake and Fire, and the redevelopment of San Francisco in the years following.

<sup>26</sup> Kostura, William. *Historic Context*; CGA Strategies. 1269 Lombard Street.

<sup>27</sup> <http://ohp.parks.ca.gov>

- *Are there any changes? If so, are the changes easily reversible? Do the changes affect the historic architectural character of the resource?*

The house at 1269 Lombard Street has undergone many changes, the majority of which are not reversible. The house was probably originally covered in horizontal siding, and is now covered in wooden shingles. The shingles and the trim are flush to each other, indicating that the shingles were added on without the original siding being removed first. The shingles are present on all visible sides of the house, including the exposed western side of first floor under the open space on the west side.

The flooring at the upper level is an oak strip 3-½ inches wide, which does not appear to be original. This wooden flooring is present in both the upper and lower floors of the structure. The lower floor also has had modern carpeting installed.

The walls are gypsum board and not plaster, and the baseboards match the current partitions, indicating that they were installed at the same time that the newer walls were put in. The permit history reflects that a new ceiling was built in 1975, and the permit also lists "replace existing wall" and it is possible that at this time the baseboard was replaced.<sup>31</sup>

At the place where a window has been removed on the west wall at the upper floor, the studs are 1-7/8" by 2-7/8" (actual dimensions), spaced 16 inches on center. Nailed directly on them is 1 X 10" drop siding with nine inches to weather. There was no evidence of sheathing. This construction appears to be quite old, and jibes with the square nails observed in the ceiling of the open bay on the west side of the lower level. The second floor decking is uniform 1X6 tongue-and-groove planking where visible from the incomplete bay on the west side of the first floor. The joists are a mixture of nominal 2X8s (1-½X7-½ actual) and full two inch joists. There is no rim joist, and some of the joists have been tripled for support. Square nails are visible, indicating that much of the decking is probably original to the structure. The interior structure of the vestibule is partially visible; it has modern framing and plywood. The stairway was altered in 1977 (permit #112118) when a code handrail was installed.

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<sup>30</sup> Junior league Survey Sheet, 1964-1965 1269-1277-1279 Lombard Street.



Date	Work	Contractor	Owner	Permit No.
	footing			
6/20/97	Add one floor (bath, deck) addition in rear	Cancelled		
3/31/98	Excavate to accommodate work at 1275	Wagner Const	Peinado	09805479
6/17/98	Construct permanent retaining walls for temp shoring. Excavation	Wagner	Peinado	09811276
10/8/98	Emergency revision- to retaining walls	Wagner	Peinado	
10/23/98	Foundation repairs, underpinning, construct retaining walls		Peinado	09821808
4/8/99	Foundation		Peinado	09904469
12/8/99	Foundation work- retaining wall		Peinado	09924444
2/5/02	Retaining wall		Peinado	2002020J847 6
From Building Card:	No Original Permit. Alterations began (recorded 1975)	Built 1904		David and Rosa Brown (see census)

## 6. Integrity

Integrity is the retention of physical characteristics which allow a resource to convey its historical significance. A resource can be historically significant, but lack integrity, and thus be ineligible for listing in the California Register (or National Register of Historic Places). Integrity is assessed in seven aspects, but is ultimately judged holistically either to remain or to be lost. The seven aspects are location, setting, feeling, association, design, materials, and workmanship.

This property has lost its historical integrity. While its early construction date and association with historical patterns could make it historically significant, the extensive demolition, addition, and site reconfiguration which have occurred in the past 30 years fully impair the ability of the physical property which exists today to convey any such associations. Whether considered by mass, square footage, volume, weight or visual

developed later than the rest of the district. According to Kostura, much of the West Slope was not populated until after 1906.

#### Analysis of the Building Type in the Area

The predominant building types on Lombard Street – and on the Greenwich and Larkin Street portions of the potential district – are houses, cottages, and apartment buildings. While the great majority of lots have most or all of the street frontage occupied by buildings, a substantial number have a front building, rear building, and mid-block open space. This is most prevalent on the Lombard and Greenwich Street lots in the district.

#### 8. Project-Specific Impacts

*What will be the overall effects on the potential resource if the proposed project is carried out? What would happen to character defining or important features as set out in Section 2 (C) above?*

The existing building would be demolished. The proposed new structure would match several important patterns of the neighborhood. (Because this is not a designated district, character-defining features have not been described and confirmed through a review process, so only general similarity can be evaluated, not historical compatibility.) The front of the building would be at the property line, as most of the structures in this block are. There would be an open space in the middle of the lot, aligning with the open space in the lots to the east. The height and massing of the proposed structures are similar to those of other houses on the block. While the proposed structure would have wood siding and overall fenestration patterns broadly similar to those found on the block, these features would be candidly contemporary, and would not attempt to replicate the older buildings nearby.

#### History of when the Existing Foundations Went in and Why, and What the Previous Design Was, and Why This Is Better from a Historical Point of View

As explained in the engineers' reports, the existing concrete is temporary shoring; it should not be described as building foundations or retaining walls. This construction

## 9. Cumulative Impacts

*If the potentially significant resource is in a recognized district, what changes have occurred in the District since it was designated that are visible from the resource?*

1269 Lombard Street is not within an established historic district, though it is located within the general neighborhood known as Russian Hill. There are several smaller historic districts within the area, but the subject property is not within any of the established districts. Because this property does not have integrity, it could not contribute to the significance of a district if one were nominated to include this site. Therefore demolition could not cause an impact on the district.

*If the potential resource is outside of a recognized district, is it of a unique, rare, or increasingly at-risk type of structure, the loss of which would lead to an adverse cumulative impact?*

If 1269 Lombard Street had not undergone such a substantial amount of alterations over the years, it could be considered to be an "increasingly at risk" type of structure. However, the amount of alterations have completely impaired the integrity of the structure. If the building still had historic integrity, demolition could have an adverse cumulative impact on the area as a whole.

*Would the character of adjacent or nearby rated buildings or groups of buildings be adversely affected or compromised?*

1269 Lombard Street no longer has historical integrity. New construction at 1269 Lombard Street which is generally compatible with the context of the surrounding area would not further impair the integrity of the area. The existing concrete walls are also incompatible with the design, materials, color, scale, and siting of the surrounding context; new construction within the volume of the concrete walls would not necessarily have a negative impact on the historical integrity of the setting. New construction could mitigate the existing incompatibility of the retaining walls by replacing them with a compatible building and obscuring their massive expanse of crudely detailed concrete.

nearby buildings, with newer and modern construction having occurred on some of the lots. However, overall, many buildings on Block 501 have similar construction dates to that of the subject property, 1269 Lombard Street, which was originally constructed in 1876 at the rear of its lot.<sup>38</sup>

Unlike the other buildings on the block, 1269 Lombard Street has been significantly altered and does not resemble the original construction. The entire subject property was altered significantly in the 1980s; the building permit and physical evidence gathered during investigations in 2007 show the street (north) façade was constructed at that time. A building permit was issued in 1980 (number 8002947) for a remodel and horizontal addition. The plans show the pre-existing front facade of the building was removed and 10-feet was added to the front of the building. In the 1990s, partial demolition of the building occurred and the hillside in front of it was removed, with massive, temporary concrete walls holding the earth in place. As part of the partial demolition, approximately half of the entire first floor has been removed. The temporary concrete walls have been in place longer than intended causing the building to severely cantilever resulting in permanent deflection and settlement throughout the building.

#### Lombard Street

At the west end of the block on Lombard Street, at the corner of Polk Street and Lombard Street is a 36 unit residential apartment building. Built in 1928, the building sits on the entirety of its lot and is six stories tall. The apartment building occupies the entire corner lot and fronts on both Lombard and Polk Streets. The buildings which are listed for lots 71 and 72 share the next lot to the east on the block. The front building 1271 Lombard Street, was constructed in 1876-1899. The residence has three stories. At the rear of the lot, a five story (2002) single family residence, 1275 Lombard Street, sits high on the grade. The roof line of 1269 Lombard Street is currently lower than 1275 Lombard Street.

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<sup>37</sup> Kostura, William. *The West Slope of Russian Hill: A Historical Context and Inventory of Historic Resources for Residential Buildings around Lombard and Larkin Streets*. The Russian Hill Historic Resources Inventory Committee. San Francisco, 2006.

<sup>38</sup> Historic construction dates for neighboring houses: Kostura, William. *Historic Context*; CGA Strategies. *1269 Lombard Street*. ; San Francisco City and County Assessor Recorder's Parcel Information Database; San Francisco City and County Department of Building Inspection Parcel Information Database. <http://sfgov.org>

buildings also tend to fill their lots more, leaving less space for smaller secondary houses or cottages behind them.

#### Greenwich Street

The residences along Greenwich Street are closer in construction age to those along Lombard Street. The lots along Greenwich Street of block 501 also tend to have more than one structure on them. The corner lot at Larkin and Greenwich Street has an address of 1310 Greenwich and is three stories high. 1342 Greenwich Street was built in 1984 and is listed as having four stories. The residences and apartment buildings are more varied along the Greenwich Street side of Block 501.

#### Polk Street

Polk Street is characterized by the two large apartment buildings. The apartment building at the corner of Greenwich Street and Polk Street was built in 1990 and is four stories tall. This building occupies almost the entirety of the Polk Street side of Block 501. At the corner of Polk and Lombard Streets is the 36 unit residential apartment building, which takes up the remainder of the Polk side of Block 501.

#### Analysis of the Impact the Proposed Buildings May Have on Historic Buildings, If Any

The proposed new construction for 1269 Lombard will not have a significant impact on the potential historic district identified by William Kostura. The proposed buildings would consist of a new building three stories high at the street elevation, with a fourth story set approximately 14 feet back. At the back of the lot would be a second building, three stories high with a roof stair and deck. The two buildings would be 25 feet apart, with the middle of the lot open and mostly contiguous with the mid-lot open space which exists on most of the lots to the east. The elevations of the front building visible from the street would be clad in wood shingles; facades not visible from the street and the rear building would be board siding. The front building would have a projecting bay at the second and third floors and a garage door at the first floor. The buildings would have wood windows, simple cornices, and flat roofs.

most lots, characterizes the context. The existing condition at the subject site, a small building set atop and at the rear of the lot, perched over a severely excavated void which does not maintain the original slope, does not match the other lots on the street.

Before the partial demolition and excavation in the 1990s and before 1269 Lombard Street was significantly altered in the 1980s, the subject parcel was both anomalous to the pattern in the block and historically significant. The latter is no longer true, as the building lost its historical integrity in the 1980s when it was significantly altered, and the site lost its integrity a decade later when it was severely excavated. If 1269 Lombard Street were only rehabilitated and its site stabilized, neither the building nor the site could contribute to the significance of a historic district or neighboring property. Neither the building nor the existing site is compatible with the context, and they do not convey historically significant characteristics the property once had.

The stairs from Lombard Street to the cottage at 1269 went through what is now a separate property at 1271-1275 Lombard Street. This condition changed with the demolition, new construction, and lot split in the 1990s. This aspect of the historic relationship between the cottage and the street cannot be re-created. Another change in the context is that 1271 Lombard Street, the historic building immediately to the west of the subject property, was significantly altered in the 1990s project. It was moved closer to the street and the stairs on the east side of it were altered. Before that project, the open space at the front of 1269 Lombard Street was continuous with that on the front of 1271 Lombard Street, with the circulation for both properties moving up the hill on the side of this open space. It is not possible to restore this condition, as 1271 Lombard Street is practically at the property line and the circulation now runs inside the building.

Maintaining a small but non-contributing building set high above the street at the rear of a deep slot of space (with the non-contributing property at 1271-1275 Lombard Street forming one side) would be visually alien to the prevailing pattern of the historic properties to the east, and could create a false sense of historical development. The proposed project would replace the existing condition with a development pattern far more compatible with the historic properties to the east, while the proposed buildings would be clearly contemporary and would read as later infill.

Since 1269 Lombard Street is not an historic resource under CEQA Guidelines, there will be no significant or cumulative impact upon demolition. The proposed project would be compatible with the development pattern, building scale and placement, and urban design characteristics of the surrounding context and with potential historic districts which have been identified or posited. Therefore, the proposed project would have a less than significant effect on historic resources. No mitigation is required. While documentation of the existing property before demolition is sometimes proposed as a mitigation, it would not yield useful information or record historic conditions in this case because of the significant alterations to the property in the 1980s and the partial demolition in the 1990s.

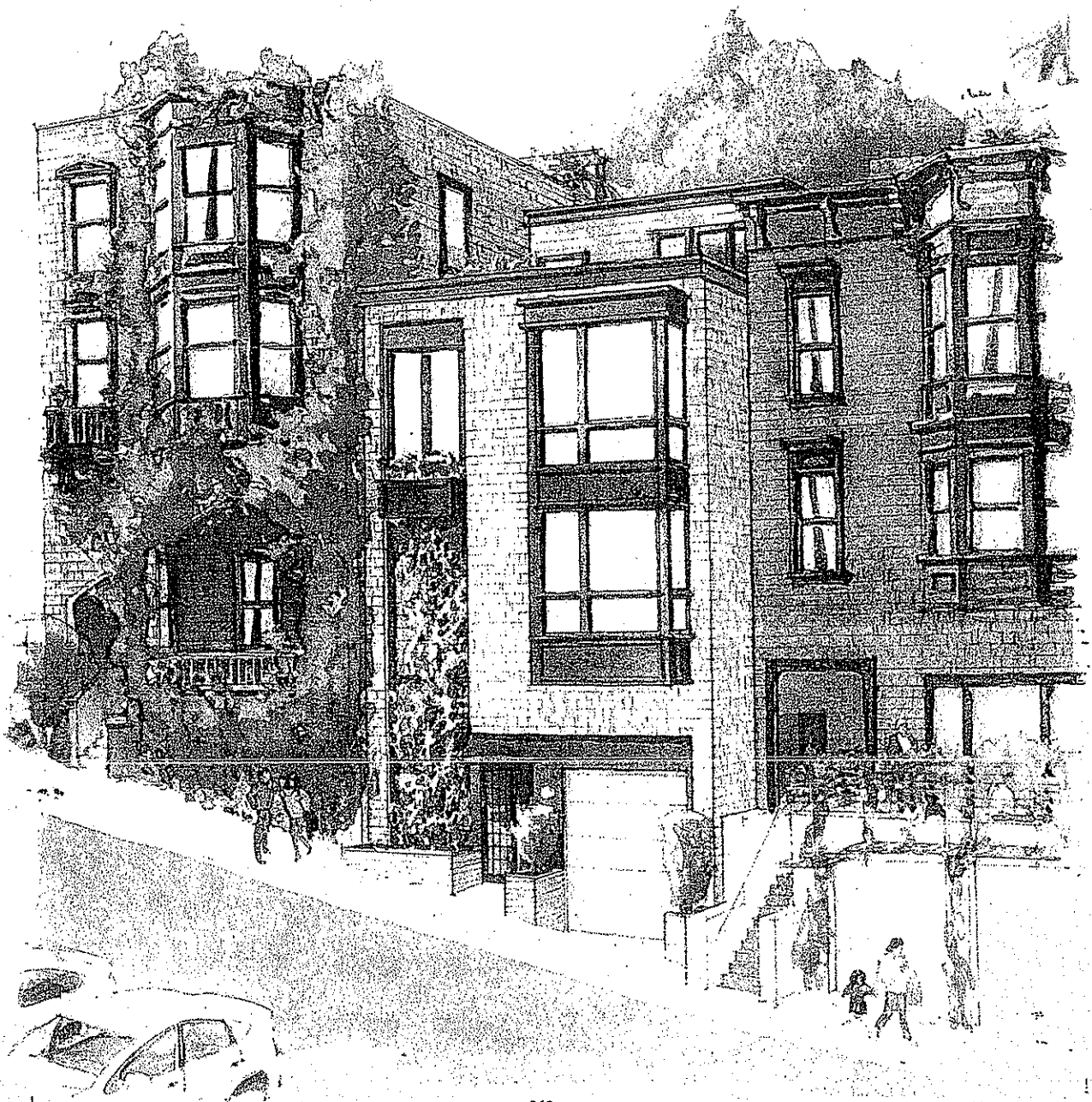
## 11. Conclusions

The subject property is not individually eligible to the California Register of Historical Resources and could not be a contributing property in a historic district. Demolition of the existing cottage, which was partially demolished in the 1990s, would not cause an impact on historic resources. The proposed construction of a new house at the front of the property and a second new house at the rear would be compatible with the urban context and potential historic districts. The proposed project would have a less than significant effect on historic resources.

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2010 JAN 25 PM 2:42

BY \_\_\_\_\_





## 1269 Lombard Street

### Appeal of Categorical Exemption From Further Environmental Review

- The issue is whether a categorical exemption is appropriate for the Project.
- The existing building was partially demolished by a developer who then abandoned the project and gave it back to its lender, the existing owner. Two new units are proposed on this lot zoned for two units.
- The existing building is not a historic resource or a contributor to a potential historic district because the Property fails to retain those physical characteristics that convey its historical significance.
- The Property's lack of historic integrity is supported by findings in several City documents including (among others) the **Historic Preservation Commission's** unanimous decision and the West Slope of Russian Hill Context Statement prepared by William Kostura (whose work was funded in part by the Appellant Joseph Butler).
- Both the Planning Commission and the Historic Preservation Commission voted unanimously to support the demolition.
- The Appellant's disagreement with the Historic Preservation Commission's decision that the Property is not historic does not create a "dispute", within the meaning of CEQA, that would automatically trigger an EIR.
- The Project is supported by the Russian Hill Neighbors and the three adjoining property owners on Lombard Street; and only one tenant (of the three adjacent tenants) is opposed.

M. BRETT GLADSTONE

GLADSTONE & ASSOCIATES  
ATTORNEYS AT LAW  
PENTHOUSE, 177 POST STREET  
SAN FRANCISCO, CALIFORNIA 94108

TELEPHONE (415) 434-9500  
FACSIMILE (415) 394-5188  
admin@gladstoneassociates.com

January 24, 2011

**BY HAND DELIVERY**

President Chiu and Members of the Board of Supervisors  
Board of Supervisors  
City and County of San Francisco  
City Hall  
1 Dr. Carlton B. Goodlett Pl. Room #244  
San Francisco, CA 94102-4689

Re: Hearing Date: February 16, 2011  
1269 Lombard Street  
Appeal of Categorical Exemption

Dear President Chiu and Supervisors:

We represent Redwood Mortgage Investors VIII, a California Limited Partnership ("Redwood Mortgage"). Redwood Mortgage owns 1269 Lombard Street (the "Property"). Redwood Mortgage provided a loan to a former owner of the Property who proposed to develop it. The former owner stopped making loan payments and abandoned his development plans after removing portions of the building and constructing large new retaining walls for future construction. Due to the abandonment, the Property has a gaping concrete opening at the sidewalk, and the building is missing some walls and portions of floors and ceiling. (See Exhibit A.) Redwood Mortgage proposes to demolish the existing building located on the Property for the new construction of two buildings each containing a single family dwelling (the "Project"). Joseph Butler, on behalf of John and Mary Horvers and the Little House Committee, filed an appeal of the categorical exemption issued for the Project. We believe the appeal is without merit and therefore, respectfully request that you uphold the categorical exemption. John and Mary Horvers are the only parties to this appeal who live on the block.

**I. PROPERTY DESCRIPTION.**

The Property is located on the south side of Lombard Street between Polk and Larkin Streets. The Property and surrounding lots slope steeply uphill from the front to the rear and the block slopes uphill from west to east. The block is heavily traveled by tourists visiting

Board of Supervisors  
January 24, 2011  
Page Two

Lombard's "Crooked Street", which begins a couple of blocks away, so this ugly abandoned site is seen by world-wide visitors.

The block has an established pattern of development of open space that occurs in the middle of each lot and not at the rear. There are nine lots between 1215 and 1275 Lombard Street that have structures at the rear, and eight (*all but the subject parcel*) have structures at the front. (See Exhibit B.)

The Property contains an approximately 1,590 square-foot, vacant building located in the middle of the lot. In the late 1990s, a former owner began construction work to develop the Property. The former owner partially demolished the building and undertook a massive excavation of the front. As a result of this work, the building had to be temporarily shored, thirty foot high retaining walls were installed, and access to the building was removed from any street.

## II. PROJECT DESCRIPTION.

The Project involves the completion of the demolition started by the former owner, followed by the construction of two new buildings (each containing one family-sized unit). The Project would mirror the block's pattern of development by locating one unit at the front of the lot and one unit at the rear of the lot. (See Exhibit B.) The new front building would contain three bedrooms above a parking garage, within 2,800 square feet (excluding the common areas and parking garage). The rear unit/building would contain three bedrooms within 1,830 square feet.

*The Project has received support from the Russian Hill Neighbors and all three adjacent property owners on Lombard Street. Only one of the three adjacent tenants opposes the Project, and that is Mr. and Mrs. Horvers, the Appellants. (See Exhibit C.)*

## III. PROCEDURAL HISTORY.

At a hearing in April 2010, the Planning Commission recommended that the Historic Preservation Commission ("HPC") first consider whether the Property is historic before it considered the demolition. *HPC unanimously determined the Property does not retain historic integrity and is not a historic resource.* (See Exhibit D.) Subsequently, the Planning Commission approved the Project. *The Planning Commission voted unanimously to approve the demolition.*<sup>1</sup>

<sup>1</sup> Due to a noticing deficiency, the demolition application was not before the Commission at the time it heard the new construction plans. The demolition was approved at a later hearing.

Board of Supervisors  
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Page Three

**IV. A CATEGORICAL EXEMPTION IS APPROPRIATE FOR THE PROJECT.**

**1. The Property Is Not A Historic Resource Individually Or As A Contributor To A Potential Historic District.** The Property is not an historic resource or a contributor to a potential historic district because the Property fails to retain those physical characteristics that convey its historical significance. The building and site have been significantly altered over the years. Of particular note, the original front facade was removed in the 1980s, and an addition to the front and side occurred. The addition formed an L-shape covering what was remaining of the original building. (See Exhibit E.) As described above, in the 1990s, the former owner partially demolished the building and excavated the front yard. Specifically, the building's western wall at the first floor level was removed. The building is supported by shoring cribs meant to be temporary. The fact that the shoring cribs have been there for a decade have caused irreparable warping of beams and posts. The floor in several places was removed. The original front yard open space and all access ways to any street were removed. Massive temporary retaining walls were installed in their place. A Soundness Report was completed and it found the building was "unsound."

The Property's lack of historic integrity is supported by findings in several City documents including the following:

- Historic Resource Evaluation Report ("HRER") prepared by Frederick Knapp, a well-regarded historic preservation architect, which is attached separately to this letter;
- West Slope of Russian Hill context statement prepared by William Kostura whose work was funded in part by Appellant Joseph Butler himself. This study was then adopted by HPC last year (see Exhibit F); and
- HPC's decision (see Exhibit D).

**2. The Project Would Not Negatively Impact a Potential Historic District.** Since the building lacks historic integrity, its demolition would not negatively impact a potential historic district. In fact, the massively excavated front yard and retaining walls detract from the integrity of a potential historic district.

The proposed site plan showing front and rear buildings and mid-lot open space match the pattern of development on the block. The height and massing would be similar to the surrounding buildings. (See detailed information at Exhibit G.)

**3. The Project Would Not Detract From Adjacent Buildings Deemed "Contributors" To A Potential Historic District.** The nearby buildings located at 1263 - 1267 Lombard are not landmarks or listed buildings although they are listed as contributors to a

Board of Supervisors  
January 24, 2011  
Page Four

potential historic district. The public's view from the street of a portion of these buildings would be diminished somewhat: the public would have less of a view of the rear building on the adjacent lot known as 1265 Lombard. However, the setting and feeling of the potential historic district would remain.

V. **THE CITY'S RECORDS DO NOT CONTAIN A DISPUTE AMONG EXPERTS THAT WOULD WARRANT THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT ("EIR").**

Mr. Butler misleadingly states that an EIR is required because a dispute among experts exists as to the effects on the environment. It is true that CEQA requires a lead agency to adopt a conservative view when a disagreement exists among experts. However, the Planning Department's records do not contain a dispute among experts. To the contrary, the Planning Department's experts handling historic review, HPC, and well-respected historic preservation experts Frederick Knapp and William Kostura (the latter of whom was hired to study these lots with funds partly provided by Appellant Butler himself) have found the Property does not contain historic integrity (or have noted it lacks integrity).

Mr. Butler's disagreement with these decisions does not create a "dispute", within the meaning of CEQA, that would automatically trigger an EIR. Further, if Mr. Butler's logic held, then an EIR would be required any time any member of the public disagreed with the City's decision that a property is not a historic resource, even when the City's historic preservation officers, HPC and outside consultants all agree otherwise.

VI. **REDWOOD MORTGAGE HAS TAKEN STEPS TO PREVENT THE BUILDING'S DETERIORATION.**

Appellants would have you believe that Redwood Mortgage was one of the developers of the 1990s project, and imply that our client has held and neglected the site for approximately 14 years (when the former owner began the approval process for its project). However, Redwood Mortgage was a lender and foreclosed on the Property in September 2004, at which time it took steps to protect the building from further deterioration, secure the site, and develop plans for the Property. (See chronology at Exhibit H.)

Redwood Mortgage did not take steps to rehabilitate the building for several reasons: first, the Planning Department supported Redwood Mortgage's plans to demolish the building from the beginning; second, Redwood Mortgage targeted its funds to repairing damages caused by the former owner's work; third, all three adjacent owners and the largest and oldest Russian Hill neighborhood association, Russian Hill Neighbors, support the building's demolition. All this support led Redwood Mortgage to reasonably believe that the approval process would take one to two years and not six years caused by multiple unsuccessful appeals led by adjacent

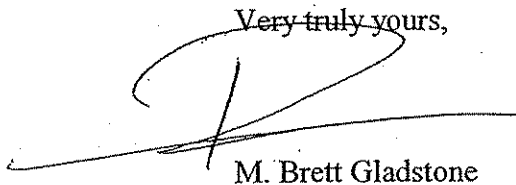
GLADSTONE & ASSOCIATES  
ATTORNEYS AT LAW

Board of Supervisors  
January 24, 2011  
Page Five

resident John Horvers (and his wife), the *only* adjacent resident of the five adjacent residents who formally opposes the Project.

In conclusion, the Property is not historic or a contributor to a potential historic district. Further, the Project will not negatively impact a potential historic district or detract from buildings that contribute to the potential historic district. Therefore, we respectfully request that the Board deny the appeal and uphold the categorical exemption for the Project.

Very truly yours,



M. Brett Gladstone

Enclosures

cc: Tom Burwell  
Charles Bloszies  
Frederick Knapp  
Joseph Butler  
John and Mary Horvers  
Scott Sanchez, Zoning Administrator  
Tara Sullivan  
AnMarie Rodgers  
Shelley Caltagirone  
Tina Tam

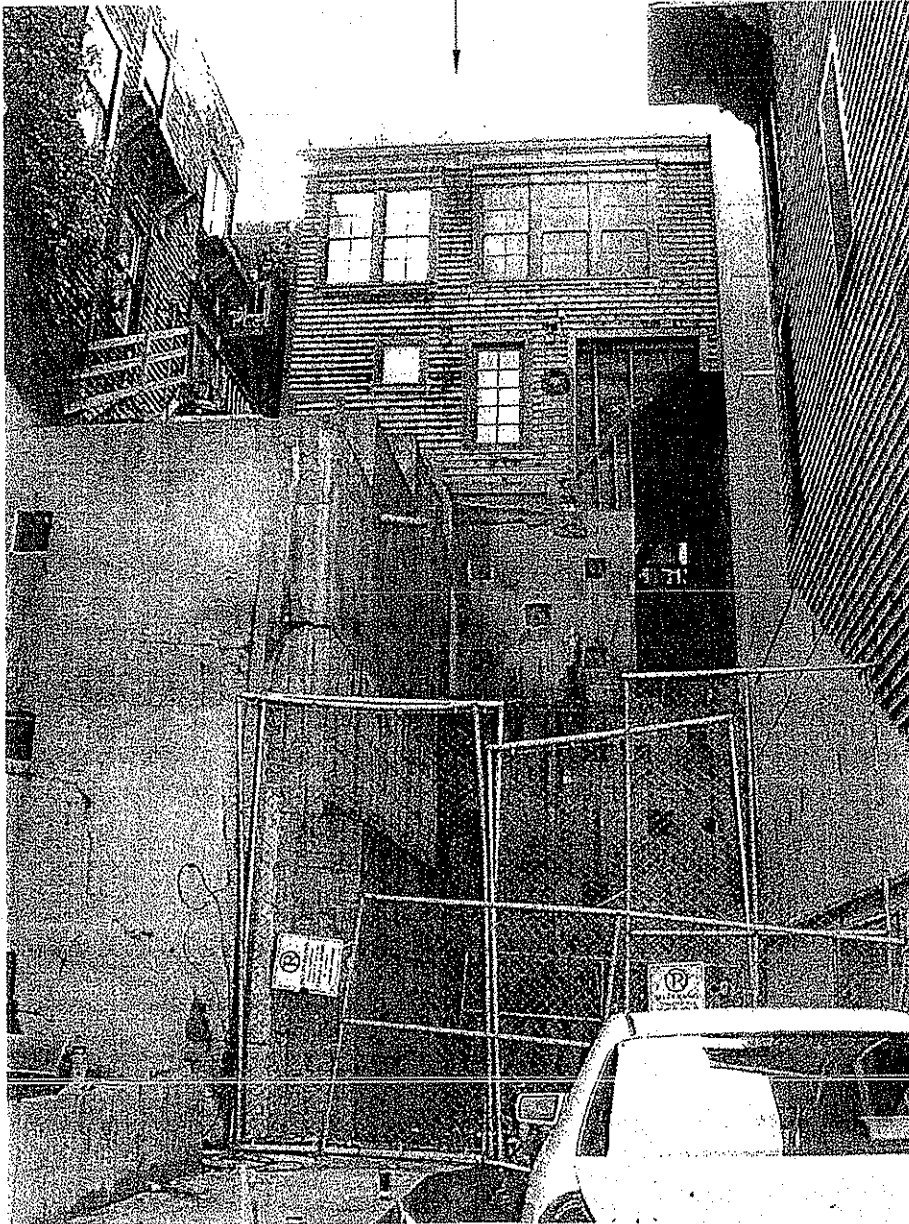
# **EXHIBIT A**

RESIDENTIAL DEVELOPMENT  
1269 Lombard Street

April 2010

Existing Site

PROJECT SITE



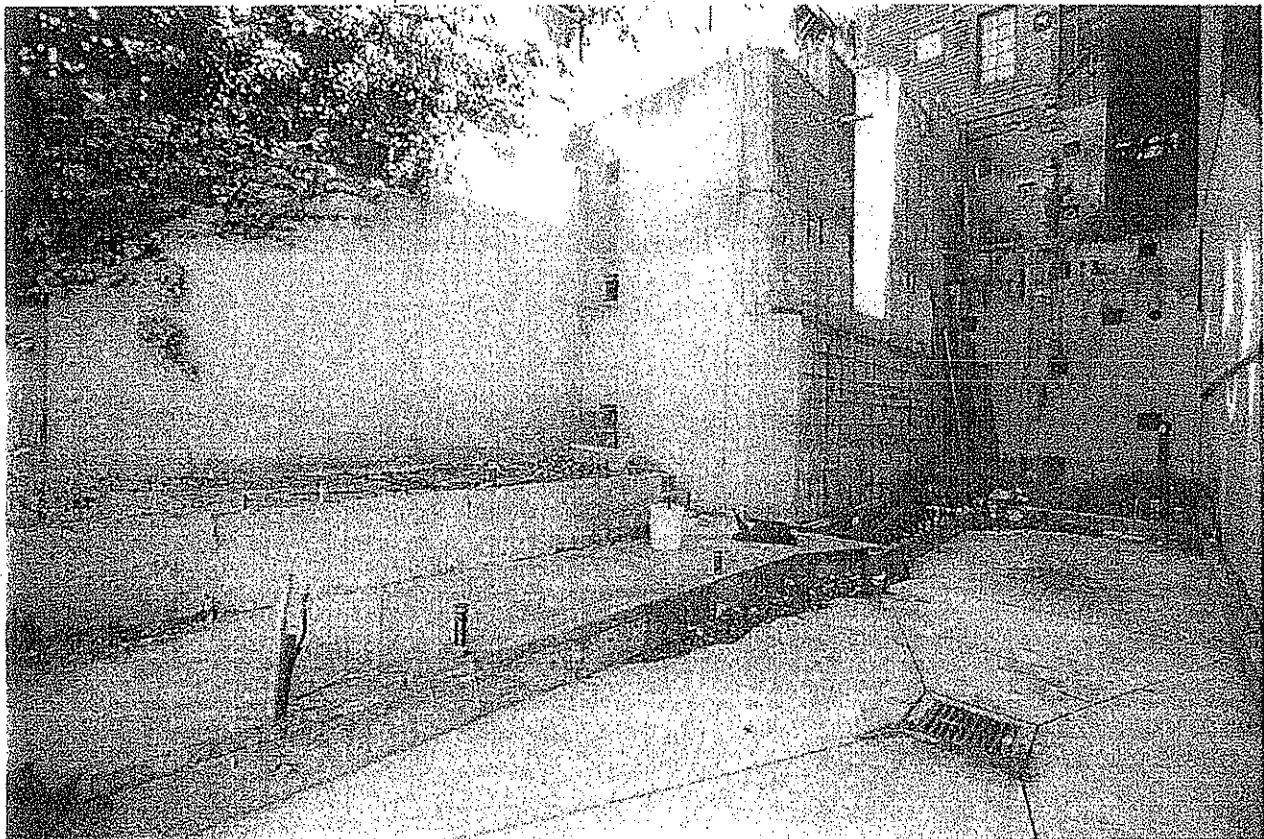


Page 2 of 2

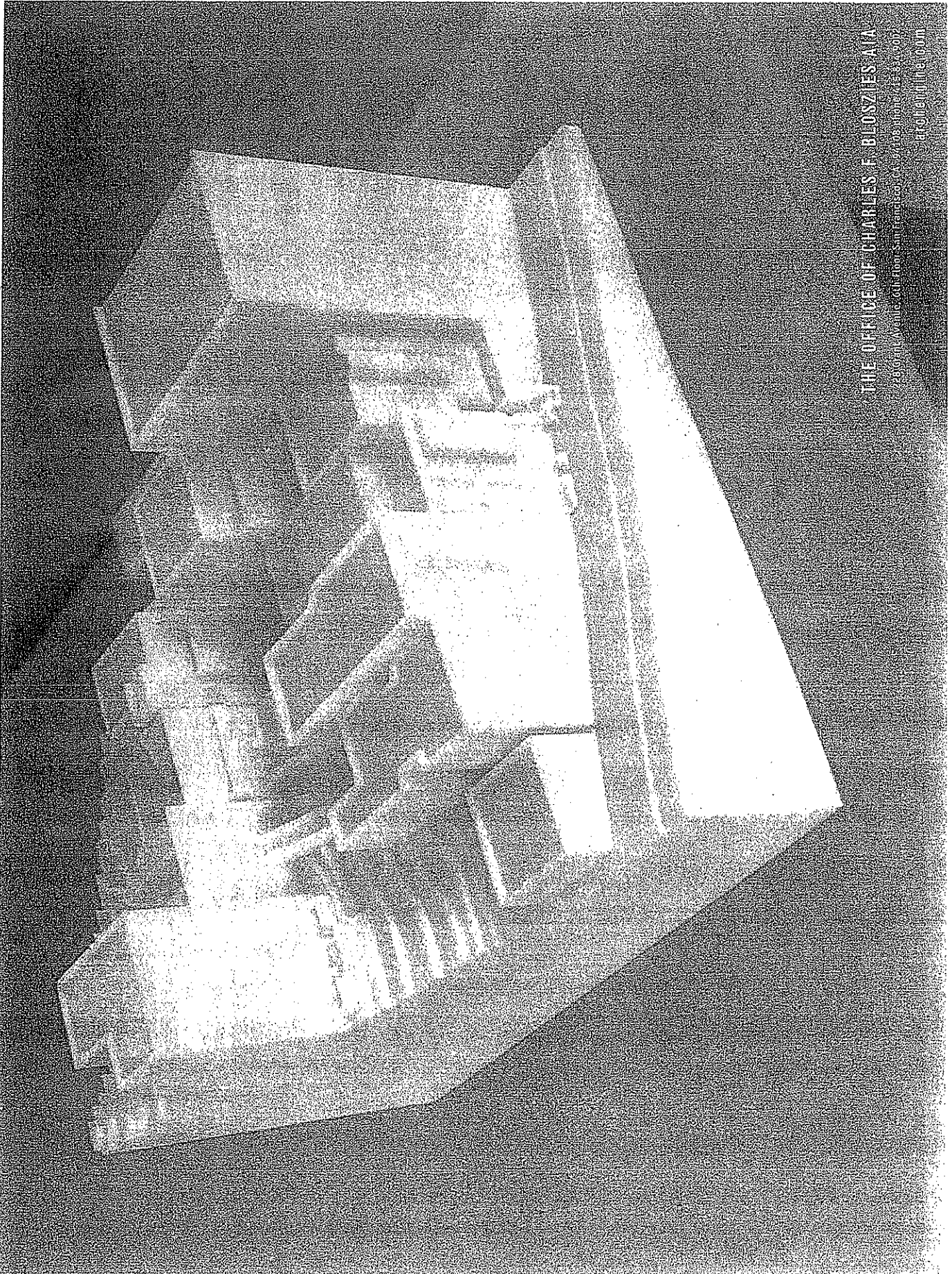
RESIDENTIAL DEVELOPMENT  
1269 Lombard Street

April 2010

Existing Site



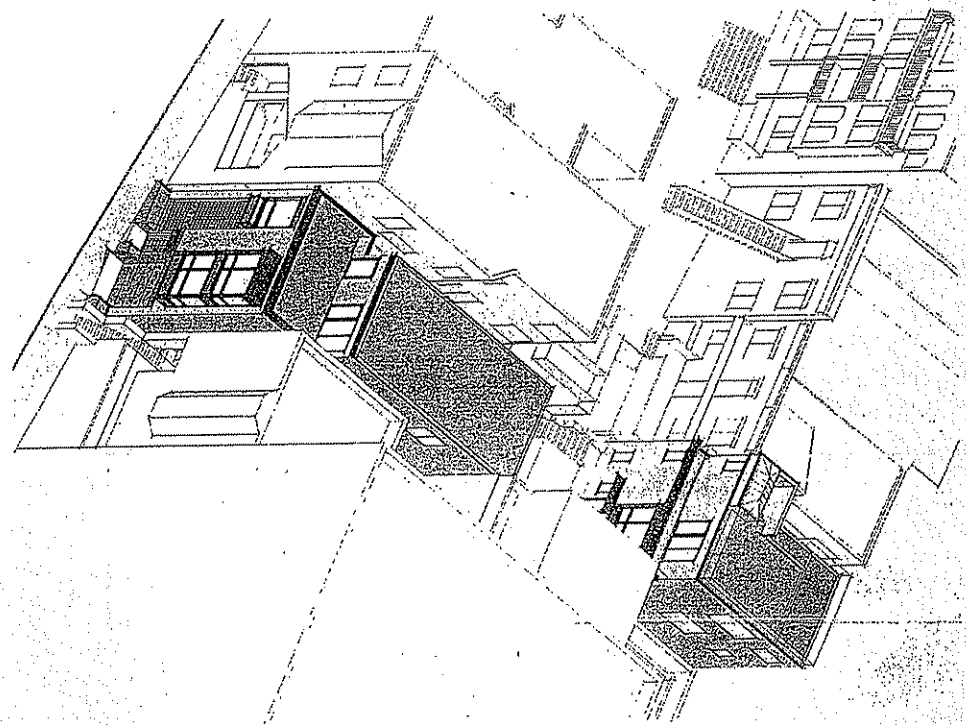
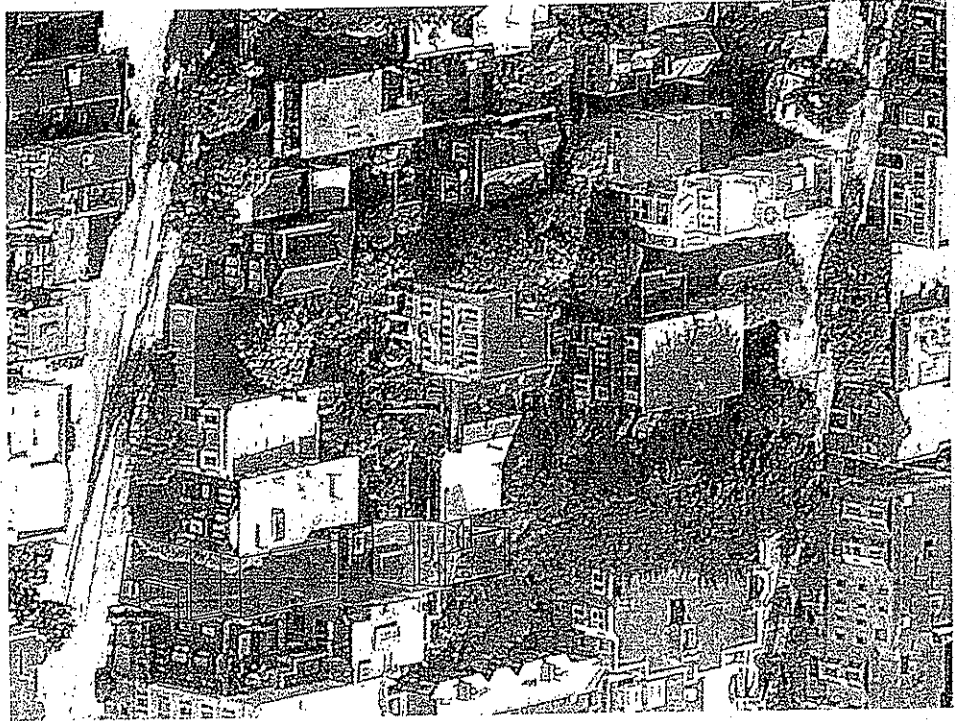
# EXHIBIT B



THE OFFICE OF CHARLES F. BLOSZILLES AIA

2800 Market Avenue, Suite 1000, San Francisco, CA 94103-1000, (415) 398-1000

[architects.com](http://architects.com)



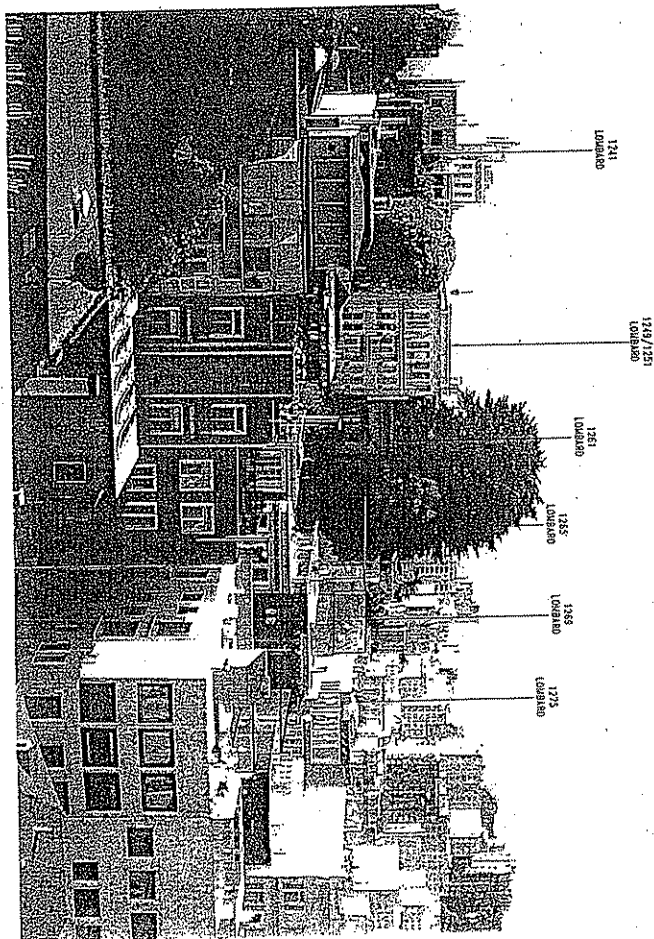
RESIDENTIAL DEVELOPMENT  
 1269 Lombard Street  
 June 2010

Bird's Eye Views

The Office of Charles F. Blosser, AIA, Ltd. | ARCHITECTURE | STRUCTURES | 220 Grant Avenue, San Francisco, CA | tel: 415.834.9007 | fax: 415.834.9007 www.cfbls.com

RESIDENTIAL DEVELOPMENT  
1269 Lombard Street

Bird's-eye view of Reon Buildings



LEGEND

- 1248/1251 LOMBARD: FRANK HORROV'S PROPERTY.
- 1251 LOMBARD: REAR BUILDING ON GREG CAMPBELL'S PROPERTY.
- 1255 LOMBARD: REAR BUILDING ON ADJACENT LOT OCCUPIED BY TENANT/ROBERTSON REVENUE COLLECTOR JOHN HORTON'S (OWNER OF BUILDING, SUPPLIES PRODUCT) SUBJECT PROPERTY
- 1269 LOMBARD: REAR UNIT ON ADJACENT LOT (OWNERS OF BOTH UNITS ON THIS LOT SUPPLYING PRODUCT).
- 1273 LOMBARD:



# EXHIBIT C



**PRESIDENT**

Tina Moylan

**VICE PRESIDENT**

Marvin Frankel

Lydia Pugliese

**SECRETARY**

Kalen Gutierrez

**TREASURER**

Harold Wong

**PAST PRESIDENT**

Bernie Burke

**DIRECTORS**

Steve Kendrick

Carol Ann Rogers

Laurie Petipas

Alison Collins

Sarah Taber

Geoff Barneby

Richard Cardello

**COMMITTEE CHAIRS**

Design, Zoning, and Land Use

Marvin Frankel

History

Al Greening

Communications & Marketing

Open

Safety/NERT/AWARE

Deborah Garofalo

Nominating

Bernie Burke

Social

Michelle Borges

Helen Wills Playground

Alison Collins

Sterling Park

Phoebe Douglass

Membership

Kris Anderson

CSFN

Robert D'Arcy

**ADVISORS**

Lucretia Rauh, Chair

Dian Blomquist

Tim Covington

Jovanna Reilly

Judy Jughans

Robert D'Arcy

Karen Donovan

Helen Doyle

January 20, 2011

President David Chiu

Supervisor Eric Mar

Supervisor Mark Farrell

Supervisor Carmen Chu

Supervisor Ross Mirkarimi

Supervisor Jane Kim

Supervisor Sean Elsbernd

Supervisor Scott Wiener

Supervisor David Campos

Supervisor Mafra Cohen

Supervisor John Avalos

Dear Supervisors,

*Russian Hill Neighbors*, whose mission is to be a voice for residents and merchants on Russian Hill to preserve and advance neighborhood character and quality of life through collaboration, volunteerism, and celebration of community, urges the Board of Supervisors to uphold the Planning Commission's, Board of Appeals and Historical Preservation Committee's majority recommendations to move forward with the current plans for the property at 1269 Lombard Street. This project has been through five hearings and has won at each one.

We were first introduced to this project in 2009 and have tracked it and done due diligence over the past 18 months. I have met with the opponents of this project and walked through the property next door to see the potential impact of the proposed project. Another member of our DZLU committee has done a tour of an adjacent home as well. The property is consistent with the neighboring uphill and downhill properties in that it provides mid-lot open space, while replacing an eyesore lot with an attractive building that is appropriate to the neighborhood.

The 1269 Lombard Street project has the support of the vast majority of immediate neighbors, and all immediately adjacent property owners. It has been reviewed by Russian Hill Neighbors' Design, Zoning and Land Use Committee, RHN Executive Committee and the full Board of Directors, all of whom recommended unanimously its support consistent with our organization's goal of preserving and enhancing the quality of life on Russian Hill. Denial of the appeal will allow the project to go forward and eliminate what has been a very unattractive and potentially dangerous situation that has existed for too many years.

Members of the RHN Board of Directors and Design and Zoning Committee will be present at the Board of Supervisors meeting on February 1<sup>st</sup> and intend to present on this very important project.

Sincerely,

*Tina Moylan*  
Tina Moylan, RHN President

**Rod and Patricia Handeland**  
**2415 Octavia St. San Francisco, CA 94109**  
**415-929-8617, [rpihand@pacbell.net](mailto:rpihand@pacbell.net)**

To: San Francisco Supervisors

From: Rod and Patricia Handeland, Owners of 1263-5-7 Lombard

In 1995-6 the two downhill properties from our 1263-67 Lombard home were sold. Two developers proposed filling nearly all of both properties with new construction. That set off rancorous interchanges between neighbors and developers, while the Planning Department attempted to ensure that plans were consistent with Planning Code as well as responsive to neighbor concerns. This culminated in a Planning Commission decision based on a last minute meeting of a few neighbors and one of the developers while the other was representing the project at the Planning Commission meeting.

As the neighbor and property owner most affected, we were not included in these final discussions, even though we were also the most familiar with the downhill properties. Until we purchased 1263-67 Lombard in 1975, all three properties had been under common ownership for many decades. Uphill property owners who are less affected by 1269-79 plans but have opposed them didn't move into the neighborhood until the 1980's. As may be true with other rushed and pressured sessions with no evaluation, the 1998 Planning Commission decision resulted in:

- Further breaching of mid lot open space at 1269 Lombard. This mid lot open space is the single consistent characteristics of all uphill properties and was initial intruded in 1980 when the 1269 residence was extended forward about 25 feet along it's east property line by a previous owner as part of a building permit to expand the building and enclose an exterior entrance.
- Continuing the easements allowed access to one property through the other.
- Maintaining the open front which provided easy access to all mid-lot uphill open space and facilitated ongoing trespassing, burglary and vagrancy problems.
- Limiting 1269 Lombard construction to extent that it probably wasn't financially viable. This contributed to developer forfeiting property to lender Redwood Mortgage and their current proposal to finally complete the gaping excavation and abandoned building blight that has plagued our neighborhood since 1998.

All these deficiencies have been considered and corrected in the current proposal. Based on working with Redwood Mortgage in their planning and extensive neighbor contact for several years, the only great mistake they made was in their judgment to loan funds to the previous developers. From the time they proposed the plans to complete 1269 Lombard, we have been impressed by their professional approach, quality architecture and other experts, as well as their considerate, patient and sensitive response to neighbors and Russian Hill Neighborhood Association. They have testified to Board of Appeals that with the extensive costs that have been incurred since their original construction loans, they will never come close to breaking even, but feel an obligation to complete the project as tastefully and expeditiously as possible.

All the light, size, height, open space, access, historical and neighborhood character issues of the current proposal have been long discussed and debated. Proposals were modified to both comply with Planning Code requirements and meet individual neighbor and neighborhood concerns and preferences. Our views on each of these important issues are summarized in attached note to Board of Appeals. The modified proposal has been approved by the Planning Department and this led to near unanimous confirmation in both Planning Commission and Board of Appeals decisions.

There are still concerns about completing this project, such as: complexity of building on a steep hill; protection of adjacent properties; retaining wall integrity and drainage. Our understanding is that these are Building Inspection issues rather than planning or land use concerns. We believe it is time to move on to meeting those challenges. We expect that Redwood and their contractors are well equipped and experienced to complete the work and as well as coordinate their efforts effectively with Building Inspection officials. This is important, because after the 1998 decision, work moved ahead without permits and resulted in damages, which Redwood is committed to correct as part of completing the project.

Completing this work as proposed will finally remove the 13 year blight and abandonment, replacing a dangerous eyesore with a tasteful neighborhood addition. It is consistent with all uphill properties and also enhances mid lot light, open space and security to the benefit of all. With near unanimity of both neighbors and City on moving ahead to complete 1269 Lombard as proposed, we should look back on the thorough and decisive analysis of all relevant planning issues and work now to ensure timely and effective completion and correction of this neighborhood problem dating back to the 1990's.

In conclusion, we fondly recall the years when we met, were married in and lived in our 1267 Lombard flat. Through the years since, our two sons have helped us maintain, manage and upgrade our Lombard property. Now that they are grown, each looks forward to an opportunity to live there, just as we did before we moved a few blocks away for more space to raise our family.



Allan Henning  
1275 Lombard Street  
San Francisco CA 94109

06/11/2010

Planning Commission  
City and County of San Francisco  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1269 Lombard Street

Dear Planning Commissioners:

I am the owner of 1275 Lombard and reside in the condominium unit located at 1275 Lombard Street, which is immediately adjacent to the rear of the lot known as 1269 Lombard Street.

I have reviewed the plans, and have listened to Planning Commission tapes of the hearing of April 8, 2010. It seems there are many more people, both in the immediate neighborhood and on the entire hill, who are in favor of the project than those opposed. I very much like the proposed project as long as it continues to be a plan that does not block any of my views or windows.

It seems with the majority of the neighbors in support, the immediate homeowners in support, and with the new owners of the project willing to improve this property, especially on such a well traveled street that it would make sense to move forward with the plan that has gone through planning department, that does work, is attractive and solves the current problem.

I also feel it will enhance the immediate area and remove the current blight.

Sincerely,

Allan Henning



Tim Kasta  
1271 Lombard Street  
San Francisco CA 94109

July 29, 2009

Planning Commission  
City and County of San Francisco  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1269 Lombard Street

Dear Planning Commissioners:

I own and reside in the condominium unit located at 1271 Lombard Street, which is immediately adjacent to 1269 Lombard Street.

I have reviewed the plans and had many conversations with the owner about the proposed demolition and construction work on this property. I support the project. It is well-designed and blends in with the surrounding homes. The previous owner abandoned work on the property leaving a large and unsightly excavated site. We are looking forward to work on the site finally being completed and the property restored to a residential character.

Sincerely,



Tim Kasta

# EXHIBIT D



## SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

DATE: June 23, 2010  
TO: Planning Commission  
CC: Historic Preservation Commission  
FROM: Shelley Caltagirone, Preservation Planner, (415) 558-6625  
RE: Meeting Notes from the June 2<sup>nd</sup> Hearing  
1269 Lombard Street  
Case No. 2009.0443DD/2010.0165DD

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

Reception:  
415.558.6378

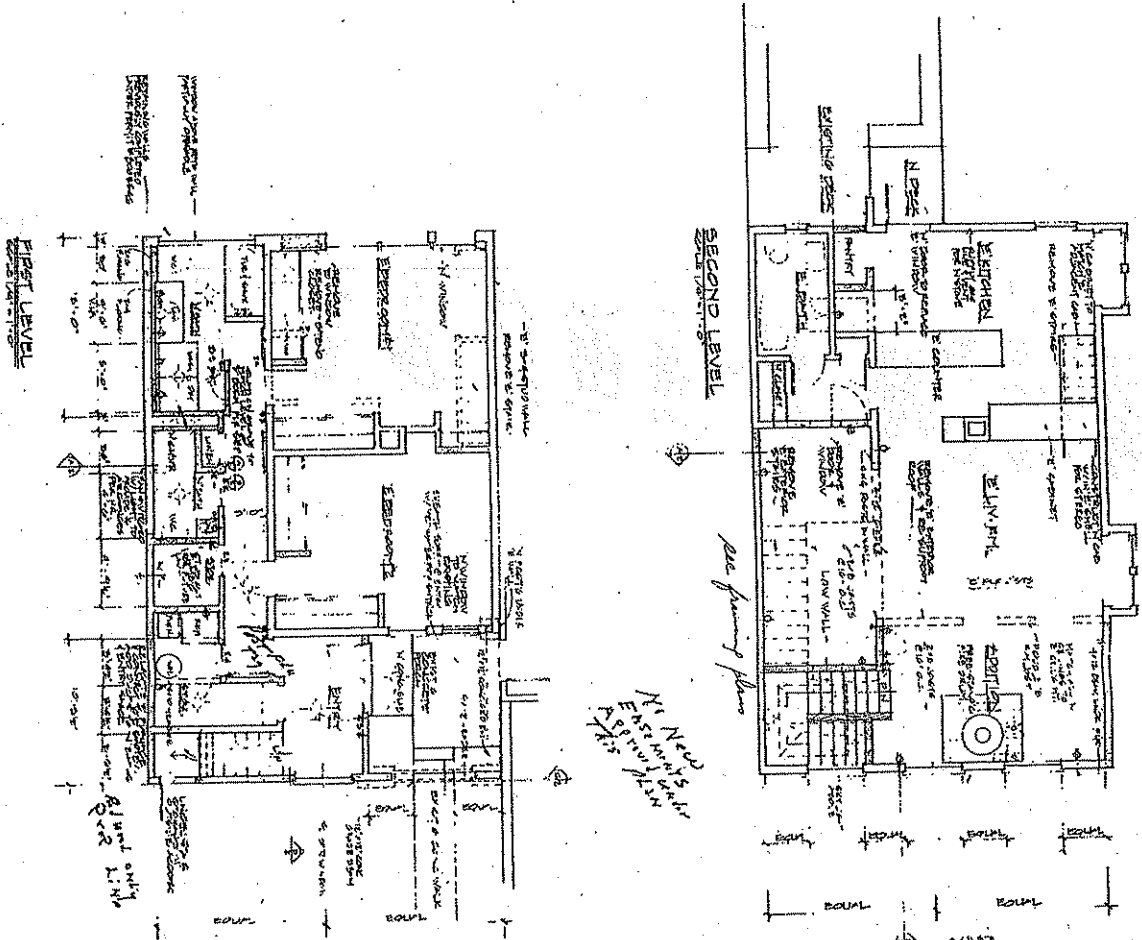
Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

Below is a summary prepared by Planning Department Preservation Staff of the Historic Preservation Commission (HPC) comments on the proposed project at 1269 Lombard Street.

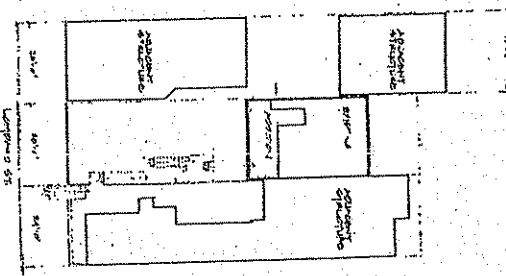
- The HPC found that the subject property does not retain historic integrity and is not a historic resource.
- The HPC suggested that the spacing of buildings on the subject block could be an important characteristic of the potential historic district and suggested that the *Slope of Russian Hill* historic context statement be reviewed for further description of this characteristic of the district.
- The HPC suggested that that single-property ownership of 1269 Lombard Street and the adjacent properties should be identified as part of the historic significance of the potential historic district.
- The HPC thanked the Planning Commission for requesting their review of this historic resource issue.

# EXHIBIT E



8002947/2

SITE PLAN



REVISION  
 RECEIVED  
 MAY 24 1988  
 10:00 AM

Charles W. Fleck

EX-100 SKYLINE  
 1001 LOMBARD ST. SAN FRANCISCO, CA

ALLIED  
 1001 LOMBARD ST.

4-3-88  
 3-1-88

NORTH ELEVATION

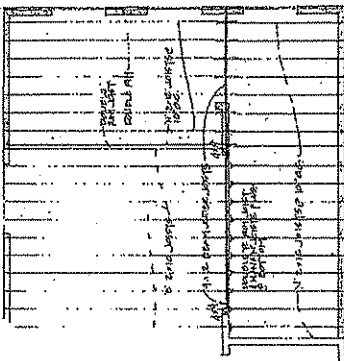
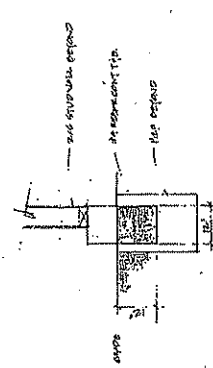
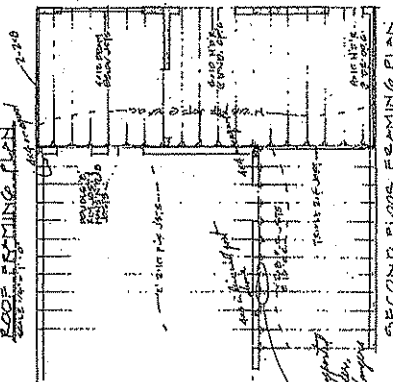
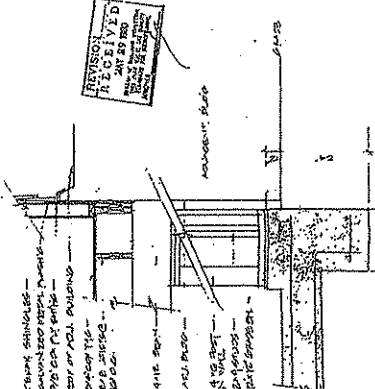
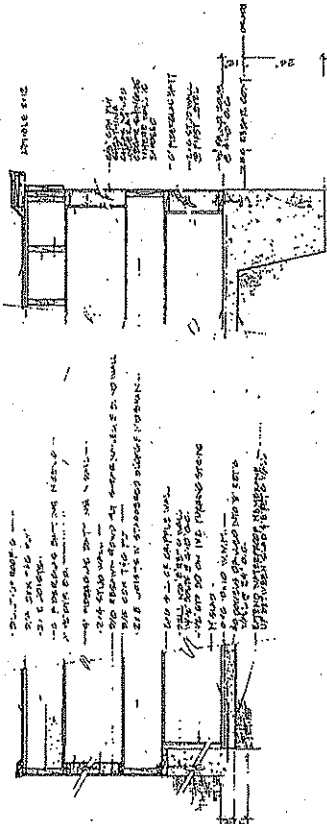
justify the support  
 by the well under.  
 surface cannot hang  
 next to water

D) SECTION THRU GRADE BEAM

A SLIP & RETAINING WALL

2) 54000

PIERCE PT. LADYTP.

[illegible]

*(Signature)* sm/b

800 2947

57

FB-501a  
X  
CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS  
BUREAU OF BUILDING INSPECTION  
Application Number 800 2947

**CERTIFICATE OF FINAL COMPLETION  
AND OCCUPANCY**

(NOTE: A separate PERMIT OF OCCUPANCY is required for buildings with a class H occupancy)

Location 1269 Lombard st  
House Number (Street or Avenue) (Metes & Bounds, if Applicable)

Type of Bldg. 5m 2 story Occupancy T one family  
Description of Construction add back laundry & bathroom

The hereinabove described construction is completed and conforms to Ordinances of the City and County of San Francisco and Laws of the State of California effective as of the date on which the hereinabove mentioned application for building permit was filed and proposed occupancy is approved in pursuance to Sec 306.C, Article 3 Chapter I, Part II of the San Francisco Municipal Code.

NOTE BEFORE CERTAIN AREAS ARE OCCUPIED AND BEFORE CERTAIN BUSINESSES, ENTERPRISES OR ACTIVITIES ARE CONDUCTED, SEPARATE AND ADDITIONAL LICENSES AND PERMITS MAY BE REQUIRED IN ACCORDANCE WITH PART III OF THE SAN FRANCISCO MUNICIPAL CODE AS WELL AS OTHER APPLICABLE CODES

Approved: 12-1- 1980  
BUREAU OF FIRE PREVENTION & PUBLIC SAFETY  
Approved: Int Reg 1980  
DEPT. OF PUBLIC HEALTH

This certificate posted on 12-1- 80  
SUPERINTENDENT, BUREAU OF BUILDING INSPECTION  
By 100 [signature]  
Building Inspector



OFF  
OPY

5A1

DEPARTMENT OF PUBLIC WORKS  
BUILDING INSPECTION

DISTRIBUTED BY CUSTOMER SERVICE DIVISION

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

# APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

APPLICATION FOR PERMIT MADE TO THE DEPARTMENT OF PUBLIC WORKS  
OF SAN FRANCISCO FOR CONSTRUCTION TO BE IN ACCORDANCE WITH  
THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING  
TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH  
APR 7 1980

(1) STREET ADDRESS OF JOB:  
1269 LOMBARD SAN FRANCISCO  
\$35,000  
(2) ESTIMATED COST OF JOB:  
5/23  
ZH - Z

DATE: 4-4-80  
PERMIT NO.: 460746  
RECEIPT NO.: 91180  
ISSUED: 4-7-80

DESCRIPTION OF EXISTING BUILDING									
(1A) TYPE OF CONSTR. 1-4 <input checked="" type="checkbox"/> 1	(2A) NUMBER OF STORIES OF OCCUPANCY: 2	(3A) NUMBER OF BASEMENTS AND CELLARS: 0	(4A) PRESENT USE: SINGLE FAMILY	(5A) BLDG. CODE OCCUP. CLASS: 7	(6A) NO. OF DWELLING UNITS: 1				
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION									
(1B) TYPE OF CONSTR. 1-4 <input checked="" type="checkbox"/> 1	(2B) NUMBER OF STORIES OF OCCUPANCY: 2	(3B) NUMBER OF BASEMENTS AND CELLARS: 0	(4B) PROPOSED USE: SINGLE FAMILY	(5B) BLDG. CODE OCCUP. CLASS: I	(6B) NO. OF DWELLING UNITS: 1				
(7A) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO EXISTING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(8A) IF YES, STATE NEW HEIGHT AT CENTERLINE OF FRONT: FT.	(9A) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENDING TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(10A) IF YES, STATE NEW GRADING FLOOR AREA: SQ. FT.	(11A) WILL SIDEWALK DRIVE SURROUNDING SPACE BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12A) WILL BUILDING EXTEND INTO ADJACENT PROPERTY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
(13A) ANY OTHER EXISTING BUILDING, OR PART OF YES, SHOW ON EXISTING PLAN: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(14A) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(15A) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(16A) PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(17A) WILL STREETS/SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18A) WILL STREETS/SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
(19) GENERAL CONTRACTOR: METAMORPHOSIS CONST. CORP. ADDRESS: 3099 TELEGRAPH BERKELEY PHONE: 545-2393 CALIF. LICENSE NO.									
(20) ARCHITECT OR ENGINEER (DESIGN) <input type="checkbox"/> CONSTRUCTION <input checked="" type="checkbox"/> ADDRESS: PHONE: CALIF. CERTIFICATE NO.									
(21) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESCRIPTION IF ANY, IF THERE IS NO BRANCH DESCRIPTION LEADER, ENTER "UNKNOWN") ADDRESS:									
(22) OWNER - (CHECK CROSS OUT ONE) ADDRESS: PHONE (FOR CONTACT BY BUREAU): CHARLES & KATHLEEN BLACKMER 1269 LOMBARD CHUCK=435-1484 KATHLEEN=781-2500									
(23) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION REFERENCE TO PLANS IS NOT SUFFICIENT: ADD BATHROOM DOWNSTAIRS ADD INTERIOR STAIRWAY CONSTRUCT NEW FOUNDATION ON SE CORNER & E. WALL									

## IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See Sec. 103, 104A, 104B, 104C, 502, 502.1, San Francisco Building Code and Sec. 104, San Francisco Housing Code. No portion of building or structure or scaffolding used during construction, to be clear 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.  
Pursuant to Sec. 302A.1, San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.  
Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.  
ANY STRUCTURAL REPAIRS REQUIRED HEREIN OR BY CODE MAY BE APPEALED.  
BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.  
REMOVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE ELECTRICAL WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (15) (16) (17) (20) (21) or (22). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.  
In drawings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX:  
☒ OWNER ☐ ARCHITECT ☐ ENGINEER  
☐ LESSEE ☐ AGENT WITH POWER OF ATTORNEY  
☐ CONTRACTOR ☐ ATTORNEY IN FACT

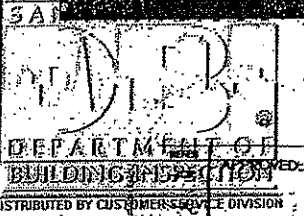
## APPLICANT'S CERTIFICATION

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

## NOTICE TO APPLICANT

**HOLD HARMLESS CLAUSE:** The Permittee(s) by acceptance of this permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions.  
In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate from (IV) or (V) or (VI) below, whichever is applicable. If however, item (VI) is checked then item (V) must be checked as well. Mark the appropriate method of compliance below:  
( ) I. Certificate of Consent to Self-insure issued by the Director of Industrial Relations.  
( ) II. Certificate of Workmen's Compensation Insurance issued by an admitted insurer.  
( ) III. An exact copy or duplicate of (II) certified by the Director or (II) certified by the insurer.  
( ) IV. The cost of the work to be performed is \$100 or less.  
(X) V. I certify that in the performance of the work for which this Permit is issued, I will not employ any person in any manner so as to be subject to the workman's compensation laws of California. I further acknowledge that I understand, in the event that I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.  
( ) VI. I certify as the owner or the agent of the owner that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or prior to the commencement of any work will file, with the Central Permit Bureau evidence that workman's compensation insurance is carried.

APPLICANT'S SIGNATURE: Charles Blackmer DATE: 4/4/80



CONDITIONS AND STIPULATIONS

<p><i>Supplemental notes</i></p> <p><i>12/16/12</i></p> <p>BUILDING INSPECTOR, BUREAU OF BLDG. INSP.</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p><i>no entry to work</i></p> <p>NOTIFIED MR. _____</p> <p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<p>APPROVED: <i>For work stated. No change in occupancy allowed</i> RH-2</p> <p><b>FOR SINGLE FAMILY USE ONLY</b></p> <p>CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW</p> <p><i>Shirley Beane</i> JUN 21 1988</p> <p>DEPARTMENT OF CITY PLANNING</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<p>APPROVED: _____</p> <p>BUREAU OF FIRE PREVENTION &amp; PUBLIC SAFETY</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<p>APPROVED: _____</p> <p><i>W. J. ...</i> 5-30-80</p> <p>CIVIL ENGINEER, BUREAU OF BLDG. INSPECTION</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<p>APPROVED: _____</p> <p>BUREAU OF ENGINEERING</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<p>APPROVED: _____</p> <p>DEPARTMENT OF PUBLIC HEALTH</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<p>APPROVED: _____</p> <p>REDEVELOPMENT AGENCY</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<p>APPROVED: <i>check</i></p> <p><i>John ...</i> 12-1-80</p> <p>RESIDENTIAL ENV. INSPECTOR, DIV. OF APT. &amp; HOTEL INSP., D.C.C.</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>

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

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

NUMBER OF ATTACHMENTS ☐

*John ...*  
SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE



OWNER OR LESSEE <b>Blackmer</b>		JOB LOCATION <b>1269 Lombard St.</b>		APP. NO. <b>8002947</b>		
OWNER OR LESSEE'S ADDRESS <b>Same</b>		BLOCK - LOT <b>433-1484</b>		HOUSE NO.		
ESTIMATED COST <b>\$35,000</b>		DATE APPLICATION <b>4-480</b>				
PERMIT NO. <b>1980</b>		PERMIT NO. <b>460741</b>		INSPECTOR <b>Peters</b>		
ERECT/ALTER	BLDG. TYPE	OCCUPANCY		PLANS	NUMBER OF	
		CODE	DESCRIPTION		STORIES	FAM.
<b>Alt</b>	<b>5</b>	<b>I</b>	<b>Dwg</b>	<b>2</b>	<b>2</b>	<b>1</b>
CONTRACTOR <b>Metamorphosis Const. Corp.</b>		ADDRESS <b>3099 Telegraph</b>		ADDRESS <b>548-2393</b>		
ARCHITECT		ADDRESS		ADDRESS		
ENGINEER		ADDRESS		ADDRESS		
<b>add bathroom lower level add interior stairs</b>		<b>JUN 3 1980</b>		BUILDING RECORD DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO		
OWNER OR LESSEE	JOB LOCATION	BUILDING INSPECTION JOB CARD	APP. NO.			
<b>Blackmer</b>	<b>1269 Lombard St.</b>		<b>8002947</b>			



# EXHIBIT F

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 1269 Lombard Street

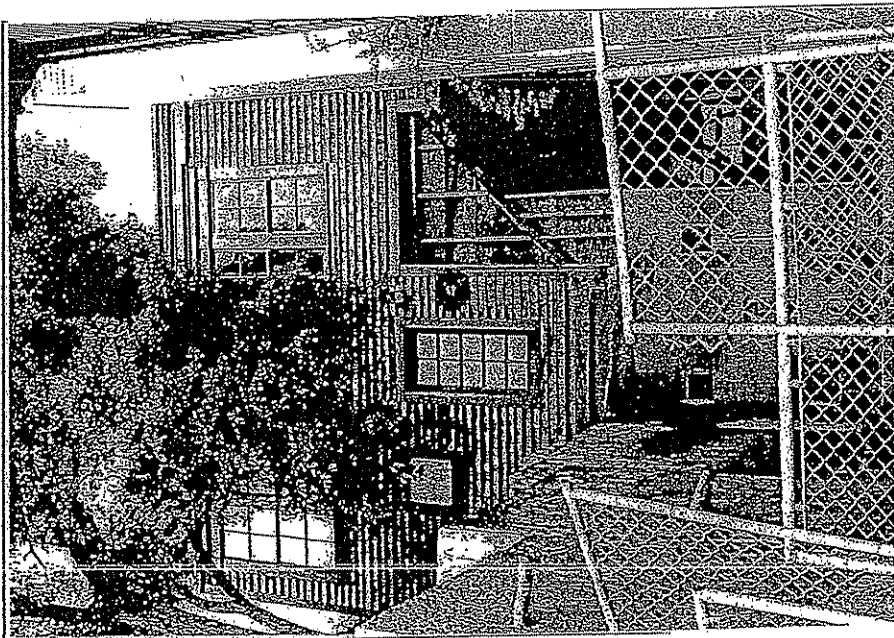
P1. Other Identifier: \_\_\_\_\_  
P2. Location: ☐ Not for Publication ☒ Unrestricted \*a: County San Francisco  
and (P2c, P2e, and P2b or P2d. Attach Location Map as necessary.)  
\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_ B.M.  
c. Address 1269 Lombard Street City San Francisco Zip 94109  
d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
\*e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
Block 501, lot 23

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Although this wood-framed house was built in 1876; its façade was completely remodeled in a Neo-Italianate and Shingle style in 1975-1980. It is two stories in height, is clad in wooden shingles, and has a profiled and paneled cornice at the top of the house. Windows are paired and tripartite, and double-hung, with four-over-four sash and broad wooden frames. The first story door is wooden and has full-length glazing divided by muntins into ten lights. A large open portal is to the right of this doorway. The portal and the door both overlook a large open pit that is the result of excavation that was performed in the late 1990s. This pit has concrete retaining walls and is enclosed behind a chain link fence.

\*P3b. Resource Attributes: (List attributes and codes) HP3 — house

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:  
(View, date, accession #)  
View looking south, September 2006

\*P6. Date Constructed/Age and Source: ☒ Historic  
☐ Prehistoric ☐ Both  
1876; title search, city directory listings

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

\*P8. Recorded by: (Name, affiliation, and address)

William Kostura

P. O. Box 60211

Palo Alto, CA 94306

\*P9. Date Recorded: \_\_\_\_\_

October 2006

\*P10. Survey Type: (Describe)  
intensive

P11. Report Citation\*: (Cite survey report and other sources, or enter "none") William Kostura. The West Slope of Russian Hill: A Historical Context and Inventory of Historic Resources for Residential Buildings around Lombard and Larkin Streets. 2006.

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

\*Required Information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 6

\*Resource Name or # (Assigned by recorder) 1269 Lombard Street

B1. Historic Name: David Brown house

B2. Common Name: \_\_\_\_\_

B3. Original Use: residential

B4. Present Use: residential

\*B5. Architectural Style: Neo-Italianate, with wood shingles added

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The house was built in 1876. The façade was completely remodeled in 1975-1980. The yard in front of the house was excavated in the late 1990s.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

none

B9a. Architect: none (1876); unknown (1975-1980)

b. Builder: David Brown (1876)

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_

Property Type \_\_\_\_\_

Applicable Criteria n/a

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

A carpenter and native of England named David Brown purchased this empty lot in 1876 and in that year built a house here for himself and his wife Rosa, also known as Rose. He continued working as a carpenter through the 1890s and became semi-retired in about 1900. He lived here until his death in ca. 1914, and Rosa remained at this residence until 1920, when she sold the property to Elton and Heloise Davis, who lived next door at 1271-1275 Lombard. Heloise Davis retained ownership until 1971.

In 1975 and 1979-1980 new owners remodeled the entire façade of the house. The remodeling was sympathetic to the original, and the new exterior was shingled, but very little of the original fabric or design was retained. The cornice, windows, and door were all new, and their position or arrangement

(See Continuation Sheet, page 3.)

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

\*B12. References:

See Continuation Sheet, page 3.

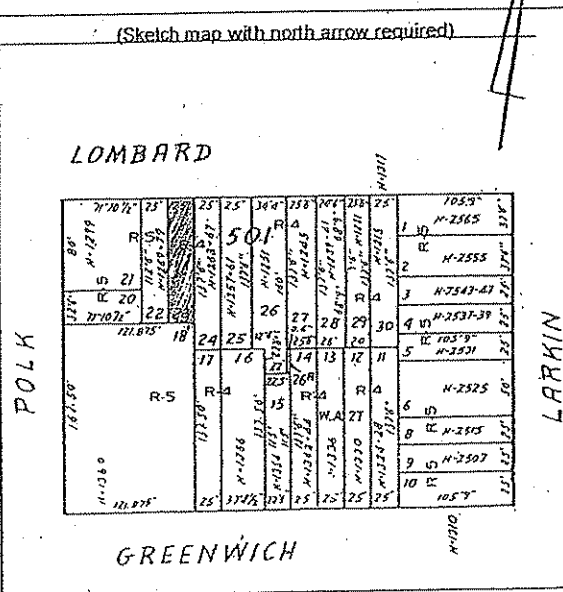
B13. Remarks:

\*B14. Evaluator: William Kostura

Date of Evaluation: October 2006

(This space reserved for official comments.)

(Sketch map with north arrow required)



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

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

Page 3 of 4  
Recorded by William Kostura

Resource Identifier: 1269 Lombard Street  
\*Date October 2006    ☒ Continuation    ☐ Update

**History (continued)**

is different from that of the original ones. A comparison of photos before and after the remodeling reveals that the design of the new cornice is slightly different from the original, and that of the windows, while of high quality, is very different.

In the late 1990s new work was commenced on this house and was never completed. Excavation of most of the front yard was performed, but new construction that would fill this area was not done.

**Integrity**

Due to the work that was performed in 1975, 1979-1980, and the late 1990s, this property has lost integrity of design, materials, workmanship, feeling, and association. The house has never been moved, so it retains integrity of location. The neighborhood has changed little since the 1920s, so the property retains integrity of setting dating back to the 1920s.

**Evaluation**

Due to very substantial loss of integrity, this house has no potential for eligibility to the California Register, under criteria 1, 2, or 3, neither individually nor as a contributor to a potential historic district that has been identified in the vicinity.

**References**

Spring Valley Water Company ASI (Application for Service Installation). Available at the San Francisco Water Department. The ASI for this property shows that water was installed for David Brown in 1878.

*San Francisco Real Estate Circular*, June 1876. Sale of this lot for \$750. The corresponding listing of the sale of this property, identifying the seller and buyer, could not be found in the *San Francisco Newsletter*, but they must have been J. E. Foye and David or Rosa Brown, respectively.

San Francisco city directory listings for David and Rosa Brown, 1877-1920. David Brown is first shown as living here in the 1877 directory, indicating that this house was built in 1876.

Junior League file for 1269-1279 Lombard. At the San Francisco History Center, Main Library.

Sales Ledgers, 1920. At the Recorder-Assessor's office, City Hall.

Charles and Kathleen Blackmer. Telephone interviews by William Kostura, November 1985.

1880 U. S. Census, Enumeration District 195.      1900 U. S. Census, Enumeration District 224.

1910 U. S. Census, Enumeration District 265.      1920 U. S. Census, Enumeration District 175.



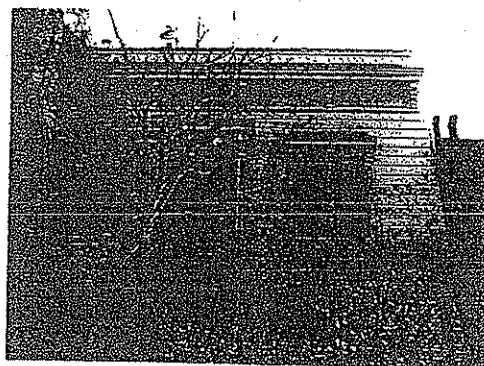
*David Brown – carpenter  
1269 Lombard Street  
1876-1920 (44 years)*

David Brown and his wife Rosa were also natives of England. He came to San Francisco in the 1860s and lived at three locations on Russian Hill before buying a lot and building a home on the 1200 block of Lombard Street in 1876. The Browns were then ages 42 and 24, respectively, and they stayed for the rest of their lives. He died in 1914, and she in about 1920, after 44 years of residency here. Their home, now numbered 1269 Lombard, still stands, but its façade had been completely remodeled, and the front yard has been excavated.



*John Ambrose – carpenter  
1261 Lombard Street  
1876-1892 (16 years)*

The third Englishman, John Ambrose built his house in 1876, at age 24, and lived here with his wife Charlotte (a native of Illinois) and their two daughters for sixteen years. Their flat-front Italianate house is essentially unchanged on the exterior, and is one of the three best examples of 19<sup>th</sup> century architecture remaining in the study area.



*Charles Tidd – carpenter  
2614 Polk Street (site of today's #2652)  
1877-ca. 1897 (20 years)*

The fourth carpenter to build in this block, Charles Tidd, was a native of Maine. He moved first to Illinois, and then in 1868 to San Francisco, where he and his wife Caroline lived at several North Beach addresses before buying land and building a house in 1877, at 2614 Polk Street, between Greenwich and Lombard. Tidd always worked as a carpenter. He must have worked at times in the employ of building contractors, but he is known to have built at least one house as a contractor himself, and one house speculatively on his own account. In 1876, just before he built his own house, he built the home of his next door neighbor, Nelson Hawks, at 2612 Polk. Hawks' diaries survive, and are at the California Historical Society. An October 1876 entry reads "I let a contract to Charles Tidd to build my house for \$1700. He got it done in October. He acted very mean and didn't do a good job."

# EXHIBIT G

RESIDENTIAL DEVELOPMENT  
**1269 Lombard Street**  
 January 2011

Site Plan

**Project Summary**

Lot Area = 2,812 SF

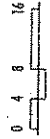
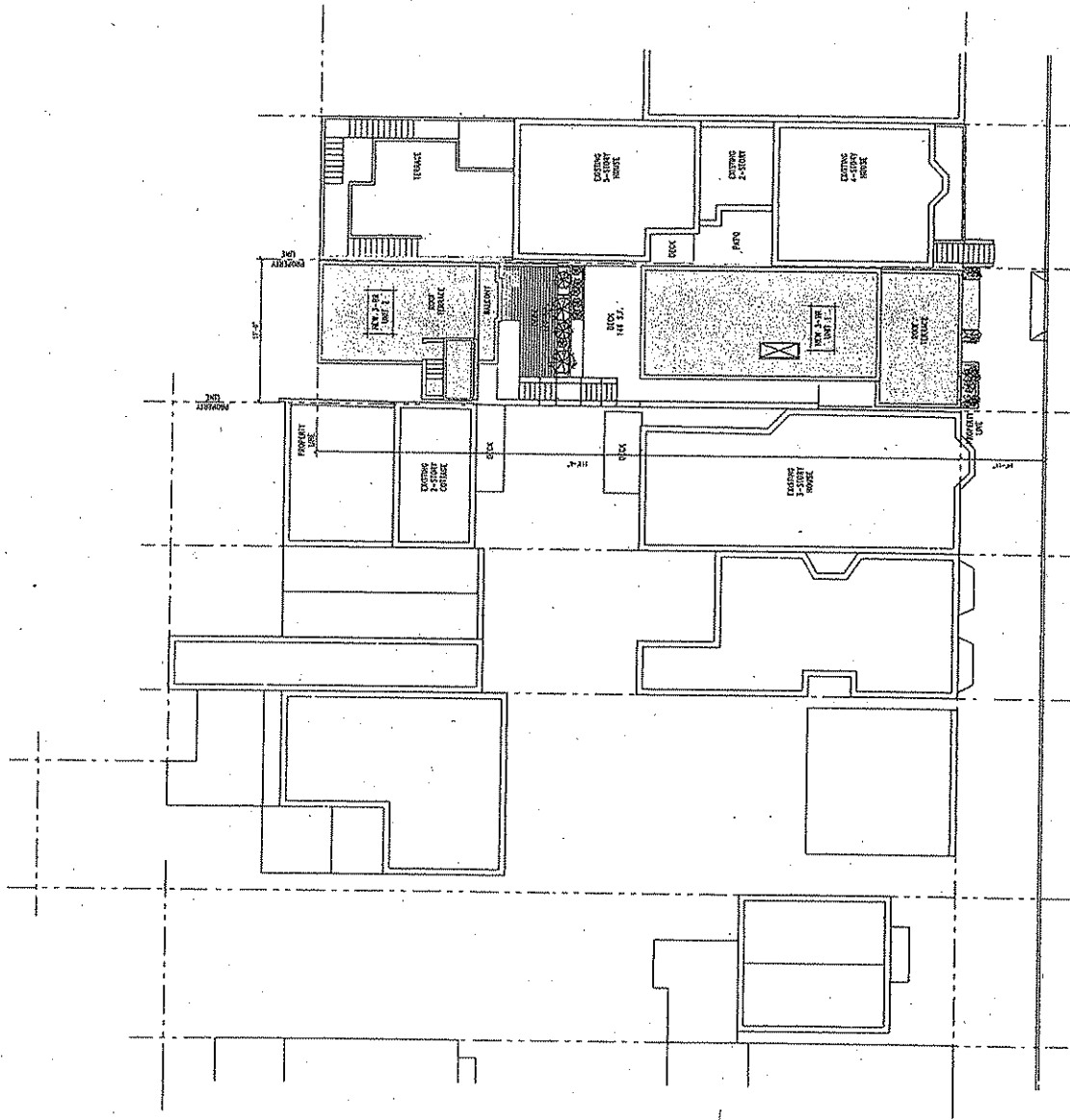
**3 BEDROOM FRONT UNIT**  
 Gross Area = 2,800 sf

**3 BEDROOM REAR UNIT**  
 Gross Area = 1,830 sf

Garage = 675 sf

Common Area = 600 sf

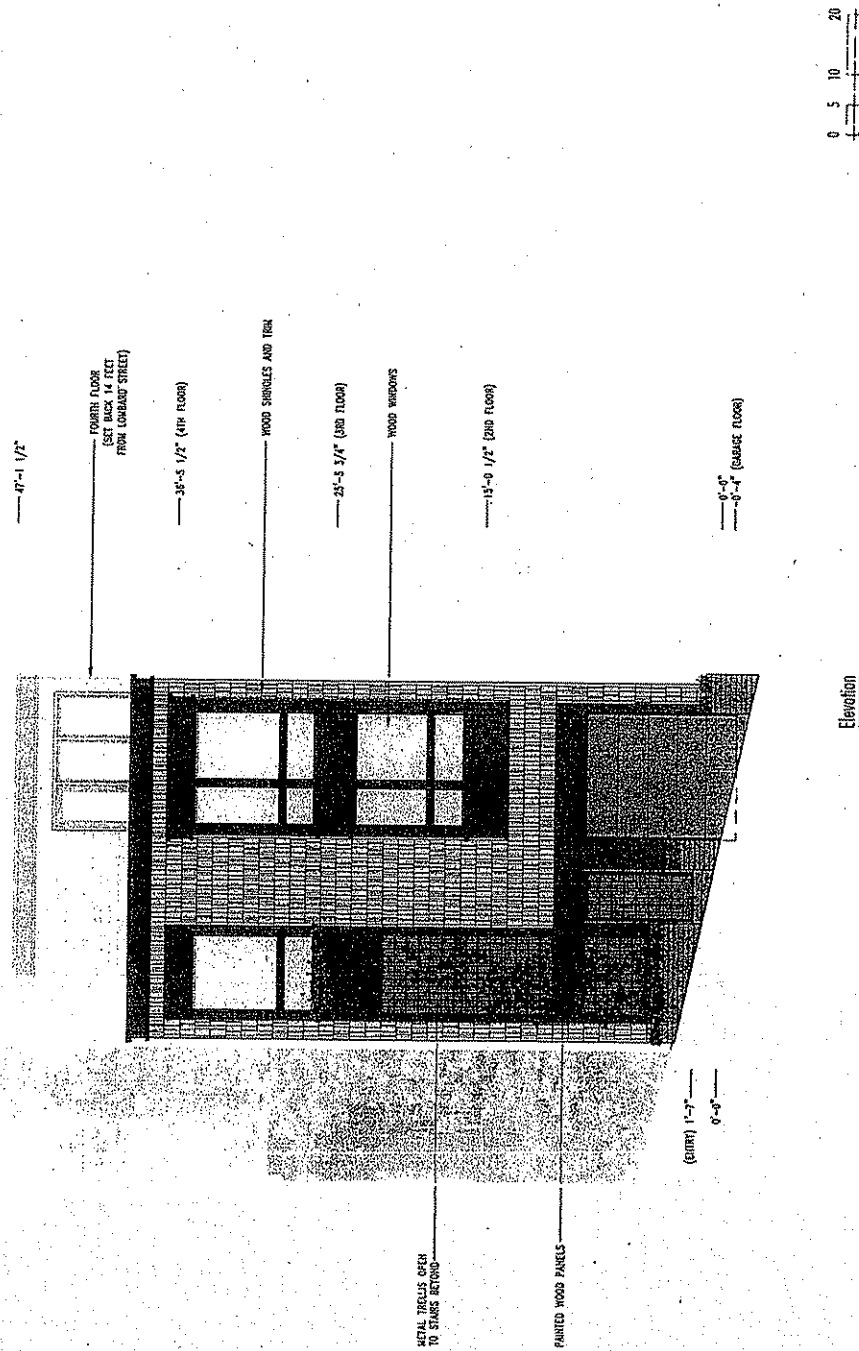
**Total Gross Area = 5,905 sf**



The Office of Charles F. Blaszyk, AIA, Ltd. | ARCHITECTURE | STRUCTURES | 228 Grant Avenue, San Francisco, CA | Tel: 415.834.9002 | Fax: 415.834.9007 www.cfblaszyk.com

RESIDENTIAL DEVELOPMENT  
 1269 Lombard Street  
 June 2010

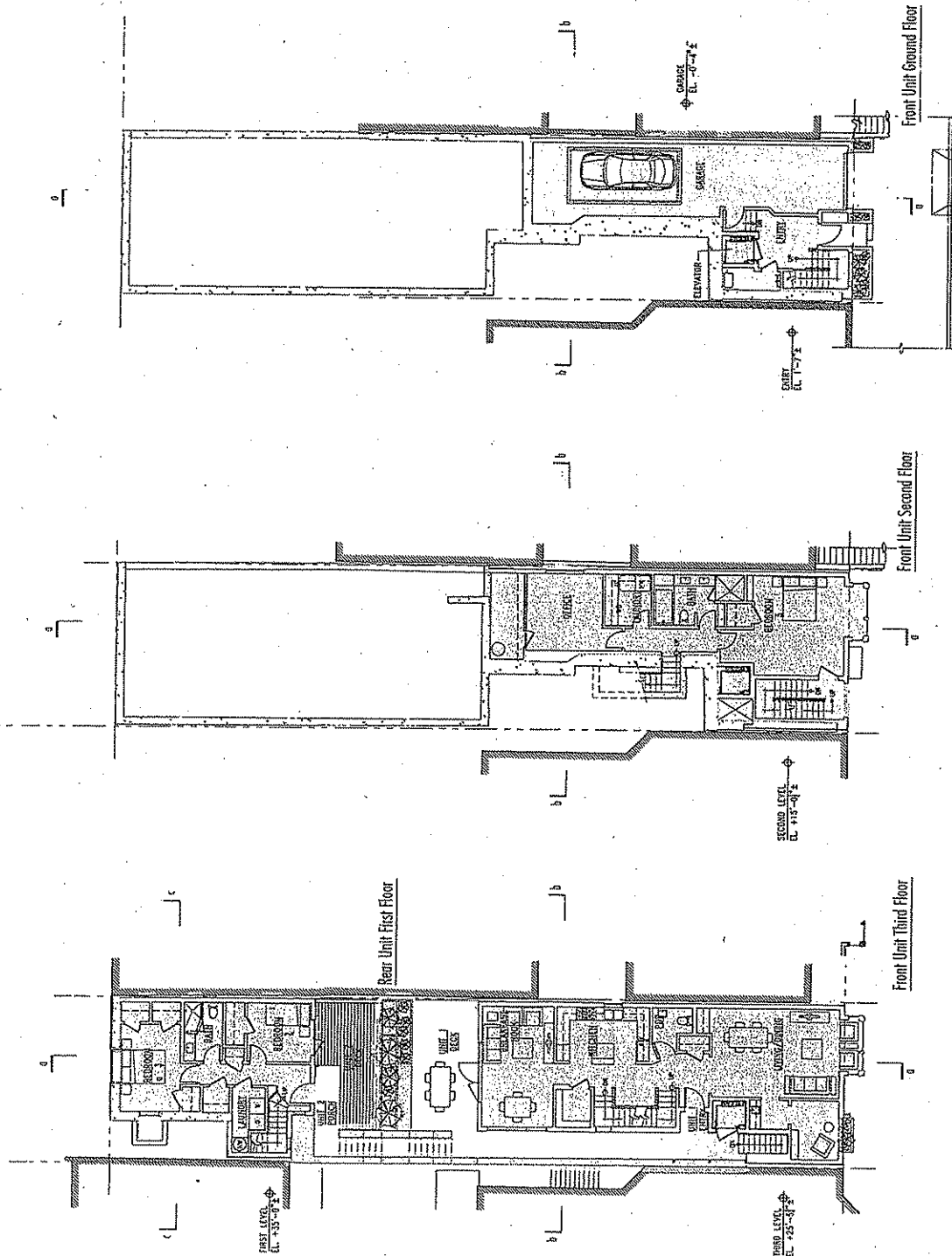
Proposed Lombard Street Facade



The Office of Charles F. Blosziles, AIA, Ltd. | ARCHITECTURE | STRUCTURES | 228 Grant Avenue, San Francisco, CA | tel: 415.634.9002 | fax: 415.834.9007 www.archengino.com

RESIDENTIAL DEVELOPMENT  
**1269 Lombard Street**  
 January 2011

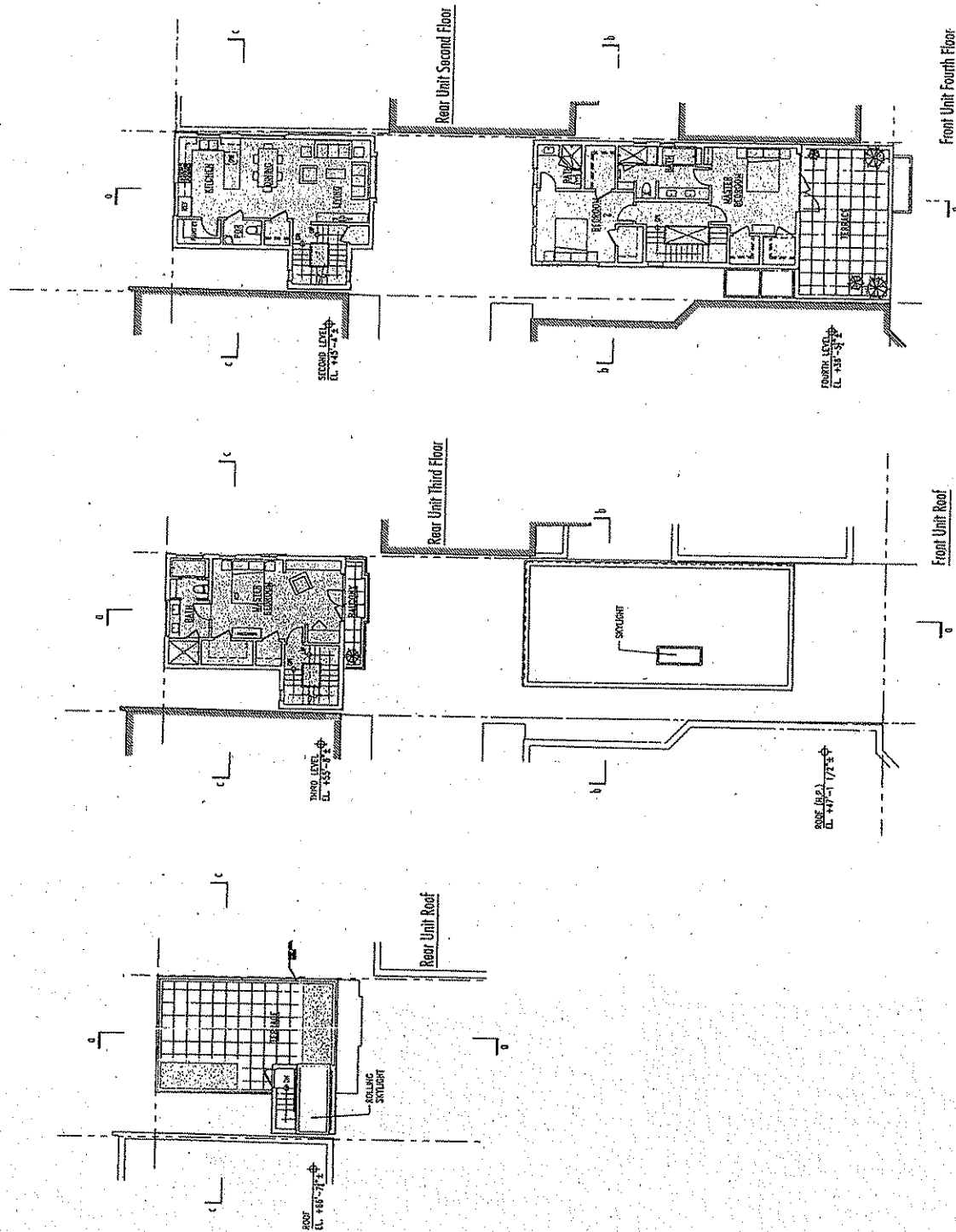
Lower Floor Plans



The Office of Charles F. Blosser, AIA, Ltd. | ARCHITECTURE | STRUCTURES | 228 Grant Avenue, San Francisco, CA | Tel: 415.834.9002 | Fax: 415.834.9007 | www.archengine.com

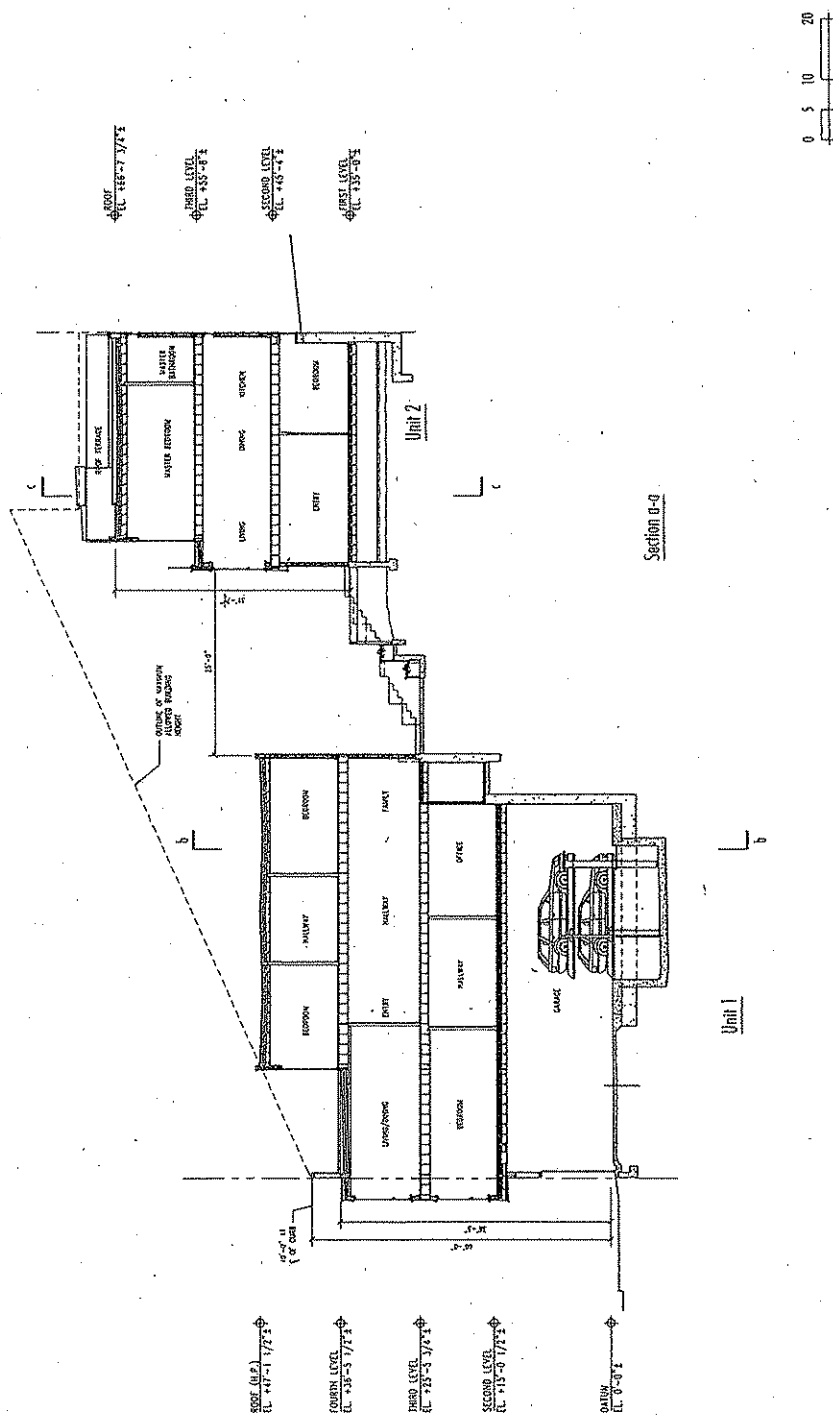
RESIDENTIAL DEVELOPMENT  
**1269 Lombard Street**  
 January 2011

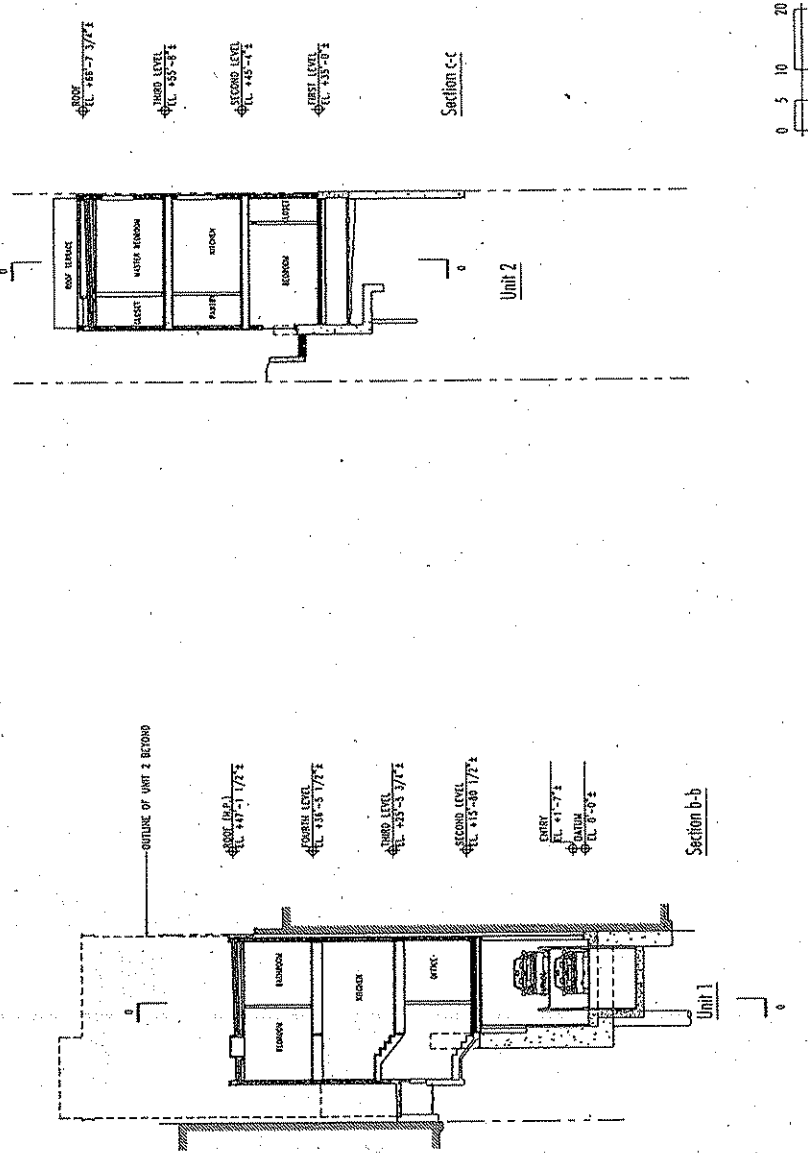
Upper Floor Plans



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### Longitudinal Section







# EXHIBIT H

## Chronology

### 1269 Lombard

#### 2004

- September Redwood Mortgage Investor VIII takes title by Trustee's Sale.
- October Secures property by constructing fence at front and rear of property.
- Fall Evaluates feasibility of original builder's plan
- November Remove litter pursuant to city notice
- December Attempt to contact prior owner regarding abandoned truck and compressor per city notice

#### 2005

- January Haul trash and remove litter
- February Hired Jan Threlkeld as new architect
- April Pre-application meeting with Planning Department
- April Pay \$64,477.43 to bring property taxes current
- December Pay property taxes and Insurance

#### 2006

- April Pay Property Taxes
- June Hired GCA Strategies as Consultants-Initiate Neighborhood Outreach
- Fall Conclusion that plans developed by Threlkeld are not in line with city and neighbors
- Fall Interview potential architects
- November Ivy trimming and gardening maintenance
- December Pay property taxes and insurance

## 2007

April	Retained Frederic Knapp to research historical aspects of 1269 Lombard
	Pay property taxes
May	Retained Charles Bloszies as architect
July	Redwood Mortgage contacted Russian Hill Neighbors regarding steps taken to clean up and secure site
October	Redwood Mortgage explored feasibility of moving building
November	Initial historic prepared identifying building's conditions
December	Pay Property taxes and insurance

## 2008

March	Meeting with Alioto-Pier on new design
	Meeting with Design Committee of Russian Hill Neighbors
	Initial meeting with all neighbors in immediate surrounding area to meet in a group or one on one to discuss ideas and viewpoints on project, wants and needs
April	Sit downs with adjacent neighbors to further critique current plans
	Paint out graffiti
	Pay Property taxes
May	Retained Santos and Urrutia to complete a Soundness Report
June	Pest Report prepared
October	Paint out graffiti
	Hired Brett Gladstone to draft Neighborhood Agreements
December	Pay property taxes and insurance

2009

- April      Open House for neighbors to view most recent design  
            Pay Property taxes
- May        Submit Check to Department of Building Inspection  
            Project Review Meeting with Planning Department
- July        Project Review Meeting with Planning Department to present  
            current plans
- August     Planner leaves for vacation  
            Presentation to Russian Hill Neighbors
- September 24 Planner notifies architect that design is acceptable
- October 22   Planner notifies G&A that she is behind schedule and unable to  
            schedule a hearing
- December 11 Planner notifies G&A that she completed historic review and  
            provided document to supervisor
- December   Pay property taxes and insurance

F. JOSEPH BUTLER 24 January 2011  
ARCHITECT

Mr. David Chiu, President  
San Francisco Board of Supervisors  
1 Carlton B. Goodlett Plaza  
San Francisco, CA 941033

324 Chestnut Street  
San Francisco  
California 94133

415 533 1048  
fjosephbutler@hotmail.com

Re: 2009.0443E; 1269 Lombard Street Appeal of Certificate of  
Determination Exemption from Environmental Review

Dear President Chiu:

Our office represents the Little House Committee in this appeal of the Certificate of Determination Exemption from Environmental Review dated March 11, 2010, for a project at the above mentioned address. My education; A.B. *cum laude* Washington University, Major in Architecture 1977, and Master of Architecture, University of Oregon 1982, and two decades of experience with historic buildings and sites, have qualified me as an expert per the Secretary of the Interior Qualifications for those making evaluations of historic sites.

#### Introduction to context

This property before you is one of the first lots developed in a potential historic district here. 1269 Lombard was constructed in 1876, with a handful of other buildings along a ridge perpendicular to Larkin, mapped in 1854 as Bella Alley (EXH 1). In the 2009 adopted Context Statement for a survey of the historic buildings here, Kostura writes:

*These blocks survived the fire of 1906 and still contain many of the houses that pre-date that event. Most of them are modest cottages that were built for blue-collar workers, for this was very much a blue collar neighborhood during the nineteenth century...Many professionals, merchants and other white collar workers began moving to this area beginning in 1906, and their houses and flats, some designed by top-rank architects, can be found sprinkled through these blocks.*

--William Kostura, 2006  
West Slope of Russian Hill  
Context Statement, adopted 2009.

Of the first modest buildings here, 22 nineteenth century buildings still remain on Block 501, all survivors of the 1906 Fire. The West Slope of Russian Hill is one of the most important though least acknowledged historic districts in San Francisco.

#### 1269 Lombard, house and garden

Continuously occupied for 120 years, 1269 Lombard was a modern functional house when it was purchased on speculation from a landscape architect who had renovated the house in 1986. The up sloping garden of

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BY *lp*

low mounding shrubs, and a tree at the front of the cottage were a bucolic setting that harkened back to the nineteenth century before the urbanized San Francisco came to this corner of the hill. The house was visible over the garden, (EXH 2) as were contiguous adjacent historic homes.

Instead of as a home to a family when it was purchased, 1269 Lombard has spent the last 14 years since, as simply a lot: purchased, permitted, over excavated, shuttered, foreclosed, vacant, squatted, sagging; a hazard to public safety.

### **The 1998 Projects**

When the owner's of both lots 1271-75 and 1269 Lombard repeatedly exceeded the scope of their 1998 permits, they received Stop Work Orders. In order to restart construction they had to proceed, overseen by a preservation architect (EXH 3) to ensure the historic integrity of the east and north elevations of 1271-75 Lombard Street, adjacent. The Page & Turnbull, Inc. Assessment Report concluded that the porch and stair could be retained and reconstructed when the adjacent project at 1269 Lombard was completed. The owners even recorded this condition of approval against the title to 1271-75 (EXH 4) Lombard, consistent with the Conditions of Approval. 1271-75 Lombard permits have been finalled, the new building at the rear, and the restored front building have been sold.

Rather than requiring the completion of the earlier project (EXH 5) by its recorded Conditions of Approval, the city is poised to reward this owner of a 14 year vacant building with a permit to demolish and build new. This benign neglect of historic properties is a game. When will we realize we have again been played, and that other vacant historic houses out in the neighborhoods are being played too?

The Housing Element of the Master Plan will tell you that the oldest housing in established neighborhoods is our most affordable housing. But permission to demolish historic buildings and build new units on a vacant lot is a seven figure payday, so it continues. Planning facilitates this land rush, by not reviewing carefully enough the applications for demolition, especially projects in a known historic district.

### **Inadequate Environmental Review of 2010 project**

A demolition in a potential historic district requires a thorough and objective study of the district. Where is the study of the distinctive features for this district? None are even listed nor discussed in the documents. The context Statement adopted in 2009 is not a District nomination, it was done as a context statement for a survey of the buildings here.

Six of the earliest lots to develop had houses at the rear of their lots on Bella. By 1900 five lots contained front and back buildings. According to Kostura, the front and back building was an urban phenomenon of the 1880's, thus that pattern came after the 1876 buildings had established

the neighborhood.

To assert, as the Sponsor's historian, that the only pattern here is one of front and back buildings, so that your client's project somehow fulfills a void in the district, is only half of what should be acknowledged. In fact the 1870's pattern of building along Bella, with large front gardens down to Greenwich and Lombard represent the oldest pattern of development here, and those front gardens are both distinctive features of the setting, and historic district features to be preserved. (EXH 6).

At 1269 Lombard, the space of the garden was common to seven (7) units of housing. All share the garden's light and air, and the garden's use for circulation served each adjacent lot as well. No mention is made of this historic pattern of use, it is a fact to be ignored as contrary to the narrative of this project. Nor is their mention of the common ownership of three lots by the Davis family, in the early 20th century. The garden space affords views of the east wall of 1271-75, the west wall of 1261-67, and a glimpse of the north face of 1265 back up the hill on Bella.

Of the earliest houses on Bella, only four remain with front yard gardens, and three have one story garages at the front, a concession to the arrival of the automobile. 1269 Lombard had the last unbuilt garden and original retaining wall from the 1880's re-grading. This is another distinctive feature and characteristic of the district whose early development came when Polk and Lombard were re-graded, which is also ignored in the project's review documents.

#### **Study the effects of the project on the historic district**

We have appealed the Certificate of Exemption of this project from environmental review as the record on file with the Planning Department clearly shows the certified local government relied on the lone opinion of Knapp Architects that adjacent 1271-75 Lombard was not a contributor to a historic district here. As such they ignored other information already in the record, which contradicted Knapp's finding.

Whether 1271-75 is a contributor to the historic district here, was a settled matter. Knapp's later assertion otherwise is contradicted by two earlier sources; Jay Turnbull (EXH 4) who was commissioned to enforce the Secretary of the Interior Standards on the 1998 project, and William Kostura's Context Statement for the West Slope of Russian Hill, adopted in 2009. Kostura finds 1271-75 Lombard to be California register eligible both individually and as a contributor to the district. (EXH 7).

Of the First thirteen properties as shown in the Sanborn of 1899, 5 have two buildings per lot, mostly those of the 1880's, and six have large front gardens from Bella down to Greenwich or Lombard. four of these front garden lots remain, they represent the earliest settlement pattern, but are unrecognized by the Categorical Exemption.

*Collectively, these buildings convey a sense of the changing aesthetics that prevailed in this corner of Russian Hill over these fifty years (1875-1928). The 19th Century houses were built for blue collar families, and as a result were modest in size and vernacular in feeling. Houses and flats from the immediate post-1906 period are shingled, and reflect the tastes of their more educated owners. The many 19th Century buildings that have coatings of shingles represent a blending of these two aesthetics, and evoke the shift from blue collar to white collar residents in the district in the early twentieth century. this blend of Victorian and Shingle Styles is unusual in san Francisco- it is very nearly peculiar to this part of Russian Hill.*

*—William Kostura, 2006*

*-West Slope of Russian Hill*

*Context Statement, adopted 2009.*

### **Evidence of Bias**

Even though a factual basis exists in the record from other historians, Planning Staff cites only Knapp on the California Register eligibility of 1271-75 Lombard and acknowledges creation of his newfound narrow group of "architecturally significant" homes which conveniently exclude 1271-75 from a list of contributors,

No opinion could be further from the factual basis as shown by Turnbull and Kostura documents presenting 1271-75 as a California Register eligible building; both as individually eligible, and as a contributor to the district (Read Evaluations, last ~~two~~ <sup>three</sup> pages of Exhibit 7).

### **Assessment Report**

Turnbull was hired in 1998 to make an assessment report when the developers removed the building's porch and stair, that landed in the front garden of 1269 Lombard. His report dated May 5, 1998 describes the significant and contributing elements of the building's integrity. Its windows, trim, porch and stair, the east wall repeatedly and specifically mentioned, were all significant or contributing elements to be preserved, or reassembled from pieces in storage.

1271-75 Lombard has retained its significant and contributing elements to its integrity from the 1998 restoration of the building, the east facing windows, door trims and shingles are listed by Turnbull as Significant elements to the building's integrity, and the porch and stair as contributing elements to the integrity of the building to be rehabilitated. It was not very thorough for the Staff to ignore a report on an adjacent resource they ordered to be written. None of that report was cited by the Department in acceding to allow new construction to forever cover this historic facade.

### **Context Statement**

Kostura wrote the district's context statement, he identifies the district as



describing blue collar San Francisco in the earliest days of settlement here, modest homes like 1269 Lombard sited along the ridge on Bella. He does not describe it as about houses by architects. Staff is so biased in favor of this application, they repeat a mention of a potential architects' district of homes here. Excluding 1271-75, the only credible rationale for this imagined district; discredits a resource, and a contributor to a historic district. That bias has no place in an objective and thorough review by any certified local government.

**Patterns of development, and Inadequate review**

*"The opponents (of the Variance) have also pointed to the siting of the existing improvements upslope along this side of Lombard Street, staggered so as to create and preserve views of the Bay, in a stable residential environment."*

-Zoning Administrator  
April 3, 1973

*From the Findings of Fact: VZ73.2:*

*1249-1251 Lombard Street Width of Access way Variance sought.*

The environmental review of the two new buildings proposed for this parcel, did not consider the front garden as signifier of the earliest development here. The former front garden of 1269 Lombard Street, was a distinctive feature, like that of 1215, 1245, 1253 and 1265 Lombard Streets when first developed. Only three lots of five originally with front gardens remain on this block face. The plantings of these front yard gardens give the neighborhood its lush feel. The gardens are interspersed with the front buildings in a pattern of front, then rear buildings, starting at 1215 Lombard Street. This cooperative pattern is acknowledged in the Variance decision VZ73.2 quoted above.

The front garden of 1269 Lombard also displayed the joint ownership of the three lots and their common use by the Davis family across two property lines for three current contributors to the historic district. The access to units on 1271-75, was by a stair in the garden of 1269 Lombard. 1265 Lombard had access to a roof deck on the roof of 1269 which was across a property line.

The infill front building eliminates the setting, feeling, and association of three of the oldest contributors and buildings in a grouping that speaks to the differing site plan strategies historically on the block. There is no doubt in my professional opinion that substantial adverse impacts to individual resources and contributors to the historic district would be sustained by the construction of this project.

**Involvement of the neighbors**

The Little House Committee has been on this case pro bono since 1997, representing neighbors adjacent, and in the district. The 1998

entitlements were heard together as Variance and Discretionary Review Hearings, for both lots and were approved in a negotiated settlement made conditions of Approval of the Commission Action, and by the Variance Decisions that were part of the agreed to building envelope. They all refer to Exhibit A (EXH 7) which is a poster board of the neighbors' proposal, showing a garden over a one story garage, the stair and porch and a small addition to the front of 1269 which remains.

After removing the porch and stair illegally during construction (EXH <sup>3 1/4</sup> 4), they were required to record this condition of approval against the title to 1271-75 Lombard, in order to proceed with construction to abate a Notice of Violation. The owners now want to wriggle out from under the requirements of the deal negotiated by their predecessor, and which 1271-75 requires to fulfill its signed off permit.

Why has the Certified Local Government not enforced the agreements in place, or asked the Sponsors to conduct a more extensive environmental review given where this project is located?

#### **Conclusion**

There is fact based opinion in the record that three (3) established historic resources at:

1261-67 Lombard Street

1265 Lombard,

1271-75 Lombard,

and at 1269 Lombard, that the infill of the historic garden space, will cause an adverse effect to both the individual resources, and to the district to which they are contributors. The project will eliminate the spatial relationships which have existed through time, of four of the district's contributing features; the three buildings individually, and a garden, around which the buildings remain after 120-135 years.

With a reasonable fact based conclusion that a substantial adverse impact to a historic resource(s) may occur, an exemption from environmental review cannot be issued. Send this back to Planning for an EIR, one that explores the boundaries of the district, cites its distinctive features, and calls out which features are to be preserved, between and on the walls of the adjacent historic resources.

Sincerely,

*F. Joseph Butler, AIA*

F. Joseph Butler, AIA

Members of the Board of Supervisors

encl Exhibits, appendix: Briefs to the Planning commission

(EXH 1)

**SAINT MARTIN CHURCH**  
**of the City of**  
**NEW YORK**

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1854



1854 BRIDGENS SURVEY OF SAN FRANCISCO; SHOWING BELLA

BLOCK 501

(now) POLK

(EXH 1)

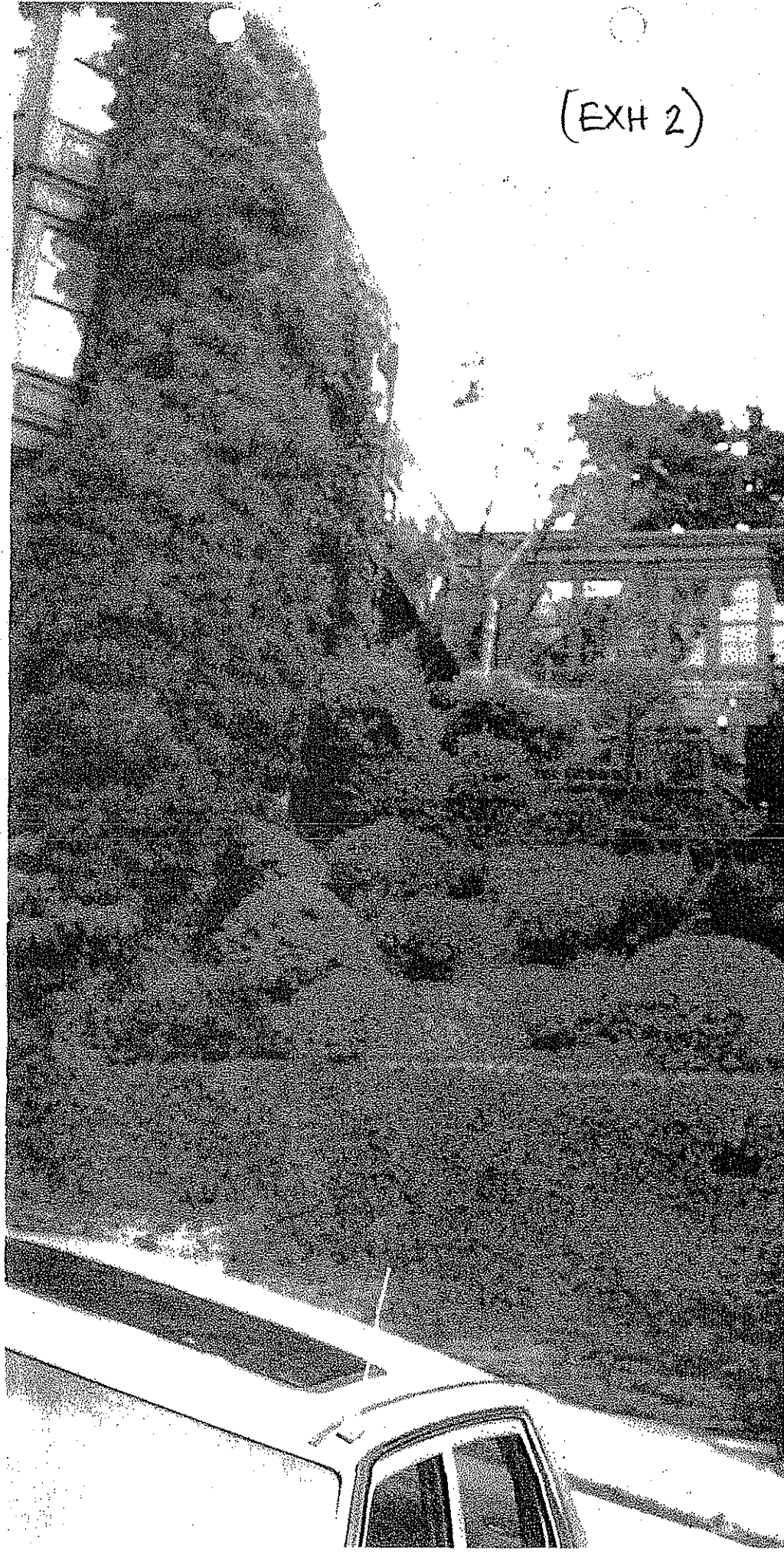
UNION

FILBERT

GREENWICH

LOMBARD

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(EXH 2)

1269 LOMBARD ST. CO. 1996. A MODERN FUNCTIONING HOUSE  
WITH ITS GARDEN, RETAINING WALL, TREE, AND PORCH AND STAIR  
FOR ITS NEIGHBOR 1271-75 LOMBARD

(EXH 3)

1721 LOMBARD STREET  
San Francisco, California

ASSESSMENT REPORT

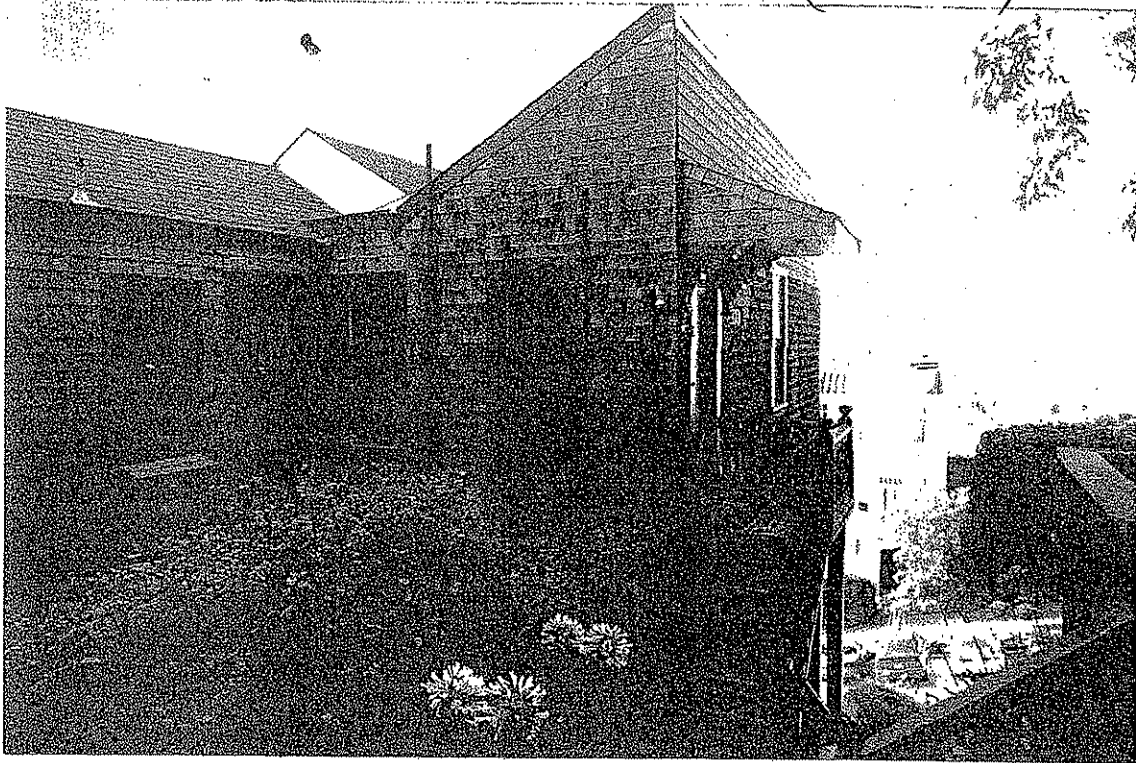
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May 5, 1998  
*Page & Turnbull, Inc.*



1271-79  
BEFORE

G  
(EXH 3)



DURING CONSTRUCTION



REMOVAL OF STAIR & PORCH IN VIOLATION OF  
CONDITIONS OF APPROVAL MAY 1998

1271 LOMBARD STREET  
SAN FRANCISCO, CALIFORNIA

ASSESSMENT REPORT

(EXH 3)

## I. INTRODUCTION

Various applications for work at 1271 Lombard Street are currently on hold pending approval by the San Francisco Planning Department of an assessment report. An agreement has been reached between the project sponsor, the Planning Department and a local neighborhood group to allow the project to proceed after it is reviewed and modified so that any further demolition or new construction is in compliance with the Guidelines for Rehabilitation of the Secretary of Interior's *Standards for the Treatment of Historic Properties*. Page & Turnbull have been asked to examine the building to determine how these Standards could be applied. In response, the following report has been prepared.

The four objectives of this report are:

- 1) to provide a brief history and description of the subject building,
- 2) to evaluate elements of the building and determine whether they are Significant, Contributing or Non-Contributing,
- 3) to inventory and assess the condition of pieces of the existing building which have been removed but are present on site and may be re-used, and
- 4) to define key issues in the project and suggest how the project may proceed in accordance with the Guidelines for Rehabilitation of the Secretary of Interior's *Standards for the Treatment of Historic Properties*.

## II. HISTORY & DESCRIPTION

### History of 1271-1279 Lombard Street

1271-1279 Lombard Street is a wood frame Victorian residence that was constructed in 1876. The building was originally located at 2614 Polk Street between Greenwich and Lombard and was moved to its current location sometime between 1893 and 1897. When Polk Street was graded between 1893 and 1897, many houses in the area were left on high cliffs with access severed from the street below.

The original owner of the house was a carpenter by the name of Charles Tidd who lived in the house until the 1890s. When the grading of Polk Street left his house inaccessible, Tidd sold the house to his neighbor and moved. After buying the house Tidd's neighbor, Matthew Maunder, subsequently moved the house to its present location in front of his small house on a steeply sloping hillside lot on Lombard Street. As it stands today, Maunder's original house remains at the rear of the lot, while the house originally owned by Tidd sits at the front of the lot. The Maunder family lived in the house until 1920.

The second owner of the house at its present location was a dentist by the name of Elton Davis. Davis died in the early 1950s and his wife, Eloise, sold the house in 1971.



(EXH 3) C

### Description

A drawing from the 1895 issue of the San Francisco Examiner suggests that the house was originally only two stories high, that it was significantly narrower than it is presently, and that the bay window did not originally rise to the cornice.

The house was widened by the addition of a new bay on the east some time between 1905 and 1912.<sup>1</sup> (Traces of the original exterior east wall still exist at the first floor level.) It is likely that the basement was converted into an entrance story at the same time. The date during which the bay window was raised to the cornice level is unknown.

In 1921 the Davises converted the house into flats and covered the building with brown shingles. Sometime before 1929 additions were made to the rear cottage, connecting it with the house in front, and the buildings were merged from two structures into one:

A 1927 permit application states that the house was underpinned with concrete piers and steel columns.

In its current state, the brown shingled building rises three stories and has a projecting, bracketed cornice at the roof. The north façade has a two-story, three-sided bay window with double-hung wood sash windows, colonettes and projecting shelf mouldings. Flanking the east side of the bay window are two flat double-hung windows; flanking the west side is one double hung window at the third floor level and a recessed door at the second floor level. The window and door openings are defined with simple wood trim and are capped with projecting shelf mouldings and wood panels. The wood double-hung windows have guiding ears at the base of the upper sash. The door to the west of the bay window, which was presumably the original front entrance to the building, contains a small wood balustrade.

At the first floor level, beneath the bay window, there is a non-historic aluminum sash window. To the east of this window is a rectangular opening with wood trim which used to lead to a recessed entrance. Photographs taken before demolition show that the walls of the recessed entrance were also shingled. Leading up to the recessed entrance is a concrete stair which has a wood handrail and rectangular wood newel posts. At the top of the stair is a small wood balustrade. The front of the building sits on a concrete retaining wall.

A wood stair existed from the ground level to the third floor near the back of the building's east side. The doorway at the top of the stair is protected with a sloped, bracketed overhanging roof. The stair has been almost entirely removed, although the top landing and top flight still remain and are supported by temporary wood shoring. The balusters and handrails have been disassembled and are being stored inside the building.

### The Neighborhood

Although the building has been moved from its original location and has been modified several times, it remains a contributor to the character of the surrounding neighborhood. The buildings in the block bounded by Lombard, Polk, Larkin and Greenwich Streets all survived the earthquake and fire of 1906, while the houses on the block to the south, bounded by Larkin, Polk, Filbert and Greenwich, burned. The steep slopes in the area separate the neighborhood from downtown and made access difficult until the cable car line was extended to the area in the 1870s. Until this line was built, the area remained virtually undeveloped.

<sup>1</sup> Information based on 1905 and 1912 Sanborn Insurance maps. San Francisco History Archives, Main Library.

EXH 3

C

Various architectural styles exist in the neighborhood, including examples from the Victorian era, classical revival, shingle, craftsman and Spanish Colonial. Many of the houses in the neighborhood are characterized by brown shingles, which were often added regardless of the underlying style.

### III. SIGNIFICANCE EVALUATION

The following section evaluates the significance of main elements of the existing building. The three categories into which significance ratings are divided are: Significant, Contributing and Non-Contributing.

Significant elements are character-defining elements that date to the building's original 1876 construction, or are changes that were made during the building's move to Lombard Street between 1893 and 1897, or reflect the building's 1905-1912 expansion. Significant elements merit the greatest preservation effort and shall be retained and preserved.

Contributing elements lend architectural character to the building and date to the building's original construction, subsequent move to Lombard Street or 1905-1912 expansion. Although contributing elements should be retained wherever possible, sensitive modification to accommodate contemporary conditions may be acceptable.

Non-contributing elements do not date to the original construction, the move to Lombard Street or the 1905-1912 expansion. They do not lend an authentic architectural character and are therefore not limited by preservation recommendations. Changes to these elements may be made as long as the changes are compatible with the original design of the building and meet the more general requirements of the Guidelines for Rehabilitation of the Secretary of Interior's *Standards for the Treatment of Historic Properties*.

#### ★ East Stair (landing and balustrade): Contributing

The stair on the east side of the building, although almost entirely removed, should be considered a Contributing element of the composition. The stair may have been constructed when the east bay was added to the building, which would date its construction at sometime between 1905 and 1912. If that is the case, the stair, handrail and balustrade have acquired significance in their own right and should be considered an essential part of the composition. This approximate date of construction would make sense given the character of the heavy turned balusters. These balusters would have been an appropriate exercise in classical revival typical of the Edwardian Era which extended approximately from the turn-of-the-century to the 1910s.

#### Front concrete retaining wall: Contributing

Although the wall is not individually distinctive, it does characterize this and other hill properties in the area. The wall was constructed when the building was moved from its original site Polk Street to its current location on Lombard Street — sometime between 1893 and 1897.

#### Front Stair: Contributing

Prior to demolition, the concrete stair at the north side of the property functioned as the main entrance to this building and to the structures at the rear of the lot. The concrete stair and adjacent retaining wall were probably constructed simultaneously and may be monolithic. The small balustrade at the top of the stair is also contributing. The wood handrails and newel posts at this stair are non-contributing elements.

EXH 3 C

**Wood panel doors: Contributing / Non-Contributing**

Several doors that have been removed from their hinges are being stored inside the building. Because many of these are interior doors, it is difficult to assess at what point they were added to the property. The multiple-light door that was installed in the original entrance on the second floor is contributing. The flush wood exterior doors are non-contributing.

☆ **Windows and window trim: Significant**

Windows and window trim are, for the most part, significant elements which date to the original construction and the 1905-1912 expansion. The windows on the north façade, including the central projecting bay window, are all significant with the exception of the aluminum sash window at the first floor level, which is non-contributing. Windows and window trim on the east and north elevations are significant. Non-original hardware is considered to be non-contributing.

**Shingle siding: Contributing**

Shingle siding may have first been applied to the building when it was expanded between 1905 and 1912. Although there is documentation supporting the claim that the building was shingled in 1921, it is very likely that shingles were first applied at an earlier date. Although the shingles do not date from the original construction of the building, they have acquired significance in their own right and have characterized the building for at least the past seventy-seven years. In addition to characterizing this building, shingles are characteristic of many buildings of various eras and styles in the neighborhood.

Shingles have a life of 20-30 years. Therefore, often what we see today are not original shingles. Selective repair, as seen at the top of walls on the northeast corner of the building, is commonplace and acceptable. This approach to repair is acceptable.

**IV. INVENTORY OF ELEMENTS**

During demolition, several significant and contributing elements were removed from the building. Some of the elements that were removed still exist on-site. The following is an inventory and condition assessment of pieces of the existing building that have been removed but are present on site and may be re-used.

**Balusters, handrail, posts and steps for side stair:** The side stair has been almost completely dismantled. Many of the balusters, handrail and posts have been stored inside the building. Some of the wood appears to be deteriorated and would either need to be repaired or reconstructed.

**Window sill at front bay window:** This wood sill is missing. Page & Turnbull were told that the sill is somewhere on site. Locate and reinstall or replicate to match existing.

**Front wood handrail:** The western wood handrail at the front stair remains, while the eastern handrail has been removed. The missing handrail is apparently on site.

**Wood panel doors:** Several painted wood panel doors and multiple-light doors that have been removed from their hinges are being stored inside the building. These doors appear to be in good condition.

EXH 3C

V. COMPLIANCE WITH SECRETARY OF INTERIOR'S STANDARDS

When demolition and construction on the building resume, these activities will be undertaken in compliance with the Guidelines for Rehabilitation of the Secretary of Interior's *Standards for the Treatment of Historic Properties*. The following is a listing of these *Standards* and a point-by-point statement of the means by which the project could comply with them.

The *Standards*:

- (1) The property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.
- (3) Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- (4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- (7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- (8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- (9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- (10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be [un]impaired.

Several key issues to be evaluated:

1. **Front concrete retaining wall and garage entrance:** An agreement has been reached between neighborhood residents and the project sponsor regarding the construction of a pair of garage doors in the concrete retaining wall on the north façade. Two 8'-0" wide garage doors will be inserted in the approximately 20'-6" wide retaining wall.

EXH 3

C

While we have determined the concrete retaining wall to be a Contributing feature of the property and therefore worthy of preservation, the inclusion of two garage doors in the wall would compromise the integrity and character of the wall sufficiently that even if the flanking portions of the wall were to be left in place, the wall would no longer function or be read as the substantial element it was intended to be. Therefore, if the garage doors are installed, we do not recommend that the remaining portion of the concrete retaining wall be preserved. Instead, our focus will be on the design of the garage doors and the replacement wall, both of which should be considered in relation to the *Standards*.

In order to prevent a "false sense of historical development," (Standard #3) we recommend that the ornamental cornice and brackets that have been proposed for above the garage doors be eliminated. The garage doors could either have a simple wood frame in the same character as the window and door openings on the main structure, or they could be inserted into the wall with a lintel spanning above both doors. (See sketch.)

The front wall of the garage should be rebuilt to follow the profile of the old concrete retaining wall. Based on Standard #9 which reads, "The new work... will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment," retention of the original profile would be an attempt to reestablish the massing of the original base. The replacement wall may either be constructed of unfinished reinforced concrete or it may be wood frame construction clad in wood shingles so that it is compatible with the material palette of the existing building.

2. **Windows:** Windows in the building that have historic character should be retained. Other windows, such as the aluminum sash window on the first floor of the north façade, may be removed and replaced. Insertion of doors in the current location of the aluminum sash window that would provide access to the proposed front terrace would be acceptable, providing that the doors are compatible with the prevailing character of the building. The doors should have simple wood surrounds and frames. Additional cornice and frieze are unnecessary, per number #9 and #3 of the Secretary of Interior's Standards. Standard #9 reads, "The new work shall be differentiated from the old..." and Standard #3 reads, "Changes that create a false sense on historical development... will not be undertaken."
3. **New front terrace and railing:** The project sponsor has proposed to use the area on top of the front retaining wall as a shallow terrace. This proposed change is acceptable. The use of the area as a terrace would require the installation of a new railing, the design of which should be consistent with the character, scale and materials of the building. Standard #9, which is the most relevant Standard to consider regarding the design of this railing, reads, "The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment." We would suggest simplifying the proposed design so that fewer balusters are used. Balusters are visually heavy and tend to dominate the area in which they are installed. It may be possible to break up the proposed run of balusters by substituting areas of the balustrade with low walls.
4. **Front concrete steps and handrail:** If the historic handrail is not re-used, a code-conforming rail with 4" max. gaps will be required. A new handrail with balusters would be acceptable.

The concrete steps at the front of the property should be retained if possible, although some repair and strengthening may be required. The project's structural engineer should be consulted about the integrity of this stair. If the engineer determines the stair to be unsound, then a new stair of similar configuration and

EXH 3 C

material may be installed in its place, based on Standard #6 which reads, "Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials."

★ 5. East stair and landing: Based on Standard #6 which reads, "Deteriorated historic features will be repaired rather than replaced," the wood railing, balusters and newel posts that have been removed from the east stair should be repaired and reincorporated in the new stair design. Since some of the material has deteriorated, replacement of some of the pieces may be necessary. If, for example, the base of a baluster has rotted, a new base may be placed on the assembly. The new stair should approximate the character and location of the original stair, although the vertical supports may need slight relocation in order to accommodate construction proposed for 1269 Lombard Street.

6. Reconstruction of Existing Bearing Walls at First Floor: The existing bearing walls at the first floor contain historic fabric which dates to the building's original construction. The portions of the historic walls that remain should be retained and incorporated in the reconstructed bearing wall. Although existing historic fabric will be retained, we anticipate the need for a substantial amount of new material in this area.

Plans indicate that prior to demolition this eastern wall was not straight, but rather had several jogs. We recommend that the new construction follow the original profile of the wall.

7. Entry Courtyard: The proposed modifications to the entry courtyard and extension of the stair enclosure back to the adjacent property are also acceptable. We understand that elevations at this entry courtyard may be revised to accommodate a multiple-light door with sidelights.

8. Rear Wall: The Planning Department has instructed the project sponsor to retain the original building to the original rear wall if it can be located, or to otherwise retain the first 47'-6" from the property line. We were unable to determine conclusively how far back the original dwelling extended when we visited the site. It is difficult, if not impossible, to determine the exact location of the original rear wall of the building from historic documents.

9. Doors: The wood panel doors that are being stored inside the building should be re-used. The door to the original entrance on the second floor should be reinstalled.

## VI. CONCLUSION

The suggestions made in this document for the continued renovation of 1271 Lombard Street are intended to facilitate the project owner's compliance with the Guidelines for Rehabilitation of the Secretary of Interior's *Standards for the Treatment of Historic Properties*.

EXH 3

VII. APPENDIX 1 - PARTIAL LIST OF BUILDING PERMIT APPLICATIONS

Permit App.No.	Date	Description of Application
104043	01-19-1922	Shingle sides of building. Insert partitions & plumbing.
161443	05-19-1927	Underpin wood frame building with concrete piers and steel columns.
9408375	05-17-1994	Re-paint, re-shingle, repair & re-paint trim.
455701	02-17-1976	Install fire sprinkler system.

EXH 3

C

#### VIII. SOURCES

1. Sanborn Fire Insurance Maps: 1899, 1905, 1912, 1929. At San Francisco History Archives, Main Library and California Historical Society.
2. Water Department Tap Records at San Francisco History Archives.
3. Sales Ledgers, Assessor's Office.
4. San Francisco City Directories for all owners.
5. Block Books: 1894 and 1899
6. Junior League Files for 1269-1279 Lombard Street, San Francisco History Archives.
7. San Francisco Newsletter: August 19, 1876 Real Estate Transactions - Charles Todd buys lot on Polk St.
8. Building Permit Records for 1269 and 1271-1279 Lombard Street.



1271 LOMBARD STREET  
SAN FRANCISCO

IX. PHOTOGRAPHS

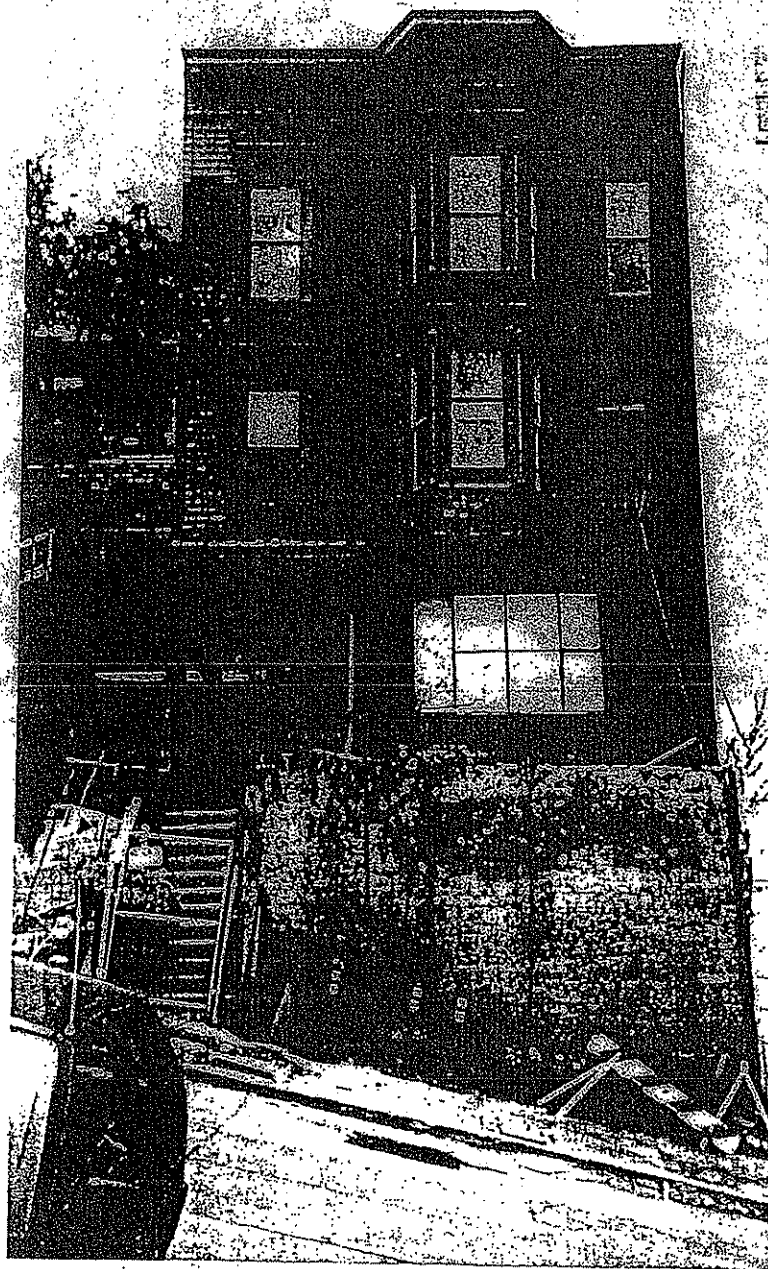
EXH 3

EXH 3 C



*Photograph 1. View of 1269 and 1271 Lombard Street.*

EXH 3 C



*Photograph 2. North façade 1271 Lombard Street.*

EXH 3

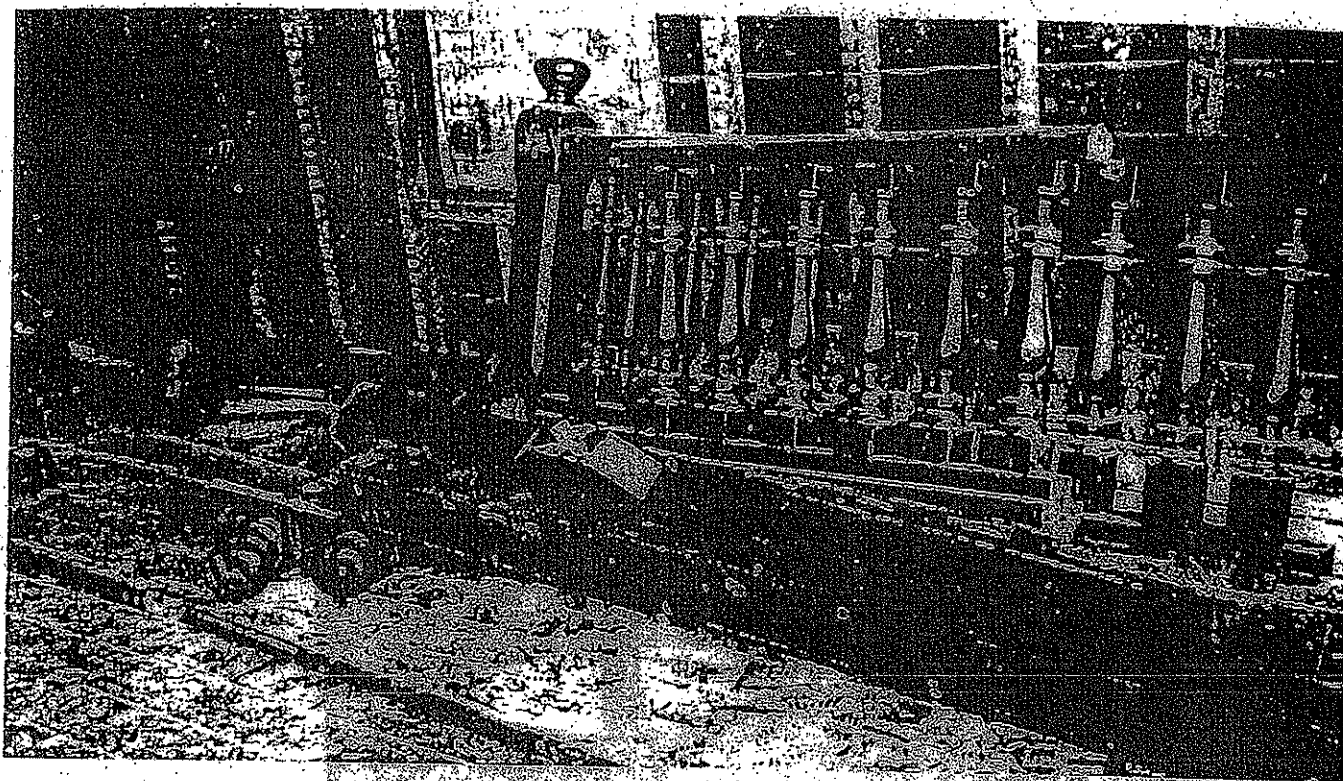


*Photograph 3. East stair. Note that balusters are visible through doorway.*

C

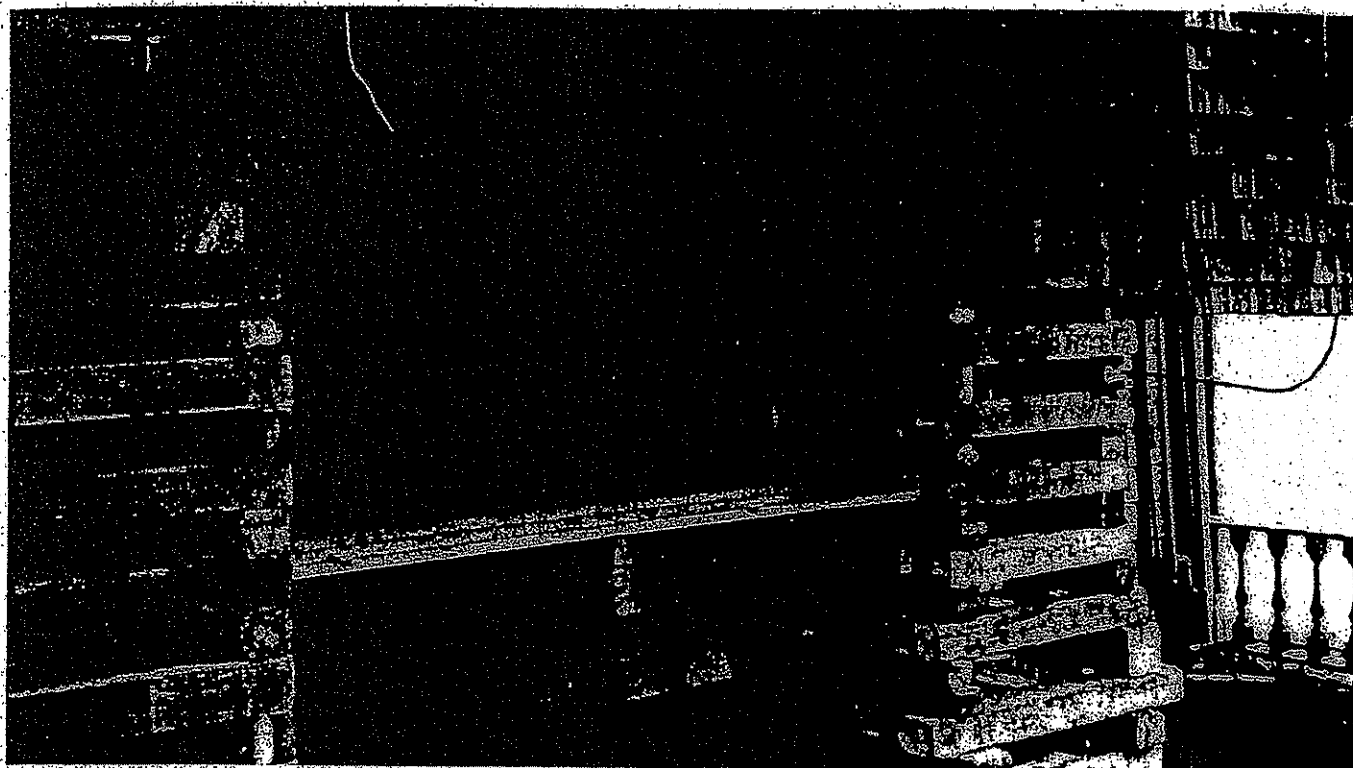
EXH 3

C



Photograph 4. Balusters and handrail from east stair being stored inside building.

EXH 3 C



*Photograph 5. Wood cribbing underneath building. Remaining portion of original wall is visible beyond cribbing. The small balustrade at top of front entrance stair is visible on the right.*

1271 LOMBARD STREET  
SAN FRANCISCO

X. ELEVATIONS

EXH 3 C

USE ROOF LEVEL  
+54'-6"

Retain wood  
trim and  
ornamentation

ERRACE  
+46'-0"

Retain/  
Repair  
Wood  
Shingles

LOOR LEVEL  
+4'-4"

Retain  
windows  
and  
wood trim

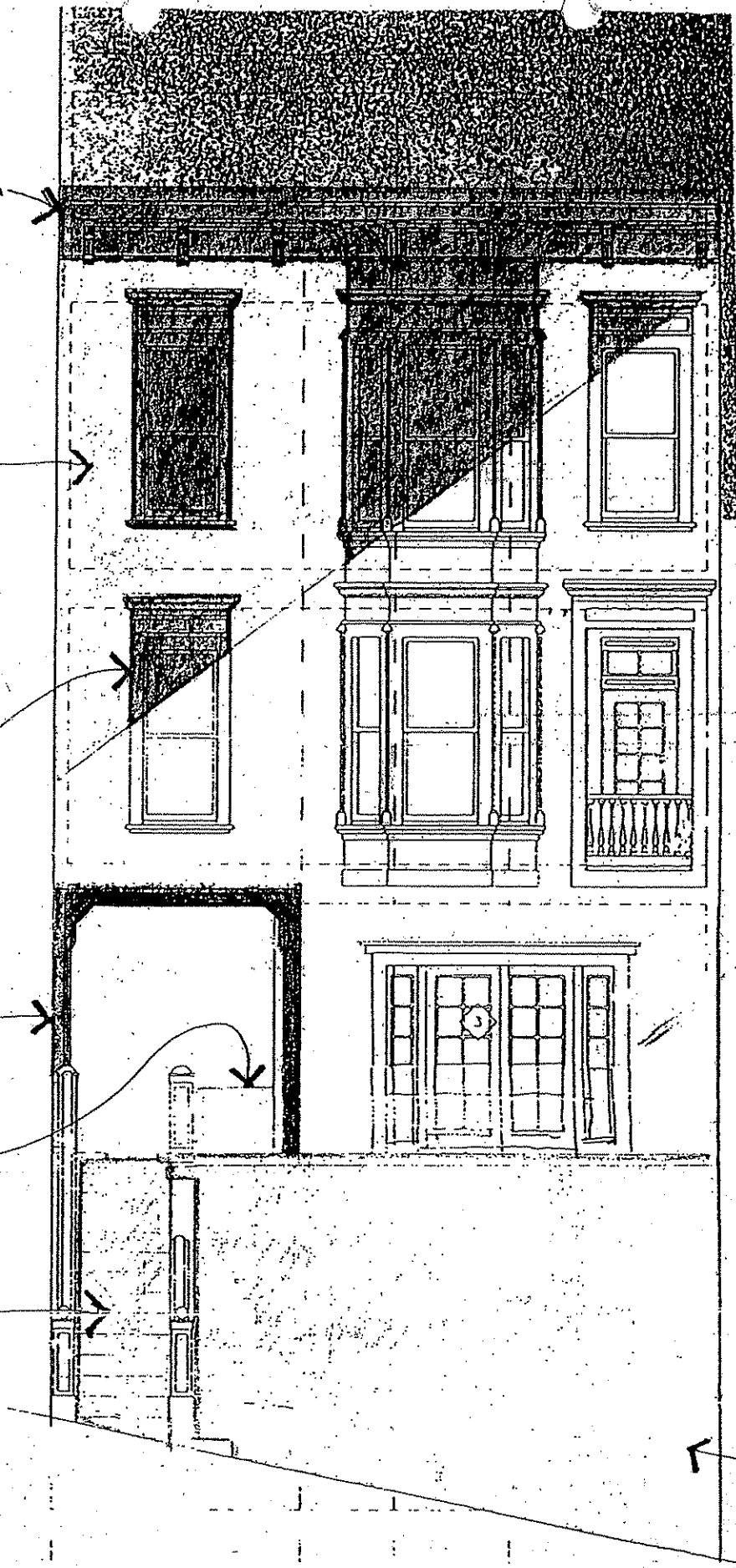
Retain  
wood  
trim

Retain  
handrail and  
balustrade

Retain  
concrete  
stair

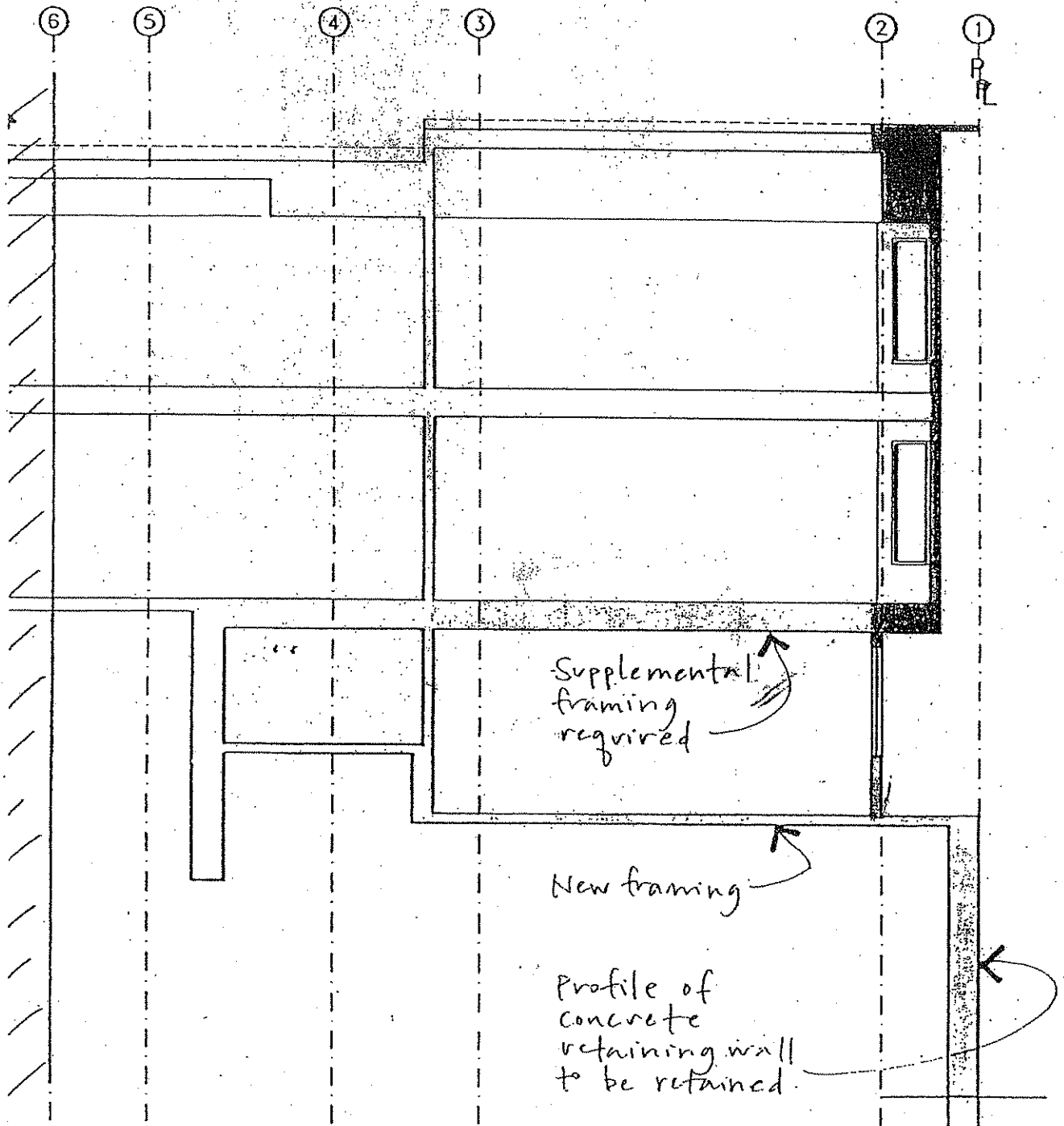
IT LEVEL  
+7'-0"

EXH 3  
C





EXIT 3



EXH 3

C

USE ROOF LEVEL  
+54'-6"

ERRACE  
+46'-0"

LOOR LEVEL  
+4'-4"

Simplify handrail  
balustrade.  
Reduce number  
of balusters  
and expand  
width of posts

Retain (e)  
balusters and  
post (behind  
new railing)

Wood Shingles  
or conc. finish

Retain (e)  
concrete stair.  
strengthen  
if necessary

Reinstall  
Door

Retain  
balusters

Wood  
surround  
with or  
without  
cornice  
trim

New  
garage wall  
built to  
same  
profile as  
existing  
retaining  
wall

Wood  
surround

IT LEVEL  
-0"

12

EAST ELEVATION  
1271 LOMBARD ST.

EXIT 3 C

PENTHOUSE ROOF  
+54'-6"

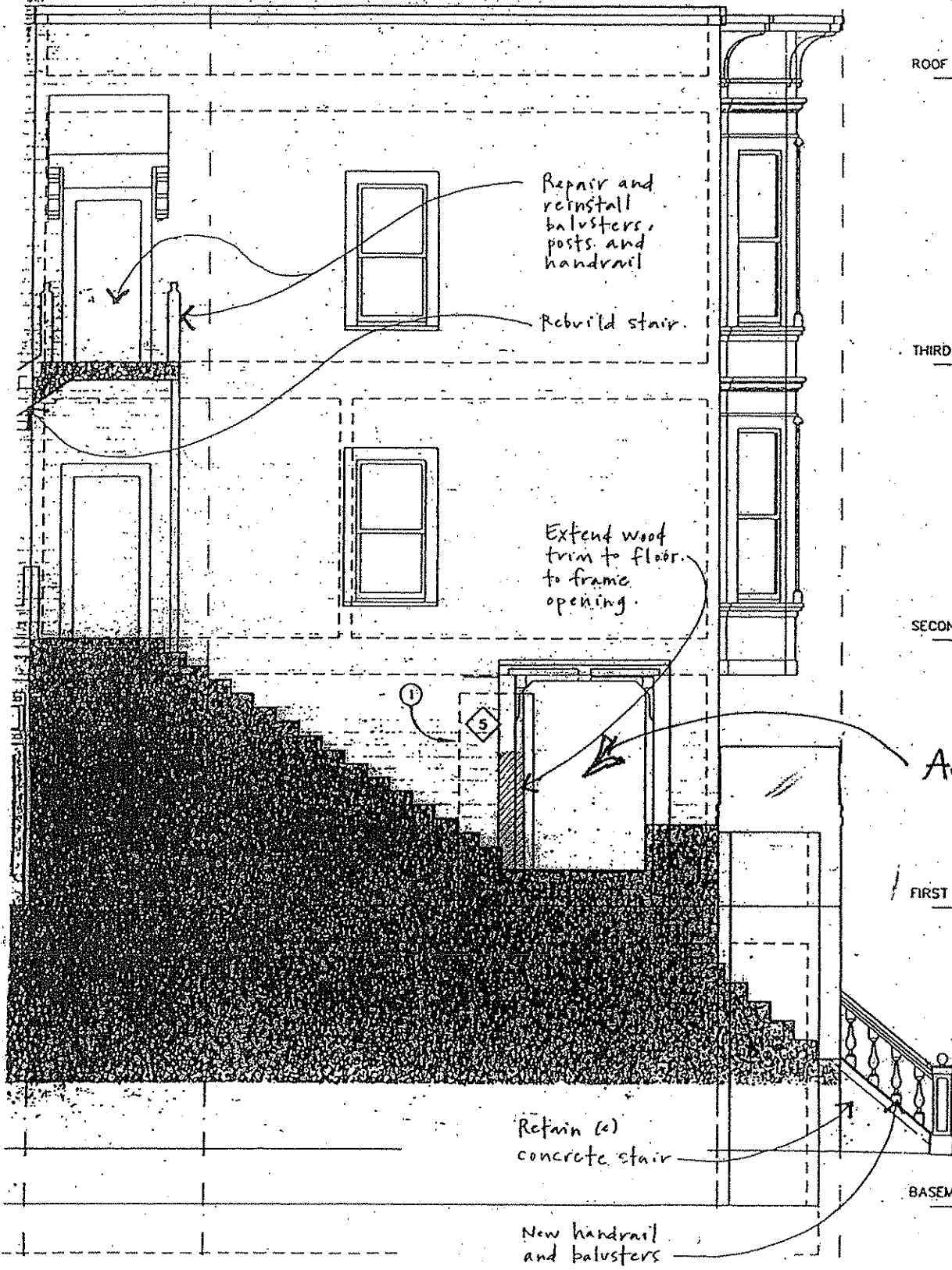
ROOF TERRACE  
+46'-0"

THIRD FLOOR  
34'-4"

SECOND FLOOR  
+23'-0"

FIRST FLOOR  
+12'-0"

BASEMENT  
0'-0"



3

2

1

EXH B C

PENTHOUSE ROOF  
+54'-6"

ROOF TERRACE  
+46'-0"

THIRD FLOOR LE  
34'-4"

SECOND FLOOR  
+23'-0"

FIRST FLOOR LE  
+12'-0"

BASEMENT LEVEL  
0'-0"



E  
R

D  
R

C  
R

B  
R

A  
R

EXH 3

C

ROOF VORRAGE  
+43'-0"

THIRD FLOOR LEVEL  
+32'-0"

SECOND FLOOR LEVEL  
+23'-0"

FIRST FLOOR LEVEL  
+17'-0"

BASEMENT LEVEL  
0'-0"

*Looks good -  
Jay Furbush*

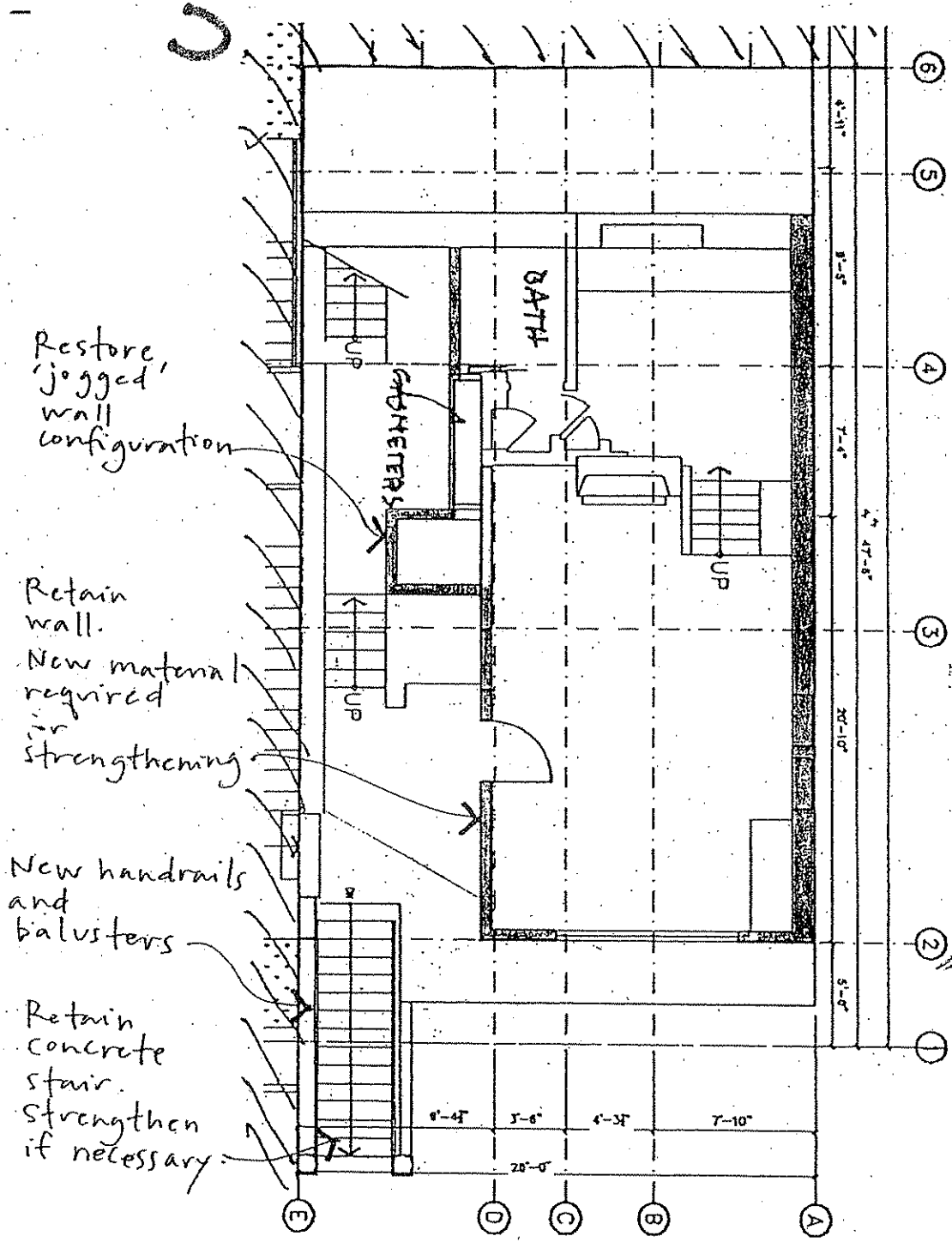
NORTH ELEVATION

EXH 3

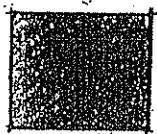
XI. COLORED ZONE DIAGRAMS

EXH 3

C



KEY:



Zone 1: Significant

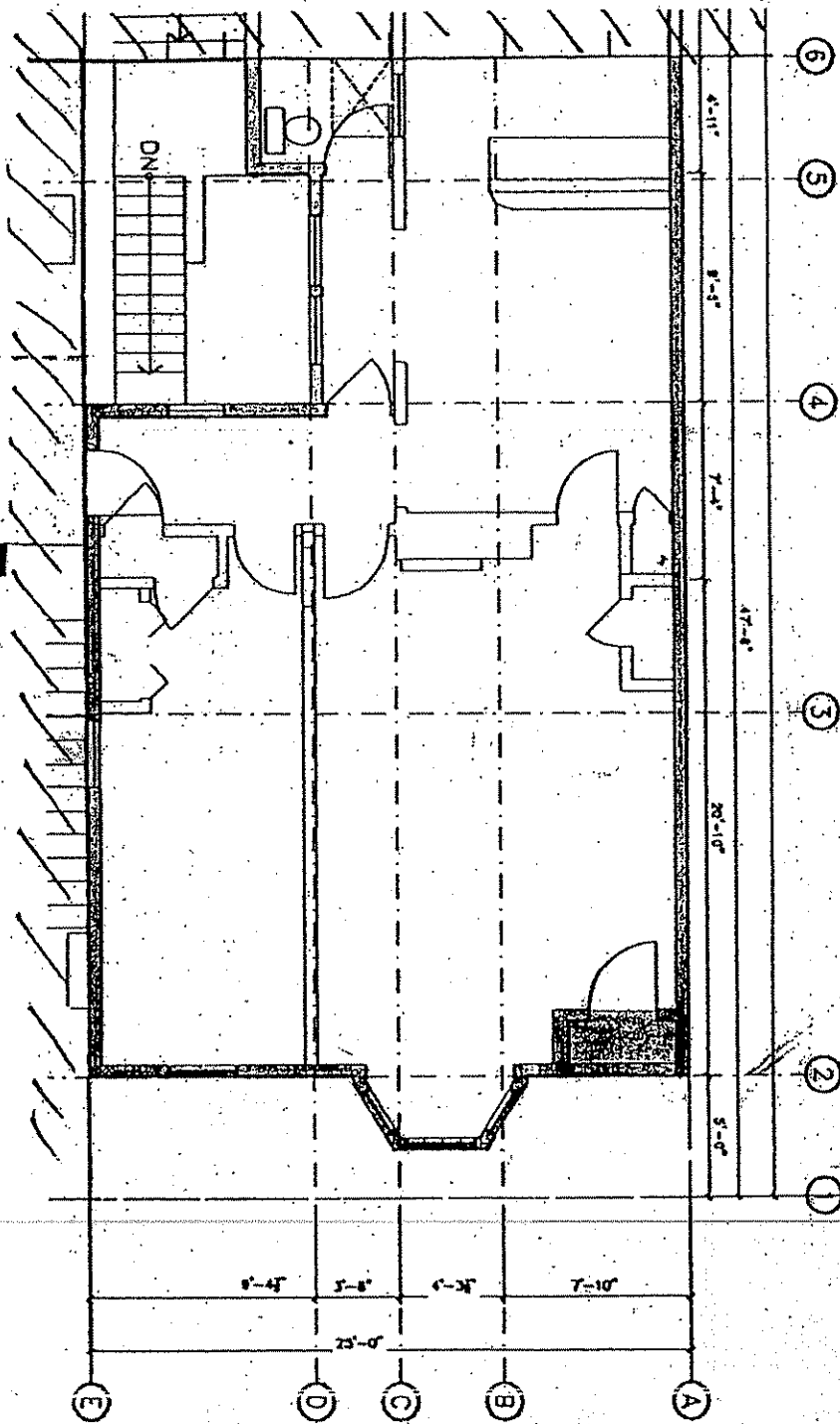
Zone 2: Contributing

EXH 3

C

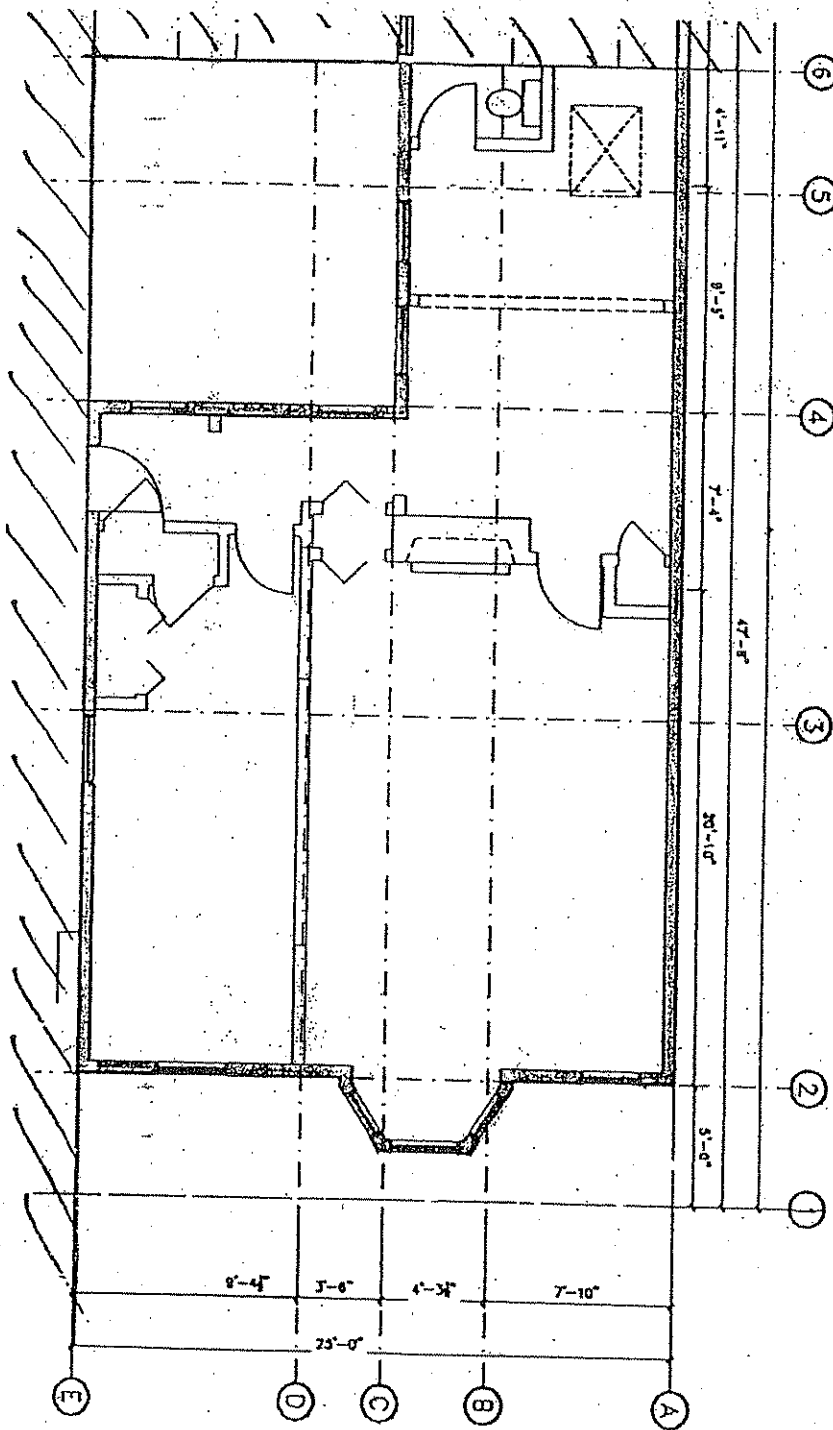
Reinstall  
handrail  
and  
balusters

Rebuild  
stair and  
platform





EXH 3 C



PROJECT NO. 98616

EXH 3 C

FACSIMILE

TO George Hawser

DATE 5/5/98

PROJECT Lombard.

FAX NO. 896 2655

NO. of PAGES INCLUDING THIS ONE 2

Signed

*Carlyne*

PAGE & TURNBULL	Architecture-Historic Preservation-Urban Design
415-362-5154	724 PINE STREET SAN FRANCISCO, CALIFORNIA 94108

EXH 4

EXH  
B

RECORDED AT REQUEST OF AND  
WHEN RECORDED RETURN TO:

Rene E. Painado  
110 Pacific Ave. #254  
San Francisco, Ca 94111

San Francisco Assessor-Recorder  
Doris M. Ward, Assessor-Recorder  
DOC- 2001-G941185-00

Check Number 2007  
Wednesday, MAY 02, 2001 15:15:05  
Ttl Pd 919.00 Nbr-0001800423

REEL H879 IMAGE 0604  
001/00/1-5

Lot 22, Block 501

Agreement for Stair and Landing

This Agreement is entered into on 10/29, 1999 by and between Rene Ernest Painado, a single man (hereinafter referred to as "Painado") and Rene Ernest Painado, a single man and George F. Hauser, a single man (hereinafter referred to as "Hauser").

A. RECITALS

1. Painado is the owner of certain real property commonly known as 1269 Lombard street (lot23 block501), San Francisco California and legally described as Exhibit A attached hereto and incorporated herein by reference.

2. Hauser is the owner of certain real property commonly known as 1271 - 1275 Lombard street (lot22 block501), San Francisco, California and legally described in Exhibit B attached hereto and incorporated herein by reference.

★ 3. The parties acknowledge that the overlapping wood stair and landing which is the subject of this agreement and which is on the land of 1269 Lombard street was originally constructed to serve the upper floor of 1271 Lombard and was recommended for preservation under the conditions set forth by the planning commission on February 12, 1998. ★

B. AGREEMENT

1. Responsibility for the cost of maintenance of the entire stair and landing at the point immediately above the lowest tread shall be borne by the owners of 1271 - 1275 Lombard. Responsibility for the cost of maintenance of the lowest tread and below structure shall be borne by the owner of 1269 Lombard. The stair shall exist and be maintained for historical purposes only under the conditions to allow permits for construction of the properties at 1271 -1275 Lombard street. The owners of 1271 - 1275 Lombard shall not be allowed any egress over or any use of the stair and landing except as to perform maintenance as a requirement under this agreement. The interior wall

surface at the upper landing door shall be framed and closed with drywall on the interior.

2. The parties agree that maintenance of the stair is burdensome and if approval to remove the stair should be granted in the future they agree to cooperate and assist, in reasonable manner, all efforts to physically remove the stair.

C. ATTORNEYS' FEES

If any legal action or proceeding arising out of or relating to this agreement is brought by either party to this agreement, the prevailing party shall be entitled to receive from the other party, in addition to any other relief that may be granted, the reasonable attorneys' fees, costs and expenses incurred in the action or proceeding by the prevailing party.

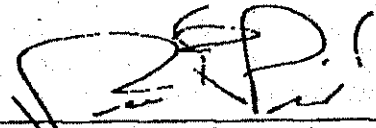
D. ENTIRE AGREEMENT

This agreement constitutes the entire agreement between the parties. Any prior agreements, promises, negotiations or representations not expressly set forth in this agreement are of no force and effect and any amendment to this agreement shall be of no force and effect unless it is in writing and signed by the parties.

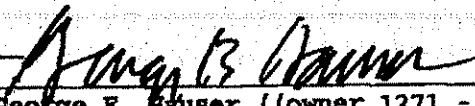
E. BINDING EFFECT

This agreement shall be binding on and shall inure to the benefit of the heirs, executors, administrators, successors and assigns of the parties.

Dated: 10/29/99

  
Rena Ernest Peinado (owner 1269 Lombard, lot 23, block 501)

Dated: 4/7/99

  
George F. Hauser (owner 1271 - 1275 Lombard, lot 22 block 501)

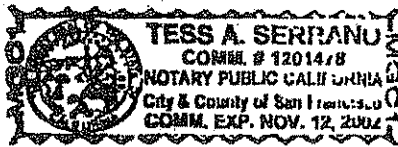
CALIFORNIA )

) ss.

COUNTY OF )

On the 27th day of Oct., 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared RENE ERNEST PEINADO, personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Tess A. Serrano  
Notary Public

(SEAL)

CALIFORNIA )

) ss.  
COUNTY OF San Francisco

On the 4th day of November, 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared George F. Hauser, personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Merle B. Ward  
Notary Public

(SEAL)



EXHIBIT A

G941185

The property in the City and County of San Francisco, State of California, described as follows:

PARCEL "A":PARCEL ONE:

Beginning at a point on the southerly line of Lombard Street, distant thereon 96 feet, 10  $\frac{1}{4}$  inches easterly from the easterly line of Polk Street; running thence easterly and along said line of Lombard Street 25 feet; thence at a right angle southerly 112 feet, 6 inches; thence at a right angle westerly 25 feet; thence at a right angle northerly 112 feet, 6 inches to the point of beginning.

Being a portion of Western Addition Block No. 27.

PARCEL TWO:

Together with a perpetual non-exclusive, unobstructed and appurtenant easement of right of way for pedestrian ingress and egress over the following described property as granted in Deed recorded on August 22, 1972, in Book B671, of Official Records, at Page 359:

Beginning at a point on the southerly line of Lombard Street, distant thereon 92 feet, 4  $\frac{1}{4}$  inches easterly from the easterly line of Polk Street; running thence easterly and along said line of Lombard Street 4 feet 6 inches; thence at a right angle southerly 11.3 feet; thence at a right angle westerly 4 feet, 6 inches; thence at a right angle northerly 11.3 feet to the point of beginning.

BEING a portion of Western Addition Block No. 27.

EXH 4

B

EXHIBIT B

G941185

The land referred to in this Report is situated in the State of California, City and County of San Francisco, and is described as follows:

BEGINNING at a point on the Southerly line of Lombard Street, distant thereon 71 feet and 10½ inches Easterly from the Easterly line of Polk Street; running thence Easterly and along said line of Lombard Street 25 feet; thence at a right angle Southerly 112 feet and 6 inches; thence at a right angle Westerly 25 feet; thence at a right angle Northerly 112 feet and 6 inches to the point of beginning.

BEING a portion of Western Addition Block No. 27.

TOGETHER WITH a perpetual, non-exclusive, unobstructed and appurtenant easement of right of way for pedestrian ingress and egress over the following described property.

BEGINNING at a point which is perpendicularly distant 96 feet and 10½ inches Easterly from the Easterly line of Polk Street and also perpendicularly distant 7.30 feet Southerly from the Southerly line of Lombard Street 3.60 feet; thence at a right angle Southerly 17 feet; thence at a right angle Easterly 4 feet; thence at a right angle Southerly 14 feet; thence at a right angle Easterly 0.60 feet; thence at a right angle Southerly 7.5 feet; thence at a right angle Westerly 2 feet; thence at a right angle Southerly 20 feet; thence at a right angle Westerly 6.20 feet; thence at a right angle Northerly 8 feet; thence at a right angle Easterly 3.20 feet; thence at a right angle Northerly 12 feet; thence at a right angle Westerly 3.20 feet; thence at a right angle Northerly 38.5 feet to the point of beginning.

**Case Tracking**

1211 EXH 5 A-2

Case No. 1998.013  
Project Name 1271 LOMBARD ST  
Parcel Number 0501 / 022 Zoning  
Cross Streets South side between Larkin/Polk Streets  
Sponsor  
Description Construction of a new four-story, over-garage, single-family dwelling at front and a three-story over-basement, single-family dwelling at back. The proposal requires a Front Yard Variance per Planning Code Section 132.

**Case Information**

<u>Suffix</u>	<u>File Date</u>	<u>Planner</u>	<u>Docket Location</u>	<u>Status</u>	<u>Close Date</u>
D	01/09/1998	ELIZABETH GORDON	NORTHWEST	Closed	01/13/1998

Case Information

<u>Construction Cost</u>	<u>Initial Fee</u>	<u>Balance</u>
--------------------------	--------------------	----------------

<u>Suffix</u>	<u>File Date</u>	<u>Planner</u>	<u>Docket Location</u>	<u>Status</u>	<u>Close Date</u>
D	02/11/1998	ELIZABETH GORDON	NORTHWEST	Closed	02/12/1998

Case Information

<u>Construction Cost</u>	<u>Initial Fee</u>	<u>Balance</u>
	\$232.00	

<u>Suffix</u>	<u>File Date</u>	<u>Planner</u>	<u>Docket Location</u>	<u>Status</u>	<u>Close Date</u>
V	01/13/1998	ELIZABETH GORDON	NORTHWEST	Closed	01/13/1998

Case Information

132

<u>Construction Cost</u>	<u>Initial Fee</u>	<u>Balance</u>
\$29,000.00	\$1,136.00	

**Building Permit Applications**Application No.

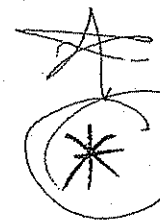
9725447S

9725457S

1998 Variance



EXH S AH A.



# PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street San Francisco, CA 94103-2414

(415) 558-6378 PLANNING COMMISSION FAX: 558-6409 ADMINISTRATION FAX: 558-6426 CURRENT PLANNING/ZONING FAX: 558-6409 LONG RANGE PLANNING FAX: 558-6426

DATE: April 8, 1998  
TO: Interested Parties  
FROM: Robert W. Passmore  
Zoning Administrator  
RE: Planning Commission Action  
Property Addresses: 1271-79 Lombard Street  
Building Permit Application Nos.: 9725447, 9725457  
Discretionary Review Case Nos.: 98.013D

On February 12, 1998, the Planning Commission reviewed the above-referenced building permit application with the following results:

## 1. ACTION

- ☐ The Commission determined that modifications to the project were appropriate and instructed staff to obtain revisions to the building permit applications to achieve the following:

### Referrals to Exhibits --

Exhibit A: "Neighbor's Proposal (NP)", posterboard with site plan, section and color rendering of 1269 Lombard Street showing the proposed garage to be cut into retaining wall, and pairs of garage doors at 1269 Lombard Street.

Exhibit B: Project Sponsor's proposal for 1271-79 Lombard with modifications signed and dated by F. Joseph Butler 2/12/98.

Exhibit C: Neighbor's written proposal for 1271-79 Lombard signed and dated by F. Joseph Butler 2/12/98.

- ☐ Facade (refer to Exhibit C):

① Restore the facade of subject building and sidewalk at east elevation, including porch and existing access easements, in accordance with the Planning Department's Residential Design Guidelines (as required by Planning Code Section 311) and the Guidelines for Rehabilitation of the Secretary of Interior's Standards for the Treatment of Historic Properties which read as follows:

- (1) The property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.
- (3) Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

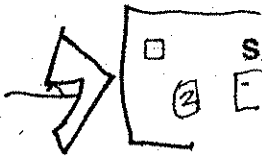
CEQA  
REQT



(EXH 5)

- (4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- (7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- (8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- (9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- (10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Planning Department Preservation staff shall review the compliance with the Secretary of Interior's Standards.



**Site Plan (refer to Page A1.1 of Exhibit B, Exhibit C):**

The front 47'-6" of the subject structure as measured from the front property line (which is considered historic) shall be retained including side and front walls -- or whatever is exposed.

A garage is permitted to be inserted below the front portion to be preserved.

☐ **Basement Level Floor Plan (refer to Exhibit A, Page A2.1 of Exhibit B, Exhibit C):**

- From gridline 8 to the south, the existing building may be demolished.
- New construction is permitted at 5 levels over garage.
- The elevator and stair are permitted in the rear of the front 47'-6" or in the new construction.



New construction is permitted from side property line to side property line, and back to the line for the required rear yard area. Height is permitted as equal to the height of the parapet wall at 1299 Lombard Street.

☐ **Other (refer to Exhibit C):**

- Two to four units are permitted.
- Existing easement shall remain.
- Total gross building square footage allowed on site = approximately 5,754.

**2. FINDINGS**

(EXH. 5)

Planning Commission Action  
1271-79 Lombard Street  
BPA Nos. 9725447, 9725457  
D. R. Case No.: 98.013D  
Page 3

The reasons the Commission took the action described above include:

1. Modifications to the proposals meet the design guidelines per evidence of plans and neighborhood analysis of guidelines presented to Planning Commission by the D.R. requestors and adjacent neighbors.
2. Speakers at the hearing included:

In support of the project

George Hauser, Project Architect,  
Jim Ruben, Project Sponsor's Attorney

In support of the D.R. request

Jennifer King, Frank Morrow,  
Greg Campbell, John  
Horvers, Joe Butler, William  
Kostura, Nina Markum, Chris  
VerPlanck, Jake McGoldrich,  
Jim Herlichee, Sal Ramon.

Planning Commissioners: Hills, Antenore, Joe, Theoharis

Department planners involved in the case include Elizabeth Gordon of the plan check.

If the Department does not receive the requested response to the action(s) listed above within a reasonable period of time, the Department is instructed to disapprove the subject building permit application.

G:\WP51\CASES-DRACTION\DRATION.LM2

(E-X-3)

NY

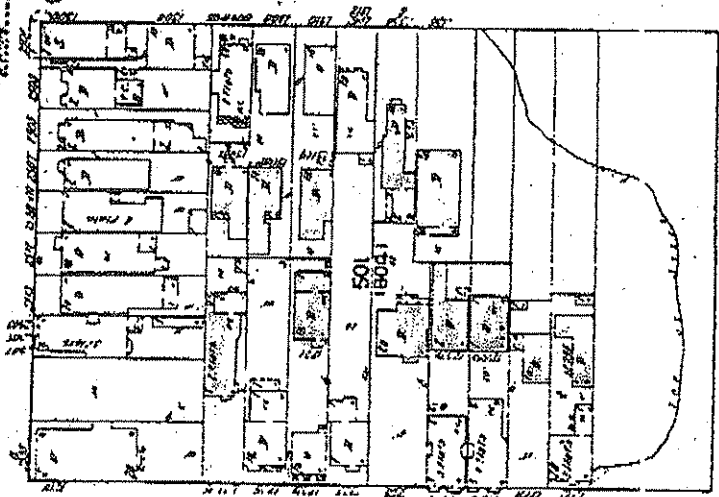
2000

98

(EXH B)

1913 SANBORN MAP

Greenwich



1269  
1271-1279

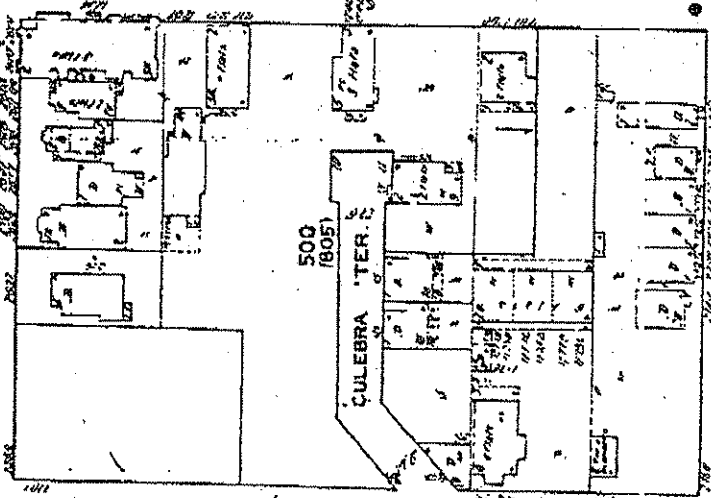
Lowland

83

LARKIN

500 (18051)

CULEBRA TER



1913 SANBORN MAP

(EXH 7)

(Excerpts)

# THE WEST SLOPE OF RUSSIAN HILL

A Historical Context  
and  
Inventory of Historic Resources

for Residential Buildings around Lombard and Larkin Streets



*View of the 2500 block of Larkin Street, taken from the  
Lombard Street Reservoir some time between 1917 and 1924*

by

William Kostura, architectural historian

for

The Russian Hill Historic Resources Inventory Committee

2006

revised 2009

*The West Slope of Russian Hill: A Historical Context and Inventory of Historic Resources for Residential Buildings around Lombard and Larkin Streets*

A cable-car line operated by another firm began service in 1880. The Presidio and Ferries Railroad ran from Washington and Montgomery streets out Columbus Avenue to Union Street, and thence along Union to Steiner Street. It brought riders to within two blocks of Greenwich and Larkin. The *Real Estate Circular* praised it as a "first-class road and rapid time is made on it."<sup>8</sup> This cable-car line remained in use until the earthquake and fire of 1906 destroyed its powerhouse.

Development During 1876-1905

These mass transit lines substantially raised land values in the neighborhood. For J. E. Foye and the heirs of William Hamilton, the time had come to sell off their land in the block bounded by Greenwich, Lombard, Larkin and Polk streets and to realize a profit. They sold most of the block in the form of narrow, 25-foot wide lots in 1875-1877 and in 1883. Prices varied widely. The lots facing Larkin Street were by far the most valuable, because they were directly served by Hallidie's horse-car line and were an easy walk on level ground to the Union Street cable-cars. These lots sold for \$1,250 each. By contrast, lots on the steep downslope of Greenwich and Lombard streets were less desirable. They sold for prices from \$400 to \$750 – mostly for the lower sum.<sup>9</sup>

Even for the 19<sup>th</sup> century, these real estate prices were low. Blue-collar workers who could not afford property in more fashionable neighborhoods were attracted to this block of Russian Hill. The great majority of people who bought lots from Foye and the Hamiltons chose to build houses here; only a few were speculators awaiting a further increase in land values.

A burst of house-building activity occurred during 1876-1878, when thirteen houses and a grocery store-plus-flat were built within the study area of this report.<sup>10</sup> Of these buildings, two houses, at 1261 Lombard (1876) and 2531 Larkin (1877), still stand with high integrity. A third, at 1265 Lombard (1877), is relatively unchanged aside from a coating of wooden shingles that have been applied to the front. Still others survive with greater alterations.

The neighborhood grocery store was built in 1877 at 2501 Larkin Street by grocer James Walsh. He was succeeded as proprietor of the store in the 1880s by Henry Hustedt, and in 1897 by Richard C. Mattison, who lived next door at #2503 and who remained the neighborhood grocer until 1920. This building was torn down in the 1920s.

<sup>8</sup> *Real Estate Circular*, June 1882, p. 3, col. 2. Today's #45 electric bus line is a direct descendent of the Presidio and Ferries' Union Street cable car line.

<sup>9</sup> One lot, where 1249-1251 Lombard was built, was wider than usual, at 34 feet, and sold for \$900. Sources for these prices are the lists of real estate transactions in the *San Francisco Newsletter* and the *Real Estate Circular*, dating from August 28, 1875 to November 1883.

<sup>10</sup> All of them were in the block of Greenwich-Lombard-Larkin-Polk.



*The West Slope of Russian Hill: A Historical Context and Inventory of Historic Resources for Residential Buildings around Lombard and Larkin Streets*

During the 1880s fifteen more houses plus a pair of flats were built in the study area.<sup>11</sup> A trend began during this decade of building two or even three living units on one lot. This was a common phenomenon in late 19<sup>th</sup> century San Francisco, especially in the neighborhoods closest to downtown. As the population of the city rose, so did land values, and a common response was to build multiple units on one lot. Thus, in 1883-1884 a rental cottage was built behind Walsh's grocery store at Greenwich and Larkin streets. Also in the 1880s two cottages were built by laborer Charles Oman on his lot at 1239-1241 Lombard Street. He lived in one of the cottages and rented out the other. In the 1880s and 1890s four rental cottages were built on the two lots at 1330 and 1336 Greenwich Street.<sup>12</sup>

In 1889 a blacksmith, Frederick Koenig, built a pair of flats in front of his cottage at 1324-1328 Greenwich. He and his family lived in the rear cottage while renting out the flats. Most new buildings built over the next sixteen years would also be flats. They included 2609-2611 Larkin (1892), 1210-1212 Lombard (1898), 2543-2545 Larkin (1902-1903)<sup>13</sup>, and 1257-1261 Lombard (1904-1905). All of these buildings still stand with moderate or high integrity.

In summation, by the year 1905 twenty-nine houses, a store-plus-flat, and five sets of flats had been built within the study area of this report. These 35 living units and store occupied 27 lots. Although rising land values had resulted in this modest crowding, many lots still remained empty in the block of Greenwich-Lombard-Larkin-Polk, perhaps due to the difficulty of building on the steeply sloped lots.

#### Occupations and Nativity, 1870s-1906

The area within this study area was strongly blue-collar in character through 1906. This is revealed by U. S. censuses of 1880 and 1900, supplemented by city directory listings. For this study, all heads of household within the district, including both home-owners and renters, were classed as white collar or blue-collar workers. Blue-collar workers in this district included skilled workers such as carpenters, a plumber, a blacksmith, and a miner, and less skilled workers such as laborers, house painters, paper carriers, a warehousemen, a wool-sorter, a porter, and a steward. White-collar workers included owners of small businesses, clerks, salesmen, a contractor, an artist, and a musician.

In 1880, when there were only sixteen heads of household within this study area, 62.5% were blue-collar workers and 37.5% were white-collar. The most common occupation was that of carpenter, of whom there were four. They were Charles Tidd, Henry Inwood, John Ambrose, and David Brown, who presumably built their own houses.<sup>14</sup> Tidd also built the house of his neighbor Nelson C. Hawks, and Inwood built the house of another

<sup>11</sup> Fourteen of the houses were built in the block of Greenwich-Lombard-Larkin-Polk, and the other, at 1208 Larkin, was built in the block to the north. The latter may have actually been an 1884 remodeling of a house that stood there in 1857.

<sup>12</sup> Three of these cottages still stand with varying degrees of integrity.

<sup>13</sup> An 1882 cottage was demolished to make way for these flats.

<sup>14</sup> At 2614 Polk, 1249-1251 Lombard, 1261 Lombard, and 1269 Lombard, respectively. Of these four houses, only 1261 Lombard stands with high integrity.



*The West Slope of Russian Hill: A Historical Context and Inventory of Historic Resources for Residential Buildings around Lombard and Larkin Streets*

neighbor, Richard Weber.<sup>15</sup> There were also three house painters within this study area in 1880. They probably derived a certain amount of work from their carpenter neighbors.

In 1900 there were thirty heads of household in the study area. Leaving out of calculations the four who had no occupations, the figures were little changed from twenty years earlier: 65.4% were blue-collar workers and 34.6% were white-collar.

Among the white-collar workers during these decades, none was a professional such as an attorney, engineer, or physician, and none was a proprietor of a major industry or large business. Still, two people of nationwide importance did make the district their home in the years before 1906. They were Nelson C. Hawks, co-owner of the Pacific Type Foundry and inventor of the American point system of type, and author Frank Gelett Burgess, who had previously edited the small periodical *The Lark* and who would later write many novels, some set in San Francisco.

*The last homeowner to build within the study area before 1906 was Thomas Hearn. In 1902 he demolished a one-story house on Larkin Street and built a new set of flats in its place, numbered 2543-2545 Larkin. Hearn worked as a linotype operator, a blue-collar occupation like that of most of his neighbors. He was also the last blue-collar worker to build in the district. Just a few years later, after the earthquake and fire of 1906, a wave of white-collar workers began to arrive in the district.*

Throughout the 19<sup>th</sup> century, the great majority of the heads of household in the study area, over 80%, were natives of English-speaking countries, namely the United States, England, Ireland, Canada, and Australia. This predominance of native English-speakers was opposite from the trend in other blue-collar neighborhoods in San Francisco, where most residents were from Italy, Germany, France, Spain, Portugal, and Scandinavia, as well as Ireland. *Why English-speakers predominated within this district is unknown.*

In 1880, seven of the heads of household in this district, or 44%, were natives of England. Three were natives of the United States (19%), three were from Ireland (19%), and one each was from Australia, France, and Sweden (6% each). In 1900, 43% of the heads of household were born in the United States, followed by England (27%), Ireland (10%) and Germany (10%). *The remaining three were from Canada, Spain, and Sweden (3% each).*

Very few of the people who lived in the study area were historically significant as individuals. They instead had blue-collar occupations that were entirely typical in 19<sup>th</sup> century San Francisco. It is this ordinariness that makes them worth studying today, for their occupational histories tell us much about the city of their time.

The residents of this study area are also interesting simply because many of them lived here for so many years. Of the families that moved here before 1906, 28 remained for ten years or longer, and sixteen stayed for over thirty. This was a stable community, and the residents must have been well-known to each other. In this sense, they are not entirely

<sup>15</sup> Hawks' house was built at 2612 Polk Street in 1876, and Weber's was at 2515 Larkin (the site of today's #2543-2545) in 1882. Neither of these houses still stand.

*The West Slope of Russian Hill: A Historical Context and Inventory of Historic Resources for Residential Buildings around Lombard and Larkin Streets*

typical of 19<sup>th</sup> century blue-collar San Franciscans. Although they had low-paying jobs, they owned their own homes, and kept them for decades. This pattern is in stark contrast to the many blue-collar workers who moved frequently from one tenement to another, and often from one saloon to another, in 19<sup>th</sup> century San Francisco.

The Grading of Lombard, Greenwich, and Polk Streets

Lombard, Greenwich, and Polk streets were graded in the mid-1890s, creating benefit for some but great hardship for others.

Lombard Street between Larkin and Polk was graded in 1894, followed by Greenwich Street, also between Larkin and Polk, in 1895. According to the *Examiner*, the grading of these two streets left cliffs at the front property lines so high that some neighbors had to reach their houses via their neighbors' homes.<sup>16</sup> The grading also left a sheer cliff where Polk Street met Greenwich, making it impossible to travel north along Polk past Greenwich Street. A Mrs. Farley, at 2601 Polk Street, had to build stilts to support her small house when earth fell away from under it as a result of the blasting, and a forty-foot ladder to reach the house. Michael Shea had to abandon his large, eleven year-old house at 2615 Polk until he could move it two-and-one-half blocks south to Green Street.

The cutting down of the 2600 block of Polk Street, between Greenwich and Larkin, required much more ambitious grading. While Polk Street north and south of this block was relatively flat, this block of Polk took the form of a high hill that interrupted north-south traffic. The grading of this block was proposed in 1893 by property owners to the south, especially the merchants on Polk between Sutter and Pacific.<sup>17</sup> These merchants believed that this stretch of Polk Street had the potential to become a major commercial street, if only Polk Street could become a thoroughfare along its entire length.<sup>18</sup> If the 2600 block was leveled, people in horse-drawn vehicles would be able to travel along the full length of Polk, from the vicinity of Fort Mason and the Pioneer Woolen Mills (soon to become the Ghirardelli chocolate factory) in the north to Market Street in the south.

Polk Street merchants, along with other property owners south of Union Street who thought their property values might be enhanced, lobbied the Supervisor from the Twelfth Ward, James Denman, to carry an ordinance before the Board of Supervisors to grade the 2600 block of Polk Street. The ordinance passed, and the costs of the grading were to be levied against the immediately adjacent property owners. When grading began in 1893, it became evident that the costs of grading would far exceed the existing value of the properties, and that the properties would become even less valuable, if not worthless, after the grading was completed, as the houses on them would be left inaccessible, far above the new street level. The property owners protested, with the

<sup>16</sup> "Polk Street Cliff-Dwellers," *San Francisco Examiner*, May 3, 1895, p. 4.

<sup>17</sup> See "A Gross Outrage," *Daily Morning Call*, November 12, 1893, p. 9, col. 1. Follow up articles in the *Call* are dated December 9, p. 7, col. 1, and December 14, p. 7, col. 4. "Polk Street's Deep Cut," *S. F. Examiner*, March 2, 1894, p. 6, discusses the financial hardships on adjacent property owners and the resulting necessity for an assessment district.

<sup>18</sup> "Polk Street Improvement Club," *Daily Morning Call*, October 6, 1896, p. 9, col. 6, lists officers and states the club's intent regarding the grading of the 1600 block of Polk.

(EXH 7)

*The West Slope of Russian Hill: A Historical Context and Inventory of Historic Resources for Residential Buildings around Lombard and Larkin Streets*

result that grading was delayed a few years, and an assessment district was formed that would spread the costs among many nearby properties.

Nevertheless, Nelson Hawks had to abandon his house at 2612 Polk Street because access to it became all but impossible. He and his family then moved to Alameda. Charles Tidd felt compelled to sell his house at 2614 Polk to neighbor Mathew Maunder, at 1233 Lombard Street, for \$600. Part of the deal was that Tidd would have to move the house from its now-worthless lot on Polk around the corner to the front of Maunder's house. When the move was done, Tidd complained to the *Examiner* that he was left with a net profit of only \$150, which was not really a profit since his house had originally cost much more than that for him to build in 1876.<sup>19</sup>

Some evidence of this street grading is apparent today, mainly in the form of retaining walls on the north side of Greenwich Street. The house that Charles Tidd sold to Mathew Maunder probably still stands, now numbered 1271-1275 Lombard Street. It was widened by Maunder in 1907 and was shingled by a new owner in 1922.

The street grading of the 1890s did not force any residents on the 1300 block of Greenwich or the 1200 block of Lombard streets to abandon their homes. Indeed, it may have facilitated the construction of flats at 1257-1259 Lombard (in 1904-1905) and 1263-1267 Lombard (1908) at the front of their lots. The lots facing Polk Street, however, remained vacant into the 1980s, when apartment buildings were finally built there.

#### The Earthquake and Fire of 1906

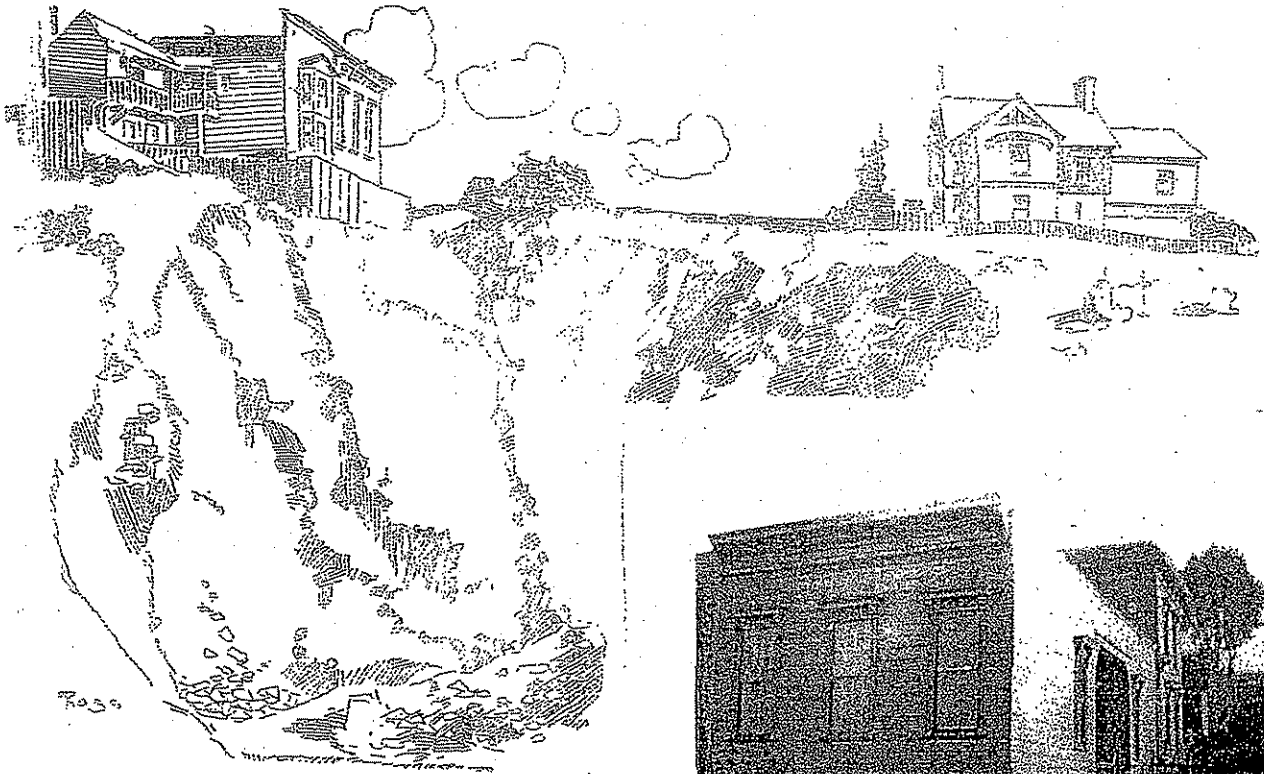
The earthquake of the early morning of April 18, 1906 broke the city's water mains and set off numerous fires, most of which were extinguished, but some of which could not be. Fires spread from south of Market Street to the north, crossing a number of fire breaks that soldiers made by dynamiting. Two of the fire breaks, at Washington Street and Green Street, very nearly held, but through misfortune these, too, were crossed by the fire. Most of Russian Hill burned on April 19<sup>th</sup> and 20<sup>th</sup>, but parts survived through the firefighting efforts of residents, aided at times by soldiers.

The entire block bounded by Filbert, Greenwich, Larkin and Polk streets burned on the afternoon of Friday, April 20<sup>th</sup>, but the block to the north was saved through the efforts of neighborhood residents. R. C. Mattison tipped the scales toward success when he donated vinegar from his grocery store at 2501 Larkin Street. People soaked burlap bags and rags with the vinegar and applied them to embers that had landed on the roofs of houses.<sup>20</sup> Not only this block, but the blocks to the north were thus saved.<sup>21</sup>

<sup>19</sup> "A Gross Outrage," *Daily Morning Call*, November 12, 1893, p. 9, col. 2. See also the Junior League file for 1269-1279 Lombard, at the San Francisco History Center, Main Library.

<sup>20</sup> Walter Blum, "I Remember the Morning Very Well," in *California Weekly*, a Sunday insert of the *San Francisco Examiner*, April 19, 1964. Mr. Blum interviewed Tom Comber, who in 1906 was age 16, lived at 1330 Lombard, and helped apply vinegar-soaked rags to roofs. Lawrence Joseph Kennedy, "The Progress of the Fire in San Francisco, April 18<sup>th</sup>-21<sup>st</sup>, 1906, as Shown by an Analysis of Original Documents," 1908; typescript at the San Francisco History Center and at the University of California,

(EXH 7)



OLK STREET, BETWEEN LOMBARD AND GREENWICH, SHOWING THE HOUSES FIFTY-FOUR FEET ABOVE THE LOMBARD-STREET GRADE.  
[The residences of N. C. Hawks and Charles Tidd, on the east side of the street, and the residence of M. M. Shea on the west side.]



**Top:** Looking south from the intersection of Lombard and Polk streets, showing the beginning of the Polk Street Cut. From "Polk Street Cliff Dwellers," *San Francisco Examiner*, May 3, 1895. 1: House of Mathew Maunder, built in 1876. 2: House of carpenter Charles Tidd, which he built for himself in 1876. 3: House of Nelson C. Hawks, built for him by Tidd in 1876, and abandoned by Hawks after the streets were graded. 4: House of carpenter Michael Shea, which he built for himself in 1884. Shea was forced to move this house to Green Street after Polk Street was graded.

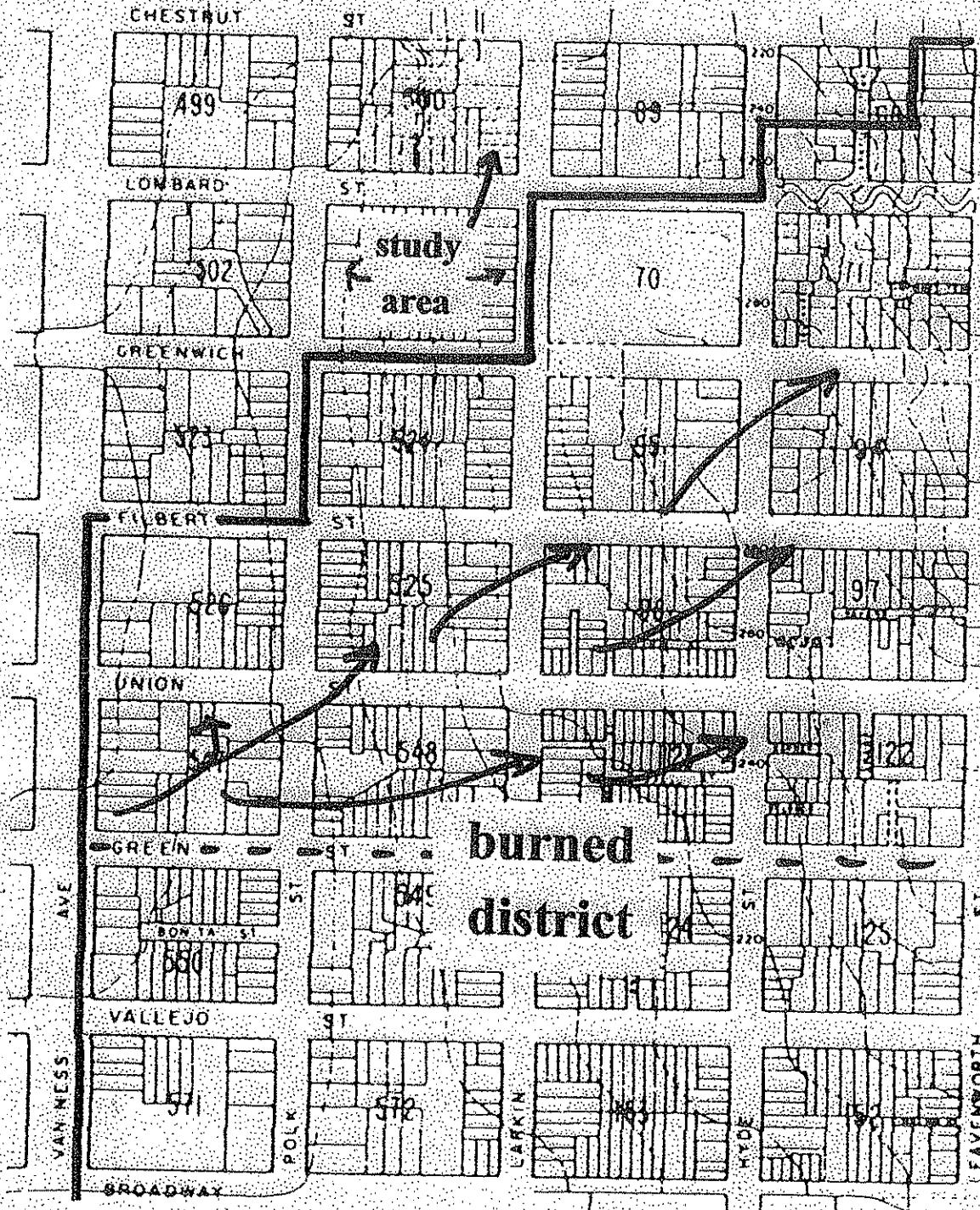
**Bottom:** House of Nelson C. Hawks, photo taken in 1895, shortly before his family's move to Alameda. Hawks often lamented the loss of this house, its views, and the neighborhood. From the Kemble Collection, California Historical Society.

Berkeley. Kennedy wrote, "In the block between Polk and Larkin it [the fire] burned to Greenwich Street and was held there by a small band of citizens. Among other things vinegar was used to save the buildings on the north side of Greenwich Street." Benjamin F. Steacy, *San Francisco: Hyde Street West* (Walnut Creek, 1981). Steacy lived at 1433 Greenwich as a child and remembered that a storekeeper used a barrel of vinegar from his stock to save his own store and several neighboring houses." This last reference points to Mattison's store (the only one in the neighborhood) as the source of vinegar used to save these houses.<sup>21</sup> Immediately to the east was the Lombard Street Reservoir, built in 1860. There was little to burn on this block, a fact that helped to check the northward spread of the fire. It is unclear why water from this reservoir was not available to fight the fire. The reservoir may have been drained by the army in fire-fighting efforts over the previous two days.



(EXH 7)

*The West Slope of Russian Hill: A Historical Context and Inventory of Historic Resources for Residential Buildings around Lombard and Larkin Streets*



Map showing the fire line in 1906, regarding the western and northern slopes of Russian Hill. Everything north of the line was saved from burning. From research by William Kostura.

(EXH 7)

*The West Slope of Russian Hill: A Historical Context and Inventory of Historic Resources for Residential Buildings around Lombard and Larkin Streets*

Occupations, 1906-1930

After the earthquake and fire of 1906 there was a sudden increase in the number of white-collar workers living within the study area. Whereas white-collar workers had hovered between 34% and 38% of the heads-of-household before 1906, their numbers sharply increased soon after that year, then increased again during the 1920s. Not only were there more white-collar workers after 1906, they were more likely to be professionals and manufacturers instead of clerks and managers. To use a term that became popular much later, the study area became "gentrified."

The first people who are known to have moved into this study area after 1906 were an insurance broker named George Sperry and his wife Georgia. They built a fine shingled house at 2565 Larkin Street in that year. In 1909 San Francisco's Assistant Chief Engineer, Harris D. H. Connick, purchased a house at 1356 Greenwich; newspaper reporter Frederick W. Ely moved into 1215 Lombard; and violinist John A. Patterson purchased 1354 Greenwich. Several white-collar renters also moved into the study area during the few years after 1906.

As a result, in 1910, 53% of the heads of household in the study area were white-collar workers and the remainder were blue-collar.<sup>22</sup> This ratio held steady for a decade: in 1920, 50% of the heads of household in the study area were white-collar workers and 50% were blue collar.<sup>23</sup> In 1930, after the construction of four new apartment buildings aimed at professionals, there was a tremendous increase in white-collar workers, to 88.3%.<sup>24</sup>

Most of the white-collar workers in the study area during these years were newcomers since 1906, but a few were former blue-collar workers who had moved up to white-collar occupations. Such included Mathew Maunder, a house painter who had opened his own house painting shop; John Rawlinson, a former porter and laborer who had become a clerk and salesman; and Richard C. Mattison, a warehouseman who purchased the neighborhood grocery store at 2501 Larkin.

Of the blue-collar workers in the study area at this time, about half were people who had lived there since before 1906, and half were newcomers since 1906. Among the former group were carpenters David Brown, Henry Inwood, and Thomas Murray, jewelry polisher and newspaper carrier William Kahn, blacksmith Frederic Koenig, printer Thomas F. Hearn, and plumber MacDuff Cooke.

Several members of the medical profession moved into the study area beginning in about 1920. They included an osteopath, an oculist and aurist, physicians and surgeons, and

<sup>22</sup> This figure does not count ten heads of household, more than a quarter of the total, who had no occupation.

<sup>23</sup> This figure does not count nine heads of household, almost a third of the total, who had no occupation. Some of these were retired, and two were living off of rents. Their adult children who lived at home included a salesman, a schoolteacher, and a foreman.

<sup>24</sup> This figure does not count eleven heads of household, about one-sixth of the total, who had no occupation.

(EXH 7)

*The West Slope of Russian Hill: A Historical Context and Inventory of Historic Resources for Residential Buildings around Lombard and Larkin Streets*

the co-owner of an x-ray laboratory. Four of them purchased existing houses for their homes, one rented, and one, Paul S. Campiche, built a new set of flats at 2537-2539 Larkin to live in (1926). These people are discussed briefly in the appendix.

The largest influx of white-collar workers came to live in the four apartment buildings that were constructed in the 1920s. These buildings held at least 27 units, nearly all of which were occupied by white-collar workers.

### **Architecture of the Study Area**

The buildings in the study area can be classified according to four stylistic periods:

- 1) 1875-1892, when houses were designed in Italianate, Stick-Eastlake, and Queen Anne styles (broadly referred to as "Victorian");
- 2) 1898-1905, when a few sets of flats were designed in Classical Revival styles;
- 3) 1906-1924, when Shingle style houses and flats were built, and older houses were covered in shingles; and
- 4) 1924-1928, when Mediterranean-inspired stucco clad buildings were built.

Several houses and flats in the study area can be considered to belong to two periods. These are 19<sup>th</sup> century houses that retained their cornices and window trim after being clad in wood shingles. Discussion of these stylistic periods follows below.

#### Victorian styles, 1875-1892

Thirty houses were built in the study area during these years, and seventeen of them either survive with sufficient integrity so that their original appearance is known, or are shown in historic photographs; and thus a representative account of the architecture of the period can be written.

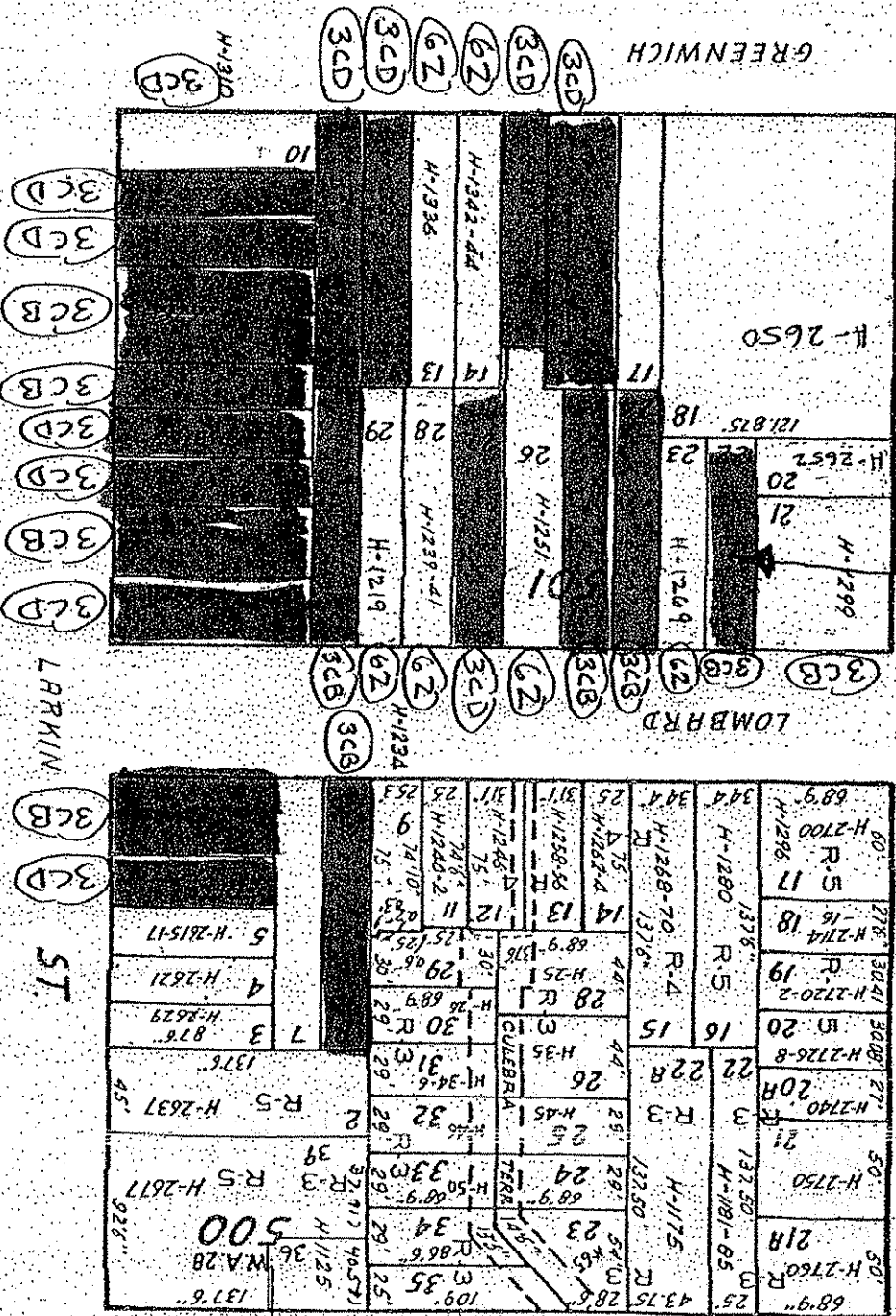
#### *Italianate houses*

About 81% of the houses that were built during 1875-1892 and whose appearance is known were Italianate in style. For the most part they were typical of other Italianate houses in San Francisco that were built for blue-collar workers. About two-thirds of them were one story or one story plus a basement in height; the rest rose to two stories. Most of the houses lacked bay windows, and nearly all were restrained in their ornamentation. The houses in this study area were clearly less pretentious in their appearance, and usually smaller in size, than were contemporary houses in the middle-class Western Addition neighborhood to the southwest.

70% of the Italianate houses were "flat-front" Italianates, while the rest had projecting bay windows. This proportion of flat-front to bay-windowed houses was also consistent with other blue-collar neighborhoods in San Francisco.

EXH 7

CHESTNUT



1271-75  
"3CB"  
INDIVIDUALLY  
ELIGIBLE  
AND AS A  
CONTRIBUTOR  
TO THE DISTRICT  
ST.



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

(EXH 7)

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3CB

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 8

\*Resource Name or #: (Assigned by recorder) 1271-1275 Lombard Street

P1. Other Identifier: \_\_\_\_\_

P2. Location: ☐ Not for Publication ☒ Unrestricted \*a: County San Francisco  
and (P2c, P2e, and P2b or P2d. Attach Location Map as necessary.)  
\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_; B.M.  
c. Address 1271-1275 Lombard Street City San Francisco Zip 94109  
d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
\*e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
Block 501, lot 22

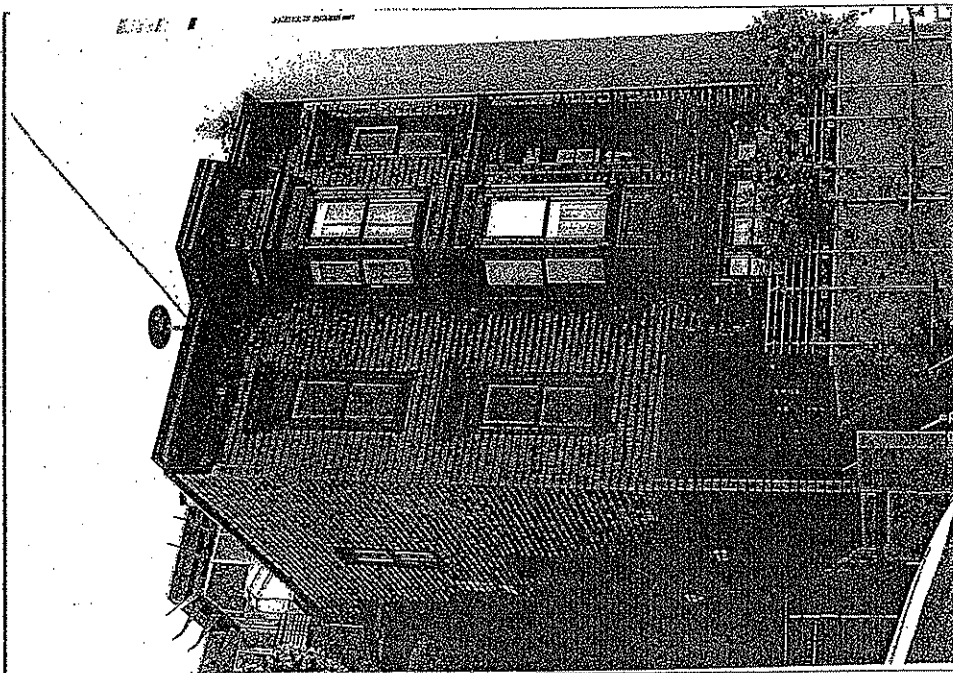
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This building consists of two parts: A wood-framed set of flats at the front of the lot, that was brought largely to its present appearance in 1922; and a major addition directly behind it, that was built in about 2000-2001. The flats in front are three stories in height and are covered by a coating of wooden shingles. The composition of the upper stories is divided into three bays, with a projecting bay window slightly right of center and flat bays to either side of it. The projecting bay window has slanted sides, with colonnettes at each corner. In the second story, to the right of the projecting bay, is a former entrance opening that now serves as a balcony and is fronted by a short row of turned balusters. Shelf moldings can be found at each level of the bay window, atop the other windows, and atop the former entrance. A bracketed cornice stretches across the top of the building, wrapping around the bay window. In the first story, a large, rectangular entrance opening is trimmed in wood molding. To the right of this entry is a four-part window in a molded frame. This four-part window dates from about 2000-2001, and the frame around it matches the much older trim around the entrance opening to the left.

(See Continuation Sheet, page 2.)

\*P3b Resource Attributes: (List attributes and codes) HP3 - flats

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)  
View looking south, Sept. 2006

\*P6. Date Constructed/Age and Source: ☒ Historic  
☐ Prehistoric ☐ Both  
1877 (title search). Widened 1907 (bldg. permit).

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

\*P8. Recorded by: (Name, affiliation, and address)

William Kostura  
P. O. Box 60211  
Palo Alto, CA 94306

\*P9. Date Recorded:  
October 2006

\*P10. Survey Type: (Describe)  
intensive

P11. Report Citation\*: (Cite survey report and other sources, or enter "none".) William Kostura. The West Slope of Russian Hill: A Historical Context and Inventory of Historic Resources for Residential Buildings around Lombard and Larkin Streets. 2006.

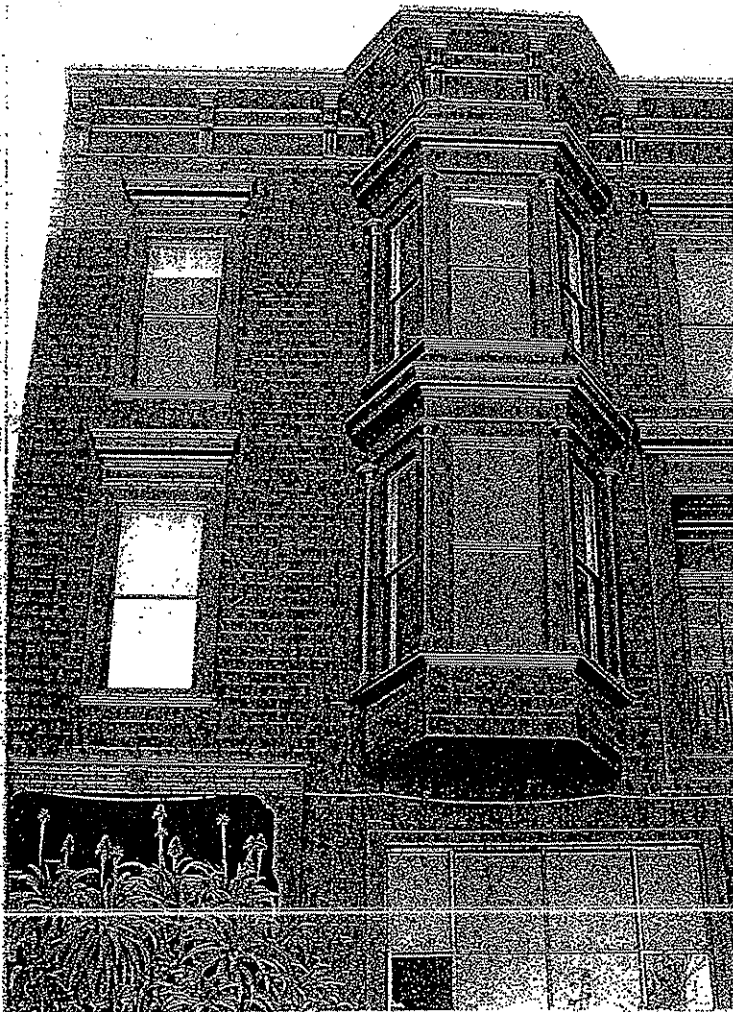
\*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other (List)

Description (continued)

A staircase that once rose up the east side of the building to the top story is now gone, but a wooden roof with bracketed supports that covered the porch there remains.

The base of the front flats is recent construction from 2000-2001. It consists of an elevated deck over garage, with flat stucco walls and metal railings for the support of ivy. To the left of the garage is a staircase with slate steps that leads to the entrance.

The rear addition of ca. 2000-2001 is not easily visible from the street, despite its elevated situation. It is clad in stucco and has a profiled cornice.



At left: 1271-1275 Lombard Street in early 1998.

At right: The same building in early 2000, resting on steel columns and awaiting further construction.

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 8

\*NRHP Status Code 3CB

\*Resource Name or # (Assigned by recorder) 1271-1275 Lombard Street

B1. Historic Name: Maunder-Davis house

B2. Common Name:

B3. Original Use: residential

B4. Present Use: residential

\*B5. Architectural Style: Shingled Italianate

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Most likely built in 1877 at 2614 Polk Street. Moved to this lot in the 1890s. Widened by a bay in 1907. Covered in shingles in 1922. New basement level and rear addition built ca. 2000.

\*B7. Moved? ☐ No ☒ Yes ☐ Unknown Date: betw. 1893-1899 Original Location: probably 2614 Polk Street

**\*B8. Related Features:**

none

B9a. Architect: none

b. Builder: most likely Charles Tidd (1877)

\*B10. Significance: Theme architecture Area San Francisco

Period of Significance	1877, 1893-99, 1907, 1922	Property Type	residential	Applicable Criteria	3
------------------------	---------------------------	---------------	-------------	---------------------	---

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

## History

The origin of this set of flats is not absolutely clear. When the Junior League conducted oral interviews in 1964 for their book *Here Today*, they spoke to the owner of this house at that time, Mrs. Heloïse Davis, who with her late husband had purchased the property in 1921. Mrs. Davis explained that the house had been moved to this lot from Polk Street at a time unknown to her. In 1964 a pane of glass in either this house or in the rear cottage (which no longer exists) had the name and date "Ellie Cahill, October 6, 1879" etched into it. Ellie Cahill was a relation by marriage of Charles and Caroline Tidd, who lived around the corner at 2614 Polk Street. It cannot be proven, and various pieces of evidence are contradictory to each other, but the house now at 1271-1275 Lombard is most likely the former Tidd residence, moved here from Lombard Street in the 1890s.

(See Continuation Sheet, page 4.)

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

**\*B12. References:**

See Continuation Sheet, page 7.

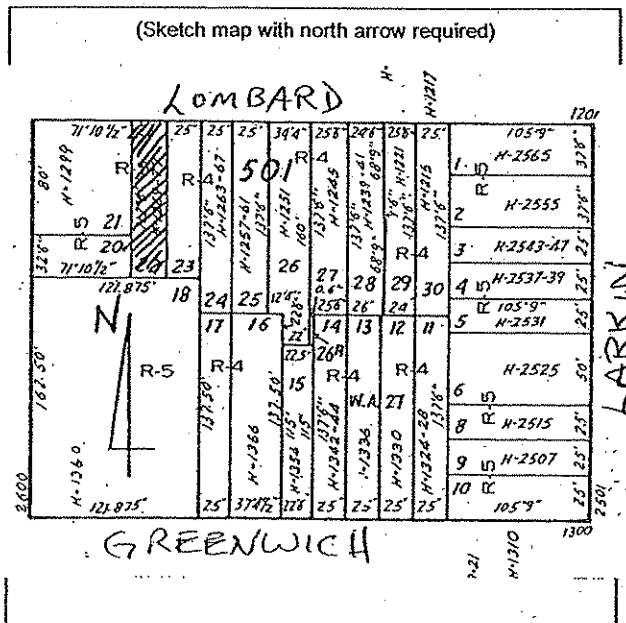
B13. Remarks:

\*B14. Evaluator: William Kostura

Date of Evaluation: October 2006

(This space reserved for official comments.)

(Sketch map with north arrow required)



History (continued)

Charles Tidd was born in Maine in ca. 1835, lived in Illinois in the early 1860s, and came to San Francisco in 1868. From his arrival in San Francisco until his retirement he worked as a carpenter. He purchased a 25-foot wide lot on the east side of Polk Street, 87'-6" south from Lombard, in August 1876, added an adjacent, 7'-6" sliver of land to the north in early 1877, and built his house, numbered 2614 Polk, in that year.<sup>1</sup> He lived here with his wife Caroline, daughter Matilda, and, in 1879-1880, Matilda's husband, Edward Cahill, a house painter. He is known to have built one other house in the neighborhood, that of Nelson C. Hawks, next door to the south, at 2612 Polk, in 1876.

In 1893 the Tidds, and a few of their neighbors, were forced from their homes when the commencement of grading down Polk, Lombard, and Greenwich streets to their current levels left their houses inaccessible, on high banks above the street. An article in the *Daily Morning Call* of November 12, 1893, "A Gross Outrage," concluded that the grading work would effectively result in confiscation of the lots on Polk Street by the city. To add insult to injury, the costs of street grading were being assessed to the adjacent property owners. The article said that "When the grading was commenced Charles Pidd [sic] was compelled to move his house. It cost him \$3500 [to build]. He sold it for \$600, agreeing to move it. This left him with a profit of \$150, with his house of seventeen years destroyed, and a lot on his hands of twenty-five feet front which would not bring one-quarter of the assessment on the street grading." It seems clear from this article that Tidd had moved his Polk Street house by that date, although it does not say where to.<sup>2</sup>

A subsequent article regarding the hardships of homeowners on the 2600 block of Polk Street in the *San Francisco Examiner* of May 3, 1895, "Polk-Street Cliff-Dwellers," indicates otherwise. The text of the article does not mention the Tidds or their house, but a drawing of four houses overlooking the abyss created by street grading identifies one of the houses as that of Charles Tidd. It is a two-story house with a bay window that does not rise quite all the way to the cornice of the house. From this drawing it would seem that the Tidd house still stood on its original Polk Street lot in May 1895. City directories list Tidd as living at 2614 Polk through 1897.

On July 4, 1898 a fire thought to have been caused by fireworks destroyed houses owned by Nelson C. Hawks, Charles Tidd, and Matthew C. Maunder, according to articles in the *Call* and the *Chronicle*. The latter said that the Tidd house was occupied by one George Donnell. This information suggests that Tidd's house was never moved off of its lot.

The 1899 Sanborn insurance map shows no house standing on Charles Tidd's lot; thus, it had either been moved by then or it was destroyed by fire in 1898. The Sanborn map also shows two houses on Matthew Maunder's Lombard Street lot. Of these, the rear house (the one Maunder built in 1876) is labeled "Ruins of Fire." The front house is shown as being two stories in height and having a bay window in the front. It is the same building as today's 1271-1275 Lombard.

(See Continuation Sheet, page 5.)

<sup>1</sup> An apartment building with the address of 2652 Polk now stands where this house originally stood.

<sup>2</sup> Regarding their own place of residence, the Tidds moved to a Stick-Eastlake style house that still stands nearby, at 2638-2642 Larkin Street.

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

(EXH 7)

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

Page 5 of 8

Recorded by William Kostura

Resource Identifier: 1271-1275 Lombard Street

\*Date October 2006

☒ Continuation ☐ Update

**History (continued)**

One possible reconciliation of these seemingly conflicting sources is that Charles Tidd, like his next door neighbor Nelson Hawks and several other neighbors on Greenwich and Lombard streets, had built two houses on his lot over the years: one in the front and another in the rear. The fact that Tidd was a carpenter who could build his own house strengthens this possibility. Tidd may have sold one of these houses to Maunder in 1893, and the remaining house may be the one shown in the 1895 Examiner drawing and that burned in 1898.

It is also possible that Matthew Maunder built both of the houses on his lot: the rear house in 1876, and the front house a few or several years later. His occupation as a house painter makes this possibility seem somewhat remote. It also conflicts with the information gathered in 1964 by the Junior League.

However it got there, the house that today is numbered 1271-1275 Lombard definitely sat upon the front of Matthew Maunder's lot in 1899.<sup>3</sup> He was born in England in about 1848 and came to the United States in 1864; his wife Mary, was from Massachusetts. He moved to San Francisco in 1871 or 1872, and in 1876 he purchased the 25-foot lot at 1271-1275 Lombard Street and built a small, one-story-plus-raised-basement house that was no more than fifteen feet wide at the rear of the lot.

During the 1870s and 1880s he worked as a house painter for the firm of Hopps and Son, whose shop was downtown on Pine Street. In 1890 he opened his own sign-making shop and remained in this business at different locations around the city into the 1920s. It could be that the opening of his own business provided him with the extra income that enabled him to acquire a second, much more substantial, house on his Lombard Street lot.

When he (presumably) purchased the Tidd house in the 1890s and had it moved in front of his old one, a gap of fourteen feet separated the two buildings. After the fire of 1898 he repaired the damaged rear house and used it as a storage shed. In 1907 he widened the front house by adding to the east side a bay that was nine feet wide, two stories in height, and 23 feet in depth. Some time between 1905 and 1913 he connected the front and rear houses, making them into one building.

At the end of 1920 the Maunders sold their property to Dr. Elton and Heloise Davis. The Davises also purchased the house next door at 1269 Lombard in the same month, and may have opened a passage between the houses, using both as one residence. In 1921 they built a new lower story to 1271-1275 Lombard, to a design by architect William H. Crim, Jr., and moved the old front steps to the east side of the house, creating a new third story entrance on that side. In 1922 the Davises sheathed the house in wooden shingles, bringing it to the appearance that it would retain into the 1990s.

Dr. Davis was a dentist whose office during the 1920s and 1930s was at 1617 California Street. He remained in this career until his death in the early 1950s. His wife Heloise remained at their residence until 1971.

*(See Continuation Sheet, page 6.)*

<sup>3</sup> As shown in the Sanborn insurance map of that year.

(EXH 7)

Page 6 of 8

Recorded by William Kostura

Resource Identifier: 1271-1275 Lombard Street

\*Date October 2006

☒ Continuation ☐ Update

### History (continued)

During 1998-2001 alterations were made to 1271-1275 Lombard Street. It was first proposed for replacement, but the Planning Commission required its preservation, and alterations were made using the Secretary of the Interior's *Standards for the Treatment of Historic Properties* as guidance. The interior was gutted and rebuilt, while all of the exterior design in the upper two stories, the entrance trim in the first story, and the shingled cladding were retained. The retaining wall at the basement level of the house was replaced by a stucco-faced garage, and new steps were built up to the first story of the house. The large, eight-light window in the first story was replaced by wooden doors of many lights that were trimmed in wood and opened out onto the deck over the garage. The staircase on the east side of the house was removed, but the wooden hood over the door opening was retained. The one-story house built by Maunder at the far rear of the lot, and the connection between in and the front house, were replaced by a new residential building that is not easily visible from the street.

### Integrity

Many changes to the house, including its probable move, the widening by Maunder in 1907, and the construction of a new first story and addition of shingles by the Davises in the early 1920s, means that the house no longer has integrity as an 1870s Italianate.

The house did not undergo further changes until the alterations of 1998-2001, which were performed to the Secretary of the Interior's *Standards for the Treatment of Historic Properties*. Therefore, as a shingled Italianate house whose appearance dates to the early 1920s, the building retains integrity of location, design, materials, workmanship, feeling, and association. The neighborhood has changed little since the 1920s, and thus the building also retains integrity of setting to this decade.

### Evaluation



None of the early residents of these buildings were historically important, and thus the property does not appear to be eligible for the California Register under criteria 1 (events) or 2 (persons).

Under Criterion 3, design, this building is a notable example of a bay-windowed Italianate house that has been covered with wooden shingles. Such shingling of 19<sup>th</sup> century buildings, as well as the construction of new Shingle style buildings, created an architectural aesthetic that remains important to the neighborhood. With its bay window, cornice, and new (in the 1920s) first story entrance this is a fine example of a shingled Italianate house. The building therefore appears to be eligible for the California Register under this criterion.

(See Continuation Sheet, page 7.)



(EXH 7)

Page 7 of 8  
Recorded by William Kostura

Resource Identifier: 1271-1275 Lombard Street  
\*Date October 2006 ☒ Continuation ☐ Update

B10. Evaluation (continued)



This building is within a potential historic district that was identified for this study. This district appears to be eligible for the California Register under Criterion 3, for its residential architecture, which is represented by a wide range of periods, styles, and structural types, from Victorian-era cottages to tall apartment buildings of the 1920s. The Period of Significance for this district is 1876-1928. Although the range is wide, the buildings are united by their common attention to fine detailing and traditional compositions. Since 1271-1275 Lombard was built and moved to its present lot during this period, and since its wooden shingles and Italianate ornament relate to an important architectural motif in the district, this building appears to be a contributor to the district.

References

1899, 1905, and 1913 Sanborn insurance maps

*San Francisco Real Estate Circular*, July 1876. Note of the sale of the lot at 1271-1275 Lombard for \$750. The corresponding listing of seller and buyer, presumably from J. E. Foye to Matthew Maunder, could not be found in the *San Francisco Newsletter*.

*San Francisco Newsletter*, August 26, 1876. Documents the sale of 2614 Polk Street, then an empty 25-foot lot, by J. E. Foye to Charles Tidd for \$525. *San Francisco Newsletter*, August 26, 1876 documents the sale of the 7'-6" sliver of the land to the north by Foye to Tidd.

Building permits of 1907, 1921, and 1922. Available at the Department of Building Inspection, 1660 Mission Street.

San Francisco city directory listings for Tidd, Maunder, and the Davises, 1872-1971.

Junior League file for 1269-1271 Lombard Street. At the San Francisco History Archives, Main Library.

Sales Ledgers, 1920. At the Recorder-Assessor's office, City Hall.

"A Gross Outrage," *Daily Morning Call*, November 12, 1893, p. 9.

"Polk-Street Cliff-Dwellers," *San Francisco Examiner* of May 3, 1895, p. 4.

"First Fire of the Month," *Daily Morning Call*, July 5<sup>th</sup>, 1898, p. 12, col. 1. See also the *Chronicle* for the same date (p. 9.)

1880 U. S. Census, Enumeration District 195.

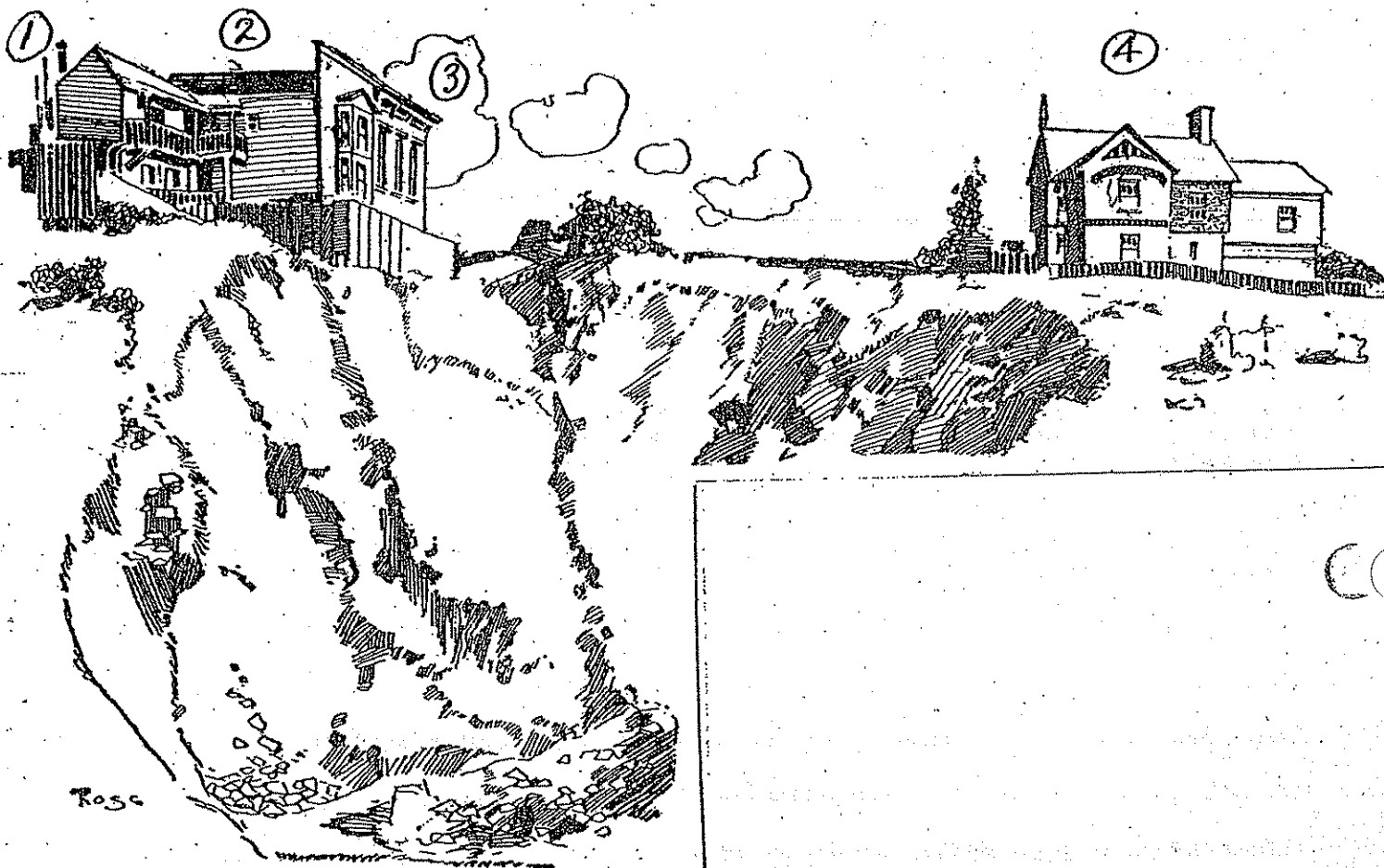
1900 U. S. Census, Enumeration District 224.

1910 U. S. Census, Enumeration District 265.

1920 U. S. Census, Enumeration District 175.

1930 U. S. Census, Enumeration District 342.

Page and Turnbull. "1271 Lombard Street, San Francisco, California: Assessment Report." May 5, 1998. This report describes the work to be done to the building under the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.



POLK STREET, BETWEEN LOMBARD AND GREENWICH, SHOWING  
THE HOUSES FIFTY-FOUR FEET ABOVE THE LOMBARD-STREET  
GRADE.  
[The residences of N. C. Hawks and Charles Tidd, on the east side of the street, and the residence of M. M. Shea on the west side.]

From "Polk-Street Cliff-Dwellers," *San Francisco Examiner* of May 3, 1895, p. 4. From left to right: 1) Matthew Maunder's house. 2) Charles Tidd's house. 3) Nelson C. Hawks' house. 4) Michael Shea's house. The grading down of Polk Street, commenced by this date, was completed a year or two later.



APPENDIX

RECEIVED

MAR 31 2010

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT

JOSEPH BUTLER  
ARCHITECT

31 March 2010

President Ron Miguel  
San Francisco Planning Commission  
1650 Mission Street  
San Francisco, CA 94103

324 Chestnut Street  
San Francisco CA 94133  
415 533 1048  
fjosephbutler@hotmail.com

Re: 2009.06.09.0027, 2009.06.09.0028 Demolition and New Construction permits: 1269 Lombard Street, Assessor's Block 501, Lot 023

Dear President Miguel:

Our office represents the Little House Committee, and has done so continuously for the past 13 years of this site's tortured history. In that time we have conducted an Historic Resources Inventory of Block 501 and several properties adjacent across Lombard Street.

We were parties to the settlement of Cases: 98.487D (1269 Lombard) for applications: 9710402, and 9711296; 98.013D (1271-79 Lombard) for applications 9725447, and 9725457. Without reading and understanding the Planning Commission Actions in those Cases, one may not proceed knowledgeably, nor legally with the current applications. We have the complete Action for 1271-79 Lombard (Attachment A), and have asked Staff to forward to you the complete action for 1269 Lombard Street ( front page of which is Attachment B).

The developer and project sponsor Rene Peinado at the time secured mortgages to both properties through Redwood Mortgage Investors. RMI is a corporation in partnership with Gymno Corporation whose CEO is the present project sponsor. There is no Board of Directors, or other corporate officers, (Attachment C), and his "partners" are two trusts over which he is the trustee. He personally then has had Fiduciary responsibility to his "partners" throughout the period of these entitlements.

If approved by your Commission, the application currently on file for 1269 Lombard Street would:

- make permanent the continuing violations to the building permit applications approved by your predecessor Commission in 1998, both on the site of 1269 Lombard Street, and on the site of 1271-1279 Lombard Street. The approvals for 1269 were allowed to expire, 1271-79 Lombard Street however was completed, finalled, and sold, but the Conditions of Approval as set out by the Planning Commission were never met.
- permanently mar the historic resource known as 1271 Lombard Street, a Here Today building.

• permanently mar the historic resource known as 1265 Lombard Street, a Here Today building.

• denigrate the Character defining features of three properties in the West Slope of Russian Hill potential Historic District.

### **Historic Research**

While Redwood Mortgage investors foreclosed on the 1997 developer and permit sponsor, Rene Peinado, we undertook a Historic Resources Inventory, funded by the David L. Klein Jr. Foundation, of Block 501.

While Redwood Mortgage Investors (owners since 2004) allowed 1269 Lombard to stand on substandard shoring, deflecting its framing members, we recorded the history of the buildings and the context in which they were developed. The corner store vinegar barrel story of how this block managed to escape the earthquake and Great Fire of 1906, is a testament to the pluck of the owners there. It is a miracle today that so many of the properties still retain high integrity.

While two of the three houses owned by Redwood Mortgage Investors here languished vacant, The Historic Preservation Commission unanimously adopted the Context Statement of the "West Slope of Russian Hill" which identifies the block and its facing streets as a potential fire line historic district.

In addition to the loss of light and air several homes, the replacement building and its Variances would denigrate the potential historic District here, and directly counter the Conditions of Approval for 1269 and 1271-79 Lombard Street.

### **Unmet Conditions of Approval**

Conditions of Approval for 1271-79 Lombard Street include retention of the access easement, the Stair and porch allegedly in storage, (See photo Attachment D) and the extant porch hood of 1271-75 Lombard Street. Your approval of these applications today would permanently deny the potential fulfillment of these Conditions of Approval. Without the Commission calendaring these Conditions of Approval, discussing them, taking public comment, and voting to either enforce or erase them, they remain in effect.

As such your Commission may not approve the replacement building without that other step. If the replacement building cannot be approved, neither can the demolition permit.

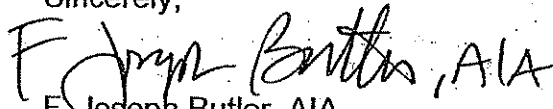
The history of common ownership of 1269/1271-79 continues. Redwood Mortgage Investors owns the rear condominium there, Lot 72, 1279 Lombard Street, and the lot 23, 1269 Lombard Street. As such they have a unique obligation, indeed a responsibility to meet those former conditions, from which they have already profited by the completion of 1279 Lombard, and from 1271-75 which was completed and sold. As the permit history shows no revisions to those Conditions, they remain in effect.

### Required Action

Please Take Discretionary Review, deny the demolition permit, and continue or deny the replacement permit as inconsistent with your predecessor's Conditions of Approval for 1271-79 Lombard Street. We worked hard for those conditions, and have suffered more than a decade with a hole in our potential Historic District, which for a time other historic homes were in danger of joining, when the 25 foot high retaining wall on 1269 failed.

After years of inaction and near colossal failure, it is no wonder that the adjacent neighbors support this project. Something, anything, is better than the status quo. But given its history, this sponsor, this application deserves the woodshed, not entitlements.

Sincerely,

  
F. Joseph Butler, AIA  
Little House Committee

cc. Members of the San Francisco Planning Commission  
John and Mary Horvers  
Zoning Administrator

Attachments



## PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street San Francisco, CA 94103-2414

(415) 558-6378 PLANNING COMMISSION FAX: 558-6409 ADMINISTRATION FAX: 558-6426 CURRENT PLANNING/ZONING FAX: 558-6409 LONG RANGE PLANNING FAX: 558-6426

**DATE:** April 8, 1998  
**TO:** Interested Parties  
**FROM:** Robert W. Passmore  
Zoning Administrator  
**RE:** Planning Commission Action  
Property Addresses: 1271-79 Lombard Street  
Building Permit Application Nos.: 9725447, 9725457  
Discretionary Review Case Nos.: 98.013D

On February 12, 1998, the Planning Commission reviewed the above-referenced building permit application with the following results:

### 1. ACTION

- ☐ The Commission determined that modifications to the project were appropriate and instructed staff to obtain revisions to the building permit applications to achieve the following:

#### Referrals to Exhibits --

Exhibit A: "Neighbor's Proposal (NP)", posterboard with site plan, section and color rendering of 1269 Lombard Street showing the proposed garage to be cut into retaining wall, and pairs of garage doors at 1269 Lombard Street.

Exhibit B: Project Sponsor's proposal for 1271-79 Lombard with modifications signed and dated by F. Joseph Butler 2/12/98.

Exhibit C: Neighbor's written proposal for 1271-79 Lombard signed and dated by F. Joseph Butler 2/12/98.

#### ☐ Facade (refer to Exhibit C):

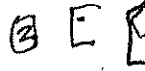
- ① Restore the facade of subject building and sidewall at east elevation, including porch and existing access easements, in accordance with the Planning Department's Residential Design Guidelines (as required by Planning Code Section 311) and the Guidelines for Rehabilitation of the Secretary of Interior's Standards for the Treatment of Historic Properties which read as follows:

- (1) The property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.
- (3) Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

- (4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- (7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- (8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- (9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- (10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Planning Department Preservation staff shall review the compliance with the Secretary of Interior's Standards.

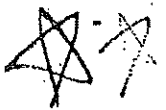
☐ **Site Plan** (refer to Page A1.1 of Exhibit B, Exhibit C):

- ②  The front 47'-6" of the subject structure as measured from the front property line (which is considered historic) shall be retained including side and front walls -- or whatever is exposed.

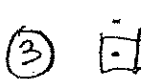
A garage is permitted to be inserted below the front portion to be preserved.

☐ **Basement Level Floor Plan** (refer to Exhibit A, Page A2.1 of Exhibit B, Exhibit C):

- From gridline 8 to the south, the existing building may be demolished.
- New construction is permitted at 5 levels over garage.
- The elevator and stair are permitted in the rear of the front 47'-6" or in the new construction.

 New construction is permitted from side property line to side property line, and back to the line for the required rear yard area. Height is permitted as equal to the height of the parapet wall at 1299 Lombard Street.

☐ **Other** (refer to Exhibit C):

- ③  Two to four units are permitted.  
Existing easement shall remain.  
Total gross building square footage allowed on site = approximately 5,754.

2. **FINDINGS**

Planning Commission Action  
1271-79 Lombard Street  
BPA Nos. 9725447, 9725457  
D. R. Case No.: 98.013D  
Page 3

The reasons the Commission took the action described above include:

1. Modifications to the proposals meet the design guidelines per evidence of plans and neighborhood analysis of guidelines presented to Planning Commission by the D.R. requestors and adjacent neighbors.
2. Speakers at the hearing included:

In support of the project

George Hauser, Project Architect,  
Jim Ruben, Project Sponsor's Attorney

In support of the D.R. request

Jennifer King, Frank Morrow,  
Greg Campbell, John  
Horvers, Joe Butler, William  
Kostura, Nina Markum, Chris  
VerPlanck, Jake McGoldrich,  
Jim Herlichee, Sal Ramon.

Planning Commissioners: Hills, Antenore, Joe, Theoharis

Department planners involved in the case include Elizabeth Gordon of the plan check.

If the Department does not receive the requested response to the action(s) listed above within a reasonable period of time, the Department is instructed to disapprove the subject building permit application.

G:\WP51\CASES-DR\ACTION\DRACTION.LM2



# PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION  
FAX: 558-6409

ADMINISTRATION  
FAX: 558-6426

CURRENT PLANNING/ZONING  
FAX: 558-6409

LONG RANGE PLANNING  
FAX: 558-6426

DATE: April 8, 1998

TO: Interested Parties

FROM: Robert W. Passmore  
Zoning Administrator

RE: Planning Commission Action  
Property Addresses: 1269 Lombard Street  
Building Permit Application Nos.: 9710402, 9711296,  
Discretionary Review Case Nos.: 97.487D

On February 12, 1998, the Planning Commission reviewed the above-referenced building permit application with the following results:

## 1. ACTION

- ☐ The Commission determined that modifications to the project were appropriate and instructed staff to obtain revisions to the building permit applications to achieve the following:

Referrals to Exhibits --

Exhibit A: "Neighbor's Proposal (NP)", posterboard with site plan, section and color rendering of 1269 Lombard Street showing the proposed garage to be cut into retaining wall, and pairs of garage doors at 1269 Lombard Street.

Exhibit B: Project Sponsor's proposal for 1269 Lombard with modifications signed and dated by F. Joseph Butler 2/12/98.

Exhibit C: Neighbor's written proposal for 1269 Lombard signed and dated by F. Joseph Butler 2/12/98.

- ☐ **Total building square footage (refer to Exhibit A and Exhibit B):**
- Total building square footage allowed on site:  
3,209 = 1,800 (existing square footage) + 1,409 (new square footage)
- ☐ **Basement Plan (refer to Exhibit A, Page A2.1 of Exhibit B, Exhibit C):**
- New 3-car side setback garage, 2-car garage + 1 tandem space with:  
4' x 6' setback along eastern property line.  
3' x 5' setback along western property line.
  - As shown on page A2.1 of Exhibit A, garage goes from gridline A to gridline F, back to gridline 4 with exception of setbacks noted above, and from 4 to 8 as drawn.
- ☐ **Lower Terrace Plan (refer to Page A2.1 of Exhibit B, Exhibit C):**
- Eliminate wine cellar south of gridline 4, east of gridline B.

Bv

ED. Sweeney  
238-6103

April 8, 1998

**VARIANCE DECISION**

**UNDER THE CITY PLANNING CODE  
CASE NO. 97.487V**

**APPLICANT:** George Hauser, Architect for Rene Painado  
555 Howard Street, Suite 201  
San Francisco, CA 94105

**PROPERTY IDENTIFICATION:** 1268 LOMBARD STREET, south side between Polk and Larkin Streets,  
Lot 23 in Assessor's Block 0501 in an RH-2 (House, Two-Family)  
Zoning District and a 40-X Height and Bulk District.

**DESCRIPTION OF VARIANCE:** REAR YARD VARIANCE BOUGHT: The proposal is to construct a two-story addition with a second floor terrace, roof deck and stair penthouse to the existing noncomplying one-story over basement single-family dwelling at the rear of the subject property.

Section 134(c) of the Planning Code requires a minimum rear yard depth of approximately 28 feet (minimum 25 percent of the total depth of the lot), measured from the rear property line. The proposed addition would extend 16 feet six inches from the existing noncomplying rear building wall, occupying the most of the entire required rear yard area except for one foot and six inches.

**PROCEDURAL BACKGROUND:** This proposal was determined to be categorically exempt from Environmental Review.

- The Zoning Administrator held a public hearing on Variance Application No. 97.487V on February 12, 1998.

**DECISION: GRANTED,** to construct a new addition at the rear of the lot, in general conformity with plans on file with this application as modified by F. Joseph Butler -- representative for the Little House Committee at the Planning Commission meeting of February 12, 1998, shown as Exhibit A: "Neighbor's Proposal (NP)", posterboard with site plan, section and color rendering of 1268 Lombard Street showing the proposed garage to be cut into the existing retaining wall, and pairs of garage doors at 1268 Lombard Street, and Exhibit B: Project Sponsor's architectural plans for 1268 Lombard with modifications signed and dated by F. Joseph Butler 2/12/98, subject to the following conditions:

- Horizontal coverage on the subject lot shall be no greater than that proposed on the companion drawings to this variance decision. No further horizontal expansion of the subject building beyond the scope of work contained in the plans of Exhibits A and B shall be allowed unless such expansion is specifically authorized by the Zoning Administrator after the property owner or authorized agent has sought and justified a new variance request pursuant to a public hearing and all other applicable provisions of the Planning Code. However, the Zoning Administrator, after finding that such



the more water runs down the porch and stair were conditions of Approval.



Att C

Wells Real Estate Fund 5-A from alliance partnerships and reits directory

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March 30, 2010 12:58 PM ET  
Thriffs and Mortgage Finance  
Redwood Mortgage Investors VI  
SnapshotPeople  
Company Overview

Redwood Mortgage Investors VI invests in first and second deeds of trust secured by California properties. Its loan portfolio primarily consists of short-term, fixed rate loans secured by real estate in the counties of San Francisco Bay Area and Northern California. As of March 31, 2008, the company held 24 loans in single family homes, apartments, and commercial properties. Gymno Corporation serves as the general partner for Redwood Mortgage Investors VI. The company was founded in 1987 and is based in Redwood City, California.

900 Veterans Boulevard

Suite 500

Redwood City, CA 94063-1743

United States

Founded in 1987

Phone:

650-365-5341

Fax:

650-364-3978

Key Executives

Mr. Michael R. Burwell

President of Gymno Corporation General Partner

Age: 51

Compensation as of Fiscal Year 2009.

Key developments for Redwood Mortgage Investors VI

Redwood Mortgage Investors VI Reports Earnings Results for the First Quarter Ended March 31, 2009

05/18/2009

Redwood Mortgage Investors VI reported earnings results for the first quarter ended March 31, 2009. For the quarter, the company reported net income of \$78,667 compared to net income of \$90,929 for the same quarter in the previous year.

## ern 10 – Directors, Executive Officers and Corporate Governance

The Partnership has no Officers or Directors. Rather, the activities of the Partnership are managed by the two general partners, one of whom is an individual, Michael R. Burwell. The second general partner is Gymno Corporation, a California corporation, formed in 1986. Mr. Burwell is one of the three shareholders of Gymno Corporation, a California corporation, and has a 50% interest in the corporation. The remaining two shareholders are trusts as to which Mr. Burwell is the trustee of each trust.

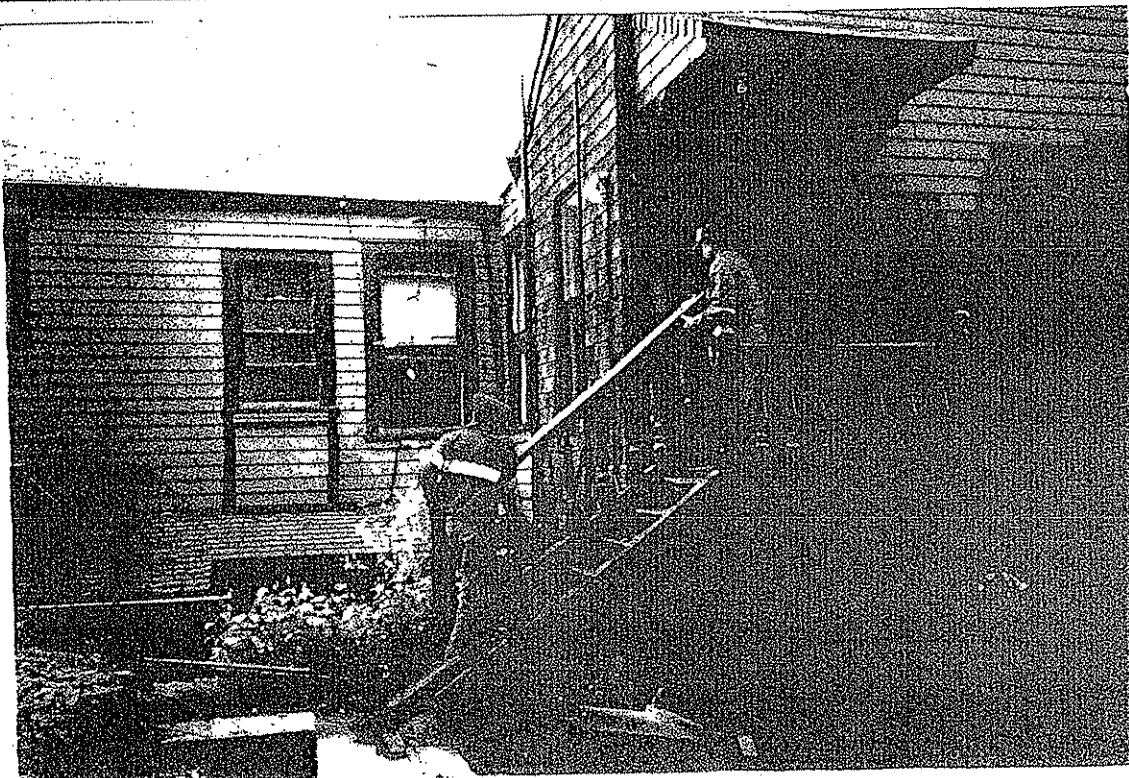
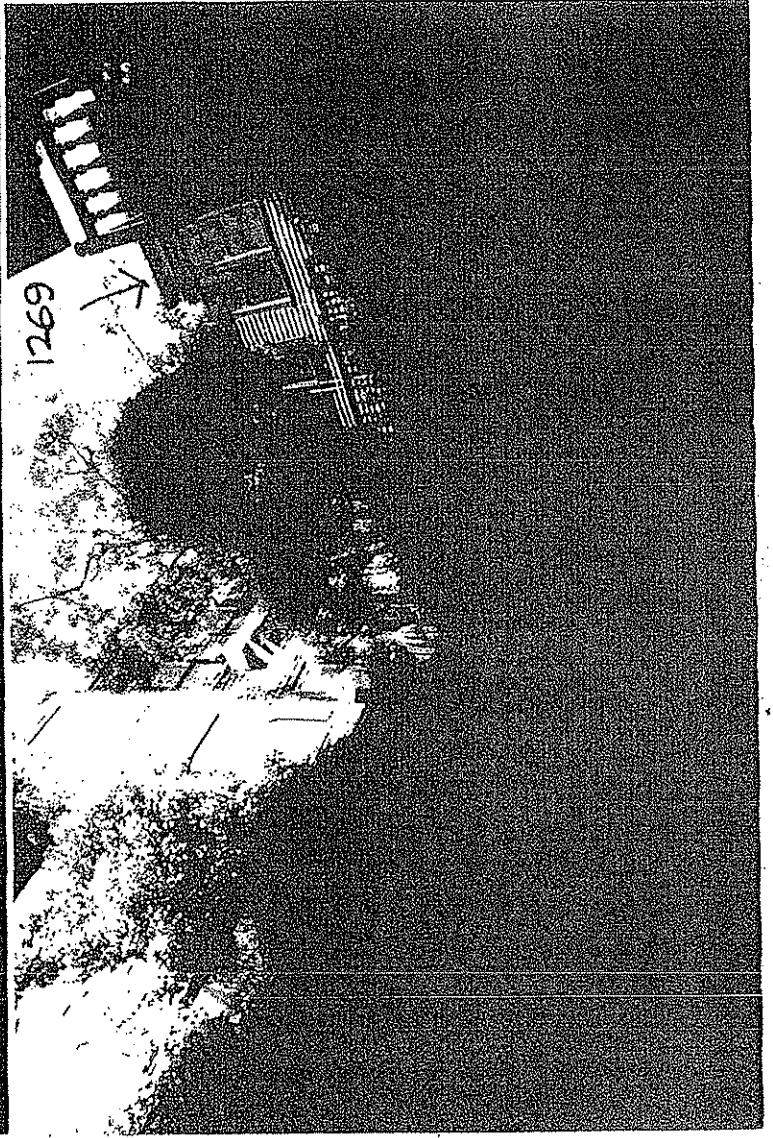
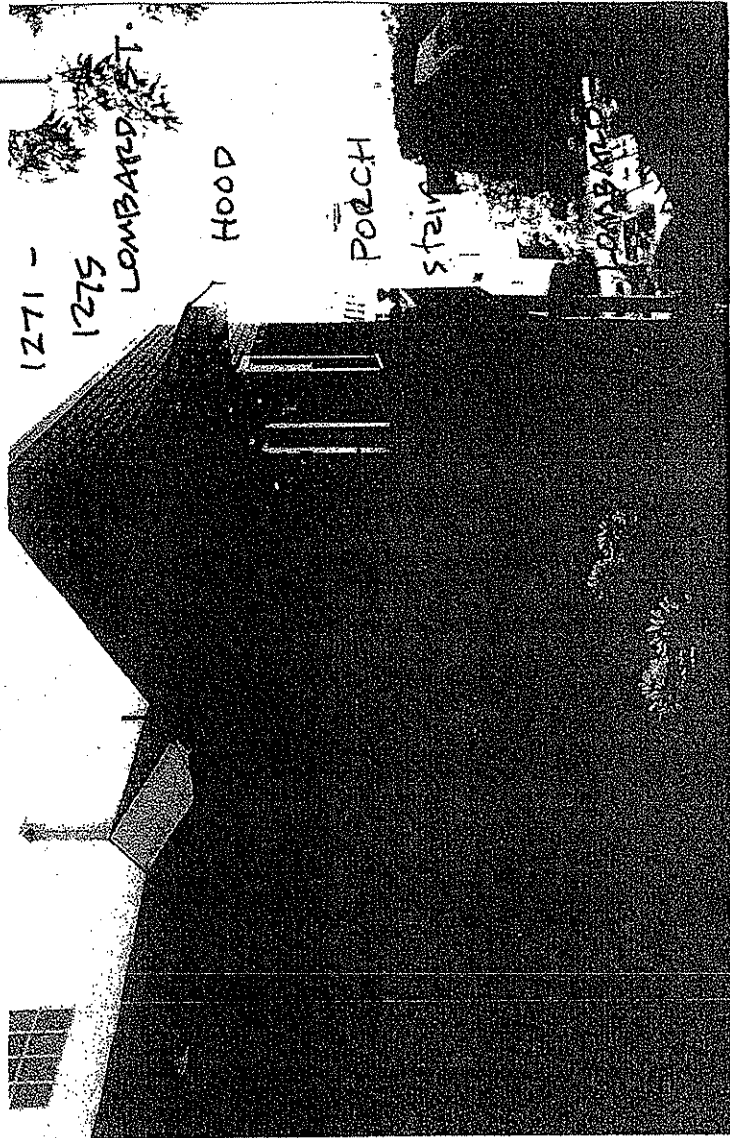
### The General Partners.

**Michael R. Burwell.** Michael R. Burwell, age 50, General Partner, past member of Board of Trustees and Treasurer, Mortgage Brokers Institute (1984-1986); President, Director, Chief Financial Officer, Redwood Mortgage Corp. (1979-present); Director, Secretary and Treasurer A & B Financial Services, Inc. (1980-present); President, Director, Chief Financial Officer and Secretary (since 1986) of Gymno Corporation; President, Director, Secretary and Treasurer of The Redwood Group, Ltd. (1979-present). Mr. Burwell is licensed as a real estate sales person.

**Gymno Corporation.** Gymno Corporation, General Partner, is a California corporation formed in 1986 for the purpose of acting as a general partner of this Partnership and of other limited partnerships formed by the individual general partners. The shares in Gymno Corporation are held equally by Michael R. Burwell and two trusts, each of which Michael R. Burwell is the trustee. Michael R. Burwell is a director of Gymno and the director position held by D. Russell Burwell is currently vacant. Michael R. Burwell is its President, Chief Financial Officer and Secretary. Michael R. Burwell has a controlling interest in this company through his ownership of stock and as trustee of the Burwell trusts.

2009.06.09 . 0027  
" 0028

D



Notice  
of  
Violation

Served on  
1271-75  
LOMBARD  
STREET

Removal of  
star & poi  
violated  
Condition  
of  
Approval



# SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: June 23, 2010  
 TO: Planning Commission  
 CC: Historic Preservation Commission  
 FROM: Shelley Caltagirone, Preservation Planner, (415) 558-6625  
 RE: Meeting Notes from the June 2<sup>nd</sup> Hearing  
 1269 Lombard Street  
 Case No. 2009.0443DD/2010.0165DD

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

Reception:  
 415.558.6378

Fax:  
 415.558.6409

Planning  
 Information:  
 415.558.6377

Below is a summary prepared by Planning Department Preservation Staff of the Historic Preservation Commission (HPC) comments on the proposed project at 1269 Lombard Street.

- The HPC found that the subject property does not retain historic integrity and is not a historic resource.
- The HPC suggested that the spacing of buildings on the subject block could be an important characteristic of the potential historic district and suggested that the *Slope of Russian Hill* historic context statement be reviewed for further description of this characteristic of the district.
- The HPC suggested that that single-property ownership of 1269 Lombard Street and the adjacent properties should be identified as part of the historic significance of the potential historic district.
- The HPC thanked the Planning Commission for requesting their review of this historic resource issue.

F. JOSEPH BUTLER  
ARCHITECT

15 June 2010

President Ron Miguel  
San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

APPENDIX

RECEIVED

JUN 17 2010

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
RECEPTION DESK

Re: 2010.0166DD 1269 Lombard Street

Dear President Miguel:

If you want a narrow answer, ask a narrow question: "Is 1269 Lombard an historic resource as defined by CEQA?" Answer: No,

While the Historic Preservation Commission said "No, but..." They also recognized that the question asked of them was too narrow. The HPC shared the view of the Little House Committee that the Staff review of the applications for demolition and new construction at the above noted address failed to analyze the impact of the project to the numerous historic resources adjacent to 1269 Lombard Street.

Following are excerpts from some of the evaluations of nearby properties to the project site summarized from the Kostura "West Slope of Russian Hill" historic resources inventory:

- 1299 Lombard Street; Criterion 3, design, California register eligible. "This building is within a potential historic district that was identified for this study. This district appears to be eligible for the California Register under Criterion 3, for its residential architecture, which is represented by a wide range of periods, styles, and structural types, from Victorian era cottages, to tall apartment buildings of the 1920's."
- 1271-75 Lombard Street; Criterion 3 design, ...appears to be eligible for the California Register.
- 1269 Lombard; due to a substantial loss of integrity, (except location) this house has no potential for eligibility to the California Register, ...neither individually nor as a contributor to a potential historic district that has been identified in the vicinity.
- 1263-67 Lombard; 1265 Lombard: under Criteria 3, design, these buildings are notable for the way they contribute to the Shingle Style motif of the neighborhood. Because the shingled theme is important in this part of Russian Hill, and because this property contributes to that theme in a distinctive way, it appears to be eligible for the California Register at the local level under Criterion 3, design.
- 1257-59 Lombard; 1261 Lombard: This property appears to be eligible for the California Register at the local level under Criterion 3, design. The

324 Chestnut Street  
San Francisco CA 94133  
415 533 1048  
fjosephbutler@hotmail.com

rear cottage is an excellent example of an Italianate cottage, built for a working class owner. Although this is a modest vernacular cottage, it is nevertheless one of the best-detailed and most intact Italianate houses in San Francisco east of Van Ness Avenue."

So two properties uphill from 1269, and two resources downhill of 1269 Lombard, comprise six buildings, all California Register eligible and contributors to a potential historic district identified on this Block, 501.

By infilling the garden at the front of 1269, the side elevations of 1271-75 and 1263-67 Lombard, two historic resources and contributors to a potential historic district, would be obscured or completely covered. Numerous windows, one passageway, a stair on grade, a wooden elevated porch and stair (no longer in place, but in storage as a condition of lifting the Stop Work Order issued in 1999.) and the uphill sloped garden space all would be lost if the infill project were to be approved. Additionally, the garden space in the front of 1269 Lombard affords a view of 1265 Lombard Street from the public right of way. This view of 1265 Lombard from the public right-of-way would be forever obscured.

The historic features to be preserved of individual buildings and the historic features of properties within historic districts include distinctive materials (shingles), features (shared access, porch and stair that crosses a property line), spaces (the garden), and the spatial relationships of the buildings and spaces to one another. The large number of windows to be affected on 1271-75, and on 1263-1267, and 1265 by the placement of the proposed project indicate the project's violation of the spatial relationship these four buildings have always had historically.

Under common ownership at various times, the Davies used 1271- 79 and 1269 as one house, and the roof of 1269 provided a roof top deck for 1265. These interconnections and spatial relationships are part of the story of these these contributor buildings. They are important to the district and they will be greatly diminished, as will the district, with the placement of the proposed project.

So is it enough to ask if 1269 Lombard, long abandoned on its temporary shoring, is an historic resource? It is enough if you only want 1/4 of the story. Or if as the HPC pointed out, the effect of the project on the adjacent historic resources should be analyzed by Staff.

The Residential Design Guidelines call for sensitive treatment of new construction adjacent to historic buildings, no such sensitivity is in evidence here. The proposed project would have a significant adverse impact on a minimum of three contiguous historic resources. in fact the project as proposed cannot even respect the front setbacks of the two adjacent historic resources and "needs" a front yard Variance. The rear

building proposed for the project "needs" a rear yard variance, what is the hardship required for these variances?

Does the colossal failure of the front retaining wall, or the excavation beyond what was permitted in the rear of the lot provide a hardship for Variance? These existing retaining walls front and rear were built under the 1998 permit represent an owner induced hardship, which like financial hardships, are not allowed to justify a Variance. This project is as completely undesirable for the historic district as the abandoned project site has been for the DECADE the neighbors have had to live with it.

If one's business is to loan money for real estate speculation, then forecloses on the loan with the work underway but not completed, that is failure. Not upgrading temporary shoring, allowing squatters and graffiti to mar the site and bollix its neighbors, is failure. Taking six years to get a public hearing on your application to "fix" your failure compounds the rest. Is rewarding these failures with a new permit to further wreck the historic district where it is located, and diminish neighbors' properties what we should be doing?

The historic features to be preserved of individual buildings and the historic features of properties within historic districts include distinctive materials, features, spaces and the spatial relationships of the buildings and spaces to one another. A sensitive project that respects its place in this district, in history, and on the block is what is needed. that final success would be the only thing that alleviates the decade of failure.

Take Discretionary Review, deny the demolition permit and require that the Owner work with the stake holders of the 1998 permits to find an alteration plan for this site that preserves its historic features, allows light and air to neighboring adjacent buildings not to be compromised.

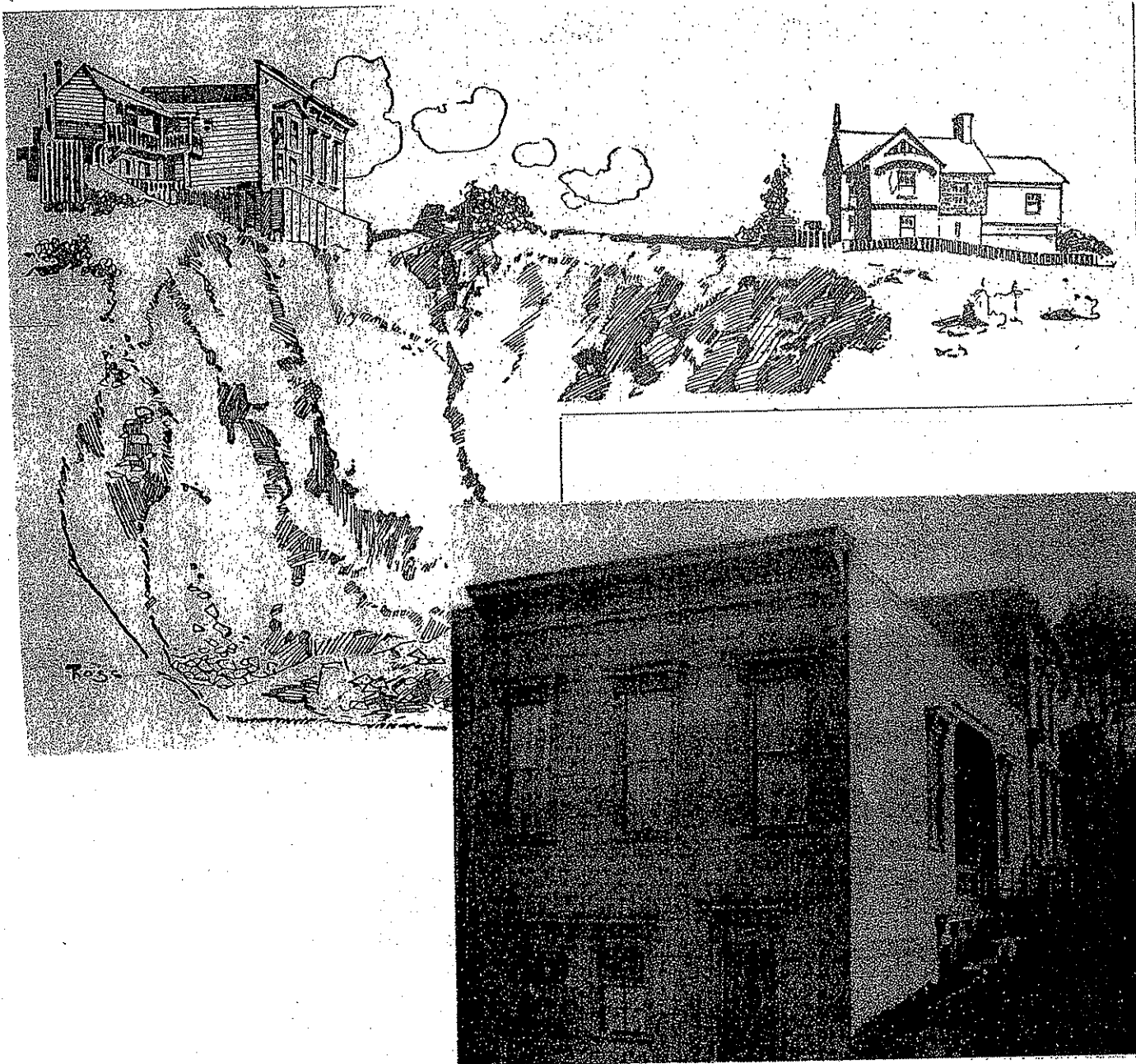
Sincerely,

A handwritten signature in dark ink, appearing to read "F. Joseph Butler, AIA". The signature is fluid and cursive, with the first name "F." and last name "Butler" clearly legible, followed by "AIA" in a slightly more formal script.

F, Joseph Butler, AIA

cc. Members of the Commission  
Zoning Administrator





*Top:* Looking south from the intersection of Lombard and Polk streets, showing the beginning of the Polk Street Cut. From "Polk Street Cliff Dwellers," San Francisco *Examiner*, May 3, 1895. 1: House of Mathew Maunder, built in 1876. 2: House of carpenter Charles Tidd, which he built for himself in 1876. In 1893 he sold this house to Maunder and moved it to the front of Maunder's lot, where it still stands with the address of 1271-1775 Lombard. 3: House of Neison C. Hawks, built in 1876, and abandoned by Hawks after the streets were graded. 4: House of carpenter Michael Shea, built by him in 1884. He was forced to move this house to Green Street after Polk Street was graded.

*Bottom:* House of Nelson C. Hawks, photo taken in 1895, shortly before his family's move to Alameda. Hawks often lamented the loss of this house, its views, and the neighborhood. From the Kemble Collection, California Historical Society.





# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## APPEAL OF CATEGORICAL EXEMPTION

**1269 Lombard Street**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

**DATE:** January 25, 2011

**TO:** Angela Calvillo, Clerk of the Board of Supervisors

**FROM:** Bill Wycko, Environmental Review Officer – (415) 558-9048  
Shelley Caltagirone, Case Planner – Planning Department (415) 558-6625

**RE:** File No. 10-1603, Planning Case No. 2009.0443E  
Appeal of Categorical Exemption for 1269 Lombard Street

**HEARING DATE:** February 1, 2011

**ATTACHMENTS:** A – Certificate of Exemption from Environmental Review (March 11, 2010)  
B – Frederic Knapp Historic Resource Evaluation Report (Exhibits provided upon request.)  
C – Project drawings and plans  
D – Photos of subject building and neighborhood context

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**PROJECT SPONSOR:** Brett Gladstone, Gladstone & Associates, on behalf of Redwood Mortgage Investors

**APPELLANT:** Joseph Butler, Architect, on behalf of John and Mary Horvers and the Little House Committee

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### INTRODUCTION:

This memorandum and the attached documents are a response to the letter of appeal to the Board of Supervisors (the "Board") regarding the Planning Department's (the "Department") issuance of a Categorical Exemption Certificate under the California Environmental Quality Act ("CEQA Determination") for a project at 1269 Lombard Street (the "Project").

The Department, pursuant to CEQA (Public Resources Code Sections 21000 *et seq.*) and the CEQA Guidelines (Title 14 California Code of Regulations Sections 15000 *et seq.*), issued a Categorical Exemption Certificate for 1269 Lombard Street on March 11, 2010, finding that the proposed project met the criteria for an exemption under CEQA Guidelines Section 15301 for demolition of a single family structure and

Memo

Section 15303 for construction of two single-family residential buildings. The Department determined that the existing building was not a historic resource.<sup>1</sup>

The decision before the Board is whether to uphold the Department's decision to issue a categorical exemption and deny the appeal, or to overturn the Department's decision to issue a categorical exemption and return the project to the Department staff for additional environmental review.

#### **SITE DESCRIPTION & PRESENT USE:**

The property at 1269 Lombard Street is located on the south side of Lombard Street between Polk and Larkin Streets. The Property has approximately 25' of lot frontage along Lombard Street with a lot depth of 112'-6". The lot slopes steeply uphill to the east and south away from the street. The lot currently contains a single-family, two-story, 21'-1"-tall, 975-square-foot (sf) house. The dwelling is placed in the rear half of the lot, set back approximately 55'-6" feet from the front property line and 18'-6" feet from the rear property line. The building rests atop an approximately 31-foot tall retaining wall and is currently inaccessible from the street. The property is within an RH-2 (Residential, House, Two-Family) Zoning District with a 40-X Height and Bulk designation. City records indicate that the structure was originally constructed circa 1876.

The subject property was evaluated by the Junior League of San Francisco in 1964 and was noted as extensively altered. The property is not included in any other historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

#### **PROJECT DESCRIPTION:**

The proposed project involves demolition of the existing single-family, two-story, 21-foot-tall, 975-sf house and construction of two new single-family residential buildings, located at the front and rear of the lot. The front building would be a four-story, 36-foot-tall, 3,133-sf house and the rear building would be a three-story, 30-foot-tall, 1,882-sf house. The two buildings would be separated by a mid-lot, 25-foot-deep courtyard. The buildings would share a street entrance, an entry stair, and a three-car garage located at the ground level of the front building. The front building would be accessed by an entrance at the third floor level of the shared stair and the rear building would be accessed by a path leading from the shared stair and through the mid-lot courtyard. The property currently contains no off-street parking. The project would provide three parking spaces in the ground-floor garage (one independent space and two tandem spaces accessed by a car lift).

#### **BACKGROUND:**

##### *1998 - Previous Building Permit and Variance Approvals Related to Current Project*

In 1998, Building Permit Application Nos. 9710402 and 9711296 and Variance Application No. 97.487V were approved with conditions for the subject property in conjunction with a project at 1271-79 Lombard

---

<sup>1</sup> California Code of Regulations, Title 14, Section 15301(l)(1) and 15303(a): Class 1 and 3 Exemptions.

Street. The 1998 project was halted after completion of the proposed addition at the 1271-79 Lombard Street site and excavation of the 1269 Lombard Street site. Construction of the proposed garage, stairs, and additions at 1269 Lombard Street were never completed and the property has remained in a state of suspended construction since 1998. Because the project was not completed, the project failed to comply with the conditions of approval placed upon the building permit application and variance approvals.

*2009 – Environmental Evaluation Application and Building Permit Application Filed*

An Environmental Evaluation Application was filed for the proposed project under review on May 28, 2009. The associated Building Permit Applications for demolition and new construction were filed on June 9, 2009. The associated Variance Application for front setback and rear yard variances was filed on June 26, 2009.

*2010 – Discretionary Review Hearings and Actions*

The Project required a Mandatory Discretionary Review hearing per Planning Code Section 317. Two additional public Discretionary Review Requests were filed by Joe Butler and John and Mary Horvers, tenants of 1265 Lombard Street (the adjacent lot to the east). The new construction building permit was approved by the Planning Commission at the June 24, 2010 regular meeting (Case No. 2009.0165DD) with the requirement that the Project Sponsor seek and obtain a permit to demolish the existing single-family, two-story building located at the rear of the lot. The demolition permit was approved by the Planning Commission at the September 30, 2010 regular meeting (Case No. 2010.0669D). The Variances were granted by the Zoning Administrator in a Decision Letter dated October 1, 2010 (Case No. 2009.0443V).

*2010 – Variance Decision Appealed*

On October 12, 2010, John Horvers and Joe Butler appealed the granting of the front setback and rear yard variances (Appeal No. V10-110) to the Board of Appeals. The Board upheld the granting of the variance at the December 15, 2010 hearing. The Appellant filed a re-hearing request on December 27, 2010 for the variance appeal, which was continued to the February 16, 2011 hearing pending a decision on the Categorical Exemption appeal.

**CEQA GUIDELINES:**

**Categorical Exemptions**

Section 21084 of the California Public Resources Code<sup>2</sup> requires that the CEQA Guidelines identify a list of classes of projects that have been determined not to have a significant effect on the environment and are exempt from further environmental review.

In response to that mandate, the State Secretary of Resources found that certain classes of projects, which are listed in CEQA Guidelines Sections 15301 through 15333,<sup>3</sup> do not have a significant impact on the environment, and therefore are categorically exempt from the requirement for the preparation of further environmental review.

---

<sup>2</sup> 21084: Guidelines shall list classes of projects exempt from this Act.

<sup>3</sup> California Code of Regulations, Title 14, Chapter 3.

CEQA Guidelines Section 15301(l)(1), or Class 1, provides for demolition and removal of a single-family residence. The proposed project would demolish one single-family residence, and, therefore, meets the criteria of Class 1. CEQA State Guidelines Section 15303(a), or Class 3, provides for the construction of up to three single-family residences in a residential zone in urbanized areas. The proposed project would construct two new single-family residences in an area zoned for residential use within the City of San Francisco. The proposed project, therefore, also meets the criteria of Class 3.

CEQA Guidelines Section 15300.2(f) does not allow a categorical exemption to be used for a project that may cause a substantial adverse change in the significance of a historic resource. Accordingly, the Department evaluated whether the existing building would be considered a historic resource. If it were considered a historic resource, the Department would be required to consider whether the Project would result in a substantial adverse change to the building's significance as a historic resource.

#### CEQA and Historic Resources

With regard to historic resource review under CEQA, the first step in the evaluation process is to determine whether a historic resource is present. Public Resources Code Section 21084.1 (Historical Resources) and CEQA Guidelines Section 15064.5 (Determining the Significance of Impacts on Historical and Unique Archaeological Resources) detail what qualifies as a historic resource under the Act.

The second step (if necessary) in the CEQA review process is to determine whether the action or project proposed would cause a "substantial adverse change" to the historic resource. Section 15064.5 CEQA defines a substantial adverse change as one may have a significant effect on the environment.

*Substantial adverse change in the significance of an historical resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be materially impaired.<sup>4</sup>*

#### Department Analysis of 1269 Lombard Street

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is not a historical resource. The subject property contains a single-family, two-story house constructed in 1876. The subject property was evaluated by the Junior League of San Francisco in 1964 and was noted as extensively altered. The property is not included in any other historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

As described in the Historic Resource Evaluation Response (HRER) Memorandum<sup>5</sup> (attached), the 1269 Lombard Street property does not appear to be eligible for listing on the California Register. Although the

<sup>4</sup> *Ibid.* 15064.5(b)(1): Determining the Significance of Impacts on Historical and Unique Archaeological Resources.

<sup>5</sup> Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, December 11, 2009.

subject building is located within an area that is potentially eligible for listing on the California Register under Criterion 1 (Event) and Criterion 3 (Architecture) as a historic district, the building does not retain sufficient historic integrity of design, workmanship, setting, feeling, or materials to convey its association with the district. (For more detail regarding the building's lack of integrity, please see Response No. 1 below.) Therefore, the building does not contribute to the historic significance of the district and cannot be considered a historic resource.

Because the Planning Department determined that the property is not a historic resource, it was not necessary to assess project impacts to the existing building located at 1269 Lombard Street. The Planning Department did, however, assess whether the proposed project design would materially impair adjacent historic resources, including those associated with the surrounding potential historic district. The potential West Slope of Russian Hill historic district has been identified by architectural historian William Kostura as containing 28 properties located within the two blocks bound by Chestnut Street, Polk Street, Greenwich Street, and Larkin Street.<sup>6</sup> Along the subject block of Lombard Street, Kostura identified five properties that contribute to this district (1215, 1257-1261, 1263-67, 1271-75, and 1299 Lombard Street). The district appears to be significant as a collection of pre- and post-1906 residential architecture containing a wide yet cohesive range of turn-of-the-century styles (Italianate, Stick East-Lake, Queen Anne, Classical Revival, Shingle, and Spanish Revival) with "fine detailing and traditional compositions." The district is also noted for the theme of Shingle-style houses and flats and the addition of shingles to 19<sup>th</sup> century houses. The period of significance is identified as 1876-1928, a period representing the changing aesthetics in residential architecture of this portion of Russian Hill at the turn-of-the-century.<sup>7</sup>

It was determined that the proposed project would not cause a substantial adverse change to adjacent resources such that the significance of the adjacent buildings or surrounding historic district would be materially impaired. The design of the new construction would be compatible with the architectural character of the potential district, thereby preserving the setting and feeling of these resources. Specifically, the project design is compatible with the character of the neighborhood for the following reasons:

- The proposed site plan, with separate front and rear buildings divided by a mid-lot courtyard, would match the established block pattern and preserve a character-defining feature of the district. The front building wall would be built flush with the front property line, similar to the placement of most buildings along the street, and the rear building wall would closely align with the front facades of the rear cottages located to the east of the property.
- The height and massing of both of the proposed buildings would be similar to those of the corresponding front- and rear-lot buildings on the block. Both buildings would have flat roofs, in keeping with the predominant roof form in the district, and simple, rectangular massing.

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<sup>6</sup> Kostura, William. *The West Slope of Russian Hill: A Historical Context and Inventory of Historic Resources for Residential Buildings around Lombard and Larkin Streets*. San Francisco: The Russian Hill Historic Resource Inventory Committee, 2006.

<sup>7</sup> *Ibid.*

- The architectural style of both the front and rear buildings would be a contemporary Shingle style that uses wood shingle cladding, wood-framed windows, moderately proportioned glazing, restrained ornamentation, and traditional features such as a cornice and projecting bay to relate to the vocabulary of the surrounding historic buildings.
- The contemporary design of the new construction would be easily distinguished from the historic buildings in the area so as not to create a false sense of history.
- Finally, the new construction would replace the existing retaining walls at the front of the site, which detract from the character of the district.

#### APPELLANT ISSUES AND PLANNING DEPARTMENT RESPONSES:

The concerns that were raised in the December 22, 2010 Appeal Letter are cited in the summary below and are followed by the Department's responses.

**Issue #1:** The Appellant states that the "conclusions drawn by the Planning Department's Major Environmental Analysis (MEA) review, based upon the opinion of a consultant hired by the developer, contradict or ignore known facts about the character of the subject property."

**Response #1:** The Appellant fails to state what facts the consultant contradicted or ignored and how this information impacted the conclusions of the historic resource review. In determining the significance of environmental effects caused by a project, CEQA Section 15064(f) states that the decision as to whether a project may have one or more significant effects shall be based on substantial evidence in the record of the lead agency. CEQA State Guidelines Section 15604(f)(5) offers the following guidance:

*Argument, speculation, unsubstantiated opinion or narrative, or evidence that is clearly inaccurate or erroneous, or evidence that is not credible, shall not constitute substantial evidence. Substantial evidence shall include facts, reasonable assumption predicated upon facts, and expert opinion supported by facts.*

The Appellant has not offered credible, expert opinion supported by specific facts relevant to the determination of whether this building is a historic resource under CEQA.

The Department based its determination on substantial evidence in the form of expert opinion by a qualified architectural historian and visual inspection of the property. Ultimately, the Department determined that 1269 Lombard Street is not a historic resource as defined by CEQA because the property lacks historic integrity as described in the (HRER) memorandum excerpt below:

*While the building and site are structurally stable, the building is overall in poor condition and retains little historic integrity. The building has remained in a state of disrepair and suspended construction since the late 1990s when a large portion of the lot was excavated and shored with concrete retaining walls. At this time portions of the lower floor were also demolished, including*

*the entry stairs.<sup>8</sup> The building was probably originally clad in horizontal wood cladding and is now clad in wood shingles. An addition was constructed at the front of the house in 1980, changing the location of the original entry altering the "L" shaped plan to a rectangular plan. The hillside setting of the building has been radically altered by the 1990s excavation of the site. The interior appears to consist of a modern wood floor, gypsum board walls, a new ceiling (1975), and new stairs (1980). While portions of the structure appear to date from the original construction and the building's location and association with the adjacent pre- and post-1906 buildings are intact, the building no longer retains sufficient integrity of design, workmanship, setting, feeling, or materials to convey its historical significance. Furthermore, there does not appear to be sufficient documentary evidence to support restoration of the building.*

**Issue #2:** The Appellant states that "existing surveys, both formal and informal, substantiate the neighbor's assertion that the subject property contributes to a) the dominant character of the neighborhood, and b) a potential historic district."

**Response #2:** The Appellant fails to identify the "existing surveys" that substantiate the assertion that the property contributes to the character of the neighborhood and a potential historic district. The subject property was evaluated by the Junior League of San Francisco in 1964 and was noted as extensively altered at that time indicating that the building had lost historic integrity long before the failed development project that took place in 1998. The property is not included in any other historic resource surveys or listed on any local, state or national registries. The Department relied on information provided in architectural historian William Kostura's historical context and inventory, prepared in 2006, and in architectural historian Frederic Knapp's Historic Resource Evaluation report, prepared in 2009, to make its determination concerning the historical significance of the subject property. The Department concluded that the property is not eligible for listing on the California Register as either an individual resource or a contributing property to the potential West Slope of Russian Hill historic district located within the two blocks bound by Chestnut Street, Polk Street, Greenwich Street, and Larkin Street.

Furthermore, the question of whether the subject property contributes to the dominant character of the neighborhood is a general observation of the streetscape and is not necessarily pertinent to a historic resource evaluation. The issue of whether or not the property contributes to the identified potential historic district was addressed in the Department's HRER memorandum, as discussed above under "Department Analysis of 1269 Lombard Street." The property was found not to retain historic integrity and, therefore, not to contribute to the potential historic district.

**Issue #3:** The Appellant states that the "Categorical Exemption does acknowledge the significant historic context of the neighborhood, yet ignores the effects of the demolition on the potential historic district."

**Response #3:** The project impacts to the nearby potential historic district are evaluated in the attached HRER memorandum. Specifically, the memorandum states:

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<sup>8</sup> Knapp, Frederic and Melissa Bleier. *Historic Resource Evaluation Report: 1269 Lombard Street*. Knapp Architects. San Francisco: September 11, 2009 (p. 14-15).

*The proposed project would not have an adverse effect on off-site historical resources. Because the existing building no longer retains sufficient historical integrity to convey its significance and association with the surrounding pre- and post- 1906 buildings, its proposed demolition would not have an adverse effect on the surrounding potential district. Furthermore, the proposed new construction would not have an adverse effect on either the surrounding district or adjacent resources, such as the smaller potential historic district and individual resources identified in the HRE report.<sup>9</sup> The design of the new construction would be compatible with the architectural character of both the larger and smaller potential districts, thereby preserving the setting and feeling of these resources. Specifically, the project design is compatible with the character of the neighborhood for the following reasons:*

- The proposed site plan, with separate front and rear buildings divided by a mid-lot courtyard, would match the established block pattern and preserve a character-defining feature of the district. The front building wall would be built flush with the front property line, similar to the placement of most buildings along the street, and the rear building wall would closely align with the front facades of the rear cottages located to the east of the property.*
- The height and massing of both of the proposed buildings would be similar to those of the corresponding front- and rear-lot buildings on the block. Both buildings would have flat roofs, in keeping with the predominant roof form in the district, and simple, rectangular massing.*
- The architectural style of both the front and rear buildings would be a contemporary Shingle style that uses wood shingle cladding, wood-framed windows, moderately proportioned glazing, restrained ornamentation, and traditional features such as a cornice and projecting bay to relate to the vocabulary of the surrounding historic buildings.*
- The contemporary design of the new construction would be easily distinguished from the historic buildings in the area so as not to create a false sense of history.*
- Finally, the new construction would replace the existing retaining walls at the front of the site, which detract from the character of the district.*

The Appellant has not introduced any information or expert opinion that would change the Department's determination that the project would not cause an adverse impact to the potential historic district.

**Issue #4:** The Appellant states that "[b]ased upon pre-existing expert opinion as well as the Planning Department's own past actions asserting that the subject house, lot and appurtenant structures are among the contributory buildings to the neighborhood, the fair argument standard requires a document other than a Categorical Exemption, when experts disagree as to the effect of a project on an historic resource, as defined by CEQA."

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<sup>9</sup> Knapp, Frederic and Melissa Bleier. *Historic Resource Evaluation Report: 1269 Lombard Street*. Knapp Architects. San Francisco: September 11, 2009 (p. 7-10).



**Response #4:** The Appellant cites a "fair argument" based upon differences of professional opinion as a basis for his appeal. Not only does the appellant fail to provide the cited expert opinion, the Appellant also misstates the standard of review for the determination of whether a building is a historic resource for purposes of CEQA. In *Valley Advocates et al. v. City of Fresno* (2008), 160 Cal. App. 4<sup>th</sup> 1039, the court concluded that the "substantial evidence" rule, and not the fair argument test, applied to a local agency's determination of whether a building that has not been previously determined eligible for the California Register of Historical Resources and has not otherwise been determined to be a historic resource (such as here) is a historic resource under CEQA.

Since the building is not listed on any registers or surveys as a historic resource and has not been determined eligible for the California Register, the Department evaluated whether the building might otherwise qualify as a historic resource under CEQA. This evaluation was thorough and complete, and concluded that there is no historic resource present, either individually or as a contributor to a historic district. That conclusion is supported by substantial evidence in the record. The relevant standard for *whether a previously undocumented building may be a historic resource* is the substantial evidence test, as the court concluded in Valley Advocates.

## CONCLUSION

The Department conducted an in-depth and thorough analysis of 1269 Lombard Street under CEQA and the CEQA Guidelines. The Department found that the building is not a historic resource and that the proposed project would not have an adverse effect on off-site historical resources. The Appellant has not provided any substantial evidence to refute the conclusion of the Department.

For the reasons stated above and in the March 11, 2010 Certificate of Determination, the CEQA Determination complies with the requirements of CEQA and the project is appropriately exempt from environmental review. The Department therefore recommends that the Board uphold the Determination of Exemption/Exclusion from Environmental Review and deny the appeal of the CEQA Determination.



## **ATTACHMENT A**





# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination Exemption from Environmental Review

Case No.: 2009.0443E  
Project Title: 1269 Lombard Street  
Zoning: RH-2 (Residential, House, Two-Family)  
40-X Height and Bulk District  
Block/Lot: 0501/023  
Lot Size: 2,812.5 square feet  
Project Sponsor: M. Brett Gladstone, Gladstone & Associates  
(415) 434-9500  
Staff Contact: Shelley Caltagirone - (415) 558-6625  
shelley.caltagirone@sfgov.org

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Reception:  
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415.558.6409

Planning  
Information:  
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### PROJECT DESCRIPTION:

The proposed project involves demolition of the existing single-family, two-story, 21-foot-tall, 975-square-foot house and construction of two new single-family residential buildings, located at the front and rear of the lot. The front building would be a four-story, 36-foot-tall, 3,133-square-foot house and the rear building would be a three-story, 30-foot-tall, 1,882-square-foot house. The two buildings would be separated by a mid-lot, 25-foot-deep courtyard. The buildings would share a street entrance, an entry (See next page.)

### EXEMPT STATUS:

Categorical Exemption, Classes 1 and 3 (State CEQA Guidelines Sections 15301(l)(1) and 15303(a).

### REMARKS:

(See next page.)

### DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko  
Environmental Review Officer

March 11, 2010  
Date

cc: Redwood Investors VIII, Owners  
Brett Bollinger, MEA Division  
Shelley Caltagirone, Preservation Planner  
Supervisor Alioto-Pier, District 2

Virna Byrd, M.D.F.  
Distribution List  
Historic Preservation Distribution List

**PROJECT DESCRIPTION (continued):**

stair, and a three-car garage located at the ground level of the front building. The front building would be accessed by an entrance at the third floor level of the shared stair and the rear building would be accessed by a path leading from the shared stair and through the mid-lot courtyard. The property currently contains no parking. The project would provide three parking spaces in the ground-floor garage (one independent space and two tandem spaces accessed by a car lift). The project site is located on a block bounded by Polk, Greenwich, Larkin, and Lombard Streets in the Russian Hill neighborhood.

**REMARKS (continued):**

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is not a historical resource. The subject property contains a single-family, two-story house constructed in 1876. The subject property was evaluated by the Junior League of San Francisco in 1976 and was noted as extensively altered. The property is not included in any other historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures. As described in the Historic Resource Evaluation (HRE) Memorandum<sup>1</sup> (attached), the 1269 Lombard Street property does not appear to be eligible for listing on the California Register. Although the subject building is located within an area that is potentially eligible for listing on the California Register under Criterion 1 (Event) and Criterion 3 (Architecture) as a historic district, the building does not retain sufficient historic integrity of design, workmanship, setting, feeling, or materials to convey its association with the district. Therefore, the building does not contribute to the historic significance of the district and cannot be considered a historic resource.

Since the Planning Department determined that the property is not a historic resource, it was not necessary to assess project impacts to the existing building located at 1269 Lombard Street. The Planning Department did, however, assess whether the proposed project design would materially impair adjacent historic resources, including those associated with the surrounding potential historic district. It was determined that the proposed project would not cause a substantial adverse change to adjacent resources such that the significance of the adjacent buildings or surrounding historic district would be materially impaired. The design of the new construction would be compatible with the architectural character of both the larger and smaller potential districts, thereby preserving the setting and feeling of these resources. Specifically, the project design is compatible with the character of the neighborhood for the following reasons:

- The proposed site plan, with separate front and rear buildings divided by a mid-lot courtyard, would match the established block pattern and preserve a character-defining feature of the district. The front building wall would be built flush with the front property line, similar to the

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<sup>1</sup> Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, December 11, 2009.

placement of most buildings along the street, and the rear building wall would closely align with the front facades of the rear cottages located to the east of the property.

- The height and massing of both of the proposed buildings would be similar to those of the corresponding front- and rear-lot buildings on the block. Both buildings would have flat roofs, in keeping with the predominant roof form in the district, and simple, rectangular massing.
- The architectural style of both the front and rear buildings would be a contemporary Shingle style that uses wood shingle cladding, wood-framed windows, moderately proportioned glazing, restrained ornamentation, and traditional features such as a cornice and projecting bay to relate to the vocabulary of the surrounding historic buildings.
- The contemporary design of the new construction would be easily distinguished from the historic buildings in the area so as not to create a false sense of history.
- Finally, the new construction would replace the existing retaining walls at the front of the site, which detract from the character of the district.

The proposed project would demolish an existing single-family, two-story, 21-foot-tall, 975-square-foot house and construct two new single-family residential buildings. The front building would be a four-story, 36-foot-tall, 3,133-square-foot house and the rear building would be a three-story, 30-foot-tall, 1,882-square-foot house. CEQA State Guidelines Section 15301(l)(1), or Class 1, provides for demolition and removal of a single-family residence. The proposed project would demolish one single-family residence, and, therefore, meets the criteria of Class 1. CEQA State Guidelines Section 15303(a), or Class 3, provides for the construction of up to three single-family residences in a residential zone in urbanized areas. The proposed project would construct two new single-family residences in an area zoned for residential use within the City of San Francisco. The proposed project, therefore, also meets the criteria of Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project would not cause a substantial adverse change in the significance of the historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Sections 15301(l)(1) and 15303(a), or Classes 1 and 3, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## Historic Resource Evaluation Response

MEA Planner: Brett Bollinger  
Project Address: 1269 Lombard Street  
Block/Lot: 0501/023  
Case No.: 2009.0443EV  
Date of Review: December 11, 2009  
Planning Dept. Reviewer: Shelley Caltagirone  
(415) 558-6625 | shelly.caltagirone@sfgov.org

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PROPOSED PROJECT ☒ Demolition ☐ Alteration

### PROJECT DESCRIPTION

The proposed project involves demolition of the existing single-family, two-story, 21'-1"-tall, 975-sf house and construction of two new residential buildings, located at the front and rear of the lot. The front building would be a single-family, four-story, 36'-3"-tall 3,133-sf house and the rear building would be a single-family, three-story, 30'-2"-tall, 1,882-sf house. The two buildings would be separated by a mid-lot 25'-deep courtyard. Please see plans dated November 2, 2009 for details.

### PRE-EXISTING HISTORIC RATING / SURVEY

The subject property was evaluated by the Junior League of San Francisco in 1976 and was noted as extensively altered. The property is not included in any other historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

### HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject parcel is located on the south side of Lombard Street between Polk and Larkin Streets in a portion of the Russian Hill neighborhood referred to as the West Slope in William Kostura's *Russian Hill the Summit*.<sup>1</sup> The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The building is located on a block that was largely spared from the destruction of the 1906 Earthquake and Fire, resulting in a collection of buildings dating from the mid-19<sup>th</sup> century through the present. In general, the West Slope of Russian Hill is composed of a mixture of single and multi-family residences dating predominantly from the post-1906 period. 1269 Lombard is similar in age to the oldest buildings in the area. A substantial number of parcels in the area have both front and rear buildings with mid-block courtyards.

Architectural historian, William Kostura, has identified the West Slope of Russian Hill as a potential

<sup>1</sup> Kostura, William, *Russian Hill the Summit: 1853-1906*. Aerie Publications: San Francisco, 1997.



historic district containing 28 properties. The boundaries of this potential district are the two blocks that are bounded by Chestnut Street, Polk Street, Greenwich Street, and Larkin Street. Along the subject block of Lombard Street, Kostura has identified five properties that contribute to this district (1215, 1257- 1261, 1263-67, 1271-75, and 1299 Lombard Street). The subject property, 1269 Lombard Street, does not contribute to this district due to its lack of historical integrity (see discussion under Section 2). The district appears to be significant as a collection of pre- and post-1906 residential architecture containing a wide yet cohesive range of turn-of-the-century styles (Italianate, Stick East-Lake, Queen Anne, Classical Revival, Shingle, and Spanish Revival) with "fine detailing and traditional compositions." The district is also noted for the theme of Shingle-style houses and flats and the addition of shingles to 19<sup>th</sup> century houses. The period of significance is identified as 1876-1928, a period representing the changing aesthetics in residential architecture of this portion of Russian Hill at the turn-of-the-century.<sup>2</sup> This larger district may also contain a smaller historic district composed of properties designed by prominent San Francisco architects (1263-67, 1257-61, and 1239-41 Lombard Street). This potential district is immediately adjacent to the subject property to the east, but does not include 1269 Lombard Street.<sup>3</sup>

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unable to determine
Persons: or	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unable to determine
Architecture: or	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unable to determine
Information Potential:	<input type="checkbox"/> Further investigation recommended.		
District or Context:	<input checked="" type="checkbox"/> Yes, may contribute to a potential district or significant context		
If Yes; Period of significance: 1876-1928			

The subject building located at 1269 Lombard Street appears to be located within an area that is eligible for listing on the California Register under Criterion 1 (Event) and Criterion 3 (Architecture). Although 1269 Lombard Street was built within the period of significance (1876) for the potential historic district, it no longer retains historical integrity from the period (see discussion under Section 2). Below is a brief description of the subject property's historical significance per the criteria for inclusion on the California Register. This summary is based upon the Historic Resources Evaluation (HRE) report, dated September 11, 2009, provided by Frederic Knapp Architect (attached). Staff concurs fully with the findings of the Knapp report.

**Criterion 1:** *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*  
Due to the subject building's construction date and role in the development of Russian Hill, the

<sup>2</sup> Ibid.

<sup>3</sup> Knapp, Frederic and Melissa Bleier. *Historic Resource Evaluation Report: 1269 Lombard Street*. Knapp Architects. San Francisco: September 11, 2009 (p. 7-10).

building would contribute to a historic district significant for its association with pre- and post-1906 development in this area of Russian Hill if it retained historic integrity. The house is one of the oldest surviving structures on the block and pre-dates the 1906 Earthquake and Fire.

*Criterion 2: It is associated with the lives of persons important in our local, regional or national past;*

The subject building has no known associations with significant persons in our local, regional or national past.

*Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

Due to the subject building's construction date and original form, the building would contribute to a historic district significant for embodying the distinctive characteristics of pre-1906 architecture in San Francisco if it retained historic integrity. The building's small scale, mid-lot placement, and shingle-clad, classically-detailed façade identify it with the early phase of development within the area.

*Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;*

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks  
Association: ☒ Retains ☐ Lacks  
Design: ☐ Retains ☒ Lacks  
Workmanship: ☐ Retains ☒ Lacks

Setting: ☐ Retains ☒ Lacks  
Feeling: ☐ Retains ☒ Lacks  
Materials: ☐ Retains ☒ Lacks

While the building and site are structurally stable, the building is overall in poor condition and retains little historic integrity.<sup>4</sup> The building has remained in a state of disrepair and suspended construction since the late 1990s when a large portion of the lot was excavated and shored with concrete retaining walls. At this time portions of the lower floor were also demolished, including the entry stairs.<sup>5</sup> The building was probably originally clad in horizontal wood cladding and is now clad in wood shingles. An addition was constructed at the front of the house in 1980, changing the location of the original entry altering the "L" shaped plan to a rectangular plan. The hillside setting of the building has been radically altered by the 1990s excavation of the site. The interior appears to

<sup>4</sup> Urrutia, Albert. *Soundness Report for: Existing Building at 1269 Lombard Street San Francisco, California*. Santos & Urrutia, Inc.: San Francisco, 2009.

<sup>5</sup> Refer to the Historic Resource Evaluation Report prepared by Frederic Knapp Architect and dated September 11, 2009 for further information regarding the condition of the site (p. 14-15).

consist of a modern wood floor, gypsum board walls, a new ceiling (1975), and new stairs (1980). While portions of the structure appear to date from the original construction and the building's location and association with the adjacent pre- and post-1906 buildings are intact, the building no longer retains sufficient integrity of design, workmanship, setting, feeling, or materials to convey its historical significance. Furthermore, there does not appear to be sufficient documentary evidence to support restoration of the building.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☒ No Resource Present (Go to 6 below.)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5 if the project is an alteration.)

☐ The project is a significant impact as proposed. (Continue to 5 if the project is an alteration.)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes

☒ No

☐ Unable to determine

The proposed project would not have an adverse effect on off-site historical resources. Because the existing building no longer retains sufficient historical integrity to convey its significance and association with the surrounding pre- and post- 1906 buildings, its proposed demolition would not have an adverse effect on the surrounding potential district. Furthermore, the proposed new construction would not have an adverse effect on either the surrounding district or adjacent resources, such as the smaller potential historic district and individual resources identified in the HRE report.<sup>6</sup> The design of the new construction would be compatible with the architectural character of both the larger and smaller potential districts, thereby preserving the setting and feeling of these resources. Specifically, the project design is compatible with the character of the neighborhood for the following reasons:

<sup>6</sup> Knapp, Frederic and Melissa Bleier. *Historic Resource Evaluation Report: 1269 Lombard Street*. Knapp Architects. San Francisco: September 11, 2009 (p. 7-10).

- The proposed site plan, with separate front and rear buildings divided by a mid-lot courtyard, would match the established block pattern and preserve a character-defining feature of the district. The front building wall would be built flush with the front property line, similar to the placement of most buildings along the street, and the rear building wall would closely align with the front facades of the rear cottages located to the east of the property.
- The height and massing of both of the proposed buildings would be similar to those of the corresponding front- and rear-lot buildings on the block. Both buildings would have flat roofs, in keeping with the predominant roof form in the district, and simple, rectangular massing.
- The architectural style of both the front and rear buildings would be a contemporary Shingle style that uses wood shingle cladding, wood-framed windows, moderately proportioned glazing, restrained ornamentation, and traditional features such as a cornice and projecting bay to relate to the vocabulary of the surrounding historic buildings.
- The contemporary design of the new construction would be easily distinguished from the historic buildings in the area so as not to create a false sense of history.
- Finally, the new construction would replace the existing retaining walls at the front of the site, which detract from the character of the district.

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**PRESERVATION COORDINATOR REVIEW**

Signature: *Tina Tam*  
Tina Tam, Preservation Coordinator

Date: 1-8-2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission  
Vernaliza Byrd / Historic Resource Impact Review File

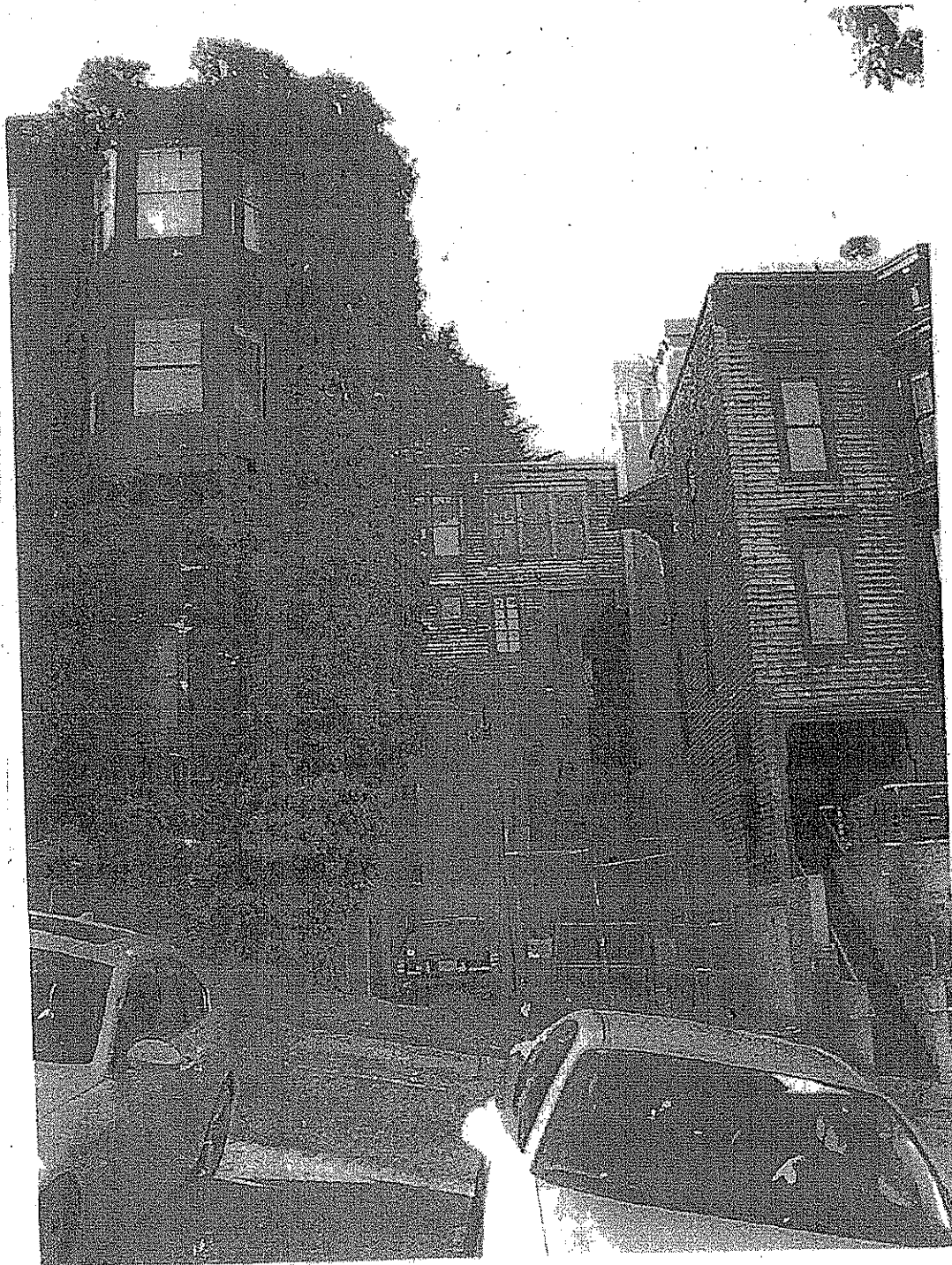
Attachments: Historic Resource Evaluation Report prepared by Frederic Knapp Architect and dated September 11, 2009.

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2009.0443E\_1269 Lombard.doc

RESIDENTIAL DEVELOPMENT  
1269 Lombard Street

November 2, 2009

Current Condition



Avenue, San Francisco, CA | Tel: 415.834.9002 | Fax: 415.834.9007 [www.archengine.com](http://www.archengine.com)



## **ATTACHMENT B**

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**Historic Resource Evaluation Report  
1269 Lombard Street**

**Prepared by Frederic Knapp, AIA  
and Melissa Bleier**

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- I. Historic Resource Evaluation Report, 1269 Lombard Street
- II. Exhibits
  - Exhibit A: Exterior and Interior Photographs.
  - Exhibit B: City and County of San Francisco Assessor's Building Card.
  - Exhibit C: San Francisco Census Records 1870, 1880, 1910.
  - Exhibit D: Office of Historic Preservation, Directory of Properties in the Historic Data File for San Francisco County.
  - Exhibit E: Sanborn Fire Insurance Maps for 1269 Lombard Street.
  - Exhibit F: Junior League Survey Sheet, 1964.
  - Exhibit G: Summary of Building Permits, Building Permits for 1269 Lombard Street.
  - Exhibit H: Building Permits # 460740 and #459764 with corresponding plans.
  - Exhibit I: Report and Memorandum Dated October 11, 2007-- Re: Investigative Openings for 1269 Lombard Street.
  - Exhibit J: Soundness Report

## 1. Summary

This study will evaluate the current ability of the residential building at 1269 Lombard Street to meet the criteria of the California Register of Historic Resources (CRHR or California Register). The subject property does not appear to be eligible to the California Register of Historical Resources. The original 19<sup>th</sup> Century house was altered significantly in the 1980s and in the 1990s it was partially demolished and much of its site was excavated. The property is adjacent to a potential historic district identified by William Kostura<sup>1</sup> but is not a contributing property. Prior to the alterations in the 1980s, the property may have been individually eligible and would very likely have been eligible as a contributor to that district. The existing building and site no longer have historical integrity. Therefore, the property is not eligible to the California Register, either individually or as a contributing property to a potential historic district. The proposed project would replace the remaining construction with two buildings: at the front of the lot, a new house of three-stories over a garage level, and at the rear of the lot, a three-story house. The proposed construction would be compatible with the historic district identified by William Kostura or with a smaller potential district consisting of other properties on the south side Lombard Street between Polk and Larkin Streets.

## 2. Introduction

The proposed project calls for the demolition of the house at 1269 Lombard Street, and the construction of two new buildings on the current lot. The new construction will be compatible with the existing buildings in the surrounding area. The new construction will consist of two units; a larger unit will be at the front of the lot, separated from the smaller rear unit by an open space which corresponds to the open space at the adjacent lots to the east.

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<sup>1</sup> Kostura, William. *The West Slope of Russian Hill: A Historical Context and Inventory of Historic Resources for Residential Buildings around Lombard and Larkin Streets*. San Francisco: The Russian Hill Historic Resources Inventory Committee, 2006.

Frederic Knapp, AIA, and Melissa Bleier<sup>2</sup> conducted a detailed survey of the project area in May 2007, photographing and examining the physical fabric of the building and conducting archival research in the San Francisco History Room, San Francisco Public Library, San Francisco Public Utilities Commission, the San Francisco Department of Buildings, and the Office of the Assessor-Recorder, for the City and County of San Francisco. In addition, San Francisco Architectural Heritage, the National Register of Historic Places, Historic Property Data File for San Francisco County, the California Inventory of Historic Resources, California Historical Landmarks and California Points of Historical Interest were consulted for historical listings of the property. In addition a series of investigative openings were performed to determine the extent of the alterations to the structure. In 2009, additional research and consultations about the subject property and adjacent context was conducted in response to evolution of the project design and the project team's communications with the Planning Department.

### 3. Past Historic Evaluations

*Discuss existing historic surveys that the structure has been listed in and what the ratings of the structure are (Refer to Planning Department's list of existing Districts and surveys and the California Historic Resource Inventory System database). Include the purpose of the survey and the methodology used to put the evaluations into a context. Are there any surveys of the area in which the building was obviously left out. Discuss the implications of being included in a survey, or left out of a survey. Include what has not yet been considered by those surveys, or may have been missed, or what has changed since those surveys were conducted.*

There are several surveys in which a property in the city of San Francisco can be included. The 1269 Lombard Street house was evaluated by the Junior League of San Francisco during the 1976 survey of the significant buildings within the city of San Francisco. Though the house is included in the overall survey, it is not a featured house in the published book, *Here Today*. The survey sheet for the house details the shingled

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<sup>2</sup> Frederic Knapp, AIA, meets *The Secretary of the Interior's Professional Qualification Standards in Historic Architecture and Architecture* (36 Code of Federal Regulations 61).

siding, and notes the extensive changes that have been made to the property. 1269 Lombard Street is not listed in the Directory of Historic Properties for San Francisco and was not surveyed in the Department of Building Inspection's 1976 Architectural Survey. The Historic Resources Inventory available from the San Francisco Building Department for 1269 Lombard Street lists no additional surveys in which the structure has been included.

The property is immediately adjacent a potential historic district identified in a survey and context statement, and has also been informally put forward as a contributor to a smaller potential district.

#### William Kostura Survey

According to William Kostura's historic context survey of the Western Slope of Russian Hill, a potential historic district exists in the area. This historic district encompasses most of the western slope. There are twenty eight properties in all. Ten of the properties appear to be individually eligible for the California Register, and twelve more properties appear to be contributors to the potential district. There are also six properties within the boundaries which do not appear to be contributors to the district.<sup>3</sup> Each of the DPR 523 forms notes that the subject property is within a potential historic district. The district appears to be eligible for listing under Criterion 3, for residential architecture and its wide yet cohesive range of styles. "Fine detailing and traditional compositions" are noted characteristics of the buildings considered contributing, and a "notable theme in this district is the construction of Shingle style houses and flats, and the addition of wooden shingles to the 19<sup>th</sup> century houses."<sup>4</sup>

The boundaries of this potential district are the two blocks which are bounded by Chestnut Street, Polk Street, Greenwich Street and Larkin Street. The two blocks are San Francisco City blocks numbers 500 and 501. Kostura notes that the boundaries were determined not by such factors as more than one house on a lot, or by the existence of smaller cottages at the rear of individual lots, but rather by the similarity in

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<sup>3</sup> Kostura, *The West Slope of Russian Hill*. Included in DPR 523s for potential historic district. 2006.

<sup>4</sup> Ibid.

their construction dates. The boundaries are also set by the encroachment of more modern construction. The period of significance for this potential district is 1876-1928. Since the period of significance is 52 year long, there are several different architectural styles within the boundaries. These styles include: Italianate, Stick East-Lake, Queen Anne, Classical Revival, Shingle and Spanish Colonial Revival.<sup>5</sup> The majority of the buildings in the district were built as single family houses. Notable exceptions are the later apartment buildings included in the survey area and some multi-family structures along Lombard Street. There is also a considerable variation in the exterior surface materials of the buildings. The varying age and exteriors of the buildings within the survey area "convey a sense of the changing aesthetics of (this portion of) Russian Hill" during these fifty years.

Along Lombard Street, there are five properties which could be considered eligible as contributors to district. They are: 1215, 1257-1259 and 1261 (shared lot), 1263-1267 and 1265 (shared lot), 1271-1275, and 1299 Lombard Street. These properties have a construction date which falls within the designated period of significance and also have retained a high degree of structural and historic integrity.

1215 Lombard Street was built in 1886 and is rated a contributor to the potential historic district. The house has a single story plus basement. This is one of the few properties which are set at the rear of the lot, rather than the front. A garden is located in front of the house and a single story garage is located at the very front of the lot.

The house, according to the DPR 523 form, is a mix of Italianate, Shingle and Classical Revival styles. Though the landscaping on the property has grown to obscure full view of the building, the survey notes that there are still elements from the 1886 construction present on the house. Shelf molding above the door, the bracketing and trim are examples of the extant exterior elements. Changes to the house include alterations done in 1905 and 1913, well within the period of significance for the district. The house also has applied wooden shingles, which, though added in the early part of the 20<sup>th</sup> Century, are a notable characteristic of the neighborhood. The survey sheet states this property is eligible under Criterion 3, as part of an important architectural theme.

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<sup>5</sup> Kostura, "The West Slope of Russian Hill." Included in DPR 523s for potential historic district: 2006.

The next property found to be contributing to the historic district is the house at 1257-1259 Lombard Street and the rear house on the lot, 1261 Lombard Street. Both residences on this lot are wood framed. The older house on the lot is the rear cottage, 1261 Lombard Street, built in 1876. The front residence was built in 1904-1905 and is in the Classical Revival style. Both of these residences retain original features and architectural elements.<sup>6</sup> The DPR 523 sheet notes that the cottage at the rear of the lot has elements that appear to be "original or to date from shortly after the cottage was built."<sup>7</sup> Likewise, the flats at the front of the lot, 1257-1259 Lombard Street, also appear to have few or no changes since the original construction of the building. Both of the residences on the lot retain all or most of their original design and construction, and are good examples of the architectural styles of the potential historic district. They both appear to be eligible for listing to the California Register under Criterion 3, design. Additionally, both structures have construction or alteration dates which coincide with the period of significance, 1876-1928. The DPR 523 form for these properties also notes that 1257-1259 Lombard Street is a "minor example of the work of a major architect."<sup>8</sup> The building was designed by C.A. Meussdorffer.

The third property along Lombard Street which appears to be a contributor to the district also has a set of flats at the front of the property and an older cottage at the rear. The rear cottage, 1265 Lombard Street, was constructed in 1877 and the front set of flats, 1263-1267 Lombard Street, was constructed in 1908. Both buildings have been clad in wooden shingles, a common architectural element for the neighborhood. The structures maintain a high level of architectural and structural integrity, and have had little alteration outside the period of significance.<sup>9</sup>

Similar to the flats at 1257-1259 Lombard Street, the flats at 1263-1267 Lombard Street were designed by an architecture firm of some note, though it is a minor example of the firm's work. The architecture firm, Wright, Rushforth, and Cahill, also designed another property within the potential historic district, though not on Lombard Street.

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<sup>6</sup> DPR 523 1257-1261 Lombard Street

<sup>7</sup> Ibid.

<sup>8</sup> Ibid.

<sup>9</sup> DPR 523 1263-1267 Lombard Street

The DPR 523 form for these structures notes that they are potentially eligible for the California Register under Criterion 3, design, because of their architectural integrity and their contribution to the overall architectural theme of the potential district.

The last multi-family residence (which is not an apartment building) on Lombard Street that is considered a contributing resource to the potential historic district is 1271-1275 Lombard Street. This lot has a single structure on it, with a major addition, 1275 Lombard Street, which was constructed in 2001. The rear addition is six stories tall but is difficult to see from Lombard Street. The William Kostura survey reflects the historic condition of the front building. During the 1990s project, this building was moved closer to the street, a garage was added to it, and other changes were made, including removal of the stair which originally led to the upper door on its east elevation, where a canopy now hangs in the air many feet above grade.

The front residence was constructed in 1877, but was significantly altered to its present appearance in 1922.<sup>10</sup> The DPR form for this building suggests that it retains a great deal of integrity despite the large addition to the rear. The survey form clarifies that the structure no longer has integrity as an 1870's Italianate style house due to the alterations made before 1920. However, the DPR form does allow that the house has integrity as a shingled Italianate house which dates from the 1920s.

The house is listed as a potential contributor because it appears to be eligible to the California Register under Criterion 3. Like the other buildings included in this survey, the house at 1271-1275 Lombard Street is eligible as a part of the overall architectural aesthetic of the neighborhood. According to the DPR 523 form, the addition to the original structure does not impact the building because it was carried out following the Secretary of the Interior's Standard's for the Treatment of Historic Properties.<sup>11</sup> During the 1990s project, there was much correspondence among the Planning Department, Planning Commission, property developer and his consultants, and community members. Architectural historian Anne Bloomfield submitted an evaluation during the construction period which found the project did not conform to the Secretary's Standards.

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<sup>10</sup> DPR 523 1271-1275 Lombard Street

<sup>11</sup> Ibid.



The property at 1269 Lombard Street was built within the period of significance (1876) for the potential historic district which William Kostura surveyed. However, the structure at 1269 Lombard Street no longer retains historical integrity. The general survey of the neighborhood does not mention it within the general text of the report.

The DPR 523 sheet for this property describes it as having been "completely remodeled in Neo-Italianate and Shingle style in 1975-1980."<sup>12</sup> The house is described as having lost integrity of design, materials, workmanship, feeling, and association. The conclusion of the DPR 523 form for this house states that due to its "very substantial" loss of integrity, the house is not eligible to the California Register, either as an individual resource or as a contributor to the potential district.<sup>13</sup>

#### Smaller Potential District

The possibility of a second, smaller historic district in the area has been posited as well. There are three lots which have both a smaller cottage structure at the rear and a set of flats or single family house at the front of the lot. These three properties could potentially be evaluated as a historic district because of their similarity and their construction dates which all fall within a period of significance similar to the one described above. The two properties with residential flats at the front of the property, 1263-1267 Lombard Street and 1257-1261 Lombard Street, could potentially anchor the historic district due to the fact that they were both designed by significant San Francisco architects. Though these residential flats are minor examples of the work of their respective architects (as noted in their DPR 523 forms in the Kostura Survey) the role of an important architect (or builder) could potentially be explored as a commonality for the potential district.

The architect for the third property, 1239-1241 Lombard Street, which has a single family house at the front of the lot, was not listed in the DPR 523. Future research could determine whether the architect had enough prominence to make this small district significant under California Register Criterion 3 as a concentration of works of important architects.

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<sup>12</sup> DPR 523 1269 Lombard Street

<sup>13</sup> Ibid.

There are two other lots on this block of Lombard Street with cottages at the rear of the lot. Both 1215 Lombard Street and 1269 Lombard Street have a single residential structure on the lot. (1215 Lombard Street also has a garage at the front of the lot.) If the small potential historic district was to be expanded to include lots that contain a rear cottage, there is the possibility that 1215 Lombard Street could be included. 1215 Lombard Street maintains historical integrity, there have been few changes to the structure and many character-defining elements remain. The DPR 523 form for the house at 1215 Lombard states that no major changes made to the structure since 1913.<sup>14</sup>

#### Significance and Eligibility of Smaller District

A smaller district would have to meet the California Register Criteria. Because the William Kostura survey has demonstrated the eligibility of the larger district, there would need to be a distinct significance for the smaller district. Like those of the National Register, the criteria and review procedures for the California Register require that the boundaries of a district encompass all properties which contribute to the significance of that district; subsets of the eligible properties are not to be nominated based on extraneous factors.

In the absence of information showing that properties other than 1257-1261 Lombard Street and 1263-1267 Lombard Street are the work of important architects or builders, this aspect of Criterion 3 would not make a smaller district eligible. The Kostura survey and independent research for the current HRE have not yielded data showing 1269 Lombard Street is significant in this area. A district which is eligible for association with important architects would not include 1269 Lombard Street, and therefore the proposed project would not affect such a district.

Significance under Criterion 3 for cottages placed high on the hillside at the rear of the lot would meet the California Register standard if this siting characteristic were a significant design theme, distinct from the significance of the larger district William Kostura surveyed. The development of the western slope of Russian Hill did include small structures and informal, dense lot coverage related to the economic circumstances

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<sup>14</sup> DPR 523 1215 Lombard Street

of property owners and the steep terrain. The rear structures on Lombard Street in Block 501 are at 1215, 1241, 1249-1251, 1261, 1265, and 1275 Lombard Street. The last property, however, is continuous with the front building on its lot and is very recent. 1241 Lombard Street was built in 1954 and could not contribute to significance for the development of the area. Theoretically, a district could therefore include seven lots from 1215 Lombard Street to 1269 Lombard Street. (The easternmost lot in the district would be 1215 Lombard Street; while a much smaller district with its easternmost property at 1249-1251 Lombard Street would be significant, it would erroneously omit the property at 1215 Lombard Street even though it strongly shares the characteristics which underlie the district.) For 1269 Lombard Street to be included, the subject property would have to contribute to the significance of the district, because a non-contributing property cannot form the district boundary.

The smaller district would therefore consist of eight lots, five of which would have historic cottages at the rear. But there are reasons 1269 Lombard Street would not contribute to the district:

- The cottage was expanded in the 1980s and its street façade was entirely replaced, impairing its significance as a design associated with the development of Russian Hill and then greatly further impaired when the cottage was partially demolished in the 1990s;
- The siting of the cottage interrupts the mid-lot open space, reducing the degree to which it follows the development pattern in the district
- The cottage is the only structure on the lot, which also weakens its association with the development pattern of dense lot coverage, as all the other properties convey the historic practice of building structures of limited size on much of the lot area to take advantage of available land while dealing with the steep terrain in a simple and practical way;
- The front of the lot was excavated in the 1990s, impairing the integrity of the site so that the hillside is no longer visible and there is no connection between the cottage and the street.

It is possible a smaller district could be nominated to the California Register instead of the Western Slope of Russian Hill as surveyed by William Kostura. But such a district would not include 1269 Lombard Street as a contributing property, because the existing cottage was heavily altered in the 1980s and partially demolished in the 1990s and the

hillside has been excavated beyond recognition. Development of 1271-1275 Lombard Street has made it impossible to restore the site, which did not follow the pattern of the district in any case. Therefore, 1269 Lombard Street is not a contributor to a smaller potential district and could not be rehabilitated to regain historical integrity and become one. Its location at the edge of the potential district means that as a non-contributing property, it cannot be included within the district boundaries. The subject property thus lies outside the potential district; the proposed project would not have an impact on this district.

#### 4. Description and Development of Property

- *Discuss the structure's character and history. What is the property type? Is this a rare or unique type? Is the structure representative of a specific type? Does it have specific historical associations?*

Built around 1904, this building is an example of the small cottages that appeared in the Russian Hill neighborhood at the turn of the century. The subject building at 1269 Lombard Street sits at the upper rear of a steeply sloped lot, on the south side of Lombard Street between Polk and Larkin Streets. Lombard Street runs west to east and rises sharply toward Larkin Street. The lot is 112 feet deep and twenty 25 feet wide.<sup>15</sup> The structure sits at the rear of the lot, 55 feet back from Lombard Street and rises approximately 45 to 55 feet above the street curb, supported by a series of concrete retaining walls. Behind the house is a yard which is surrounded on three sides by concrete retaining walls; the hill rises to the south of the yard. The north elevation has six windows, five on the upper floor, and one smaller offset windows on the lower level. The front entrance is near the center of the north elevation. A large opening resulting from major demolition in recent years exists to the west, and exposes the siding of the lower levels and the house on the adjacent lot to the west. This opening runs from the north to the south elevation of the first floor, but the grade condition, first floor wall, and soffit/ceiling condition have all been modified and partially removed. The shingles and trim on part of the first floor wall match the other three elevations. There is no longer an

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<sup>15</sup> Discretionary Review Application, Building Permit Application 9711296S

exterior front stairway, and access to the cottage from the front of the lot is not possible because of the sharp drop created by the retaining walls.

The block of Russian Hill bounded by Lombard, Larkin, Greenwich, and Polk Streets was saved from the Fire in 1906 by an enterprising neighbor and "a large quantity of vinegar."<sup>16</sup> Though many of the surrounding residences on other blocks were lost, the 18 houses on the 1200 Block of Lombard were all spared.<sup>17</sup> The steep slopes between the houses on this part of Russian Hill and downtown made access difficult. Mass transit, in the form of Andrew Hallidie's Clay Street Cable Railroad in 1873, hastened development of the area. By 1874, a horsecar service had been added to reach the higher areas, and the neighborhood began to expand.<sup>18</sup>

- *What aspects or elements add to or are central to its importance?*

The structure at 1269 Lombard Street is most significant for the early construction date and association with the surrounding Russian Hill neighborhoods as one of the earliest structures. Though 1269 Lombard Street is not within the boundaries of a historic or conservation district, it would be considered a significant building if it a district with these associations included this site. The house at 1269 Lombard Street is a small residential cottage, representing an early type of single family house as well as a pre-1906 structure.

Though 1269 Lombard Street has many similarities to the "little houses" on Russian Hill, the fact that this structure was built before the 1906 earthquake excludes it from this group. The "little houses" were built on Russian Hill in the years following the 1906 Earthquake, when emergency funds were distributed. The grander houses that had stood on other parts of Russian Hill were replaced with simple cottages built from these relief funds.<sup>19</sup>

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<sup>16</sup> Kostura, William. *Historic Context*; CGA Strategies. *1269 Lombard Street*.

<sup>17</sup> Ibid.

<sup>18</sup> Ibid.

<sup>19</sup> The Little House Committee, <http://www.rhn.org/historynorth/slope11.html>

- *What periods of history are relevant for the historical resource determination?*

The years just prior to the 1906 San Francisco Earthquake and Fire, the years in which Russian Hill developed as a neighborhood, and the years immediately following the San Francisco Earthquake and Fire, are most important for this structure.

- *Describe the exterior materials, exterior features, building interior, the setting of the building and its site.*

The subject building at 1269 Lombard Street sits at the upper rear of a steeply sloped lot, on the south side of Lombard Street. Set back 55 feet into the lot, the small 130 year old cottage rests upon a rebuilt concrete foundation, supported by pilings.<sup>20</sup> The lot is 112 feet deep and 25 feet wide.<sup>21</sup>

The cottage at 1269 Lombard Street, according to the City of San Francisco Assessor Recorder Real Property Card, is 2813 square feet total.<sup>22</sup> Through the front entrance, a hallway runs the length of the lower level, with a stairwell to the upper floor to the east of the vestibule. The lower hallway to the rear of the house opens onto the open bay at west side of the first floor created by relatively recent demolition. Further down the hallway is a bathroom on the north side and at the end of the hall is a second bath. The two bathrooms have similar modern tiling and plumbing. The floor, wall, and ceiling surfaces; interior doors; trim; and mechanical, electrical, and plumbing systems appear to be fairly recent.

The upper floor, reached by a modern stairway from the front entranceway, opens to a large main room, with a kitchen at the rear. The west wall bears a large opening that apparently once held a window, but no longer does. A room with a large skylight adjoins the main room on the east. There is a large bathroom, with water closet, whirlpool bath and sink at the southeast corner of the upper floor. It has a window which looks out to the rear yard.

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<sup>20</sup> CGA Strategies. *1269 Lombard Street*; Letter to President Chinchilla

<sup>21</sup> Discretionary Review Application, Building Permit Application 9711296S

The kitchen area is marked by an island counter, and has a modern built-in refrigerator and pantry along the wall east wall separating it from the bathroom. The south (rear) wall has a window as well as a door with a transom. Like the lower floor, the upper level has no visible interior materials or features which appear to be more than 40 years old.

There is a structure similar to 1269 Lombard at the back of the adjacent lot to the east, listed at 1265 Lombard Street; the cottage was built in 1877. To the west of the subject lot is 1271-1279 Lombard Street; the front building was constructed in 1876, but moved to its current location around 1899; the rear building is new construction.<sup>23</sup> William Kostura notes that the shingles on the front structure of the western lot, which are similar to those on 1269 Lombard Street, were added in 1912.<sup>24</sup> In general, the neighborhood is a mixture of single and multi-family residences. The older houses on the block are comparable in age to 1269 Lombard Street.

#### Description of any Change in Conditions on the Subject Property Since November 2007

Engineers Charles Bloszies and Albert Urrutia recently prepared statements about the existing structural condition of the building.<sup>25</sup> The engineers do not report a significant change in the physical stability of the structure since the first draft of this report. The shoring is minimally stable now, as it was when originally installed as temporary shoring -- a bad situation that has not gotten significantly worse. As noted in the Soundness Report dated June 5, 2009, the building at 1269 Lombard Street was in a state of disrepair and suspended construction. The report notes that the building overall is "substandard and unsound." The 2009 evaluation is consistent with the condition of the property at the site visit in November of 2007.

There has been no additional shoring or work done to the excavated portion of the lot. The shoring installed in the 1990s was temporary and therefore it can be assumed it has

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<sup>22</sup> City and County of San Francisco; Real Property Record, 1269 Lombard Street.

<sup>23</sup> All construction dates for neighboring house: Kostura, William. *Historic Context*; CGA Strategies. 1269 Lombard Street.

<sup>24</sup> Ibid.

<sup>25</sup> Urrutia, Albert. *Soundness Report for: Existing Building at 1269 Lombard Street San Francisco, California*. Santos & Urrutia, Inc. San Francisco, 2009.

Bloszies, Charles. *1269 Lombard Street: Preservation Planner's Questions*. Office of Charles Bloszies, AIA. San Francisco, 2009.

likely deteriorated to some degree since November, 2007. The structure still remains above the concrete shoring, at the back of the lot. The building is supported by shoring that was intended to be temporary and is showing signs of stress and decay. There is no seismic support evident.

There is no entrance way or access to the building, excepting via ladder and the adjacent properties. While no detailed report was given, it can be assumed that there has been some additional structural and interior deterioration due to the continually exposed western portion of the building. Conditions can be expected to worsen rather than stabilize or improve. This cannot be quantified, however, as the observations in 2007 did not measure the degree of deterioration precisely enough to make a comparison.

Most importantly, it should be noted from the engineers' reports that the instability and deterioration of the building are not the result of long-term, cumulative neglect or failure of the building structure or weather envelope. The building, its site, and its foundations were modified in the 1990s – as a temporary phase – during the construction project for 1271-1275 Lombard Street, which then had the same owner as 1269 Lombard Street. Applications were filed to demolish 1269 Lombard Street and replace it with new construction. The second project never occurred, and 1269 Lombard Street was abandoned on a site with shoring that was intended to be temporary, an incomplete foundation, missing walls, and temporary wood cribbing and steel shoring supporting the second floor. The engineers' reports describe in detail how this condition could not have been intended to be permanent and was inadequate in some serious respects even temporarily. The work in the 1990s can be characterized as a combination of temporary stabilization and the preliminary phases of demolition; the building remains in that condition, as it was in November, 2007.

#### Analysis of Whether the Building Is More or Less Stable Today as Compared to Last Visit

The engineers did not perform a similar study in 2007, nor did the preservation consultant. It is therefore not possible to document in what specific way, or to what degree, the building is less stable than it was in November, 2007. But the engineers'



report makes clear that from the time both the site and building were partially removed in the 1990s, neither has been stable.

- *What are the historic and character defining features that make the resource significant?*

The house has had many alterations since being constructed, but it was originally a simple cottage. The roof trim shows the simple forms of the classical revival style. According to Bill Kostura, the two styles of trim used on Russian Hill when the building was built were "Victorian or classical" and "all were sheathed in horizontal style trim."<sup>26</sup> The front window trim also has elements of the classical style, but the door, side windows and rear window are all plain, and without ornamentation.

#### 5. Significance

- *Does the potential resource satisfy any of the criteria for listing on the California Register? Why or why not?*

By virtue of its construction date and role in the development of Russian Hill, the subject property would be eligible to the California Register of Historical Resources as a contributor to a potential district (if such a district encompassing this site were nominated) under Criterion 1, for a historical resource "associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States."<sup>27</sup> The 1269 Lombard Street house is one of the oldest surviving structures on the block marked by Lombard, Larkin, Polk, and Greenwich Streets, is also one of the remaining structures in the neighborhood that survived the 1906 Earthquake and Fire. (However, the extent of the alterations to the building have definitively eliminated its historical integrity; see below. Because of the relatively recent, overwhelming physical changes, it is not possible to assess whether the house might be eligible under Criterion 3.) The historic context for 1269 Lombard Street is pre-1906 construction in San Francisco, structures which survived the Earthquake and Fire, and the redevelopment of San Francisco in the years following.

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<sup>26</sup> Kostura, William. *Historic Context; CGA Strategies. 1269 Lombard Street.*

<sup>27</sup> <http://ohp.parks.ca.gov>

The period of significance can be described by the years 1875, near the date of construction for this cottage and four other structures within the block and 1920, the year which the Davises shingled the structures which they owned.

1269 Lombard Street could be considered a contributor to a district significant for its association with pre-and post-1906 development, if it had enough overall integrity to convey this association. Since it no longer has overall integrity, 1269 Lombard Street is not eligible to the California Register as a contributing building, or as an individual structure.

- *Explore the chain of ownership to see if there is any association with a significant person.*

There are no known associations with significant persons and the chain of title for 1269 Lombard Street does not reveal any important or significant owners. David and Rosa Brown completed the house at 1269 Lombard Street in 1876. David Brown was a carpenter, and originally came from England. He first appears on the Census for San Francisco in 1870, married to Sarah Brown, also from England. Her occupation is listed as "keeping house" while Rosa Bailey, also listed at the same residence, is listed as "domestic."<sup>28</sup> Ten years later, the 1880 Census lists the Brown residence at Lombard Street, and Rosa Bailey is now listed as Rosa Brown.<sup>29</sup> Sarah apparently passed away, and David Brown remarried, although there is no death record available for Sarah Brown. The San Francisco Junior League Survey of 1964 lists the contemporary owner as Heloise C. Davis.<sup>30</sup> The earliest building permits available, for 1975, list Charles Blackmer as the owner.

- *Are there any associations with important events that have made a contribution to local, state or national history?*

There are no known associations with 1269 Lombard Street and any important local, state or national events.

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<sup>28</sup> San Francisco 1870 Census. [www.heritagequest.com](http://www.heritagequest.com)

<sup>29</sup> San Francisco 1880 Census

- *Are there any changes? If so, are the changes easily reversible? Do the changes affect the historic architectural character of the resource?*

The house at 1269 Lombard Street has undergone many changes, the majority of which are not reversible. The house was probably originally covered in horizontal siding, and is now covered in wooden shingles. The shingles and the trim are flush to each other, indicating that the shingles were added on without the original siding being removed first. The shingles are present on all visible sides of the house, including the exposed western side of first floor under the open space on the west side.

The flooring at the upper level is an oak strip 3-½ inches wide, which does not appear to be original. This wooden flooring is present in both the upper and lower floors of the structure. The lower floor also has had modern carpeting installed.

The walls are gypsum board and not plaster, and the baseboards match the current partitions, indicating that they were installed at the same time that the newer walls were put in. The permit history reflects that a new ceiling was built in 1975, and the permit also lists "replace existing wall" and it is possible that at this time the baseboard was replaced.<sup>31</sup>

At the place where a window has been removed on the west wall at the upper floor, the studs are 1-7/8" by 2-7/8" (actual dimensions), spaced 16 inches on center. Nailed directly on them is 1 X 10" drop siding with nine inches to weather. There was no evidence of sheathing. This construction appears to be quite old, and jibes with the square nails observed in the ceiling of the open bay on the west side of the lower level. The second floor decking is uniform 1X6 tongue-and-groove planking where visible from the incomplete bay on the west side of the first floor. The joists are a mixture of nominal 2X8s (1-½X7-½ actual) and full two inch joists. There is no rim joist, and some of the joists have been tripled for support. Square nails are visible, indicating that much of the decking is probably original to the structure. The interior structure of the vestibule is partially visible; it has modern framing and plywood. The stairway was altered in 1977 (permit #112118) when a code handrail was installed.

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<sup>30</sup> Junior league Survey Sheet, 1964-1965 1269-1277-1279 Lombard Street.

The building plans for Permit 460740 mark the severe alterations to the building's footprint and call out the front addition to the house. The addition, added to the northern front face of the house is clearly marked "addition" The demolition of the interior and exterior stairs is also marked on the plan.<sup>32</sup> The additions to the structure create an entirely different shape than is present on all the Sanborn Insurance Maps for 1269 Lombard Street. The Sanborn Insurance maps indicate that the building is "L" shaped, with the longer façade of the house running north to south.<sup>33</sup> The original entrance to the house would have been along the eastern façade, set back from the front of the house. These stairs were demolished in 1980, when the addition was built onto the house. With the addition, the footprint become rectangular in shape. The addition altered the entire front of the house, as well as the point of entry.

The full available building permit history can be seen below in Table 1.

Table 1. Building Permit History, 1269 Lombard Street

Date	Work	Contractor	Owner	Permit No.
7/18/1975	Repair exterior stair Level kitchen floor New plaster and board ceiling at 2 <sup>nd</sup> floor. Install new kitchen and bathroom as plan.	same	Blackmer	449211  This made a complete 2 <sup>nd</sup> story out of the 1 ½ story structure.
5/18/77	Build handrail to comply with BBI complaint #17489	Owner	Charles Blackmer	703100
4/4/80	Add downstairs bath Add interior stairway Construct new foundation on SE corner & E wall	Metamorphosis	Blackmer	460740
5/2/80	Build bulkhead per plans Excavate and shore existing foundations	Same	Blackmer	459764
7/28/80	New long block retaining walls and	Same	Blackmer	8004931

<sup>32</sup> See Appendix I; Building Permit and Plans #460740

<sup>33</sup> Sanborn Fire Insurance Map, 1913, corrected to 1950.

Date	Work	Contractor	Owner	Permit No.
	footing			
6/20/97	Add one floor (bath, deck) addition in rear	Cancelled		
3/31/98	Excavate to accommodate work at 1275	Wagner Const	Peinado	09805479
6/17/98	Construct permanent retaining walls for temp shoring. Excavation	Wagner	Peinado	09811276
10/8/98	Emergency revision- to retaining walls	Wagner	Peinado	
10/23/98	Foundation repairs, underpinning, construct retaining walls		Peinado	09821808
4/8/99	Foundation		Peinado	09904469
12/8/99	Foundation work- retaining wall		Peinado	09924444
2/5/02	Retaining wall		Peinado	2002020J847 6
From Building Card:	No Original Permit. Alterations began (recorded 1975)	Built 1904		David and Rosa Brown (see census)

## 6. Integrity

Integrity is the retention of physical characteristics which allow a resource to convey its historical significance. A resource can be historically significant, but lack integrity, and thus be ineligible for listing in the California Register (or National Register of Historic Places). Integrity is assessed in seven aspects, but is ultimately judged holistically either to remain or to be lost. The seven aspects are location, setting, feeling, association, design, materials, and workmanship.

This property has lost its historical integrity. While its early construction date and association with historical patterns could make it historically significant, the extensive demolition, addition, and site reconfiguration which have occurred in the past 30 years fully impair the ability of the physical property which exists today to convey any such associations. Whether considered by mass, square footage, volume, weight or visual

hierarchy, the existing physical fabric of this structure is mostly quite recent, and even its form and size have been substantially altered in the past 30 years.

The cottage at 1269 Lombard Street retains integrity of location, as it still stands where it was originally built. The site itself, and the lot on which the cottage stands, no longer has integrity of design, setting, or feeling because of the retaining walls which have replaced the hillside site characteristic of the original property. (The replacement of the hillside by massive, terraced concrete forms impairs integrity of materials and workmanship as well, though they are not usually site issues.) The site retains its integrity of association.

The exterior of the house does not retain its historic integrity of design, as it has been impaired by the addition to the full width of the front façade of the house. Although greatly diminished because of the retaining walls and visible alterations, the building retains some exterior integrity of association and setting because of its size and massing and its location in relation to the street and surrounding buildings. The exterior has lost its integrity of materials, workmanship, feeling. The interior has been altered greatly and has no integrity with regards to all seven applicable aspects. See Appendix I: Report and Memorandum dated October 11<sup>th</sup>, which details the investigative openings and findings from this investigation.

## 7. Context and Relationship

Russian Hill sits at the northern end of San Francisco, reportedly named for the graves of Russian sailors discovered there. The land was subdivided after the Gold Rush and during the early development of San Francisco, and most the buildings there were destroyed in the Fire which followed the Earthquake in 1906. The rebuilding of the area dates many of the structures to the years shortly after 1906.

The district can be divided into five sub-areas, according to San Francisco historian William Kostura.<sup>34</sup> They are as follows: the East Slope, the Summit, the North Slope, the Hyde Street Hill, and the West Slope.<sup>35</sup> The West Slope is west of Larkin Street and

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<sup>34</sup> Kostura, William. *Russian Hill the Summit: 1853-1906*. Aerie Publications. (San Francisco, 1997).

<sup>35</sup> Ibid.

developed later than the rest of the district. According to Kostura, much of the West Slope was not populated until after 1906.

#### Analysis of the Building Type in the Area

The predominant building types on Lombard Street – and on the Greenwich and Larkin Street portions of the potential district – are houses, cottages, and apartment buildings. While the great majority of lots have most or all of the street frontage occupied by buildings, a substantial number have a front building, rear building, and mid-block open space. This is most prevalent on the Lombard and Greenwich Street lots in the district.

#### 8. Project-Specific Impacts

*What will be the overall effects on the potential resource if the proposed project is carried out? What would happen to character defining or important features as set out in Section 2 (C) above?*

The existing building would be demolished. The proposed new structure would match several important patterns of the neighborhood. (Because this is not a designated district, character-defining features have not been described and confirmed through a review process, so only general similarity can be evaluated, not historical compatibility.) The front of the building would be at the property line, as most of the structures in this block are. There would be an open space in the middle of the lot, aligning with the open space in the lots to the east. The height and massing of the proposed structures are similar to those of other houses on the block. While the proposed structure would have wood siding and overall fenestration patterns broadly similar to those found on the block, these features would be candidly contemporary, and would not attempt to replicate the older buildings nearby.

History of when the Existing Foundations Went in and Why, and What the Previous Design Was, and Why This Is Better from a Historical Point of View

As explained in the engineers' reports, the existing concrete is temporary shoring; it should not be described as building foundations or retaining walls. This construction

would not have been intended to last more than 20 years, and it was modified during the 1990s project because it did not perform adequately. During the construction of 1271-1275 Lombard Street, the owner of both properties applied for permits to remove 1269 Lombard Street and replace it. There were a series of applications, communications among the developer, neighbors, and Planning Department and Commission, and a variety of designs. It is beyond the scope of this report to detail how the configuration of the existing concrete compares to each iteration of the design then proposed for 1269 Lombard Street. In any case, the engineers' reports of 2009 make clear the existing concrete would not have been expected to remain in its current state as part of a permanent project.

From a historical point of view, the existing building at 1269 Lombard Street does not retain integrity. William Kostura notes this and does not include it as a contributing property in the potential district.<sup>36</sup> The existing site is not mentioned in the Kostura survey as a contributing portion of the district, and it is not compatible with the character of the streets and landscapes in the district. The proposed project would replace the raw, temporary concrete shoring with a finished building façade compatible with the district. While it would not re-create the site's original topography, the proposed condition would match prevailing condition of the district in this respect, thus becoming more compatible. The district is characterized by dense development of moderately-scaled buildings which follow the topography. The hilly streets offer distant views of rear cottages, although many of the cottages are blocked by front buildings and are thus not visible from the curb at the street. Sweeping views up open hillsides to small cottages at the back of lots do not characterize the district, and it is not necessary to create this condition in order to make the development at 1269 Lombard Street compatible with the district.

*If the proposal was carried out, would the remaining features be enough to retain the historic significance?*

The project proposes the demolition of the residence located at 1269 Lombard Street. Therefore there would be no features remaining. Because the existing property does not meet California Register Criteria, it does not have character-defining features or convey its historical significance.

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<sup>36</sup> Kostura, pp 39-40 and DPR 523 form in appendices.



9. Cumulative Impacts

*If the potentially significant resource is in a recognized district, what changes have occurred in the District since it was designated that are visible from the resource?*

1269 Lombard Street is not within an established historic district, though it is located within the general neighborhood known as Russian Hill. There are several smaller historic districts within the area, but the subject property is not within any of the established districts. Because this property does not have integrity, it could not contribute to the significance of a district if one were nominated to include this site. Therefore demolition could not cause an impact on the district.

*If the potential resource is outside of a recognized district, is it of a unique, rare, or increasingly at-risk type of structure, the loss of which would lead to an adverse cumulative impact?*

If 1269 Lombard Street had not undergone such a substantial amount of alterations over the years, it could be considered to be an "increasingly at risk" type of structure. However, the amount of alterations have completely impaired the integrity of the structure. If the building still had historic integrity, demolition could have an adverse cumulative impact on the area as a whole.

*Would the character of adjacent or nearby rated buildings or groups of buildings be adversely affected or compromised?*

1269 Lombard Street no longer has historical integrity. New construction at 1269 Lombard Street which is generally compatible with the context of the surrounding area would not further impair the integrity of the area. The existing concrete walls are also incompatible with the design, materials, color, scale, and siting of the surrounding context; new construction within the volume of the concrete walls would not necessarily have a negative impact on the historical integrity of the setting. New construction could mitigate the existing incompatibility of the retaining walls by replacing them with a compatible building and obscuring their massive expanse of crudely detailed concrete.

While visual compatibility with the historic setting would be required in order to keep new construction from conflicting with the setting, creating a false sense of history with a structure that imitates the surrounding historic buildings would have a negative overall effect.

The proposed project would make the subject lot more similar than it now is to the others in the posited smaller historic district, in that the buildings would no longer interrupt the mid-lot open space, the placement of buildings at the front and rear of the lot would match the prevailing pattern in the smaller district, and the existing void and concrete walls at the front of the lot would be replaced with a building. But even so, it would not make the subject lot contribute to the district because the buildings would be new. There is insufficient documentary information to restore the integrity of the existing cottage, so it could not be rehabilitated to regain integrity as a contributing structure. If restoration of the original terrain were possible, the lot would still be anomalous and would not contribute to the significance of the smaller district. The original circulation pattern providing access from Lombard Street – which is a documented condition – could not be restored (because of the 1990s development of 1271-1275 Lombard Street as described above). Renovating the cottage only and not building at the street would make the property contribute less to the smaller historic district than infilling the front of the lot as the proposed project would do – though neither option would make the subject property a contributor the smaller district.

#### Comparison of the Bulk of the Proposed Buildings to Nearby Historic Buildings

The 501 block of Russian Hill is bounded by Lombard, Larkin, Greenwich, and Polk Streets. In general, the neighborhood is a mixture of single and multi-family residences. All the buildings on the south side of the block, along Lombard Street compensate for the steep east to west grade. Though this is not part of a designated historic district, the majority of the buildings on this block are pre-1906 structures. This block has been identified as a potential historic district eligible to the California Register of Historic Resources;<sup>37</sup> this potential district will be the reference for discussions of compatibility and historic impact in this report. There are some exceptions to the historic pattern of

nearby buildings, with newer and modern construction having occurred on some of the lots. However, overall, many buildings on Block 501 have similar construction dates to that of the subject property, 1269 Lombard Street, which was originally constructed in 1876 at the rear of its lot.<sup>38</sup>

Unlike the other buildings on the block, 1269 Lombard Street has been significantly altered and does not resemble the original construction. The entire subject property was altered significantly in the 1980s; the building permit and physical evidence gathered during investigations in 2007 show the street (north) façade was constructed at that time. A building permit was issued in 1980 (number 8002947) for a remodel and horizontal addition. The plans show the pre-existing front facade of the building was removed and 10-feet was added to the front of the building. In the 1990s, partial demolition of the building occurred and the hillside in front of it was removed, with massive, temporary concrete walls holding the earth in place. As part of the partial demolition, approximately half of the entire first floor has been removed. The temporary concrete walls have been in place longer than intended causing the building to severely cantilever resulting in permanent deflection and settlement throughout the building.

#### Lombard Street

At the west end of the block on Lombard Street, at the corner of Polk Street and Lombard Street is a 36 unit residential apartment building. Built in 1928, the building sits on the entirety of its lot and is six stories tall. The apartment building occupies the entire corner lot and fronts on both Lombard and Polk Streets. The buildings which are listed for lots 71 and 72 share the next lot to the east on the block. The front building 1271 Lombard Street, was constructed in 1876-1899. The residence has three stories. At the rear of the lot, a five story (2002) single family residence, 1275 Lombard Street, sits high on the grade. The roof line of 1269 Lombard Street is currently lower than 1275 Lombard Street.

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<sup>37</sup> Kostura, William. *The West Slope of Russian Hill: A Historical Context and Inventory of Historic Resources for Residential Buildings around Lombard and Larkin Streets*. The Russian Hill Historic Resources Inventory Committee. San Francisco, 2006.

<sup>38</sup> Historic construction dates for neighboring houses: Kostura, William. *Historic Context*; CGA Strategies. *1269 Lombard Street*. ; San Francisco City and County Assessor Recorder's Parcel Information Database; San Francisco City and County Department of Building Inspection Parcel Information Database. <http://sfgov.org>

The lot neighboring 1269 Lombard Street to the east also has two structures on it. The front residence, 1263-1267 Lombard Street, was constructed in 1908. It is three stories high. There is a cottage similar to 1269 Lombard at the back, listed at 1265 Lombard Street; this residence was built in 1877.<sup>39</sup>

The next building to the east, 1257-1259 Lombard Street, was built in 1904 and has three stories as well. At the rear of the same lot, 1261 Lombard was built in 1876. Although expanded and altered, the building at the rear of 1249-1251 Lombard Street was originally constructed in 1876; a more recent garage occupies the street front of its lot. 1245 Lombard Street is three stories high and 1239 Lombard Street is two stories at the street. Both 1245 and 1239 Lombard Street were built in 1884. Behind 1239 Lombard Street, 1241 Lombard Street was constructed in 1954 and has two stories. The last two buildings along Lombard Street which face north are 1219 and 1215 Lombard Street. Both of these residences were built before 1900. 1215 Lombard Street is three stories and 1219 Lombard Street is two stories tall.

In general, the buildings along the Lombard Street side of block 501 are two or three stories tall and were built prior to or soon after the 1906 San Francisco Earthquake and Fire. A significant number of properties have a rear cottage, visible from public vantage points in most cases. The rear residential buildings which share a lot with another are smaller and similar to the subject property. Several lots have only a garage at the front, with the main building readily visible behind it up the grade. The buildings occupy most or all of the street frontage of the lots. While many of the front facades feature cornices or parapets, the roofs of buildings on this side of the street are mostly flat and are not visible from the street.

#### Larkin Street

In general, the Larkin Street side of Block 501 also features residential properties. Most of the residences are two stories high. The exceptions are the apartment building at 2555 Larkin Street which is six stories tall (1926), 2525 Larkin Street (1927) which is eight stories tall and the building at 2543 Larkin Street (1903), which is three stories tall. The residences along Larkin Street are all situated on the front of their lots. The

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<sup>39</sup> Kostura

buildings also tend to fill their lots more, leaving less space for smaller secondary houses or cottages behind them.

#### Greenwich Street

The residences along Greenwich Street are closer in construction age to those along Lombard Street. The lots along Greenwich Street of block 501 also tend to have more than one structure on them. The corner lot at Larkin and Greenwich Street has an address of 1310 Greenwich and is three stories high. 1342 Greenwich Street was built in 1984 and is listed as having four stories. The residences and apartment buildings are more varied along the Greenwich Street side of Block 501.

#### Polk Street

Polk Street is characterized by the two large apartment buildings. The apartment building at the corner of Greenwich Street and Polk Street was built in 1990 and is four stories tall. This building occupies almost the entirety of the Polk Street side of Block 501. At the corner of Polk and Lombard Streets is the 36 unit residential apartment building, which takes up the remainder of the Polk side of Block 501.

#### Analysis of the Impact the Proposed Buildings May Have on Historic Buildings, If Any

The proposed new construction for 1269 Lombard will not have a significant impact on the potential historic district identified by William Kostura. The proposed buildings would consist of a new building three stories high at the street elevation, with a fourth story set approximately 14 feet back. At the back of the lot would be a second building, three stories high with a roof stair and deck. The two buildings would be 25 feet apart, with the middle of the lot open and mostly contiguous with the mid-lot open space which exists on most of the lots to the east. The elevations of the front building visible from the street would be clad in wood shingles; facades not visible from the street and the rear building would be board siding. The front building would have a projecting bay at the second and third floors and a garage door at the first floor. The buildings would have wood windows, simple cornices, and flat roofs.

The existing site condition at 1269 Lombard Street consists of raw concrete retaining walls which rise about thirty feet above the curb level; the existing cottage and a variety of vegetation dominate the view above the concrete, along with good views of the sides of the front buildings to the east and west of the subject site and views of the rear buildings. The proposed construction would make the subject parcel more similar to the prevailing condition on the street, with a building occupying the full width of the site at the street, and a smaller one higher on the property at the rear but visible only from distant vantage points or upper floors of neighboring buildings. The form and massing of the proposed buildings would be virtually identical to the prevailing character of the district; while the buildings would be among the taller ones in the district, they would fall well within the norm in height.

The proposed buildings would be simple and rectilinear in design, with wood shingles and siding and wood windows, the two most common materials in the potential district for these important elements; they would have simple cornices. The buildings would be clearly contemporary in style, but would follow the pattern of historic districts in many respects, with moderately proportioned glazing, traditional use of trim, and simple massing. The district includes contributing properties in the Italianate, Stick-Eastlake, Queen Anne, Classical Revival, Shingle, and Spanish Colonial Revival styles; the proposed buildings would look contemporary but would be particularly compatible with the Italianate and Shingle styles.

Seven out of the nine lots between 1215 and 1275 Lombard Street have structures at the rear, and eight (all but the subject parcel) have structures at the front. Four of the nine lots have a house or apartment at both the front and the rear. The proposed project would thus fit the pattern on the block in having separate houses at the front and rear.

The height and massing of the proposed buildings would follow the neighborhood pattern, as would the condition where the rear cottage follows the topography and is visible from vantage points in the street. This relationship contributes to the way the small-scaled buildings in the block respond to the topography of the hill. (While the proposed building would be lower than those on both sides at the front property line, the recessed fourth floor would be visible from some vantage points and would help maintain the continuity of building masses stepping with the profile of grade and street.) The terraced succession of front buildings, with a second building visible at the rear on

most lots, characterizes the context. The existing condition at the subject site, a small building set atop and at the rear of the lot, perched over a severely excavated void which does not maintain the original slope, does not match the other lots on the street.

Before the partial demolition and excavation in the 1990s and before 1269 Lombard Street was significantly altered in the 1980s, the subject parcel was both anomalous to the pattern in the block and historically significant. The latter is no longer true, as the building lost its historical integrity in the 1980s when it was significantly altered, and the site lost its integrity a decade later when it was severely excavated. If 1269 Lombard Street were only rehabilitated and its site stabilized, neither the building nor the site could contribute to the significance of a historic district or neighboring property. Neither the building nor the existing site is compatible with the context, and they do not convey historically significant characteristics the property once had.

The stairs from Lombard Street to the cottage at 1269 went through what is now a separate property at 1271-1275 Lombard Street. This condition changed with the demolition, new construction, and lot split in the 1990s. This aspect of the historic relationship between the cottage and the street cannot be re-created. Another change in the context is that 1271 Lombard Street, the historic building immediately to the west of the subject property, was significantly altered in the 1990s project. It was moved closer to the street and the stairs on the east side of it were altered. Before that project, the open space at the front of 1269 Lombard Street was continuous with that on the front of 1271 Lombard Street, with the circulation for both properties moving up the hill on the side of this open space. It is not possible to restore this condition, as 1271 Lombard Street is practically at the property line and the circulation now runs inside the building.

Maintaining a small but non-contributing building set high above the street at the rear of a deep slot of space (with the non-contributing property at 1271-1275 Lombard Street forming one side) would be visually alien to the prevailing pattern of the historic properties to the east, and could create a false sense of historical development. The proposed project would replace the existing condition with a development pattern far more compatible with the historic properties to the east, while the proposed buildings would be clearly contemporary and would read as later infill.

The existing buildings on the block all have some element of green at the street front, ranging from foliage hanging down from a planter at a raised deck to mature trees. The proposed project would have three planters near grade on the street and various levels of plantings in "flower boxes" at upper levels on the front façade, helping it to fit the pattern on this side of the block better than the existing concrete void does. The steep slope to the east and south makes it difficult to locate living spaces near grade at the front of the narrow lots in this block; garage doors occupy much of the building façade near grade on most of the lots. The proposed design would set the second floor relatively close to grade at the uphill (east) side of the street façade, minimizing the scale of blank wall at the pedestrian level.

The proposed project would extend the existing mid-lot (not mid-block) open space which characterizes the north side of block 501. This configuration would extend views within the existing mid-lot open space and would allow more afternoon sun into it. There would be a long slot of open space along the east side of the proposed buildings which would provide access to light and air for the buildings at 1263-1265 and 1267 Lombard Street.

The overall character of the design would fit the pattern of the historic properties to the east while mitigating the most disruptive aspect of the existing site, which is the large and excessively tall concrete void which visually overwhelms the small but heavily modified cottage high at the rear. The property is not historic and does not convey the physical characteristics of the former house and site from the period of significance of the neighborhood. The proposed project would add new construction which is clearly contemporary although deferential to surrounding buildings, following the patterns prevailing in the historic properties to the east so that it would become a background part of the context of Block 501 instead of being an eye-catching exception.

#### 10. Mitigation

*Are there any ways to ameliorate the project-specific or cumulative impacts?  
What alternatives should be considered that would reduce or eliminate adverse impacts?*



Since 1269 Lombard Street is not an historic resource under CEQA Guidelines, there will be no significant or cumulative impact upon demolition. The proposed project would be compatible with the development pattern, building scale and placement, and urban design characteristics of the surrounding context and with potential historic districts which have been identified or posited. Therefore, the proposed project would have a less than significant effect on historic resources. No mitigation is required. While documentation of the existing property before demolition is sometimes proposed as a mitigation, it would not yield useful information or record historic conditions in this case because of the significant alterations to the property in the 1980s and the partial demolition in the 1990s.

#### 11. Conclusions

The subject property is not individually eligible to the California Register of Historical Resources and could not be a contributing property in a historic district. Demolition of the existing cottage, which was partially demolished in the 1990s, would not cause an impact on historic resources. The proposed construction of a new house at the front of the property and a second new house at the rear would be compatible with the urban context and potential historic districts. The proposed project would have a less than significant effect on historic resources.



**Exhibit A:  
Exterior and Interior Photographs**

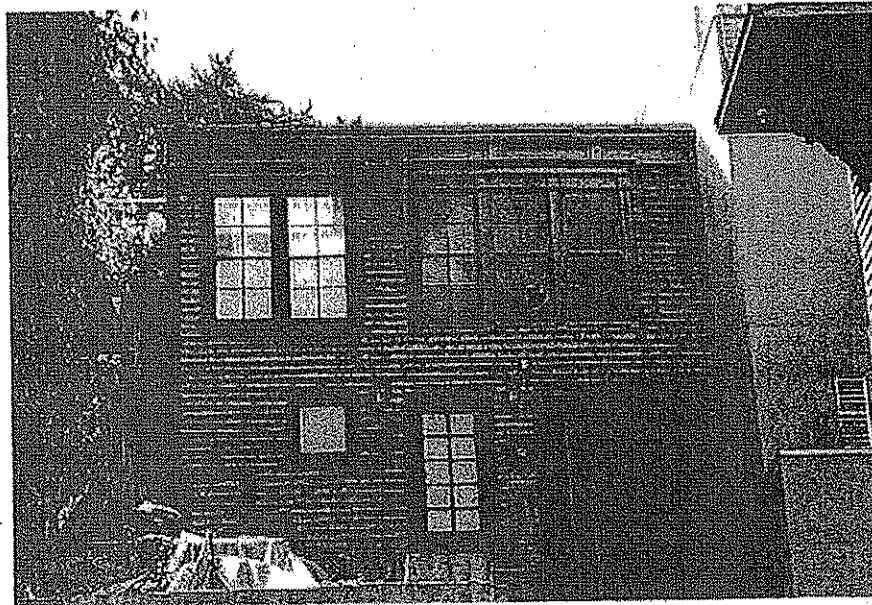


Image 1. 1269 Lombard Street, from Lombard Street. Photo Frederic Knapp, 2007.

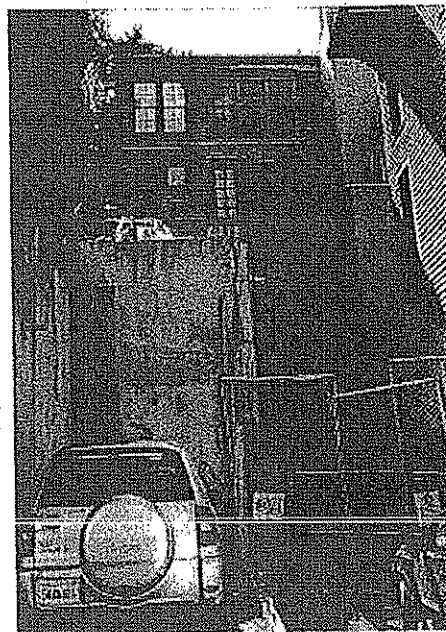


Image 2. 1269 Lombard Street from Lombard Street, with concrete retaining walls visible as well as lack of front entry accessibility. Photo Frederic Knapp, 2007.

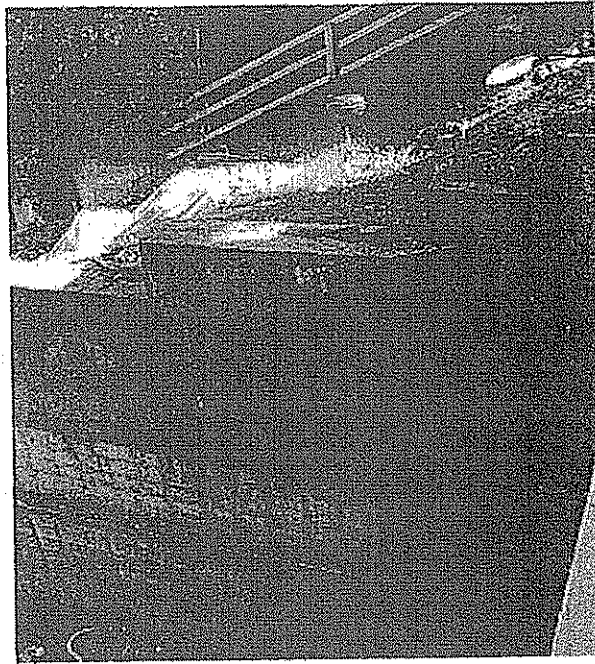


Image 3. Detail of eastern concrete retaining wall from above. Photo Frederic Knapp, 2007.



Image 4. View of building set back of lot as seen from roof of 1269 Lombard. Photo Frederic Knapp, 2007.

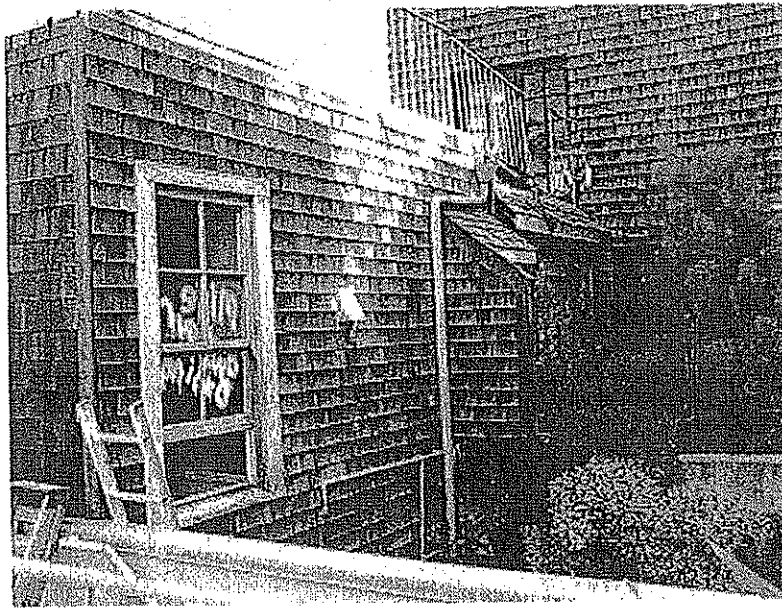


Image 5. Rear of 1269 Lombard from adjacent structure to west. Photo Frederic Knapp, 2007.



Image 6. Rear yard from roof of 1269 Lombard. Temporary support beam visible at lower left. The concrete retaining walls which surround the yard on three sides are visible. Photo Frederic Knapp, 2007.

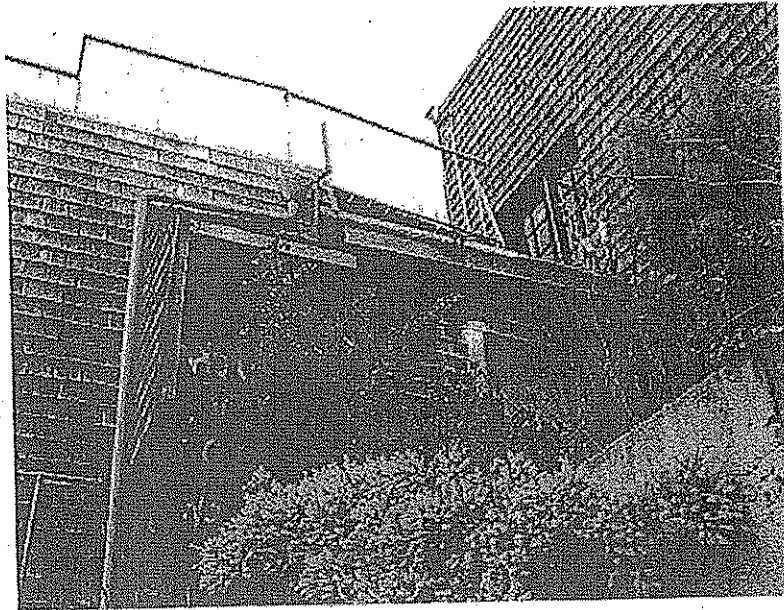


Image 7. Rear of house from yard below. Photo Frederic Knapp, 2007.

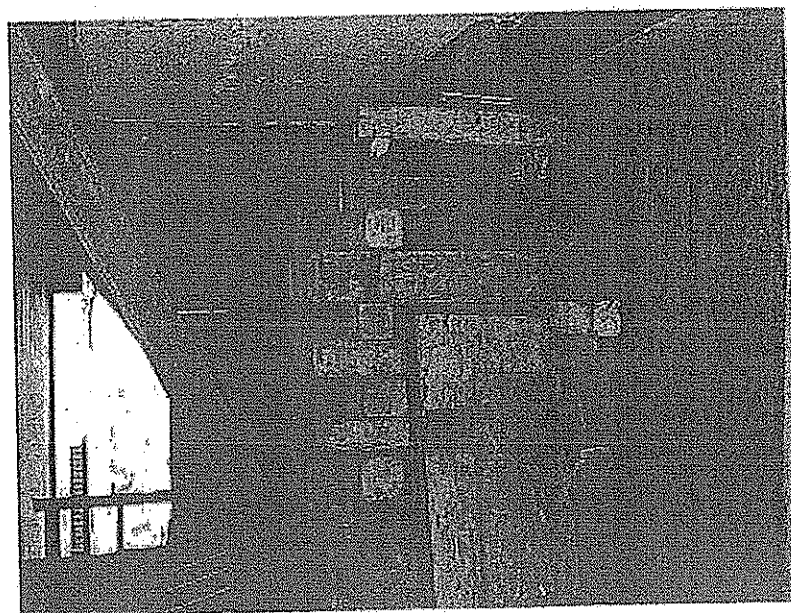


Image 8. Temporary support under the house, looking north to Lombard Street. Photo Frederic Knapp, 2007.



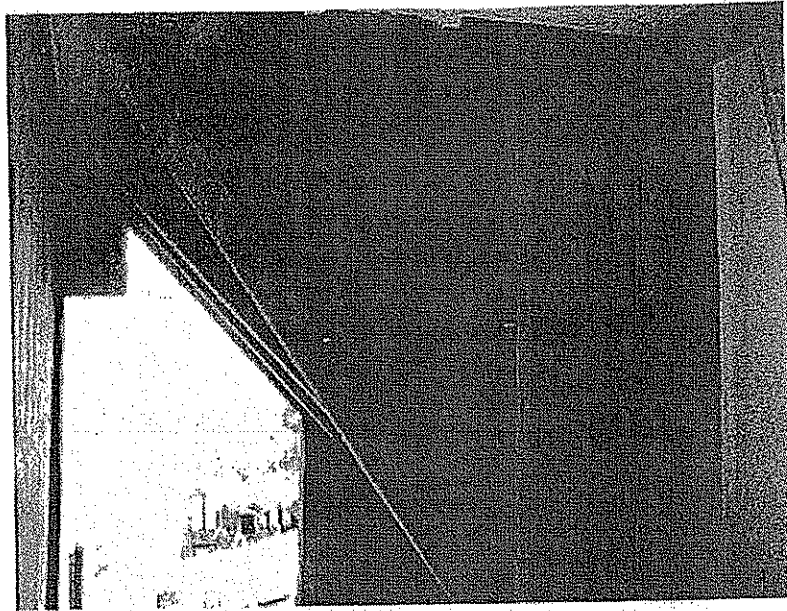


Image 9. Passageway at first floor on the west side of house. Photo Frederic Knapp, 2007.

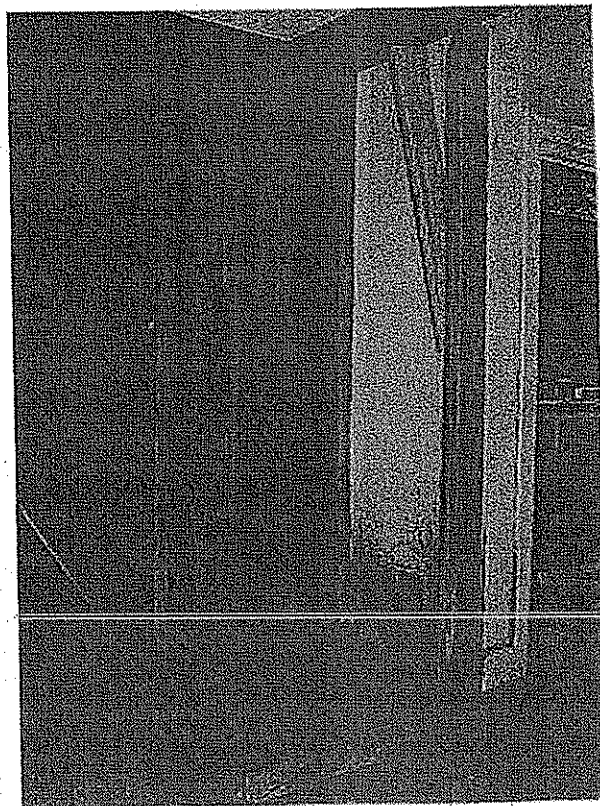


Image 10. Passage way with unfinished wall leading into house. Photo Frederic Knapp, 2007.



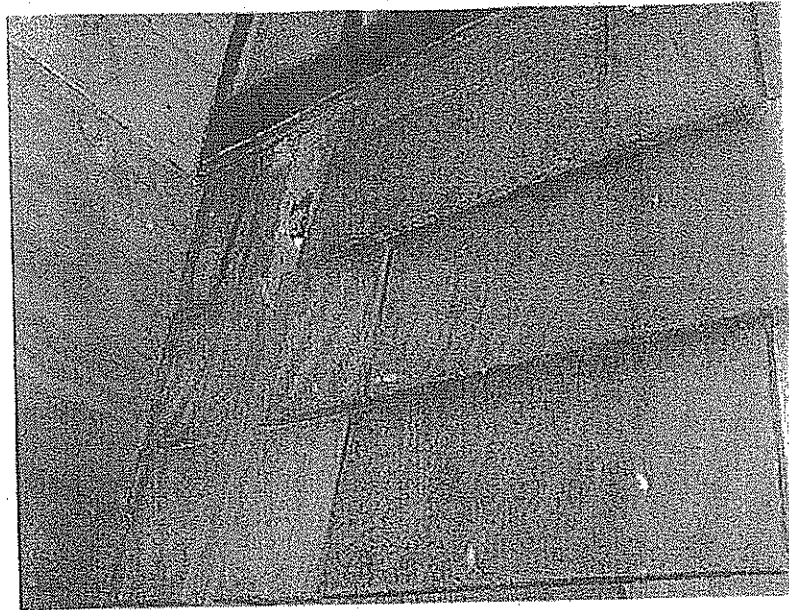


Image 11. Detail of wood shingles, visible at passageway at west side of house.  
Photo Frederic Knapp, 2007.

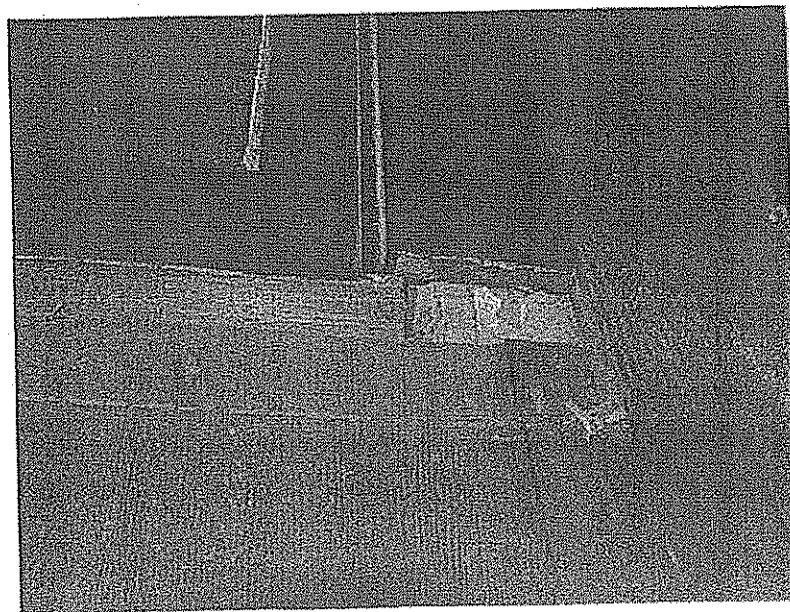


Image 12. Detail of wood shingles at passageway. Note that window trim and shingles are flush. Photo Frederic Knapp, 2007.



Image 13. Second floor framing, seen from below at passageway. Photo Frederic Knapp, 2007.

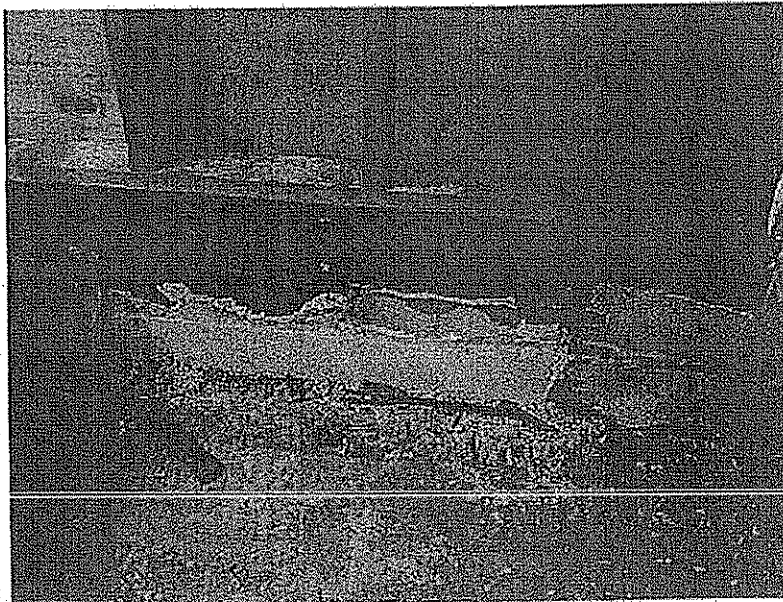


Image 14. Infill at rear west wall of second floor, prior condition unknown. Photo Frederic Knapp, 2007.

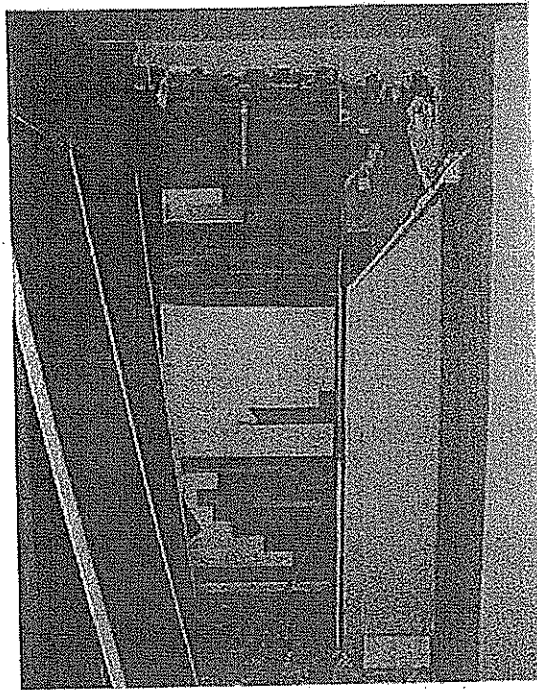


Image 15. Altered interior construction, first floor. Photo Frederic Knapp, 2007.

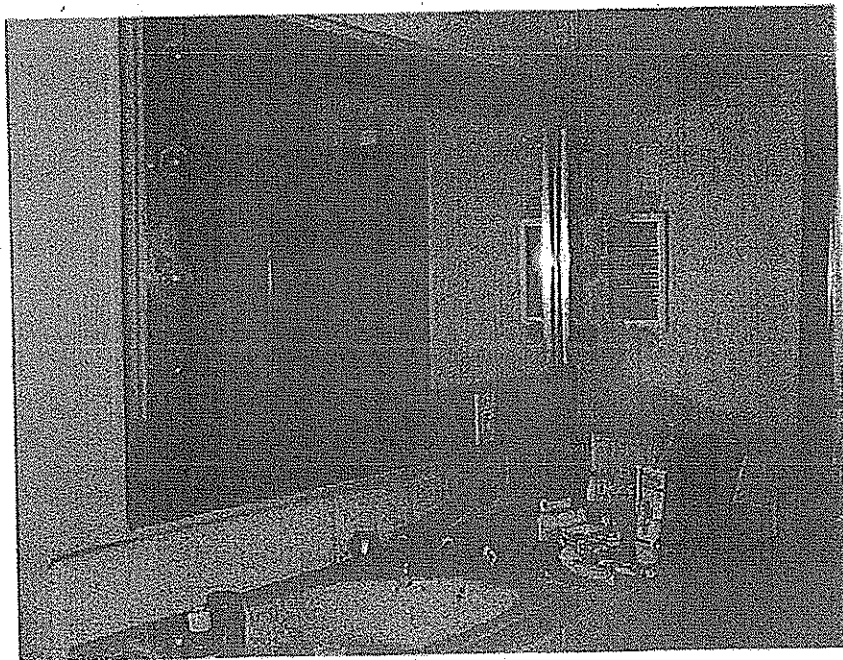


Image 16. Lower bathroom detail. Photo Frederic Knapp, 2007.

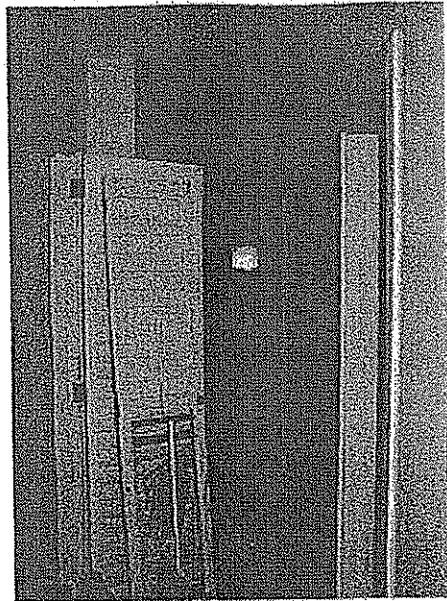


Image 17. From vestibule, lower floor interior hallway, looking south to rear of house. Photo Frederic Knapp, 2007.

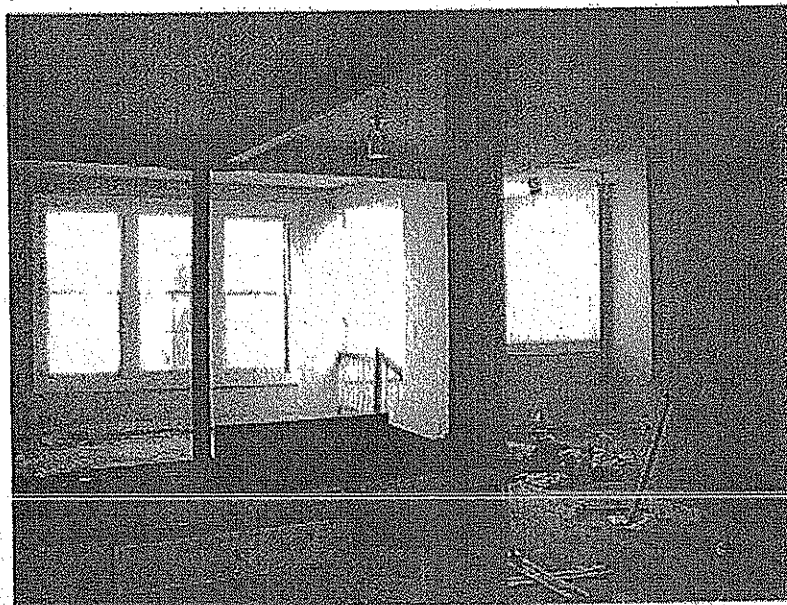


Image 18. Looking north towards Lombard Street from the rear of the upper floor. The room and staircase are visible to the right. Photo Frederic Knapp, 2007.



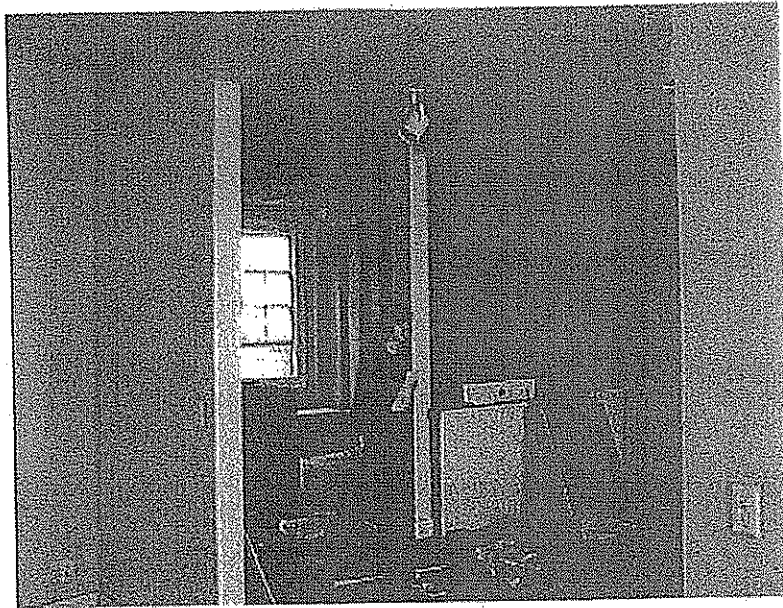


Image 19. Looking out to upper floor from room seen in previous image. Rear window and the west side of the kitchen area is visible. Photo Frederic Knapp, 2007.



Image 20. Detailed view of former window at west wall of upper floor. Photo Frederic Knapp, 2007.

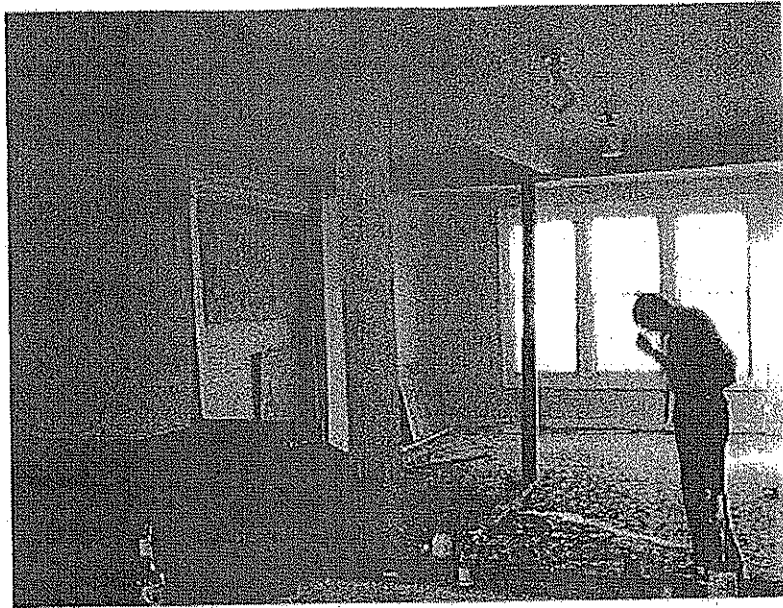


Image 21. Upper floor, looking towards north towards Lombard Street. Opening on west wall that was originally a window visible at left. Photo Frederic Knapp, 2007.

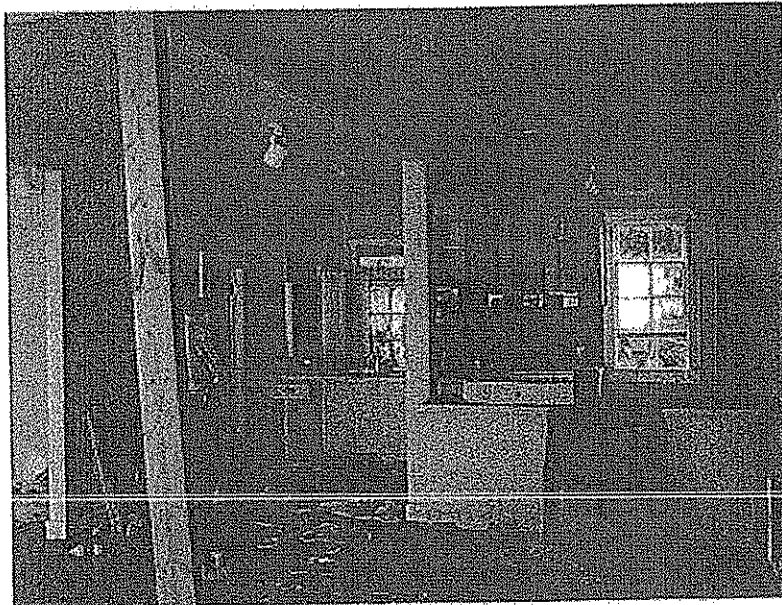


Image 22. Upper floor, looking south. Kitchen area to the rear. Photo Frederic Knapp, 2007.

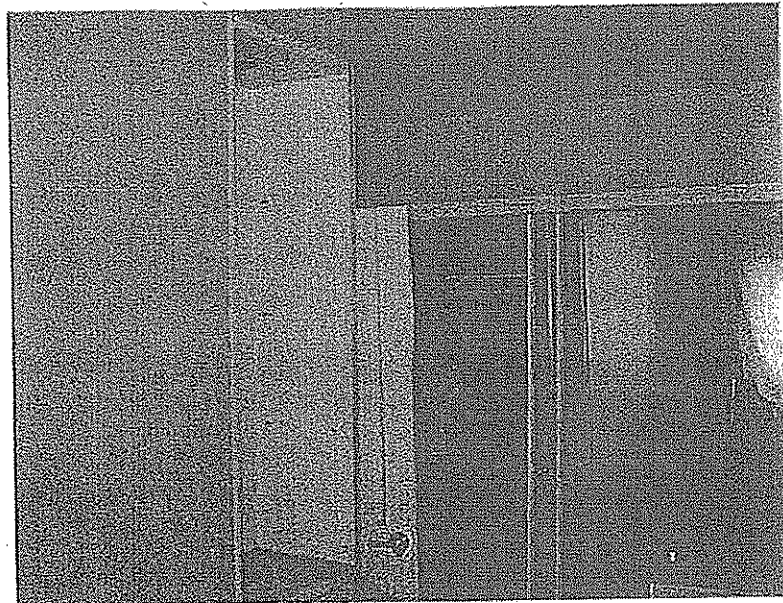


Image 23. Upper bathroom . Photo Frederic Knapp, 2007.



Image 24. Upper bathroom, showing rear window. Photo Frederic Knapp, 2007.

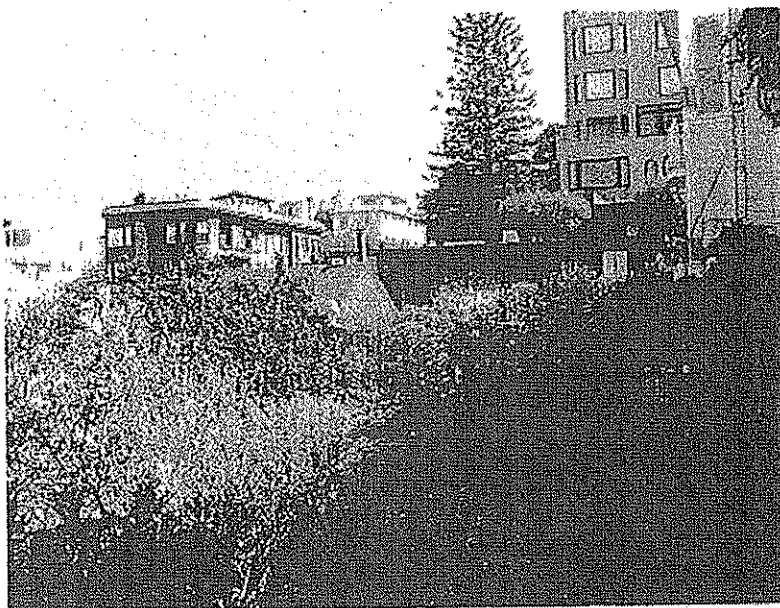


Image 25. Center lot garden of 1267 Lombard to the east. Photo Frederic Knapp, 2007.

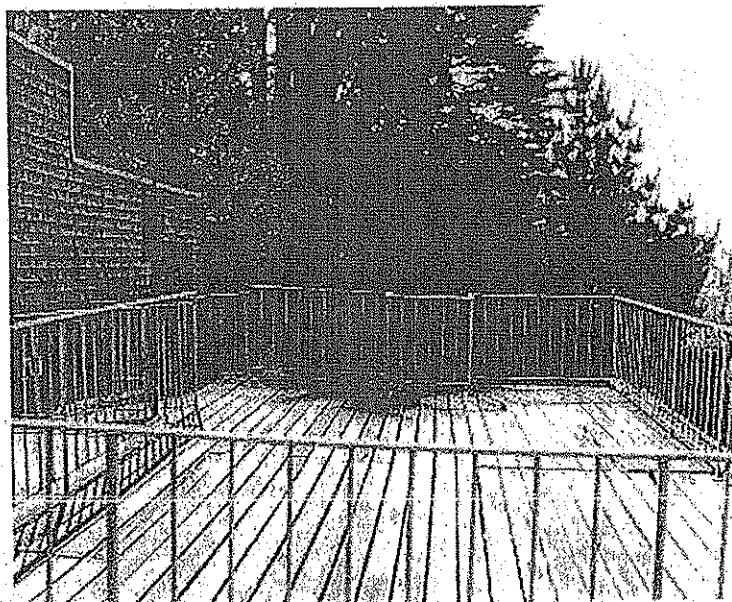


Image 26. Roof of 1269 Lombard Street, looking south to the rear of the lot. Neighboring cottage is at the left. Photo Frederic Knapp, 2007.



## **ATTACHMENT C**



RESIDENTIAL DEVELOPMENT  
**1269 Lombard Street**  
 June 2010

Site Plan

**Project Summary**

Lot Area = 2,812 SF

**3 BEDROOM FRONT UNIT**

Gross Area = 2,800 sf

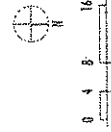
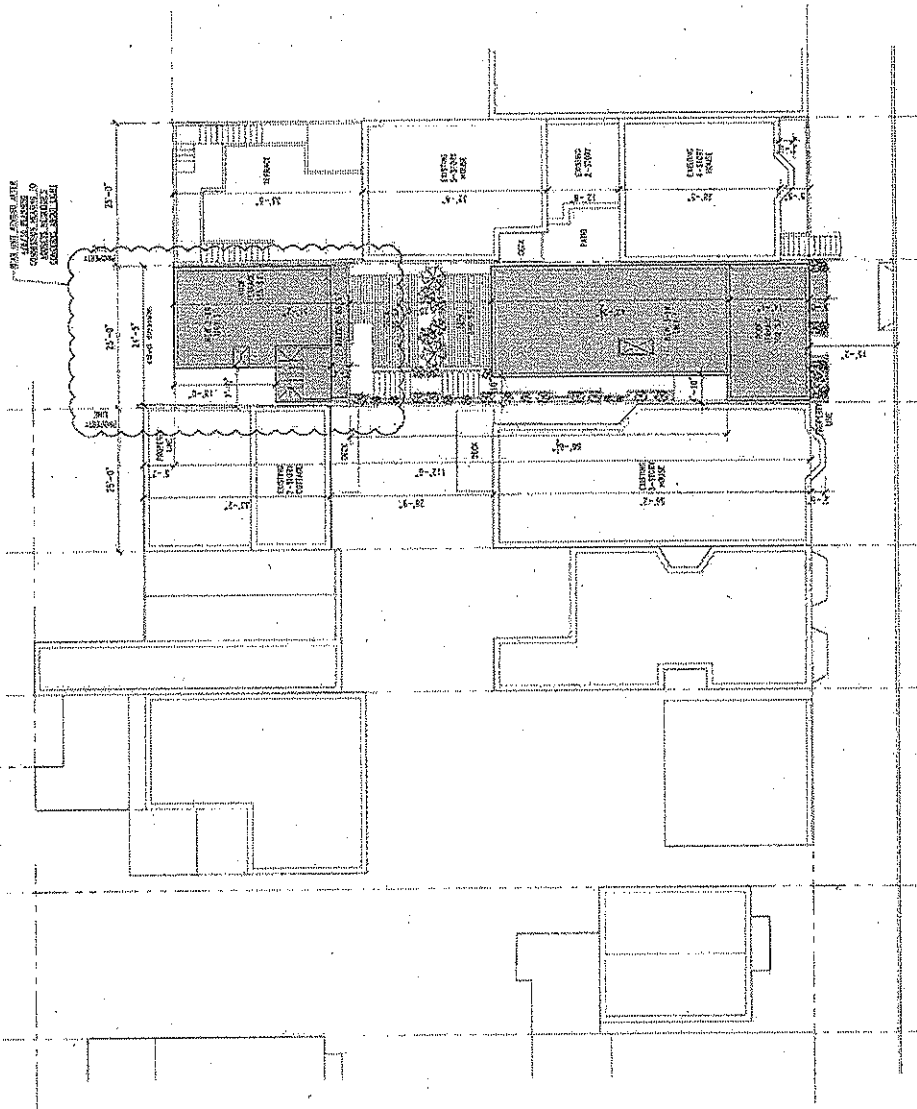
**3 BEDROOM REAR UNIT**

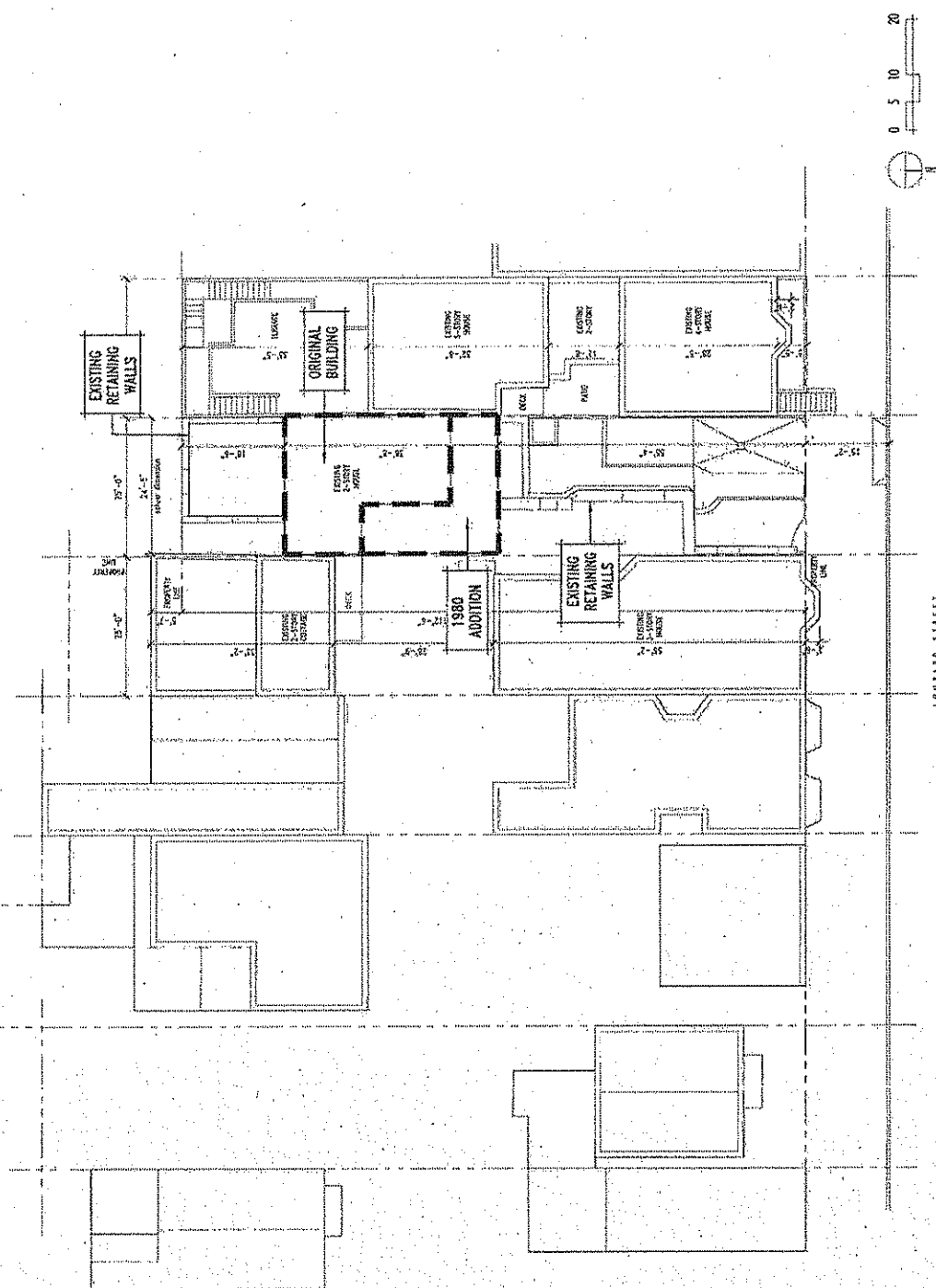
Gross Area = 1,830 sf

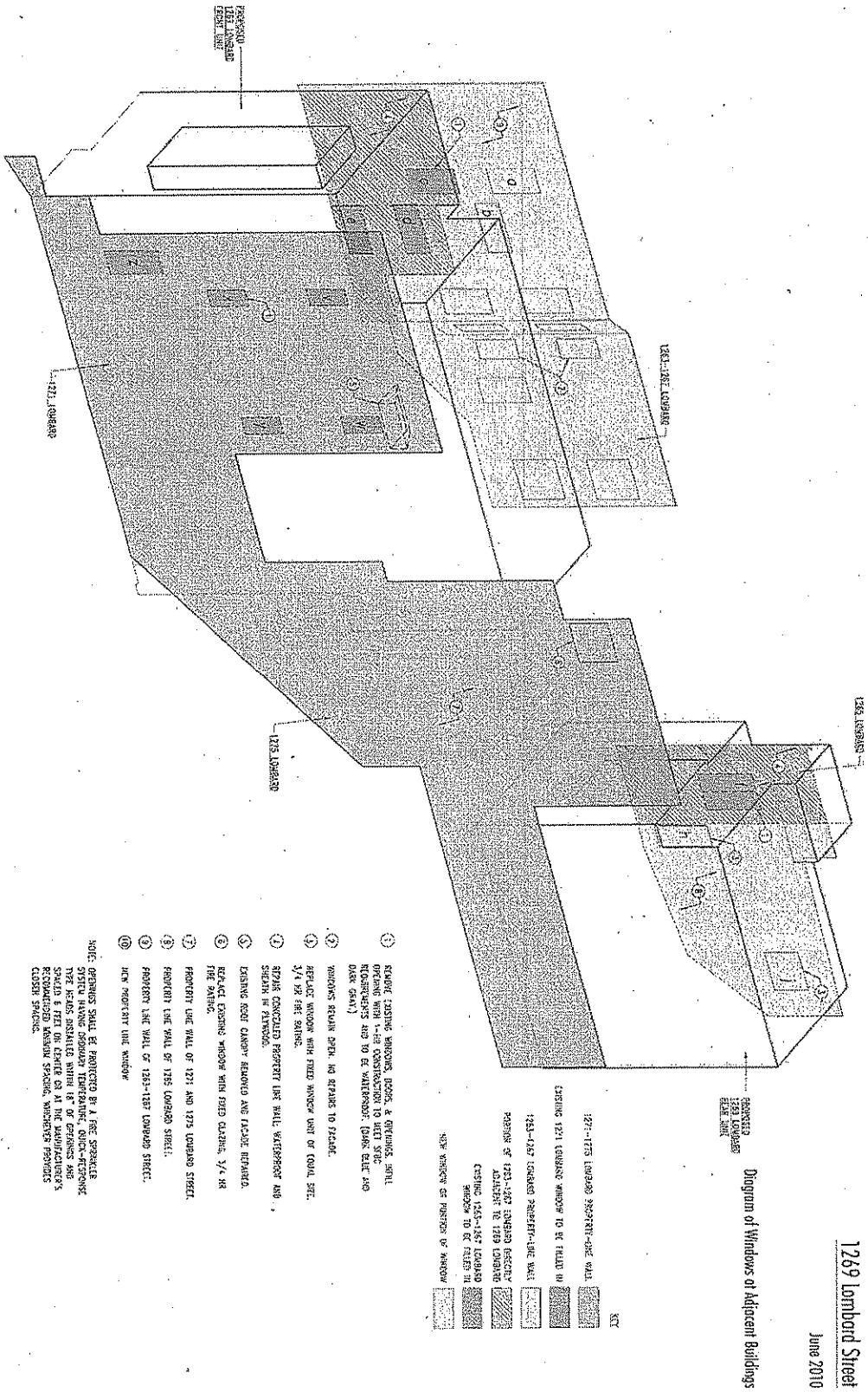
Garage = 675 sf

Common Area = 600 sf

Total Gross Area = 5,905 sf

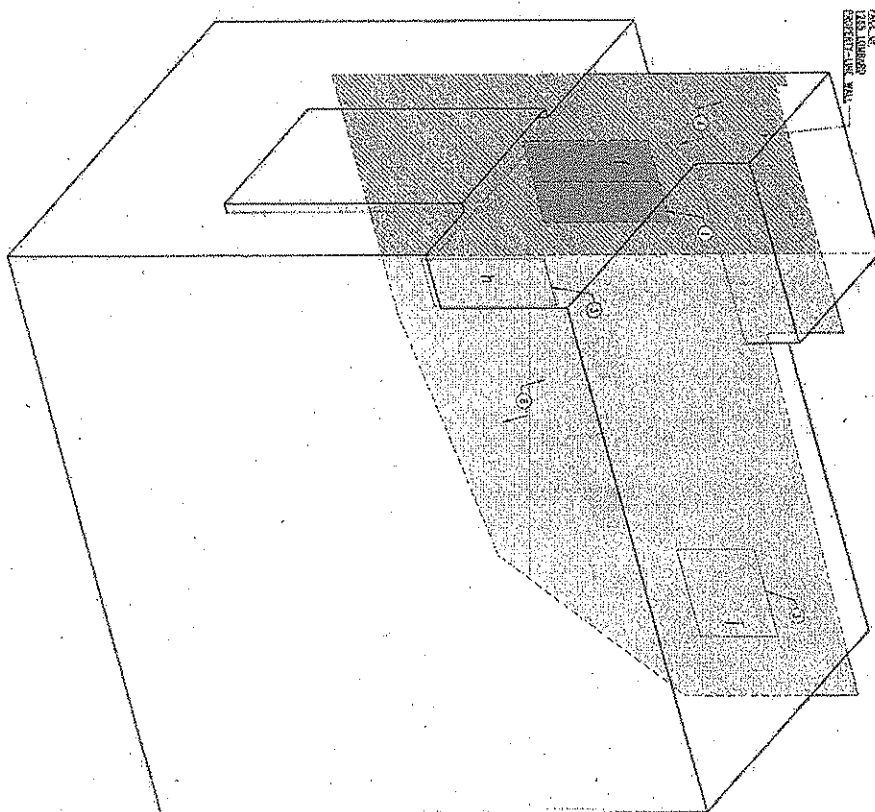






RESIDENTIAL DEVELOPMENT  
1269 Lombard Street  
June 2010

Diagram of Windows at Rear Adjacent Building  
(Revised after 4/17/10 Meeting to Address Neighbor's Concerns about Light)



OUTLINE OF PROPOSED  
1269 LOMBARD  
REAR UNIT

EXIST  
1269-1287 LOMBARD PROPERTY-EXIST WALL  
POSITION OF 1269 LOMBARD EXISTING  
ADJACENT TO 1289 LOMBARD  
EXISTING 1269 LOMBARD WINDOW TO BE FILLED IN

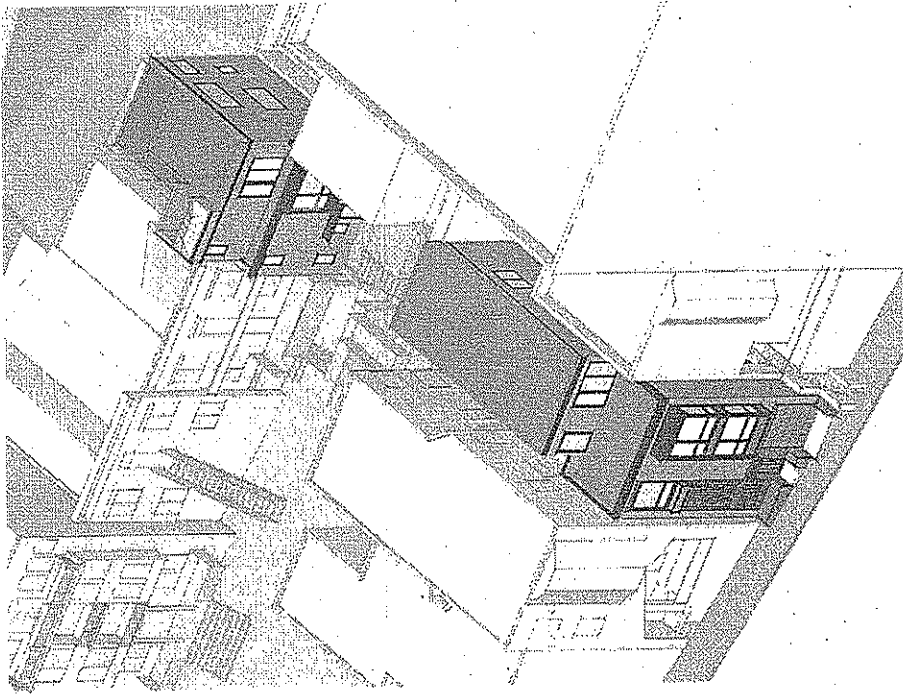
CONSTRUCTION NOTES

1. REMOVE EXISTING WINDOW, INCLUDING ALL  
1-1/2\"/>

NOTE: OPENING SHALL BE PROTECTED BY A FIRE  
RESISTING WALL. THE WALL SHALL BE CONSTRUCTED  
TO BE AT LEAST 1-1/2\"/>

RESIDENTIAL DEVELOPMENT  
1269 Lombard Street  
June 2010

Bird's Eye Views



The Office of Charles F. Blosser, AIA, Ltd. | ARCHITECTURE | STRUCTURES | 228 Grant Avenue, San Francisco, CA | tel: 415.834.9002 | fax: 415.834.9007 www.orchengineering.com

RESIDENTIAL DEVELOPMENT  
 1269 Lombard Street  
 June 2010

Proposed Lombard Street Facade

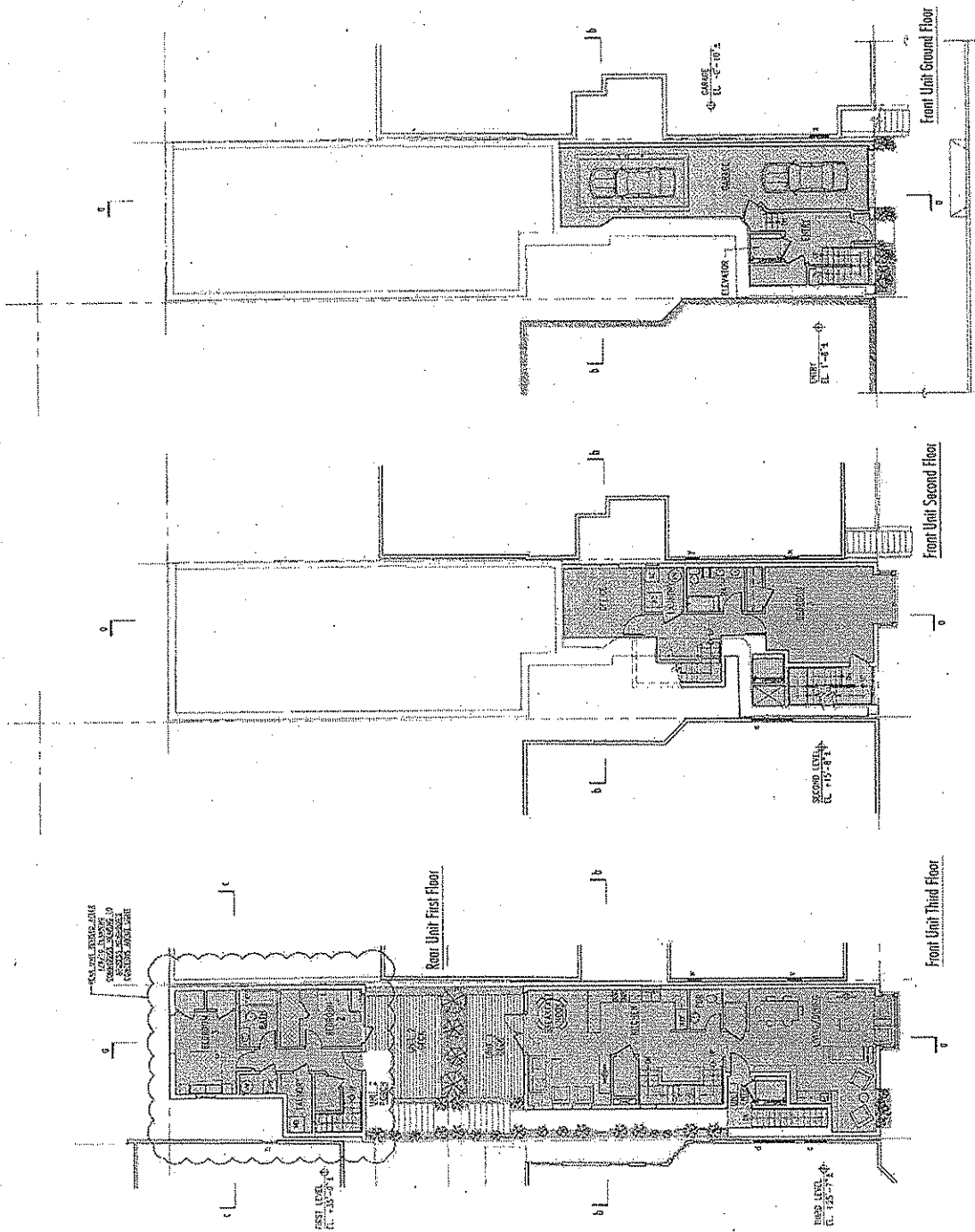


The Office of Charles F. Blazquez, AIA, Ltd. | ARCHITECTURE | STRUCTURES | 228 Guel Avenue, San Francisco, CA | tel: 415.884.9002 | fax: 415.884.9007 www.cfblazquez.com



RESIDENTIAL DEVELOPMENT  
**1269 Lombard Street**  
 June 2010

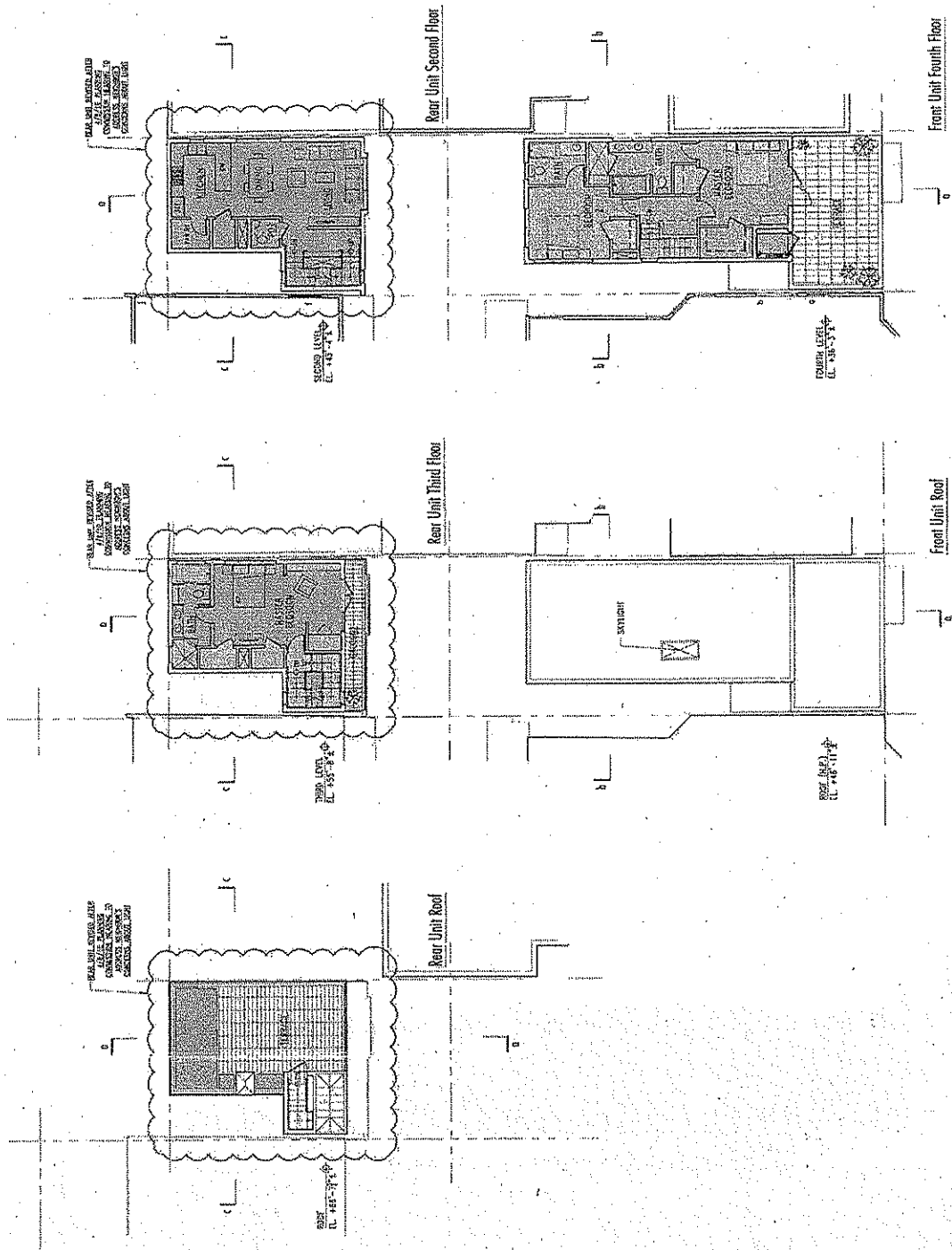
Lower Floor Plans



The Office of Charles F. Blossfeld, SIA, Ltd | ARCHITECTURE | STRUCTURES | 228 Grant Avenue, San Francisco, CA | Tel: 415.834.9002 | Fax: 415.834.9007 www.orchestration.com

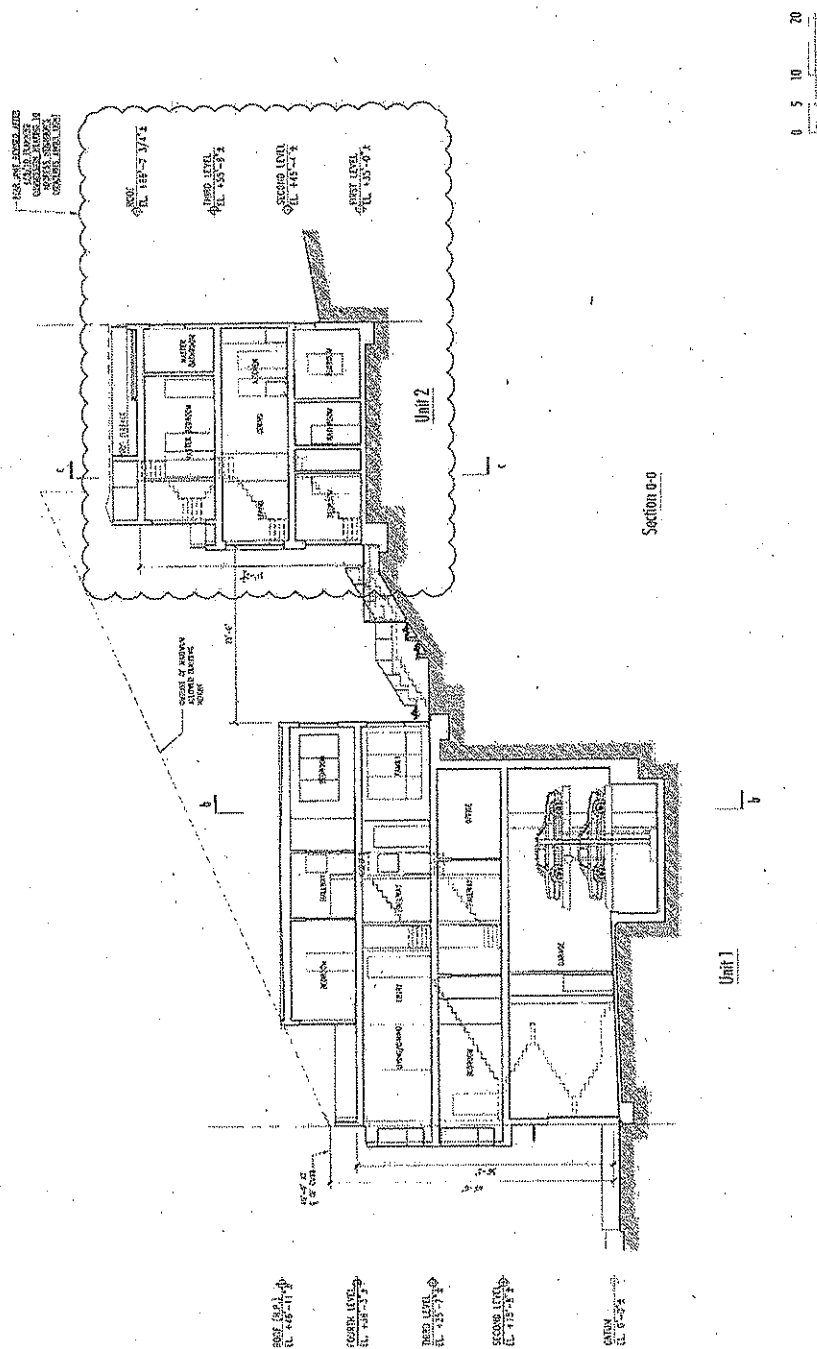
RESIDENTIAL DEVELOPMENT  
1269 Lombard Street  
June 2010

## Upper Floor Plans



RESIDENTIAL DEVELOPMENT  
1269 Lombard Street  
June 2010

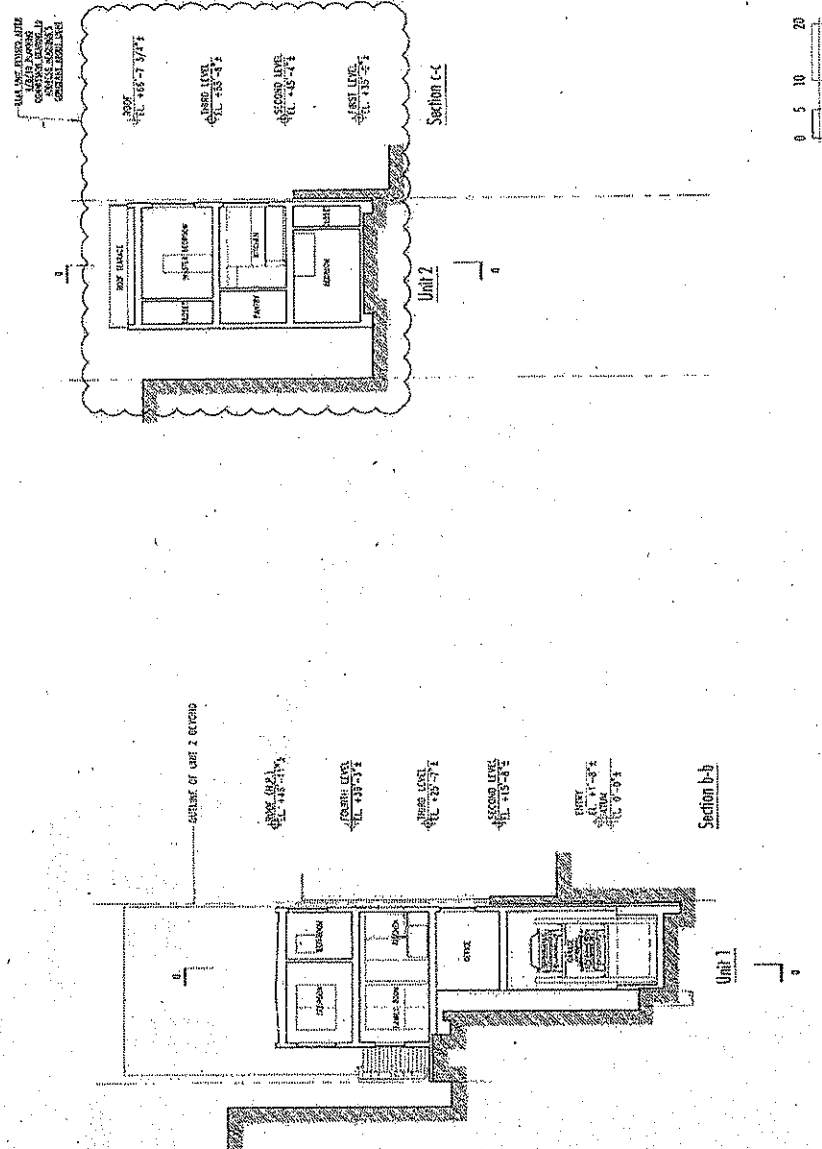
### Longitudinal Section



The Office of Charles F. Glaziers, AIA, Ltd. | ARCHITECTURE | STRUCTURES | 228 Grant Avenue, San Francisco, CA | Tel: 415.834.9002 | Fax: 415.834.9007 [www.cfchongline.com](http://www.cfchongline.com)

## June 2010

### Cross Section



The Office of Charles F. Blossios, AIA, Ltd. | ARCHITECTURE | STRUCTURES | 228 Grant Avenue, San Francisco, CA | Tel: 415.834.9002 | Fax: 415.834.9007 [www.archengine.com](http://www.archengine.com)

## **ATTACHMENT D**



RESIDENTIAL DEVELOPMENT  
1269 Lombard Street  
 November 2, 2009

Vicinity Map & Photo

PROJECT SITE



PROJECT SITE

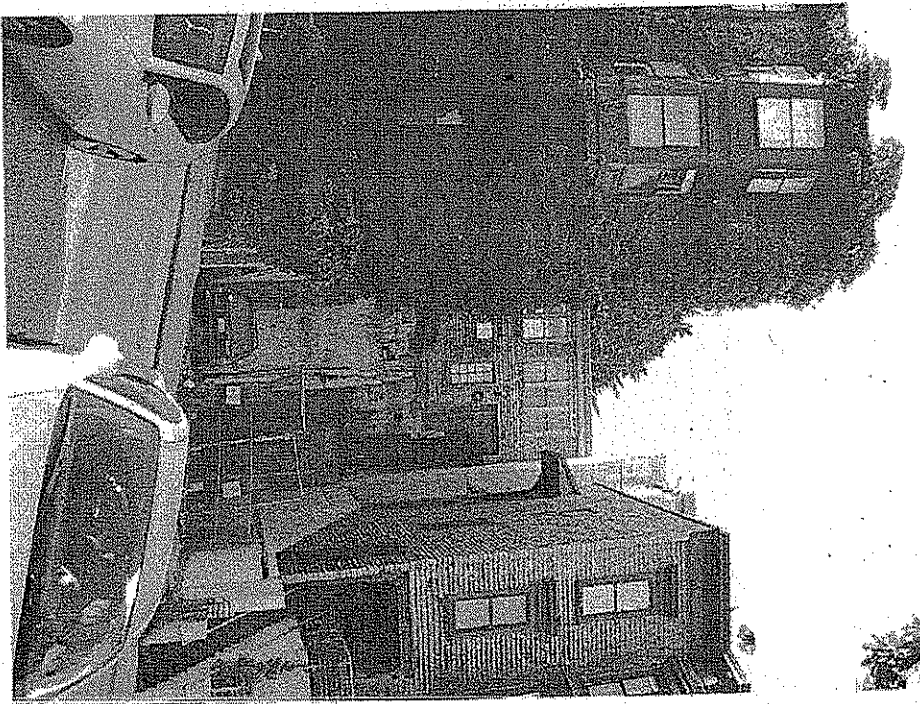


The Office of Charles F. Bissel, AIA, Ltd. | ARCHITECTURE | STRUCTURES | 228 Grant Avenue, San Francisco, CA | tel: 415.834.9002 | fax: 415.834.9007 | www.cfbaengine.com

RESIDENTIAL DEVELOPMENT  
1269 Lombard Street

November 2, 2009

Current Condition

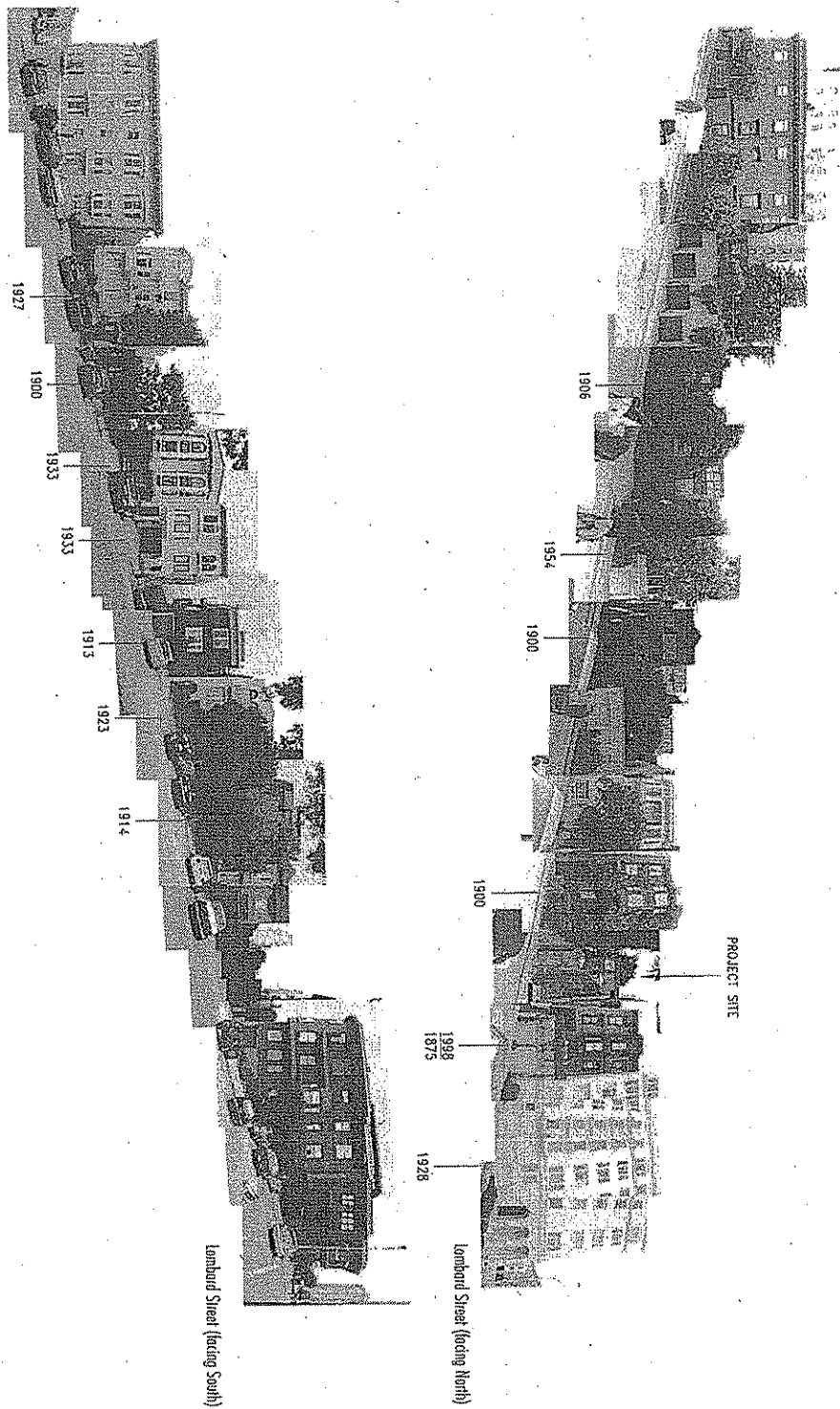




RESIDENTIAL DEVELOPMENT  
1269 Lombard Street

November 2, 2009

Facade Study



The Office of Charles F. Blaschke, AIA, Ltd. | ARCHITECTURE | STRUCTURES | 228 Grant Avenue, San Francisco, CA | tel: 415.834.9002 | fax: 415.834.9007 www.cfbls.com



F. JOSEPH BUTLER 22 December 2010  
ARCHITECT

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2010 DEC 23 AM 10:16

Angela Cavillo  
Clerk of the Board of Supervisors  
City Hall, City and County of San Francisco  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102

324 Chestnut Street  
San Francisco  
California 94133

415 533 1048

fjosephbutler@hotmail.com

RE: 1269 Lombard Street; Appeal of the March 11, 2010  
Certificate of Exemption from Environmental Review

Dear Ms. Cavillo:

John and Mary Horvers, and the Little House Committee; representing concerned residents citywide and in the historic West Slope of Russian Hill neighborhood surrounding 1269 Lombard Street, appeals the California Environmental Quality Act (CEQA) Categorical Exemption granted by the San Francisco City Planning Department for the demolition and new construction at 1269 Lombard Street. Our appeal before the Board of Supervisors will show that the San Francisco City Planning Department improperly granted the Exemption/Exclusion, for the following reasons:

- The conclusions drawn by the Planning Department's Major Environmental Analysis (MEA) review, based upon the opinion of a consultant hired by the developer, contradict or ignore known facts about the character of the subject property.
- Existing surveys, both formal and informal, substantiate the neighbors' assertion that the subject property contributes to a) the dominant character of the neighborhood, and b) a potential historic district.
- The Categorical Exemption does acknowledge the significant historic context of the neighborhood, yet ignores the effects of the demolition on the potential historic district.
- Based upon preexisting expert opinion *as well as the Planning Department's own past actions* asserting that the subject house, lot and appurtenant structures are among the contributory buildings to the neighborhood, The fair argument

standard requires another document than a Categorical Exemption, when experts disagree as to the effect of a project on an historic resource, as defined by CEQA.

With this Exemption, the Department of Planning accepted the developer's "results oriented" attempt to legitimize the demolition of a formerly habitable structure, laid waste by the project sponsor. In the process of allowing this demolition, the Department ignores the overall negative effect of the project on the potential historic district that exists here.

For these reasons, we appeal the granting of a Categorical Exemption by the San Francisco City Planning Department for the 1269 Lombard Street project. We respectfully request that the San Francisco Board of Supervisors send the demolition and construction permit applications back to the Planning Department with specific recommendations that an exemption not be granted in the future.

Sincerely,

*F. Joseph Butler, AIA*

F. Joseph Butler, AIA  
Little House Committee

encl. Check, copy of the Certificate

*[Signature]*



# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination Exemption from Environmental Review

Case No.: 2009.0443E  
Project Title: T269 Lombard Street  
Zoning: RH-2 (Residential, House, Two-Family)  
40-X Height and Bulk District  
Block/Lot: 0501/023  
Lot Size: 2,812.5 square feet  
Project Sponsor: M. Brett Gladstone, Gladstone & Associates  
(415) 434-9500  
Staff Contact: Shelley Caltagirone – (415) 558-6625  
shelley.caltagirone@sfgov.org

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

### PROJECT DESCRIPTION:

The proposed project involves demolition of the existing single-family, two-story, 21-foot-tall, 975-square-foot house and construction of two new single-family residential buildings, located at the front and rear of the lot. The front building would be a four-story, 36-foot-tall, 3,133-square-foot house and the rear building would be a three-story, 30-foot-tall, 1,882-square-foot house. The two buildings would be separated by a mid-lot, 25-foot-deep courtyard. The buildings would share a street entrance, an entry (See next page.)

### EXEMPT STATUS:

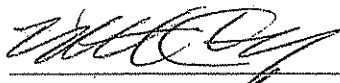
Categorical Exemption, Classes 1 and 3 (State CEQA Guidelines Sections 15301(l)(1) and 15303(a).


### REMARKS:

(See next page.)

### DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

  
Bill Wycko  
Environmental Review Officer

  
Date

cc: Redwood Investors VIII, Owners  
Brett Bollinger, MEA Division  
Shelley Caltagirone, Preservation Planner  
Supervisor Alioto-Pier, District 2

Virna Byrd, M.D.F.  
Distribution List  
Historic Preservation Distribution List

**PROJECT DESCRIPTION (continued):**

stair, and a three-car garage located at the ground level of the front building. The front building would be accessed by an entrance at the third floor level of the shared stair and the rear building would be accessed by a path leading from the shared stair and through the mid-lot courtyard. The property currently contains no parking. The project would provide three parking spaces in the ground-floor garage (one independent space and two tandem spaces accessed by a car lift). The project site is located on a block bounded by Polk, Greenwich, Larkin, and Lombard Streets in the Russian Hill neighborhood.

**REMARKS (continued):**

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is not a historical resource. The subject property contains a single-family, two-story house constructed in 1876. The subject property was evaluated by the Junior League of San Francisco in 1976 and was noted as extensively altered. The property is not included in any other historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures. As described in the Historic Resource Evaluation (HRE) Memorandum<sup>1</sup> (attached), the 1269 Lombard Street property does not appear to be eligible for listing on the California Register. Although the subject building is located within an area that is potentially eligible for listing on the California Register under Criterion 1 (Event) and Criterion 3 (Architecture) as a historic district, the building does not retain sufficient historic integrity of design, workmanship, setting, feeling, or materials to convey its association with the district. Therefore, the building does not contribute to the historic significance of the district and cannot be considered a historic resource.

Since the Planning Department determined that the property is not a historic resource, it was not necessary to assess project impacts to the existing building located at 1269 Lombard Street. The Planning Department did, however, assess whether the proposed project design would materially impair adjacent historic resources, including those associated with the surrounding potential historic district. It was determined that the proposed project would not cause a substantial adverse change to adjacent resources such that the significance of the adjacent buildings or surrounding historic district would be materially impaired. The design of the new construction would be compatible with the architectural character of both the larger and smaller potential districts, thereby preserving the setting and feeling of these resources. Specifically, the project design is compatible with the character of the neighborhood for the following reasons:

- The proposed site plan, with separate front and rear buildings divided by a mid-lot courtyard, would match the established block pattern and preserve a character-defining feature of the district. The front building wall would be built flush with the front property line, similar to the

<sup>1</sup> Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, December 11, 2009.

placement of most buildings along the street, and the rear building wall would closely align with the front facades of the rear cottages located to the east of the property.

- The height and massing of both of the proposed buildings would be similar to those of the corresponding front- and rear-lot buildings on the block. Both buildings would have flat roofs, in keeping with the predominant roof form in the district, and simple, rectangular massing.
- The architectural style of both the front and rear buildings would be a contemporary Shingle style that uses wood shingle cladding, wood-framed windows, moderately proportioned glazing, restrained ornamentation, and traditional features such as a cornice and projecting bay to relate to the vocabulary of the surrounding historic buildings.
- The contemporary design of the new construction would be easily distinguished from the historic buildings in the area so as not to create a false sense of history.
- Finally, the new construction would replace the existing retaining walls at the front of the site, which detract from the character of the district.

The proposed project would demolish an existing single-family, two-story, 21-foot-tall, 975-square-foot house and construct two new single-family residential buildings. The front building would be a four-story, 36-foot-tall, 3,133-square-foot house and the rear building would be a three-story, 30-foot-tall, 1,882-square-foot house. CEQA State Guidelines Section 15301(l)(1), or Class 1, provides for demolition and removal of a single-family residence. The proposed project would demolish one single-family residence, and, therefore, meets the criteria of Class 1. CEQA State Guidelines Section 15303(a), or Class 3, provides for the construction of up to three single-family residences in a residential zone in urbanized areas. The proposed project would construct two new single-family residences in an area zoned for residential use within the City of San Francisco. The proposed project, therefore, also meets the criteria of Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project would not cause a substantial adverse change in the significance of the historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Sections 15301(l)(1) and 15303(a), or Classes 1 and 3, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.







# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## Historic Resource Evaluation Response

MEA Planner: Brett Bollinger  
Project Address: 1269 Lombard Street  
Block/Lot: 0501/023  
Case No.: 2009.0443EV  
Date of Review: December 11, 2009  
Planning Dept. Reviewer: Shelley Caltagirone  
(415) 558-6625 | shelly.caltagirone@sfgov.org

1650 Mission St.  
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San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

PROPOSED PROJECT ☒ Demolition ☐ Alteration

### PROJECT DESCRIPTION

The proposed project involves demolition of the existing single-family, two-story, 21'-1"-tall, 975-sf house and construction of two new residential buildings, located at the front and rear of the lot. The front building would be a single-family, four-story, 36'-3"-tall 3,133-sf house and the rear building would be a single-family, three-story, 30'-2"-tall, 1,882-sf house. The two buildings would be separated by a mid-lot 25'-deep courtyard. Please see plans dated November 2, 2009 for details.

### PRE-EXISTING HISTORIC RATING / SURVEY

The subject property was evaluated by the Junior League of San Francisco in 1976 and was noted as extensively altered. The property is not included in any other historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

### HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject parcel is located on the south side of Lombard Street between Polk and Larkin Streets in a portion of the Russian Hill neighborhood referred to as the West Slope in William Kostura's *Russian Hill the Summit*.<sup>1</sup> The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The building is located on a block that was largely spared from the destruction of the 1906 Earthquake and Fire, resulting in a collection of buildings dating from the mid-19<sup>th</sup> century through the present. In general, the West Slope of Russian Hill is composed of a mixture of single and multi-family residences dating predominantly from the post-1906 period. 1269 Lombard is similar in age to the oldest buildings in the area. A substantial number of parcels in the area have both front and rear buildings with mid-block courtyards.

Architectural historian, William Kostura, has identified the West Slope of Russian Hill as a potential

<sup>1</sup> Kostura, William. *Russian Hill the Summit; 1853-1906*. Aerie Publications: San Francisco, 1997.

historic district containing 28 properties. The boundaries of this potential district are the two blocks that are bounded by Chestnut Street, Polk Street, Greenwich Street, and Larkin Street. Along the subject block of Lombard Street, Kostura has identified five properties that contribute to this district (1215, 1257- 1261, 1263-67, 1271-75, and 1299 Lombard Street). The subject property, 1269 Lombard Street, does not contribute to this district due to its lack of historical integrity (see discussion under Section 2). The district appears to be significant as a collection of pre- and post-1906 residential architecture containing a wide yet cohesive range of turn-of-the-century styles (Italianate, Stick East-Lake, Queen Anne, Classical Revival, Shingle, and Spanish Revival) with "fine detailing and traditional compositions." The district is also noted for the theme of Shingle-style houses and flats and the addition of shingles to 19<sup>th</sup> century houses. The period of significance is identified as 1876-1928, a period representing the changing aesthetics in residential architecture of this portion of Russian Hill at the turn-of-the-century.<sup>2</sup> This larger district may also contain a smaller historic district composed of properties designed by prominent San Francisco architects (1263-67, 1257-61, and 1239-41 Lombard Street). This potential district is immediately adjacent to the subject property to the east, but does not include 1269 Lombard Street.<sup>3</sup>

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unable to determine
Persons: or	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unable to determine
Architecture: or	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unable to determine
Information Potential:	<input type="checkbox"/> Further investigation recommended.		
District or Context:	<input checked="" type="checkbox"/> Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: 1876-1928

The subject building located at 1269 Lombard Street appears to be located within an area that is eligible for listing on the California Register under Criterion 1 (Event) and Criterion 3 (Architecture). Although 1269 Lombard Street was built within the period of significance (1876) for the potential historic district, it no longer retains historical integrity from the period (see discussion under Section 2). Below is a brief description of the subject property's historical significance per the criteria for inclusion on the California Register. This summary is based upon the Historic Resources Evaluation (HRE) report, dated September 11, 2009, provided by Frederic Knapp Architect (attached). Staff concurs fully with the findings of the Knapp report.

*Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*  
Due to the subject building's construction date and role in the development of Russian Hill, the

<sup>2</sup> Ibid.

<sup>3</sup> Knapp, Frederic and Melissa Bleier. *Historic Resource Evaluation Report: 1269 Lombard Street*. Knapp Architects. San Francisco: September 11, 2009 (p. 7-10).

building would contribute to a historic district significant for its association with pre- and post-1906 development in this area of Russian Hill if it retained historic integrity. The house is one of the oldest surviving structures on the block and pre-dates the 1906 Earthquake and Fire.

*Criterion 2: It is associated with the lives of persons important in our local, regional or national past;*

The subject building has no known associations with significant persons in our local, regional or national past.

*Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

Due to the subject building's construction date and original form, the building would contribute to a historic district significant for embodying the distinctive characteristics of pre-1906 architecture in San Francisco if it retained historic integrity. The building's small scale, mid-lot placement, and shingle-clad, classically-detailed façade identify it with the early phase of development within the area.

*Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;*

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks  
Association: ☒ Retains ☐ Lacks  
Design: ☐ Retains ☒ Lacks  
Workmanship: ☐ Retains ☒ Lacks

Setting: ☐ Retains ☒ Lacks  
Feeling: ☐ Retains ☒ Lacks  
Materials: ☐ Retains ☒ Lacks

While the building and site are structurally stable, the building is overall in poor condition and retains little historic integrity.<sup>4</sup> The building has remained in a state of disrepair and suspended construction since the late 1990s when a large portion of the lot was excavated and shored with concrete retaining walls. At this time portions of the lower floor were also demolished, including the entry stairs.<sup>5</sup> The building was probably originally clad in horizontal wood cladding and is now clad in wood shingles. An addition was constructed at the front of the house in 1980, changing the location of the original entry altering the "L" shaped plan to a rectangular plan. The hillside setting of the building has been radically altered by the 1990s excavation of the site. The interior appears to

<sup>4</sup> Urrutia, Albert. *Soundness Report for: Existing Building at 1269 Lombard Street San Francisco, California*. Santos & Urrutia, Inc.: San Francisco, 2009.

<sup>5</sup> Refer to the Historic Resource Evaluation Report prepared by Frederic Knapp Architect and dated September 11, 2009 for further information regarding the condition of the site (p. 14-15).

consist of a modern wood floor, gypsum board walls, a new ceiling (1975), and new stairs (1980). While portions of the structure appear to date from the original construction and the building's location and association with the adjacent pre- and post-1906 buildings are intact, the building no longer retains sufficient integrity of design, workmanship, setting, feeling, or materials to convey its historical significance. Furthermore, there does not appear to be sufficient documentary evidence to support restoration of the building.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☒ No Resource Present (Go to 6 below.)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5 if the project is an alteration.)

☐ The project is a significant impact as proposed. (Continue to 5 if the project is an alteration.)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The proposed project would not have an adverse effect on off-site historical resources. Because the existing building no longer retains sufficient historical integrity to convey its significance and association with the surrounding pre- and post- 1906 buildings, its proposed demolition would not have an adverse effect on the surrounding potential district. Furthermore, the proposed new construction would not have an adverse effect on either the surrounding district or adjacent resources, such as the smaller potential historic district and individual resources identified in the HRE report.<sup>6</sup> The design of the new construction would be compatible with the architectural character of both the larger and smaller potential districts, thereby preserving the setting and feeling of these resources. Specifically, the project design is compatible with the character of the neighborhood for the following reasons:

<sup>6</sup> Knapp, Frederic and Melissa Bleier. *Historic Resource Evaluation Report: 1269 Lombard Street*. Knapp Architects. San Francisco: September 11, 2009 (p. 7-10).

- The proposed site plan, with separate front and rear buildings divided by a mid-lot courtyard, would match the established block pattern and preserve a character-defining feature of the district. The front building wall would be built flush with the front property line, similar to the placement of most buildings along the street, and the rear building wall would closely align with the front facades of the rear cottages located to the east of the property.
- The height and massing of both of the proposed buildings would be similar to those of the corresponding front- and rear-lot buildings on the block. Both buildings would have flat roofs, in keeping with the predominant roof form in the district, and simple, rectangular massing.
- The architectural style of both the front and rear buildings would be a contemporary Shingle style that uses wood shingle cladding, wood-framed windows, moderately proportioned glazing, restrained ornamentation, and traditional features such as a cornice and projecting bay to relate to the vocabulary of the surrounding historic buildings.
- The contemporary design of the new construction would be easily distinguished from the historic buildings in the area so as not to create a false sense of history.
- Finally, the new construction would replace the existing retaining walls at the front of the site, which detract from the character of the district.

---

#### PRESERVATION COORDINATOR REVIEW

Signature: *smad*  
Tina Tam, Preservation Coordinator

Date: 1-8-2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission  
Vimaliza Byrd / Historic Resource Impact Review File

Attachments: Historic Resource Evaluation Report prepared by Frederic Knapp Architect and dated September 11, 2009.

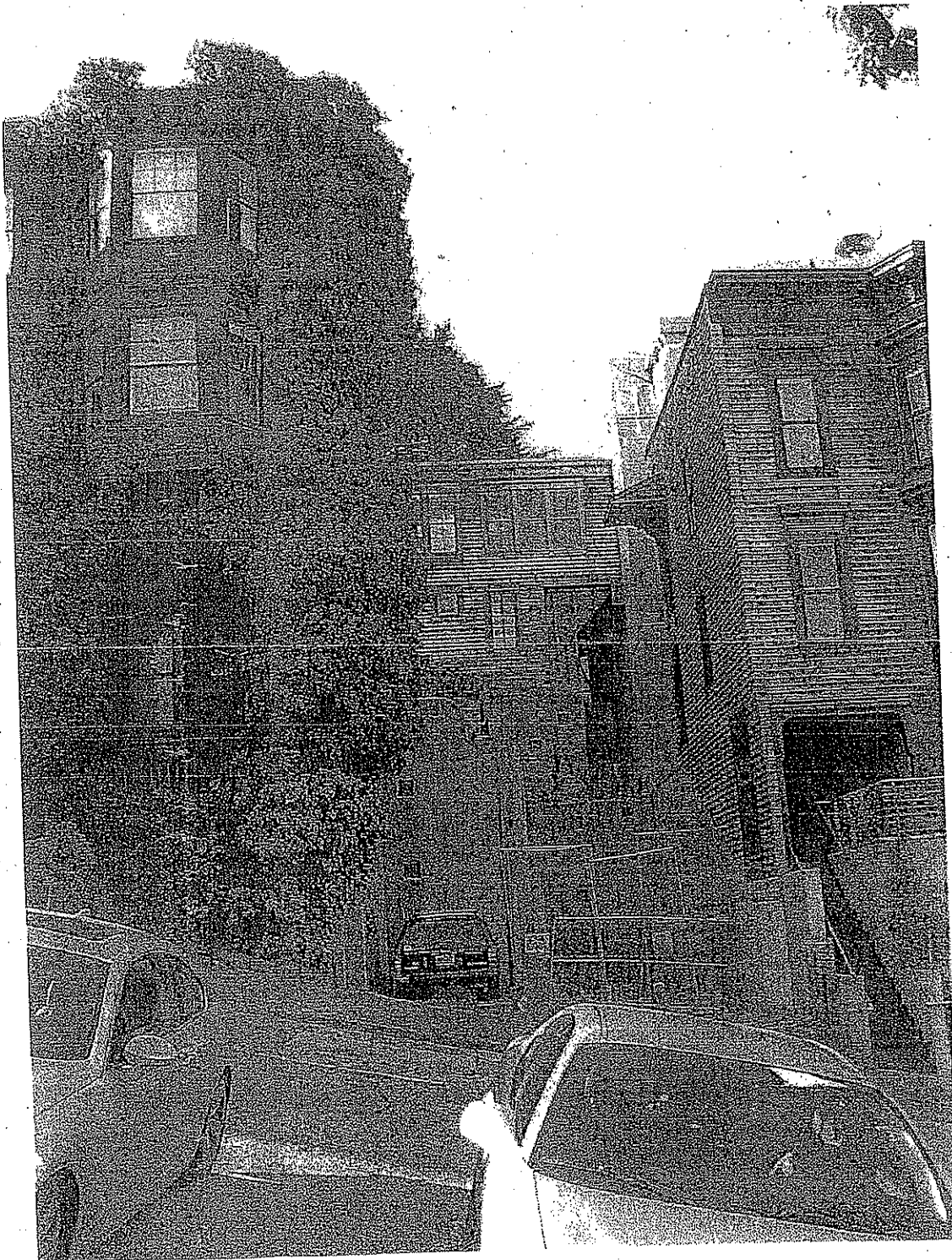
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RESIDENTIAL DEVELOPMENT  
1269 Lombard Street

November 2, 2009

Current Condition







**Rod and Patricia Handeland**  
**415 Octavia St. San Francisco, CA 94111**  
**415-929-8617, [rpjhand@pacbell.net](mailto:rpjhand@pacbell.net)**

To: San Francisco Supervisors  
From: Rod and Patricia Handeland, Owners of 1263-5-7 Lombard

In 1995-6 the two downhill properties from our 1263-67 Lombard home were sold. Two developers proposed filling nearly all of both properties with new construction. That set off rancorous interchanges between neighbors and developers, while the Planning Department attempted to ensure that plans were consistent with Planning Code as well as responsive to neighbor concerns. This culminated in a Planning Commission decision, based on a last minute meeting of a few neighbors and one of the developers, while the other was representing the project at the Planning Commission meeting.

As the neighbor and property owner most affected, we were not included in these final discussions, even though we were also the most familiar with the downhill properties. Until we purchased 1263-67 Lombard in 1975, all three properties had been under common ownership for many decades. Uphill property owners who are less affected by 1269-79 plans, but opposed them moved into the neighborhood in the 1980's. As may be true with other rushed and pressured sessions with no evaluation, the 1998 Planning Commission decision resulted in:

- Further breaching of mid lot open space at 1269 Lombard. Mid lot open space was the single consistent characteristics of all uphill properties and was initially intruded in 1980 when the 1269 residence was extended forward about 25 feet at our common property line by a previous owner with a building permit to expand and enclose an exterior entrance.
- Continuing the easements that enabled access to 1269 and 1271-79 only through each other's property.
- Maintaining the 1269 open front, which provided easy access to all mid-lot uphill open space and facilitated ongoing trespassing, burglary and vagrancy problems.
- Limiting 1269 Lombard construction to extent that financial viability became questionable.

All these deficiencies and limitations contributed to the developer default and gaping excavation and abandoned building at 1269 since 1998. In working with Redwood Mortgage in their planning and extensive neighbor contact for several years, we have been impressed by their professional approach, quality architecture and contractor, as well as their considerate, patient and sensitive response to neighbors and Russian Hill Neighborhood Association. Redwood Mortgage testified that with the extensive costs that have been incurred since their original construction loans, they will never come close to breaking even, but feel an obligation to complete the project as tastefully and expeditiously as possible.

All the light, size, height, open space, access, historical and neighborhood character issues of the current proposal have been long discussed and debated. Proposals were modified to both comply with Planning Code requirements and meet individual neighbor and neighborhood concerns and preferences. Our views on each of these important issues are summarized in attached note to Board of Appeals. The modified proposal has been approved by the Planning Department. This led to near unanimous confirmation in both Planning Commission and Board of Appeals decisions.

There are still concerns about completing this project, such as: complexity of building on a steep hill; protection of adjacent properties; retaining wall integrity and drainage. Our understanding is that these are Building Inspection issues rather than planning or land use concerns. We believe it is time to move on to meeting those challenges. We expect that Redwood and their contractors are well equipped and capable to complete this project as well as coordinate their efforts effectively with Building Inspection officials. This is important to us, since after the 1998 decision, work of prior developers, to whom Redwood loaned funds, moved ahead without permits, resulting in significant damages, which Redwood is committed to correcting.

Completing this work as proposed will finally remove the 13 year blight and abandonment, replacing a dangerous eyesore with a tasteful neighborhood addition. It is consistent with all uphill properties. It adds mid lot light, open space and security to the benefit of all. With near unanimity of both neighbors and City on moving ahead to complete 1269 Lombard as proposed, we should look back on the thorough and decisive analysis of all relevant planning issues and work now to ensure timely and effective completion and correction of this neighborhood problem dating back to the 1990's.

In conclusion, we fondly recall the years when we met, were married in and lived in our 1267 Lombard flat. Through the years since, our two sons have helped us maintain, manage and upgrade our Lombard property. Now that they are grown, each looks forward to an opportunity to live there, just as we did before we moved a few blocks away for more space to raise our family.

**Rod and Patricia Handeland**  
**2415 Octavia St. San Francisco, CA 94109**  
**415-929-8617, [rpjhand@pacbell.net](mailto:rpjhand@pacbell.net)**

To: Tanya Peterson, San Francisco Board of Appeals  
From: Rod and Patricia Handeland, Owners of 1263-5-7 Lombard

**Subject: Support for 1269 Lombard Completion Proposal and Rear Yard Variance**

As the uphill adjacent property owner since 1975, our 1263-5-7 Lombard units are most affected by the 1269 Lombard (1269) proposal. Our two flat building in the front of our lot as well as our rear cottage lose windows, light and adjacent open space. However, we strongly support the 1269 proposal as a sensitive approach to complete the 1269 Lombard unfinished excavation and abandoned building that has blighted our neighborhood since 1998.

The proposed front 1269 home is consistent with the adjacent two downhill and two uphill properties. This is critical in that it provides a level of security to front and mid lot open space access that has plagued our neighbors with intrusions, burglaries and vagrants. Like adjacent properties, the 1269 plans provide controlled access to the mid lot open space that comprise the only consistent characteristic of all uphill properties on our block. In 1980 this mid lot open space was breached at 1269 when the dwelling was moved forward about 25 feet along our property line without Planning Department review as part of a Building Permit to add an interior stairway. This and other renovation resulted in the Historical Commission confirming this summer that the 1269 dwelling is not historic.

The proposal for 1269 restores this mid lot open space, providing increased sunlight to uphill garden mid lot open spaces that originally existed before 1269 was expanded forward. It also restores the front of the 1269 rear dwelling to its original consistency in line with the next three uphill rear yard dwellings.

The rear yard variance, which was recommended by the Planning Department and approved by the Planning Commission, made this restoration to mid lot open space consistency possible. Since required open space exists from the 1269 rear property line to Greenwich St, there is no change to mid block open space, just as behind our adjacent rear yard open space also exists to the next street. The rear yard variance is also consistent with what is referred to as the 1998 Neighbor's Agreement, which was signed off by Joe Butler, who is not a neighbor. It did not address our concerns as the most affected property owner and proposed even further mid lot open space intrusion for 1269.

I am particularly familiar with light issues relating to our cottage through maintenance and renovation to it. To dramatically increase the current light to our cottage lower level entry room, we planned to widen the front entry way. That would provide the same light to an unused window as comes through the glass entry doors. To more than replace any light lost from a west wall inoperable glass door, the 1269 developer agreed to add windows in the northwest corner of the entry room and the floor above. The 1269 developer was also willing to pay for installation of a skylight in the deck above the widened cottage entry to bring in even more light to our lower entry room. A final source of natural light to this room comes from the stairway which brings light from the full north and south sides of windows on the floor above as well as from west picture window at the top of the stairs. This light source will continue regardless what is done with 1269. As far as we know, our nice but small entry room has never been regularly used as a bedroom by any of the six tenancies in the cottage since we owned it.

Unfortunately for all the uphill neighbors with respect to mid lot light, another plan was submitted to appease our cottage residents, which led to the current appeal. The original proposal would have restored the mid lot open space and light that the 1269 forward extension eliminated. Even though the revised plan reduces some of the mid lot open space and provides less light to our cottage, we support it. The option of further delays or even no further progress on correcting the eyesore and danger of 1269 construction and abandonment in 1998 is much less acceptable to our neighborhood.

----- Original Message -----

**From:** Rod Handeland

**To:** David Chiu

**Cc:** Mark Farrell

**Sent:** Monday, January 24, 2011 9:05 PM

**Subject:** 1269 Lombard Proposal

David,

We spoke after your comments at Laird Stuart's farewell at Calvary. You also may have met my wife PJ who is an Elder and Stewardship Chair at Calvary. As owners of 1263-65-67 Lombard, we are by far the most affected property owner by the proposal to complete 1269 Lombard. To eliminate the blight of an excavation eyesore and abandoned building dating from 1998, we are in strong support of the 1269 proposal, even though we are the only property which loses light, open space and windows.

Attached are two one page notes summarizing our view to Board of Supervisors and the justification for these conclusions in the note to the Board of Appeals. It is not clear why after 15 years and dozens of neighborhood and Russian Hill Neighbors reviews, two uphill property owners and a couple other individuals still impede progress. However, despite Planning Dept, Planning Commission and Board of Appeals approvals, we understand this will be appealed to Board of Supervisors Feb. 1 meeting.

The 1269 Lombard sponsor asked PJ and me to speak at that meeting. We will be happy to state our conclusions from the two attached notes and answer any questions. If you could distribute the attached to others on Land Use Committee, who should have this background, we would appreciate it, since the Redwood Mortgage project sponsor only suggested sending this note and attachments to you and our new District Supervisor Mark Farrell.

Regards,

Rod Handeland  
415-929-8617

**BOARD of SUPERVISORS**



**City Hall**  
**1 Dr. Carlton B. Goodlett Place, Room 244**  
**San Francisco 94102-4689**  
**Tel. No. 554-5184**  
**Fax No. 554-5163**  
**TDD/TTY No. 554-5227**

## **NOTICE OF PUBLIC HEARING**

### **BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO**

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

**Date:** Tuesday, February 1, 2011

**Time:** 4:00 p.m.

**Location:** Legislative Chamber, Room 250 located at City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

**Subject:** File No. 101603. Hearing of persons interested in or objecting to the decision of the Planning Department dated March 11, 2010, Case No. 2009.0443E, that a project located at 1269 Lombard Street is exempt from environmental review under Categorical Exemption, Classes 1 and 3 (State CEQA Guidelines Sections 15301(l)(1) and 15303(a)). The proposed project involves demolition of an existing single-family home and construction of two new single-family homes, Lot No. 023 in Assessor's Block No. 0501 (District 2) (Appellant: F. Joseph Butler, on behalf of Little House Committee)

Pursuant to Government Code Section 65009, notice is hereby given, if you challenge, in court, the matter described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.

In accordance with Section 67.7-1 of the San Francisco Administrative Code, persons who are unable to attend the hearing on these matters may submit written comments to the City prior to the time the hearing begins. These comments will be made a part of the official public records in these matters, and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to

Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information will be available for public review on Thursday, January 27, 2011.

A handwritten signature in dark ink, appearing to read 'A. Calvillo', with a stylized flourish at the end.

Angela Calvillo  
Clerk of the Board

DATED: January 21, 2011

BOARD of SUPERVISORS



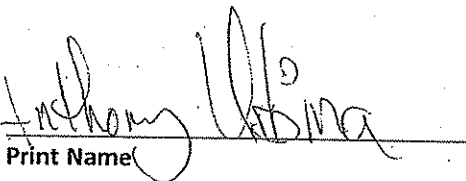
City Hall  
Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 544-5227

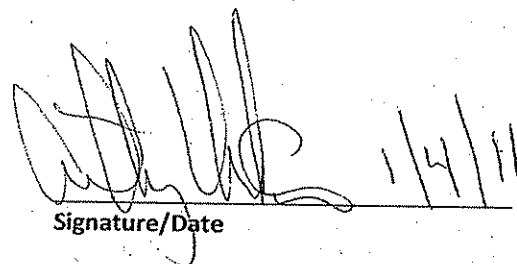
January 4, 2011

Received from the Clerk's Office, Board of Supervisors, the amount of Five Hundred Dollars (\$500.00), representing filing fee for **126 Lombard Street Appeal**, paid by **F. Joseph Butler, Architect**.

Planning Department

By:

  
Print Name

  
Signature/Date

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 544-5227

December 30, 2010

F. Joseph Butler, AIA  
Little House Committee  
324 Chestnut Street  
San Francisco, CA 94133

**Subject: Appeal of Determination of Exemption from Environmental Review for Project Located at 1269 Lombard Street.**

Dear Mr. Butler:

The Office of the Clerk of the Board is in receipt of a memorandum dated December 29, 2010, (copy attached) from the City Attorney's office regarding the timely filing of an appeal of Determination of Exemption from Environmental Review for the property located at 1269 Lombard Street.

The City Attorney has determined that the appeal was filed in a timely manner.

A hearing date has been scheduled on **Tuesday, February 1, 2011 at 4:00 P.M.**, at the Board of Supervisors meeting to be held in City Hall, Legislative Chamber, Room 250, 1 Dr. Carlton B. Goodlett Place, San Francisco.

Pursuant to the Interim Procedures 7 and 9, please provide to the Clerk's Office **by**:

- 8 days prior to the hearing:** any documentation which you may want available to the Board members prior to the hearing;  
**11 days prior to the hearing:** names of interested parties to be notified of the hearing. .

Please provide 18 copies of the documentation for distribution, and, if possible, names of interested parties to be notified in label format.

If you have any questions, please feel free to contact Rick Caldeira at (415) 554-7711 or Andrea Ausberry at (415) 554-4442.

Very truly yours,

A handwritten signature in black ink, appearing to read "Angela Calvillo".

Angela Calvillo  
Clerk of the Board

c:  
Cheryl Adams, Deputy City Attorney  
Kate Stacy, Deputy City Attorney  
Marlena Byrne, Deputy City Attorney  
John Rahaim, Director, Planning Department  
Scott Sanchez, Zoning Administrator, Planning Department  
Bill Wycko, Environmental Review Officer, Planning Department

Tara Sullivan, Planning Department  
Nannie Turrell, Planning Department  
AnMarie Rodgers, Planning Department  
Shelley Caltagirone, Planning Department  
Cynthia Goldstein, Executive Director, Board of Appeals  
Victor Pacheco, Board of Appeals

CITY AND COUNTY OF SAN FRANCISCO



DENNIS J. HERRERA  
City Attorney

OFFICE OF THE CITY ATTORNEY

MARLENA G. BYRNE  
Deputy City Attorney

DIRECT DIAL: (415) 554-4620  
E-MAIL: marlena.byrne@sfgov.org

MEMORANDUM

TO: Angela Calvillo  
Clerk of the Board of Supervisors

FROM: Marlena G. Byrne  
Deputy City Attorney *MGB*

DATE: December 29, 2010

RE: Appeal of Determination of Exemption from Environmental Review for Project  
Located at 1269 Lombard Street

You have asked for our advice on the timeliness of an appeal to the Board of Supervisors by F. Joseph Butler, on behalf of John and Mary Horvers and the Little House Committee, received by the Clerk's Office on December 23, 2010, of the Planning Department's determination that a project located at 1269 Lombard Street is exempt from environmental review under the California Environmental Quality Act ("CEQA"). The proposed work involves demolition of an existing single-family home and construction of two new single-family homes. The Appellant provided a copy a Certificate of Determination, Exemption From Environmental Review, issued by the Planning Department on March 11, 2010.

We are informed that on June 24, 2010, the Planning Commission took discretionary review of the proposed project and approved the new construction, with the condition that the project sponsor obtain a permit for the demolition work. We are informed that on September 30, 2010, after a mandatory discretionary review hearing for the proposed demolition (required because the project proposes to demolish an existing residence), the Planning Department did not take discretionary review and approved the demolition as proposed. Accordingly, the appeal is ripe for review.

Additionally, we are informed that no building permits have yet issued for the proposed demolition of the existing residential building, nor for the proposed new construction work. Accordingly, it is our view that the appeal is timely. Therefore, the appeal should be calendared before the Board of Supervisors. We recommend that you so advise the Appellant.

Please let us know if we may be of further assistance.

MGB

cc: Rick Caldeira, Deputy Director, Clerk of the Board  
Joy Lamug, Board Clerk's Office  
Cheryl Adams, Deputy City Attorney  
Kate Stacy, Deputy City Attorney  
John Rahaim, Director, Planning Department  
Scott Sanchez, Zoning Administrator, Planning Department  
Bill Wycko, Environmental Review Officer, Planning Department  
AnMarie Rodgers, Planning Department

CITY HALL - 1 DR. CARLTON B. GOODLETT PLACE, ROOM 234 - SAN FRANCISCO, CALIFORNIA 94102  
RECEPTION: (415) 554-4700 FACSIMILE: (415) 554-4757

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**Memorandum**

TO: Angela Calvillo  
Clerk of the Board of Supervisors.  
DATE: December 29, 2010  
PAGE: 2  
RE: Appeal of Determination of Exemption from Environmental Review for Project  
Located at 1269 Lombard Street

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Tara Sullivan, Planning Department  
Nannie Turrell, Planning Department  
Shelley Caltagirone, Planning Department

BOARD of SUPERVISORS



City Hall  
Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 544-5227

December 23, 2010

To: Cheryl Adams  
Deputy City Attorney

From: Rick Caldeira  
Deputy Director

**Subject: Appeal of Categorical Exemption from Environmental Review for  
Property Located at 1269 Lombard Street, Block No. 0501, Lot No. 023**

An appeal of categorical exemption from environmental review issued for property located at 1269 Lombard Street, Block No. 0501, Lot No. 023, was filed with the Office of the Clerk of the Board on December 23, 2010, by F. Joseph Butler, on behalf of the Little House Committee.

Pursuant to the Interim Procedures of Appeals for Negative Declaration and Categorical Exemptions No. 5, I am forwarding this appeal, with attached documents, to the City Attorney's office to determine if the appeal has been filed in a timely manner. The City Attorney's determination should be made within 3 working days of receipt of this request.

If you have any questions, you may contact me on (415) 554-7711.

c: Angela Calvillo, Clerk of the Board  
Kate Stacy, Deputy City Attorney  
Marlena Byrne, Deputy City Attorney  
Scott Sanchez, Zoning Administrator, Planning Department  
Bill Wycko, Environmental Review Officer, Planning Department  
Nannie Turrell, Planning Department  
AnMarie Rodgers, Planning Department  
Tara Sullivan, Planning Department  
Shelley Caltagirone, Preservation Planner