

File No. 100252

Committee Item No. _____
Board Item No. 54

COMMITTEE/BOARD OF SUPERVISORS
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Committee _____

Date _____

Board of Supervisors Meeting

Date 07/13/10

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Appeal of Determination of Exemption from Environmental Review for 100 – 32nd Avenue

Completed by: Joy Lamug

Date 07/08/10

Completed by: _____

Date _____

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

24

F. JOSEPH BUTLER
ARCHITECT

5 July 2010

Supervisor David Chiu, President
San Francisco Board of Supervisors
1 Carlton B. Goodlett Place
San Francisco, CA 94103

111 #100252
RECEIVED BOB
BOARD OF SUPERVISORS CA
SAN FRANCISCO COE
2010 JUL -6 PM 4:52

BY AK

RE 100 32nd Avenue, P.A. # 2007.0129E

Dear President Chiu:

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

Our office has been retained by Sanford Garfinkel to provide an expert opinion regarding the appeal of the above referenced Determination of Exemption from Environmental Review. I write as an architect accepted by the San Francisco Planning Department as an expert in the evaluation of historic buildings per the criteria of the Secretary of the Interior.

The Planning Department recognized the Lowe House as the work of Joseph Esherick, FAIA, and stated that it qualifies as a historic resource for the purposes of CEQA, under Criterion C, as the work of a master architect. This house is several months away from its fiftieth birthday.

Joseph Esherick, FAIA

Joseph Esherick's post W.W. II career as a practitioner and an educator have left their mark on both the work of his firm as well as on the students who came through the program he Chaired at the University of California, College of Environmental Design, in Berkeley. It would be hard to guess which career had a greater impact on the work of other architects, but as he is internationally known for his firm's body of work, it is arguably as a designer that his work reached and influenced the greater number of architects. (Exhibit F; a collection of articles and biographies of Esherick.)

George Homsey, a partner in Esherick firm stated in e-mails (exhibit A) that Esherick would always take the houses that came into the office, as it was his way of working through and resolving ideas that would then appear in other projects. He confirmed that the Gustav Lowe house is an Esherick design.

"Bay Area Houses"

"In several houses built between 1946 and 1951, Esherick stated the two themes which were to occupy him in the coming decades: one he called 'packing the box' the other he might have called 'packing a triangle.' Both exhibit a love of spatial intricacy in more than one plane". (Sally Woodbridge Bay Area Houses p.185, Exhibit B).

Within the box Esherick would arrange the spaces within the building:

Served spaces, or public rooms, bedrooms, and the servant spaces, the stair, bathrooms, kitchens, mechanical equipment rooms. He allowed exceptions to conforming to the box for the principal served spaces: the Living room, with its cantilevered fireplace to the west, and huge bay window overlooking Point Diablo and the entrance to the Golden Gate to the north. This allowed the bedrooms above to also be larger, though the chimney flue inventively passes through the bay window to the west, only to emerge again at the roof of the building.

Historic Resource Evaluation, and response

Historic Resource Evaluations are intended to be objective, thorough studies of the site and its structures, and should incorporate new data as the Certified Local Government is informed of pertinent statements, or facts relevant to their review. With all due respect to Architectural Historian Christopher Ver Planck, with whom I have worked, his firm's HRE (Exhibit G, p.6) refers to the primary facade as the North Elevation! This elevation is of the garage doors and cantilevered bays of the living room and master bedroom. With little work to be done on the north elevation, this incorrect assigning of which facade was the primary one allowed change after change to occur on the west elevation, as it was not the "primary facade".

But clearly the west facade is the primary one, with its rectangular proportions which match the plan, its interplay of planes and objects in space, its thrust towards the Ocean and Golden Gate, as expressed by its arrangement and composition. The front porch extends a cover to greet you, the firebox with its articulated corners is cleverly cantilevered off the foundation, on the outside of the house, and the flue disappears into the story above, only to reemerge at the roof. On the other side of the stair element, marked by its piercing the top of the wall is the hinge to the more private side of the house, whose taut plane is broken only by windows whose arrangement echo the projections and fenestration of the public rooms, but in the plane of the wall. This flaw in the environmental review is so basic, misses so much about this design, it questions the thoroughness and objectivity of the report.

From the HRE, HRER and the Cat Ex:

According to Esherick's working drawings (we received a copy out of the Planning Staff's files, Exhibit C) the Lowe House is a two story residence over basement. This is not a four story residence, as Staff repeatedly insisted throughout this review, in spite of being presented with facts which proved otherwise. Even if one counted the illegally added solarium (which one cannot as there is no building permit for its vertical addition) in the story count, it would be at most three stories over a basement. But as there is currently no legal "habitable" space on the roof, as the original stair penthouse is neither considered a Story nor a habitable space under the Building Code.

The project sponsor's architect's own plans show the addition at the "fourth floor" totals 685 square feet, greater than the 612 square feet as incorrectly stated in the revised Cat Ex (Exhibit D, p.2) dated 5/19/09. See also the project's Sheet A0.1 (Exhibit E) Title sheet site plan: "Gross Square Footage Calculations" Under "(E) Fourth Floor Plan", the sponsor's architect credits the building with 305 sq. Ft. (counting the area of the illegal solarium) and 685 Sq. ft. of total "fourth floor" construction.

The data are being misinterpreted, even by Staff, to make this vertical addition seem smaller on paper.

Character Defining Features Compromised

In this design, or scheme, the projections: firebox, entry porch and bay windows, are used by Esherick as ways to expand the "box" beyond its limits to the benefit of the public spaces of the home, which are oriented to the part of the site with the best views. So the Living room has a bay window both to the west and north to capture the Pacific Ocean and Golden Gate Bridge views, as do the Bedrooms on the floor above. The scheme thus differentiates between the public and private rooms of the house in a legible way on the facade, by a taut plane, or a cantilevered one, to indicate the importance of the spaces beyond: the entry, the living room, the master bedroom.

The second story addition contemplated here is a bay window at the SW corner of the principal facade. The addition of a closely sized bay confuses the language and meaning of those elements, from the Esherick scheme (Exhibit D, HRER p.5).

The vertical addition proposed here is over 60% of the roof's area, not a small addition. The addition extends existing planes of the west elevation upward, blurring the line between original and addition, and compromises the importance of the stair as a vertical element dividing the public and private spaces of the residence.

The window at the corner of a room or space like a stair, was a signature of Esherick designs. He loved how the window would wash that interior wall with light, and from the exterior the glazing would dematerialize the bulk of the facade. The west elevation has two such windows, one in the powder room off the Kitchen, the other is in the entry/stair hall. The proposed additions would remove the powder room window, robbing one of Esherick's signature elements from its principal facade.

Conclusion

These two major alterations, plus the fenestration changes proposed, demean the integrity of the Joseph Esherick design. Two thirds larger, and

no longer on its original foundation, the building would no longer be the "jewel box" as Esherick referred to it, nor the " abstract cubist play" that George Homsey admired. (e-mail Exhibit A) As such the building would no longer qualify as a California Register eligible building, under Criterion C, as the work of a master architect.

The loss of its Register Eligible status is a substantial adverse change to the resource. From the e-mails of George Homsey, and from researching the "Bay Area Houses" by Sally Woodbridge, one can identify the character defining features of the resource: its matching proportions in plan and elevation, its emphasis on public spaces and structural expression by cantilevered bays, porch and fireplace. The composition of the west facade, which Homsey referred to as an "abstract cubist play" would be balanced by the second story bay window addition, not left tenuously unbalanced as Esherick intended (Exhibit D, HRER p.5).

To de-list a building from the California Register, especially one of this artistic merit, is an improper use of the Determination of Exemption from Environmental Review. We respectfully request that your Board send this back to Planning for a more objective and thorough environmental review.

Sincerely,

F 
P. Joseph Butler, AIA

cc. Members of the Board
Planning Department MEA
Susan Brandt-Hawley
Alice Barkley


encl.

E-mails from George Homsey
Bay Area Houses, Sally Woodbridge
West Elevation and Section BB, Joseph Esherick Architect : 10 April 1962
Revised Categorical Exemption, May 19, 2010; HRER 5/18/09
Site Plan and West Elevation as proposed 5/18/09
Internet article and biographies of Joseph Esherick, FAIA
P. 6 Lowe Residence Historic Resource Evaluation, Kelley & VerPlanck
Historic Resources Consulting, LLC


EXHIBIT A

E-mails sent to Sanford Garfunkel from George Homsey:

(complete text of three e-mails from George Homsey regarding the Project)

- > putting aside my initial reactions when i heard about a new owner of
- > an esherick house, in san francisco embarking upon a course of major
- > revisions [and i have been involved in one other]...i put my trust
- > in the staff of the planning and zoning dept .. normally a staff member
- > has the project assigned to them and they are pretty much up to date
- > as to the process..the neighborhood group is the next most influential
- > group in the process.....recently i have spoken to mr, garfunkel,,,
- > and to the current the current designer bernado urquita
- > ,,,,and what seems like ages ago the second owner after lowe [i
- > understand this a 3rd, owner i could be mistaken about that] ,,,,
- > because i am not a party to the proceedings i could only be a
- > patient listener..knowing full well what it is like being involved in
- > such endeavor ,,,,normally this sort of thing is decided on the merits
- > of the case be it zoning and the planning code....aside from having
- > a personal view of the proposal i can only respect that the owner
- > has selected a designer to achieve their ends,,i dont believe it is
- > professional to offer or interfere with the process...i would
- > expect others to behave the same way if i was part of a similiar
- > venture...i may be awfully old fashioned but i still believe that
- > things should be decided on their merits,,within the process that we
- > all must abide by..however .that does not mean we cant have
- > opinions,,i just don't have the time or energy to do much more...this
- > doesn't change the fact that the lowe house as we refer to it, is 
- > one of joe's important contributions to the urban san francisco
- > architectural heritage,,i have often thought how joe solved the
- > problem of a corner lot in this unique location of the city,, and
- > sheathed it in cedar shingles,rather than stucco as the rest of the
- > sea cliff area ..perhaps it relates more to the natural green of
- > the wonderful park setting that it faces... its a handsome
- > building,,,, i hope it survives the process,,regards,, george
- > homsey 07 Mar 09

Then:

i recieved the drawings you sent,the west elevation has suffered the 
most..the fireplace flue that is now on the outside of the building by what
must be some clever devices,,i don't see why it had to be moved,typically
it is enclosed in a closet or shelves or something,, all that glass in the

closets over the entrance door is strange, maybe something else is going on it certainly seems out of place on the elevation..the drawings are confusing, perhaps your copy has been worked over more than once,,,,some comments on the text...policy 2.5,,the project arch has not consulted with our office extensively,,i only met w/ bernardo once and i cant remember what year maybe 2007as referenced on the bottom of the page ,,the reference where glenn says the house was not designed by esherick is not correct,joe designed the house,doug holster drew it up,asissted by peter dodge,for the record...joe was the designer of all the houses that came out of his office,,you might pass that on to the staff... this is about all i can do..i leave for 2 weeks in south america on friday..off hand it could be a lot worse,,i cant figure out what the roof changes are, and the entrance with the glass closets seems excessive...the use of shingles saves the day ,i am home tommorrow for the most of the time my tel is 648 2350 , call if you want,,,regards george 25 Mar 09

Finally

adding a new floor can be done,the out come depends on the skill of the designer and the size of the addition..a modest addition is easier,,holding it back from the edge of the roof sometimes helps, but there are no rules,its a matter of good design....on the north ,,the drawings are a little misleading,,the low parapet wall is back from the edge of the north wall so it is probably ok..... the 3 ft. addition on the west elevation would appear to alter the character or the building significantly..the abstract cubistic play of the different elements of the facade have been lost,,, this is best seen if there was a model to examine...but this is a house for people to live in sometimes you loose something to gain another..the concept was one of solving the relationship of the various elements in an artfull way for a corner lot with great views,,each designer would approach it differently..joe was an exceptionally talented architect, its unfortunate when someone tinkers with his design,the house usually comes out compromised,,,i think joe was enthusiastic about the site,who would not be ? also i think joe would be uncomfortable with all this fuss..the lowe house is a unique house ,,part of adevelopment of ideas that joe was trying to work thru using shingles to clad very simple forms in a contemporary manner.you might get the latest book about him to understand his work better ,, the name is APPROPRIATE ,THE HOUSES OF JOSEPH ESHERICK..,stout s bookstore here in sf,,i think thats enough for now,,peter dodge my partner comes into the office he actually worked with doug holster, as i said earlier ,,you can talk to him if the need P., 285 9193 ,,,, regards george homsey 26 Mar 09

Bay Area Houses

NEW EDITION

Edited by

SALLY WOODBRIDGE

Introduction and Foreword by

DAVID GEBHARD

Photographs by

MORLEY BAER, ROGER STURTEVANT,

and

OTHERS

Architectural drawings by

RANDOLPH MEADORS

and

FLOYD CAMPBELL



PEREGRINE SMITH BOOKS

SALT LAKE CITY

So many young designers—Alec Yuill-Thornton, Daniel Warner, Charles Moore, Albert Lanier, Henrik Bull, James Leafe, Ellis Kaplan—who later established practices worked for Corbett at one time or another that his office was, like Wurster's and Dailey's, a kind of graduate school of design.⁷ Its free-wheeling atmosphere was unequaled; most of those who worked there thought it invaluable. Inexperienced designers found their ideas taken seriously and often built. Though varied, Corbett's production had much in common with the prevailing carpenter-style school, with site orientation a major concern. The house achieved a sense of place that was consistent and remarkable.

Through the forties and early fifties most custom-designed houses, like the best known of Corbett's, were competitive in price with the mass market. Land and construction costs were within the range of the middle-income clientele whose demand for homes was high enough to maintain a remarkable number of small firms in residential practice. The important ingredient in this situation was not the average size of the commission, but the volume of work.

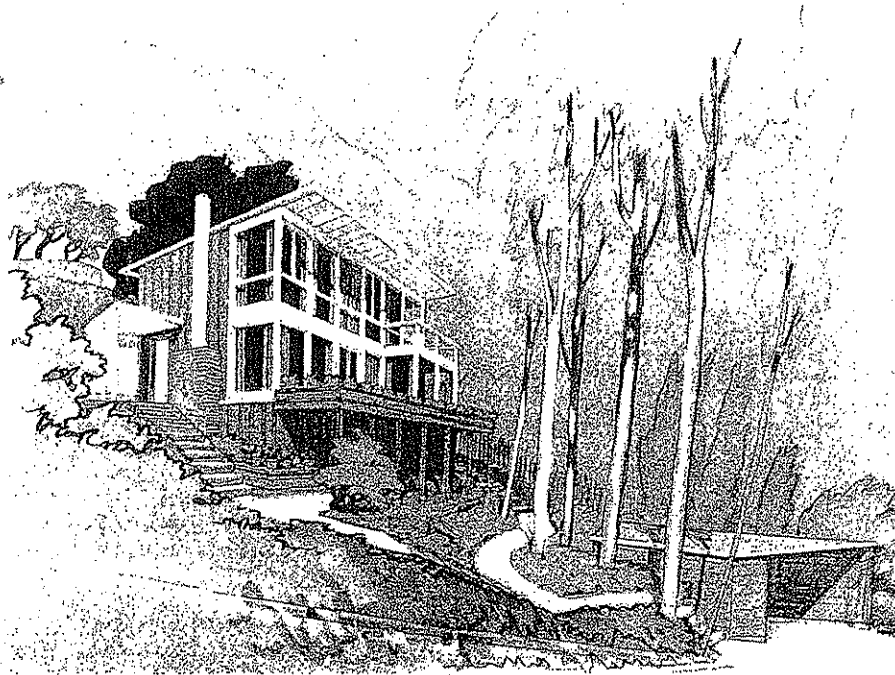
Worley Wong of Campbell & Wong recalls that although architects occasionally dreamed of large-scale work, it was the steady stream of small houses that provided the opportunity for experiment. Such standard components of the contemporary house as the symbolically important fireplace wall, the cabinet or storage walls, the systems of proportions for glass areas and room sizes—all were worked out in the process of repetition. As is true in other periods of consistent demand and relative unanimity of design ideology, the houses being produced in the Bay Area by the early fifties were a well-honed product with little display of innovation for its own sake.

Another architect who also used residential design to test new ideas was Joseph Esherick. A native of Philadelphia and graduate of the University of Pennsylvania in 1937, Esherick was greatly influenced by early association with his uncle, Wharton Esherick, the well-known sculptor-builder in wood. This Craftsman influence, plus an enthusiasm for Le Corbusier, logically put Esherick out of step with the firm Beaux-Arts tradition of Penn's School of Architecture, where his deep curiosity about the structural workings of things did not earn him a high place on

the academic scale. After graduation and a brief period of work for George Howe, the memory of a summer vacation in San Francisco persuaded him to try the area again, not for its architectural promise, which he felt was equaled in Philadelphia, but for its social freedom and tolerance. After some time in Europe, in 1938 he made his way to San Francisco, where he found part-time work in the office of Walter Steilberg, structural engineer and former head draftsman for Julia Morgan. Through Steilberg he was introduced to the work of this earlier generation of architects of the shingled and woodsy Bay Area Tradition. He met Maybeck, studied his work, and also greatly admired the spatial composition of Willis Polk's Russian Hill house, where he visited Wurster in his small apartment. The strength of the tradition seemed quite clear to him, although, as he observed, it was less layered with a variety of images than that of the East. During an early friendship with John Yeon, a brilliant designer from Portland, Oregon, he was taken on a tour of barns and rural vernacular architecture that made a lasting impression on him.

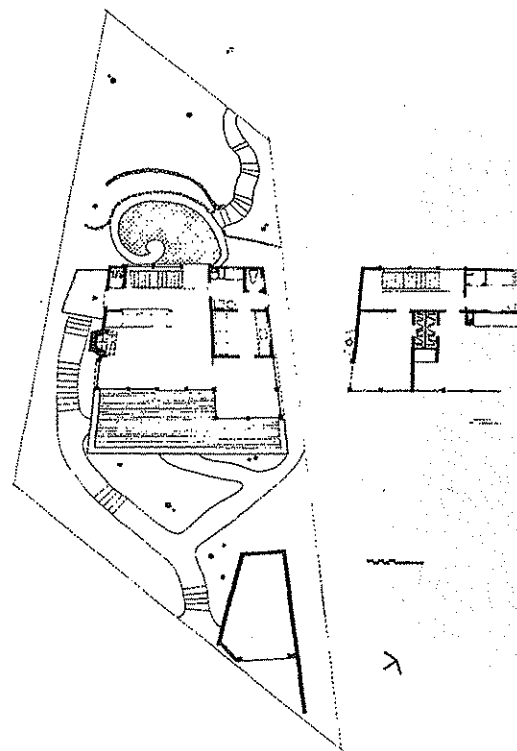
His work with Gardner Dailey on such early milestones of the Modern Movement as the Owens house of 1939 in Sausalito and the Coyote Point Training School of 1942-43 shows an emphasis on modular expression in wood frame construction. A strong belief in the consistent use of a module to clarify design at times put Esherick at odds with Dailey, who favored changing modules to achieve spatial variety. Much of Esherick's interest in the possibilities of prefabrication for standardizing the construction industry in the postwar world lay in his belief that the public would be better served by buildings whose consistent use of a module would clarify the plan for the occupants.

Esherick's first houses from the office he opened in 1945 reflected his apprenticeship with Dailey in their verticality and use of high airy spaces punctuated by tall, relatively narrow windows. An ordering device which he used in his first San Francisco townhouse, as well as later buildings, was the restatement of the modular frame of the house on the exterior by means of a free-standing grid of two-by-twos. This quest for clarity, although it was not intended to formalize the structure, differentiated Esherick's work from



DAILEY, Owens house, Sausalito, 1939, original rendering

Owens house, plan



that of Wurster, Bernardi & Emmons. A comparison of Esherick's second townhouse of 1951 with one of the same year by W. B. & E. illustrates the difference. Although both houses have splendid views of the Bay, the latter is a thorough response to the site; its most important statement is the dramatic orientation of the living areas to the view. The de-emphasis of the entrance and the closing of the basement story create an appropriate nautical image; the house is often called the "ferryboat" house. By contrast the Esherick house deals equally and formally with the Bay view and the position of the house on a corner

B

lot. The L-shaped plan creates a private garden and processional entranceway culminating in a two-story, glazed entrance and stair hall. The vertical emphasis of the focal space is carried throughout the living areas. The stark simplicity of the form is lightened by a generous use of glass—welcome in foggy San Francisco—on the south and east elevations.

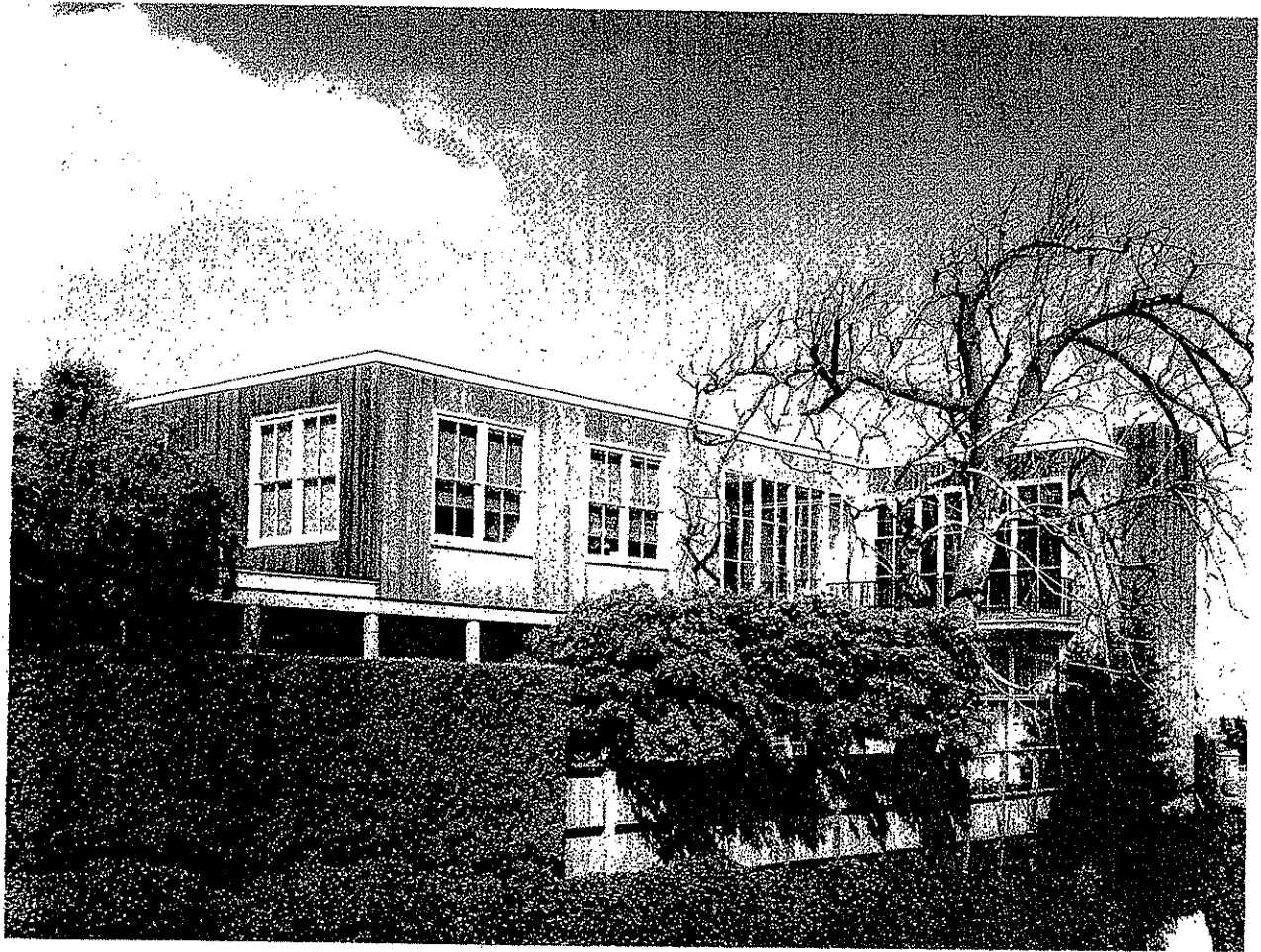
Both houses have a woodsy simplicity compared to John Funk's townhouse of 1948 or Henry Hill's of 1952-53. The emphasis on intersecting vertical and

horizontal forms in the former and the streamline, ribbon form of the latter reflect the International Style of Gropius and Breuer to a degree unusual in the area.⁸

In several houses built between 1946 and 1951, Esherick stated the two themes which were to occupy him in the coming decades: one he called "packing a box"; the other he might have called "packing a triangle." Both exhibit a love of spatial intricacy in more than one plane.

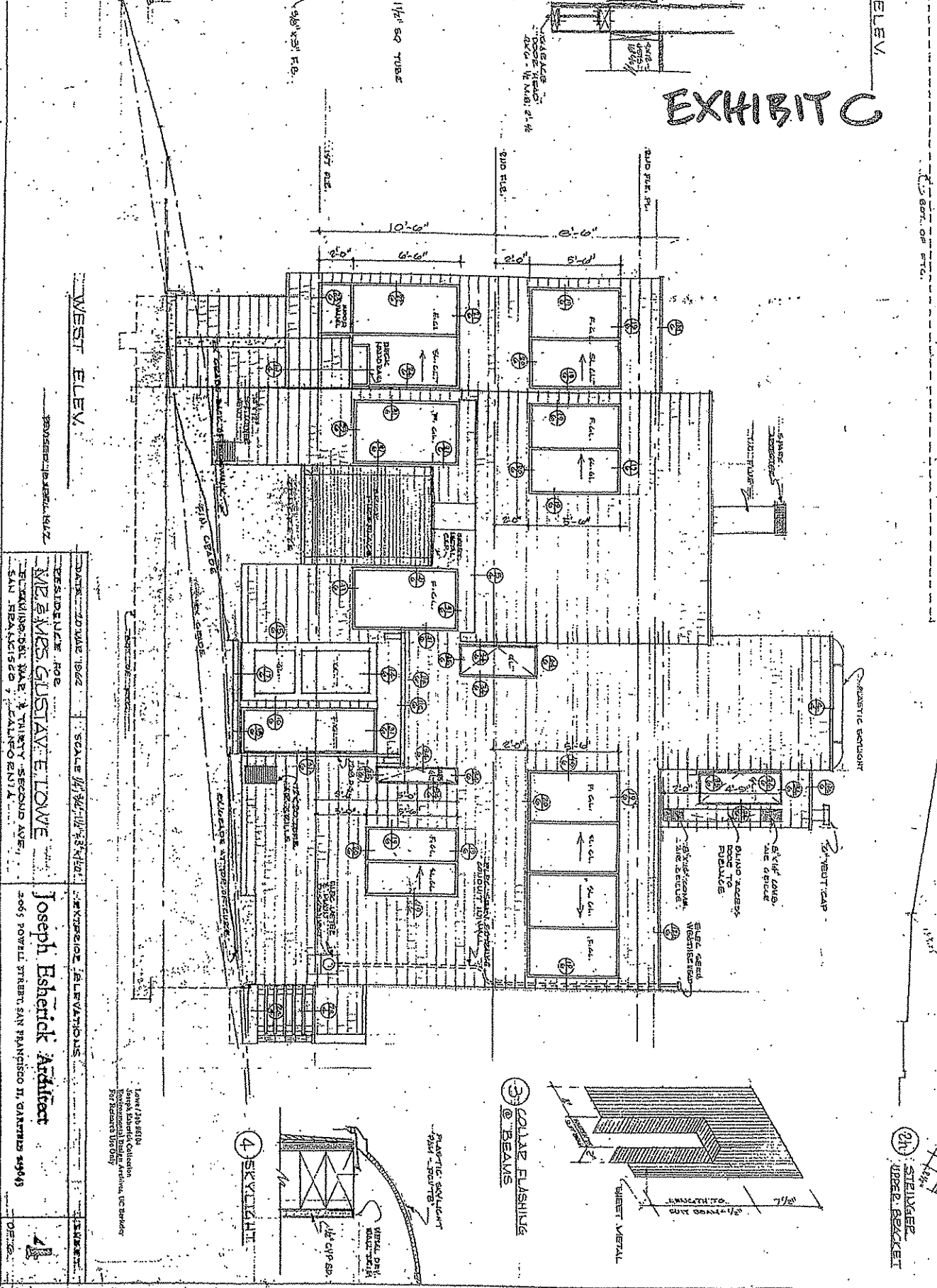


ESHERICK, *San Francisco townhouse, 1951 (Baer)*

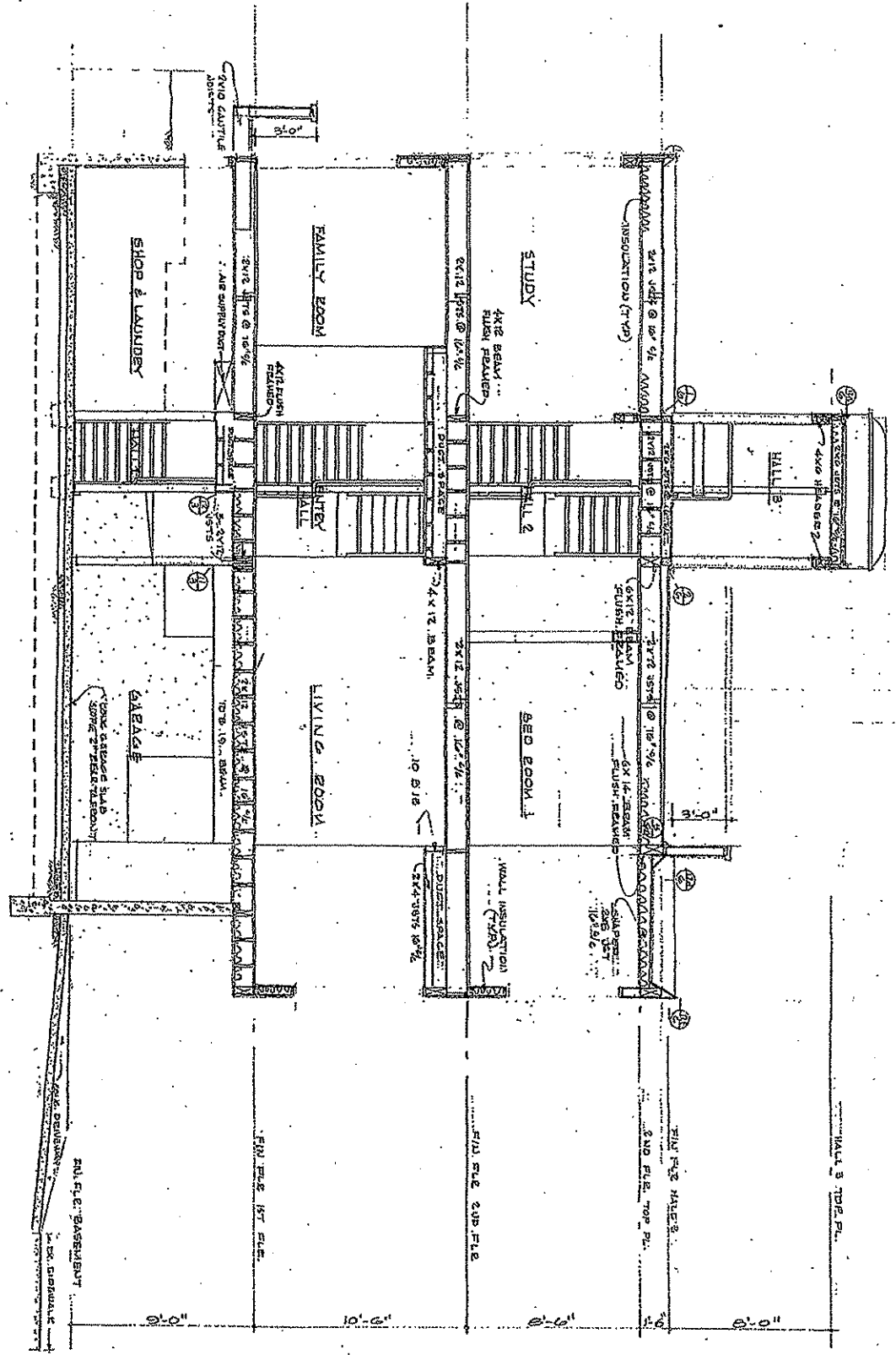


ELEV.

EXHIBIT C



SECTION B-B



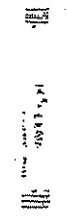
BASEMENT

1 STORY

1 STORY

PENTHOUSE

STAIR





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2007.0129E
Project Title: 100 32nd Avenue
Zoning: RH-1(D) (Residential, House, Single-Family, Detached)
 40-X Height and Bulk District
Block/Lot: 1312/008
Lot Size: 2,465 square feet
Project Sponsor: Alice Barkley, Luce Forward, LLP
 (415) 356-4635
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:

This Certificate of Determination supercedes the Certificate of Determination that was issued on March 4, 2009. The subject building is a four-story, single-family residence constructed in 1962 on an approximately 2,465 square-foot lot. The proposed project involves excavation beneath the building to create a sub-basement floor level; enclosure of one garage opening at the basement floor level; alteration

[Continued on the next page.]

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(1))

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

May 19, 2009
 Date

cc: Alice Barkley, Project Sponsor
 Brett Bollinger, MEA Division
 Glenn Cabrerros, Neighborhood Planning Division
 Shelley Caltagirone, Preservation Planner

Supervisor Alioto-Pier, District 2
 Vima Byrd, M.D.F.
 Distribution List
 Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

of fenestration at the first floor level of the west façade; construction of a projecting bay at the second floor level of the west façade; and expansion of the third floor level to the north and south. The bay and third floor additions will add approximately 612 square feet to the existing 2,494-square foot building. The project site is located on the southeast corner of El Camino del Mar and 32nd Avenue in the Sea Cliff 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 a historical resource. The subject building is a four-story, wood-framed, Second Bay Region Tradition-style single-family residence constructed in 1962 and designed by Joseph Esherick. Under the Planning Department's CEQA Review Procedures for Historic Resources, the proposed property is classified as a Category B property requiring further consultation and review. As described in the Historic Resource Evaluation (HRE) Memorandum¹ (attached), the 100 32nd Avenue property appears to be eligible for individual listing in the California Register under Criterion C (Architecture) as the work of a master (Joseph Esherick) and as a work that possesses high artistic values as an excellent and well-preserved example of the Second Bay Region Tradition style.²

The 100 32nd Avenue building exhibits a high degree of historic integrity, retaining its location, association, design, workmanship, setting, feeling, and materials. The building has undergone few alterations since its construction and retains a high level of historical significance. The only minor exterior change that has occurred is the construction of a rooftop solarium, which is minimally visible from the street and can easily be removed.

The project proposes to construct a three-story side horizontal addition and to enlarge the existing partial fourth floor, adding approximately 612 additional square feet to the existing 2,494-square foot building. At its widest point, the three-story side addition would project five feet from the existing 32nd Avenue façade.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Standards). It was determined that the proposed project would be consistent with the Standards for the following reasons.

¹ Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, May 15, 2009.

² Kelley & VerPlanck Historical Resources Consulting, LLC. *Lowe Residence: Historic Resource Evaluation*. March 25, 2009. This report is on file and available for public review by appointment at the San Francisco Planning Department, 1650 Mission Street, Fourth Floor, as part of Case File No. 2007.0129E.

Standard 1.

A 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.

The proposed project will maintain the single-family use of the property.

Standard 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 a property will be avoided.

The historic character of the building will be retained and preserved through the careful articulation of new features and the retention of most distinctive features, spaces, and spatial relationships that characterize the property. The proposed additions will be compatible with and subordinate to the original building design and will not detract from the building's historic character. Also, although several distinctive exterior features will be altered, such as the height of the entry opening, the removal/addition of several window openings, and the routing of the chimney flue, staff found that the alterations of these features would not detract from the overall building composition.

Standard 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.

The contemporary design of the proposed vertical addition will clearly identify the element as new and will preserve the sense of historical development for the building. At the proposed bay, a more open window fenestration pattern will be used to differentiate the element from the historic façade features while maintaining a similar window opening size and cladding the feature in wood shingles that will make it compatible with the historic design.

Standard 4.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The solarium addition to be removed has not gained historic significance. Therefore, the project complies with this standard.

Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The building exterior is primarily composed of off-the-shelf materials that are not distinctive or examples of craftsmanship. The few distinctive features such as the exposed firebox will be retained.

Standard 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 will be differentiated from the old and will be

D

compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Regarding the proposed vertical addition, the new feature will relate to the historic building through the use of wood cladding, framed openings, metal-framed windows and doors, painted finishes, asymmetrical fenestration, and a flat roof form. The scale and location of the addition will allow the three-story form of the historic building to continue to be read, and the volume of the addition will not overwhelm the scale of the existing building or interrupt the rhythm of heights and volumes within the streetscape. Also, the proposed setbacks at the addition's juncture with the existing stair tower will allow this historic feature to remain a strong vertical element of the façade.

Regarding the proposed bay and balcony at the west elevation, the new features will be compatible with the asymmetry and varied planes of the façade. The bay feature will relate well to the existing projection at the northern half of the façade without competing with the larger and more prominent historic form. Also, the placement of the bay will also respect the strong central vertical line created by the historic stair tower. Similarly, the proposed balcony will relate well to the existing balcony features on the building and will work to balance the massing of the façade with the newly incorporated bay above. This feature will also obscure the new glazing of the proposed doors behind and maintain the overall solid appearance of the west façade.

Regarding the various fenestration and door changes, staff finds that the proposed new features are in keeping with the modest and vernacular character of the historic building. Staff finds that the proposed basement and first floor windows are appropriately designed in terms of material, size, proportion and details to be compatible with the existing random but balanced fenestration pattern and the overall feeling and design of the building. Regarding the proposed entry changes, the design will maintain the simple lines and transparency of the original feature (original door is not extant) as well as the historic canopy feature. Lastly, staff finds that the garage doors to be removed are not unique or distinctive features and may be replaced without detracting from the historic character of the building.

Standard 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.

The new additions may be removed and the facades may be restored without harm to the integrity of the property.

The proposed project would involve the addition of approximately 612 square feet to the existing 2,494-square-foot building. With the addition, the building would be approximately 3,106 square feet in size. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The proposed project would involve the addition of approximately 612 square feet. Therefore, the proposed addition would be exempt under Class 1.

D

Exemption from Environmental Review

Case No. 2007.0129E
100 32nd Avenue

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. The property is an historic resource; however, the proposed addition would not cause a substantial change to the resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. 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

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

MEA Planner: Brett Bollinger
Project Address: 100 32nd Avenue
Block/Lot: 1312/008
Case No.: 2007.0129E
Date of Review: May 15, 2009
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelly.caltagirone@sfgov.org

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PROPOSED PROJECT Demolition Alteration

PROJECT DESCRIPTION

The proposal is to alter the existing four-story, single-family residence. The work includes excavating beneath the building to create a sub-basement; enclosing one garage opening at the basement floor; altering fenestration at the first floor level of the west façade; constructing a projecting bay at the second floor level of the west façade; and expanding the third floor level to the north and south. The bay and third floor additions will result in approximately 612 additional square feet. The current proposal, shown in drawings A0.1 through A3.1, dated May 18, 2009 and prepared by Bernardo Urquieta Architects, replaces a previous proposal reviewed by the Department in Historic Resource Evaluation Response Memo dated April 6, 2009.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building, constructed in 1962, is included on the Planning Department's 1976 Architectural Survey with a rating of 3. It is not listed on any historic resource surveys or listed on any local, state or national registries. The building is considered a Category B property (Requires Further Consultation and Review) for the purposes of the California Environmental Quality Act (CEQA).

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the southeast corner of the intersection of El Camino Del Mar and 32nd Avenue in an RH-1(D) (Residential, House, One-Family, Detached) District and a 40-X Height and Bulk District. The property is located in the northwestern corner of the Sea Cliff neighborhood near Lincoln Park. While the immediately surrounding neighborhood character is architecturally varied, both adjacent buildings are of a contemporary architectural style.

The Sea Cliff neighborhood is distinguished from the rest of the Outer Richmond by its City Beautiful-inspired planning, including the curvilinear street pattern and cohesive architectural character.¹

¹ Kelley & VerPlanck Historical Resources Consulting, LLC. *Lowie Residence: Historic Resource Evaluation*. March 25, 2009, p. 36.

Development of the neighborhood began after the 1906 Earthquake and Fire which pushed many city residents to outer lands of San Francisco. The earliest subdivisions of the property were in 1906, 1908, and 1913.² The sale of lots in the Sea Cliff subdivision was undertaken by builder and developer Harry B. Allen.³ Buyers of lots within Sea Cliff could either commission their own homes subject to approval by the developer or hire Allen & Company to build them one. This resulted in neighborhood with a high level of architectural consistency in terms of scale, setbacks, materials, style, and age as well as unique architect-designed homes. Development appears to have continued through to 1930.⁴ The subject property remained vacant until it was purchased by the Lowe family in 1960 after which they engaged Joseph Esherick to design and construct a single-family home.⁵

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 Yes No Unable to determine
Persons: or Yes No Unable to determine
Architecture: or Yes No Unable to determine
Information Potential: Further investigation recommended.
District or Context: Yes, may contribute to a potential district or significant context
If Yes; Period of significance: 1962

The subject property located at 100 32nd Avenue appears to be eligible for listing on the California Register as an individual resource. Below is a brief evaluation of the subject property against the criteria for inclusion on the California Register. Please refer to the Lowe Residence Historic Resource Evaluation report prepared by Kelley & VerPlanck for a fuller description of the property's historical significance.

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; Research presented in the Lowe Residence Historic Resource Evaluation report prepared by Kelley & VerPlanck does not indicate that the building is associated with any significant historical events. As a latecomer to the Sea Cliff neighborhood, the building does not represent the historical pattern that resulted in the development of the area.⁶

²Ibid, p. 19.

³Ibid, p. 20.

⁴Ibid, p. 22.

⁵Ibid, p. 23.

⁶Ibid, p. 30.

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

Research presented in the report does not indicate that any of the owners or others associated with the building was an historically important person.⁷

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;

The subject building is a four-story, wood-framed, Second Bay Region Tradition-style single-family residence constructed in 1962 and designed by Joseph Esherick.⁸ As such, the property appears to be eligible for listing in the California Register as the work of a master (Joseph Esherick) and as a work that possesses high artistic values as an excellent and well-preserved example of the Second Bay Region Tradition style.⁹ Although the building is not yet 50 years old, Kelley & VerPlanck have demonstrated that sufficient time has passed and sufficient scholarship has occurred to understand the building's historical importance.

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.¹⁰

-
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:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Feeling:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Design:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Materials:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Workmanship:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

The building has undergone few alterations since its construction and retains a high level of historical significance. The only minor exterior change that has occurred is the construction of a rooftop solarium which is minimally visible from the street and can easily be removed.¹¹

-
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.)

⁷ Ibid, p. 31.

⁸ Ibid, p. 5-14.

⁹ Ibid, p. 31.

¹⁰ Ibid, p. 32.

¹¹ Ibid, p. 33.

D

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications 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 appears to meet the *Secretary of the Interior's Standards*. (Go to 6 below.)

Optional: See attached explanation of how the project meets standards.

The project is NOT consistent with the *Secretary of the Interior's Standards*; however 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 NOT consistent with the *Secretary of the Interior's Standards* and is a significant impact as proposed. (Continue to 5 if the project is an alteration.)

Staff finds that the project is consistent with all aspects of the *Secretary of the Interior Standards for Rehabilitation (Standards)* and that it will not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired. Although Kelley & VerPlanck did not evaluate the current project in their March 2009 report, staff met with architectural historian Chris VerPlanck on May 8, 2009 to evaluate the revised project. Staff concurred with Mr. VerPlanck that the revised project has overall a smaller impact to the historic resource than the previous project and that the revised project meets the Standards. The following is an analysis of the proposed project per the applicable standards.

Standard 1.

A 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.

The proposed project will maintain the single-family use of the property.

Standard 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 a property will be avoided.

The historic character of the building will be retained and preserved through the careful articulation of new features and the retention of most distinctive features, spaces, and spatial relationships that characterize the property. The proposed additions will be compatible with and subordinate to the original building design and will not detract from the building's historic character. Also, although several distinctive exterior features will be altered, such as the height of the entry opening, the removal/addition of several window openings, and the routing of the chimney flue, staff found that the alterations of these features would not detract from the overall building composition.

Standard 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.

The contemporary design of the proposed vertical addition will clearly identify the element as new and will preserve the sense of historical development for the building. At the proposed bay, a more open window fenestration pattern will be used to differentiate the element from the historic façade features while maintaining a similar window opening size and cladding the feature in wood shingles that will make it compatible with the historic design.

Standard 4.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The solarium addition to be removed has not gained historic significance. Therefore, the project complies with this standard.

Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The building exterior is primarily composed of off-the-shelf materials that are not distinctive or examples of craftsmanship. The few distinctive features such as the exposed firebox will be retained.

Standard 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 will 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.

Regarding the proposed vertical addition, the new feature will relate to the historic building through the use of wood cladding, framed openings, metal-framed windows and doors, painted finishes, asymmetrical fenestration, and a flat roof form. The scale and location of the addition will allow the three-story form of the historic building to continue to be read, and the volume of the addition will not overwhelm the scale of the existing building or interrupt the rhythm of heights and volumes within the streetscape. Also, the proposed setbacks at the addition's juncture with the existing stair tower will allow this historic feature to remain a strong vertical element of the façade.

Regarding the proposed bay and balcony at the west elevation, the new features will be compatible with the asymmetry and varied planes of the façade. The bay feature will relate well to the existing projection at the northern half of the façade without competing with the larger and more prominent historic form. Also, the placement of the bay will also respect the strong central vertical line created by the historic stair tower. Similarly, the proposed balcony will relate well to the existing balcony features on the building and will work to balance the massing of the façade with the newly incorporated bay above. This feature will also obscure the new glazing of the proposed doors behind and maintain the overall solid appearance of the west façade.

Regarding the various fenestration and door changes, staff finds that the proposed new features are in keeping with the modest and vernacular character of the historic building. Staff finds that the proposed basement and first floor windows are appropriately designed in terms of material, size, proportion and details to be compatible with the existing random but balanced fenestration pattern and the overall feeling and design of the building. Regarding the proposed entry changes, the design will maintain the simple lines and transparency of the original feature (original door is not extant) as well as the historic canopy feature. Lastly, staff finds that the garage doors to be removed are not

unique or distinctive features and may be replaced without detracting from the historic character of the building.

Standard 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.

The new additions may be removed and the facades may be restored without harm to the integrity of the property.

-
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.

The character-defining features of the building to be retained or respected are its stepped, rectangular massing, wood-frame and plywood construction, asymmetrical fenestration pattern, flat roof with penthouse, cedar shingled exterior finish, painted aluminum ribbon windows with central sliding lights and operable casements, entry porch, articulated stair tower, the concrete step path and remaining historic plantings.¹²

-
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 alteration of the subject building will not have an adverse effect on any off-site historical resources.

PRESERVATION COORDINATOR REVIEW

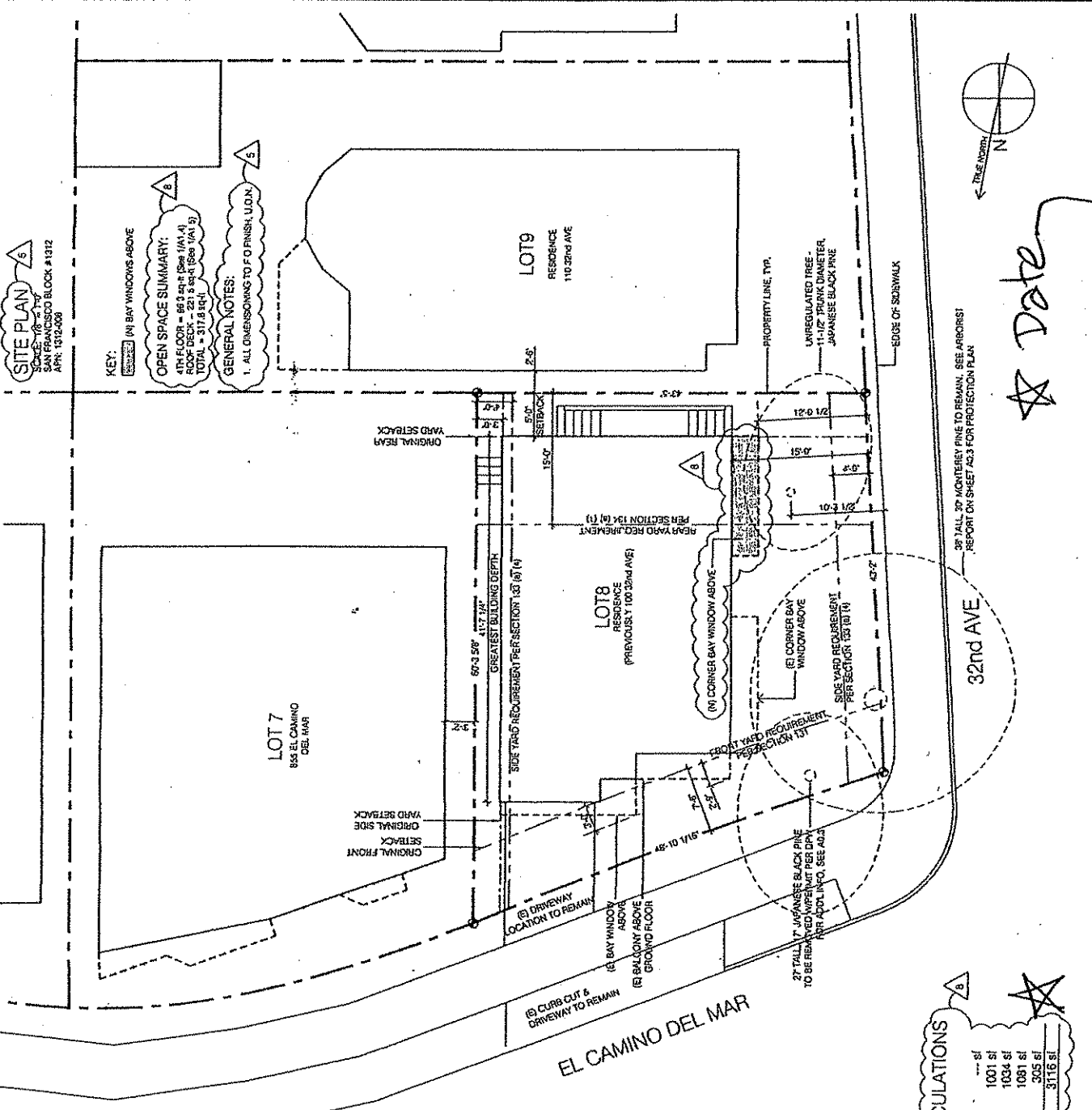
Signature: Tina Tam
Tina Tam, Preservation Coordinator

Date: 5-18-09

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

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2007.0129E_100 32nd Ave_revision.doc

¹² Ibid, p. 39-40.



- KEY:**
 5 (N) BAY WINDOWS ABOVE
OPEN SPACE SUMMARY:
 4TH FLOOR - 663 sq ft (See 10A-A)
 5TH FLOOR - 1178 sq ft (See 10A-B)
 TOTAL - 1841 sq ft
- GENERAL NOTES:**
 1. ALL DIMENSIONS TO F O FINISH, U.O.N.
- REMOVED LEGEND:**
 R18 R19 R20 R21 R22 R23 R24 R25 R26 R27 R28 R29 R30 R31 R32 R33 R34 R35 R36 R37 R38 R39 R40 R41 R42 R43 R44 R45 R46 R47 R48 R49 R50 R51 R52 R53 R54 R55 R56 R57 R58 R59 R60 R61 R62 R63 R64 R65 R66 R67 R68 R69 R70 R71 R72 R73 R74 R75 R76 R77 R78 R79 R80 R81 R82 R83 R84 R85 R86 R87 R88 R89 R90 R91 R92 R93 R94 R95 R96 R97 R98 R99 R100

GROSS SQUARE FOOTAGE CALCULATIONS

	PROPOSED	EXISTING
SUB-BASEMENT	773 sf	1001 sf
FIRST/BASEMENT	1001 sf	1034 sf
SECOND	1134 sf	1081 sf
THIRD	1122 sf	305 sf
FOURTH	695 sf	
TOTALS	4715 sf	3116 sf

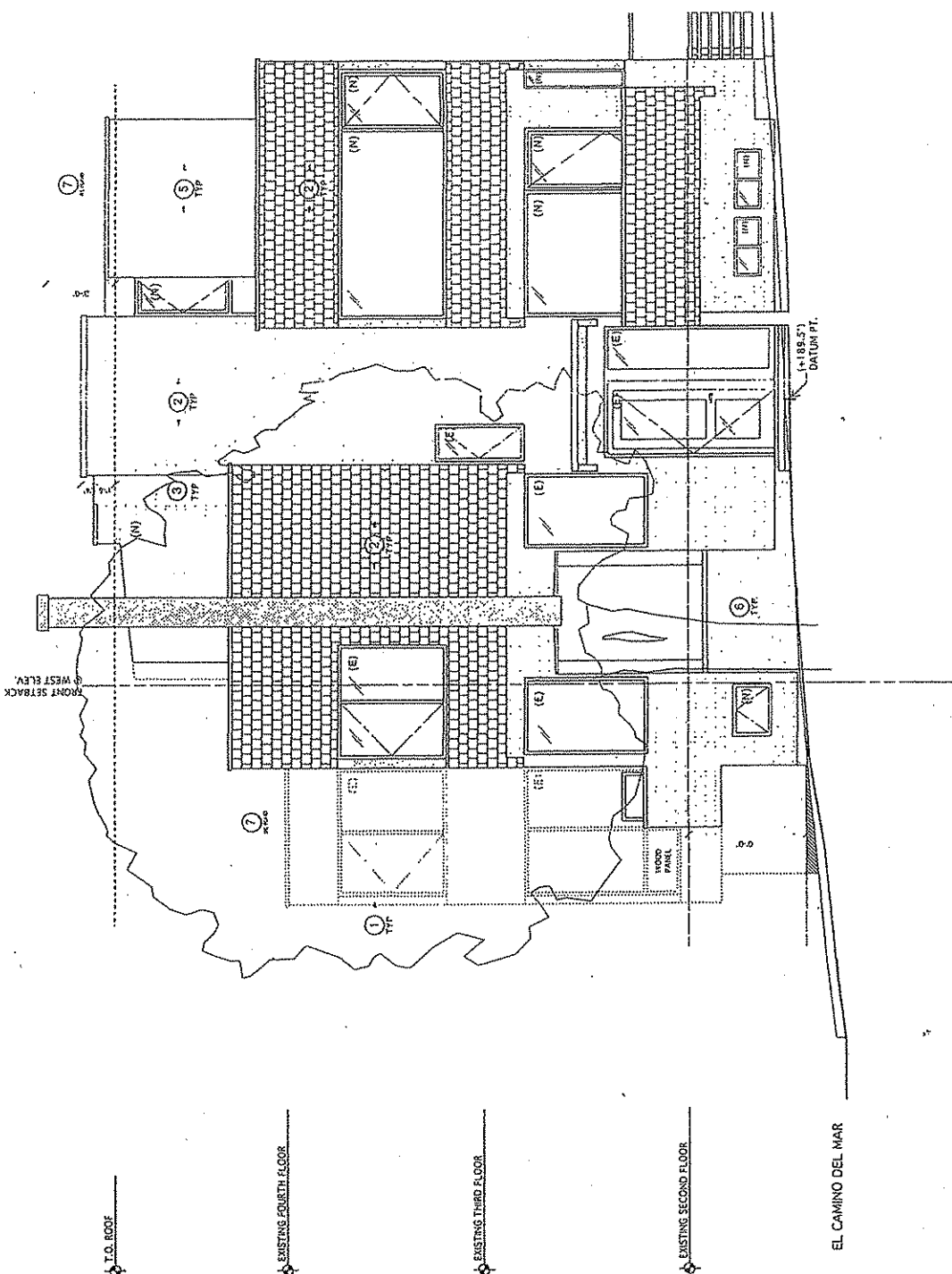
DATE: 5.18.09

TITLE SHEET - SITE PLAN

PROJECT: KING - FREDEL RESIDENCE
 EL CAMINO DEL MAR
 SAN FRANCISCO, CA 94121

ARCHITECT: BERNARDO URQUIETA ARCHITECTS
 1263 HOWARD STREET
 SAN FRANCISCO, CALIFORNIA 94103
 PHONE: 415.861.4840
 FAX: 415.861.4499

ENGINEER: [Signature]



1 (N) WEST ELEVATION
 scale: 1/4" = 1'-0"

REVISIONS		ARCHITECT		ENGINEER	
NO.	DATE	FOR	APPR.	DESCRIPTION	
1	5/2/07			PLANNING DEPARTMENT REQUIREMENTS #1	BERNARDO URQUIETA ARCHITECTS
2	8/22/07			HISTORIC PRESERVATION COMMENTS AND REVISIONS	1263 HOWARD STREET
3	9/12/07			PLANNING DEPARTMENT REQUIREMENTS #2	SAN FRANCISCO, CALIFORNIA 94103
4	10/1/07			AVERAGE GRADE PROJECTION REVISIONS	PHONE: 415.861.4848
					FAX: 415.861.4489



The Architecture of Joseph Esherick, or Anatomy against Composition

Josep Muntanola Thornberg

After Joseph Esherick came to the School of Architecture of Barcelona in 1984 to give a lecture on his work, the students who attended wondered why such buildings as the Cannery on San Francisco's waterfront and the "Cary House" in Mill Valley, California, had been ignored for so long in Spain. Some keen comments throughout the lecture also struck us. For example, Esherick explained that the height of the ceiling in the Child Study Center at the University of California, Berkeley, had been determined neither by the size of the children nor by the size of the teachers but by the interrelation of the two, since under a very low ceiling teachers would look gigantic to children. This and other statements about architectural design caused me to investigate the work of Joseph Esherick.

The ideas of Joseph Esherick have developed over almost fifty years of professional activities. He had wanted to be an engineer like his father; however, something happened that changed his mind. When he was visiting an aircraft factory, a worker asked him what he was doing there. He said that he was there with his father because he wanted to be an engineer, too. The response of the man decided him forever against engineering as a career. "Listen, boy," said the man. "You are wrong. In this profession all the basic problems are already solved; only refinements are left." Joseph Esherick turned to architecture; he did not want to work only on refinements.¹

His training at the University of

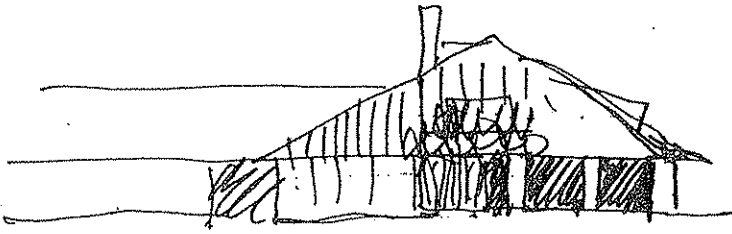
Pennsylvania School of Architecture did not change this basic attitude. Since he has recently described in detail his experience in Philadelphia,² I do not think it necessary to discuss it here beyond noting the eclectic atmosphere of the school following the "Beaux Arts" tradition, its respect for the vernacular American architecture, and its ignorance of the Modern movement "Avantgardes" both outside and within the United States. Esherick pointed out the relevance of the treatise by Guadet that he read as a textbook in French and that this treatise is fundamental to understanding the ideas of Louis Kahn, who attended the same school some years before.

Equally important in Esherick's training was the time he spent with his uncle, the important American sculptor Wharton Esherick. He learned from him and from other sculptors and artists the need for anatomical knowledge of a thing before trying to represent it. So he dissected real human bodies; he went to the forest to find the best wood. This anatomical principle, I will argue later, lasts throughout his work. We find, then, by surveying his training, an American "Beaux Arts" tradition, a sculptural and anatomical understanding, an interest in engineering and experimental technologies, and, finally, a skepticism toward any kind of architectural style, fashion, or "movement." Reality should be first, style second.

"Form is what things are," a statement published in one of the best and longest articles on

Esherick's work in 1964,³ expresses clearly his architectural empirical existentialism. It both opens and closes any dialogue, and it suggests to professionals and students the need for a real architecture projected from a dialogue with clients and users and from a creative mind free of prejudgments about style, fashion, composition, or any other architectural routine.

We cannot analyze all the buildings projected by Esherick during the last forty-five years. Each of these buildings defeats the critic who looks for laws of composition and regularity. The houses are experimental; they reflect in each case the dialogue between architect and client and the specifics of the site. We can point to the Metcalf House (1948); the Berma House (1962), an ideal aerial-engineering house; the "Oestriecher House" (1967), which optimizes the functional complexity of the site and the uses by the occupants; the "Woodside House" (1970); and, perhaps the best known, the Cary House (1960) and the "Sea Ranch" houses and store (1966–1972). The design process is essential in order to understand these single-family houses. Esherick explains, "I can recall only one house—Metcalf—when the design emerged as a whole—all at once—with all the parts neatly together and complete. And it didn't happen in the office but while riding in a Greyhound bus. That was the exception. Otherwise, it's been like making a fruit salad and, at the last minute, you realize you have to go down to the store because you forgot the mangoes."



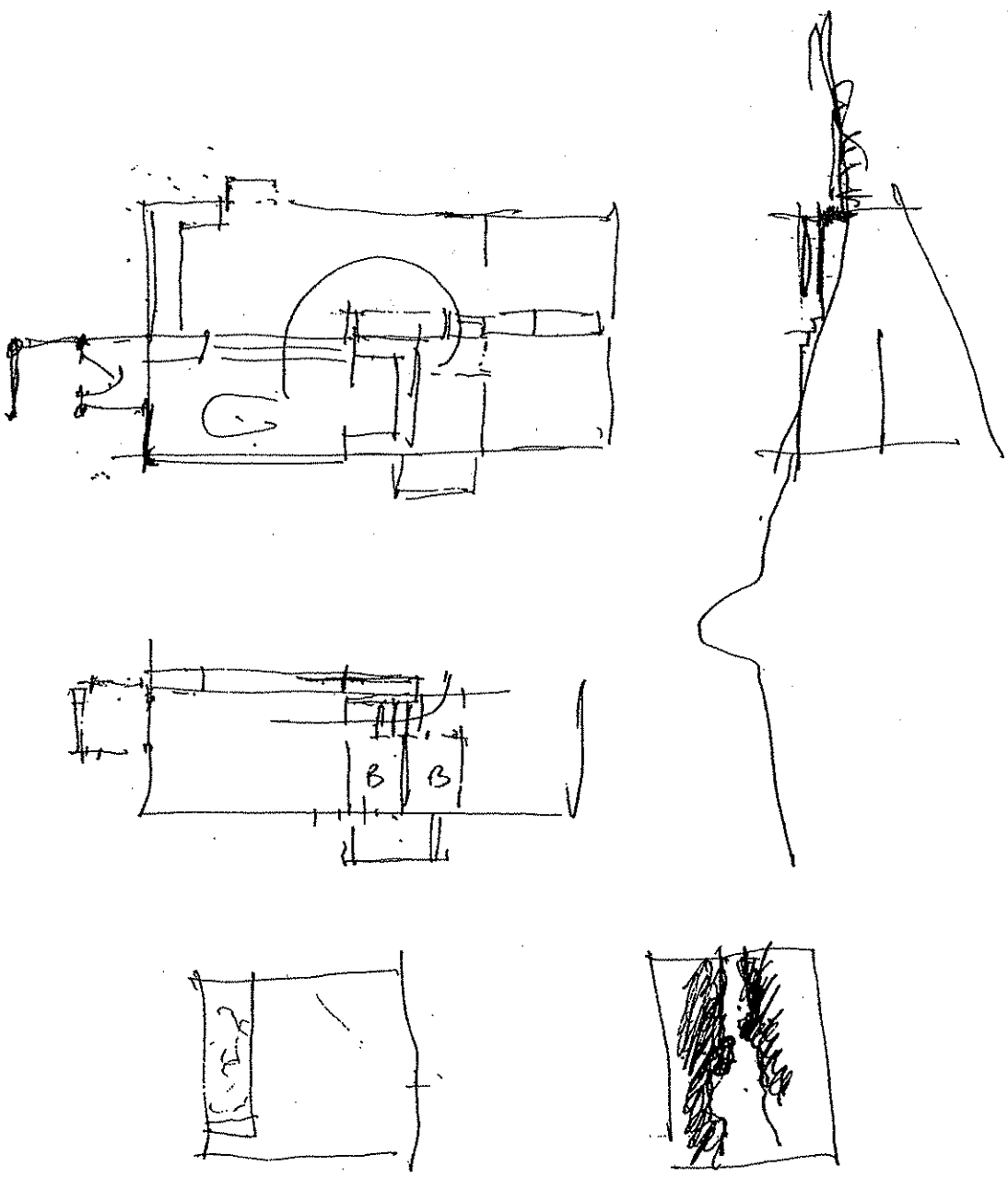
All these houses explore the views, the light, the earth/building accommodation, the physical structures, the vernacular images of the Bay area, the climatic conditions throughout the seasons, the needs of the client, and the empirical experience of space and time on concrete singular places. It is easy to understand that these principles lead to very singular poetic experiences. And this is just what these houses are: singular poetic experiences rooted in the Bay area tradition and open to new social and physical conditions. However, as I have said before, it is difficult to find rhetorical rules of composition and persuasion. One statement by Esherick is very relevant here. He says, "I have never built a monument, but if I do project one, sometime, I will make one which escapes from the older visual monumental compositions towards other nonvisual experiences." I will not agree, however, with an early criticism about Esherick's buildings, which argued that the Cary House was a "casual" set of relationships between the structure and the site, light, views, etc. The lack of visual composition in a modern sense is not enough reason to claim "casualness."

In some cases, Esherick's works follow clear rules of composition, as in the Lyons House (1958), which is arranged with a fairly rigid frame and Japanese design strategies, or his own cottage house at the Sea Ranch, where he organizes the shape of the house through a "spiral promenade," from the entrance to a very important room at the top of the house. Some of the

other houses have an organization generated from the internal experience, even including the furniture arrangement and specific views and functions. Some very old strategies of design are used, such as repetition and amplification. Structural elements and textures are combined with formal shapes and dispositions in order to obtain a poetic vernacular flavor. Old methods of construction and new technologies are linked without prejudices, each having a role in the overall structure. A closer examination of some of the houses, such as the Berma House (1962), reveals some other regularities. You discover a cubic envelope distorted in order to adapt to the site and the desires of the client. You can see repetitions, amplifications, and some axial dispositions. But, overall, you can see the movement from composition to anatomy, from formal visual rules to experiential empirical constructions. Esherick states again and again that the clues for the design are already in the site and in the needs of the users. You should be able to read these clues if you are a good architect. This is not easy. The best architects can be wrong in one place and right in the next. So students should not be depressed by some failure. Everybody fails sometimes. Nobody is always right.

A rhetorical analogy to painting can be significant at this point. Esherick feels that the obsessive connection of the works of Mondrian with architecture has not helped modern architects to build good buildings. Goya and Turner could have helped much more than

1 Metcalf House. Front view sketch by Joseph Esherick in 1984.



2

2 Sea Ranch Cottage. Joseph Esherick's 1985 sketch indicates the "spiral promenade" and the accommodation of the cottage to the site.



Mondrian to organize the new places that society needs. Esherick learned from painting that any boundary organizes simultaneously internal and external space; it does not only separate the facade from the inside.

With these anatomical-design strategies in mind, we can understand why Esherick's rehabilitation projects are so powerful, most notably the Cannery in San Francisco and the aquarium in Monterey. The old and the new in both cases are so interconnected that it is impossible to disentangle them without destroying the buildings. Sometimes, as in the Cannery, only the outside walls remain of the original construction; yet its industrial flavor is retained. The anatomy of the new structure has been assimilated into the old, as in a modern medical grafting operation. The old skin works perfectly with new bones and new organs; sometimes it is the other way around, where the old bones and organs accept new skin. Here the anatomical metaphor works exactly in the way that the important French philosopher Paul Ricoeur has described it: as a healthy and lively transformation and invention of architectural meaning.⁴

As Esherick pointed out in a recent lecture at Tulane University, this combination of modern and old images was described by Lewis Mumford in 1949 in his introduction to the catalogue of the exhibition held at the San Francisco Museum of Modern Art. He wrote

... the main problem of

architecture today is to reconcile the universal and the regional, the mechanical and the human, the cosmopolitan and the indigenous. No manner of building that exaggerates the local at the expense of the universal can possibly answer the needs of our time. . . . it is just for the opposite reason that the Bay Area Regional architecture is significant. Here the architects have absorbed the universal lessons of science and the machine and have reconciled them with human wants and human desires with full regard for the setting and nature. . . .

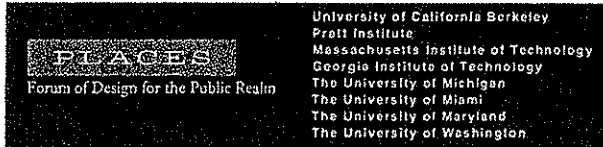
These arguments and others by Lewis Mumford were at that time strongly rejected by the leaders of the Modern movement as a step backward to historicism, academicism, and eclecticism. Today we can view this matter with less prejudice. Lewis Mumford himself stated that he admired the Modern movement and that his arguments were not against it, but against a narrow and dogmatic attitude toward what the Modern movement was about. Now we are talking again of regional trends in our post-Modern architecture, and we are able to understand, I hope, the complexity of architecture and not only the simplification of one or several "styles."

To sum up my critique on the work of Joseph Esherick, I would stress his empirical expressionism. He admires today sketches with vibrant lines from the Viennese expressionistic period with the same enthusiasm as when

he discovered them at the very beginning of his career. Sensuality and technology are not contradictory in his way of thinking about architecture; on the contrary, they work together. If forms are what things are and what things do, we need to think of man using and living in space and not think of a building as a thing in itself. We cannot isolate forms from context and from content, walls from the space between them, construction from dwellings, expression from matter and reality, composition from the thing that is being composed. We cannot differentiate ideas from sensations in architecture without killing the specificity of architecture, that is, the "being" of the form, the place. Perhaps by chance we arrive at a perfect correlation between Berkeley as a real place and Berkeley as an English philosopher with a precise theory of the mind and the body, of the sensations and ideas. "Forms are what things are."

NOTES

- 1 This and other anecdotes in this article are extracted from personal conversations I had with Joseph Esherick from November 1984 to January 1985. I am very grateful to him for his kindness.
- 2 "Architectural Education in the Thirties and Seventies: A Personal View," in S. Kostof ed., *The Architects* (Oxford University Press, 1977).
- 3 "Form Is What Things Are," *Progressive Architecture* 45 (May 1964).
- 4 Paul Ricoeur, *La Metaphore Vive* (Paris: Seuil Publications). The recent English translation, *The Rule of the Metaphor*, has, in my opinion, a very bad title. It completely changes the meaning of Paul Ricoeur's book.



Peer Reviewed

Title:

The Architecture of Joseph Esherick, or Anatomy Against Composition

Journal Issue:

Places, 3(1)

Author:

Muntanola Thornberg, Joseph

Publication Date:

1986

Publication Info:

Places, College of Environmental Design, UC Berkeley

Permalink:

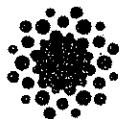
<http://escholarship.org/uc/item/9jz3b7wx>

Acknowledgements:

This article was originally produced in Places Journal. To subscribe visit www.places-journal.org. For reprint information contact places@berkeley.edu.

Keywords:

urban, design, architecture, anatomy, composition, barcelona, spain, california, joseph esherick, joseph muntanola thornberg



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No second fiddle / Esherick sidekick is a force of his own in architecture's Third Bay Tradition

December 04, 2004 | By Dave Weinstein, Special to The Chronicle



Joseph Esherick (left), who died in 1998, and George Homsey
Credit: KURT ROGERS

George Homsey can seem the most modest of men. As the "H" in the architectural firm EHDD, for almost 50 years he was a loyal follower of the "E," Joseph Esherick, designing buildings that were deliberately unpretentious and filled with light.

"In the architecture community," Homsey

says, "I'm known as a person who worked with Joe and supported him, but also had something to say."

"George always had his own independent sensibility as an architect," says architect John Parman, who worked at EHDD (Esherick Homsey Dodge and Davis). He calls Homsey "one of the finest architects in the Bay Area."

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Besides being designer on such EHDD projects as the Hedgerow homes at Sea Ranch and shingled apartment complexes in San Francisco, Homsey designed a home on Albany Hill that helped create what some call the Third Bay Tradition.

Like the First (Bernard Maybeck) and Second (William Wurster), the Third tradition was woodsy, informal, playful and attentive to the environment, but more abstract, cubistic and filled with dramatic natural light.

The boxy, budget-conscious Rubin house, with ungainly bays that contained stairs and fireplace, influenced architects who achieved much greater fame, including Charles W. Moore.

"The casual, almost shanty idiom of the Bay Area is mated with a precision of shape and an almost baroque drama of space and light," Moore wrote of the house in an essay he contributed to the book "Bay Area Houses," edited by Sally Woodbridge.

Esherick clearly created the EHDD "style" within which Homsey worked, self-effacing, anti-elegant and almost pretentiously unpretentious. "Stuff that doesn't yell or scream," Esherick called it. The architecture was about life within the buildings, not their outward form.

Esherick and Homsey homes are sited and windows arranged to frame dramatic views and provide natural light without glare. Their stylistic signatures include skylights and asymmetrical patterns of windows and simple concrete columns without bases or capitals, often supporting broad trellises. Esherick called his architecture "dumb," and Homsey uses the term proudly.

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"Things happen as they happen," he says. "The windows are placed for reasons other than composition," he says, and adds: "It's dumb in that the details and the way it's put together are very straightforward."

Unlike most Bay Area architects, Homsey was born and bred in San Francisco, growing up in a typical Western Addition apartment, a pair of flats separated by a light well. His father was an auto mechanic.

At 17, while still in school, he signed up for a naval aviation program that sent him to preflight training in Nebraska after he graduated. But World War II ended before Homsey could take to the air. By that time Homsey knew that he wanted to study architecture. He got his academic requirements out of the way at San Francisco City College, where he met Don Carter, who became a lifelong friend and colleague. Together they studied architecture at UC Berkeley.

Their first real jobs -- Homsey as an architect and Carter as a landscape architect -- was on Easter Hill, a modern public housing project in Richmond built on a boulder-strewn hillside. Their assignment -- mapping the boulders.

When Easter Hill was finished, Homsey visited Esherick's office, a storefront in North Beach. In 1952 he joined the small firm, which concentrated on homes. Homsey had found his niche.

By 1963, when Homsey, along with Peter Dodge and Charles Davis, became associates, the firm had taken on larger projects. It soon gained fame by renovating the Cannery. In 1972 the firm was renamed Esherick Homsey Dodge and Davis.

"These people were really in tune with Joe Esherick," says architect Richard Peters, who worked at EHDD. "They didn't impose their own style. The office wanted what Joe was about."

Esherick taught at Cal and ran the architecture department there, so he was out of the office much of the time. When he was gone, Homsey was "chief honcho of design," Peter Dodge says.

It's difficult to look at an EHDD project and separate out individual contributions, Dodge says. "What got produced was probably better by us working together than we would have done individually."

But Homsey had more influence than anyone other than Esherick. "In terms of design skill," Dodge says, "he was better than anyone else."

Homsey complemented Esherick in work habits -- Esherick would design a general scheme, then leave it for others to develop; Homsey would focus on every detail and never stop designing, even after construction was under way.

And Homsey's design sensibility differed from Esherick's, says architect Glenn Lym, who worked at EHDD. Homsey was more romantic, his designs more exuberant. "George is a very fidgety guy," Lym says. "Everything has to be moving."

"I think he's an architect of the heart," Lym says, "that because of his association with Joe Esherick became an architect of the head."

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Architect Joseph Esherick, EHDD

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Works

- [Cary House](#), at Mill Valley, California, 1960.
- [Garfield School](#), at San Francisco, California, 1981.
- [House at Kentwoodlands](#), at Kentwoodlands, California, 1957.
- [Silver Lake Lodge](#), at Deer Valley, Utah, 1982.
- [The Cannery](#), at San Francisco, California, 1968.
- [Monterey Aquarium](#), at Monterey, California, 1980 (circa).
- [The Hermitage](#), at San Francisco, California, 1984.

[map of works](#)

Biography

Joseph Esherick, EHDD

(b. Philadelphia, Pennsylvania 1914; d. December 18, 1998)

Joseph Esherick was born in Philadelphia, Pennsylvania in 1914. He graduated from the University of Pennsylvania in 1937. He worked in a private architectural practice in San Francisco until 1953 after which he assumed presidency of Joseph Esherick and Associates. From 1972 until the 1990s he was president of [Esherick, Homsey, Dodge, and Davis \(EHDD\)](#) in San Francisco. He was awarded the AIA Gold Medal in 1989. He was also an influential professor of architecture at UC Berkeley for many years, through the mid-1980's.



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In a quiet break with tradition, including the formalism of the Bauhaus, Joseph Esherick reverted to a practical design approach, continuing and extending a Bay Area tradition pioneered by [Bernard Maybeck](#), and extended by [William Wurster](#) and some contemporaries. Esherick rejected formal concepts of beauty and designs his buildings in relation to their specific purposes. He attempted to find new solutions to the problems of form and function. Critical of the aesthetic theory of design, Esherick emphasizes the functionality of a building over its appearance.

Esherick displayed an enormous diversity within his work. By approaching each project with a clean mental slate, he allowed himself tremendous creative breadth. He combined a utilitarian design philosophy, a desire to have his buildings reflect and merge with nature and the vernacular design of California to create successful, liveable buildings. He has been integral to the establishment of the Bay Area tradition in architecture.

References

Muriel Emmanuel. Contemporary Architects. New York: St. Martin's Press, 1980. ISBN 0-312-16635-4. NA 680-C625. p241-243.

Adolf K Placzek. Macmillan Encyclopedia of Architects. Vol. 2. London: The Free Press, 1982. ISBN 0-02-925000-5. NA40.M25. p32-33.

Resources

Sources on Joseph Esherick, EHDD

[Esherick Homsey Dodge and Davis](#) — The firm's official web site



Find books about [Joseph Esherick, EHDD](#)

Joseph Esherick

From Wikipedia, the free encyclopedia

Joseph Esherick (1914 in Philadelphia, Pennsylvania – December 17, 1998) was an American architect.

Graduating from the University of Pennsylvania in 1937, Esherick set up practice in the San Francisco Bay Area in 1953 and taught at University of California, Berkeley for many years. He was awarded the AIA Gold Medal in 1989.

Inheriting the Bay Area architectural tradition of figures like Bernard Maybeck and William Wurster, Esherick's designs for hundreds of houses through his career centered on attention to regional traditions, site requirements, and user needs.

In 1959, Esherick was the co-founder, along with William Wurster and Vernon DeMars, of Berkeley's influential College of Environmental Design (CED). The CED encompassed disciplines of architecture, landscape architecture, environmental planning and city planning, and served as a nexus for figures like Christopher Alexander, Catherine Bauer, Galen Cranz, Donlyn Lyndon, Roger Montgomery, Charles Moore, and William Wilson Wurster.

In 1972 Esherick reorganized his office, turning away from houses to more commercial and academic work, with three longtime associates George Homsey, Peter Dodge and Chuck Davis to form **Esherick Homsey Dodge & Davis**, the winner of the 1986 Architecture Firm Award. The firm continues today as EHDD Architects.

Esherick was the nephew of American sculptor Wharton Esherick.

Work

- House at Kentwoodlands, Kent Woodlands, California, 1957
- Cary House, at Mill Valley, California, 1960
- Harold E. Jones Child Study Center, at University of California, Berkeley, 1960
- Six Sea Ranch Demonstration Houses (now called The Hedgerow Homes) (in collaboration with Lawrence Halprin and Charles Moore), Sonoma County, California, 1967
- The Cannery, at San Francisco, California, 1968
- Garfield School, at San Francisco, California, 1981
- Flora Lamson Hewlett Library, at University of California, Berkeley, 1981
- Silver Lake Lodge, at Deer Valley, Utah, 1982
- Monterey Bay Aquarium, at Monterey, California, 1984
- Hermitage Condominiums, San Francisco, California, 1984
- Aquarium of the Pacific, Long Beach, California, 1998
- Tenderloin Community School, 1999



Sea Ranch house designed, and previously owned by Joseph Esherick, 1966.

Retrieved from "http://en.wikipedia.org/wiki/Joseph_Esherick"

Categories: 1914 births | 1998 deaths | American architects | Modernist architects | University of Pennsylvania alumni | University of California, Berkeley faculty | American architect stubs

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The primary façade of the Lowe Residence faces north toward El Camino del Mar and is set back about 15' from the sidewalk. This façade is amply fenestrated and faces the Golden Gate and is

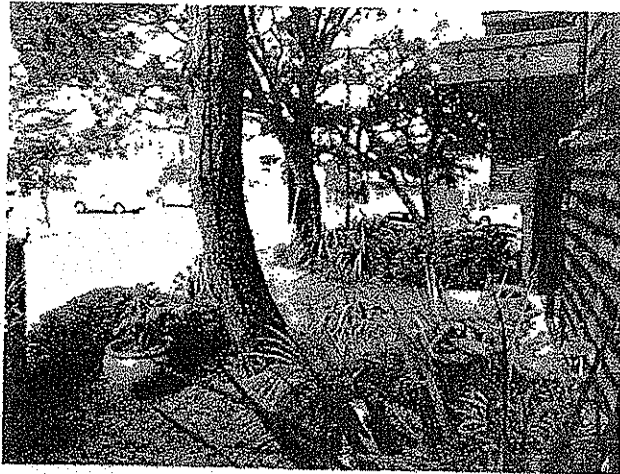


Figure 3. Garden
Source: KVP Consulting

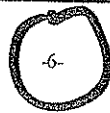
therefore the location of the primary living spaces within the interior. However, the primary pedestrian entrance is located on the west side of the residence facing 32nd Avenue. A paved concrete walkway leads from the sidewalk to a concrete landing and sheltered porch near the center of this façade. Gardens are located to either side of the walkway (Figure 3). The gardens are bounded by a stacked stone retaining wall of unknown provenance located at the northwest

corner of the property. A wood slat fence bounds the southerly section of the yard, also the location of a concrete Lincoln Highway marker that predates the house. The marker indicates the western terminus of the Lincoln Highway, the first transcontinental highway established in the United States in 1913. Originally designed by Bay Area landscape architect Geraldine Knight Scott, the gardens contain several mature pines, including a Japanese black pine and a Monterey pine in the north garden and a smaller Japanese black pine to the south.² These trees and the concrete walkway appear to be the only surviving elements of the original landscape plan, which based on historic photographs, appears to have been shaded out by the mature trees. Today, several non-historic shade-tolerant plantings are located throughout the garden. Original drawings show concrete stepping stones running from 32nd Avenue to the rear entrance along the southerly property line. This feature was replaced by a brick patio at a later date.

B. Exterior

The Lowe Residence is a four-story, wood-frame, modernist dwelling designed in the Second Bay Region Tradition (Figure 4). As mentioned above, the primary façade faces north toward El Camino del Mar and is two bays wide. Due to the irregular northerly lot line, which juts inward in a southwesterly direction, the north façade is staggered so that the left (east bay) projects out 7' beyond the right (west) bay, the overall effect being that the façade organization resembles a

² Photographs taken of the house ca. 1972 show the three young trees surrounded by planting beds with flowering shrubs. The stone wall does not appear in these photographs. The flowering shrubs were presumably shaded out by the pines and replaced.





BRANDT-HAWLEY LAW GROUP

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July 6, 2010

President David Chiu
and Members of the Board of Supervisors
c/o Angela Calvino
Clerk of the Board
City of San Francisco
via email only

Subject: Appeal of Categorical Exemption at 100--32nd Avenue
Case No. 2007.0129DDD
July 13th Agenda

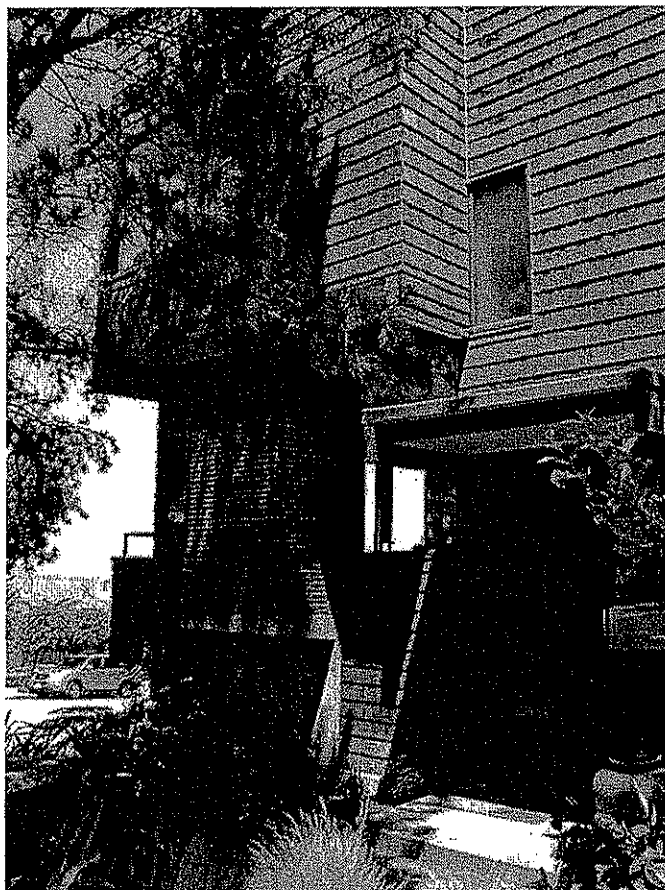
Honorable President Chiu and Supervisors:

On behalf of Sanford Garfinkel, I support the appeal of the categorical exemption for substantial alteration to the historic resource at 100 32nd Avenue.

The practice of this office focuses on citizen enforcement of the California Environmental Quality Act. Our cases that focus on aesthetics and historic resources include *Friends of Sierra Madre v. City of Sierra Madre* (2001) 25 Cal.4th 165 [defeating a claimed CEQA exemption] at the California Supreme Court, and *Preservation Action Council v. City of San Jose* (2006) 141 Cal.App.4th 1336 [overturning an inadequate EIR for proposed demolition of a landmark building]; *Lincoln Place Tenants Association and 20th Century Architectural Alliance v. City of Los Angeles* (2005) 140 Cal.App.4th 1391 [enforcing EIR mitigations for historic buildings]; *The Pocket Protectors v. City of Sacramento* (2004) 124 Cal.App.4th 903

[overturning the failure to require an EIR based on urban aesthetics]; *Architectural Heritage Association v. County of Monterey* (2004) 122 Cal.App.4th 1095 [overturning the failure to require an EIR for proposed demolition of an unlisted historic resource]; and *League for Protection v. City of Oakland* (1997) 52 Cal.App.4th 896 [overturning the failure to require an EIR for proposed demolition of an unlisted historic resource], all at the California Court of Appeal.

Historic Resource Status. The City acknowledges the historic status of the 1962 home at 100 32nd Street as a “Category B property requiring further consultation and review” and eligible for the California Register of Historical



Resources under Criterion C as the work of "master" architect Joseph Esherick "and as a work that possesses high artistic values as an excellent and well-preserved example of the Second Bay Region Tradition style." (Certificate of Exemption, page 2.) The City also acknowledges that the building exhibits a high degree of historic integrity, retaining its location, association, design, workmanship, setting, feeling, and materials. The building has undergone few alternations since its construction and retains a high level of historical significance. Although a rooftop solarium was unlawfully added without a permit, it is minimally visible from the street and can be removed. (Certificate of Exemption, page 2.)

The Project

The project proposes significant changes to the historic and architecturally significant Esherick building, including a 3-story side horizontal addition and the conversion of the illegal rooftop solarium to a fourth floor. City staff agrees that "several distinctive exterior features will be altered." (Certificate of Exemption at 3.) The applicants claim to have original plans prepared by Joseph Esherick for a fourth floor for the house, but after repeated requests they have never produced them.

Significant Impacts

Historic preservation architect F. Joseph Butler, recognized by the City as an expert in historic resource evaluations, has provided a professional opinion that the proposed major alterations would significantly weaken the integrity of the Esherick design. Some 60 % larger, the building would no longer be the "jewel box" that Esherick referred to nor the "cubist play" admired by his prominent architectural partner George Homsey FAIA. (See Butler letter.)

Mr. Butler has provided his fact-based professional opinion that the project would violate the *Secretary of the Interior's Standards* and that the home would no

longer qualify for the California Register of Historical Resources. This would cause a substantial adverse change in the significance of an historic resource.

UC Berkeley Professor Emeritus Marc Treib, an acknowledged expert on the architecture of Joseph Esherick, and the author of *Appropriate: The House of Joseph Esherick*, agrees that the project may have a substantial adverse effect:

From: mtreib@socrates.berkeley.edu

> To: fjosephbutler@hotmail.com

> Subject: Re: Joseph Esherick's Lowe House

> Date: Mon, 3 May 2010 07:04:11 -0700

>

> Dear Mr. Butler,

>

> I apologize for the delay in replying but I have been out of town, and

> will be leaving again tomorrow.

>

> I was saddened to receive your email describing the proposed changes

> to the Lowe house. I visited the building a few years ago before it

> changed hands and found it to me a quite representative Esherick work

> of unusual complexity—a rather clever single-family tower filled with

> interesting spaces that skillfully maximized what a small site could

> offer in a handsome way. It is also a very good representative of a

> later Esherick work that, with his architecture at The Sea Ranch,

> illustrates the skill of a mature designer.

>

> Based on the drawing you sent me I would agree that the proposed

> changes would seriously affect the integrity of the design; in fact,

> if I read the rather simple drawing correctly, it looks as if it would

> almost completely destroy the proportions, masses, and play of solid

> surfaces and windows of the original design.

>

> Whether it qualifies for listing I cannot say, being unfamiliar with

> the city's preservation ordinances. And I can understand the new

> owner's need for change or additional space. Yet I would hope that the

> architect for the renovation can accommodate the new owner's needs in

> a less destructive and more sensitive way, perhaps working within the

> existing envelope rather than adding new volumes.

>

> Unfortunately I will be abroad for the better part of the next month or

> so would not be available for working further on the problem.

>

> Sincerely,

>

> Marc Treib

> Professor of Architecture Emeritus

> Faculty Curator, Environmental Design Archives

> University of California Berkeley

Professor Treib had been provided with copies of the above photograph and drawings of the original house and the revised alteration plans, here attached.

The Fair Argument Standard

The City has thus far treated the project as categorically exempt from CEQA under Class 1, appropriate for minor changes to an existing structure. However, categorical exemptions are rebuttable: they “*shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource*” — or for a project that may have any other potentially significant environmental impact due to its particular circumstances. (CEQA Guideline § 15300.2, subd.(c), (f), italics added; Pub. Resources Code § 21084, subd.(e).)

The standard of review as to whether an exception may defeat a CEQA exemption is the “fair argument” standard. If the record before this Board includes a fair argument that the project *may* have any significant environmental impact, the exemption fails regardless of conflicting opinion. (*Banker’s Hill v. City of San Diego* (2006) 139 Cal.App.4th 249.)

The fair argument standard defeats a categorical exemption if any substantial evidence in the record — that is, facts or reasonable assumptions/expert opinions based on facts — supports a fair argument that significant impacts may occur, *even if* a different conclusion may also be supported. (*Friends of “B” Street v. City of Hayward* (1980) 106 Cal.App.3d 988, 1000-1003.) This standard markedly differs from the deferential review normally enjoyed by agencies:

... if a lead agency is presented with a fair argument that a project may have a significant effect on the environment, the lead agency shall prepare an EIR even though it may also be presented with other substantial evidence that the project will not have a significant effect.

(CEQA Guideline § 15064, subd.(f), subd.(l).) Importantly, if there is a dispute among

experts, the City must defer to the evidence in favor of environmental review. (*E.g.*, Guideline § 15064, subd. (f).) Here, there is just such a dispute.

Environmental Review is Mandated by State Law

The arguable merits of the project and the reasons behind it are not before the Board; the sole question is whether it is exempt from CEQA.

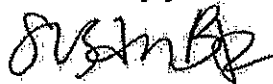
The City's own reports combined with the expert opinions of F. Joseph Butler and Professor Marc Treib provide a "fair argument" that the project *may* have significant environmental impacts to an acknowledged historic resource.

CEQA therefore does not allow the exemption.

Please grant this appeal, and require environmental review for this project. Environmental review will consider alternatives that avoid compromise of the Esherick-designed historic resource and will assist City decisionmakers in making a decision that protects the integrity of its character-defining historic neighborhoods.

Thank you very much.

Sincerely yours,



Susan Brandt-Hawley

cc: Alice Barkley



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MEMO

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1650 Mission St.
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**APPEAL OF CATEGORICAL EXEMPTION
100 32nd Avenue**

Reception:
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Fax:
415.558.6409

Planning
Information:
415.558.6377

DATE: March 30, 2010
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. 10-0252, Planning Case No. 2007.0129E
Appeal of Categorical Exemption for 100_32nd Avenue
HEARING DATE: April 13, 2010
ATTACHMENTS: A – Certificate of Exemption from Environmental Review (May 19, 2009)
B – Kelley & VerPlanck Historic Resource Evaluation Report
C – Project drawings and plans, dated May 18, 2010
D – Photo of subject building

PROJECT SPONSOR: Alice Barkley on behalf of Jennifer King & Tim Fredel

APPELLANT: Stephen Williams on behalf of Sanford Garfinkel

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 100 32nd Avenue (the "Project").

The Department, pursuant to Title 14 of the CEQA Guidelines, issued a Categorical Exemption Certificate for 100 32nd Avenue on May 19, 2009, finding that the proposed project will not have an adverse impact to a historic resource.¹

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.

¹ California Code of Regulations, Title 14, Section 15301(e)(1): Class 1 Exemption.

SITE DESCRIPTION & PRESENT USE:

100 32nd Avenue is located on the southeast corner of the intersection of El Camino Del Mar and 32nd Avenue in an RH-1(D) (Residential, House, One-Family, Detached) District and a 40-X Height and Bulk District. The property is located in the northwestern corner of the Sea Cliff neighborhood near Lincoln Park. The subject trapezoid-shaped lot measures approximately 49 feet by 60 feet containing approximately 2,465 square feet. The subject building is a four-story, 2,494-square-foot, single-family residence designed by Joseph Esherick and constructed in 1962. There is a legislated front set-back on the street face of approximately 7' deep.

The subject building is included on the Planning Department's 1976 Architectural Survey. The subject property is not a designated San Francisco Landmark nor located within a designated local historic district pursuant to Article 10, nor is it listed nor has it been determined eligible for listing on the National or California State register. The building is considered a Category B property. (Requires Further Consultation and Review) for the purposes of the Planning Department's CEQA review procedures.

PROJECT DESCRIPTION:

The proposed project involves excavation beneath the building to create a sub-basement floor level, the enclosure of one (of two) garage opening on the El Camino del Mar façade, the alteration of window openings at the first floor level of the west primary façade (facing 32nd Avenue), the construction of a two-story projecting bay on the primary façade (facing 32nd Avenue), the removal of a portion of the parapet on the secondary (El Camino del Mar) façade, the removal of a c.1980 'solarium' room on the roof, and the construction of a new rooftop addition. The new bay and rooftop addition will add approximately 612 square feet to the existing 2,494-square foot building.

BACKGROUND:

2007 - Building Permit Filed and Initial Environmental Review Conducted

The project sponsor submitted a building permit to perform the above-mentioned work in January of 2007. Due to the property's listing on the Planning Department's 1976 Architectural Survey and the age of the building, Department staff reviewed the property as a historic resource under CEQA. Preservation staff found the project to meet the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (the "Standards") and, therefore, it did not have a significant impact to the historic resource. The Department found the project to be categorically exempt under CEQA.

Pursuant to Section 311 of the Planning Code, a 30-day *Notice of Building Permit Application* with a description of the project's categorical exemption status was mailed to neighbors within a 150' radius of the project, as well as posted on the site, on December 19, 2007.

2008 - Discretionary Review Filed

In January 2008, discretionary Review ("DR") was filed by three requestors:

- Sanford Garfinkel, owner of 855 El Camino del Mar located adjacent and east of the property.
- Chine Hui, owner of 110 32nd Avenue located adjacent and south of the property.

- Norman Kondy, President of Lincoln Park Homeowners Association and owner of 271 32nd Avenue.

The issues raised by the DR Requestors focused on the massing of the proposed rooftop addition and its impact to light, air, and view access at adjacent properties, as well as the overall design conformity with the surrounding neighborhood character.

2009 - Additional Environmental Review Conducted

As a result of some of the neighbor concerns about the design, the Department requested that the project sponsor submit a formal Environmental Evaluation application so that the project could be further analyzed. On March 30, 2009, the Project Sponsor filed a formal Environmental Evaluation application under Case No. 2007.0129E. A Certificate of Determination was issued on March 4, 2009 finding that the project was categorically exempt from CEQA under Class 1 [Section 15301(e)(1)] and would have no adverse impact to the historic resource. The certificate was issued in conjunction with the Historic Resource Evaluation Response memo dated April 6, 2009.

Since the April 2009 exemption, the project sponsor made several modifications to the proposed project, and as a result, the Department issued a second and final certificate on May 19, 2009 in conjunction with the Historic Resource Evaluation Response memo dated May 18, 2009.

The Department's determination was based upon information provided in the Historic Resource Evaluation report prepared by Kelley & VerPlanck on March 25, 2009 (see Attachment B). Staff first found that the property is a historic resource under CEQA - that it is eligible for listing in the California Register of Historical Resources as the work of a master architect (Joseph Esherick) and as a work that possesses high artistic values as an excellent and well-preserved example of the Second Bay Region Tradition style.

Staff further determined that the project is consistent with all aspects of the *Standards* and that it will not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired (pursuant to CEQA Section 15064.5). In particular, staff found that the project meets the following Standards:

Standard 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 a property will be avoided.

The historic character of 100 32nd Avenue will be retained and preserved through the careful articulation of new features and the retention of most distinctive features, spaces, and spatial relationships that characterize the property. The proposed additions will be compatible with and subordinate to the original building design and will not detract from the building's historic character. Also, although several distinctive exterior features will be altered, such as the height of the entry opening, the removal/addition of several window openings, and the routing of the chimney flue, staff found that the alterations of these features would not detract from the overall building composition.

Standard 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.

The contemporary design of the proposed vertical addition will clearly identify the element as new and will preserve the sense of historical development for the building. At the proposed bay, a more open window fenestration pattern will be used to differentiate the element from the historic façade features while maintaining a similar window opening size and cladding the feature in wood shingles that will make it compatible with the historic design.

Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The solarium addition to be removed has not gained historic significance. Therefore, the project complies with this standard.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The building exterior is primarily composed of off-the-shelf materials that are not distinctive or examples of craftsmanship. The few distinctive features such as the exposed firebox will be retained.

Standard 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 will 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.

Regarding the proposed rooftop addition, the new feature will relate to the historic building through the use of wood cladding, framed openings, metal-framed windows and doors, painted finishes, asymmetrical fenestration, and a flat roof form. The scale and location of the addition will allow the three-story form of the historic building to continue to be read, and the volume of the addition will not overwhelm the scale of the existing building or interrupt the rhythm of heights and volumes within the streetscape. Also, the proposed setbacks at the addition's juncture with the existing stair tower will allow this historic feature to remain a strong vertical element of the façade.

Regarding the proposed bay and balcony at the primary (32nd Avenue) façade, the new features will be compatible with the asymmetry and varied planes of the façade. The bay feature will relate well to the existing projection at the northern half of the façade without competing with the larger and more prominent historic form. Also, the placement of the bay will also respect the strong central vertical line created by the historic stair tower. Similarly, the proposed balcony will relate well to the existing balcony features on the building and will work to balance the massing of the façade with the newly incorporated bay above. This

feature will also obscure the new glazing of the proposed doors behind and maintain the overall solid appearance of the west façade.

Regarding the various fenestration and door changes, staff finds that the proposed new features are in keeping with the modest and vernacular character of the historic building. Staff finds that the proposed basement and first floor windows are appropriately designed in terms of material, size, proportion and details to be compatible with the existing random but balanced fenestration pattern and the overall feeling and design of the building. Regarding the proposed entry changes, the design will maintain the simple lines and transparency of the original feature (original door is not extant) as well as the historic canopy feature. Lastly, staff finds that the garage doors to be removed are not unique or distinctive features and may be replaced without detracting from the historic character of the building.

Because the project was found to meet the *Standards*, the Department determined that the project did not have an adverse impact to the historic resource and issued a categorical exemption on May 19, 2009.

2009 - Discretionary Review Hearing and Action

On June 4, 2009, the Planning Commission conducted a DR hearing to consider the project. The Commission approved the project with a modification to the proposed windows along the west façade to make the appearance of the windows more consistent with the existing building. After these changes were made to the plans, the Department approved the Building Permit Application on August 7, 2009.

2009 - Building Permit Application and Variance Decision Appealed

On September 25, 2009, Sanford Garfinkel appealed the issuance of the building permit (Appeal No. 09-105) to the Board of Appeals, and, on November 12, 2009, Garfinkel appealed the Variance Decision letter (Appeal No. V09-132) to the Board of Appeals. The Board upheld both the building permit approval and the granting of the variance at the February 3, 2010 hearing. The Appellant filed a re-hearing request on February 16, 2010 for the building permit appeal which was continued to the call of the Chair at the March 3, 2010 hearing pending a decision on the Categorical Exemption appeal.

CEQA GUIDELINES:

Section 21084 of the California Public Resources Code² 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 15333,³ do not have a significant impact on the environment, and therefore are categorically exempt from the requirement for the preparation of further environmental review.

² 21084: Guidelines shall list classes of projects exempt from this Act.

³ California Code of Regulations, Title 14, Chapter 3.

CEQA State Guidelines Section 15301(e)(1) (Existing Facilities), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The proposed project would involve the addition of approximately 612 square feet. Therefore, the proposed addition would be exempt under Class 1.

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 building here would be considered a historic resource. If it is 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.

With regard to historic resource review under CEQA, the first step in the evaluation process is to determine whether there is a historic resource 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 of its immediate surroundings such that the significance of the historical resource would be materially impaired."⁴

Department Analysis of 100 32nd Avenue

After reviewing the report submitted by Kelley & VerPlanck and additional material in the record, the Department determined that 100 32nd Avenue is a historic resource as an individual landmark. The building appears eligible for listing in the California Register under Criterion 3 as the work of a master architect (Joseph Esherick) and as a work that possesses high artistic values as an excellent and well-preserved example of the Second Bay Region Tradition style. Although the building is not yet 50 years old, Kelley & VerPlanck demonstrated that sufficient time has passed and sufficient scholarship has occurred to understand the building's historical importance. There is substantial evidence in the record to support these conclusions, both in the Kelley & VerPlanck report and the Department's analysis.

Since the building was determined to be a historic resource, the Planning Department then assessed whether the proposed project would have an adverse impact to the historic resource. As

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

noted above, the Department determined that the proposed project would be consistent with the *Standards*, and thus not have an adverse impact to the historic resource.

APPELLANT ISSUES AND PLANNING DEPARTMENT RESPONSES:

The concerns raised in the March 1, 2010 Appeal Letter are cited in a summary below and are followed by the Department's responses.

Issue #1: The Appellant states that the subject building is eligible for the National Register of Historic Places and State Registers of Historical Resources.

Response #1: The Department has always maintained that 100 32nd Avenue is eligible for listing on the California Register. While the Kelley & VerPlank report discussed the possibility of the building being eligible for the National Register, the Department's CEQA review procedures only require evaluation of historic significance under the California Register. For the purposes of CEQA, eligibility for listing on the California Register alone qualifies the property as a historic resource. Therefore, the property was reviewed by the Department as a historic resource.

There is no disagreement with the Appellant the property is a historic resource under CEQA.

Issue #2: Appellant states that ..."the project does not meet the Secretary of the Interior's Standards." The Appellant goes on to state that "[t]he project adversely changes the work of a master architect...[t]he Project is a radical alteration of his design and work...[t]he addition of a new row of windows at the top floor on both facades and changing the shape and size of the lower windows forever changes the architecture and design from Esherick...[a]dding a fourth floor and a fifth floor deck and redesigning the façade and windows is an unacceptable negative environmental impact on this historic resource."

Response #2: Under the CEQA Guideline Section 15064.5(3), projects that follow(s) the *Secretary of the Interior's Standards for the Rehabilitation and Guidelines for Rehabilitating Historic Buildings* "shall be considered as mitigated to a level of less than a significant impact on the historical resource."⁵

The Department maintains that the project meets the *Standards* and will not adversely impact the subject historic resource or its ability to convey its historic significance as the work of a master architect and as a work that possesses high artistic values as an excellent and well-preserved example of the Second Bay Region Tradition style.

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

⁵ See 15064.5.

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 supporting the claim that the project does not meet the Standards. In contrast, the Department has provided a detailed analysis as to how the project does meet the Standards (see pages 3-5 above and pages 3-5 of the Categorical Exemption Determination).

Issue #3: The Appellant states that "[t]he review of this project and the impacts it has on the value of this rare single family home...have not been fully appreciated or fleshed out by the Department. There is no mention of the façade changes or fifth floor deck and how those new features can possibly pass muster under the [Standards]." The Appellant also claims that no visibility studies were provided.

Response #3: As noted above, the project impacts are evaluated per the *Standards* and the façade changes are specifically addressed in the analysis under Standard 9. The "fifth floor deck" referred to by the Appellant is noted on the page A2.2 and A2.3 of the plans (Attachment C) and *was* analyzed as part of the vertical addition in the Department's evaluation under Standard 9. The roof deck is part of the flat roof design, which was found to be an appropriate form for an addition to the Esherick design. The form reduces the bulk of the addition while the proposed glass railings minimize their visibility.

Regarding visibility studies, a physical model of the project was provided by the Project Sponsor and used in the Department's analysis.

Issue #4: The Appellant states that the Project Sponsor's historic preservation consultant finds that the Project "violates numerous provisions of the [Standards] for alteration of historic resources."

Response #4: The report cited by the Appellant was submitted in March 2009 and was based on a previous iteration of the project. Based on the finding by the consultant that a few aspects of the project did not conform with the *Standards*, the Project Sponsor revised the project to eliminate those components. Specifically, Kelley & VerPlanck identified several elements of the design in their March 2009 evaluation as not complying with Standard 2, which calls for distinctive materials and features that characterized the property to be retained. These elements were the proposed entry alterations, the proposed divided-light windows above the entry, and the removal of the original garage door. In the revised design the original entry is maintained, the proposed windows are eliminated, and the garage doors are maintained. These alterations resulted in a Project that more closely conforms to the *Standards*.

The amended project was submitted and reviewed in the Department's May 2009 environmental determination (Attachment A). While the consultant did not submit a formal review of the revised project, it should be noted that the revised project *directly addressed* the issues presented in the March 2009 report. The Department found that the revised project met the *Standards*, and thus was exempt from CEQA.

CONCLUSION

The Department conducted an in-depth and thorough analysis of 100 32nd Avenue under the CEQA Guidelines. The Department found that the building is a historic resource and that the proposed project meets the *Secretary of the Interior's Standards for Rehabilitation*. The Appellant has not provided any substantial evidence to refute the conclusion of the Department.

For the reasons stated above and in the May 19, 2009 Certificate of Determination, the CEQA Determination complies with the requirements of CEQA and the project is appropriately exempt from environmental review pursuant to the cited exemption. The Department therefore recommends that the Board uphold the Determination of Exemption/Exclusion from Environmental Review and deny the appeal of the CEQA Determination.



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2007.0129E
 Project Title: 100 32nd Avenue
 Zoning: RH-1(D) (Residential, House, Single-Family, Detached)
 40-X Height and Bulk District
 Block/Lot: 1312/008
 Lot Size: 2,465 square feet
 Project Sponsor: Alice Barkley, Luce Forward, LLP
 (415) 356-4635
 Staff Contact: Shelley Caltagirone – (415) 558-6625
 shelley.caltagirone@sfgov.org

1650 Mission
 Suite 400
 San Francisco
 CA 94103-24

Reception:
 415.558.63

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 415.558.64

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 Information:
 415.558.63

PROJECT DESCRIPTION:

This Certificate of Determination supercedes the Certificate of Determination that was issued on March 4, 2009. The subject building is a four-story, single-family residence constructed in 1962 on an approximately 2,465 square-foot lot. The proposed project involves excavation beneath the building to create a sub-basement floor level; enclosure of one garage opening at the basement floor level; alteration

[Continued on the next page.]

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(1))

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

May 19, 2009
 Date

cc: Alice Barkley, Project Sponsor
 Brett Bollinger, MEA Division
 Glenn Cabrerros, Neighborhood Planning Division
 Shelley Caltagirone, Preservation Planner

Supervisor Alioto-Pier, District 2
 Virna Byrd, M.D.F.
 Distribution List
 Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

of fenestration at the first floor level of the west façade; construction of a projecting bay at the second floor level of the west façade; and expansion of the third floor level to the north and south. The bay and third floor additions will add approximately 612 square feet to the existing 2,494-square foot building. The project site is located on the southeast corner of El Camino del Mar and 32nd Avenue in the Sea Cliff 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 a historical resource. The subject building is a four-story, wood-framed, Second Bay Region Tradition-style single-family residence constructed in 1962 and designed by Joseph Esherick. Under the Planning Department's CEQA Review Procedures for Historic Resources, the proposed property is classified as a Category B property requiring further consultation and review. As described in the Historic Resource Evaluation (HRE) Memorandum¹ (attached), the 100 32nd Avenue property appears to be eligible for individual listing in the California Register under Criterion C (Architecture) as the work of a master (Joseph Esherick) and as a work that possesses high artistic values as an excellent and well-preserved example of the Second Bay Region Tradition style.²

The 100 32nd Avenue building exhibits a high degree of historic integrity, retaining its location, association, design, workmanship, setting, feeling, and materials. The building has undergone few alterations since its construction and retains a high level of historical significance. The only minor exterior change that has occurred is the construction of a rooftop solarium, which is minimally visible from the street and can easily be removed.

The project proposes to construct a three-story side horizontal addition and to enlarge the existing partial fourth floor, adding approximately 612 additional square feet to the existing 2,494-square foot building. At its widest point, the three-story side addition would project five feet from the existing 32nd Avenue façade.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Standards). It was determined that the proposed project would be consistent with the Standards for the following reasons.

¹ Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, May 15, 2009.

² Kelley & VerPlanck Historical Resources Consulting, LLC. *Lowe Residence: Historic Resource Evaluation*. March 25, 2009. This report is on file and available for public review by appointment at the San Francisco Planning Department, 1650 Mission Street, Fourth Floor, as part of Case File No. 2007.0129E.

Standard 1.

A 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.

The proposed project will maintain the single-family use of the property.

Standard 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 a property will be avoided.

The historic character of the building will be retained and preserved through the careful articulation of new features and the retention of most distinctive features, spaces, and spatial relationships that characterize the property. The proposed additions will be compatible with and subordinate to the original building design and will not detract from the building's historic character. Also, although several distinctive exterior features will be altered, such as the height of the entry opening, the removal/addition of several window openings, and the routing of the chimney flue, staff found that the alterations of these features would not detract from the overall building composition.

Standard 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.

The contemporary design of the proposed vertical addition will clearly identify the element as new and will preserve the sense of historical development for the building. At the proposed bay, a more open window fenestration pattern will be used to differentiate the element from the historic façade features while maintaining a similar window opening size and cladding the feature in wood shingles that will make it compatible with the historic design.

Standard 4.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The solarium addition to be removed has not gained historic significance. Therefore, the project complies with this standard.

Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The building exterior is primarily composed of off-the-shelf materials that are not distinctive or examples of craftsmanship. The few distinctive features such as the exposed firebox will be retained.

Standard 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 will 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.

Regarding the proposed vertical addition, the new feature will relate to the historic building through the use of wood cladding, framed openings, metal-framed windows and doors, painted finishes, asymmetrical fenestration, and a flat roof form. The scale and location of the addition will allow the three-story form of the historic building to continue to be read, and the volume of the addition will not overwhelm the scale of the existing building or interrupt the rhythm of heights and volumes within the streetscape. Also, the proposed setbacks at the addition's juncture with the existing stair tower will allow this historic feature to remain a strong vertical element of the façade.

Regarding the proposed bay and balcony at the west elevation, the new features will be compatible with the asymmetry and varied planes of the façade. The bay feature will relate well to the existing projection at the northern half of the façade without competing with the larger and more prominent historic form. Also, the placement of the bay will also respect the strong central vertical line created by the historic stair tower. Similarly, the proposed balcony will relate well to the existing balcony features on the building and will work to balance the massing of the façade with the newly incorporated bay above. This feature will also obscure the new glazing of the proposed doors behind and maintain the overall solid appearance of the west façade.

Regarding the various fenestration and door changes, staff finds that the proposed new features are in keeping with the modest and vernacular character of the historic building. Staff finds that the proposed basement and first floor windows are appropriately designed in terms of material, size, proportion and details to be compatible with the existing random but balanced fenestration pattern and the overall feeling and design of the building. Regarding the proposed entry changes, the design will maintain the simple lines and transparency of the original feature (original door is not extant) as well as the historic canopy feature. Lastly, staff finds that the garage doors to be removed are not unique or distinctive features and may be replaced without detracting from the historic character of the building.

Standard 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.

The new additions may be removed and the facades may be restored without harm to the integrity of the property.

The proposed project would involve the addition of approximately 612 square feet to the existing 2,494-square-foot building. With the addition, the building would be approximately 3,106 square feet in size. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The proposed project would involve the addition of approximately 612 square feet. Therefore, the proposed addition would be exempt under Class 1.

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. The property is an historic resource; however, the proposed addition would not cause a substantial change to the resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. 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

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

MEA Planner: Brett Bollinger
Project Address: 100 32nd Avenue
Block/Lot: 1312/008
Case No.: 2007.0129E
Date of Review: May 15, 2009
Planning Dept. Reviewer: Shelley Caltagirone
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PROPOSED PROJECT Demolition Alteration

PROJECT DESCRIPTION

The proposal is to alter the existing four-story, single-family residence. The work includes excavating beneath the building to create a sub-basement; enclosing one garage opening at the basement floor; altering fenestration at the first floor level of the west façade; constructing a projecting bay at the second floor level of the west façade; and expanding the third floor level to the north and south. The bay and third floor additions will result in approximately 612 additional square feet. The current proposal, shown in drawings A0.1 through A3.1, dated May 18, 2009 and prepared by Bernardo Urquieta Architects, replaces a previous proposal reviewed by the Department in Historic Resource Evaluation Response Memo dated April 6, 2009.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building, constructed in 1962, is included on the Planning Department's 1976 Architectural Survey with a rating of 3. It is not listed on any historic resource surveys or listed on any local, state or national registries. The building is considered a Category B property (Requires Further Consultation and Review) for the purposes of the California Environmental Quality Act (CEQA).

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the southeast corner of the intersection of El Camino Del Mar and 32nd Avenue in an RH-1(D) (Residential, House, One-Family, Detached) District and a 40-X Height and Bulk District. The property is located in the northwestern corner of the Sea Cliff neighborhood near Lincoln Park. While the immediately surrounding neighborhood character is architecturally varied, both adjacent buildings are of a contemporary architectural style.

The Sea Cliff neighborhood is distinguished from the rest of the Outer Richmond by its City Beautiful-inspired planning, including the curvilinear street pattern and cohesive architectural character.¹

¹ Kelley & VerPlanck Historical Resources Consulting, LLC. *Lowie Residence: Historic Resource Evaluation*. March 25, 2009, p. 36.

Development of the neighborhood began after the 1906 Earthquake and Fire which pushed many city residents to outer lands of San Francisco. The earliest subdivisions of the property were in 1906, 1908, and 1913.² The sale of lots in the Sea Cliff subdivision was undertaken by builder and developer Harry B. Allen.³ Buyers of lots within Sea Cliff could either commission their own homes subject to approval by the developer or hire Allen & Company to build them one. This resulted in neighborhood with a high level of architectural consistency in terms of scale, setbacks, materials, style, and age as well as unique architect-designed homes. Development appears to have continued through to 1930.⁴ The subject property remained vacant until it was purchased by the Lowe family in 1960 after which they engaged Joseph Esherick to design and construct a single-family home.⁵

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 Yes No Unable to determine
Persons: or Yes No Unable to determine
Architecture: or Yes No Unable to determine
Information Potential: Further investigation recommended.
District or Context: Yes, may contribute to a potential district or significant context
If Yes; Period of significance: 1962

The subject property located at 100 32nd Avenue appears to be eligible for listing on the California Register as an individual resource. Below is a brief evaluation of the subject property against the criteria for inclusion on the California Register. Please refer to the Lowe Residence Historic Resource Evaluation report prepared by Kelley & VerPlanck for a fuller description of the property's historical significance.

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;* Research presented in the Lowe Residence Historic Resource Evaluation report prepared by Kelley & VerPlanck does not indicate that the building is associated with any significant historical events. As a latecomer to the Sea Cliff neighborhood, the building does not represent the historical pattern that resulted in the development of the area.⁶

²Ibid, p. 19.

³ Ibid, p. 20.

⁴ Ibid, p. 22.

⁵ Ibid, p. 23.

⁶ Ibid, p. 30.

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

Research presented in the report does not indicate that any of the owners or others associated with the building was an historically important person.⁷

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;

The subject building is a four-story, wood-framed, Second Bay Region Tradition-style single-family residence constructed in 1962 and designed by Joseph Esherick.⁸ As such, the property appears to be eligible for listing in the California Register as the work of a master (Joseph Esherick) and as a work that possesses high artistic values as an excellent and well-preserved example of the Second Bay Region Tradition style.⁹ Although the building is not yet 50 years old, Kelley & VerPlanck have demonstrated that sufficient time has passed and sufficient scholarship has occurred to understand the building's historical importance.

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.¹⁰

-
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:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Feeling:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Design:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Materials:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Workmanship:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

The building has undergone few alterations since its construction and retains a high level of historical significance. The only minor exterior change that has occurred is the construction of a rooftop solarium which is minimally visible from the street and can easily be removed.¹¹

-
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.)

⁷ Ibid, p. 31.

⁸ Ibid, p. 5-14.

⁹ Ibid, p. 31.

¹⁰ Ibid, p. 32.

¹¹ Ibid, p. 33.

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications 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 appears to meet the *Secretary of the Interior's Standards*. (Go to 6 below.)

Optional: See attached explanation of how the project meets standards.

The project is NOT consistent with the *Secretary of the Interior's Standards*; however 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 NOT consistent with the *Secretary of the Interior's Standards* and is a significant impact as proposed. (Continue to 5 if the project is an alteration.)

Staff finds that the project is consistent with all aspects of the *Secretary of the Interior Standards for Rehabilitation (Standards)* and that it will not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired. Although Kelley & VerPlanck did not evaluate the current project in their March 2009 report, staff met with architectural historian Chris VerPlanck on May 8, 2009 to evaluate the revised project. Staff concurred with Mr. VerPlanck that the revised project has overall a smaller impact to the historic resource than the previous project and that the revised project meets the Standards. The following is an analysis of the proposed project per the applicable standards.

Standard 1.

A 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.

The proposed project will maintain the single-family use of the property.

Standard 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 a property will be avoided.

The historic character of the building will be retained and preserved through the careful articulation of new features and the retention of most distinctive features, spaces, and spatial relationships that characterize the property. The proposed additions will be compatible with and subordinate to the original building design and will not detract from the building's historic character. Also, although several distinctive exterior features will be altered, such as the height of the entry opening, the removal/addition of several window openings, and the routing of the chimney flue, staff found that the alterations of these features would not detract from the overall building composition.

Standard 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.

The contemporary design of the proposed vertical addition will clearly identify the element as new and will preserve the sense of historical development for the building. At the proposed bay, a more open window fenestration pattern will be used to differentiate the element from the historic façade features while maintaining a similar window opening size and cladding the feature in wood shingles that will make it compatible with the historic design.

Standard 4.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The solarium addition to be removed has not gained historic significance. Therefore, the project complies with this standard.

Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The building exterior is primarily composed of off-the-shelf materials that are not distinctive or examples of craftsmanship. The few distinctive features such as the exposed firebox will be retained.

Standard 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 will 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.

Regarding the proposed vertical addition, the new feature will relate to the historic building through the use of wood cladding, framed openings, metal-framed windows and doors, painted finishes, asymmetrical fenestration, and a flat roof form. The scale and location of the addition will allow the three-story form of the historic building to continue to be read, and the volume of the addition will not overwhelm the scale of the existing building or interrupt the rhythm of heights and volumes within the streetscape. Also, the proposed setbacks at the addition's juncture with the existing stair tower will allow this historic feature to remain a strong vertical element of the façade.

Regarding the proposed bay and balcony at the west elevation, the new features will be compatible with the asymmetry and varied planes of the façade. The bay feature will relate well to the existing projection at the northern half of the façade without competing with the larger and more prominent historic form. Also, the placement of the bay will also respect the strong central vertical line created by the historic stair tower. Similarly, the proposed balcony will relate well to the existing balcony features on the building and will work to balance the massing of the façade with the newly incorporated bay above. This feature will also obscure the new glazing of the proposed doors behind and maintain the overall solid appearance of the west façade.

Regarding the various fenestration and door changes, staff finds that the proposed new features are in keeping with the modest and vernacular character of the historic building. Staff finds that the proposed basement and first floor windows are appropriately designed in terms of material, size, proportion and details to be compatible with the existing random but balanced fenestration pattern and the overall feeling and design of the building. Regarding the proposed entry changes, the design will maintain the simple lines and transparency of the original feature (original door is not extant) as well as the historic canopy feature. Lastly, staff finds that the garage doors to be removed are not

unique or distinctive features and may be replaced without detracting from the historic character of the building.

Standard 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.

The new additions may be removed and the facades may be restored without harm to the integrity of the property.

-
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.

The character-defining features of the building to be retained or respected are its stepped, rectangular massing, wood-frame and plywood construction, asymmetrical fenestration pattern, flat roof with penthouse, cedar shingled exterior finish, painted aluminum ribbon windows with central sliding lights and operable casements, entry porch, articulated stair tower, the concrete step path and remaining historic plantings.¹²

-
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 alteration of the subject building will not have an adverse effect on any off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: Tina Tam
Tina Tam, Preservation Coordinator

Date: 5-18-09

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

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¹² Ibid, p. 39-40.



LOWE RESIDENCE

100 32ND AVENUE
SAN FRANCISCO, CALIFORNIA

HISTORIC RESOURCE EVALUATION

REPORT PREPARED
FOR
SAN FRANCISCO PLANNING DEPARTMENT
March 25, 2009

BY

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I. INTRODUCTION

This Historic Resource Evaluation (HRE) has been prepared by Kelley and VerPlanck, LLC at the request of the San Francisco Planning Department for a dwelling located at 100 32nd Avenue (865 El Camino del Mar) in San Francisco's Sea Cliff neighborhood (**Figure 1**). The four-story, wood-frame, Second Bay Region Tradition-style residence is located on Assessor's Parcel Number 1312/008, on the southeast corner of 32nd Avenue and El Camino del Mar. Historically known as the Lowe Residence, the dwelling was designed by San Francisco architect Joseph Esherick and built in 1962 for Gustav and Elizabeth Lowe (sometimes spelled Lowenhaupt). The current owners of the building, Mr. Tim Fredel and Ms. Jennifer King, have proposed to build two additions on the existing dwelling to add roughly 612 square feet of living and storage space. Designed by architect Bernardo Urquieta, a former employee of Esherick, Homsey, Dodge, & Davis from 1983-88 (**Appendix Item A**); the additions are intended to complement Esherick's original design. This HRE provides a detailed description and historical context for the Lowe Residence, documents its existing historic status and evaluates its eligibility for listing in the California Register of Historical Resources (California Register), National Register of Historic Places (National Register), and local designation under Article 10 of the San Francisco Planning Code. The report concludes with an assessment of the project for compliance with the Secretary of the Interior's Standards for Rehabilitation.



Figure 1. Lowe Residence, view toward south
Source: KVP Consulting

II. CURRENT HISTORIC STATUS

This section examines the national, state, and local historical ratings assigned to the Lowe Residence.

A. Department of City Planning Architectural Quality Survey

The San Francisco Department of City Planning's Architectural Quality Survey (AQS), or 1976 Survey, was a reconnaissance survey that examined the entire City and County of San Francisco to identify and rate architecturally significant buildings and structures. No research was performed and the potential historical significance of a resource was not considered. Ratings range from "0" (contextually significant) to "5" (individually significant). Architectural significance was defined in the survey methodology as a combination of variables, including design features, contribution to the urban design context, and overall environmental significance. When completed, the 1976 Architectural Survey was believed to represent the top 10 percent of the city's building stock.¹ Additionally, buildings rated "3" or higher were thought to represent the top 2 percent. The survey was adopted by the Board of Supervisors under Resolution No. 7831 in 1977 and the Planning Department has been directed to use it, although the methodology is inconsistent with current CEQA Guidelines PRC 5024.1(g). For the City's CEQA purposes, properties listed in the survey are considered worthy of "further consultation and review."

The 1976 Survey is notable in that it did not establish a chronological cut off date of any kind; therefore buildings that were of recent vintage in 1976 were included if the surveyors deemed them architecturally significant. Accordingly, the Lowe Residence – only 14 years old at the time – was included in the 1976 Survey. The surveyors gave the building especially high marks in regard to its relationship with surrounding buildings and as a contributor to the overall streetscape, with a summary architectural quality rating of "3" out of a total possible rating of 5. As mentioned above, this rating puts the building within the top 2% of the city's architecture.

B. California Historical Resource Status Code

Properties listed or under review by the State of California Office of Historic Preservation (OHP) are assigned Status Codes from "1" to "7" as a baseline record of historical significance. Properties with a Status Code of "1" are listed in the California Register or the National Register. Properties with a Status Code of "2" have been formally determined eligible for listing in either register. Properties with a Status Code of "3" or "4" appear to be eligible for listing in either register through survey evaluation. Properties with a Status Code of "5" are typically locally significant or of contextual importance. Status Codes of "6" indicate that the property has been

determined ineligible for listing in either register and a rating of "7" indicates that the property has not yet been evaluated. The Lowe Residence has not been assigned a California Register Status Code.

III. DESCRIPTION

A. Site

Located at the northwestern corner of the Sea Cliff neighborhood near Lincoln Park, the Lowe Residence enjoys views of the Golden Gate, Baker Beach, and the Marin Headlands. Lincoln Park is located half a block west of the subject property. The overall character of the neighborhood is determined in large part by its dramatic views, picturesque and landscaped curvilinear streets, and large lots with ample landscaping.

In contrast to many of its neighbors, the Lowe Residence occupies a small 2,465 square-foot lot on the southeast corner of 32nd Avenue and El Camino del Mar. The present configuration is the result of a 1964 lot split that created two smaller lots (7 and 8) out of a larger lot. The residence occupies the majority of the lot, leaving a 15' deep landscaped garden to the west and a staggered 15' setback at the front (north) side of the lot, which is presently occupied by two concrete driveways and a concrete planting bed. Narrow, 3' setbacks separate the subject property from its neighbors to the south and to the east (Figure 2).

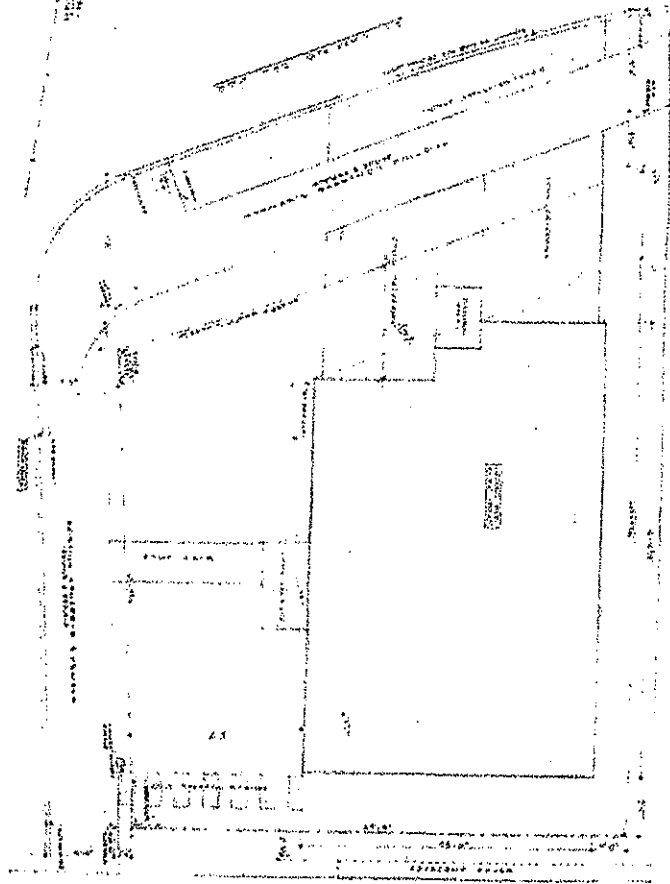


Figure 2. Lowe Residence site plan
Source: Esherick Architects

¹ Ibid.

The primary façade of the Lowe Residence faces north toward El Camino del Mar and is set back about 15' from the sidewalk. This façade is amply fenestrated and faces the Golden Gate and is



Figure 3. Garden
Source: KVP Consulting

therefore the location of the primary living spaces within the interior. However, the primary pedestrian entrance is located on the west side of the residence facing 32nd Avenue. A paved concrete walkway leads from the sidewalk to a concrete landing and sheltered porch near the center of this façade. Gardens are located to either side of the walkway (Figure 3). The gardens are bounded by a stacked stone retaining wall of unknown provenance located at the northwest

corner of the property. A wood slat fence bounds the southerly section of the yard, also the location of a concrete Lincoln Highway marker that predates the house. The marker indicates the western terminus of the Lincoln Highway, the first transcontinental highway established in the United States in 1913. Originally designed by Bay Area landscape architect Geraldine Knight Scott, the gardens contain several mature pines, including a Japanese black pine and a Monterey pine in the north garden and a smaller Japanese black pine to the south.² These trees and the concrete walkway appear to be the only surviving elements of the original landscape plan, which based on historic photographs, appears to have been shaded out by the mature trees. Today, several non-historic shade-tolerant plantings are located throughout the garden. Original drawings show concrete stepping stones running from 32nd Avenue to the rear entrance along the southerly property line. This feature was replaced by a brick patio at a later date.

B. Exterior

The Lowe Residence is a four-story, wood-frame, modernist dwelling designed in the Second Bay Region Tradition (Figure 4). As mentioned above, the primary façade faces north toward El Camino del Mar and is two bays wide. Due to the irregular northerly lot line, which juts inward in a southwesterly direction, the north façade is staggered so that the left (east bay) projects out 7' beyond the right (west) bay, the overall effect being that the façade organization resembles a

² Photographs taken of the house ca. 1972 show the three young trees surrounded by planting beds with flowering shrubs. The stone wall does not appear in these photographs. The flowering shrubs were presumably shaded out by the pines and replaced.

traditional San Francisco rowhouse, with a projecting bay window and a recessed secondary bay. The fenestration of the north façade is exceedingly simple, consisting of a pair of overhead plywood garage doors recessed within openings on the first floor level, and modular painted aluminum sliding windows and doors on the second and third floor levels.³ The second floor level features a four-light aluminum ribbon window in the left bay (the inner two sashes are operable sliders) and an aluminum sliding door in the right bay. The door opens out onto a narrow 3'-deep balcony/deck with a steel tube balustrade. The third floor level features a four-light ribbon window identical to the one at the second floor level below and a tripartite aluminum window in the right bay (the center sash is an operable slider). The north façade, as well as the rest of the exterior, is clad in naturally weathered cedar shingles. The north façade and the bay window terminate with aluminum coping trim. Visible from the opposite side of the street is the upper portion of the ca. 1985 solarium on the roof of the building. The windows and sheet metal trim are painted black and the soffits on the underside of the bay windows are white, the original color scheme.



Figure 4. North façade
Source: KVP Consulting

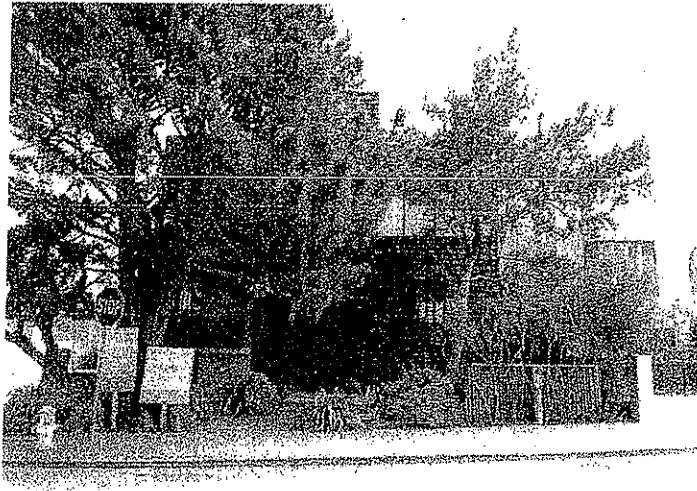


Figure 5. West façade
Source: KVP Consulting

³ To avoid confusion this HRE uses the floor naming convention in the current BRU plans which counts the garage level as the first floor, the main level as the second floor, the bedroom level as the third floor, and the penthouse level as the fourth floor. This is in contrast to the original Esherick plans which labeled the garage level is the ground floor, the main living floor is the first floor, the bedroom floor as the second floor, and the penthouse level as the third floor.

The four-bay-long west façade facing 32nd Avenue is the secondary elevation of the building (Figure 5). As opposed to the north façade, which faces El Camino del Mar and the dramatic northerly views, the west façade faces a secondary street and is the location of many of the building's more functional spaces. Joseph Esherick's firm was best-known for designing buildings "from the inside out" and the west façade reflects the firm's creed. As the location of many of the building's functional spaces (entrance, fireplace, kitchen flue, stairs), the west façade is more complicated than the north façade; its articulation is suggestive of the building's internal "back-of-house" spaces.

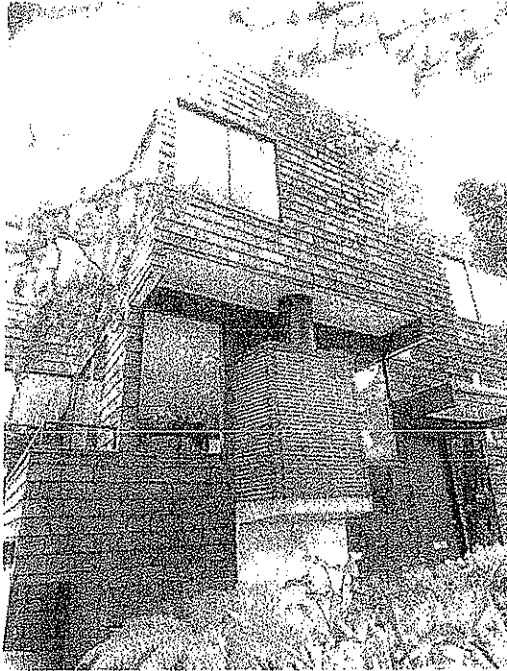


Figure 6. Portion of west façade
Source: KVP Consulting

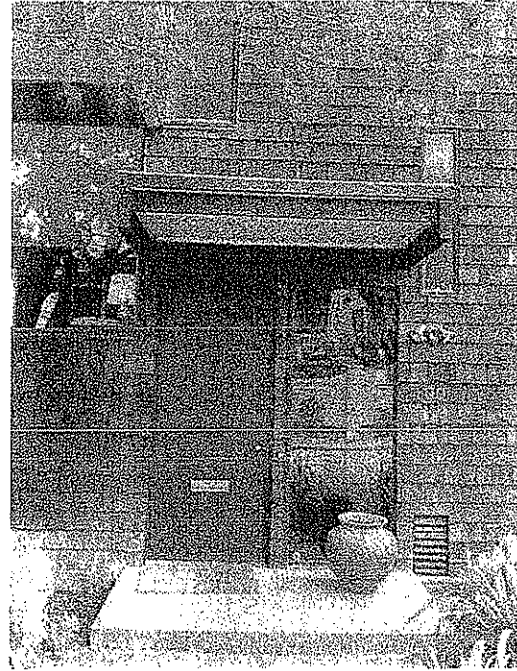


Figure 7. Primary pedestrian entrance
Source: KVP Consulting

The left (north bay) is the return of the bay window on the north façade. It is articulated by an aluminum sliding door that opens onto the balcony on the second floor level and a two-light aluminum sliding window on the third floor level.

The second bay in from the north is the location of the brick fireplace, which sits atop an cantilevered concrete podium and is flanked on either side by large fixed aluminum windows. The fireplace is made of a dark-colored Roman brick and the flue is made of black terra cotta (Figure 6). The flue extends upward through the living space of the house, exiting the roof above the parapet. The third floor level above the fireplace contains a two-light aluminum sliding window.

Moving south, the next bay contains the primary pedestrian entrance between the first and second floor levels. Presently containing a solid-core wood door, the original plans illustrate a glazed wood door in this location (Figure 7). To the right is a fixed aluminum sidelight and above it is a cantilevered canopy and a single aluminum casement window. A pair of incandescent

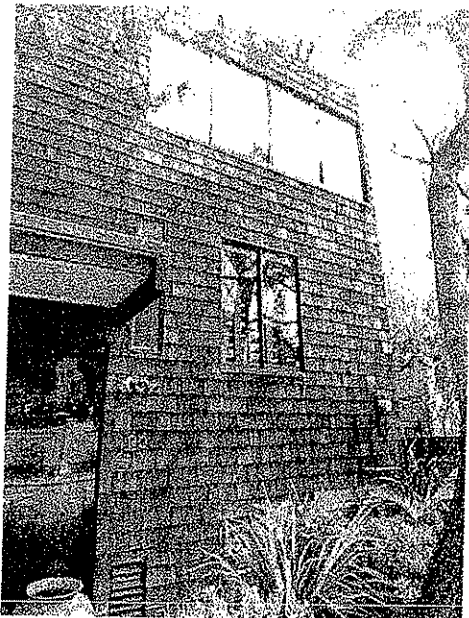


Figure 8. Southernmost bay of west façade
Source: KVP Consulting

security lights and the brass street numbers are located to the right of the sidelight. The rest of this bay is a shingled stair tower that continues above the roof parapet as a penthouse. The stair tower is capped by a plastic skylight which illuminates the interior stair with natural light.

The fourth bay is the terminus of the west façade (Figure 8). Due to the natural grade change from north to south, the first floor level is almost entirely below grade in the fourth bay, with only a louvered vent penetrating the wall in this zone. Above it, at the second floor level, is a narrow rectangular casement window and a two-light aluminum sliding window illuminating the kitchen inside. The third floor level contains a four-light aluminum ribbon window (the two center lights are operable sliders). Indicating the predominantly functional nature of this part of the west façade is the electric meter and electric service receptacle near the south façade. In addition, at the fourth floor (penthouse) level is the utility stack containing several louvered vents, the vent stack for the kitchen and furnace flue, and the vent cap.



Figure 9. Portion of south façade
Source: KVP Consulting

The south façade faces a narrow 3' passage between the Lowe Residence and the adjoining property to the south (Figure 9). A wood stair provides access from the yard to a secondary pedestrian entrance at the second floor level. The original plans indicate that the door was to be glazed but the existing door is solid-core wood. Flanking the door to the left is an aluminum siding window and to the right is a large fixed aluminum window. Above the pedestrian entry

at the third floor level is an aluminum sliding window illuminating a bedroom. Otherwise, the south façade is shingled without other openings.

Similar to the south façade, the east façade is separated from the adjoining property by a 3' walkway. Because the space is constricted and difficult to access, it was not photographed. Unlike the other three façades, the east façade is not divided into vertical bays; therefore it makes more sense to describe each floor level separately. Due to the natural change in grade, the first floor level, which is almost entirely above grade at the north end of the façade, is partially below grade at the south end. The north end of the first floor level is windowless, containing only a small louvered vent for the garage. The south end contains a tripartite aluminum sliding window and a single aluminum casement. The second floor level is also windowless at the north end while the south end contains a tripartite aluminum sliding window and a two-light aluminum sliding window. The third floor level features a two-light aluminum sliding window

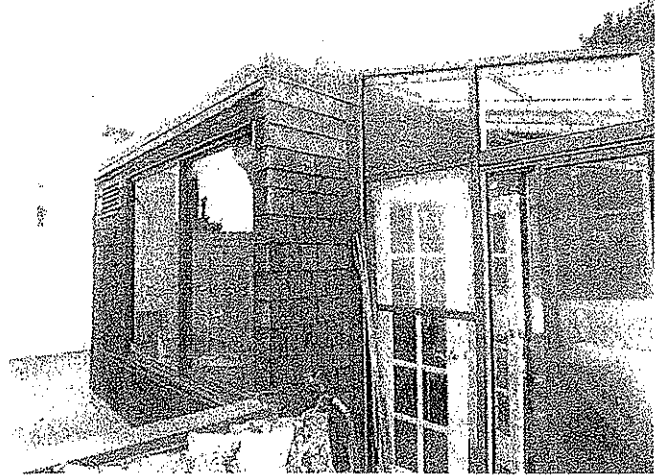


Figure 10. North wall of penthouse
Source: KVP Consulting



Figure 11. Solarium
Source: KVP Consulting

at the south end and a row of more-or-less evenly spaced aluminum casement windows toward the center of the wall. The northernmost section is windowless. The north wall of the roof-top penthouse is articulated by a louvered vent for the utility stack and a two-light aluminum sliding window (Figure 10).

The fourth floor penthouse is part of the original design of the Lowe Residence but the unpermitted solarium is of unknown provenance. The penthouse is very small and contains only

the uppermost portion of the main stair, the utility stack, and a small hall that is presently used as a wet bar. The penthouse originally provided access to an open air deck. Early plans show the deck surrounded on all sides by a 4' glazed wind screen. According to correspondence in the Esherick Papers at UC Berkeley, the feature was eliminated at the last minute as a cost-savings measure and consequently omitted from the final construction drawings. A similar feature was installed by a subsequent owner in 1968. A photo taken of the property in 1975 as part of the Planning Department's Architectural Quality Survey shows a glazed wind wall located along the west wall. This element was removed ca. 1985 when the majority of the deck was enclosed within a glass solarium (**Figure 11**).

C. Interior

The interior of the Lowe Residence is generally quite well-preserved with the exception of the utilitarian first floor level which has been incrementally remodeled over time. In contrast, the second and third floor levels are largely intact, retaining the majority of their original plan, some original flooring, and nearly all wall and ceiling materials and built-in casework.

The first floor level is predominantly dedicated to storage and utilities, with a garage and shop at the north end, several large closets, a storage room, a laundry room, and a non-original toilet room installed in 1999.

The second floor level, which is accessed from the main entrance by a dramatic wood open-riser stair, has undergone few visible alterations. It is the primary daily living zone of the house, containing the living room, dining room, kitchen, and former family room (presently part of the kitchen). There is also a small toilet room and an entry hall facing the stairwell. The entry hall features rough-sawn board paneling and a mosaic tile floor with tiles made by Gladding-McBean.

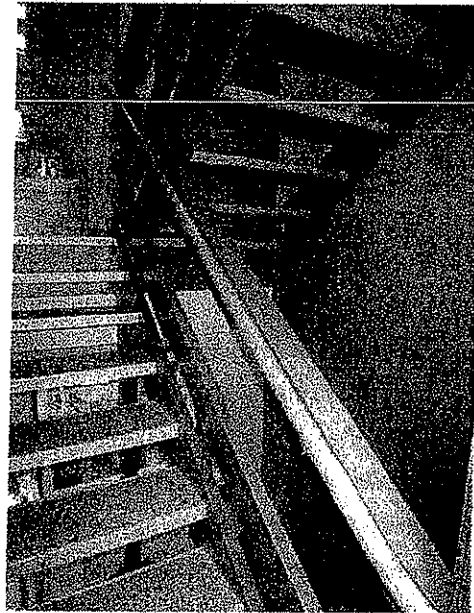


Figure 12. Stair
Source: KVP Consulting

The stair, with its stained Douglas fir 4 x 4 posts, 2 x 12 stringers, and 2 x 10 treads clad in cork, is characteristic of Esherick's residential work and appears in several of his more high-profile commissions (**Figure 12**). The stairwell walls are clad in painted (originally stained) rough-sawn cedar planks and the space is illuminated by a roof-mounted skylight and one window.

The second floor is dominated by a large L-shaped living room that spans the entire width of the house and extends south to encompass approximately half the floorplate of the house. Organized



Figure 13: Living room looking northeast
Source: Brooke Duthie Photography

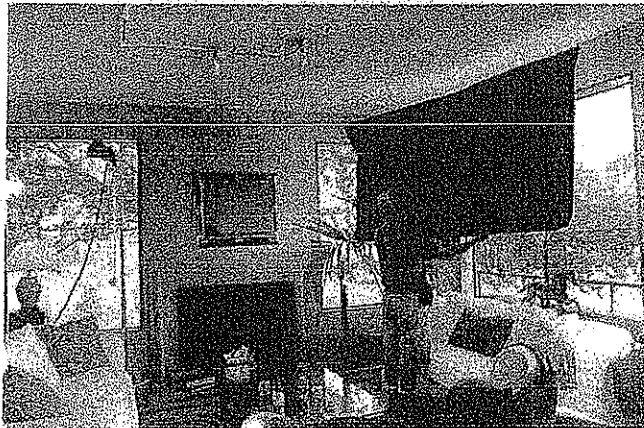


Figure 14: Living room looking west
Source: Brooke Duthie Photography

as an open-plan space, the room is illuminated by large ribbon windows. Built-in Douglas fir bookshelves on the east wall provide storage and a primary architectural focus for this wall (Figure 13). The primary architectural focus of the west wall is a simple brick fireplace with a molded concrete hearth and surround (Figure 14). The walls, ceilings, and soffits are mostly made of gypsum board, as they are throughout the majority of the interior. However, the west wall of the living room is clad in painted rough-sawn cedar planks. The juxtaposition of manufactured and natural materials was a hallmark of the Second Bay Region Tradition. The floors are varnished white oak, as they are throughout most of the house except for the kitchen, toilet rooms, and utilitarian spaces.

The dining room is located between the living room and the kitchen along the east wall of the house. It is a small space with rough-sawn plank walls, non-historic cherry floors, and a gypsum board ceiling finished in sprayed-on soundproofing materials. The west wall of the dining room features a large built-in sideboard made of varnished Douglas fir. The space is illuminated by what appears to be an original 1960s-era chandelier (Figure 15).

The kitchen is located at the southeast corner of the second floor level. As originally designed, the kitchen proper was very compact. Most of its original features and materials remain intact, including its rough-sawn paneling and wood cabinets with Formica countertops and brass-colored pulls supplied by Schlage Lock Company of San Francisco (Figure 16).

The kitchen flows seamlessly into the area marked on the original plans as the "Family Room." The room today serves as an extension of the kitchen. The floors, which were originally vinyl, are now clad in modern wood flooring. The walls and ceilings are gypsum board and the cabinets are finished plywood with brass pulls. A small toilet room and broom closet open off the family room.

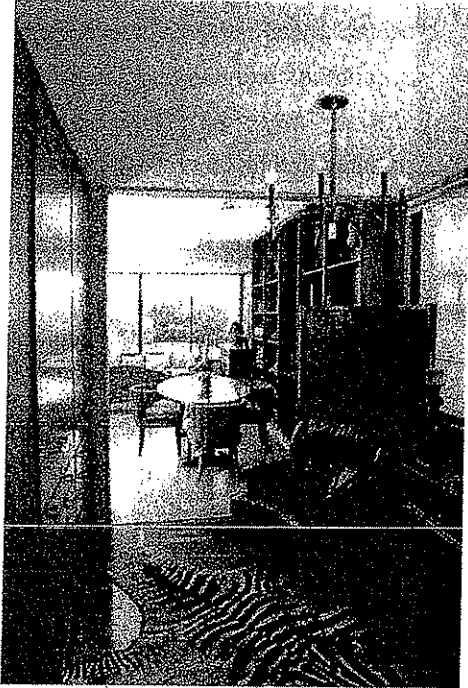


Figure 15. Dining room looking north
Source: Brooke Duthie Photography

The third floor is the private realm of the Lowe Residence. It contains three bedrooms, a master bathroom, a smaller bathroom, and several small closets. Bedroom 1, which is currently used as a family room, occupies the northeast corner of the floorplate (Figure 17). The room faces the front of the house and is extensively glazed to take advantage of views of the Golden Gate. The room is appointed with oak floors, gypsum board walls, and a bank of closets with stained Douglas fir doors and shelving. Bedroom 2, which occupies the northwest corner of the floorplate, is similarly appointed, although it is much smaller due to the intrusion of the enclosed fireplace flue within the space. The third bedroom – originally a combined study and sleeping alcove – occupies the southern third of the second floor. It is similar to the other two bedrooms in regard to materials and finishes.

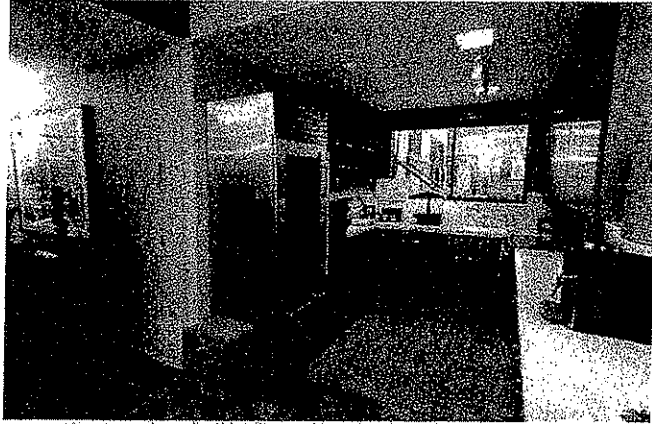


Figure 16. Kitchen looking east
Source: Brooke Duthie Photography



Figure 17. Bedroom 1 looking north
Source: Brooke Duthie Photography

Bedroom 3 has its own toilet room which appears to be entirely original, retaining its original cabinetry and plumbing fixtures. Sharing the central plumbing stack is the master bathroom located opposite the main stair.

IV. HISTORIC CONTEXT

A. Native American Context

Prior to the era of European contact, it has been estimated that between 7,000 and 10,000 Native Americans inhabited the Bay Region. The Spanish called the indigenous inhabitants *costeños*, or "coastal peoples." Today the term Ohlone is preferred by their descendents. The Ohlone who lived within what is now San Francisco spoke a dialect called Ramaytush, which was probably intelligible to other Ohlone bands living as far away as the Santa Clara Valley and the East Bay.⁴



Ohlone Winter Camp, an artistic rendering, Hyatt, 1908

Figure 18. Drawing of Ohlone winter camp
Source: University of California, Berkeley

The Ohlone were semi-nomadic people who inhabited small seasonal villages near streams and tidal flats where they had ready access to fresh water and food sources such as waterfowl, fish, and various kinds of shellfish (Figure 18). Hunting small terrestrial and marine mammals and gathering seeds, nuts, roots, shoots, and berries were also

important sources within the Ohlone diet. Oak trees provided one of the most important sources of nutrients as suggested by the presence of grinding rocks and *manos* and *metates* near most Ohlone settlements.⁵

It is uncertain when the first humans settled in the San Francisco area. Colder and less hospitable than the Santa Clara Valley or the East Bay, the San Francisco Peninsula was probably settled at a later date than surrounding areas. The early history of Ohlone is difficult to ascertain due to the fact that many prehistoric sites have been built on top of or destroyed to make way for buildings during various phases of the city's history. The earliest known occupation

⁴ Allen G. Pastron, Ph.D. and L. Dale Beevers, *From Bullfights to Baseball: Archaeological Research Design and Treatment Plan for the Valencia Gardens Hope VI Project* (Oakland: unpublished report, December 2002), 16.

sites in San Francisco have been radio-carbon dated to about 5,000 to 5,500 years ago, and prehistoric middens containing both burials and artifacts have been dated to 2,000 years ago.⁶

According to several sources, the northern part of the San Francisco Peninsula was located within the Yelamu tribal territory of the Ohlone. The closest permanent Ohlone village to the Lowe Residence was called *Chutchui* and it was located on Mission Creek. The group of people who lived at *Chutchui* would move seasonally to another village on San Francisco Bay called *Sittintac* to harvest shellfish on the tidal flats of what is now the Mission Bay area.⁷ The area now comprising Point Lobos – not even a mile west of the Lowe Residence – was located within the boundaries of the lands controlled by the Yelamu Ohlone. Although they did not have any permanent villages in the area, they used the coastal area around Point Lobos for seasonal camps during shellfish gathering expeditions. These remains, located within the Point Lobos Archeological Sites National Register district, consist primarily of shell middens.⁸ Lobos Creek, a year-round stream that empties into the Golden Gate along the boundary between the Presidio and the Sea Cliff neighborhood was probably an important source of water for the Ohlone.

B. European Settlement

The first European settlements on the San Francisco Peninsula occurred in 1776 with the simultaneous establishment of the Presidio of San Francisco by military authorities under the leadership of Lieutenant José Moraga, and Mission Dolores by Franciscan monks under the authority of Father Junípero Serra. The Presidio of San Francisco, the northernmost Spanish military outpost in Alta California, was located about two miles east of the Lowe Residence. Indeed, Spanish soldiers probably gathered wood and hunted for deer in what is now Sea Cliff.

The era of Spanish colonial rule was short; in 1821 Mexico declared independence from Spain, taking along with it the remote territory of Alta California. During the period of Mexican rule, a small village grew up around a dusty plaza (now Portsmouth Plaza) near Yerba Buena Cove. The village, also called Yerba Buena, served as a minor trading center inhabited by a few hundred people of diverse nationalities. In 1839, a few streets were laid out around the Plaza, allowing settlement to expand partway up Nob Hill. In 1846, civic authorities hired a surveyor named Jasper O'Farrell to lay out Market Street and to divide the land on either side of the wide artery

⁵ *Ibid.*, 17.

⁶ "An Unvanishing Story: 5,500 Years of History in the Vicinity of Seventh & Mission Streets, San Francisco," Unpublished paper prepared by the Southeast Archaeological Center, National Park Service: <http://www.cr.nps.gov/seac/sfprehis.htm>

⁷ Allen G. Pastron, Ph.D. and L. Dale Beevers, *From Bullfights to Baseball: Archaeological Research Design and Treatment Plan for the Valencia Gardens Hope VI Project* (Oakland: unpublished report, December 2002), 18.

⁸ Roger E. Kelly, *National Register Nomination for Point Lobos Archeological Sites*, prepared March 15, 1976, Section 7, p. 1.

into blocks and lots. Blocks north of Market Street were laid out in smaller fifty-vara blocks, whereas blocks south of Market were marked out in large one hundred-vara blocks.⁹

C. Sea Cliff

Outlying areas of the San Francisco Peninsula attracted interest despite the harsh weather and towering sand dunes. In April 1845, a thirty-year-old resident of Yerba Buena named Benito Diaz petitioned the last Mexican governor of California, Pío Pico, to grant him nearly two leagues of land bounded roughly by the Pacific Ocean to the west, San Francisco Bay to the north (excepting the Presidio), Washerwoman's Lagoon to the east, and what is presently Golden Gate Park to the south, encompassing what are now the Richmond, Sea Cliff, Presidio Heights, Laurel Village, Pacific Heights, Cow Hollow, and Marina neighborhoods. After the American conquest of California, Diaz moved to Monterey and obtained a job at the Monterey Customhouse, where he made the acquaintance of U.S. Consul General Thomas O. Larkin. On September 19, 1846, Diaz sold his *Rancho Punto de los Lobos* to Larkin for \$1,000 in gold coin.¹⁰

In 1848-49, the discovery of gold in California led to the Gold Rush and the price of land in San Francisco (Yerba Buena was renamed San Francisco in 1847) skyrocketed. Larkin sold *Rancho Punto de los Lobos* to Bethuel Phelps on September 19, 1849, for \$50,000, realizing a tremendous profit on his initial investment. Phelps was a real estate investor and speculator, who along with Larkin, General Mariano Vallejo, and Robert Semple, had established Benicia in Solano County. Part of the purchase agreement gave Larkin the right to reserve a section of the ranch (not to exceed \$20,000 in value) for his own use. Phelps then subdivided the rancho into fifty parcels with the intention of establishing a new town on the northwestern corner of the San Francisco Peninsula. But first Larkin and Phelps would have to prove title to the Mexican-era land grant. In 1855, the State Land Commission rejected their claim, arguing that Diaz' patent was fraudulent.¹¹

Long after the failure of Phelps' proposed new town, the area that is now Sea Cliff remained undeveloped rural land. Early maps depict the Point Lobos area as being a trackless wilderness. The 1863 Official Map of San Francisco shows a rugged expanse of sand dunes, thickets, seasonal and year-round water courses. Lobos Creek, one of San Francisco's earliest sources of drinking water, had been dammed and an aqueduct built through the Presidio (set aside as a military reservation in 1850) to downtown San Francisco. Aside from the dam at Lobos Creek and

⁹ A vara was a Spanish linear unit of measurement, measuring approximately thirty-three inches. The vara continued to be used by the Americans after the conquest for laying out San Francisco.

¹⁰ John L. Levinsohn, *Cow Hollow: Early Days of a San Francisco Neighborhood from 1776* (San Francisco: San Francisco Yesterday, 1976), 8.

¹¹ *Ibid.*

the semaphore at Pt. Lobos (used to notify merchants of the arrival of ships), the area was largely deserted. According to the 1863 map, what is now Sea Cliff was divided into three tracts belonging to Baker, Bartlett, and Sweeney & Baugh, with the core of the neighborhood residing in the Baker Tract (**Figure 19**).

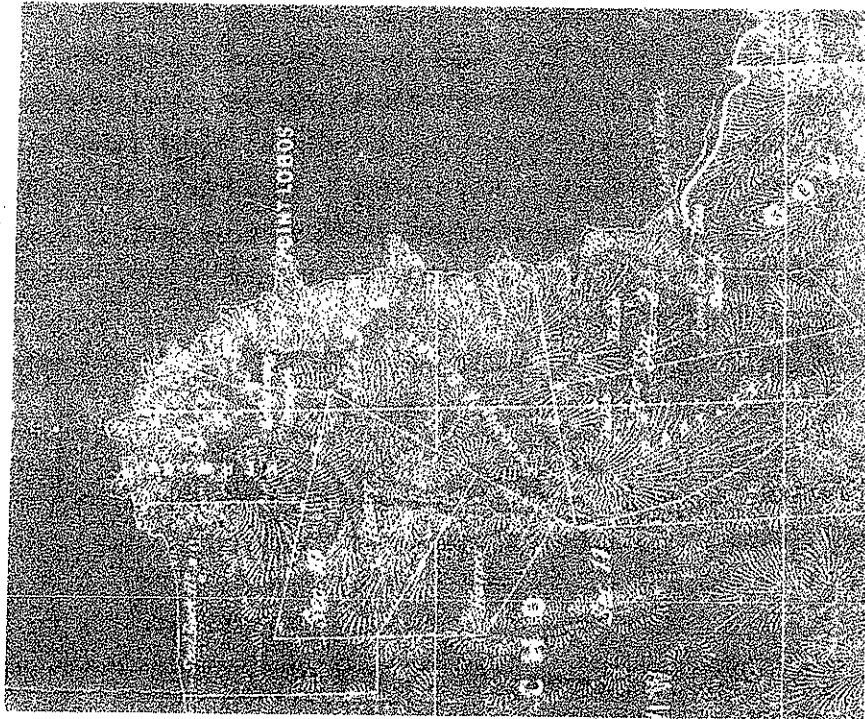


Figure 19. Sea Cliff area from 1863 Map of San Francisco
Source: University of California, Berkeley

The isolation of the Point Lobos/Sea Cliff area made it desirable in some ways. Believing that the close proximity of cemeteries to residential districts was unhealthful, City authorities began searching for remote tracts of land in which to bury the City's dead. In 1868, the City and County of San Francisco purchased 200 acres of land at Point Lobos for \$127,465. This tract was designated a municipal cemetery named Golden Gate Cemetery and used to reinter bodies from the old Yerba Buena Cemetery. For the next quarter century the "City Cemetery," as it was usually called, provided a place for burying San Francisco's poor.¹²

The core of what is now Sea Cliff remained in the hands of Mr. Edwin Dickinson Baker – a pioneer lawyer and Civil War hero – until his death in 1863. Upon his death, Baker's widow Maria inherited his land although she did not establish clear title to the land until October 13, 1873.¹³ Less than a year later, Maria Baker and her new husband David F. Batchelder mortgaged the

¹² San Francisco Morning Call, 26 April 1887.

Baker Tract to John Brickell in the amount of \$36,000.¹⁴ Three years later, they obtained a second mortgage from Mr. Brickell. Eventually the Batchelders failed to keep up with their payments and in 1882, John Brickell foreclosed on the loan, acquiring the Baker Tract.

The land that would eventually become Sea Cliff remained in the possession of the Brickell family for almost a generation. Located far out beyond the Presidio, the tract was simply too remote from the path of development to attract any significant residential development before the twentieth century. Nevertheless, preliminary inroads began to infiltrate the area as early as the Civil War era. Beginning in the 1860s, local dairy farmers built the Point Lobos and San Francisco Toll Road (now Geary Street) from Point Lobos to Divisadero Street –formerly the western boundary of the city. In 1881, Adolph Sutro bought the Cliff House at Point Lobos and by 1888 he built the Ferries & Cliff House Railway. This railroad, which traveled along 33rd Avenue north from California Street before snaking westward along the shoreline of Sea Cliff to the Cliff House, significantly improved access to the Point Lobos area.¹⁵ Another important development in the history of the area was the construction by the U.S. Army of Ft. Miley, a coastal artillery installation built on 54 acres in the western portion of Golden Gate Cemetery between 1897 and 1902.¹⁶

By the second decade of the twentieth century, development had marched westward through the gridded streets and avenues of the Richmond District almost to the Pacific Ocean. Growing networks of private and public rail lines made commuting to downtown San Francisco increasingly feasible. With the exception of a handful of enclaves such as Presidio Terrace, Lincoln Terrace, and the Presidio Wall area, much of this development catered to San Francisco's middle class families who eagerly snapped up the modest single-family and multi-family Craftsman, Mission Revival, and Mediterranean style rowhouses.

Throughout its history as a residential district, the most desirable areas of the Richmond District have traditionally been clustered along its northern edge, especially the areas bordering the Presidio, where the topography resulted in excellent views. Although blessed with some of the best views to be had, the area that is now Sea Cliff was not developed or even platted with streets until after the 1906 Earthquake, which displaced thousands of San Franciscans and led to the development of much of the remaining outlying parts of the city in the following years.

¹³ City and County of San Francisco, Office of the Assessor-Recorder, *Deed Book 721 (Old Series)*, 129.

¹⁴ City and County of San Francisco, Office of the Assessor-Recorder, *Mortgage Book 407*, 180.

¹⁵ Christopher VerPlanck, "Social and Architectural History of the Richmond District," *San Francisco Apartment Magazine* (December 2000).

¹⁶ "History of Fort Miley," in unpublished brochure: *VA Medical Center: 50 Years, 1934-1984*, 1984.

For whatever reason, most of what is now Sea Cliff was never surveyed as part of the Outside Lands Act of 1873 and was consequently never platted in the familiar gridiron pattern that characterizes the majority of the greater Richmond District. The first recorded subdivision in Sea Cliff occurred not long after the 1906 Earthquake when George F. Lyon and William B. Hoag bought and surveyed a narrow tongue of land extending north along 32nd Avenue from California Street to West Clay Street (now El Camino del Mar) between Lincoln Park and the future Sea Cliff subdivision. Located next to the Ferries & Sea Cliff Railway's 33rd Avenue right-of-way, it is possible that this land was former railroad land. In any case, the Lyon & Hoag Tract, which is the location of the Lowe Residence, was the earliest part of what is now known as the Sea Cliff neighborhood.¹⁷

Perhaps taking a cue from their neighbors, the Brickell family, owners of the old Baker Tract, decided in 1908 to subdivide their tract in four separate subdivisions geared toward upper middle class San Franciscans. Their land beheld some of the most dramatic views in San Francisco, being situated on the bluffs overlooking Baker and China Beaches, the Golden Gate (before the bridge of course), and the Marin Headlands. Other advantages enjoyed by the tract included access to two street car lines: the Municipal Railway's Geary line (C Car) and the Market Street Railway's Sutter and Clement line; and Lincoln Park – a new city park and golf course constructed on the site of the Golden Gate Cemetery in 1909. Perhaps most unique, the tract embraced one of the only privately-held sections of coastline in San Francisco.

The first section of Sea Cliff proper was surveyed in 1913 by William B. Hoag for Howard Brickell, President of the John Brickell Company.¹⁸ The subdivision map for Seacliff (as it was originally spelled) No. 1 was filed with the City and County of San Francisco's Board of Public Works on March 31, 1913 (**Figure 20**). The tract began approximately 135' north of West Clay Street (now El Camino del Mar), where the gridded avenues of the Richmond District ended. The subdivision extended 25th, 26th and 27th Avenues north to a new street called Seacliff Avenue. In addition to Seacliff Avenue, a secondary east-west street called Scenic Way meandered through the center of the subdivision, providing access to several interior lots. In contrast to the orderly gridded avenues of the Richmond District, the thoroughfares of Sea Cliff acquired a curvilinear alignment that followed the heavily graded contours of the land. This strategy, a hallmark of contemporary City Beautiful planning theory, introduced variety to the landscape and opened up view corridors to the Golden Gate from even interior lots. The street plan also ingeniously avoided four-way intersections. The street plan of Sea Cliff must have initially seemed unusual at the time, although

¹⁷ Patrick McGrew, "Sea Cliff," *The Argonaut* Vol. 15, No. 2, 76.

¹⁸ City and County of San Francisco, Office of the Assessor-Recorder, *Map Book G*, 32-3.

it would become common in the residence parks West of Twin Peaks such as Ingleside Terrace, St. Francis Woods, and Westwood Park.

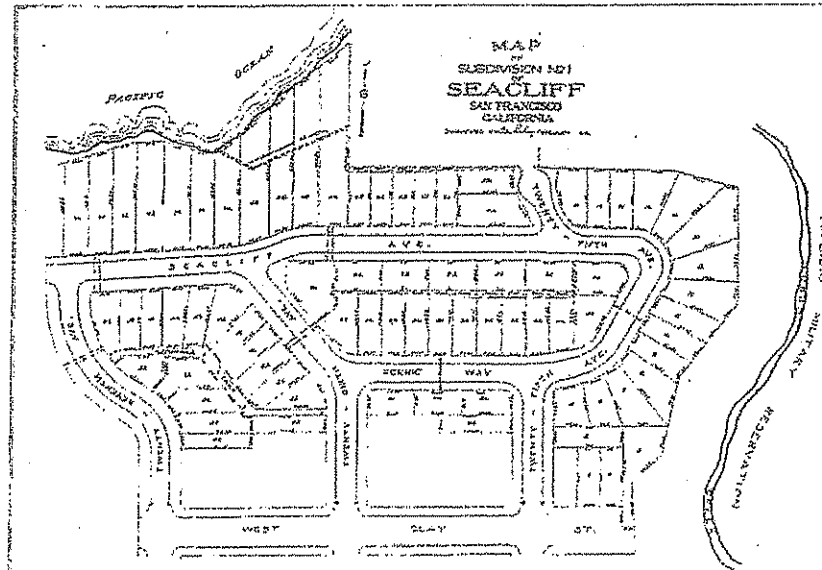


Figure 20. Sea Cliff Subdivision No. 1
Source: City and County of San Francisco, Office of the Assessor-Recorder

In addition to laying out and building the original streets of the Sea Cliff subdivision, the Brickell Company donated an 80'-wide right-of-way from West Clay Street and 29th Avenue west to Lincoln Park. The new street, which was eventually named El Camino del Mar, was built as a joint venture of the San Francisco Department of Public Works and the Panama Pacific International Exposition (PPIE) Committee to connect the world's fair site to Lincoln Park.¹⁹

Once the streets and utilities were installed, the sale of lots in the new Sea Cliff subdivision was undertaken by residential builder and developer Harry B. Allen. Allen set up a sales office at the corner of Lake Street and 28th Avenue and began marketing Sea Cliff. In addition to touting its dramatic coastal site and landscaped boulevards, one of Allen's strongest selling points was that Sea Cliff would be a "restricted" subdivision. A primary tool used by developers of "residential parks" like Sea Cliff or St. Francis Wood, restrictions and covenants limited construction to residential uses of a particular cost and ratio of lot coverage. Sea Cliff was also originally restricted to members of the "Caucasian race." Buyers of lots in Sea Cliff could either commission their own home (although the plans would have to be approved by the Brickell Company) or hire Allen & Co. to build them one. Allen & Co. also built speculative rowhouses on the less expensive gridiron lots toward California Street.

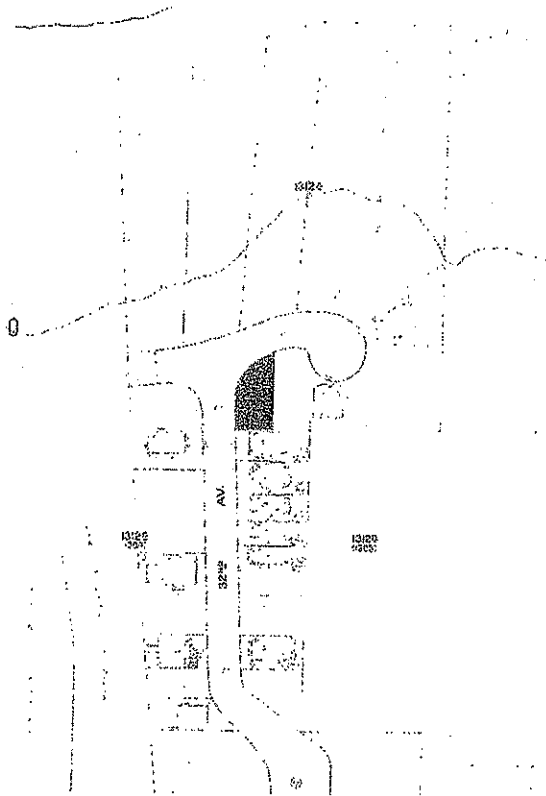
D. Project Site History

Figure 21. 1915 Sanborn Map showing site of 100 32nd Avenue highlighted in aqua
Source: Sanborn Fire Insurance Company

Sanborn Fire Insurance Company maps (Sanborn maps) provide valuable information about the development of cities and towns across the nation from 1866 until the later twentieth century. The first map covering San Francisco's Sea Cliff neighborhood was published in 1915. This map indicates that there was still relatively little development in the vicinity of the future Lowe Residence. The 1915 map indicates that the Lyon & Hoag Tract had been approximately half-way built out with a variety of larger two-story homes on either side of 32nd Avenue between California Street and El Camino del Mar. At this point Sea Cliff Subdivision Nos. 2, 3, and 4 had not been completed so the Lyon & Hoag Tract remained an isolated outpost of development between the United Railroads of San Francisco (Market Street Railway) tracks east of Lincoln Park and

undeveloped land. El Camino del Mar was consequently a cul de sac with only two houses: one located at 845 El Camino del Mar and the other at 844 El Camino del Mar. The subject property, located at the southeast corner of 32nd Avenue and El Camino del Mar, was vacant (Figure 21).²⁰

The Koshland History Center at the San Francisco Public Library has a ca. 1922 Block Book for the Richmond District, including Sea Cliff. This map indicates that George and Winifred Nave, who lived at 150 32nd Avenue (APN 1312/009), owned both lots 7 (855 El Camino del Mar) and 8 (100 32nd Avenue). The two lots may have served as a lawn for their house at 150 32nd Avenue.

¹⁹ Harry B. Allen, "Sea Cliff by the Golden Gate," *Home and Grounds* (October 1916).

²⁰ Sanborn Fire Insurance Company, San Francisco: Volume 5, Map 501, 1915.

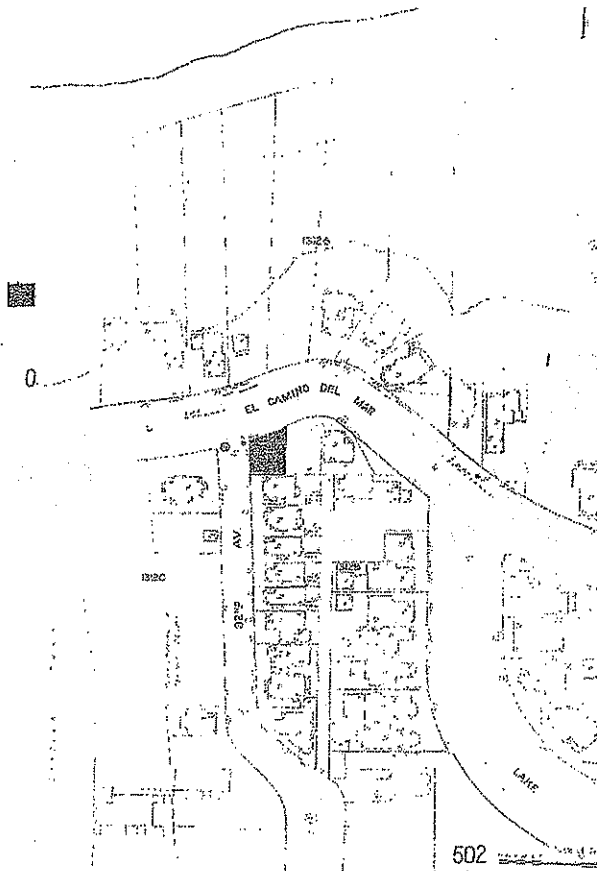


Figure 22. 1950 Sanborn Map showing site of 100 32nd Avenue highlighted in aqua
Source: Sanborn Fire Insurance Company

property, which along with the property next door at 845 El Camino del Mar, remained vacant (Figure 22).

The next Sanborn Maps for Sea Cliff were not published until 1950 but Sea Cliff appears to have largely achieved its present level of development as early as 1930. San Francisco Official City Maps indicate that the neighborhood's street network was complete by 1928, the year the final unit of the subdivision (Unit 4) was opened.²¹ By the time the 1950 maps were published, nearly every lot in the subdivision was occupied by a dwelling. As the 1915 Sanborn maps had indicated, the larger and more expensive homes remained concentrated along the coastal bluffs, particularly along El Camino del Mar and Seacliff Avenues. Smaller, speculative houses built by Allen & Co. were located along 27th, 28th, 29th, 30th, and 31st Avenues between California and El Camino del Mar. Vacant lots were few and far between; based on their location they seem to have belonged to adjoining property owners, serving as expanded yards. This appears to be the case of the subject

²¹ Sanborn Fire Insurance Company, San Francisco: Volume 5, Map 501; 1950.

E. Construction Chronology

On March 2, 1959, a local builder named Ed Rosemont purchased lots 7 and 8 of Assessor's Block 1312. The two lots were still vacant, having served as a large yard for the property at 150 32nd Avenue for nearly 40 years.²² Rosemont, who was active in property development in the Richmond District during the 1950s and 1960s, did not develop the lots and a little over a year later, on July 8, 1960, he sold lots 7 and 8 to Gustav and Elizabeth Lowe (sometimes spelled Lowenhaupt) of 10 Oakdale Avenue in Berkeley.²³

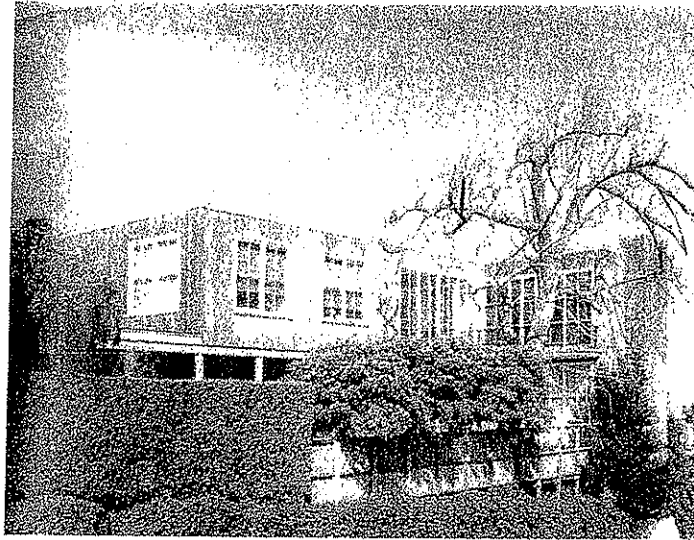


Figure 23. Goldman House
Source: Morley Baer, *Bay Area Houses*

The Lowes, who were evidently both doctors, had a son named Bobby. According to Joseph Esherick's telephone log, Gustav Lowe contacted Esherick's office on August 1, 1961. According to the conversation, the Lowes had admired the architect's work, in particular the Goldman House (1951) at 3700 Washington Street (Figure 23). Gustav Lowe said that he owned a small corner lot in San Francisco's Sea Cliff neighborhood and that he wanted to build a relatively inexpensive house that would cost no more than \$15 or \$16 per square foot, with the total cost not to exceed \$37,000. Lowe began by telling Esherick that he did not like "dark old houses" and that he wanted the interior to be finished in wood with windows facing the north side. Further on in the discussion, Lowe described how he wanted the house to be laid out. He wanted the main entrance to face 32nd Avenue, although no reason was given. On the first floor level he wanted to have an office, a garage, and a carpenter/paint shop. The second floor was to have an open plan consisting of a living/dining area to the north and a combined kitchen/family room to the south with a guest lavatory. The third floor was to have three bedrooms and two baths with a bedroom each for Mr. and Mrs. Lowe and a room for their 9-year old son Bobby. Lowe wanted a fourth-floor level penthouse with a bathroom but was not sure if he could afford it. Esherick said that he would frame for a full fourth floor. The notes also indicate that despite the small lot, Lowe had

²² City and County of San Francisco, Office of the Assessor/Recorder, *Sales Ledger: 1948-1959* (March 2, 1959).

²³ City and County of San Francisco, Office of the Assessor/Recorder, *Sales Ledger: 1959-1967* (July 8, 1960).

obtained the permission of his neighbors to build the house within 3 feet of the southern property line.²⁴

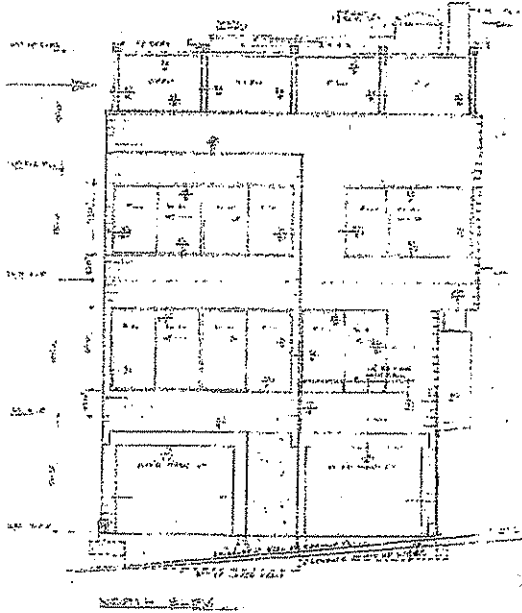


Figure 24. Lowe Residence showing wind screen
Source: Joseph Esherick Architect

Over the next six months, from August 1961 through March 1962, Joseph Esherick's office developed plans and specifications for the Lowe Residence. In March 1962, Esherick finished and presented the first scheme to his clients. The blueprints for this original design were recently discovered in the garage of the Lowe Residence by the current owners. With some exceptions the blueprints depict what stands today (**Appendix Item B**). However, in April 1962, this scheme was modified in response to Lowe's concerns about mounting costs. Items omitted in the revised set of drawings include a larger penthouse consisting of a wood-frame and fiberglass wind screen, trellis, and plastic roof. This feature, which would have enclosed about half the fourth floor level as occupiable space, was reduced to just the existing penthouse proper, which is little more than a stair landing (**Figure 24**). Other features omitted from the final scheme include the furnace at the fourth floor level, the substitution of vinyl for oak flooring in the dining area, the dumbwaiter from the kitchen to the penthouse (although the shaft was built), and a dishwasher. In addition, the basement was to remain unfinished aside from installing the sheetrock walls and the toilets and windows that were originally specified were to be replaced with less expensive substitutes.²⁵

Gustav and Elizabeth Lowe submitted the building permit application to the San Francisco Bureau of Building Inspection on March 29, 1962 (**Appendix Item C**). According to the permit, the Type 5 building would cost \$33,000 to build. Hugo Muller Jr. of Oakland was the contractor and the civil engineer was Gilbert, Forsberg, Diekmann & Schmidt of San Francisco.²⁶ The permit was issued on May 7, 1962 and the foundation was poured on June 1. Framing of the first floor was completed on June 12 and framing for the roof was completed on July 18. The plywood

²⁴ "Correspondence File for Gustav and Elizabeth Lowe," Joseph Esherick Papers, University of California, Berkeley, Environmental Design Archives.

²⁵ Addendum No. 2 to Drawings and Specifications for a House for Mr. and Mrs. Gustav E. Lowe (April 1962).

siding began to go up July 24 and by August interior finish work was underway. The work was complete enough so that by January 28, 1963 the project received its certificate of final completion.²⁷ On February 28, 1963, Joseph Esherick wrote a letter to the Lowes with his final bill. In the letter he thanked the Lowes for their business:

It was one of the most pleasant associations we have ever had and I think that the end result has turned out to be most rewarding. I am very proud of the house and hope that you and Mrs. Lowe and Bobby continue to enjoy it more and more for many years.²⁸

Despite Esherick's best wishes, the Lowes did not remain at 100 32nd Avenue for very long. On June 19, 1964, barely one year after moving in, they sold the house to Robert G. and Katherine M. Hansen.²⁹ Two months later, on August 3, 1964, the Lowes sold the vacant lot next door at 855 El Camino del Mar (Lot 7) to Charles M. and Marjorie Stern.³⁰

According to San Francisco City Directories, Robert and Katherine Hansen lived at 100 32nd Avenue for three years, selling the property to Peter K. & Melanie S. Maier on July 7, 1967. Of all the occupants of 100 32nd Avenue, Peter Maier was the most prominent. According to *Who's Who in the West*, Peter Klaus Maier was a German-born lawyer who came to the United States in 1939 at the age of 10 with his parents. Naturalized in 1945, Maier earned his BA at Claremont College and his JD (Cum Laude) at UC Berkeley in 1949. He then earned his LLM at New York University in 1953. That same year he was admitted to the California Bar. For three years, from 1953 until 1956, he served as a Captain in the U.S. Air Force. From 1957 until 1959, he was a tax attorney in the employ of the Department of Justice. In 1959, he moved back to California and took a job with the San Francisco law firm of Bacigalupi, Elkus, Salinger & Rosenberg, a position he held until 1969 when he started his own firm, Brooks & Maier. In 1974, he co-founded a law firm called Winokur, Schrenberg & Maier. Peter Maier was also a professor at UC Hastings School of Law in San Francisco during the late 1960s and early 1970s and the president of the California Property Development Corporation, a property development firm that he ran out of an office at 100 32nd Avenue.³¹

While they owned 100 32nd Avenue, the Maiers took out a permit to add a wood deck on the roof, as well as adding a 4' high glass wind screen on the west parapet of the roof. This element, which

²⁶ San Francisco Bureau of Building Inspection, "Application of Mr. and Mrs. Gustav E. Lowe owner, for permit to erect a two-story frame building at 100 32nd Avenue," (File No. 263172, March 29, 1962).

²⁷ San Francisco Bureau of Building Inspection, "Building Inspectors Report," (January 31, 1963).

²⁸ "Letter from Joseph Esherick to Mr. and Mrs. Gustav Lowe," Joseph Esherick Papers, University of California, Berkeley, Environmental Design Archives.

²⁹ City and County of San Francisco, Office of the Assessor/Recorder, *Sales Ledger: 1959-1967* (June 19, 1964).

³⁰ City and County of San Francisco, Office of the Assessor/Recorder, *Sales Ledger: 1959-1967* (August 3, 1964).

³¹ "Maier, Peter Klaus," *Who's Who in the West* (Chicago: Marquis Who's Who, 1979), 450.

was similar to the one originally designed for the house by Esherick, was built; it appears a photograph of the house taken ca 1973 (Figure 25).³²



Figure 25. Lowe Residence, ca. 1973
Source: Joseph Esherick Architect

In 1973, Gustav and Elizabeth Lowe reacquired their house at 100 32nd Avenue. According to correspondence in the Joseph Esherick Papers at UC Berkeley, the Lowes contacted Esherick in 1972 to design a new house for them on one of two sites; one in Berkeley and the other in Sea Cliff. They appeared to own the lot in Berkeley but apparently the Berkeley lot was extremely steep and difficult to build. They then entered into negotiations with the owner of the Sea Cliff lot, which happened to be the vacant parcel (Lot 7) next door to their old house at 100 32nd Avenue. Evidently negotiations had broken down between the Lowes and the owner of 855 El Camino del Mar when the Maiers put 100 32nd Avenue on the market. The Lowes bought their old house back on July 17, 1973.³³ They then asked Esherick to develop plans for a minimal makeover of the house. Esherick complied and prepared specifications to upgrade plumbing fixtures, repair exterior gutters, and replace the water heater. No other work appears to have been completed.³⁴ Again, the Lowes did not live at 100 32nd Avenue very long, selling the house to Glen and Mary Slaughter on May 20, 1975, not even two years after buying it from the Maiers.³⁵ According to the

³² San Francisco Bureau of Building Inspection, "Application of Peter K. Maier owner, for permit to alter 100 32nd Avenue," (File No. 359498, July 18, 1968).

³³ City and County of San Francisco, Office of the Assessor/Recorder, *Sales Ledger: 1967-1980* (July 17, 1973).

³⁴ "A. Ramazzotti Plumbing to Les Kelley Contractor," Joseph Esherick Papers, University of California, Berkeley, Environmental Design Archives.

³⁵ City and County of San Francisco, Office of the Assessor/Recorder, *Sales Ledger: 1967-1980* (May 20, 1975).

Sales Ledgers, the Slaughters sold the property to Walter Rubin (¼) and Sue J. Siegel (¾) in June 1977 but San Francisco City Directories list the Slaughters at 100 32nd Avenue until at least 1981 when City Directories ceased publication. Nothing was found in local repositories on Slaughter, Rubin, or Siegel. The property remained in the ownership of Sue Siegel and various other family members until 2006 when they sold the house to the current owners. Throughout her tenure, Sue Siegel did little to 100 32nd Avenue aside from regular maintenance and possibly adding the rooftop solarium ca. 1985. In November 1999, she applied for a permit to build a full bathroom on the first floor level and to change out a window in the guest bedroom (formerly an office), also on the ground level.³⁶ In January 2000, Sue Siegel applied for a permit to replace the roof and to repair some dry rot at the parapet near the southwest corner of the house.³⁷

F. Joseph Esherick

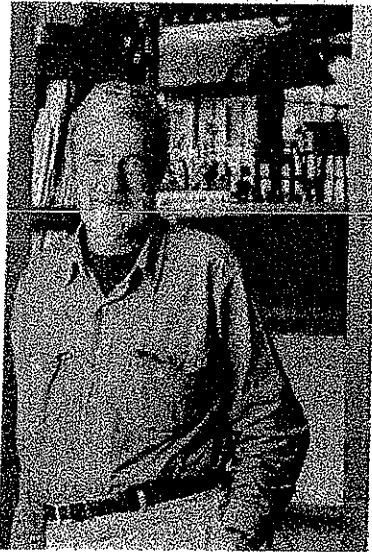


Figure 26. Joseph Esherick
Source: EHDD

Joseph Esherick was born in Philadelphia in 1914. His father, Joseph Esherick Sr., an electrician, and his uncle Wharton, an artist and woodworker both figured prominently in the early formation of Esherick's sensibility and rational thinking (Figure 26). In 1934, Esherick entered the University of Pennsylvania to study Architecture. The program's philosophy was based on the tenets of the Ecole des Beaux-Arts and was taught by faculty who had either studied at the academy or in France or Italy as academic prizewinners. Even while in school, Esherick reacted against the traditional Beaux-Arts architectural schemes; however he embraced the principles of rational Beaux-Arts design methods and it would infiltrate and inform his design practice throughout his career. In 1936, Esherick traveled to the West Coast where he was first exposed to the work of Richard Neutra and R.M. Schindler, as well as buildings by Frank Lloyd Wright, William Wurster and Michael Goodman. Esherick returned to Penn to complete his studies and earned a degree in 1938. Instead of entering practice immediately, Esherick took a job as a medical illustrator.³⁸

In the fall of 1938, Esherick moved to San Francisco and first sought work in Wurster's office. He was unsuccessful there, and gained employment with the noted Bay Area architect, Gardner

³⁶ San Francisco Bureau of Building Inspection, "Application of Sue Siegel owner, for permit to alter 100 32nd Avenue," (File No. 09923255, November 1, 1999).

³⁷ San Francisco Bureau of Building Inspection, "Application of Sue Siegel owner, for permit to alter 100 32nd Avenue," (File No. 20000127357, January 27, 2000).

Dailey. Esherick's career at Dailey's office was interrupted by World War II. In 1943, he joined the United States Navy as an aerial reconnaissance officer on an aircraft carrier. After his discharge from the Navy in 1946, Esherick entered private practice in San Francisco and began to distinguish himself as one of the leaders of the Second Bay Region Tradition.³⁹

This style, which combines modernism with the earlier First Bay Region Tradition, is generally associated with the joining of inside and outside space through the use of large window walls that frame the views of the outdoors, less defined interior spaces, strong geometric lines, and the use of rustic, unvarnished wood cladding, such as redwood, Douglas fir, or cedar. This early part of his career was focused on custom residential designs and notable works during this period include the Goldman House in San Francisco (1951), the House at Kentwoodlands in Marin County (1957), the Cary House in Mill Valley (1961), the Bermack House in Oakland (1962), and designs for the Hedgerow Houses at Sea Ranch (1966).⁴⁰

In 1963, Esherick changed the name of his growing firm to Joseph Esherick and Associates to reflect the contributions of recently hired associates George Homsey, Peter Dodge, and Charles Davis. As the office expanded, the firm became increasingly associated with larger institutional and commercial designs. In addition to the redevelopment of the Cannery at 2801 Leavenworth (1964 to 1967), the firm designed numerous large-scale projects, including major buildings for U.C. Berkeley and U.C. Santa Cruz, as well as the Outer Bay Wing for the Monterey Bay Aquarium. In 1972, to again recognize the increasing experience of the principles, the name of his firm was changed again to Esherick, Homsey, Dodge, and Davis (EHDD).⁴¹

Esherick began teaching Architecture at the University of California, Berkeley in 1952 at the invitation of William Wurster. Esherick took an active role in the Department of Architecture, participating in the design of its new home and serving as Chairman of the School of Architecture (later the College of Environmental Design) from 1976 until 1982. In 1982, Esherick was named AIA/ACSA Educator of the Year. Four years later, in 1986, EHDD was named the American Institute of Architects' Firm of the Year, and Esherick was awarded the American Institute of Architects' Gold Medal in 1989. Esherick died in December, 1998. Today, Esherick is regarded as one of the influential leaders of the Second Bay Region Tradition in California and his works have

³⁸ Marc Treib, *Appropriate: The Houses of Joseph Esherick* (San Francisco: William Stout Publishers, 2008).

³⁹ *Ibid.*

⁴⁰ *Ibid.*

⁴¹ *Ibid.*

been highlighted in historical and contemporary scholarship including scholarly journals and related literature.⁴²

G. *Second Bay Region Tradition*

The First and Second Bay Region Traditions are a regional movement centered on the area around the San Francisco Bay. Bay Region Tradition architects joined various aspects of historical architectural imagery and adapted that imagery to the unique natural elements of Northern California's landscape and climate to create a distinctive regional idiom.⁴³ Both the First and Second Bay Region Tradition houses share common characteristics of design. They are vernacular, small in scale, woodsy, sheathed in redwood inside and out, are related to their surrounding landscape and are filled with visual and ideological contradictions.⁴⁴

The First Bay Region Tradition included early twentieth century architects such as Bernard Maybeck, Willis Polk, John Galen Howard, Ernest Coxhead, and Julia Morgan. These architects had all studied at the Ecole des Beaux-Arts in Paris and combined the classical forms taught at the Ecole with California vernacular forms such as the Hispanic adobe houses and Anglo board-and-batten and clapboard houses to produce a radically new approach to house design.⁴⁵ The houses were almost exclusively clad in wood, but the architects would often experiment with new building materials such as stucco or cast concrete.

A second generation of Bay Region Tradition architects emerged from the 1930s to the 1950s, and included William Wurster, Gardner Dailey, and Joseph Esherick. The houses that these San Francisco architects designed combined aspects of the residential architecture of the Craftsman forms of the First Bay Region Tradition with modernist principles such as freer open spaces and the destruction of confining rooms.⁴⁶ The design of the house was derived from the particular conditions of the site and region including steep hillsides and views of the water, and a temperate climate. Keeping the client's needs and budget in mind, the buildings were usually modest, but well planned, redwood-clad houses designed to blend in with the surrounding landscape rather than stand out and are integrated with the garden and natural features of the site.

⁴² Rachel Gordon, "Joseph Esherick, Influential Bay Area Architect," *San Francisco Examiner* (December 21, 1998), A-21.

⁴³ Leslie Freudenheim, *Building with Natural Roots of the San Francisco Bay Region Tradition*, 3.

⁴⁴ Sally Woodbridge, ed., *Bay Area Houses* (Layton, OH: Gibbs M. Smith Inc, 1988), 8.

⁴⁵ Woodbridge, 3.

⁴⁶ Marc Treib, *Appropriate: The Houses of Joseph Esherick* (San Francisco: William Stout Publishers, 2008), 27.

V. EVALUATION OF HISTORIC STATUS

A. *National Register of Historic Places*

The National Register of Historic Places is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. Typically, resources over fifty years of age are eligible for listing in the National Register if they meet any one of the four significance criteria and if they retain historic integrity. However, resources under fifty years of age can be determined eligible if it can be demonstrated that they are of "exceptional importance," or if they are contributors to a potential historic district. National Register criteria are defined in depth in *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*. There are four basic criteria under which a structure, site, building, district, or object can be considered eligible for listing in the National Register:

Criterion A (Event): Properties associated with events that have made a significant contribution to the broad patterns of our history;

Criterion B (Person): Properties associated with the lives of persons significant in our past;

Criterion C (Design/Construction): Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components lack individual distinction; and

Criterion D (Information Potential): Properties that have yielded, or may be likely to yield, information important in prehistory or history.

A resource can be considered significant on a national, state, or local level to American history, architecture, archaeology, engineering, and culture.

Criterion A (Event):

The Lowe Residence does not appear eligible for listing in the National Register under Criterion A. The building is not associated with any events that have made a significant contribution to the broad patterns of our history. As a relative latecomer to the Sea Cliff neighborhood, the Lowe Residence does not represent any of the historical patterns that resulted in the transformation of the neighborhood from near wilderness into one of San Francisco's most prestigious "residence parks" during the first quarter of the twentieth century.

Criterion B (Persons):

The Lowe Residence does not appear eligible for listing in the National Register under Criterion B. The building is not intimately associated with the lives of persons significant in our past. Extensive research on the previous owners and inhabitants of the property reveal little in the formal record aside from a listing for Peter K. Maier in *Who's Who in the West*. Maier, who along with his wife Melanie, owned 100 32nd Avenue from 1967 and 1973 appears to be a prominent individual within his professional community. Research in the local newspapers and internet resources indicate that Mr. Maier, a resident of Belvedere, is a locally prominent attorney, businessman, and philanthropist who remains active in the Jewish community of the Bay Area. Although he is a prominent individual within his field, Maier's prominence emerged after he moved from the property at 100 32nd Avenue to Belvedere in 1973. According to National Register guidelines, a property can only be determined eligible under Criterion B if the property is "associated with a person's *productive* life, reflecting the time period when he or she achieved significance."⁴⁷

Criterion C (Design/Construction)

The Lowe Residence is 47 years old, three years shy of the 50-year threshold typically required for listing in the National Register. If it was 50 years old, it is likely that 100 32nd Avenue would be eligible for listing in the National Register under Criterion C as the "work of a master" (Joseph Esherick) and as a work that possesses "high artistic values," as an excellent and well-preserved example of the Second Bay Region Tradition. As demonstrated in Chapter IV, Joseph Esherick is one of the most important figures in the architectural community of the Bay Region. He is typically ranked within the uppermost echelon of postwar architects along with William Wurster, Gardner Dailey, John Funk, and Vernon DeMars. Esherick's cohorts, several of whom were founders and faculty of UC Berkeley's College of Environmental Design, are best known as practitioners of a regional variety of modernism called the Second Bay Region Tradition.

The Lowe Residence is widely published in most architectural guidebooks covering the Bay Area, including Sally B. and John M. Woodbridge's *The Guide to San Francisco Architecture* (rev. ed., 1992), David Gebhard's *The Guide to Architecture in San Francisco and Northern California* (rev. ed., 1985), and Mitchell Schwarzer's *Architecture of the San Francisco Bay Area: A History & Guide* (2007). While not as widely known as some of his other work, such as the Goldman House or his work at Sea Ranch, the building is a very good example of the architect's philosophy and aesthetic applied to a tiny urban lot. Given the constrained site, Esherick ingeniously arranged the

⁴⁷ U.S. Department of the Interior, National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, rev. ed. 1998), 15.

plan to accommodate an ambitious program. With its extruded bay window and façade proportions, the building adheres in some ways to a typical San Francisco rowhouse paradigm but that analysis is only skin deep. By siting the building on the east side of the lot, Esherick was able to create room for a small garden to the west. The primary façade of the house is essentially a glazed window wall set atop a utilitarian podium that houses the garage and shop. The westward facing secondary façade expresses much of Esherick's fascination with "designing a house from the inside out," with many of the interior functions clearly expressed on the exterior, including the fireplace, utility stack, and stair tower. The interior, with its exquisite wood joinery and naturally finished paneling and cabinetry in Douglas fir, oak, and mahogany, is characteristic of the architect's later works, especially with its open riser dogleg stair and built-in casework.

Despite its obvious significance, the Lowe Residence is most likely ineligible for listing in the National Register due to its age. Although only three years shy of being 50 years old, under *National Register Criterion Consideration G: Properties that Have Achieved Significance within the Last Fifty Years*, a property less than fifty years of age can only be listed if "it is of exceptional importance."⁴⁸ The so-called "Fifty Year Rule" was put into place in order to ensure that proper historical perspective exists to determine that the property is actually significant and not merely a trend whose aesthetic or historical values do not hold up over time. Although it could be argued that the building is old enough to attain the proper perspective, and that adequate scholarship exists to document its significance, properties listed under Criterion Consideration G are typically widely recognized for their significance either at a local, regional, or national level. Examples of properties listed under Criterion G include Dulles Airport in Loudon County Virginia or Central High School in Little Rock Arkansas. In contrast, the Lowe Residence is not well known beyond a small cadre of local architects and architectural historians and while it may become eligible in a few years it does not appear so now.

Criterion D (Information Potential)

Criterion D typically applies to archaeological sites or ruins. Analysis for the Lowe Residence's eligibility under this criterion is beyond the scope of this report.

Integrity

Once a resource has been identified as being potentially eligible for listing in the National Register, its historic integrity must be evaluated. The National Register recognizes seven aspects

⁴⁸ U.S. Department of the Interior, National Park Service, *National Register Bulletin 15: "How to Apply the National Register Criteria for Evaluation"* (Washington, D.C.: National Park Service, rev. ed. 1998), 42-3.

or qualities that, in various combinations, define integrity. These aspects are: location, design, setting, materials, workmanship, feeling and association. In order to be determined eligible for listing, these aspects must closely relate to the resource's significance and must be intact.

The Lowe Residence is remarkably intact. Our field work revealed few visible alterations beyond the first floor level and the roof-top solarium. Alteration permits on file at the Department of Building Inspection list only two alterations of any consequence: the addition of a toilet room in the basement and the conversion of the first floor office into a bedroom. Other minor interior alterations include the replacement of the vinyl flooring in the kitchen and dining room with wood, and the removal of an internal screen wall in one of the bedrooms. A third alteration: the addition of a wind screen along the parapet was subsequently removed and replaced by a curved glass solarium ca. 1985. The first floor alterations are immaterial because they occurred within a utilitarian zone and are not extensive. The addition of the solarium is a more significant alteration because it is on the primary façade and incompatible with the original design of the house. However, this alteration is easily removed, which is planned as part of the currently proposed project. Overall, the property retains the aspects of location, design, setting, materials, workmanship, and feeling.

B. California Register of Historical Resources

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

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

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

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

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

In order to be determined eligible for listing in the National Register, resources less than fifty years of age must be shown to have "exceptional importance." This is not the case with the California Register. According to the California Office of Historic Preservation:

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than fifty years old may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance.⁴⁹

The following section examines the eligibility of the Lowe Residence for listing in the California Register. Because the criteria used for the California Register are basically identical to the National Register, and are indeed modeled on them, this analysis will refer to the discussion in Section A above for each of the four criteria. In summary, the Lowe Residence appears ineligible for listing in the California Register under 1 (Events), 2 (Persons), or 4 (Information Potential) but it does appear eligible under Criterion 3 (Design/Construction) for the same reasons discussed above. However, unlike the National Register, one does not have to prove that a resource less than fifty years old is of "exceptional importance" to be eligible for the California Register. In contrast, one only has to demonstrate that "sufficient time has passed to understand its historical importance."⁵⁰

Indeed, the Lowe House is almost fifty years old. Enough time has passed to assess its significance under Criterion 3, especially in light of the books and articles that have been published on Joseph Esherick and the Second Bay Region Tradition in recent years and the overall level of appreciation for the impact that this movement has had on the built fabric and intellectual culture of the Bay Area. Based on this statement, as well as the arguments made above, the Lowe Residence appears eligible for listing in the California Register under Criterion 3. Similar to the National Register, properties determined eligible for listing in the California Register must also retain sufficient integrity. While the California Register is somewhat more lenient in regard to integrity, it uses the same seven aspects that taken together define integrity. Based on

⁴⁹ California Office of Historic Preservation, *How to Nominate a Resource to the California Register of Historical Resources* (Technical Assistance Series #7, 2001).

⁵⁰ *Ibid.*

the analysis presented above, the Lowe Residence retains a high enough degree of integrity to remain eligible for listing in the California Register.

C. Article 10 of the San Francisco Planning Code

San Francisco City Landmarks are buildings, properties, structures, sites, districts and objects of "special character or special historical, architectural or aesthetic interest or value and are an important part of the City's historical and architectural heritage."⁵¹ Adopted in 1967 as Article 10 of the City Planning Code, the San Francisco City Landmark program protects listed buildings from inappropriate alterations and demolitions through review by the San Francisco Landmarks Preservation Board. These properties are important to the city's history and help to provide significant and unique examples of the past that are irreplaceable. In addition, these landmarks help to protect the surrounding neighborhood development and enhance the educational and cultural dimension of the city. As of January 2009, there were 255 landmark sites and eleven historic districts in San Francisco that are subject to Article 10.

In June 2000, Article 10 of the Planning Code was amended to utilize National Register criteria as the basis of evaluation for historic structures.⁵² At first glance the Lowe Residence would appear ineligible for designation under Article 10 because it is less than 50 years old and apparently not of "exceptional significance." However, the June 2000 Resolution (No. 527) simultaneously adopted the California State Office of Historic Preservation's *Technical Assistance Series #7: "How to Nominate a Resource to the California Register of Historical Resources"* for use in preparing Landmark and Historic District Designation Reports under Article 10 of the Planning Code. Given the California Register's more lenient take on the age of a resource, it appears that the Lowe Residence may be eligible for local listing under Article 10 of the Planning Code. However, local landmark designation is a political process that takes many other factors into account, such as how well-known the property is, or if it is publicly accessible. Privately owned, owner-occupied, residential structures are rarely landmarked without the consent of the owner, although it does happen from time to time if the residence is endangered.

⁵¹ San Francisco Planning Department, *Preservation Bulletin No. 9 -- Landmarks*. (San Francisco: San Francisco Planning Department, January 2003).

⁵² San Francisco Planning Department, *San Francisco Preservation Bulletin No. 5: Landmark and Historic District Designation Procedures* (San Francisco: San Francisco Planning Department, rev. ed. 2008), 5.

VI. CONTEXT & RELATIONSHIP

Research performed as part of this HRE revealed that the Lowe Residence is not within the original Sea Cliff subdivisions but actually within the older Lyon & Hoag Tract. Subdivided in 1907, the Lyon & Hoag Tract consisted of the properties on either side of 32nd Avenue between California and El Camino del Mar. Although the historical context for the tract is slightly different than Sea Cliff, today the distinctions between the two tracts are lost to history. Consequently, for the purposes of this analysis, 100 32nd Avenue will be considered to be part of the better-known Sea Cliff neighborhood.

Sea Cliff is distinguished from the rest of the Outer Richmond District by its City Beautiful-inspired planning, in particular its curvilinear and picturesque street pattern, carefully graded and terraced streets and home sites providing ocean views, and by the fact that its housing stock (the only use permitted) is very cohesive in regard to scale, setbacks, materials, style, and age. Many houses in Sea Cliff were architect-designed and custom-built, although there are also spec-built rowhouses closer to California Street. Most of these built before 1930 would have been reviewed for consistency with neighborhood design guidelines and most were built between a narrow window of between 1915 and 1930. These factors have contributed to a general uniform pattern of development despite many of the houses being designed in different styles, ranging from Craftsman rowhouses in the southern part of the neighborhood to large Italian Renaissance Revival *palazzi* overlooking China Beach.

By 1930, Sea Cliff was largely built out with very few vacant lots remaining aside from those annexed by adjoining property owners as enlarged lawns or difficult-to-build bluff-side parcels. After World War II, most of these vacant parcels were eventually sold off and developed. Several were developed with starkly modern buildings that contrast with the conservative historicist aesthetic of their neighbors. Examples include William Wurster's 850 El Camino del Mar (1958-currently being remodeled), Esherick's house at 890 El Camino del Mar (1963), and the Lowe Residence at 100 32nd Avenue (1963). The first two of these residences occupy what had been considered to be unbuildable coastal lots whereas the Lowe Residence occupied a small corner lot. Unlike the first two, the Lowe Residence is not a low-slung, rambling building; due to its constrained site it is taller and is in some ways similar to a traditional San Francisco rowhouse. Nonetheless, in regard to its stylistic vocabulary it is quite distinct from its more traditional neighbors. If Sea Cliff was a designated historic district, its period of significance would probably roughly span the years 1915 to 1930, excluding the later infill projects of the 1950s and 1960s like the Lowe Residence. These latter examples represent drastically different building types and styles.

VII. EVALUATION OF PROJECT SPECIFIC IMPACTS UNDER CEQA

This section analyzes the project-specific impacts of the proposed project on the environment as required by CEQA. The project sponsor seeks to alter the Lowe Residence by adding a rooftop addition and a narrow horizontal addition on the west façade. The additions will add an additional 612 square feet to the existing 3,421 square foot dwelling. The architect is Bernardo Urquieta of BRU Architects. Urquieta, an employee of Esherick, Hornsey, Dodge, & Davis, is well-versed with the work of both Joseph Esherick and George Hornsey, who was evidently primarily responsible for the design of the Lowe Residence. The additions will be executed in a vocabulary that is compatible with the original design of the house and with some slight modifications, we believe that the project can be brought into compliance with the Secretary of the Interior's Standards for Rehabilitation.

A. Status of Existing Buildings as a Historical Resource

Based on our analysis, the Lowe Residence does appear to be a historical resource under the California Environmental Quality Act (CEQA). A building may qualify as a historic resource if it falls within at least one of four categories listed in CEQA Guidelines Section 15064.5(a).⁵³ The San Francisco Planning Department's "CEQA Review Procedures for Historical Resources" incorporates the State's CEQA Guidelines. According to the City's Guidelines, buildings that are "Presumed Historical Resources" are "properties included in a local register of historical resources, as defined by Public Resources Code section 5020.1(k), or identified as significant in an historical resource survey meeting the requirements of Public Resources Code section 5024.1(g). These resources are presumed to be historical resources unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant."⁵⁴ A second category (Category B) consists of properties requiring further consultation and review. These include properties with National Register or California Register status codes of 7, General

⁵³ The four categories are:

- 1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).
- 2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- 3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resources, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).
- 4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Pub. Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Pub. Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Pub. Resources Code sections 5020.1(j) or 5024.1.

Plan-referenced buildings, Structures of Merit, properties listed in the 1976 Survey that are 50 years old or older, buildings within San Francisco Architectural Heritage surveys that are 50 years old or older, properties built before 1913, buildings in the UMB Survey, properties listed in the 1968 Junior League Survey (Here Today), and several other informational surveys.⁵⁵

The Lowe Residence has been identified as being architecturally significant in the San Francisco Planning Department's 1976 Survey and although it is not yet 50 years old, the Planning Department has recommended that an HRE be prepared to assess its level of significance. Based on our analysis in Section V, we find that the building eligible for listing in the California Register and possibly as a local landmark under Article 10 of the Planning Code. Therefore, it is our judgment that the property appears to be a Presumed Historic Resource pursuant to the City's Guidelines and CEQA Guidelines Section 15064.5(a) (3).

B. Determination of Significant Adverse Change under CEQA

According to CEQA, a "project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment."⁵⁶ Substantial adverse change is defined as: "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired."⁵⁷ The significance of an historical resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance" and that justify or account for its inclusion in, or eligibility for inclusion in, the California Register.⁵⁸

C. Evaluation of the Project Pursuant to the Secretary of the Interior's Standards

Based on our finding that the Lowe Residence appears to be a historical resource as defined by CEQA Guidelines Section 15064.5(a) (3). Therefore, it is necessary to review the project according to the Secretary of the Interior's Standards for Rehabilitation. The *Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings* (Rehabilitation Standards) provide guidance for reviewing work involving historic properties.⁵⁹ The Rehabilitation Standards are used by Federal agencies in evaluating work on

⁵⁴ Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.

⁵⁵ San Francisco Planning Department, *CEQA Review Procedures for Historic Resources* (San Francisco: San Francisco Planning Department, 2004), 5-6.

⁵⁶ CEQA Guidelines subsection 15064.5(b) (emphasis added).

⁵⁷ CEQA Guidelines subsection 15064.5(b) (1) (emphasis added).

⁵⁸ CEQA Guidelines subsection 15064.5(b) (2).

⁵⁹ Kay D. Weeks and Anne E. Grimmer, U.S. Department of Interior National Park Service Cultural Resources, Preservation Assistance Division, *Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings* (Washington, D.C.: National Park Service, 1995). The *Standards*, revised in 1992, were codified as 36 CFR Part 68.3 in the July 12, 1995 Federal Register (Vol. 60, No. 133). The revision replaces the 1978 and 1983 versions of 36 CFR 68 entitled *The Secretary of the Interior's Standards for Historic Preservation Projects*. The 36 CFR 68.3 *Standards* are applied to all grant-in-aid development projects assisted

historic properties and they have also been adopted by local government bodies across the country for reviewing work on historic properties under local preservation ordinances. The Rehabilitation Standards provide a useful analytic tool for understanding the potential impacts of substantial changes to historic resources. Under California law however, conformance with the Rehabilitation Standards does not determine whether a project would cause a substantial adverse change in the significance of a historic resource. Rather, a project that complies with the Rehabilitation Standards benefits from a regulatory presumption that it would have a less-than-significant adverse impact on a historic resource.⁶⁰

There are four different treatments outlined in the Standards: Preservation, Rehabilitation, Restoration, and Reconstruction. All four treatments vary in regard to the degree of intervention allowed, with Preservation being the most restrictive and Rehabilitation being the most flexible. According to the Standards, Rehabilitation is defined as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."⁶¹ Rehabilitation is the *only* one of the four treatments that allows for the construction of an addition or other alteration to accommodate a change in use or additional program space.⁶² However, the Rehabilitation Standards recommend that new work to historic buildings be designed "in a manner that makes clear what is historic and what is new."⁶³ Furthermore, the Rehabilitation Standards recommend *not* "duplicating the exact form, material, style, and detailing of the historic building in a new addition so that the work appears to be part of the historic building."⁶⁴

The Rehabilitation Standards also differ from the other three treatments in that an "assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required."⁶⁵

The first step in analyzing a project's compliance with the Rehabilitation Standards is to identify the property's character-defining features, including characteristics such as massing, materials, detailing, and spatial relationships. In regard to the Lowe Residence, the property's primary character-defining features appear to be its stepped, rectangular massing, wood-frame and

through the National Historic Preservation Fund. Another set of *Standards*, 36 CFR 67.7, focuses on "certified historic structures" as defined by the IRS Code of 1986. *The Standards* in 36 CFR 67.7 are used primarily when property owners are seeking certification for federal tax benefits. The two sets of *Standards* vary slightly, but the differences are primarily technical and non-substantive in nature. The *Guidelines*, however, are *not* codified in the Federal Register.

⁶⁰ CEQA Guidelines subsection 15064.5 (b) (3).

⁶¹ Kay D. Weeks and Anne E. Grimmer, U.S. Department of Interior National Park Service Cultural Resources, Preservation Assistance Division, *Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings* (Washington, D.C.: National Park Service, 1995), 61.

⁶² *Ibid.*, 63.

⁶³ *Ibid.*, 112.

⁶⁴ *Ibid.*

⁶⁵ Kay D. Weeks and Anne E. Grimmer, U.S. Department of Interior National Park Service Cultural Resources, Preservation Assistance Division, *Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings* (Washington, D.C.: National Park Service, 1995), 63.

plywood construction, asymmetrical fenestration pattern, flat roof with penthouse, cedar shingled exterior finish, painted aluminum ribbon windows with central sliding lights and operable casements, entry porch, articulated stair tower, and some exterior site work, including the concrete step path and remaining historic plantings.

Due to its prominence and orientation toward El Camino del Mar and the Golden Gate, the north façade is the primary façade. Of secondary importance is the west facade. Although largely concealed behind mature trees, the asymmetrical west façade with its articulated elements hinting at the interior use of space, is also important, especially the northern half with its exposed fireplace and prominent main entrance. Of lesser significance is the southern half of the west façade; it is not as visually distinctive as the rest of the visible portions of the exterior. Of tertiary importance are the south and east facades which face the neighboring properties and the roof, which according to correspondence in Esherick's papers was designed to accommodate a possible fourth floor addition. Non-character-defining features include much of the remodeled ground floor, which is of lesser architectural significance and the roof-top solarium. Several interior features are of primary importance, in particular the main stair and living spaces on the first floor.

Once the property's character-defining features have been identified, it is essential to devise a project approach that protects and maintains these important materials and features, meaning that the work involves the "least degree of intervention" and that important features and materials are safeguarded throughout the duration of the project.⁶⁶ It is also important to ensure that the work does not result in the permanent removal, destruction, or radical alteration of any significant character-defining features. Likewise, it is important to note that the Rehabilitation Standards do not proscribe modifications or limited alteration of historic structures. Developed in response to the Federal Rehabilitation Tax Credit program, the Rehabilitation Standards do allow for the modification of historic structures where necessary, so long as the material integrity of the property is not impaired.

The following analysis reviews the proposed rehabilitation of the Lowe Residence according to the Standards.

⁶⁶ *Ibid.*

Rehabilitation Standard 1: *A 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.*

Discussion: The proposed project will not introduce a new use to the property; it will continue to be used as a single-family property.

As designed, the project complies with Rehabilitation Standard 1.

Rehabilitation Standard 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.*

Discussion: The proposed project will result in the removal of some distinctive materials, as well as the alteration of some features, spaces, and spatial relationships, in particular the construction of a horizontal addition at the southwest corner of the building and the expansion of the existing roof-top penthouse. Given the constraints of the site, these are really the only areas where additional square footage can be added without destroying the most important character-defining features of the exterior, which are concentrated at the north façade and the northern half of the west façade. Although the work will result in the removal of some original materials and will alter some spatial relationships, the project as designed, is by and large compatible with the original design of the house. That said, there are some elements of the design that we do not think comply with the Standards. These are listed below:

- Alteration of the existing pedestrian entrance on the 32nd Avenue façade. The entrance is an important part of the original design and is in its original location, although the solid-core wood door that is there now does not match the glazed wood door shown in the original drawings. However, the rest of the detailing is the same, including the large glazed sidelight and cantilevered canopy above. As designed, the proposed project will removed the existing entrance and move it out 5' to be flush with the rest of the proposed horizontal addition. The project drawings show a much taller glazed wood door with new transoms and a taller sidelight to the south. In our opinion, this alteration is not in keeping with the original pedestrian entrance, one of the most important features on the west façade.
- The project drawings also show a large divided-light window above the primary entrance. While this feature is certainly not uncommon in Esherick's earlier work, such as the Goldman House, it contrasts and competes with the horizontal ribbon windows and single-pane fixed vertical windows seen elsewhere on the façade.
- The project drawings indicate that the existing single-panel plywood garage door on the east side of the north façade will be replaced with a standard overhead garage door composed of multiple panels. This element is an original feature of the design and should be retained.

Other aspects of the proposed design that we do think are compatible with the resource including the following:

- As designed, the proposed roof top addition appears to be compatible with the original design of the building. The specific features of this feature will be discussed in more detail under Standard 9 below but suffice it to say here that the building was designed with the possibility of constructing a full fourth floor. As designed, the proposed addition does not overwhelm the existing structure,

maintains appropriate setbacks, and is detailed appropriately. In addition, the design takes its cues from the originally proposed wind-screen and roof-top enclosure which will be much less disruptive visually than the curved solarium on the roof presently.

- As designed, the proposed project will add a small shingled balcony and sliding aluminum door at the lower right hand corner of the west façade. The proportions of the door are similar to – but do not duplicate – the aluminum windows that presently occupy this area of the façade. The balcony takes its cues from the balcony on the north façade but it is detailed slightly differently in compliance with the Standards.
- As designed, the proposed new window above the balcony described above will occupy the same location of the existing four-light aluminum window. The proposed new window is detailed similarly to the existing window but its light pattern is slightly different because it is three lights instead of four. This distinction allows this intervention to remain in compliance with the Standards.
- As designed, the proposed project will relocate the existing chimney flue from its enclosure within the volume of the house to outboard of the exterior wall on the west façade. Although this component of the project will alter existing spatial relationships of the west façade, it is not incompatible with the existing resource. There are other examples of Esherick-designed houses from his Sea Ranch period that have exposed terra cotta flues, including the Rubin House in Albany (1960) or the Hedgerow Houses at Sea Ranch (1966).
- As designed, the proposed project intends to rehabilitate the existing shop on the first floor for use as an office. The garage door on the west side will be replaced with glazing and a small fenced-in garden created between the house and the sidewalk. This element of the project will alter the existing spatial relationships of the north façade but this change will be mitigated in part because the overall dimensions of the opening will not change. Furthermore, with the fence, this section of the facade will not be as visible from the street. To make this change even less visible, it may be possible to build the proposed glazing inboard of the existing garage door, allowing the door to remain in place and be closed when the office is not in use.

As designed, the project does not comply with Rehabilitation Standard 2 but with some relatively minor adjustments we believe that it can be brought into compliance (see Chapter VIII – Improvement Measures).

Rehabilitation Standard 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.*

Discussion: The proposed project will add a large divided-light window above the primary pedestrian entrance on the west façade. This element appears to be based on older examples of Esherick's work, in particular the Goldman House (1951). It is our belief that this window stands in stark contrast to the existing ribbon windows and single operable casements of the existing exterior.

As designed, the project does not comply with Rehabilitation Standard 3.

Rehabilitation Standard 4: *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

Discussion: The proposed project will remove the ca. 1985 solarium on the roof of the Lowe Residence. This is not a historic feature and it has not gained significance in its own right.

As designed, the proposed project complies with Rehabilitation Standard 4.

Rehabilitation Standard 5: *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Discussion: The exterior of the Lowe Residence is primarily characterized by off-the-shelf materials and standard mechanized construction techniques. Very few exterior features aside from the exposed firebox demonstrate distinctive materials, features, finishes, or construction techniques. The materials that will be removed are primarily plywood and several aluminum windows. On the other hand, the interior does contain examples of sophisticated joinery techniques and high-quality wood finishes, particularly the main stair and the casework in the living room and dining room. These features and materials will be unaffected by the project.

As designed, the proposed project complies with Rehabilitation Standard 5.

Rehabilitation Standard 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.*

Discussion: The Lowe Residence has been very well maintained over its nearly half-century of life and appears to have many more decades of serviceable use in the future. Aside from normal wear and tear, the building does not display any signs of serious deterioration. If during construction it is revealed that a feature is severely deteriorated, it will be repaired if possible and replaced if necessary using documentary and physical evidence.

As designed, the proposed project complies with Rehabilitation Standard 6.

Rehabilitation Standard 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.*

Discussion: At this stage, neither chemical nor physical treatments are anticipated. If either is required, the gentlest means possible, as identified in *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, will be used.

As designed, the proposed project complies with Rehabilitation Standard 7.

Rehabilitation Standard 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Discussion: No sub-surface excavation will be undertaken as part of the proposed rehabilitation.

As designed, the Proposed Project complies with Rehabilitation Standard 8.

Rehabilitation Standard 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.*

Discussion: As designed, the project proposes two additions: a 5'-deep horizontal addition on the west façade and a roof-top addition to the existing penthouse. The horizontal addition is two stories high and will be constructed on the southern half of the west façade, the most appropriate location. As currently designed, the addition presents some problems from the perspective of the Secretary of the Interior's Standards, in particular the relocation and reconstruction of the primary entrance and the addition of a large multi-light window above the addition. Otherwise, the proposed addition is quite compatible with the original building. Utilizing similar construction techniques and materials, the addition does not overwhelm the existing structure. Furthermore, its stepped massing reflects the more complicated articulation of stepped bays on the north façade and the northern half of the west façade. The location of the proposed addition is realistically the only place where additional square footage can be gained without sacrificing the building's primary character-defining features.

The second proposed addition will be constructed on the roof. It will displace the incompatible ca. 1985 solarium and wrap around three sides of the existing fourth-floor penthouse, which is presently little more than a stair landing and utility stack. According to Esherick's project files for the Lowe Residence, the original plan was to construct a full fourth floor and there is evidence to suggest that the building was framed for a full additional floor. The original drawings show a 4' high wind screen with a plastic roof located along the top of the parapet. This feature was omitted as a last-minute cost savings measure prior to construction. A similarly detailed windscreen was eventually constructed on the west parapet in 1968 but this feature was presumably removed when the existing non-permitted solarium was built ca. 1985.

The proposed fourth-floor addition seeks to achieve some of the original un-built penthouse, albeit in a contemporary vocabulary that makes clear what is original and what is new. The proposed penthouse addition will be stepped back from the parapet along the two principal character-defining facades from 3' to 7'. The only areas that it will be flush with the exterior walls will be along the tertiary east and south facades which are not visible from the street. In regard to its shape, the penthouse addition will be low-profile (in order to comply with existing height limits) and stepped back to echo the north façade of the existing structure. In terms of its detailing, the penthouse addition will be nearly entirely glazed along the north façade, increasing its transparency and diminishing its apparent size. Along the west façade, the addition will be set back, clad in cedar shingles, and detailed to remain compatible with the existing penthouse, which will remain. A rectangular window will be placed within a recess to differentiate the two volumes.

As designed, the proposed project complies with Standard 9.

Rehabilitation Standard 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.*

Discussion: While unlikely, it is theoretically possible to remove the two proposed additions and with limited recladding, preserve the essential form and integrity of the historic property and its environment.

As designed, the proposed project complies with Rehabilitation Standard 10.

D. Analysis of Project-Specific Impacts under CEQA

According to Section 15126.4(b)(1) of the Public Resources Code (CEQA Guidelines): "Where maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, the project's impact on the historical resource will generally be considered mitigated below a level of significance and thus is not significant." As demonstrated in the sections above, the proposed project complies with all ten standards except for Standards 2 and 3. With some minor adjustment to the proposed project, KVP believes that the entire project can be brought into compliance with the Standards.

VIII. IMPROVEMENT MEASURES

Under Standards 2 and 3 above, KVP identifies several aspects of the proposed project that do not currently comply with the Secretary of the Interiors Standards for Rehabilitation. In our judgment, these elements include the reconstruction of the primary entrance, the addition of a large divided-light window above the entrance, and the replacement of the existing solid-panel garage door with a multi-panel overhead garage door. In place of reconfiguring the entrance, KVP suggests maintaining it in its existing location and in its existing configuration, or at least not changing it so dramatically if it is to be moved to be flush with the new horizontal addition. In regard to the proposed divided-light window, KVP thinks that this element is not compatible with the later phase of Esherick's work which largely substituted aluminum ribbon windows or single-light casements in place of large divided-light window walls. Furthermore, the proportions don't seem to work in relation to the existing fenestration pattern. We suggest using a smaller window(s) that retain the syncopated rhythm of horizontal and vertically proportioned rectangular windows. In regard to the garage door, we recommend leaving it in place and if it is deteriorated, to replace it in kind. Similarly, it may be desirable to construct the proposed window wall inboard of the existing garage door of the former shop bay on the north façade, thereby retaining the original appearance of this elevation.

IX. CONCLUSION

Designed by Joseph Esherick and built in 1962-3, the Lowe Residence at 100 32nd Avenue is a rare (in San Francisco) and relatively pristine example of a dwelling designed in the Second Bay Region Tradition. Built on a small corner lot, the building stands in contrast to its more traditional neighbors. Although the relatively inexpensive house did not attract much attention when it was constructed, today the building is widely published in architectural guidebooks and known to architects and architectural historians who study the Second Bay Region Tradition. Based on the analysis in this report, the Lowe Residence appears to be a historic resource as a resource that appears eligible for listing in the California Register under Criterion .3 (Design/Construction). Projects that comply with the Secretary of the Interior's Standards for Rehabilitation benefit from the presumption that they will not constitute a significant adverse effect on the environment. Our analysis indicates that the project in large part does comply with the Secretary's Standards and with several minimal changes, the entire project could be brought into total compliance.

X. BIBLIOGRAPHY

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C. *Newspaper Articles*

Allen, Harry B. "Sea Cliff by the Golden Gate." *Home and Grounds* (October 1916).

Gordon, Rachel. "Joseph Esherick, Influential Bay Area Architect." *San Francisco Examiner* (December 21, 1998).

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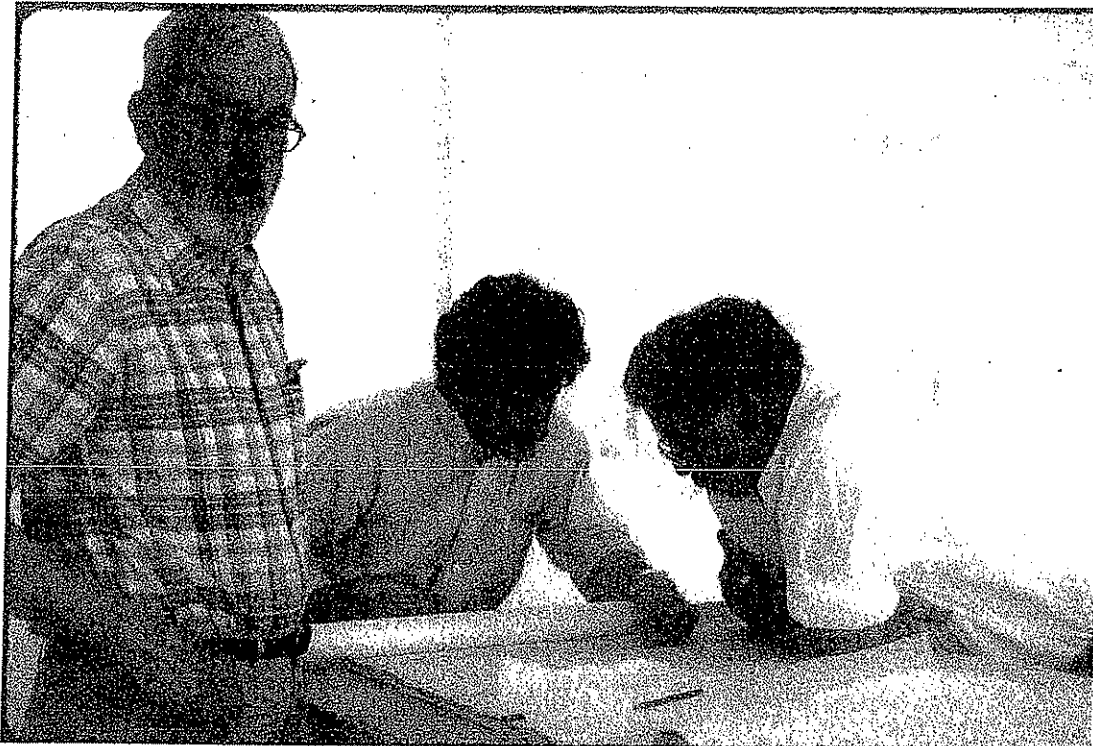
D. *Websites*

"An Unvanishing Story: 5,500 Years of History in the Vicinity of Seventh & Mission Streets, San Francisco." Unpublished paper prepared by the Southeast Archaeological Center, National Park Service: <http://www.cr.nps.gov/seac/sfprehis.htm> ; Accessed April 27, 2007.

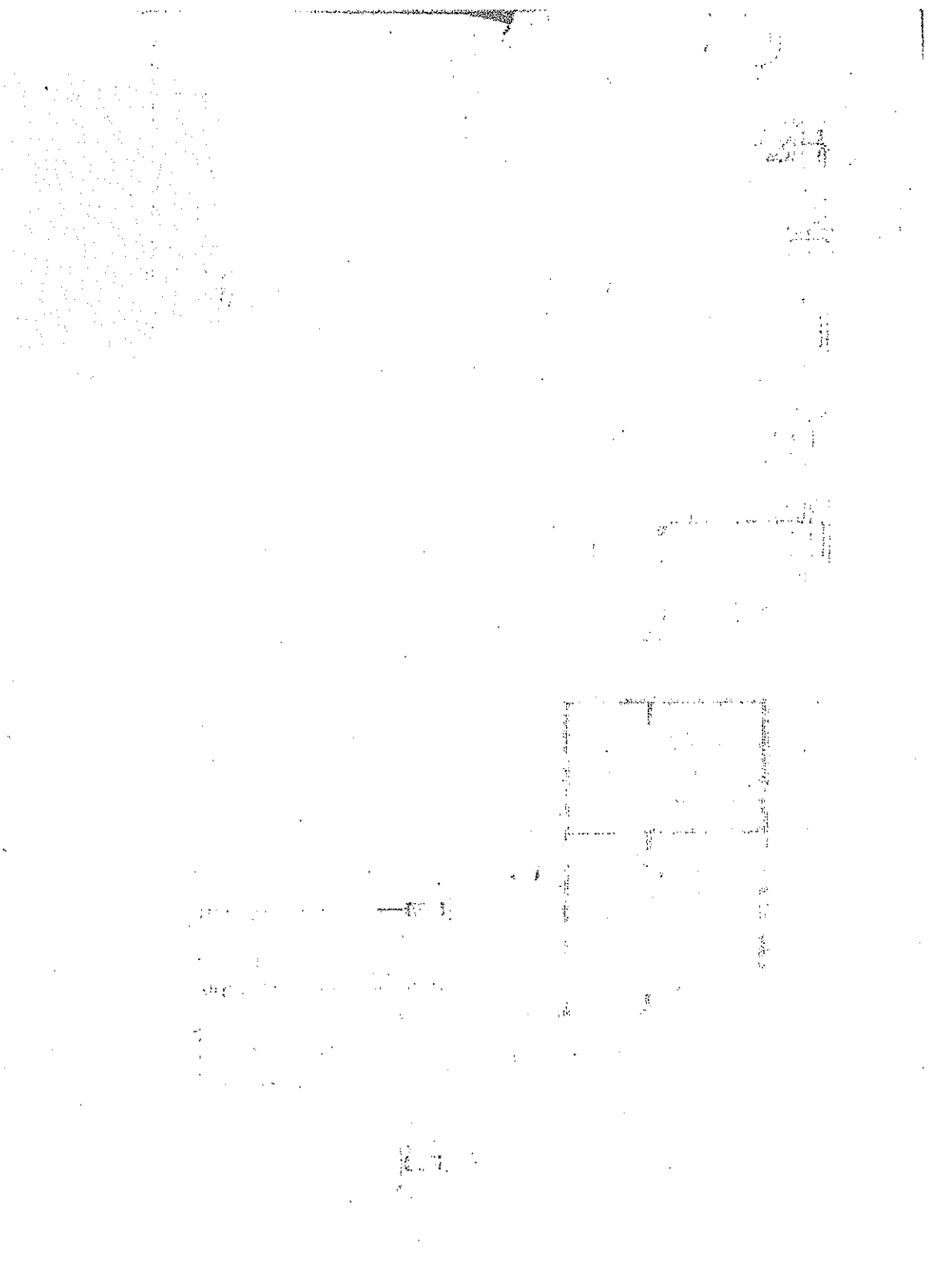
APPENDIX

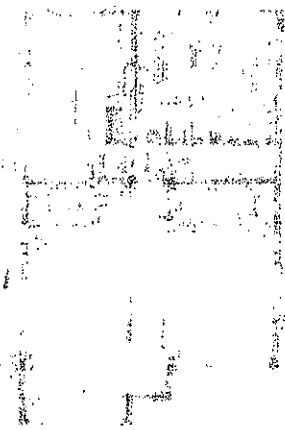
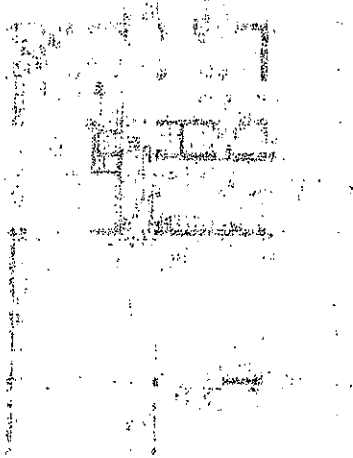
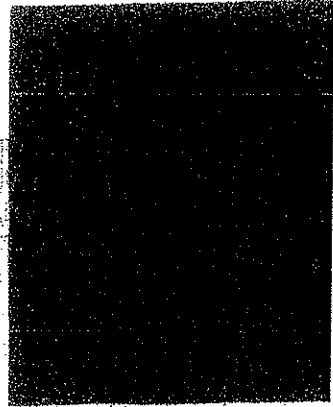
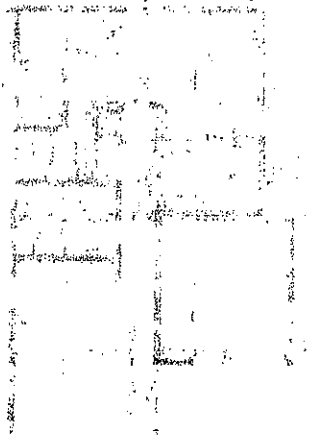
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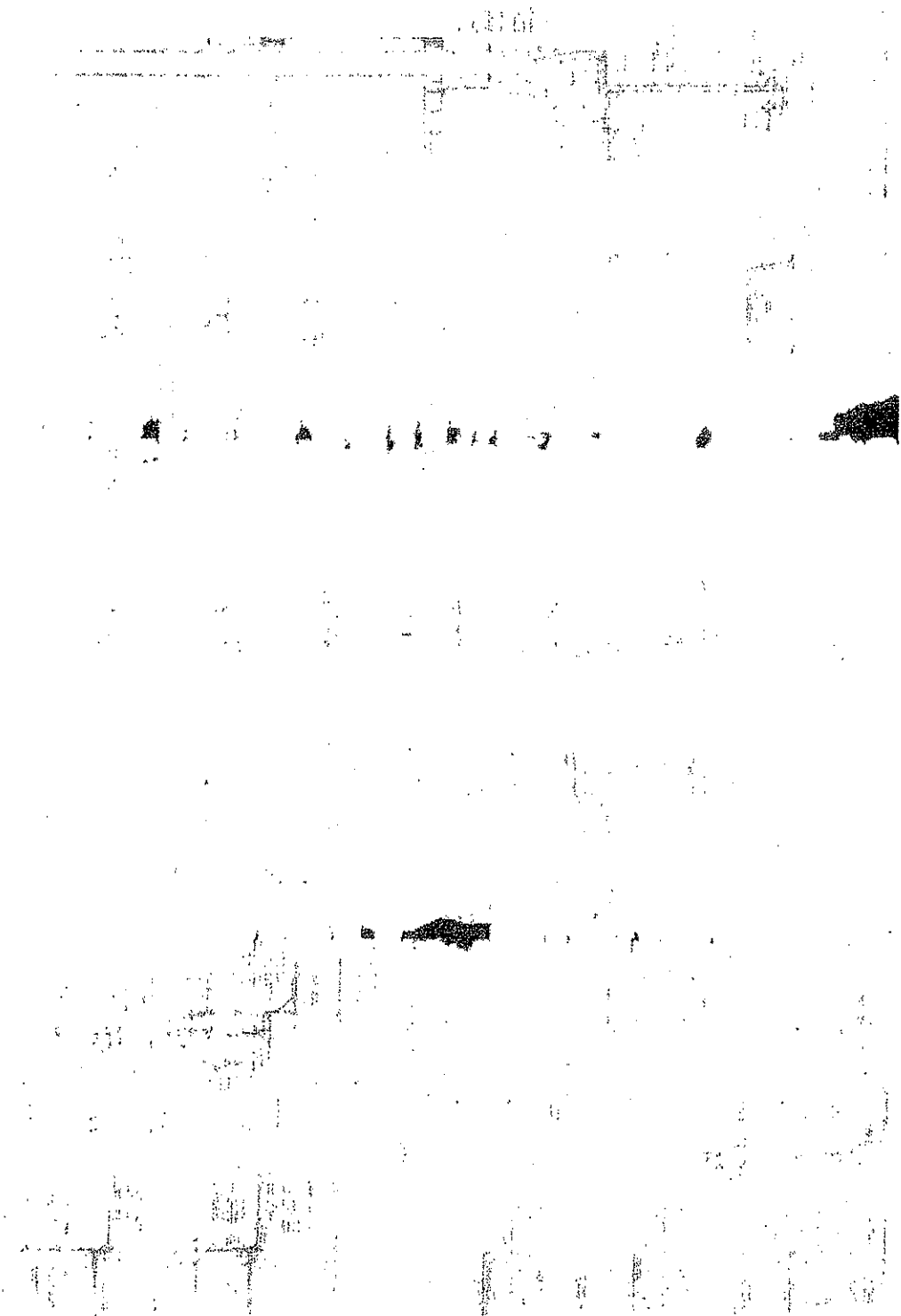
- A. *Photograph of Bernardo Urquieta, Joseph Esherick, and George Homsey*
- B. *Original Construction Drawings*
- C. *Original Construction and Subsequent Alteration Permits*



Photograph taken ca. 1986 of Joseph Esherick, Bernardo Urquieta, and George Homsey
Source: BRU Architects







Standard Form No. 2 216-106

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS
BLDG. FORM

CENTRAL BUREAU

2

APPLICATION FOR BUILDING PERMIT
TYPE 2 BUILDING

Date 29 March 1962

Application is hereby made to the Department of Public Works of the City and County of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth.

LOT DESCRIPTION

(1) Location: <input type="checkbox"/> North <input checked="" type="checkbox"/> East <input checked="" type="checkbox"/> South <input type="checkbox"/> West	side of <u>Corner S. & Ave. E. & Avenue Del Rio</u>
(2) Size of lot: front <u>23</u> ft rear <u>43.2</u> ft average depth <u>66</u> ft	(3) If any other building on lot? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no (4) Is automobile driveway to be installed or altered? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no (5) Will street space be used during construction? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no

BUILDING DESCRIPTION

(6) Use of building <u>Dwelling</u>	(7) Occupancy Size <u>Class 2</u>	(8) Number of Dwelling Units <u>1</u>
(9) Ground Floor Area <u>1,150</u> sq. ft.	(10) Height at Center Line of Roof of Bldg. <u>24.5</u> ft.	(11) Number of Stories of Occupancy <u>2 Two</u>
(12) Is building designed for additional stories? <input checked="" type="checkbox"/> Yes, how many? <u>None</u>	(13) Total Cost <u>\$20,000</u>	

(14) Supervision of construction by _____ Address _____

(15) General contractor Harpo M. Kowalski California License No. _____
Address 1400 Market St. S.F. Telephone _____

(16) Architect or Engr. Joseph H. ... California Certificate No. 4412
Address _____ Telephone _____

(17) Architect or Engr. (for residence) _____ California Certificate No. _____
Address _____ Telephone _____

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 the laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all suits and damages which may accrue from use or occupancy of the sidewalk, street or sub-sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenants shall be binding upon the owner of said property, the applicant, their heirs, successors and assigns.

(18) Owner Harpo M. Kowalski
Address 1400 Market St. S.F. Phone No. EL 4-1168
By Harpo M. Kowalski Address 1400 Market St. S.F.

NOTE: Sect. 107, S.F. Bldg. Code. Change in use. No change in use shall be made in the character of occupancy, or use of any building which would put the building to a different use, unless such building is made in compliance with the requirements of this code for that use, and unless the Bureau of Building Inspection and the Bureau of Fire Prevention and Public Safety have been notified before such a change has been made.

Sect. 104, S.F. Housing Code. Any building or structure not erected for use as an apartment house, hotel, or dwelling, which is converted to or altered for such use, shall conform in all the provisions of this part affecting an apartment house, hotel, or dwelling, as the case may be.

No portion of building or structure or scaffolding used during construction, shall be placed that will be any one consisting more than 75% value. See Sec. 205, California Penal Code.

BUILDING NOT TO BE DECLARED UNFIT CERTIFICATE OF FINISH COMPLETION IS POSTED ON THE BUILDING.

Provided to Sect. 101, S.F. Housing Code. The building permit shall be posted on the job. The contractor is responsible for approval of the building permit and for the work done in accordance with the building code.

BLDG. FORM 47948B
 3 APPLICATION OF
 FOR PERMIT TO MAKE
 ADDITIONAL ALTERATION OF REPAIRS
 TO BUILDING
 Location 100 3200th

REFER TO:
 Bureau of Engineering
 SBI Struct. Engineer
 Boiler Inspector
 Arts Commission
 Dept. of Public Health
 Dept. of Electricity
 Redevelopment Agency
 Parking Authority
 Approved 7/17 1968
 Provided the following conditions are complied with:

Approved: Department of Public Health
 Approved: Department of Electricity
 Approved:

Approved: Department of City Planning
 Approved:

Total Cost \$ 600
 Filed July 16 1968
 APPROVER: [Signature]

Approved: Arts Commission
 Approved: Boiler Inspector
 Approved: Redevelopment Agency

Approved: No portion of building or structure or scaffolding used during construction to be less than 6'0" to any wire containing more than 750 volts. See Sec. 385 California Penal Code.

Approved: Bureau of Fire Prevention & Public Safety
 Approved: City Engineer, Bureau of Building Inspection
 Approved: Bureau of Sanitation

Supervisor, Bureau of Building Inspection
 Permit No. 322581
 Issued JUL 23 1968

Building Inspector, Bureau of Building Inspection
 I agree to comply with all conditions or stipulations of the various Reports or Examinations noted herein.
 Owner or Owner's Authorized Agent

Approved: No portion of building or structure or scaffolding used during construction to be less than 6'0" to any wire containing more than 750 volts. See Sec. 385 California Penal Code.

Approved: Bureau of Fire Prevention & Public Safety
 Approved: City Engineer, Bureau of Building Inspection
 Approved: Bureau of Sanitation

CENTRAL PERMIT BUREAU FORM

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS
BLDG FORM

CENTRAL PERMIT BUREAU

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

3

Application is hereby made to the Department of Public Works of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to this description and for the purpose hereinafter set forth.

- (1) Location *105 32 Lawrence*
- (2) Total Cost (\$) *600*
- (3) No. of stories *2 1/2*
- (4) Present Use of building *sm. family farm*
- (5) Basement or Cellar *yes*
- (6) No. of families *1*
- (7) Proposed Use of building *farm*
- (8) No. of families *1*
- (9) Type of construction
- (10) Proposed Building Code Classification
- (11) Any other building on lot *no* (must be shown on plat plan if answer is yes.)
- (12) Does this alteration create an additional story to the building? *no*
- (13) Does this alteration create a horizontal extension to the building? *no*
- (14) Does this alteration constitute a change of occupancy? *no*
- (15) Electrical work to be performed? *no*
- (16) Plumbing work to be performed? *no*
- (17) Automobile driveway to be altered or installed? *no*
- (18) Sidewalk curb and sidewalk space to be repaired or altered? *no*
- (19) Will street space be used during construction? *no*
- (20) Write in description of all work to be performed under this application: (Reference to plans is not sufficient)

*Install wood deck on top of existing roof.
Install 21 of 4 high glass block window brace on
top of this and 3 high window.*

- (21) Supervisor of construction by *Carl Blawie* Address *199 Bond Street*
- (22) General Contractor *Carl Blawie* California License No. *215291*
- (23) Architect or Engineer (for design) *Carl Blawie* California Certificate No. *199 Bond Street*
- (24) Architect or Engineer (for construction) *Carl Blawie* California Certificate No. *199 Bond Street*

(25) 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 applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or highway space or from anything else in connection with the work included in the permit. The undersigned consent shall be binding upon the owner of said property, the applicant, their heirs, successors and assigns.

- (26) Owner *Carl Blawie* (Phone *199 Bond Street*)
- Address *105 32 Lawrence*

B) Owner's Authorized Agent to be Owner's Architect, Engineer or General Contractor
Name *Carl Blawie* Address *199 Bond Street*
CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 888 AND 889, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.
Pursuant to Sec. 304, San Francisco Building Code, the building permit shall be voided on job. Owner is responsible for approved plans and application being kept at building site.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED.

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

APPROVED
NOV 9 1999
FRANK J. LEE, DIRECTOR

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 OTHER AGENCIES REVIEW REQUIRED
FORM 5 OVER-THE-COUNTER APPLICATION

APPLICANT IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR THE PERMISSIBLE ALTERATIONS TO THE EXISTING PLANS AND SPECIFICATIONS, SUBJECT TO THE CITY AND COUNTY OF SAN FRANCISCO, AND FOR THE PURPOSE OF THE PERMITTING PROCESS.

NUMBER OF PLAN SETS: 2

DATE: 11/04/99
ADDRESS: 100 32nd Ave Floor 13, 12 Lot 11
CITY AND ZIP: 893933 11/2/99 12,500

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING			
VN	3	1	OCCUPIED
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION			
VN	3	1	3 beds, 3 baths

Richard Whitman PO Box 524 Marinwood CA 94043 713144 10 31 200
Sue Siegel 100 32nd Ave SF 7511740

*Access Modification to Add 6x8 Full BATH rooms
Guest Rooms Change Single Pane Windows to Dual Pane
Remove Stair to in Wall Support Pipe Connect DWV to Bath
and New Vent Stack outside Bldg.*

ADDITIONAL INFORMATION

IMPORTANT NOTICES

NOTICE TO APPLICANT

APPLICANT'S CERTIFICATION

DATE: 11-1-99

March 25, 2009

Kelley & VerPlanck

APPROVED
DEPARTMENT OF BUILDING INSPECTION

DEC 13 1999

3/10
9506/1

OFFICE COPY

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 OTHER AGENCIES REVIEW REQUIRED
TOWN'S OVER THE COUNTER ISSUANCE

10 NUMBER OF PLAN SETS 12-117
12-13-99 100 32nd Ave SF Block 12 Lot 11
897076 12-13-99 2150

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING		LEGAL DESCRIPTION OF PROPOSED ALTERATION	
N.W.	3	Occupied	R-3
N.W.	3	3 bdrms 3 baths	R-3

Richard Whiteinan 2121 Clayton and Montez 715144 10320
Sue Seegal 100 32nd Ave SF 9
Showerack 2 existing wall sand Up into
Culm in Quad section of Lower floor. Add Pipe-out to
walk where Bath Entrance is in sheathing.
Revisions to RA 972255.

ADDITIONAL INFORMATION

APPLICANT'S SIGNATURE	DATE	APPLICANT'S ADDRESS	APPLICANT'S PHONE

IMPORTANT NOTICES

NOTICE TO APPLICANT

APPLICANT'S CERTIFICATION

I hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the owner or authorized agent of the owner of the property described herein.

12-13-99

REROOFING

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

APPLICANT'S NAME: **Richard Whitteman**

ADDRESS: **100 32nd Ave S.F. Block 1312 Lot 11**

DATE: **1-27-00**

AMOUNT: **12,000**

FORM NO. 100-1 (REV. 10-15-99)

OFFICE COPY

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING: **Residence Single**

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION: **Same**

APPLICANT'S SIGNATURE: **Richard Whitteman**

DATE: **1-27-00**

APPROVED BY: **[Signature]**

DATE: **1-27-00**

REMARKS: **Replace w/ Class A Talo Rated Asph/Flt Roof. Cedar Shingles Remove on Porch and 501 located by Entrance. Replace Dryrot Repair and Stuffs if Necessary.**

ADDITIONAL INFORMATION

IMPORTANT NOTICES

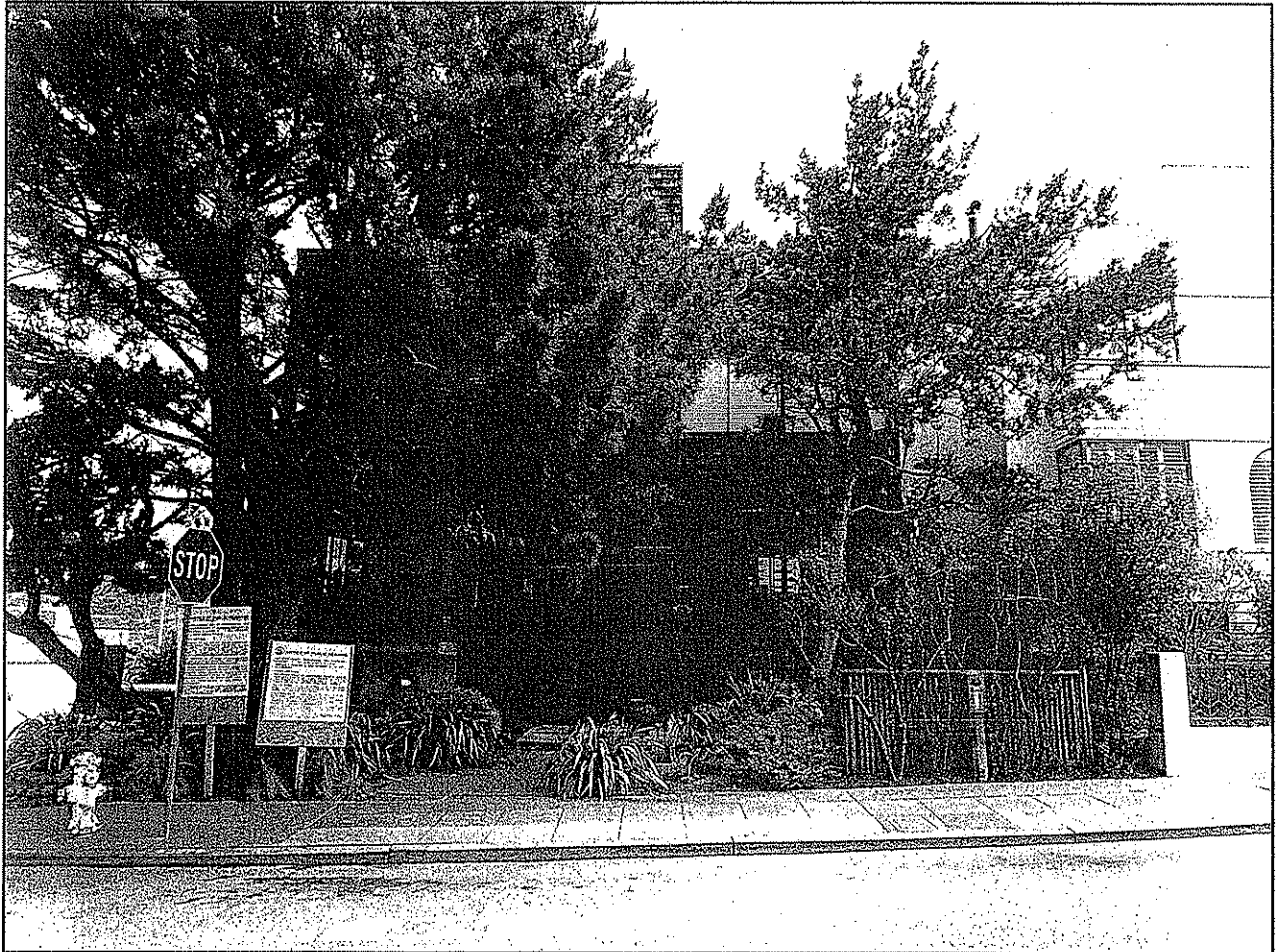
NOTICE TO APPLICANT

APPROVED BY: **[Signature]**

DATE: **1-27-00**

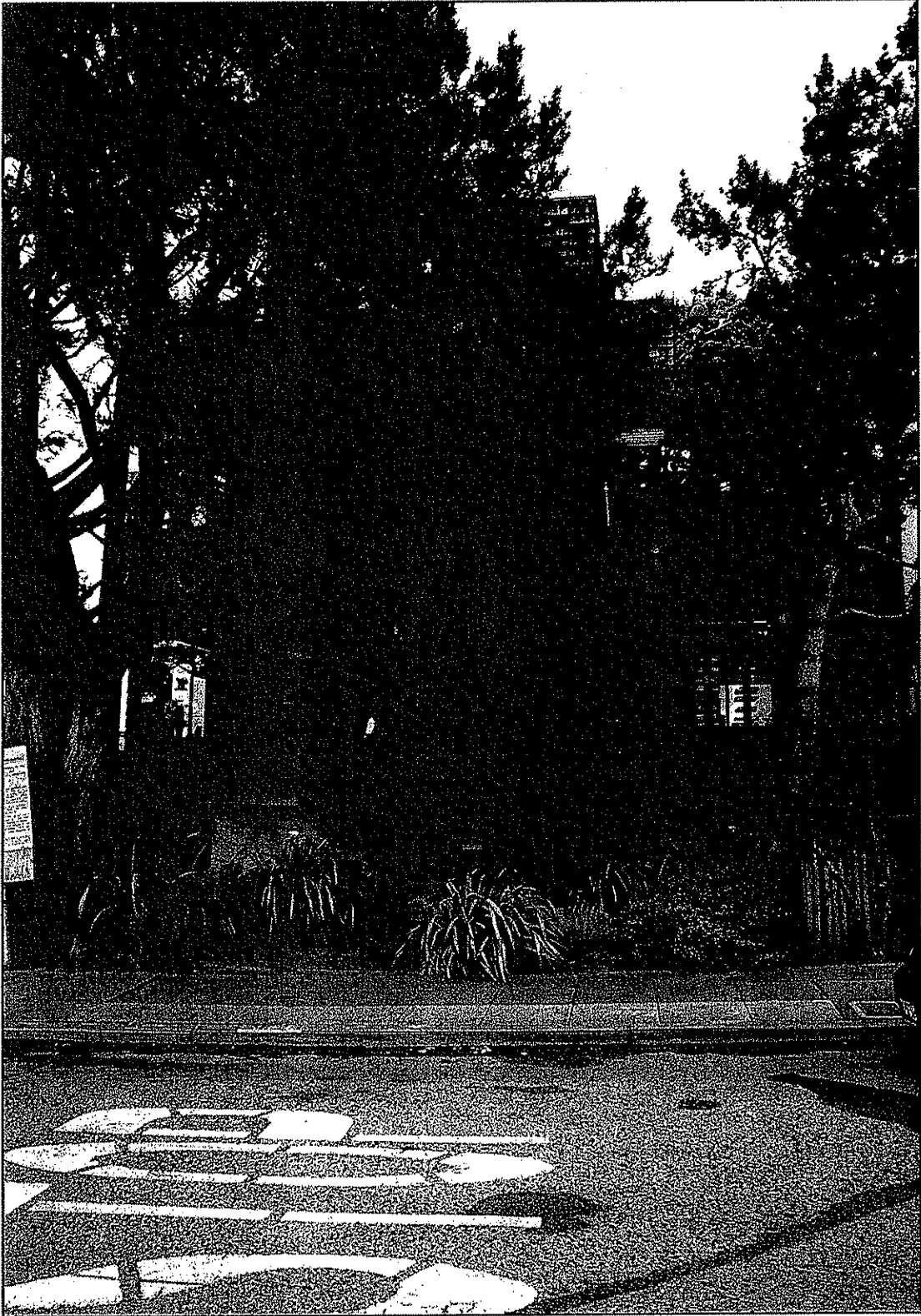
Site Photos

32nd Avenue façade



Site Photos

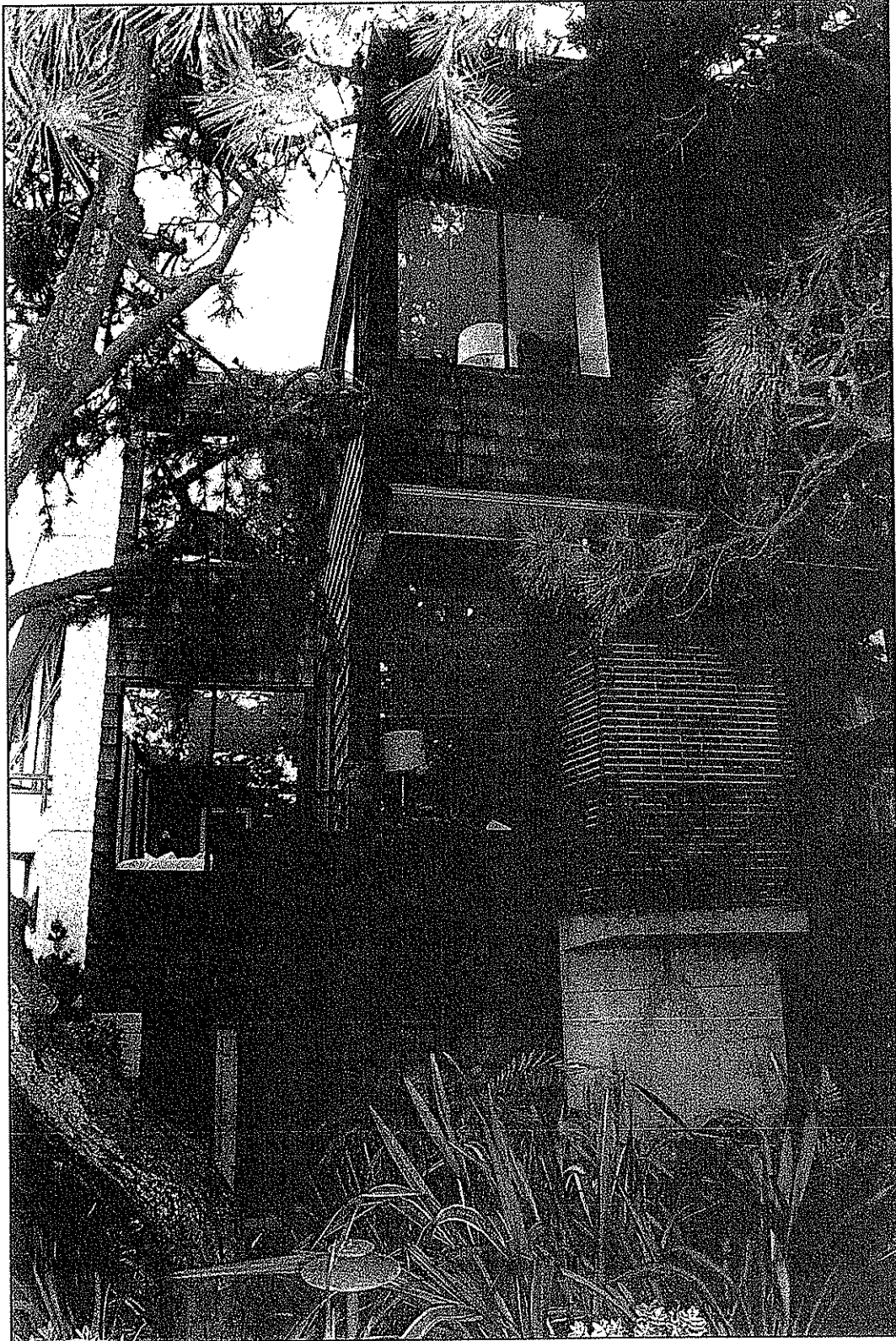
32nd Avenue façade



CEQA Appeal
BOS No. 10-0252
100 32nd Avenue

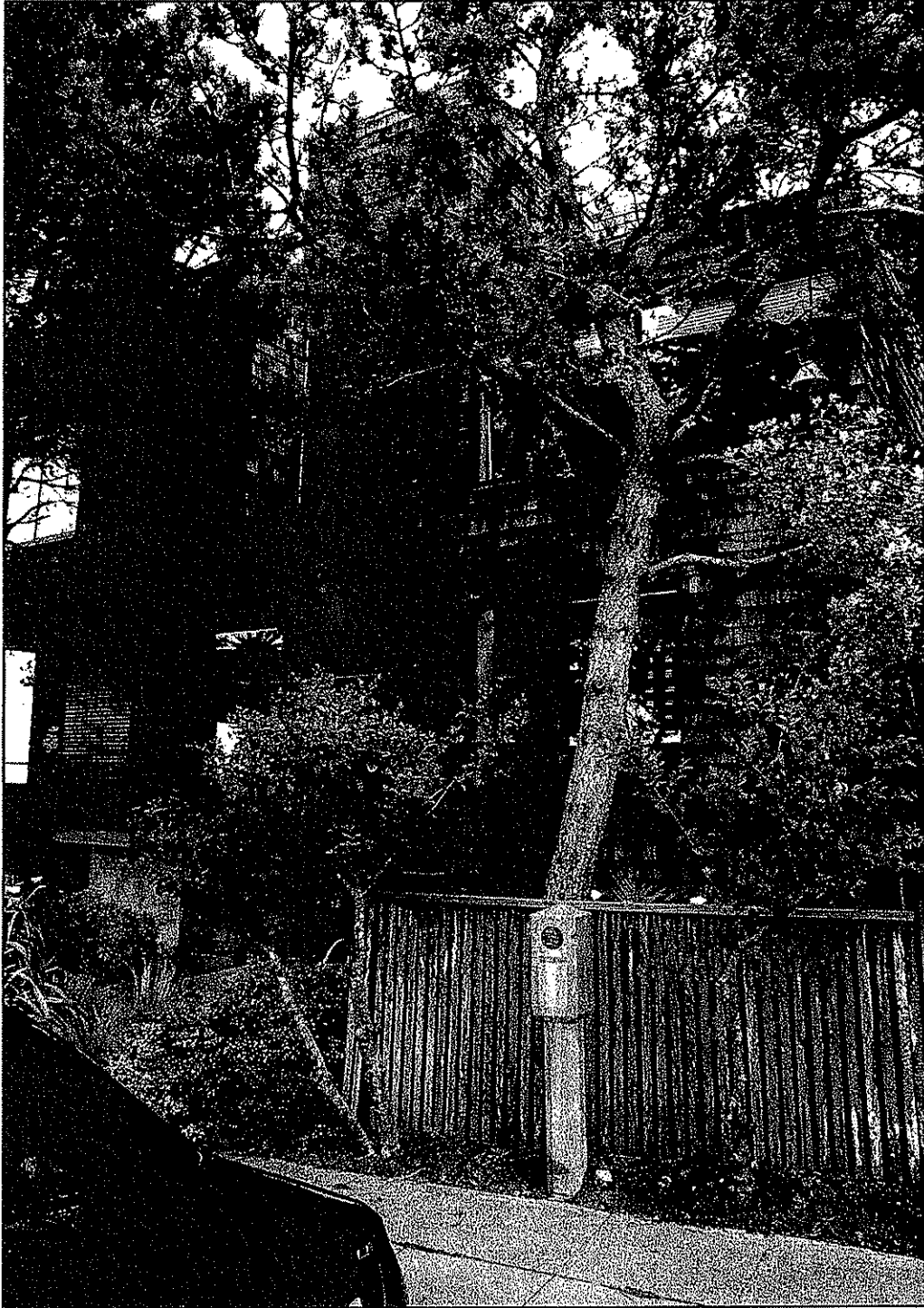
Site Photos

32nd Avenue façade



Site Photos

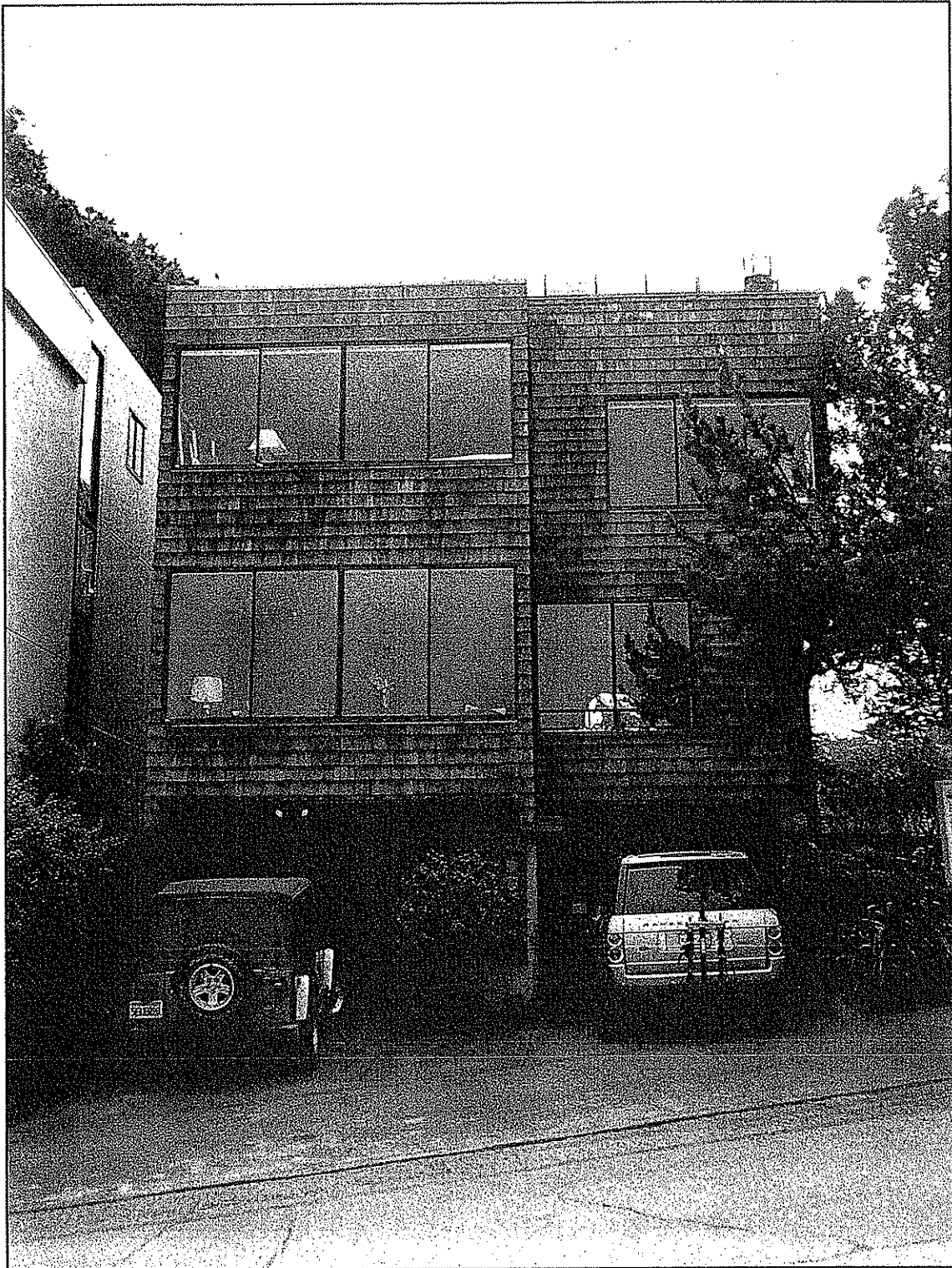
32nd Avenue façade



CEQA Appeal
BOS No. 10-0252
100 32nd Avenue

Site Photos

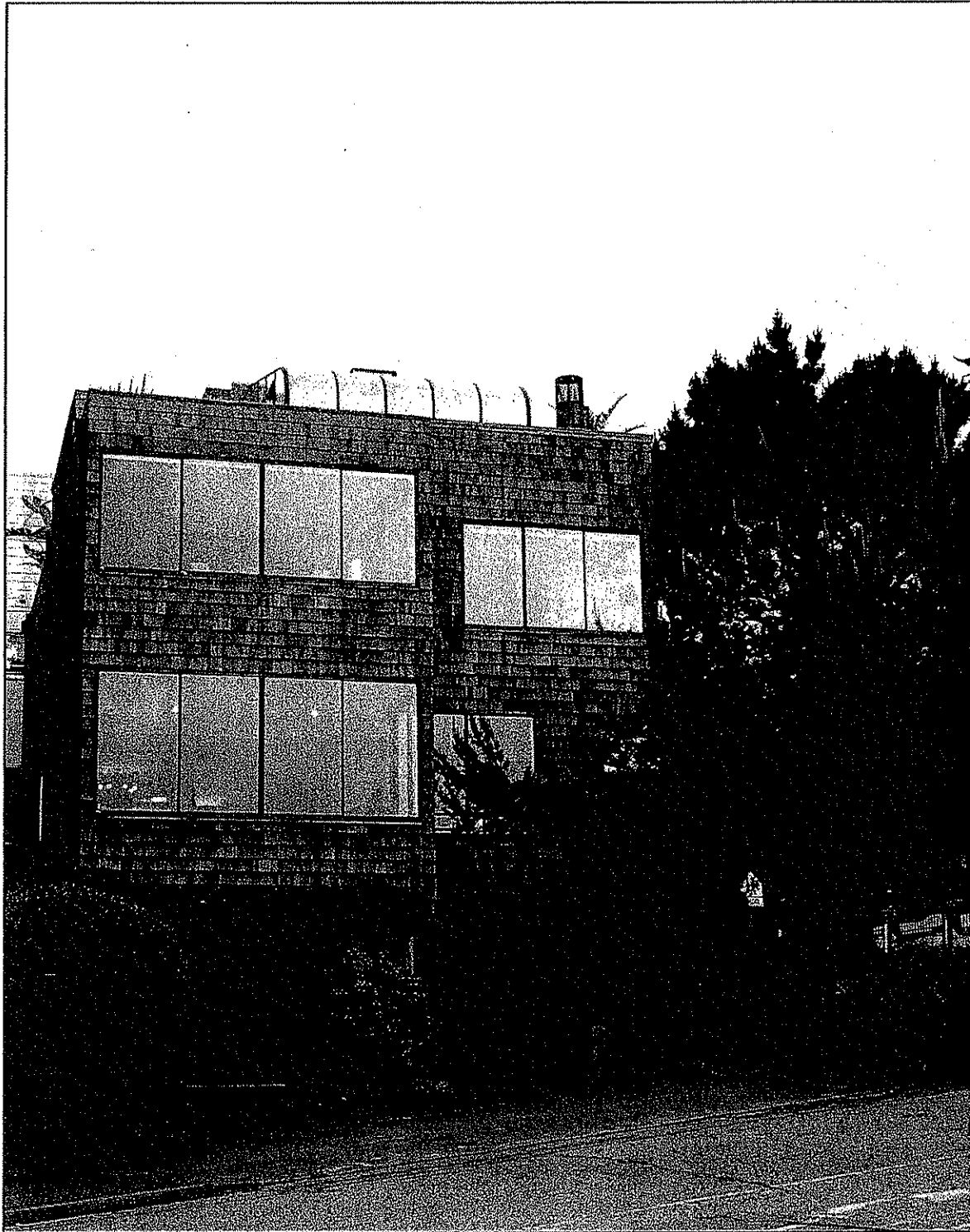
El Camino del Mar façade



CEQA Appeal
BOS No. 10-0252
100 32nd Avenue

Site Photos

El Camino del Mar façade



CEQA Appeal
BOS No. 10-0252
100 32nd Avenue

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VIA MESSENGER

April 5, 2009

Supervisor David Chiu
President, Board of Supervisors
City Hall, Room 244
1 Dr. Carlton B. Goodlett Drive,
San Francisco, CA 94102

Subject: Appeal of Issuance of Categorical Exemption
Planning Department Case Number
100 – 32nd Avenue, San Francisco (aka 865 El Camino Del Mar)

Dear Supervisor Chiu:

Our office represents Jennifer King and Tim Fredel (“Project Sponsors”), who are the owners of the single-family home located at 100 – 32 Avenue, San Francisco (“Site”). The Project Sponsors submitted an application for a horizontal and vertical expansion of the existing home (“Project”). The Planning Department issued a Certificate of Categorical Exemption for the proposed and the Planning Commission denied requests for discretionary review, including the one filed by Mr. and Mrs. Garfinkel. Mr. and Mrs. Garfinkel appealed the issuance of the Certificate for a Categorical Exemption for the project to the Board of Supervisors (“BOARD”) contending that the proposed project would have an adverse effect on a historic resource.

In support of their appeal, Appellants attached the Planning Department’s case report dated February 19, 2009; this report was prepared for an earlier design which was not the Planning Commission. The February 2009 case report was prepared before the Department issue a Historic Resource Evaluation Response (“HRER”); therefore, the February 2009 case report is irrelevant to this appeal. For the reasons set forth in the Planning Department’s report to this BOARD, the letter to this BOARD from Chris VerPlanck who is an architectural historian which is attached hereto as **Exhibit 1**, and the discussion below, it is respectfully submitted that the appeal is devoid of merits and should be denied by this BOARD.

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Supervisor David Chiu

April 5, 2010

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PROJECT SITE

The approximately 2,465 square feet ("sf")¹ Site is located at the southeast corner of El Camino Del Mar and 32nd Avenue in an RH-1(D) district. Copies of the Aerial Map of the Project block and photographs of the Site and the Project vicinity are attached hereto respectively as **Exhibit 2**. The Site is improved with an existing 3,421 gsf, three-story over a garage/basement single-family home designed by Joseph Esherick ("Esherick"). The garage level (first floor)² contains two car parking accessed by two separate driveways, a storage room, a shop/laundry area, and a bathroom. The second floor contains the living room, a sitting area/family room, the dining room, kitchen, half-bath, the entry hall and staircase. The third floor contains two bedrooms, a family room and two bathrooms and an existing fourth-floor penthouse containing a stair hall, dumbwaiter shaft and wet bar. A partial fourth floor solarium was constructed without a permit prior to Permittees' ownership and is used as a bedroom. The approved plans are attached hereto the Planning Department's case report to this Board, see Sheets A.1.1 to A.1.4 for the existing floor plans.

PROPOSED PROJECT

The Project's foot print will essentially be identical to what currently exists except for a 3' x 12'-1 1/2" balcony off the kitchen at the main living (second) floor and a 3' x 13'-7 1/2" bay window in the front bedroom on the third floor. The solarium constructed without a permit will be completely removed. A new master bedroom suite will be constructed on the fourth level around the existing enclosed staircase and landing. The new master bedroom suite will be set back 3' to 7' feet from the facades below. A subbasement for storage is also included. The Project required rear yard and side yard variances. See Sheets A1.1 to A1.4, and A.2.1 to A2.4 of Exhibit 1 for the Project plans, elevations and sections approved by the Planning Commission.

PROCEEDINGS BELOW

Planning Commission and Planning Department

On January 18, 2008, Appellants requested discretionary review ("DR") before the Planning Commission ("Commission"). The DR hearing, originally scheduled for December 4, 2008, was continued several times, first to February 26, 2009, then to April 1, then to May 7, and

¹ Notwithstanding the appellants' complaint about the small lot size, the lot is a legally subdivided lot.

² The floor designations were at the instruction of the Planning Department because the garage level appears to be a full floor from El Camino Del Mar, notwithstanding that it is a basement under the Building Code definition. Please note that on the approved plans attached to the Planning Department case report to this Board, DBI noted the correct floor label per Building Code.

was finally held on June 4, 2009. The schedule hearings were continued to allow the Project Sponsor to revise the project, to address the neighbors' concerns, and to comply with a private agreement and a deed restriction. A Certificate of Determination Exemption from Environmental Review was issued for the project. After an extensive public hearing on June 4, 2009, the Commission by a vote of 4 to 2, approved the project. On June 4, 2009, the Zoning Administrator granted the rear yard and side yard variances.

Environmental Review

The Department's historic Preservation Technicians reviewed every design revision,³ including several revisions that were not presented to the Appellants and the Department found the Project to be exempt from CEQA after each review. The Project was re-evaluated after the Permittees submitted a formal environmental review application. As part of the environmental review process, the Project Sponsors engaged Chris VerPlanck to prepare a Historic Resource Evaluation ("VerPlanck HRE"). For a copy of the VerPlanck HRE, please refer to Planning Department's case report to the BOARD. After review of the VerPlanck Report, the Department prepared an independent Historic Resource Evaluation Response ("HRER"). A copy of the HRER is attached to the Planning Department's case report to this BOARD.

Board of Appeals

Appellants appealed the variance decision and the issuance of the building permit for the Project to the Board of Appeals. The Board of Appeals conducted a duly notice public hearing on December 9, 2010 but continued the hearing to January 13 to allow Commissioner Tanya Peterson to participate. On January 13, 2010, the Board of Appeals upheld the granting of the variance and the issuance of the building permit. Appellant did not request a rehearing of the Board of Appeal's decision affirming the granting of the variance, but requested a rehearing of the Board of Appeal's decision affirming the issuance of the building permit. The hearing on Appellants' request for rehearing was calendared for March 3, 2010. At the hearing, Ms. Goldstein, the Executive Director of the Board of Appeals announced that Appellants had filed this appeal with the BOARD and the hearing on the rehearing request was continued to the call of the Chair awaiting this BOARD's decision. Appellants never notified the Project Sponsors of this appeal so that it could be continued from March 3, 2010 beforehand.

ISSUES RAISED BY APPELLANTS

Appellants assert that the Project adversely affects a Historic Resource in that the Historic Resource Evaluation Report found the proposed project to have negative effect on this

³ There were eight revisions total, but only seven was submitted to the Planning Department for review.

Esherick home, and that the addition of a fourth floor violates the principals of design used by Esherick when he designed the house in 1961. Appellants also contend that Esherick designed very few private residences and even fewer of those in San Francisco and implies that any renovation and/or rehabilitation undertaken would adversely affect this Historic Resource.

RESPONSES TO ISSUES RAISED

The Department's historic Preservation Technicians reviewed every design revision,⁴ including several revisions that were not presented to the Appellants and the Department found the Project to be exempt from CEQA after each review. The Project was re-evaluated after the Permittees submitted a formal environmental review application. As part of the environmental review process, the Project Sponsors engaged Chris VerPlanck to prepare a Historic Resource Evaluation ("VerPlanck HRE"). For a copy of the VerPlanck HRE, please refer to Planning Department's case report to the BOARD. After review of the VerPlanck Report, the Department prepared an independent Historic Resource Evaluation Response ("HRER"). A copy of the HRER is attached to the Planning Department's case report to this BOARD.

The VerPlanck Report evaluated a previous project design and analyzed the potential impacts of the renovation under the ten (10) Secretary of Interior's Rehabilitation Standards ("Standard"). See page 39-45 of VerPlanck HRE. First, VerPlanck identified this home's character defining features, including massing, materials, detailing and spatial relationship and determined that the primary façade of this home is on El Camino del Mar façade and the 32nd Avenue façade is the secondary façade. With respect to the 32nd Avenue façade, VerPlanck determined that the southern half of this façade is less significant. VerPlanck then applied the ten standards to the proposed renovation. Under Standards 2 and 3, VerPlanck carefully analyzed every aspect of the proposed renovated and pointed out new design features that, in his opinion, were not compatible with the existing design. The proposed design was then revised to address every comment of potential incompatibility.

After an independent review of the project design and the VerPlanck HRE, the Planning Department issued its HRER for the project on April 3, 2009 and found the Project

"is consistent with all aspects of the *Secretary of Interior Standards for Rehabilitation (Standards)* and that it will not cause a substantial adverse change in the resource such that the significance to the building would be materially impaired. While Kelley & VerPlanck found that the project should be slightly modified to preserve the original entry and garage doors and to eliminate the proposed window above the entry, staff found that these aspects of the proposed

⁴ There were eight revisions total, but only seven was submitted to the Planning Department for review.

Supervisor David Chiu

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design are in keeping with the *Standards* and is not recommending any changes to the design.”

In fact, the Department’s preservationists found that while design revisions 5 and 6 comply with the *Standards*, the Project Sponsors voluntarily incorporated the aforementioned recommendations by VerPlanck in the design presented to and approved by the Commission.⁵ No one has, or is disputing that Joseph Esherick is considered to be a master architect or that the building is an architectural resource. An architectural resource, including a City designated landmark,⁶ can be altered as long as the proposed renovation meets the Secretary of Interior *Standards* (“*Standards*”). The HRER and the VerPlanck Report demonstrate that the Project as approved meets the *Standards*.

Because there is no definitive list of all of Joe Esherick’s works, VerPlanck researched extensively before preparing the VerPlanck HRE, including the Bancroft Library Regional Oral History Office at the University of California, Berkeley, drawings from the Environmental Design Archives at the University of California, Berkeley, and the archives of EHDD Architecture in San Francisco. It was in the notes and drawings relating to the original design of this home in the Environmental Design Archive that VerPlanck determined that the house was originally designed as a fourth-story home but for omitted at the last minute for financial considerations.⁷ Nevertheless, the home was framed and designed structurally for fourth floor addition at a later date.

On page xi of Introduction of the book by Marc Treib, entitled “Appropriate – The Houses of Joe Esherick,” Mr. Treib stated that he “restricted [his] studies to the houses rather than the firm’s larger projects,” and that the houses discussed in the book are probably only half of Esherick’s total production.⁸ More importantly, on page 101 of Mr. Treib’s book, he wrote:

“ . . . in all, a house in which the architect gave his clients spaces for living characterized by discovery as well as functional support. This was important to Esherick. In the Oral History completed shortly before his passing Esherick returns time and time again to the notion that architecture, and

⁵ At the hearing, Commissioner Suguya also requested that the new bay window include divided light which was incorporated into the approved design.

⁶ For a City designated landmark, the renovation would be subject to the Certificate of Appropriateness process. However, the *Standards* are used to determine if the renovation is appropriate.

⁷ See page 3 of Exhibit 1, Letter to this Board from Chris VerPlanck .

⁸ See a list of all known private residences designed by Escherick and his firm in San Francisco attached hereto as Exhibit 3.

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Supervisor David Chiu

April 5, 2010

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architectural experience, should never be closed and finite. Architecture, instead, is a stimulus that generates continuous and changing human response, a means to an end rather than an end in itself."

As noted in the Treib book, Esherick homes have been renovated. In this case, the renovation is appropriate and complements the original design to meet the changing needs of its occupants. Appellants' contention that the Lowe House should never be altered is contrary to Esherick's philosophy that *architecture should never be closed and finite*.

Finally, Mr. VerPlanck also reviewed Appellants' letter of appeal and provided his responses this Board in a letter dated April 5, 2010. See **Exhibit 1**; this letter includes an exhibit of all known Escherick homes in San Francisco. Contrary to Appellants' assertion, Esherick and his firm designed numerous homes through out the United States during his early career. At least ten private homes designed by Escherick, excluding those by his firm remain in San Francisco. Marc Treib noted that Escherick designed very few homes after the 1970's and it would be correct to state that Escherick homes design after 1970 are rare, such as the Haw Residence at 2550 Divisadero Street. The Lowe house was designed in the early 1960's when most of Escherick's noted designs were private homes.

CONCLUSION

Based on the foregoing, the Permittees respectfully submit that the BOARD should deny the appeal and affirmed the issuance of the Certificate of Categorical Exemption for the Project. Please contact me at 415-356-4635 if you have any questions.

Very truly yours,



Alice Suet Yee Barkley

for

LUCE, FORWARD, HAMILTON & SCRIPPS LLP

ASYB/BS

Encl: Exhibits 1-3

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Supervisor David Chiu

April 5, 2010

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cc: Supervisor Michela Alioto-Pier
Supervisor John Avalos
Supervisor David Campos
Supervisor Carmen Chu
Supervisor Chris Daly
Supervisor Bevan Dufty
Supervisor Sean Elsbernd
Supervisor Eric Mar
Supervisor Sophie Maxwell
Supervisor Ross Mirkarimi
MEA Planner
Glenn Cabrerros
Steve Williams
Jennifer King/Tim Fredel

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Supervisor David Chiu

April 5, 2010

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TABLE OF EXHIBITS

- Exhibit 1** Letter dated April 5, 2010 from Chris VerPlanck to this Board.
- Exhibit 2** Aerial Map of the Project block and photographs of the Site and the Project vicinity
- Exhibit 3** A list of all known private residences designed by Escherick and his firm in San Francisco

Exhibit 1

APRIL 5, 2010

CHRISTOPHER VERPLANCK
KVP CONSULTING, LLC
2912 DIAMOND STREET #330
SAN FRANCISCO, CALIFORNIA 94131

SUPERVISOR DAVID CHIU
PRESIDENT, SAN FRANCISCO
BOARD OF SUPERVISORS
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CALIFORNIA 94102

RE: 100 32ND AVENUE

Dear President Chiu:

My name is Christopher VerPlanck; I am a San Francisco-based architectural historian with over a decade of experience in evaluating historic resources in California and the West, beginning with my tenure as an architectural historian at San Francisco Architectural Heritage, and later, as the founder of the Cultural Resources Studio at Page & Turnbull Architects. In 2007, I co-founded my own historic preservation consulting firm, Kelley & VerPlanck Historical Resources Consulting (KVP).

I have been asked to review the Appeal for Categorical Exemption/Exclusion from Environmental Review for 100 32nd Avenue written by Mr. Stephen M. Williams on behalf of Sanford Garfinkel. This letter, dated March 1, 2010, appeals the Categorical Exemption ("Cat Ex") granted to the property owners – Jenifer King and Timothy Fredel – on the grounds that the property is a historic resource and that the property owners' rehabilitation plans "may cause a significant adverse change" in the significance of this historic resource, thereby requiring review under the California Environmental Quality Act (CEQA).

I prepared the historic resource evaluation (HRE – Final dated March 25, 2009) for the original King/Fredel rehabilitation project a year ago, so I am well-acquainted with the property and the project. Indeed, it was my firm that completed the primary research that documented the construction chronology and subsequent history of this significant Esherick-designed residence. According to the revised drawing set dated May 18, 2009, the project has been reduced in scope from the project that I reviewed a year ago. In our analysis, the original project did not entirely comply with the Secretary of the Interior's Standards for Rehabilitation. We suggested several improvement measures, which if implemented, would bring the project into compliance. The current version of the project has adopted these improvement measures; therefore I can state without reservation that the approved project complies with the Secretary of the Interior's Standards and therefore does not cause an adverse change in the significance of the historic resource, and will not have a significant effect on the environment.

In the following sections I will address each of the main points identified by Mr. Williams in his Appeal, dated March 4, 2010. I have organized Mr. Williams' points into individual bullet points for ease of reference. Under each bullet point I have quoted his statements in bold italics and written my responses in non-italicized font.

-1-

- *"The building is a recognized historic resource."*
No one has disputed the fact that while 100 32nd Avenue is technically not "recognized" under the City's landmark designation program, it appears to be a historical resource based on the analysis of the KVP report prepared in March 2009. Planning Department staff agreed with our findings.
- *"This particular building was constructed in 1963, and is known as the "Richmond House" or the "Lowe House."*
Our research indicates that the house was substantially constructed during 1962, with the certificate of occupancy granted January 28, 1963. Furthermore, in our research of the Esherick Archives, we see no reference to the "Richmond House." Indeed, Mr. Williams' text is not footnoted regarding his sources of information.
- *"It is notable for an Esherick design feature, a shingle box with the later Esherick syncopated window rhythms. The addition a new row of windows at the top floor on both facades and changing the shape and size of the lower windows forever changes the architecture and design from Esherick."*
Of course, virtually any work to a historic property is going to result in changes to the original design, but compatible changes are allowed under the Secretary of the Interior's Standards. Furthermore, Williams' statement is confusing, suggesting that a new band of windows is being added around the top floor of the building proper, which would completely destroy Esherick's "syncopated window rhythms." What his letter fails to make clear is that the majority of the new windows will be installed on the expanded existing fourth floor level penthouse. The penthouse is a feature of the original design. It is being enlarged as part of this scope of work, but the new construction is set back from the parapet of the building, minimizing its visibility from public streets. Furthermore, an original unbuilt design featured an enclosed solarium/sun porch on the fourth floor level that featured a band of glazed fenestration similar to what is being proposed (Figure 1). Although this solarium was omitted from construction at the last minute due to cost issues, a glazed wind screen of a similar design was built in the late 1960s. This feature was replaced by an incompatible and unpermitted solarium in the 1980s. The project will remove this unattractive feature and replace it with exterior elevations more compatible with the original unbuilt fourth floor level solarium designed by Esherick.

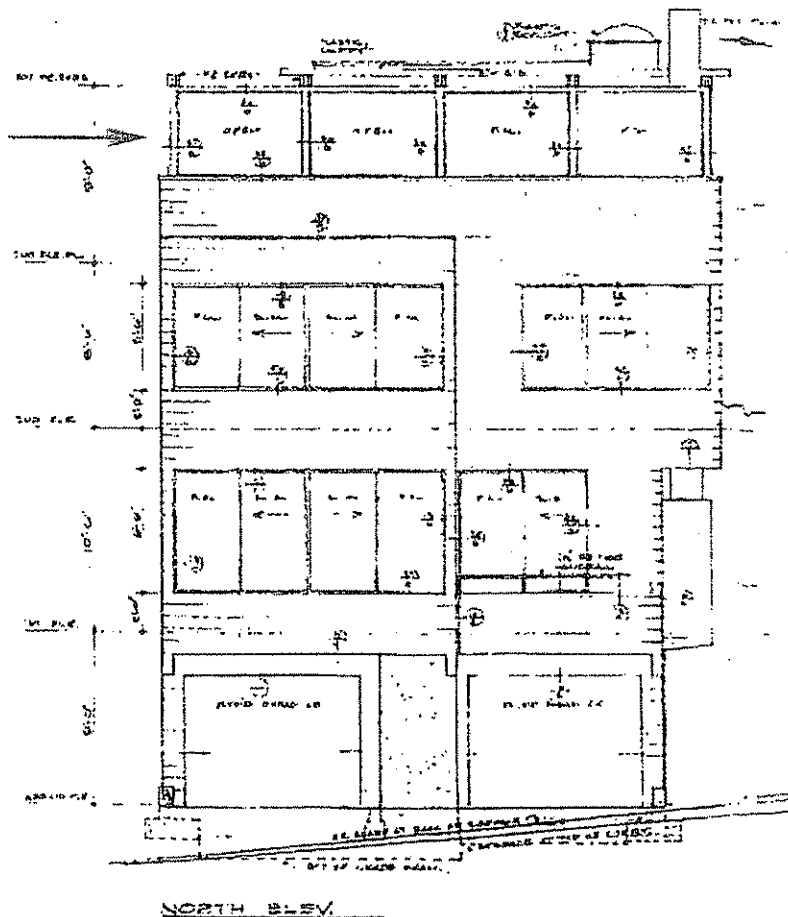


Figure 1. Lowe Residence façade showing original plan for the fourth floor penthouse, 1962

Source: Joseph Esherick Architect

- *"This project changes both façades designed by Esherick. This project changes the window configuration and other exterior dimensions and designs and negatively impacts its value as a product of this master architect."*

This statement exaggerates the project's scope of work, which will actually have almost no impact on the primary façade facing El Camino del Mar and only a moderate amount of change to the secondary façade facing 32nd Avenue. On El Camino del Mar, the original aluminum windows will be replaced in kind and the building re-shingled. Although the interior of the garage level will be rearranged, with one of the garage bays becoming a guest bedroom, the new windows of this bedroom will only be visible when it is in use. Otherwise these windows will be concealed behind a garage door similar to the one that is in place now. Because this work will be done using materials that match the original, there will be no visible changes to the façade below the third floor parapet line. The only change that will be noticeable at all after the project is completed is the expansion of the existing fourth floor level penthouse. In place of the unattractive 1980s-era solarium will be a new sitting room with a glazed exterior reminiscent of

Esherick's original unbuilt design for the fourth floor. However, unlike Esherick's original design, the fourth floor level will be set back from the parapet, ranging from 5'-3 3/4" to 9'-6".

The 32nd Avenue façade is the secondary public façade. Today it is largely concealed behind mature trees and other plantings, most of which will remain after the project is completed. Similar to the El Camino del Mar façade, the deteriorating original windows will be replaced in kind to match the original. The exterior will be re-shingled as well. Changes to this façade are more extensive than El Camino del Mar but will be executed in a manner that the work does not detract from the significance of Esherick's design. Changes include the relocation of the chimney flue from within the wall to outboard of the wall. This is the only change proposed for the northernmost two-thirds of the 32nd Avenue façade. The rest of the proposed changes are clustered within a small area located toward the southwest corner of the property, which is largely concealed from view by landscaping and fencing. They include the construction of a 3' deck, the replacement of an existing pair of aluminum sliding windows with a tripartite aluminum door that opens onto the new deck, the relocation of a narrow fixed window from the north side of the deck to the south, and the existing third floor level will be pushed out 3" to form a bay window above the new porch. It will be rebuilt to match the existing façade, including the same shingle cladding and fenestration pattern. The only other change will be the expansion of the fourth floor to the south by approximately 9'-7 1/4". This will be set back from the parapet by about 3' and will be lower than the parapet of the existing fourth floor penthouse, and significantly lower than its neighbor to the south at 110 32nd Avenue.

In my opinion, none of these changes, aside from the partial expansion of the fourth floor, will be noticeable to the untrained eye. Furthermore, they will be executed in a manner that is compatible with Esherick's original design by avoiding the introduction of materials or features that are foreign to his work. Most important, the syncopated rhythm of opening to void and projecting element to recessed element is preserved.

- *"The review of this project and the impacts it has on the value of this rare single family home destined (sic-"designed?") by Joseph Esherick have not been fully appreciated or fleshed out by the Department. There is no mention of the façade changes or fifth floor deck and how those new features can possibly pass muster under the Secretary of the Interior's Guidelines (sic-"Standards")."*

The HRE prepared by KVP in April 2009 exhaustively analyzed and fully discussed the proposed alterations to 100 32nd Avenue. In our findings we determined that the project did not fully comply with the Secretary of the Interior's Standards but that it could be made to comply with several changes. We identified these changes in a chapter called "Improvement Measures." Based on our recommendations, these changes were made to the project, bringing it fully into compliance with the Secretary's Standards.

- *"The original design of the building did not include a fourth floor. The fourth floor was added without permits."*

This is simply incorrect. According to Esherick's meeting notes at the Environmental Design Archives at UC Berkeley, the client – Gustav Lowe – originally wanted a fourth-floor penthouse with a bathroom, but wasn't sure that he could afford it. Esherick said that he would frame the house for a full fourth floor.¹ Esherick did in fact design a larger fourth floor "penthouse" but this was scaled back to its present configuration in response to cost concerns expressed by the Lowes after construction was underway. The revised drawings included a small penthouse containing a hall, stair.hall, and wet bar opening onto a roof deck.² This was built and exists today. Between 1967 and 1970, the third owners, Peter Klaus and Melanie S. Maier, added a 4'-high wood and glass wind screen on the west parapet of the roof. This element, which was similar to the one originally designed for the house by Esherick, was built; it appears in a photograph of the house taken ca. 1973 (Figure 2).³ This photograph also shows the partial fourth floor penthouse. The existing solarium was added to the property without permits ca. 1985.



Figure 2. Lowe Residence, ca. 1973
Source: Joseph Esherick Architect

- *"None of the adjacent buildings have a built-out fourth floor, let alone a roof deck placed at a fifth level. The project is out of character with the neighborhood and violates the principals of design used by Esherick when he designed the house in 1961."*

This is also incorrect. Just to name one example, the property next door to 100 32nd Avenue, at 110 32nd Avenue, has at least four occupiable floors, including the raised basement and roof-top penthouse. Even with the new construction, 100 32nd Avenue will remain lower than this property,

¹ "Correspondence File for Gustav and Elizabeth Lowe," Joseph Esherick Papers, University of California, Berkeley, Environmental Design Archives.

² Addendum No. 2 to Drawings and Specifications for a House for Mr. and Mrs. Gustav E. Lowe (April 1962).

³ San Francisco Bureau of Building Inspection, "Application of Peter K. Maier owner, for permit to alter 100 32nd Avenue," (File No. 359498, July 18, 1968).

which according to tax records has only two stories. It is important to note that not all floor heights are the same among neighboring houses, and what is counted as a floor in one house may not be counted as one in another. For example, the garage of 100 32nd Avenue, although below grade on 32nd Avenue, is counted as a floor while the raised basement of 110 32nd Avenue is not. Similarly, the penthouse addition of 110 32nd Avenue is also not considered to be a floor. Mr. Williams' statement that "the project is out of character with the neighborhood" is subjective at best. In regard to neighborhood character, it is important to point out that 100 32nd Avenue, although considered to be Sea Cliff, is actually part of an older subdivision originally called the Lyon & Hoag Tract. Unlike Seacliff proper, this tract was developed in a piecemeal manner and does not appear to have been subject to the same strict design guidelines as the rest of the neighborhood. As a result, you see a wide variety of styles, materials, and massing among the properties along 32nd Avenue and the adjoining parcels facing El Camino del Mar. Indeed, the adjoining property to the south at 110 32nd Avenue has a construction date of 1910, although one would never guess it based on its 1980s-era postmodern remodel. Additionally, the Appellant's house at 855 El Camino del Mar – built in 1974 – was designed in a 1970s-era Brutalist mode. How are either of these properties any more in "character with the neighborhood" than the proposed rehabilitation of 100 32nd Avenue

Finally, Mr. Williams does not explain how the proposed rehabilitation of 100 32nd Avenue "...violates the principals of design used by Esherick when he designed the house in 1961." One expects more than unsubstantiated opinion when reading an appeal from a well-respected lawyer.

- *"One of the reasons this building is so important is that he (sic-Esherick?) did relatively few single family houses in San Francisco and very few of this ilk."*

KVP has inventoried the existing single-family dwellings in San Francisco designed by Joseph Esherick. We used various sources, including standard architectural guidebooks, websites, and the project list in the Joseph Esherick Papers at the Environmental Design Archives at UC Berkeley. We have included only extant, single-family buildings that can be documented as Esherick designs. Unfortunately, the Esherick project list does not include addresses, so we had to use San Francisco city directories to look up Esherick's clients. If his clients were listed, we looked up the address on [Google Streetview](#) to determine if the building, a) is an Esherick, and b) remains intact. As can be seen from the table below, there are at least 10 extant Esherick-designed, single-family houses remaining in San Francisco. This list includes only dwellings designed by Joseph Esherick's practice and does not include dwellings by Joseph Esherick and Associates (formed 1963) or Esherick Homsey Dodge and Davis (formed 1972). We also did not include multi-family properties, including Esherick's own house at 120-22 Culebra Terrace, because it contains two units. Nearly all of these dwellings were built in San Francisco's wealthier northern neighborhoods, including Russian Hill, Cow Hollow, Pacific Heights, and Presidio Heights.

- 100 32nd Avenue (1961-63), client: Gustav Lowe
- 420 El Camino del Mar (1955-57), client: Arthur W. Baum

- 1036 Francisco Street (1952), client: Mrs. Fred Frank
- 3080 Pacific Avenue (1951), client: Mrs. Maurice Ellaser
- 3085 Pacific Avenue (1948-49), client: Richard Frank
- 3323 Pacific Avenue (1947), client: Lawrence Ford
- 75 Raycliff Terrace (1950-51), client: Robert W. Cahill
- 2430 Vallejo Street (1946-47), client: Prentis Hale
- 2960 Vallejo Street (1948-50), client: Arthur J. Cohen
- 3700 Washington Street (1950-51), client: Richard Goldman

In addition to these properties, Esherick worked on dozens of other jobs throughout San Francisco, remodeling existing dwellings and building additions to single-family dwellings. Esherick was also very active working on large-scale mixed-use developments, such as Diamond Heights or the rehabilitation of The Cannery.

- *"No other building in the surrounding neighborhood has such a feature (sic- "rooftop deck and penthouse?") and it will make this building stand out and alter its appearance significantly."*

This statement is completely untrue. Ever since it was completed in 1963, 100 32nd Avenue has had a roof deck. A quick glance at any on-line aerial photography sites like [Google Earth](#) and [Bing.com](#) indicate that many buildings on the west side of 32nd Avenue (south of the subject property) has a roof-top penthouse. Additionally, many houses facing the Golden Gate on the north side of El Camino del Mar have roof-top decks.

- *"This design, to redesign the facades, to build out a new floor and to place a deck on top of that new built out floor is designed to "shout" and to create a large, new prominent position for this building. Further, the Department's own internal documentation clearly demonstrates that (1) It acknowledged the building is a historical resource; (2) No visibility studies are provided; (3) the Dept simply states a conclusion (no impacts) but fails to demonstrate how adding an entire floor and changing the facades of a resource could ever be appropriate."*

First, the proposed fourth-floor work is not an entire "new floor," but rather an addition to an existing fourth floor level that is original to the building. Aside from the transparent wind screen for the roof-top deck, the new work is all lower than the existing fourth-floor penthouse parapet, and all of it is lower than the adjoining property at 110 32nd Avenue.

Second, I am not sure how the proposed design is designed to "shout." Designed by the well-respected firm of BRU Architects, the principal founder of the firm, Bernardo Urquieta, once worked with Joe Esherick in his firm of EHDD. Urquieta understands Esherick's aesthetic sensibility well and the proposed project seems instead to wink rather than shout.

- *"The Department has done nothing to reduce the visibility of the project. The neighbors requested that the project be reduced in size to match the neighbors and to reduce its*

visibility from the public streets. The Department and the builder refused. The new addition will be prominent and visible from every street in the surrounding area and from public spaces nearby."

The scale and scope of the proposed rehabilitation of 100 32nd Avenue has been significantly reduced over the last year and a half, partly in response to KVP's suggestions for improvements to the project. The new work is restrained in regard to its scope and will have no significant impact on the architectural significance of the existing structure. The new work on the fourth floor, which appears to be the primary issue in this appeal, is an addition to an existing penthouse level that is original to the building. The new work is lower than its neighbor to the south and only a few feet higher than the Appellant's house, which is downhill from the subject property to the east.

- "This Building Is Eligible For The National And State Registers Of Historic Resources And An Exemption Is Inappropriate."

KVP agrees with Mr. Williams and the Planning Department that 100 32nd Avenue is a historical resource; our report demonstrated its eligibility for listing in the California Register and its likely eligibility for the National Register once it becomes 50 years old. However, just because it is eligible does not mean that it can not be sensitively altered so long as it complies with the Secretary's Standards. Even owners of local city landmarks are allowed to rehabilitate their property as long as it complies with the Secretary's Standards. Projects involving historic resources that comply with the Secretary's Standards benefit from a regulatory presumption that they will have a less-than-significant adverse impact on a historic resource, hence the Planning Department's decision to exempt the project from environmental review.⁴

- *"As acknowledged in the HRE (sic - "HRE") from the builder's consultant (sic - "City's consultant"), the project violates numerous provisions of the Secretary of the Interior's Guidelines (sic - "Standards"), removes distinctive materials from the building. To add a new floor and redesign the facades in (sic - "an") inappropriate (sic - "manner?") and negatively impacts this extremely rare example of a master architect's work. These proposed changes are significant adverse impacts. The Board should require further environmental review."*

In our HRE, KVP identified two (out of ten) Standards with which the property owner's original project did not comply. The property owner responded to these concerns and revised the project and we now believe that the project complies with all ten of the Secretary's Standards. Mr. Williams does not provide any detail on how he or his client believe that the project does not comply.

Regarding the property's alleged rarity, as we have demonstrated, there are at least ten extant Esherick-designed, single-family dwellings in San Francisco. Regardless, San Francisco, in

⁴ CEQA Guidelines subsection 15064.5 (b) (3).

comparison with other cities where Modernism was better-embraced, does not have a large stock of prominent, architect-designed modernist dwellings. It is important to safeguard those that we do have from misguided remodeling in incompatible, neo-historicist styles – something that has happened with alarming frequency since the Dotcom boom in the late 1990s. In contrast to buyers of several significant modernist houses by Gardner Dailey and William Wurster who demolished or incompatibly remodeled their properties in recent years, the owners of 100 32nd Avenue appreciate the architectural significance of their house and want to retain its character-defining features. That is why they bought the house, hired BRU Architects, and have embarked upon a rehabilitation project that will simultaneously upgrade the dwelling to contemporary living standards while retaining what is special about it.

In conclusion, KVP and the Planning Department have studied this project extensively over the last 2+ years and watched it improve significantly. At this point, the Appellant's actions seem to have less to do with preservation than with prolonging discord among neighbors. The proposed project complies with the Secretary of the Interior's Standards. Please do not hesitate to contact me if you have any questions. I can be reached by telephone at 415.337.5824 or via email: chris@kvpconsulting.com

Very truly yours,



Christopher VerPlanck
Founding Partner

301168258.1

Exhibit 2

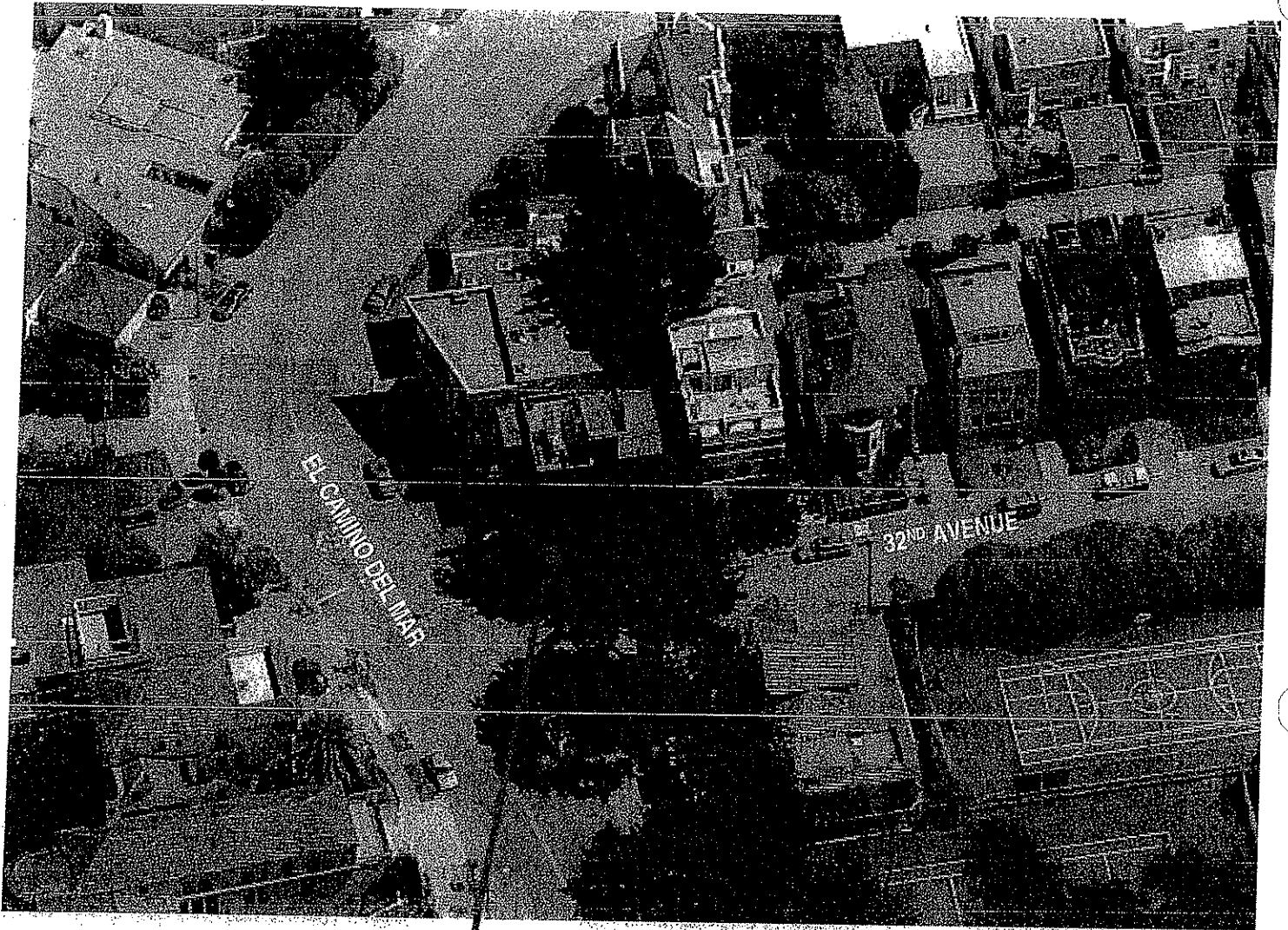
Aerial Photo 1



SUBJECT PROPERTY



Aerial Photo 2



SUBJECT PROPERTY



Exhibit 3

Joseph Esherick Collection

[1974-1]

Project Index 8/16/2002

Job #	Project Name/Client/Title		Location	State	Year	Project Type
5505	Baum, Arthur W.	420 El Camino del Mar	San Francisco	CA	1955-1957	residential
5013	Cahill, Robert W.	75 Raycliff Terrace	San Francisco	CA	1950-1951	residential
5517	Claster, Stanley M.	unknown	San Francisco	CA	1955-1956	residential
4817	Cohen, Arthur J.	2960 Vallejo Street	San Francisco	CA	1948-1950	residential
5308	Di Natale	Unknown (North Beach)	San Francisco	CA	1953	residential
5109	Eliaser, Mrs. Maurice	3080 Pacific Avenue	San Francisco	CA	1951-1965	residential
5305	Fairley, Lincoln	unknown (Potrero Hill)	San Francisco	CA	1953	residential
5614	Fisher-Harlow	unknown (Jackson Street)	San Francisco	CA	1956	residential
5601-B	Fisher, Mr. Don	2609 Union Street	San Francisco	CA	1956	residential
5908	Fisk, Irving	Divisadero Street (above Green)	San Francisco	CA	1959	residential
4704	Ford, Lawrence	3323 Pacific Avenue (similar to 100 32nd Avenue)	San Francisco	CA	1947	residential
5211	Frank, Mrs. Fred	1036 Francisco Street	San Francisco	CA	1952	residential
4822	Frank, Richard	3085 Pacific Avenue	San Francisco	CA	1948-1949	residential
5008	Goldman, Richard	3700 Washington Street	San Francisco	CA	1950-1951	residential
5213	Goldstein, B., alterations	Unknown	San Francisco	CA	1952	residential
4717	Goldstein, Barceloux & Goldstein, Law Offices of	Unknown	San Francisco	CA	1947	residential
4702	Hale, Prentis	2430 Vallejo Street	San Francisco	CA	1946-1947	residential
5311	Hassel, Paul	2829 Divisadero Street	San Francisco	CA	1953	residential
5520	Hellyer, George W.	2960 Vallejo Street	San Francisco	CA	1955-1963	residential
4616	Hettman, Walter	Unknown	San Francisco	CA	1946	residential
5501	Kelham, Bruce	15 Arguello Boulevard	San Francisco	CA	1955	residential
5407	Kerr, Ms. Doree	1771 Union Street	San Francisco	CA	1954	residential
6010	Larsen, Neils T.	2610 Scott Street	San Francisco	CA	1960-1961	residential

Joseph Esherick Collection

[1974-1]

Project Index 8/16/2002

Job #	Project Name/Client/Title		Location	State	Year	Project Type
6533	Leveroni, E.	Unknown	San Francisco	CA	1965	residential
6104	Lowe	100 32nd Avenue	San Francisco	CA	1961	residential
6401	McGuire, John	44 Normandie Terrace	San Francisco	CA	1964	residential
5406	Michelson, Lewis	unknown	San Francisco	CA	1954	residential
5302	Pillsbury, Phillip	3512 Clay Street	San Francisco	CA	1953	residential
5514	Rodgers, David	unknown	San Francisco	CA	1955	residential
5902	Roos	Vallejo Street	San Francisco	CA	1959	residential
6546	Rossi Garage	North Beach	San Francisco	CA	1965	residential
4624	Schapps, John C.	unknown - not in directory (Cow Hollow on / near Fillmore)	San Francisco	CA	1946	residential
5106	Schlessinger, Peter	Unknown - not in directory	San Francisco	CA	1951	residential
4737	Tanner, Albert	unknown	San Francisco	CA	1947	residential
5802	Van Strum	unknown	San Francisco	CA	1958	residential
5417	Wagner, B.	2475 Broadway	San Francisco	CA	1954	residential
5609	Walker, Brooks	Francisco Street East of Hyde Street	San Francisco	CA	1956	residential
6103	Wheary, Eugene C.	Pacific Avenue	San Francisco	CA	1961	residential
5704	Whitman, Ms. Tania	Potrero Hill	San Francisco	CA	1957	residential



DENNIS J. HERRERA
City Attorney

KATE HERRMANN STACY
Deputy City Attorney

Direct Dial: (415) 554-4617
Email: kate.stacy@sfgov.org

MEMORANDUM

TO: Angela Calvillo
Clerk of the Board of Supervisors
FROM: Kate H. Stacy *KHS*
Deputy City Attorney
DATE: March 3, 2010
RE: Appeal of Determination of Exemption from
Environmental Review for 100 - 32nd Avenue.

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2010 MAR - 3 PM 12: 00
BY *le*

You have asked for our advice on the timeliness of an appeal to the Board of Supervisors by Stephen Williams on behalf of Sanford Garfinkel, other neighbors and the Lincoln Park Neighborhood Association ("Appellant"), received by the Clerk's Office on March 1, 2010, of the Planning Department's determination that a project located at 100 - 32nd Avenue is exempt from environmental review under the California Environmental Quality Act ("CEQA"). The proposal would add a three-story side horizontal addition and would enlarge the existing partial fourth floor at the existing four-story, single-family residence located at 100 - 32nd Avenue. The Appellant did not provide a copy of the exemption determination issued by the Planning Department, but did provide a staff report dated February 19, 2009, which references the exemption determination.

The Planning Commission held a discretionary review hearing on June 4, 2009 and approved the proposed project with a modification. The building permit originally was issued on September 10, 2009 and was suspended on September 28, 2009 at the Board of Appeals' request. Appellants appealed the issuance of the building permit to the Board of Appeals, which upheld the department's action approving the building permit on February 3, 2010. Appellant requested a rehearing of the Board of Appeal's action, which rehearing is scheduled to be heard on March 3, 2010. The Department of Building Inspection records indicate that a building permit has yet to be granted for the project.

Given the above information, 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.

K.H.S.

MEMORANDUM

TO: Angela Calvillo
Clerk of the Board of Supervisors
DATE: March 3, 2010
PAGE: 2
RE: Appeal of Determination of Exemption from
Environmental Review for 100 – 32nd Avenue.

cc: Rick Caldeira, Deputy Director, Clerk of the Board
Cheryl Adams, Deputy City Attorney
John Rahaim, Director, Planning Department
Larry Badiner, Zoning Administrator, Planning Department
Bill Wycko, Environmental Review Officer, Planning Department
Elaine Forbes, Chief Administrative Officer, Planning Department
AnMarie Rodgers, Planning Department
Tara Sullivan-Lenane, Planning Department
Nannie Turrell, Planning Department
Glenn Cabrerros, Planning Department
Scott Sanchez, Planning Department



RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2010 MAR -1 PM 4:02

BY 

March 1, 2010

David Chiu, President
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

RE: Appeal of Categorical Exemption/Exclusion from Environmental Review
100 32nd Avenue---Block1312---Lot 008

Dear President Chiu and Members of the Board:

INTRODUCTION

On behalf of Sanford Garfinkel (and numerous others neighbors) I am writing to urge this Board to set aside the exclusion from environmental review under the provisions of the California Environmental Quality Act ("CEQA") granted by the Planning Department to the proposed project at 100 32nd Avenue. The project site is acknowledged by the Department as the work of a master architect and a historic resource and the addition of a full (larger than allowed by Code) new floor to the building—with a fifth floor deck above that floor, "may cause a significant adverse change in the significance of a historic resource." This project is opposed by 15 immediate neighbors *and* the Lincoln Park Neighborhood Association.

There is substantial evidence in the record from the Planning Department and which will be supplied by Appellant to support a "fair argument" under CEQA that the proposed new floor addition to the building at 100 32nd Avenue not only may, but certainly will materially impair the potential historic significance of the building and negatively impact the surrounding buildings and potential historic district. Further, the Department afforded completely different treatment to other similar properties having the exact same designation and status. The proposed project should be returned to the Department for further review and for an assessment of the potential impacts of the proposed project.

THE PROJECT ADVERSELY CHANGES THE WORK OF A MASTER ARCHITECT

This building is a recognized historic resource. This building is the work of well known master architect Joseph Esherick. He is famous for designing numerous innovative private and public buildings. The project is a radical alteration of his design and work.

This particular building was constructed in 1963, and is known as the *Richmond House* or the *Lowe House*. It is notable for an Esherick design feature, *a shingle box with the later*

Esherick syncopated window rhythms. The addition of a new row of windows at the top floor on both facades and changing the shape and size of the lower windows forever changes the architecture and design from Esherick.

This project changes both façades designed by Esherick. This project changes the window configuration and other exterior dimensions and designs and negatively impacts its value as a product of this master architect. His philosophy of architecture centered on design which emphasized views and light and problem solving from the inside out. He would be very disturbed to know that one of his buildings was being altered so as to directly impact the views and light of the buildings around it, and by variance no less. Once these changes are made to the front and all of the other sides of the building it will cease to be what it was and will cease to be in harmony with its neighbors.

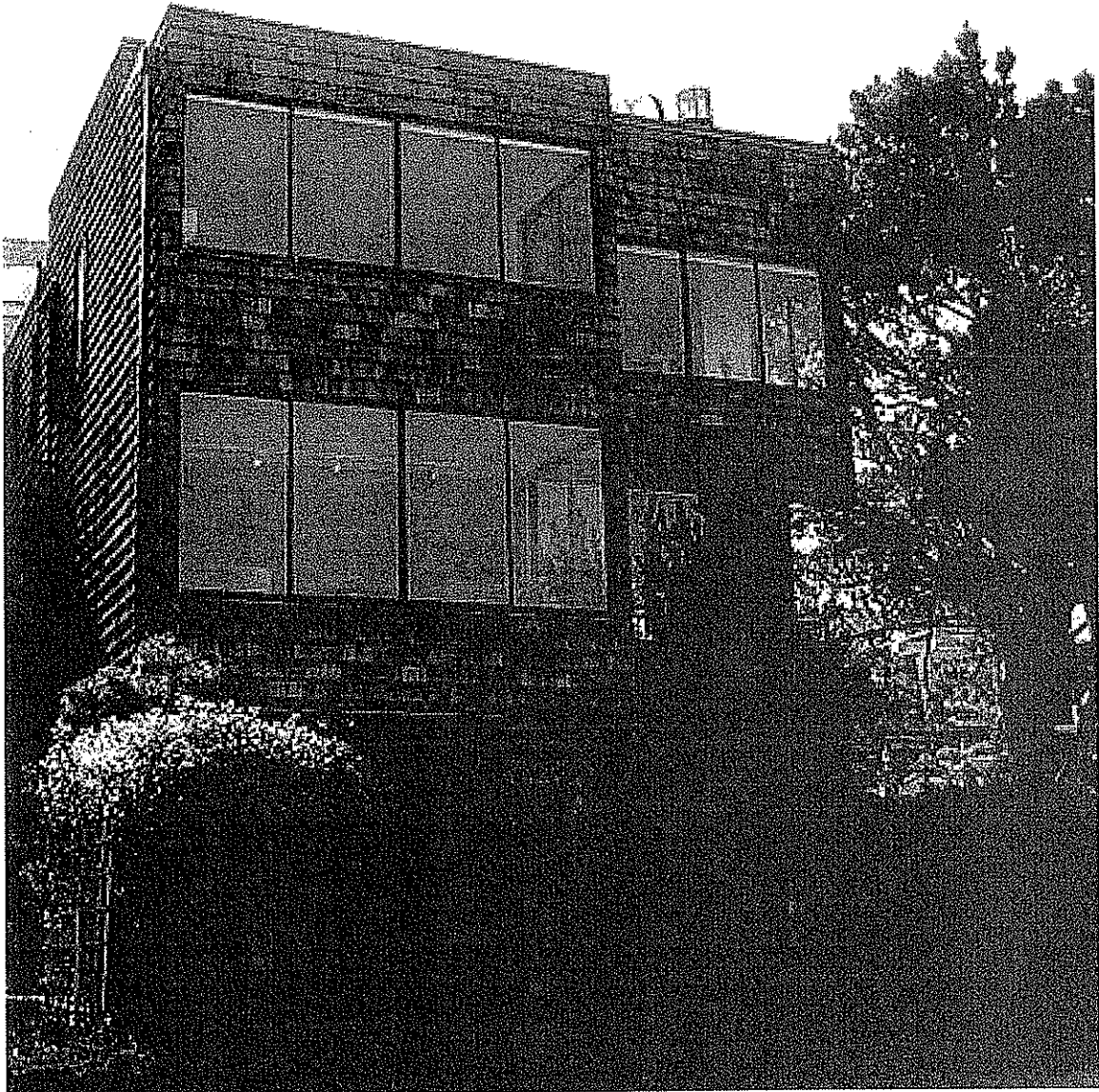
The review of this project and the impacts it has on the value of this rare single family home destined by Joseph Esherick have not been fully appreciated or fleshed out by the Department. There is no mention of the façade changes or fifth floor deck and how those new features can possibly pass muster under the Secretary of the Interior's Guidelines.

The original design of the building did not include a fourth floor. The fourth floor was added without permits. The original building is pictured on many websites and collections of the work of the renown Bay Area original architect.

None of the adjacent buildings have a built out fourth floor, let alone a roof deck placed at a fifth level. The project is out of character with the neighborhood and violates the principals of design used by Esherick when he designed the house in 1961.

One of the reasons this building is so important is that he did relatively few single family homes in San Francisco and very few of this ilk. Adding a fourth floor and a fifth floor deck and redesigning the façade and windows is an unacceptable negative environmental impact on this historic resource.

There is no mention in the Dept materials or the HRER by Kelly and VerPlanck of the fifth floor deck on top of the new fourth floor addition. No other building in the surrounding neighborhood has such a feature and it will make this building stand out and alter its appearance significantly. This is not discussed or reviewed in any of the materials.



THIS EARLY PHOTO SHOWS THE 4TH FLOOR WAS
ADDED AT A LATER DATE (WITHOUT PERMITS) AND
IS IN FACT CONTRARY TO THE ORIGINAL DESIGN

He also designed numerous buildings on the campuses at Cal Berkeley (where he served as chairman of the Architecture Department) and at Stanford. He designed numerous homes at Sea Ranch and elsewhere. Esherick was awarded the gold medal of the American Institute of Architects, making him one of only 47 recipients since 1907 and putting him in the company of Frank Lloyd Wright, Le Corbusier, Mies van der Rohe and other giants

His works include:

- (1939-1953)
 - Owens house
 - Coyote Point Training School
 - Ross House
 - 60 Altwood Av. House
 - 444 Woodland Av. House
 - 2960 Vallejo St. House
 - Goldman Townhouse
 - 75 Raycliff Terr. House
 - Esherick House
 - 3074 Pacific Av. House
- (1954-1963)
 - Greenwood Common House No. 3
 - 2727 Marin Av. House
 - Pelican Building
 - Holt House
 - Kentwoodlands House
 - 125 Hillcrest Rd. House
 - Palo Alto Unitarian Church
 - Cary house
 - 11 Crest Rd. House
 - 20-24 Culebra Terr. Apts.
- (1963-1967)
 - 100 32nd Av. House (THE SUBJECT BUILDING)
 - 3323 Pacific Av. House
 - Reid Dennie House
 - Culebra Terrace Town Houses
 - General Store, Restaurant, Land Office
 - Hedge Row Housing
 - Christ the Saviour Greek Orthodox Church
 - Apartments
 - Adlai Stevenson College
 - Sea Gate Rd. House
- (1968-1977)
 - Timber Ridge Rd. House
 - 35183 Harpoon Close House
 - Sea Gate Rd. House
 - The Cannery (remodeling)
 - Banneker Homes
 - Crow's Nest Dr. House
 - 436 Woodland Av. House
 - Romano house
 - Diamond Heights Village
 - Far West Laboratory (remodeling)

- (1977-1992)
 - Monterey Bay Aquarium
 - Trinity Properties
 - San Francisco Zoological Gardens
 - Garfield School
 - Hermitage Condominiums
 - South Hall
 - Red Barn & Stock Farm
 - 2550 Divisadero St. House
 - St. Dominic's Church
 - Doe Memorial Library Information Center and underground Gardner Stacks
- (1997-1998)
 - Gesechke Learning Center
 - Tenderloin Elementary School & Community Center

The proposed project is the antithesis of what he would have designed. His most famous quote was:

"The ideal kind of building is one you don't see."

Accordingly his buildings were designed to blend into their surroundings and serve their occupants, not shout out his name. This design, to redesign the façades, to build out a new floor and to place a deck on top of that new built out floor is designed to "shout" and to create a large, new prominent position for this building. Further, the Department's own internal documentation clearly demonstrates that (1) It acknowledged the building is a historical resource; (2) No visibility studies are provided; (3) the Dept simply states a conclusion (no impacts) but fails to demonstrate how adding an entire new floor and changing the façades of a resource could ever be appropriate.

The Department has done nothing to reduce the visibility of the project. The neighbors requested that the project be reduced in size to match the neighbors and to reduce its visibility from the public streets. The Department and the builder refused. The new addition will be prominent and visible from every street in the surrounding area and from public spaces nearby.

THE BUILDING IS ELIGIBLE FOR THE NATIONAL AND STATE REGISTERS OF HISTORIC RESOURCES AND AN EXEMPTION IS INAPPROPRIATE

The proposed project is obviously visible and prominent from every vantage point in the neighborhood. It cannot pass muster under the Secretary of the Interior's Standards for alteration of historic resources.

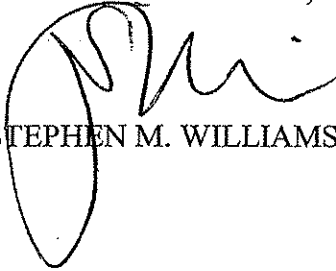
As acknowledged in the HRER from the builder's consultant, the project violates numerous provisions of the Secretary of the Interior's Guidelines, removes distinctive materials from the building. To add a new floor and redesign the facades in inappropriate

March 1, 2010

and negatively impacts this extremely rare example of a master architect's work. He did very few private residences and even fewer of those are in San Francisco. These proposed changes are significant adverse impacts. The Board should require further environmental review.

Appellants respectfully request that the Board of Supervisors reject the Department's determination of a categorical exemption and require an environmental review of the proposed project including an in-depth analysis of the potential historic resource at the site.

VERY TRULY YOURS,

A handwritten signature in black ink, appearing to read 'S. Williams', written over a large, faint, oval-shaped stamp or watermark.

STEPHEN M. WILLIAMS



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis HEARING DATE FEBRUARY 26, 2009

Date: February 19, 2009
Case No.: 2007.0129DDD
Project Address: 100 32ND AVENUE
Permit Application: 2007.01.19.2027
Zoning: RH-1 (D) (Residential House, One-Family, Detached)
40-X Height and Bulk District
Block/Lot: 1312/008
Project Sponsor: Jennifer King and Timothy Fredel
c/o Alice Suet Yee Barkley
Luce Forward LLP
121 Spear Street, Suite 200
San Francisco, CA 94105
Staff Contact: Glenn Cabrerros - (415) 558-6169
glenn.cabreros@sfgov.org
Recommendation: **Do not take DR and approve project as revised.**

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 project proposes to construct a three-story side horizontal addition and to enlarge the existing partial fourth floor of the four-story, single-family residence. At its widest point, the three-story side addition is proposed to project five feet from the existing 32nd Avenue façade. At the existing partial fourth floor (the top floor), front, side and rear horizontal additions are proposed to enlarge the master bedroom suite. The project requires side, rear and noncomplying structure variances as the existing building was originally constructed into the required rear yard and side setbacks on a substandard sized lot (approximately 49 feet by 60 feet). Also, while the building address is on 32nd Avenue, for the purposes of Planning Department review, the front of the property is considered to be El Camino del Mar as defined by a 7-foot legislated front setback along that street frontage.

SITE DESCRIPTION AND PRESENT USE

The project site is located at 100 32nd Avenue, Lot 008 in Assessor's Block 1312, on the southeast corner of the intersection with El Camino del Mar in an RH-1(D) (Residential, House, One-Family, Detached) District and a 40-X Height and Bulk District. This property is within the Sea Cliff Neighborhood. The subject lot is approximately 49 feet wide and 60 feet deep containing approximately 2,500 square feet. The subject building is an approximately 38 foot tall, four-story, single-family residence constructed in 1962.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

Adjacent and east of the project (fronting El Camino del Mar) is a tall three-story, single-family residence. Adjacent and south of the project (fronting 32nd Avenue) is a three-story-with-partial-fourth-floor, single-family residence. It should be noted that a 12-foot legislated front setback exists along the block face of 32nd Avenue (except for the subject lot, which has a 7-foot legislated front setback along the El Camino del Mar block face). Also, the mid-block open space is unique in that most of the mid-block open space is comprised of an automobile drive and garage entries at the rear of most buildings on the block; this development pattern of rear garages allows for uninterrupted landscaped front setbacks that are characteristic of the Sea Cliff neighborhood.

While the immediately surrounding neighborhood character is architecturally varied, both adjacent buildings are of a contemporary architectural style. Across El Camino del Mar from the project site are large two- and three-story buildings on steeply down-sloping lots that abut China Beach. Directly across the 32nd Avenue from the project, is a large, four-story residence whose rear lot line abuts the Katherine Delmar Burke School.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	February 13, 2009	February 13, 2009	10 days
Mailed Notice	10 days	February 13, 2009	February 13, 2009	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)		2	
Other neighbors on the block or directly across the street			
Neighborhood groups		Lincoln Park Homeowners Assoc.	

DR REQUESTORS

Sanford Garfinkel, owner of 855 El Camino del Mar, adjacent and east of the project.
Chine Hui, owner of 110 32nd Avenue, adjacent and south of the project.
Norman Kondy, President of Lincoln Park Homeowners Association, 271 32nd Avenue.

DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

Mr. Garfinkel is primarily concerned that the additional massing at the fourth floor would adversely impact light access to and the quality of his rear yard, particularly as his rear yard is only 17 feet deep

(due to the shallow lots and noncomplying structures at the project lot and his lot). He recommends that the addition to the nonconforming portion of the building into the rear yard should be limited. He believes the pattern and development along the 32nd Avenue block-face should be respected and maintained. Along the 32nd Avenue façade, Mr. Garfinkel has proposed a 5-foot side addition to be an appropriate proposal.

Ms. Hui is concerned that the project would adversely impact light, air and view access from her property. She is also concerned that the side horizontal addition is not in keeping with the neighborhood character as the side addition is not consistent with the front setback pattern that exists along 32nd Avenue. Ms. Hui believes that the project should conform to the existing pattern of development of houses along 32nd Avenue.

Mr. Kondy and the Lincoln Park Homeowners Association (LPHA) are concerned that the project's mass and scale would not be consistent with other neighboring structures. Also, the side addition is not consistent with the front setback pattern established along 32nd Avenue. The side addition would adversely impact public light, air and sight lines (view) along 32nd Avenue. The project may affect public safety by reducing pedestrian and vehicular sight lines near the intersection. LPHA has proposed that the building expand toward El Camino del Mar instead of towards 32nd Avenue. LPHA has recommended setbacks along the rear of the fourth floor to mitigate potential light and air impacts to the adjacent building to the south. Furthermore, along the 32nd Avenue façade, LPHA has suggested that development be limited to floors above the ground floor to protect public light, air and sight lines near the intersection. These alternatives were identified as part of the LPHA DR filed in January 2008.

PROJECT ANALYSIS

Project Proposed under Section 311 Notification

The plans provided with the Section 311 (30-day) Notice illustrated a more intensive proposal than the current revised project. Under the original plans, the project proposed an 11-foot wide side horizontal addition from the 32nd Avenue façade, which would leave an approximately 4-foot side yard from the side lot line. The side addition was proposed for almost the entire length of the 32nd Avenue façade to include a new elliptical stair tower. Under the original plans, side horizontal additions were proposed on both sides of the partial fourth floor. The rear of the fourth floor was also proposed to expand to the rear wall of the existing building (approximately 5 feet from the rear lot line) for the full width of the original building including the width of the horizontal side addition (in excess of approximately 30 feet in width).

Lincoln Park Homeowners Association Proposal

In an attempt to address the DR issues, LPHA retained the service of architect Jace Levinson to propose a compromise project (Dated May 14, 2008. See Project Sponsor's Submittal, February 18, 2009, Exhibit 1.). The LPHA proposal defines the following building envelope:

- A 5-foot maximum three-story horizontal addition for the full length of the 32nd Avenue façade.
- A fourth (top) floor expansion within the existing building footprint with a large notch at the southeastern corner of the fourth floor. The notch would align the rear wall of the project's fourth floor with the rear wall of the adjacent building to the east for a width of approximately 20

feet from the eastern side property line. This notch would mitigate the impacts of the enlarged fourth floor to both adjacent buildings.

Revised Plans

On January 26, 2009, the project sponsor provided revised plans to the Planning Department with the following revisions:

- A 5-foot horizontal side addition is proposed at the first, second and third floors, which would maintain an approximately 10-foot side setback from 32nd Avenue. The revised side horizontal addition is less than the maximum side addition specified by the LPHA proposal, while maintaining the existing building's interior stairwell. Also, in an effort to maintain the public sight lines from 32nd Avenue, the massing of the revised side horizontal addition is proposed towards the rear of the building and held back from the corner of the intersection.
- The fourth floor expansion has also been revised (with one exception) to be less than the maximum fourth floor area of the LPHA proposal, particularly from the front façade along El Camino del Mar. The one exception to the LPHA proposal is an approximately 9-foot by 4-foot wide structure in the area of the rear notch defined in the LPHA proposal. An approximately 7-foot by 4-foot wide area within the desired rear notch is an existing portion of the fourth floor that is proposed to be retained with an approximately 2-foot by 4-foot wide (8 square feet) enlargement of this area to allow access to a closet.
- The revised proposal for the alterations to the fourth floor does not propose a side horizontal addition towards 32nd Avenue. As such, the side façade of the fourth floor would be set back 5 feet from the side horizontal addition proposed at the floors below.

Planning Department Analysis

The Planning Department concurs that the LPHA proposal addresses the DR concerns as justified by the Residential Design Guidelines (RDGs). The Department recognizes that the revised project does successfully meet the LPHA proposal (including rear portion of the revised fourth floor design), and that the revised design allows for reasonable development while mitigating potential light and air impacts and conserving neighborhood character.

Additionally, the RDGs recognize the protection of public views with particular attention to those of open space and water. The RDGs also direct that a greater visual emphasis be provided to corner buildings and that "corner buildings play a stronger role in defining the character of the neighborhood than other buildings along the block face. They can act as informal entryway to the street, setting the tone for the streetscape that follows."¹ The project complies with these two guidelines, in that the revised massing of the project – specifically the side horizontal addition along 32nd Avenue – is minimal in width and held back from the corner of the intersection. The side addition maintains a generous 10-foot side setback that increases in width toward the front of the lot. As one drives/walks north along 32nd Avenue, the public views toward the Pacific Ocean and the Golden Gate Bridge to the east of the intersection are maintained.

¹ *Residential Design Guidelines*, December 2003, page 19

ENVIRONMENTAL REVIEW

The subject building at 100 32nd Avenue was constructed in 1962 and was included in the Planning Department's 1976 Architectural Survey (rating of 3). Based on the Department's CEQA Review Procedures for Historic Resources, the building is defined as Category B (requires further consultation and review). For the purposes of Environmental Review, Planning Department Preservation staff reviewed the project with the assumption that the project is an historic resource and that all of the exterior building elements are character-defining features of the resource, including its setting, scale, massing, design, and materials. Planning Department Preservation staff has determined that the project would retain and preserve the building's scale and simple design, and concluded that the proposed plans dated February 17, 2009 comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties, particularly as original massing of the most visible portions of the existing building has been retained and the proposed addition is differentiated from the old and is compatible with the massing, size and scale to protect the historic integrity of the property. In sum, the proposed project has been found to meet the Secretary of the Interior's Standards for Rehabilitation, and the Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility).

OTHER ISSUES AND CONSIDERATIONS

Variances (Case No. 2007.0129V) from Planning Code Sections 133, 134 and 188 have been requested to modify a required side yard, the required rear yard and a noncomplying structure. The Zoning Administrator will hear the variance case concurrent with the DR hearing for the project.

Section 133 requires two, four-foot side yards for lots with a width of 40 feet or more but less than 50 feet. The lot measures approximately 49 feet at its widest point, and two four-foot side yards are required. The eastern side of the existing building was originally constructed one-foot into the required side setback. An approximately three-foot side setback exists along the eastern side lot line. The eastern side of the fourth floor addition is proposed to project one-foot into the required side setback to align with the existing east building wall.

Section 134 requires a rear yard equal to 25 percent of the lot depth or 15 feet, whichever is greater. The required rear yard depth for the subject property is 15 feet. The last 10 feet of the existing building was originally constructed within the required rear yard. The side horizontal addition and a portion of the fourth floor addition are proposed to extend approximately 10 feet into the required rear yard.

Section 188 prohibits the intensification of any noncomplying structure. Portions of the rear and side walls of the project are proposed to align with the existing rear and side walls of the building, which were originally constructed 10 feet into the required rear yard and 1 foot into the required side setback, and therefore are legal noncomplying structures.

BASIS FOR RECOMMENDATION

The Department believes the project as revised does not have exceptional or extraordinary circumstances for the following reasons:

- The revised project preserves light and air to adjacent buildings by providing setbacks and notches at the proposed expansion of the existing fourth floor.
- The revised project protects public sight lines to the Pacific Ocean and Golden Gate Bridge from the intersection per the RDGs provision to protect public view access from public rights-of-way.
- The revised project appropriately balances the development potential of the lot with consideration of specific concerns of the neighborhood group (LPHA proposal).

RECOMMENDATION: Do not take DR and approve project as revised.

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	
Mixed	X

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?			X
Does the building provide landscaping in the front setback?	X		
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?	X		
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
Views (page 18)			
Does the project protect major public views from public spaces?	X		
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?	X		
Is the building facade designed to enhance and complement adjacent public spaces?	X		
Is the building articulated to minimize impacts on light to adjacent cottages?			X

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		
Building Form (pages 28 - 30)			

Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?			X
Does the location of the building entrance respect the existing pattern of building entrances?			X
Is the building's front porch compatible with existing porches of surrounding buildings?			X
Are utility panels located so they are not visible on the front building wall or on the sidewalk?			X
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?			X
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?	X		
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			

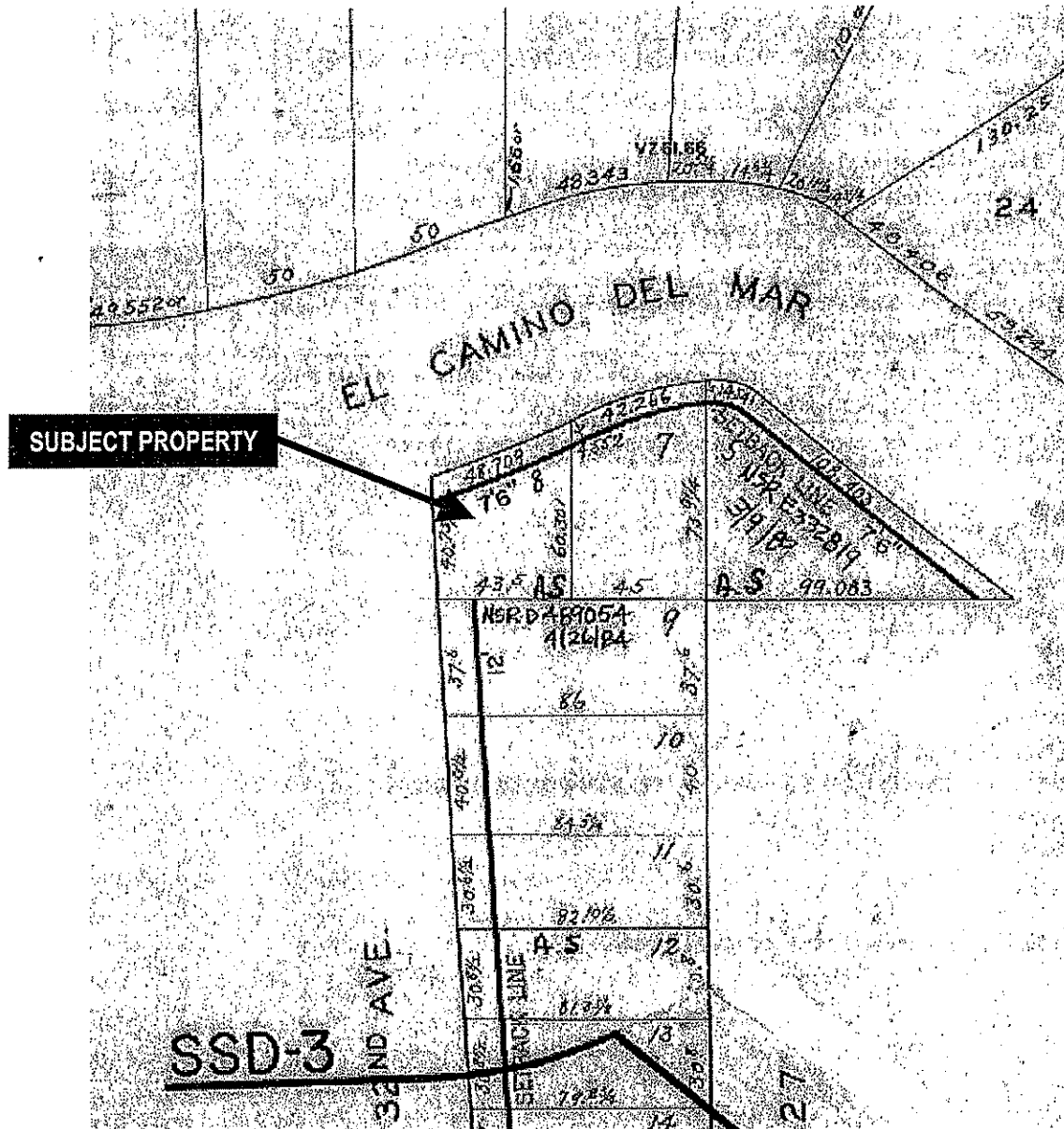
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

Attachments:

- Parcel Map
- Sanborn Map
- Aerial Photographs
- Zoning Map
- Section 311 Notice
- DR Applications (3)
- Project Sponsor Submittal
 - 3D Massing Studies (Exhibit 4 of February 18, 2009 submittal packet)
 - Site Photos
 - Reduced Plans

GC G:\WP51\2007\DR\100 32nd Avenue\2007.0129D - 100 32nd Avenue - Report.doc

Parcel Map



SAN FRANCISCO
PLANNING DEPARTMENT



Discretionary Review Hearing
Case Number 2007.0129DDD
100 32nd Avenue



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

1650 Mission St.
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CA 94103-2479

Reception:
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Planning
Information:
415.558.6377

Case No.: 2007.0129E
Project Title: 100 32nd Avenue
Zoning: RH-1(D) (Residential, House, Single-Family, Detached)
40-X Height and Bulk District
Block/Lot: 1312/008
Lot Size: 2,465 square feet
Project Sponsor: Alice Barkley, Luce Forward, LLP
(415) 356-4635
Staff Contact: Shelley Caltagirone – (415) 558-6625
shelley.caltagirone@sfgov.org

PROJECT DESCRIPTION:

This Certificate of Determination supercedes the Certificate of Determination that was issued on March 4, 2009. The subject building is a four-story, single-family residence constructed in 1962 on an approximately 2,465 square-foot lot. The proposed project involves excavation beneath the building to create a sub-basement floor level; enclosure of one garage opening at the basement floor level; alteration

[Continued on the next page.]

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(1))

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

May 19, 2009
Date

cc: Alice Barkley, Project Sponsor
Brett Bollinger, MEA Division
Glenn Cabreros, Neighborhood Planning Division
Shelley Caltagirone, Preservation Planner

Supervisor Alioto-Pier, District 2
Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

of fenestration at the first floor level of the west façade; construction of a projecting bay at the second floor level of the west façade; and expansion of the third floor level to the north and south. The bay and third floor additions will add approximately 612 square feet to the existing 2,494-square foot building. The project site is located on the southeast corner of El Camino del Mar and 32nd Avenue in the Sea Cliff 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 a historical resource. The subject building is a four-story, wood-framed, Second Bay Region Tradition-style single-family residence constructed in 1962 and designed by Joseph Esherick. Under the Planning Department's CEQA Review Procedures for Historic Resources, the proposed property is classified as a Category B property requiring further consultation and review. As described in the Historic Resource Evaluation (HRE) Memorandum¹ (attached), the 100 32nd Avenue property appears to be eligible for individual listing in the California Register under Criterion C (Architecture) as the work of a master (Joseph Esherick) and as a work that possesses high artistic values as an excellent and well-preserved example of the Second Bay Region Tradition style.²

The 100 32nd Avenue building exhibits a high degree of historic integrity, retaining its location, association, design, workmanship, setting, feeling, and materials. The building has undergone few alterations since its construction and retains a high level of historical significance. The only minor exterior change that has occurred is the construction of a rooftop solarium, which is minimally visible from the street and can easily be removed.

The project proposes to construct a three-story side horizontal addition and to enlarge the existing partial fourth floor, adding approximately 612 additional square feet to the existing 2,494-square foot building. At its widest point, the three-story side addition would project five feet from the existing 32nd Avenue façade.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Standards). It was determined that the proposed project would be consistent with the Standards for the following reasons.

¹ Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, May 15, 2009.

² Kelley & VerPlanck Historical Resources Consulting, LLC. *Low Residence: Historic Resource Evaluation*. March 25, 2009. This report is on file and available for public review by appointment at the San Francisco Planning Department, 1650 Mission Street, Fourth Floor, as part of Case File No. 2007.0129E.

Standard 1.

A 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.

The proposed project will maintain the single-family use of the property.

Standard 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 a property will be avoided.

The historic character of the building will be retained and preserved through the careful articulation of new features and the retention of most distinctive features, spaces, and spatial relationships that characterize the property. The proposed additions will be compatible with and subordinate to the original building design and will not detract from the building's historic character. Also, although several distinctive exterior features will be altered, such as the height of the entry opening, the removal/addition of several window openings, and the routing of the chimney flue, staff found that the alterations of these features would not detract from the overall building composition.

Standard 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.

The contemporary design of the proposed vertical addition will clearly identify the element as new and will preserve the sense of historical development for the building. At the proposed bay, a more open window fenestration pattern will be used to differentiate the element from the historic façade features while maintaining a similar window opening size and cladding the feature in wood shingles that will make it compatible with the historic design.

Standard 4.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The solarium addition to be removed has not gained historic significance. Therefore, the project complies with this standard.

Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The building exterior is primarily composed of off-the-shelf materials that are not distinctive or examples of craftsmanship. The few distinctive features such as the exposed firebox will be retained.

Standard 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 will 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.

Regarding the proposed vertical addition, the new feature will relate to the historic building through the use of wood cladding, framed openings, metal-framed windows and doors, painted finishes, asymmetrical fenestration, and a flat roof form. The scale and location of the addition will allow the three-story form of the historic building to continue to be read, and the volume of the addition will not overwhelm the scale of the existing building or interrupt the rhythm of heights and volumes within the streetscape. Also, the proposed setbacks at the addition's juncture with the existing stair tower will allow this historic feature to remain a strong vertical element of the façade.

Regarding the proposed bay and balcony at the west elevation, the new features will be compatible with the asymmetry and varied planes of the façade. The bay feature will relate well to the existing projection at the northern half of the façade without competing with the larger and more prominent historic form. Also, the placement of the bay will also respect the strong central vertical line created by the historic stair tower. Similarly, the proposed balcony will relate well to the existing balcony features on the building and will work to balance the massing of the façade with the newly incorporated bay above. This feature will also obscure the new glazing of the proposed doors behind and maintain the overall solid appearance of the west façade.

Regarding the various fenestration and door changes, staff finds that the proposed new features are in keeping with the modest and vernacular character of the historic building. Staff finds that the proposed basement and first floor windows are appropriately designed in terms of material, size, proportion and details to be compatible with the existing random but balanced fenestration pattern and the overall feeling and design of the building. Regarding the proposed entry changes, the design will maintain the simple lines and transparency of the original feature (original door is not extant) as well as the historic canopy feature. Lastly, staff finds that the garage doors to be removed are not unique or distinctive features and may be replaced without detracting from the historic character of the building.

Standard 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.

The new additions may be removed and the facades may be restored without harm to the integrity of the property.

The proposed project would involve the addition of approximately 612 square feet to the existing 2,494-square-foot building. With the addition, the building would be approximately 3,106 square feet in size. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The proposed project would involve the addition of approximately 612 square feet. Therefore, the proposed addition would be exempt under Class 1.

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. The property is an historic resource; however, the proposed addition would not cause a substantial change to the resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. 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

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

MEA Planner: Brett Bollinger
Project Address: 100 32nd Avenue
Block/Lot: 1312/008
Case No.: 2007.0129E
Date of Review: May 15, 2009
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelly.caltagirone@sfgov.org

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Planning Information:
415.558.6377

PROPOSED PROJECT Demolition Alteration

PROJECT DESCRIPTION

The proposal is to alter the existing four-story, single-family residence. The work includes excavating beneath the building to create a sub-basement; enclosing one garage opening at the basement floor; altering fenestration at the first floor level of the west façade; constructing a projecting bay at the second floor level of the west façade; and expanding the third floor level to the north and south. The bay and third floor additions will result in approximately 612 additional square feet. The current proposal, shown in drawings A0.1 through A3.1, dated May 18, 2009 and prepared by Bernardo Urquieta Architects, replaces a previous proposal reviewed by the Department in Historic Resource Evaluation Response Memo dated April 6, 2009.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building, constructed in 1962, is included on the Planning Department's 1976 Architectural Survey with a rating of 3. It is not listed on any historic resource surveys or listed on any local, state or national registries. The building is considered a Category B property (Requires Further Consultation and Review) for the purposes of the California Environmental Quality Act (CEQA).

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the southeast corner of the intersection of El Camino Del Mar and 32nd Avenue in an RH-1(D) (Residential, House, One-Family, Detached) District and a 40-X Height and Bulk District. The property is located in the northwestern corner of the Sea Cliff neighborhood near Lincoln Park. While the immediately surrounding neighborhood character is architecturally varied, both adjacent buildings are of a contemporary architectural style.

The Sea Cliff neighborhood is distinguished from the rest of the Outer Richmond by its City Beautiful-inspired planning, including the curvilinear street pattern and cohesive architectural character.¹

¹ Kelley & VerPlanck Historical Resources Consulting, LLC. *Lowe Residence: Historic Resource Evaluation*. March 25, 2009, p. 36.

Development of the neighborhood began after the 1906 Earthquake and Fire which pushed many city residents to outer lands of San Francisco. The earliest subdivisions of the property were in 1906, 1908, and 1913.² The sale of lots in the Sea Cliff subdivision was undertaken by builder and developer Harry B. Allen.³ Buyers of lots within Sea Cliff could either commission their own homes subject to approval by the developer or hire Allen & Company to build them one. This resulted in neighborhood with a high level of architectural consistency in terms of scale, setbacks, materials, style, and age as well as unique architect-designed homes. Development appears to have continued through to 1930.⁴ The subject property remained vacant until it was purchased by the Lowe family in 1960 after which they engaged Joseph Esherick to design and construct a single-family home.⁵

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 Yes No Unable to determine
Persons: or Yes No Unable to determine
Architecture: or Yes No Unable to determine
Information Potential: Further investigation recommended.
District or Context: Yes, may contribute to a potential district or significant context
If Yes; Period of significance: 1962

The subject property located at 100 32nd Avenue appears to be eligible for listing on the California Register as an individual resource. Below is a brief evaluation of the subject property against the criteria for inclusion on the California Register. Please refer to the Lowe Residence Historic Resource Evaluation report prepared by Kelley & VerPlanck for a fuller description of the property's historical significance.

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;*

Research presented in the Lowe Residence Historic Resource Evaluation report prepared by Kelley & VerPlanck does not indicate that the building is associated with any significant historical events. As a latecomer to the Sea Cliff neighborhood, the building does not represent the historical pattern that resulted in the development of the area.⁶

²Ibid, p. 19.

³ Ibid, p. 20.

⁴ Ibid, p. 22.

⁵ Ibid, p. 23.

⁶ Ibid, p. 30.

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

Research presented in the report does not indicate that any of the owners or others associated with the building was an historically important person.⁷

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;

The subject building is a four-story, wood-framed, Second Bay Region Tradition-style single-family residence constructed in 1962 and designed by Joseph Esherick.⁸ As such, the property appears to be eligible for listing in the California Register as the work of a master (Joseph Esherick) and as a work that possesses high artistic values as an excellent and well-preserved example of the Second Bay Region Tradition style.⁹ Although the building is not yet 50 years old, Kelley & VerPlanck have demonstrated that sufficient time has passed and sufficient scholarship has occurred to understand the building's historical importance.

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.¹⁰

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:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Feeling:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Design:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Materials:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Workmanship:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

The building has undergone few alterations since its construction and retains a high level of historical significance. The only minor exterior change that has occurred is the construction of a rooftop solarium which is minimally visible from the street and can easily be removed.¹¹

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.)

⁷ Ibid, p. 31.

⁸ Ibid, p. 5-14.

⁹ Ibid, p. 31.

¹⁰ Ibid, p. 32.

¹¹ Ibid, p. 33.

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications 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 appears to meet the *Secretary of the Interior's Standards*. (Go to 6 below.)

Optional: See attached explanation of how the project meets standards.

The project is NOT consistent with the *Secretary of the Interior's Standards*; however 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 NOT consistent with the *Secretary of the Interior's Standards* and is a significant impact as proposed. (Continue to 5 if the project is an alteration.)

Staff finds that the project is consistent with all aspects of the *Secretary of the Interior Standards for Rehabilitation (Standards)* and that it will not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired. Although Kelley & VerPlanck did not evaluate the current project in their March 2009 report, staff met with architectural historian Chris VerPlanck on May 8, 2009 to evaluate the revised project. Staff concurred with Mr. VerPlanck that the revised project has overall a smaller impact to the historic resource than the previous project and that the revised project meets the Standards. The following is an analysis of the proposed project per the applicable standards.

Standard 1.

A 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.

The proposed project will maintain the single-family use of the property.

Standard 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 a property will be avoided.

The historic character of the building will be retained and preserved through the careful articulation of new features and the retention of most distinctive features, spaces, and spatial relationships that characterize the property. The proposed additions will be compatible with and subordinate to the original building design and will not detract from the building's historic character. Also, although several distinctive exterior features will be altered, such as the height of the entry opening, the removal/addition of several window openings, and the routing of the chimney flue, staff found that the alterations of these features would not detract from the overall building composition.

Standard 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.

The contemporary design of the proposed vertical addition will clearly identify the element as new and will preserve the sense of historical development for the building. At the proposed bay, a more open window fenestration pattern will be used to differentiate the element from the historic façade features while maintaining a similar window opening size and cladding the feature in wood shingles that will make it compatible with the historic design.

Standard 4.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The solarium addition to be removed has not gained historic significance. Therefore, the project complies with this standard.

Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The building exterior is primarily composed of off-the-shelf materials that are not distinctive or examples of craftsmanship. The few distinctive features such as the exposed firebox will be retained.

Standard 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 will 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.

Regarding the proposed vertical addition, the new feature will relate to the historic building through the use of wood cladding, framed openings, metal-framed windows and doors, painted finishes, asymmetrical fenestration, and a flat roof form. The scale and location of the addition will allow the three-story form of the historic building to continue to be read, and the volume of the addition will not overwhelm the scale of the existing building or interrupt the rhythm of heights and volumes within the streetscape. Also, the proposed setbacks at the addition's juncture with the existing stair tower will allow this historic feature to remain a strong vertical element of the façade.

Regarding the proposed bay and balcony at the west elevation, the new features will be compatible with the asymmetry and varied planes of the façade. The bay feature will relate well to the existing projection at the northern half of the façade without competing with the larger and more prominent historic form. Also, the placement of the bay will also respect the strong central vertical line created by the historic stair tower. Similarly, the proposed balcony will relate well to the existing balcony features on the building and will work to balance the massing of the façade with the newly incorporated bay above. This feature will also obscure the new glazing of the proposed doors behind and maintain the overall solid appearance of the west façade.

Regarding the various fenestration and door changes, staff finds that the proposed new features are in keeping with the modest and vernacular character of the historic building. Staff finds that the proposed basement and first floor windows are appropriately designed in terms of material, size, proportion and details to be compatible with the existing random but balanced fenestration pattern and the overall feeling and design of the building. Regarding the proposed entry changes, the design will maintain the simple lines and transparency of the original feature (original door is not extant) as well as the historic canopy feature. Lastly, staff finds that the garage doors to be removed are not



SAN FRANCISCO PLANNING DEPARTMENT

Update Memo to the Planning Commission

HEARING DATE: JUNE 4, 2009
Continued from the May 7, 2009 Hearing

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Date: May 21, 2009
Case No.: 2007.0129DDD
Project Address: 100 – 32ND AVENUE
Zoning: RH-1(D) (Residential House, One-Family, Detached)
40-X Height and Bulk District
Block/Lot: 1312/008
Project Sponsor: Jennifer King and Timothy Fredel
c/o Alice Suet Yee Barkley
Luce Forward LLP
121 Spear Street, Suite 200
San Francisco, CA 94105
Staff Contact: Glenn Cabrerros – 415-558-6169
glenn.cabrerros@sfgov.org
Recommendation: Do not take DR and approve project as revised.

BACKGROUND

On April 27, 2009, the Department and the project sponsor were contacted by Stephen Williams, who had been recently retained as legal counsel by one of the requestors (Mrs. Chine Hui) opposing the project. A letter provided by Mr. Williams disclosed that the proposed project violates setbacks designated by a deed restriction that was placed on the subject lot prior to the project sponsor's ownership. Upon knowledge of the deed restriction, the project sponsor requested a continuance from the May 7th hearing (to June 4th) to allow additional time to revise the project per the setbacks defined by the restriction, although the restriction is a private agreement that is not enforceable by the Planning Department or the Commission. The enclosed plans (dated 5/18/09) are a voluntary revision by the project sponsor in an effort to comply with the stipulations of the deed restriction.

For in-depth background information on the project, please refer to the Update Memo to the Planning Commission prepared for the Discretionary Review hearing on May 7, 2009.

CURRENT PROPOSAL

The current proposal is a reduction of the physical building envelope previously proposed for the Commission's consideration at the May 7, 2009 hearing. The current project proposes the following:

- a new sub-basement within the footprint of the existing building
- an approximately 3-foot deep by 12-foot wide balcony at the second floor along the 32nd Avenue facade
- an approximately 3-foot deep by 14-foot wide bay at the third floor along the 32nd Avenue façade
- alterations to the fourth floor within the footprint of the existing building
- various interior modifications throughout the residence

ENVIRONMENTAL REVIEW STATUS

The current proposal was found to be exempt from Environmental Review, pursuant to CEQA Guideline Section 15301 (Class One – Minor Alteration of Existing Facility).

Since the current proposal is a revised project, the project was re-analyzed as part of the Environmental Evaluation application, Case No. 2007.0129E. A (second) Historic Resource Evaluation Response (HRER) was prepared and issued by the Department on May 18, 2009. Per the HRER, the revised project complies with the *Secretary of the Interior's Standards*. On May 19, 2009, the Department's Major Environmental Analysis Division issued a Certificate of Determination stating that the revised project is Exempt from Environmental Review.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must approve the building permit application. Staff recommends that the Commission not take Discretionary Review and approve the project as revised.

BASIS FOR RECOMMENDATION

The Department believes the project as revised (plans dated 5/18/09) does not exhibit exceptional circumstances for the following reasons:

- The project complies with the Planning Code (with exception of the requested rear and side yard variances, which are being primarily sought due to the original footprint of the existing structure, which is a legal non-complying structure as to the rear and side yard requirements).
- The project complies with the Residential Design Guidelines (RDGs) in that the project does not create a design that would be disruptive to the neighborhood character, particularly as the additions are harmonious with the existing building.
- The revised project protects public sight lines to the Pacific Ocean and Golden Gate Bridge from the street intersection per the RDGs provision to protect public view access from public rights-of-way.

The Department believes the project as revised (plans dated 5/18/09) does not exhibit extraordinary circumstances for the following reasons:

- The project preserves light and air to adjacent buildings by providing setbacks and a notch at the proposed expansion of the existing fourth floor.

- The project has been revised to address a deed restriction on the property, even though deed restrictions are private agreements not enforceable by the Planning Department or the Commission.
- The revised project proposes a reduced building envelope as compared to the previously proposed project, which was also found to not exhibit exceptional or extraordinary circumstances.

RECOMMENDATION: Do not take Discretionary Review and approve as revised.

Attachments:

Certificate of Determination, Exemption from Environmental Review, May 19, 2009.
Reduced Plans (revised project dated 5/18/09).

