

February 14, 2019

Board of Supervisors
City Hall
1 Dr. Carlton B Goodlett Place
Room 244
San Francisco, Ca 94102

Ref: File #181247
CEQA 2831 – 2833 Pierce Street


Dear Board:

We, Barbara and Dan Heffernan are homeowners living at 2423 Green Street. This is the contiguous cross street to the above project. We are very concerned about the style and scale of development that has been going on in Cow Hollow. There appears to be little regard by the developers for the character of our neighborhood. The proposed designs by these developers ignore the guidelines established by the CHA and used by the Planning Commission. These new mega houses especially ignore the open space requirements and are very often much larger than the original house.

We would like to save the historic façade and the envelope of 2831-33 Pierce and strongly support the appeal against the CEQA exemption determination.

Thank you.

Sincerely,



Barbara and Dan Heffernan
2423 Green Street
San Francisco, Ca 94123
Heffassoc@gmail.com

BOS-11
File No. 181247
Leg Clerk
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Cisneros, Stephanie (CPC)

From: Geoff Wood <ggwood2@gmail.com>
Sent: Thursday, February 07, 2019 5:09 PM
To: May, Christopher (CPC)
Cc: Cisneros, Stephanie (CPC)
Subject: 2829-31 Pierce Street

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Chris May, Planner
San Francisco Planning Department

Dear Chris,

The purpose of this email is to give you and Planning Staff a summary of the position of the Cow Hollow Association on the property's value as an example of Art Moderne architecture for the recent CEQA investigation. While we are not qualified to conduct a historical evaluation, as an association we are very much interested in the preservation of any significant examples of representative architecture and forms that exist in Cow Hollow. We also appreciate the interest of Planning staff in the discovery and preservation of the great examples of architecture we find throughout the city.

We have reviewed two historical resource evaluations of the subject property conducted by architectural historians who have studied the 2829-31 facade. Both have found that the few architectural features that exist on the building now are not significant enough to declare this a representative example of Art Moderne architecture.

CHA agrees with this evaluation. The ground floor appears to contain no Art Moderne architecture and instead features later (perhaps 1950 style) used brick half walls, roll up garage doors and slab concrete and steel support features that may have been part of a later rehab. This condition, in our estimation, detracts significantly from the few Art Modern features on the facade above. The upper floors at the front facade do have several Art Moderne features including windows and a round shape at the roof parapet, but these are outweighed by the lower floor and the predominant square stucco and replaced windows of the north and rear building walls.

We believe that there are perhaps two dozen better examples of this architecture in the city that should be preserved rather than this sparse specimen.

Sincerely,
Geoff Wood
Cow Hollow Association
Zoning Committee