File No. 180078 Committee Item No. 1
Board Item No. 9

COMMITTEE/BOARD OF SUPERVISORS

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Committee: Land Use and Transportation **Date:** March 5, 2018
Board of Supervisors Meeting: **Date:** 3/13/18

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Completed by: John Carroll **Date:** March 2, 2018
Completed by: V Young **Date:** 3/7/18

[Planning Code - Landmark Designation - Wall at the Intersection of Diamond Heights Boulevard and Clipper Street (aka Diamond Heights Safety Wall)]

Ordinance amending the Planning Code to designate the wall located at the intersection of Diamond Heights Boulevard and Clipper Street (aka Diamond Heights Safety Wall), in Assessor's Parcel Block No. 7504, Lot No. 011, as a Landmark under Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; making public necessity, convenience, and welfare findings under Planning Code, Section 302; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings.

(a) CEQA and Land Use Findings.

(1) The Planning Department has determined that the proposed Planning Code amendment is subject to a Categorical Exemption from the California Environmental Quality Act (California Public Resources Code section 21000 et seq., "CEQA") pursuant to Section 15308 of the Guidelines for Implementation of the statute for actions by regulatory agencies for protection of the environment (in this case, landmark designation). Said determination is on file with the Clerk of the Board of Supervisors in File No. 180078 and is incorporated herein by reference. The Board affirms this determination.

(2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the proposed landmark designation of the wall at the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall) will serve the public necessity, convenience and welfare for the reasons set forth in Historic Preservation Commission Resolution No. 926, recommending approval of the proposed designation, which is incorporated herein by reference.

(3) The Board finds that the proposed landmark designation of the wall at the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall) is consistent with the San Francisco General Plan and with Planning Code Section 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No. 926, recommending approval of the proposed designation, which is incorporated herein by reference.

(b) General Findings.

(1) Pursuant to Section 4.135 of the Charter of the City and County of San Francisco, the Historic Preservation Commission has authority "to recommend approval, disapproval, or modification of landmark designations and historic district designations under the Planning Code to the Board of Supervisors."

(2) A community-sponsored Application for Article 10 Landmark Designation for the wall at the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall) was submitted to the Planning Department by Robert Pullum, a member of the public.

(3) The Landmark Designation Case Report was prepared by Planning Department Preservation staff. All preparers meet the Secretary of the Interior's Professional Qualification Standards and the report was reviewed for accuracy and conformance with the purposes and standards of Article 10.

(4) The Historic Preservation Commission, at its regular meeting of November 1, 2017, reviewed Department staff's analysis of the Diamond Heights Safety Wall's historical significance per Article 10 as part of the Landmark Designation Case Report dated November 1, 2017.

(5) On November 1, 2017, the Historic Preservation Commission passed Resolution No. 914, initiating designation of the wall at the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall) as a San Francisco Landmark pursuant to Section 1004.1 of the Planning Code. Such motion is on file with the Clerk of the Board in File No. 180078 and incorporated herein by reference.

(6) On December 20, 2017, after holding a public hearing on the proposed designation and having considered the specialized analyses prepared by Planning Department staff as reflected in the Landmark Designation Case Report dated November 1, 2017, the Historic Preservation Commission recommended approval of the proposed landmark designation of the wall at the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall), in Resolution No. 926. Such resolution is on file with the Clerk of the Board in File No. 180078.

(7) The Board of Supervisors hereby finds that the wall at the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall) has a special character and special historical, architectural, and aesthetic interest and value, and that its designation as a Landmark will further the purposes of and conform to the standards set forth in Article 10 of the Planning Code.

Section 2. Designation.

Pursuant to Section 1004 of the Planning Code, the wall at the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall) is hereby designated as a San Francisco Landmark under Article 10 of the Planning Code.

Section 3. Required Data.

(a) The description, location, and boundary of the Landmark site consists of the wall at the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall), in San Francisco's Diamond Heights neighborhood.

(b) The characteristics of the Landmark that justify its designation are described and shown in the Landmark Designation Case Report and other supporting materials contained in Planning Department Case Docket No. 2017-004024DES. In brief, the wall at the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall) is eligible for local designation under National Register of Historic Places Criterion A (as it is associated with events that have made a significant contribution to the broad patterns of our history) and Criterion C (as it embodies distinctive characteristics of a type, period, or method of construction, conveys high artistic values, and is the work of a master architect). Specifically, designation of the Diamond Heights Safety Wall is proper given its association with the Diamond Heights Redevelopment Project, as a notable work of Bay Area artist and architect Stefan Alexander Novak, and as a visual landmark – a gateway into the Diamond Heights neighborhood.

(c) The particular features that shall be preserved, or replaced in-kind as determined necessary, are those generally shown in photographs and described in the Landmark

Designation Case Report, which can be found in Planning Department Docket No. 2017-004024DES, and which are incorporated in this designation by reference as though fully set forth. Specifically, the following features shall be preserved or replaced in kind:

All exterior elevations, form, massing, structure, architectural ornament and materials of the Diamond Heights Safety Wall, identified as:

(1) Naturally weathered, untreated redwood construction;

(2) Dimensions of approximately 32' in height and 50' in length;

(3) Bolts with cast iron washers that articulate joints and act as functional ornament;

(4) Round, recessed bolt holes that serve as elements of the geometric ornament;

(5) A pattern of solid and void;

(6) North facing orientation;

(7) Unpainted concrete abutments that anchor the structure into the ground and serve the engineering purpose of creating a structurally sound safety wall;

(8) Angled notches in the redwood posts that serve as geometric ornamentation; and

(9) Open, three-dimensional structure that creates a pedestrian experience "in the round."

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Section 4. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: Austin Yang for
VICTORIA WONG
Deputy City Attorney

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FILE NO. 180078

LEGISLATIVE DIGEST

[Planning Code - Landmark Designation - Wall at the Intersection of Diamond Heights Boulevard and Clipper Street (aka Diamond Heights Safety Wall)]

Ordinance amending the Planning Code to designate the wall located at the intersection of Diamond Heights Boulevard and Clipper Street (aka Diamond Heights Safety Wall), in Assessor's Parcel Block No. 7504, Lot No. 011, as a Landmark under Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; making public necessity, convenience, and welfare findings under Planning Code, Section 302; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

Under Article 10, Section 1004 of the Planning Code, the Board of Supervisors may, by ordinance, designate an individual structure that has special character or special historical, architectural or aesthetic interest or value as a City landmark. Once a structure has been named a landmark, any construction, alteration, removal or demolition for which a City permit is required necessitates a Certificate of Appropriateness from the Historic Preservation Commission ("HPC"). (Planning Code Section 1006; Charter of the City and County of San Francisco, Section 4.135.) Thus, landmark designation affords a high degree of protection to historic and architectural structures of merit in the City. There are currently more than 260 individual landmarks in the City under Article 10, in addition to other structures and districts in the downtown area that are protected under Article 11. (See Appendix A to Article 10.)

Amendments to Current Law

This ordinance amends the Planning Code to add a new historic landmark to the list of individual landmarks under Article 10: the wall located at the intersection of Diamond Heights Boulevard and Clipper Street, on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall).

The ordinance finds that the Diamond Heights Safety Wall is eligible for designation as a City landmark under National Register of Historic Places Criterion A (association with events that have made a significant contribution to the broad patterns of our history), and C (embodies distinctive characteristics of a type, period, or method of construction; and represents the work of a master). Specifically, designation of the Diamond Heights Safety Wall is proper given its association with the Diamond Heights Redevelopment Project, as a notable work of Bay Area artist and architect Stefan Alexander Novak, and as a visual landmark – a gateway into the Diamond Heights neighborhood.

As required by Section 1004, the ordinance lists the particular features that shall be preserved, or replaced in-kind as determined necessary.

Background Information

The landmark designation was initiated by the HPC pursuant to its authority under the Charter to recommend approval, disapproval, or modification of landmark designations and historic district designations under the Planning Code to the Board of Supervisors. The HPC held a hearing to initiate the landmark designation of the Diamond Heights Safety Wall on November 1, 2017. On December 20, 2017, after holding a public hearing on the proposed designation and having considered the community-sponsored Landmark Designation Application prepared by Robert Pullum and the Landmark Designation Case Report, the HPC voted to recommend approval of the Diamond Heights Safety Wall to the Board of Supervisors.

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SAN FRANCISCO
PLANNING DEPARTMENT

BOARD OF SUPERVISORS
SAN FRANCISCO
2018 JAN 19 PM 2:03
BY

January 19, 2018

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Ms. Angela Calvillo, Clerk
Honorable Supervisor Jeff Sheehy
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: **Transmittal of Planning Department Case Number 2017-004024DES:**
Wall at intersection of Diamond Heights Boulevard and Clipper Street
Landmark Designation (Diamond Heights Safety Wall)
BOS File No: 180078 (pending)
Historic Preservation Commission Recommendation: *Approval*

Dear Ms. Calvillo and Supervisor Sheehy,

On December 20, 2017 the San Francisco Historic Preservation Commission (hereinafter "HPC") conducted a duly noticed public hearing at a regularly scheduled meeting to consider a recommendation for landmark designation of the wall at the intersection of Diamond Heights Boulevard and Clipper Street, known historically as the Diamond Heights Safety Wall, to the Board of Supervisors. At the hearing, the HPC voted to **approve** a resolution to recommend landmark designation pursuant to Article 10 of the Planning Code.

The proposed amendments have been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15060(c)(2).

Supervisor Sheehy, if you would like to sponsor the proposed Ordinance please contact the Clerk of the Board of Supervisors at your earliest convenience.

Please find attached documents relating to the HPC's action. A signed redline version of the ordinance along with two copies will be delivered to the Clerk's office separately. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

Aaron D. Starr
Manager of Legislative Affairs

cc: Alisa Somera, Office of the Clerk of the Board
Victoria Wong, City Attorney's Office
Megan Hamilton, Aide to Supervisor Jeff Sheehy

Attachments (one copy of the following):
Draft Article 10 Landmark Designation Ordinance
Historic Preservation Commission Resolution No. 926
Historic Preservation Commission Resolution No. 914
Planning Department Memo dated December 20, 2017
Planning Department Case Report dated November 1, 2017
Article 10 Landmark Designation Report
Condition Assessment
Letters of Support

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Historic Preservation Commission
Resolution No. 914

HEARING DATE NOVEMBER 1, 2017

RESOLUTION TO INITIATE ARTICLE 10 LANDMARK DESIGNATION OF WALL AT THE INTERSECTION OF DIAMOND HEIGHTS BOULEVARD AND CLIPPER STREET (AKA DIAMOND HEIGHTS SAFETY WALL), AS LANDMARK NO. XXX

1. WHEREAS, a community-sponsored Application for Article 10 Landmark Designation for the wall at the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall) was submitted to the Planning Department by Robert Pullum, a member of the public; and

2. WHEREAS, additional research and analysis of the significance of the wall at the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall) was conducted by Department staff Hannah Lise Simonson and reviewed by Department staff Desiree Smith and Tim Frye, all of whom meet the Secretary of Interior's Professional Qualification Standards; and

3. WHEREAS, the Historic Preservation Commission, at its regular meeting of November 1, 2017 reviewed Department staff's analysis of the historical significance of the wall at the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall) pursuant to Article 10 as part of the Landmark Designation Case Report dated November 1, 2017; and

4. WHEREAS, the Historic Preservation Commission finds that the nomination for the wall at the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall) is in the form prescribed by the Historic Preservation Commission and contains supporting historic, architectural, and/or cultural documentation; and

5. WHEREAS, the Historic Preservation Commission finds that the wall at the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall) meets two of the Historic Preservation Commission's priorities for designation: the designation of underrepresented Landmark property types including Modernist properties and the designation of buildings located in geographically underrepresented areas;

THEREFORE BE IT RESOLVED, that the Historic Preservation Commission hereby initiates designation of the wall at the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall), pursuant to Article 10 of the Planning Code.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on November 1, 2017.

Jonas P. Ionin
Commission Secretary

AYES: Hyland, Johns, Johnck, Pearlman, Wolfram

NAYS: None

ABSENT: Matsuda

ADOPTED: November 1, 2017

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Historic Preservation Commission
Resolution No. 926
HEARING DATE DECEMBER 20, 2017

Case No.:	2017-011910DES
Project :	Diamond Heights Safety Wall Recommendation to Board of Supervisors
Staff Contact:	Desiree Smith – (415) 575-9093 desiree.smith@sfgov.org
Reviewed By:	Tim Frye – (415) 575-6822 tim.frye@sfgov.org

RESOLUTION TO RECOMMEND TO THE BOARD OF SUPERVISORS ARTICLE 10 LANDMARK DESIGNATION OF WALL AT THE INTERSECTION OF DIAMOND HEIGHTS BOULEVARD AND CLIPPER STREET (DIAMOND HEIGHTS SAFETY WALL), AS LANDMARK NO. XXX

1. WHEREAS, a community-sponsored Application for Article 10 Landmark Designation for the wall at the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall) was submitted to the Planning Department by Robert Pullum, a member of the public; and

2. WHEREAS, additional research and analysis of the significance of the wall at the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall) was conducted by Department staff Hannah Lise Simonson and reviewed by Department staff Desiree Smith and Tim Frye, all of whom meet the Secretary of Interior's Professional Qualification Standards; and

3. WHEREAS, the Historic Preservation Commission, at its regular meeting of November 1, 2017 reviewed Department staff's analysis of the historical significance of the wall at the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall) pursuant Article 10 as part of the Landmark Designation Case Report dated November 1, 2017 and initiated Landmark designation process through Resolution No. 914; and

4. WHEREAS, the Historic Preservation Commission finds that the nomination of the wall at the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall) is in the form prescribed by the Historic Preservation Commission and contains supporting historic, architectural, and/or cultural documentation; and

5. WHEREAS, the Historic Preservation Commission finds that the wall at the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall) conveys its historical and architectural significance for its association with the Diamond Heights Redevelopment Project, as a notable work of Bay Area artist and architect Stefan Alexander Novak, and as a visual landmark – a gateway into the Diamond Heights neighborhood; and

6. WHEREAS, the Historic Preservation Commission finds that the wall at the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall) meets two of the Historic Preservation Commission's priorities for designation: the designation of underrepresented Landmark property types including Modernist properties and the designation of buildings located in geographically underrepresented areas; and

7. WHEREAS, the Historic Preservation Commission finds that the wall at the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall) meets the eligibility requirements per Section 1004 of the Planning Code and warrants consideration for Article 10 landmark designation; and

8. WHEREAS, the Historic Preservation Commission finds that the boundaries and the list of character-defining features, as identified in the community-sponsored Article 10 Landmark Designation Application and Department-prepared Case Report, should be considered for preservation under the proposed landmark designation as they relate to the building's historical significance and retain historical integrity; and

9. WHEREAS, the proposed designation is consistent with the General Plan priority policies pursuant to Planning Code Sections 101.1 and 302; and furthers Priority Policy No. 7, that historic buildings be preserved; and

10. WHEREAS, the Department has determined that landmark designation is exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical); and

THEREFORE BE IT RESOLVED, that the Historic Preservation Commission hereby recommends to the Board of Supervisors approval of landmark designation of the wall at the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall), pursuant to Article 10 of the Planning Code.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on December 20, 2017.

Jonas P. Ionin
Commission Secretary

AYES: Hyland, Johns, Johnck, Matsuda, Pearlman, Wolfram

NAYS: None

ABSENT: None

ADOPTED: December 20, 2017

SAN FRANCISCO
PLANNING DEPARTMENT

HEARING DATE:	December 20, 2017
CASE NUMBER:	2017-011910DES – Diamond Heights Safety Wall
TO:	Historic Preservation Commission
FROM:	Desiree Smith Preservation Planner, 415-575-9093
REVIEWED BY:	Tim Frye Historic Preservation Officer, 415-575-6822
RE:	Landmark Recommendation Resolution

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On November 1, 2017, the Historic Preservation Commission (HPC) adopted Resolution No. 914 to initiate Article 10 landmark designation of the wall at the intersection of Diamond Heights Boulevard and Clipper Street, known as the Diamond Heights Safety Wall. Under Article 10, initiation and recommendation are two distinct steps of the landmark designation process which require separate hearings and resolutions.

Attached is a draft **Resolution to Recommend** approval to the Board of Supervisors the designation of the Diamond Heights Safety Wall as a San Francisco landmark under Article 10 of the Planning Code, Section 1004.1. The Planning Department recommends adopting this Resolution.

ATTACHMENTS:
Draft Resolution
Draft Designation Ordinance
Article 10 Landmark Designation Application
Original Landmark Designation Application submitted by Robert Pullum
November 1, 2017 Case Report
Resolution 914

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Landmark Designation Case Report

Hearing Date:	November 1, 2017
Case No.:	2017-011910DES
Project Address:	No address is associated with the subject property; the Diamond Heights Safety Wall is located on the south side of Diamond Heights Boulevard at Clipper Street near Portola Drive on Block 7504, Lots 011-015; the nearest address is 5000 Diamond Heights Boulevard, located to the east of the structure
Zoning:	RH-2
Block/Lots:	7504/011-015
Property Owner:	City Property 25 Van Ness Avenue San Francisco, CA 94102
Staff Contact:	Desiree Smith – (415) 575-9093 desiree.smith@sfgov.org
Reviewed By:	Tim Frye – (415) 575-6822 tim.frye@sfgov.org

PROPERTY DESCRIPTIONS & SURROUNDING LAND USE AND DEVELOPMENT

The Diamond Heights Safety Wall is a large, outdoor, wooden sculpture located on the south side of Diamond Heights Boulevard at Clipper Street near Portola Drive in the Diamond Heights neighborhood. The site-specific work of public art was designed by Bay Area artist and architect, Stefan Alexander Novak (1918-2006), for the San Francisco Redevelopment Agency as part of its Diamond Heights redevelopment project. It was constructed in 1968. Acting in part as a gateway sign, the Diamond Heights Safety Wall serves as a visual landmark for the surrounding residential neighborhood.

The Diamond Heights Safety Wall is located adjacent to the Red Rock Hill Condominiums, designed by Cohen & Levorsen for the Red Rock Hill competition in a style that bridged the Second Bay Tradition and Midcentury Modern styles. Like the Red Rock Hill Condominiums and Bay Region Modernism, the Diamond Heights Safety Wall embodies a hybrid of Modernist design balanced with a distinctly Bay Area, organic influence in the material choice of untreated redwood.

The Diamond Heights Safety Wall is located within the RH-2 (Residential-House, Two Family) Zoning District and a 40-X Height and Bulk District.

PROJECT DESCRIPTION

The case before the Historic Preservation Commission is the consideration of the initiation of a Community-Sponsored Article 10 Landmark Designation Application for the Diamond Heights Safety Wall, which is located on the south side of Diamond Heights Boulevard at Clipper Street near Portola

Drive on Block 7504, Lots 011-015 as a San Francisco Landmark under Article 10 of the Planning Code, Section 1004.1, and recommending that the Board of Supervisors approve of such designation.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that actions by regulatory agencies for protection of the environment (specifically in this case, landmark designation) are exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical).

GENERAL PLAN POLICIES

The Urban Design Element of the San Francisco General Plan contains the following relevant objectives and policies:

OBJECTIVE 2: Conservation of Resources that provide a sense of nature, continuity with the past, and freedom from overcrowding.

POLICY 4: Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Designating significant historic resources as local landmarks will further continuity with the past because the buildings will be preserved for the benefit of future generations. Landmark designation will require that the Planning Department and the Historic Preservation Commission review proposed work that may have an impact on character-defining features. Both entities will utilize the Secretary of Interior's *Standards for the Treatment of Historic Properties* in their review to ensure that only appropriate, compatible alterations are made.

SAN FRANCISCO PLANNING CODE SECTION 101.1 – GENERAL PLAN CONSISTENCY AND IMPLEMENTATION

Planning Code Section 101.1 – Eight Priority Policies establishes and requires review of permits for consistency with said policies. On balance, the proposed designation is consistent with the priority policies in that:

a. The proposed designation will further Priority Policy No. 7, that landmarks and historic buildings be preserved. Designation of the Diamond Heights Safety Wall will help to preserve an important historical resource that is significant for its association with the Diamond Heights Redevelopment Project, as a notable work of local master artist and architect Stefan Alexander Novak (1918-2006), and as a visual landmark and gateway into the Diamond Heights neighborhood.

BACKGROUND / PREVIOUS ACTIONS

The Community-Sponsored Article 10 Landmark Designation Application was prepared and submitted by Robert Pullum on May 1, 2017. Additional research was conducted by Planning Department Historic Preservation Intern, Hannah Lee Simonson, under the supervision of Department Staff, Desiree Smith and Tim Frye. The final draft of the landmark designation fact sheet was completed by the Department in October 2017.

If the Historic Preservation Commission decides to initiate Article 10 landmark designation of the subject property, the item will be considered again by the Historic Preservation Commission at a subsequent hearing. At that time the Historic Preservation Commission may adopt a resolution recommending that the Board of Supervisors support the designation. The nomination would then be considered at a future Board of Supervisors hearing for formal Article 10 landmark designation.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

Section 1004 of the Planning Code authorizes the landmark designation of an individual structure or other feature or an integrated group of structures and features on a single lot or site, having special character or special historical, architectural or aesthetic interest or value, as a landmark. Section 1004.1 also outlines that landmark designation may be initiated by the Board of Supervisors or the Historic Preservation Commission and the initiation shall include findings in support. Section 1004.2 states that once initiated, the proposed designation is referred to the Historic Preservation Commission for a report and recommendation to the Board of Supervisors to approve, disapprove or modify the proposal.

Pursuant to Section 1004.3 of the Planning Code, if the Historic Preservation Commission approves the designation, a copy of the resolution of approval is transmitted to the Board of Supervisors and without referral to the Planning Commission. The Board of Supervisors shall hold a public hearing on the designation and may approve, modify or disapprove the designation.

In the case of the initiation of a historic district, the Historic Preservation Commission shall refer its recommendation to the Planning Commission pursuant to Section 1004.2(c). The Planning Commission shall have 45 days to provide review and comment on the proposed designation and address the consistency of the proposed designation with the General Plan, Section 101.1 priority policies, the City's Regional Housing Needs Allocation, and the Sustainable Communities Strategy for the Bay Area. These comments shall be sent to the Board of Supervisors in the form of a resolution.

Section 1004(b) requires that the designating ordinance approved by the Board of Supervisors shall include the location and boundaries of the landmark site, a description of the characteristics of the landmark which justify its designation, and a description of the particular features that should be preserved.

Section 1004.4 states that if the Historic Preservation Commission disapproves the proposed designation, such action shall be final, except upon the filing of a valid appeal to the Board of Supervisors within 30 days.

ARTICLE 10 LANDMARK CRITERIA

The Historic Preservation Commission on February 4, 2009, by Resolution No. 001, adopted the National Register Criteria as its methodology for recommending landmark designation of historic resources. Under the National Register Criteria, the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, feeling, materials, workmanship, and association, and that

are associated with events that have made a significant contribution to the broad patterns of our history; or that are associated with the lives of persons significant in our past; or 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 represent a significant and distinguishable entity whose components may lack individual distinction; or properties that have yielded, or may likely yield, information important in prehistory or history.

PUBLIC / NEIGHBORHOOD INPUT

There is no known public or neighborhood opposition to designation of the Diamond Heights Safety Wall on Block 7504, Lots 011-015 as an Article 10 landmark. The Department will provide any public correspondence received after the submittal of this report in the Historic Preservation Commission's correspondence folder.

PROPERTY OWNER INPUT

The property owner is the City and County of San Francisco.

STAFF ANALYSIS

The case report and analysis under review was prepared by Department preservation staff. The Department has determined that the Diamond Heights Safety Wall on Block 7504, Lots 011-015 meets the requirements for Article 10 eligibility as an individual landmark. The justification inclusion is outlined below under the Significance and Integrity sections of this case report.

SIGNIFICANCE

The Diamond Heights Safety Wall is significant for its association with the Diamond Heights Redevelopment Project, which dramatically reshaped the area from largely undeveloped hills to a neighborhood characterized by postwar Modernist master planning, Bay Area regional Modernist design, mixed housing typologies, and expansive views of downtown San Francisco, Glen Canyon, and the Bay. The Diamond Heights Safety Wall is also notable work of Bay Area artist and architect Stefan Alexander Novak (b. 1918 – d. 2006). The site-specific work of public art serves a visual landmark – a gateway into Diamond Heights – and captures the aesthetic identity of the neighborhood which is characterized by a uniquely Bay Area regional idiom of Modernist design.

INTEGRITY

The Diamond Heights Safety Wall retains good integrity of location, design, workmanship, feeling and association; and overall retains sufficient integrity to express its significance under Criteria 1 and 3. The materials – primarily redwood and metal bolts – were intentionally left untreated so as to weather naturally; as such, the Safety Wall retains integrity of materials, but the condition should be assessed and monitored for structural stability. The prevalence of biological growth may be harmful to the long-term life of the Safety Wall, and obscures the wood texture and grain of the sculpture. Two of the concrete abutments, designed to be raw and unpainted, have been painted; the grey paint is relatively similar and sympathetic to the other raw concrete abutments. At least one instance of incised graffiti is observable at a close range, but overall all sculpture is in good material condition.

Maintenance on the Safety Wall and surrounding area has been deferred, resulting in slightly diminished integrity of setting. Novak's design intention for the Safety Wall was that sunlight would penetrate the sculpture from behind and result in a pattern of solid and void, and unique shadows. The growth of trees behind and adjacent to the Safety Wall over the last decades has obscured the sunlight behind the sculpture, diminishing the intended play of light and shadow, but could be remedied with pruning and maintenance of nearby vegetation. The encroachment of the adjacent trees is also potentially physically damaging the Safety Wall.

CHARACTER-DEFINING FEATURES

Whenever a building, site, object, or landscape is under consideration for Article 10 landmark designation, the Historic Preservation Commission is required to identify character-defining features of the property. This is done to enable owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark.

Staff recommends the character-defining features include the massing, form, structure, architectural ornament and materials identified as:

- Entire Safety Wall is approximately 32' high and 50' long
- Redwood construction, 10" x 10" square posts
- Naturally weathered, untreated redwood
- Bolts with cast iron washers articulate joints and act as functional ornament
- Round, recessed bolt holes are elements of the geometric ornament
- Open, spaced elements create a pattern of solid and void that is enhanced by sun and shadow due to the structure's orientation (primary façade faces north)
- Anchored by unpainted concrete abutments, which serve the engineering purpose of creating a structurally sound safety wall
- Geometric ornamentation created through angled notches in the redwood posts
- Round redwood ornaments with flower and dragonfly motifs
- Open, three-dimensional structure creates a pedestrian experience "in the round" - movement around and through the sculpture results in different patterns of overlapping geometric elements

BOUNDARIES OF THE LANDMARK SITE

Encompassing all of and limited to Lots 011-015 on the Assessor's Block 7504 on the south side of Diamond Heights Boulevard at Clipper Street near Portola Drive.

PLANNING DEPARTMENT RECOMMENDATION

Based on the Department's analysis, the Diamond Heights Safety Wall located on Block 7504, Lots 011-015 meet the requirements for Article 10 eligibility as an individual landmark as it is associated with events that have made a significant contribution to the broad patterns of our history and embodies the distinctive characteristics of a type, period, or method of construction, and represents the work of a master.

The subject property also meets two of the Historic Preservation Commission's priorities for designation which include:

1. *The designation of buildings of Modern design*
   The subject structure captures the aesthetic identity of its surrounding neighborhood which is characterized by a uniquely Bay Area regional idiom of Modernist design.

2. *The designation of buildings located in geographically underrepresented areas*
   The subject property is located in an area that is geographically underrepresented in landmark buildings. There are no designated landmarks in the Diamond Heights neighborhood.

The Department recommends the Historic Preservation Commission initiate Article 10 Landmark designation for the Diamond Heights Safety Wall as the subject property meets the eligibility requirements for Article 10 designation; meets two of the Historic Preservation Commission's priorities for designation; and is a Community-Sponsored Landmark Designation Application.

Under Article 10, The Historic Preservation Commission may recommend approval, disapproval or approval with modifications of the proposed initiation of the Diamond Heights Safety Wall landmark designation. If the Historic Preservation Commission approves initiation, a second hearing will be held to consider whether or not to recommend the landmark designation to the Board of Supervisors. A copy of the motion of recommendation is then transmitted to the Board of Supervisors, which will hold a public hearing on the designation and may approve, modify or disapprove the designation (Section 1004.4). If the Historic Preservation Commission disapproves the proposed designation, such action shall be final, except upon the filing of a valid appeal to the Board of Supervisors within 30 days (Section 1004.5).

ATTACHMENTS

A. Landmark Designation Fact Sheet
B. Historic Landmark Designation Application prepared by Robert Pullum
C. Letters of support

SAN FRANCISCO
PLANNING DEPARTMENT

Community-Sponsored Article 10 Landmark Designation Application

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Staff Contact: Desiree Smith – (415) 575-9093
desiree.smith@sfgov.org
Reviewed By: Timothy Frye – (415) 575-6822
tim.frye@sfgov.org

Historic Name:	Diamond Heights Safety Wall
Alternate Names:	Diamond Heights Decorative Safety Wall; Redwood Sculpture
Address:	No address is associated the subject property which is a wall located along Diamond Heights Boulevard at Clipper Street on Block 7504, Lots 11. The closest adjacent property is to the east at 5000 Diamond Heights Blvd. 44 Amber Drive is located on the same parcel as the safety wall (7504/011).
Block/Lot:	7504/011
Zoning:	Block 7504 is zoned RH-2
Year Built:	1968
Architect:	Stefan Alexander Novak
Applicant:	Robert Pullum
Prior Historic Studies:	None
Prior HPC Actions:	None

Significance Criteria	*Events:* Associated with events that have made a significant contribution to the broad patterns of our history. *Architecture/Design:* Embodies the distinctive characteristics of a type, period, or method of construction, and represents the work of a master.
Period of Significance	The Period of Significance is 1968, corresponding with the year of construction.
Statement of Significance	The Diamond Heights Safety Wall is significant for its association with the Diamond Heights Redevelopment Project, which dramatically reshaped the area from largely undeveloped hills to a neighborhood characterized by postwar Modernist master planning, Bay Area regional Modernist design, mixed housing typologies, and expansive views of downtown San Francisco, Glen Canyon, and the Bay. The Diamond Heights Safety Wall is also notable work of Bay Area artist and architect Stefan Alexander Novak (b. 1918 – d. 2006). The site-specific work of public art serves a visual landmark – a gateway into Diamond Heights – and captures the aesthetic identity of the neighborhood which is characterized by a uniquely Bay Area regional idiom of Modernist design. Events *Diamond Heights Redevelopment Project* The construction, architectural design, and location of the subject property are associated with the San Francisco Redevelopment Agency's Diamond Heights redevelopment project, which was active from 1961-1978. Until the 1950s, Diamond Heights had a population of just 374 and was only about 25% developed. Development in Diamond Heights had stalled for many decades due to the gridiron platting that was mapped over very steep topography. The three hills that define Diamond Heights – Red Rock Hill (690 ft.), Gold Mine Hill (680 ft.), Fairmount Hill (540 ft.) – rise steeply above Glen Canyon and the surrounding Noe Valley and Glen Park neighborhoods. After the end of World War II, San Francisco experienced a population boom that resulted in an urban housing shortage. As one of the few remaining large, undeveloped areas in San Francisco not designated as parkland, Diamond Heights was identified as an ideal project location by the newly established San Francisco Redevelopment Agency (SFRA). The Diamond Heights Redevelopment Project was, in some ways, quite unique because the project area was largely undeveloped, which resulted in minimal demolition and displacement – unlike other redevelopment projects such as the Western Addition project which resulted in the demolition of historic urban fabric and the displacement of thousands of low-income residents and residents of color. While the Redevelopment Agency had hired

local architect and planner Vernon DeMars to design the master plan for Diamond Heights, it was not until 1961 that the flagship Red Rock Hill competition was announced. The firm San Francisco Redevelopers, Inc. won the bid to develop the Red Rock Hill site and selected – from four semi-finalist designs – the site concept by local architecture firm Cohen & Levorsen. (For more information on the Red Rock Hill competition, see the excerpts from the *Diamond Heights Context Statement [Draft]* in the Appendix.)

The kick-off Red Rock Hill Design Competition brought national attention to Diamond Heights within the architecture and planning communities, and was a means of touting high design standards and a commitment to Modernist design and planning. The Diamond Heights project ultimately attracted a number of prominent regional Modernist architects – many of whom would go on to national fame and prominence – including Skidmore, Owings & Merrill, Arthur Gensler, Joseph Esherick, Joseph Eichler, Charles Warren Callister, and Beverly Willis. Resulting from the unique site conditions, the Vernon DeMars master plan, the involvement of many Modernist architects, and the Redevelopment Agency's power of design review, Diamond Heights is one of the largest, most cohesive Modernist residential neighborhoods in San Francisco. While much of American urban renewal and redevelopment is associated with the urban "super block," Diamond Heights is notable for distinctly postwar suburban design elements which were adapted to the small lots and steep topography of the neighborhood site. Diamond Heights balances suburban curvilinear streets, cul-de-sacs, and attached garages with denser mixed housing typologies and views of downtown San Francisco. Organized around a "Neighborhood Center" with a commercial shopping area, playground, and school, Diamond Heights was designed to feel like a distinct, small community within the larger city.

Decorative Safety Wall Competition

In 1961, the San Francisco Redevelopment Agency also conducted the first public auction of lots to developers and individuals. On April 24, 1961, Eichler Homes, Inc., a prolific California merchant builder, purchased 105 lots at auction, including Lots 11-15 on Block 7504 along Amber Drive. Two years later, the Executive Director of the San Francisco Redevelopment Agency, Justin Herman, wrote to the Department of Public Works to discuss a plan for a "decorative sculptured wall at the entrance to Diamond Heights." In July of 1963, Eichler Homes transferred a sliver of land on Block 7504, Lots 11-15, to SFRA through a Deed of Easement for the purposes of construction of what became known as the "safety wall" or "decorative safety wall." San Francisco Redevelopers, Inc. promised a gift of $40,000 to fund the construction of the safety wall, including payment of the artist fees. The San Francisco Arts Commission also expressed their support for the project, and agreed to participate in the selection of a design; and the Department of Public Works agreed to maintain the safety wall if it was constructed under their

supervision, up to their standards, and then dedicated to the City and County of San Francisco.

A panel of three newspaper art critics, three members of the Red Rock Hill project staff, Clyde Cohen and James Levorsen (the principal architects of Cohen & Levorsen), and Herbert Lembcke, selected five semi-finalists in a design competition for the sculptured safety wall in June 1964. In 1966, Stefan Alexander Novak's design was selected as the winning proposal, but it was not until the end of 1967 that the San Francisco Arts Commission and San Francisco Redevelopment Agency officially approved the selection of Novak's design through official resolutions. The delay in the approval process was likely connected to the financial difficulties that San Francisco Redevelopers, Inc. had been experiencing. The firm, which had promised $40,000 toward the construction of the safety wall and payment of the artist's fees, was forced to sell their interests in the development of the Red Rock Hill site to their partners, General Electric Company, in 1965. By 1967, General Electric agreed to donate the $40,000 necessary for the safety wall, and construction was able to commence. A Notice of Completion was issued by SFRA on November 27, 1968 and in March of 1969, the City and County of San Francisco accepted a Deed of Easement, taking the land, safety wall, and responsibility of maintenance from SFRA.

Bay Area Modernist Design

The Diamond Heights Safety Wall is located adjacent to the Red Rock Hill Condominiums, designed by Cohen & Levorsen for the Red Rock Hill competition in a style that bridged the Second Bay Tradition and Midcentury Modern styles. The Second Bay Tradition is a Modernist idiom that infused the rustic, organic influences of the earlier First Bay Tradition with the machine-age materials, form, and massing of Modernism. Second Bay homes often feature large expanses of glass and porches, terraces, or trellises that connected the building with the surrounding natural environment, and are frequently clad in redwood shingle siding. The Red Rock Hill Condominiums also feature cantilevered overhangs and projecting vertical elements that are typical of Midcentury Modern design. Like the Red Rock Hill Condominiums and Bay Region Modernism, the Diamond Heights Safety Wall embodies a hybrid of Modernist design – with heavy emphasis on geometric form and the relationship between solid and void – balanced with a distinctly Bay Area, organic influence in the material choice of untreated redwood.

A visual landmark, acting in part like a "Welcome to..." sign, the Diamond Heights Safety Wall decorative sculpture is emblematic of the larger redevelopment project – its Modernist, geometric aesthetic is befitting of the Modern planning and architecture of Diamond Heights, and it is representative of the cohesive community identity that the Redevelopment Agency sought to create. Urban renewal and redevelopment, implemented by

the San Francisco Redevelopment Agency, had a significant impact on the postwar built environment of San Francisco, as well as a dramatic social impact. Not just an installed piece of sculpture, the Diamond Heights Safety Wall is a site-specific work that uniquely addresses a life-safety concern, serves as a visual landmark for the community, and embodies a Bay Area regional Modernist aesthetic associated with the postwar era and the Diamond Heights Redevelopment Project specifically.

Architecture / Design

Stefan Alexander Novak (1918-2006) was a Bay Area architect and artist who taught sculpture in the architecture program at UC Berkeley for seven years, beginning in 1951. Novak was hired on to the faculty by Jacques Schnier immediately after graduating with his MA in architecture from UC Berkeley; while a professor, Novak taught sculpture to the now-famed sculptor Mark di Suvero. Born to a Polish immigrant family in New Jersey, Novak moved to the Bay Area after enlisting and serving in World War II. As a sculptor he often utilized redwood, as in the Diamond Heights Safety Wall, but also worked in cast and welded metals. Other notable public sculptural works of his include the redwood gate sculpture at the Sonoma County Library and "The Structure," a redwood sculpture in Vallejo, CA. His work was exhibited extensively in the Bay Area and beyond, including at the Third Pacific Coast Biennial of Sculpture and Drawings at the de Young Museum (1960), at the San Francisco Art Association Show hosted by the de Young Museum (1955), and in the San Francisco Museum of Art (now the SFMOMA) "Design in the Patio" exhibition (1949). Novak was also selected to represent the United States at the prestigious Biennial Art Exhibition (1955) in Sao Paulo, Brazil. An exhibition of Novak's work in redwood, including models and photographs, was hosted by the California Redwood Association at their 617 Montgomery Street gallery in 1969.

Novak's Diamond Heights Safety Wall is part of an urban tradition of development-funded public art as it was funded by a developer in the Diamond Heights redevelopment project, selected through a design competition sponsored by the San Francisco Redevelopment Agency (SFRA) and the Arts Commission (SFAC), and was designed specifically for the site and community in Diamond Heights. Standing at the prominent, northern entrance to Diamond Heights off of Portola Drive, the Safety Wall serves as a visual landmark for the Diamond Heights neighborhood. Although the sculpture serves the functional purpose of acting as a barrier for runaway vehicles, the piece was also part of a design competition judged by the San Francisco Arts Commission and community residents, and was ultimately chosen for both its functionality and its "strong bold design statement."

In a SFRA press release dated December 26, 1967, Novak is quoted, saying:

	"The wood wall was conceived as a landmark for the new Diamond Heights community. It was designed to be seen from a distance and to be experienced by the pedestrian walking through it. ... The steep, narrow site accounts, in part for its long, narrow shape in plan. Emphasis on the silhouette of its members arose from the site's east-west orientation which places the sun behind the wall. Finally, the desire for privacy for the homes below the site led to the development of its 'wall' quality." After its approval, the design for the Safety Wall was used by the San Francisco Redevelopment Agency as a graphic in some of their promotional materials, emphasizing the Safety Wall's intended and realized status as a visual landmark for the Diamond Heights community (see Appendix). The strong geometric forms of the Safety Wall, particularly the way in which it uses orientation and sunlight to create patterns of solid and void, are balanced with the naturally weathered redwood construction. Although the design of the Diamond Heights Safety Wall is primarily geometric abstraction, Novak included dragonfly and flower motifs – symbols of his wife and two daughters.[1] The Safety Wall's modernistic design with Bay Area regional redwood materials is also reflective of the larger Diamond Heights Redevelopment Project which emphasized modern planning and architecture, and sought to create a spatially and aesthetically cohesive neighborhood – a modern landmark for a modern neighborhood.

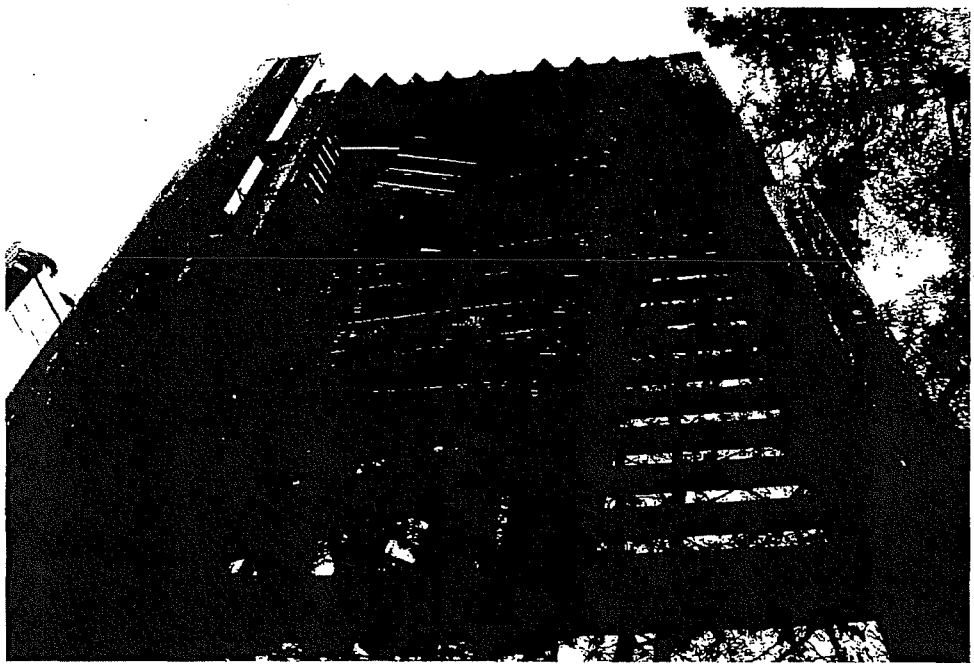
Assessment of Integrity	The Diamond Heights Safety Wall retains good integrity of location, design, workmanship, feeling and association; and overall retains sufficient integrity to express its significance under Criteria 1 and 3. The materials – primarily redwood and metal bolts – were intentionally left untreated so as to weather naturally; as such, the Safety Wall retains integrity of materials, but the condition should be assessed and monitored for structural stability. The prevalence of biological growth may be harmful to the long-term life of the Safety Wall, and obscures the wood texture and grain of the sculpture. Two of the concrete abutments, designed to be raw and unpainted, have been painted; the grey paint is relatively similar and sympathetic to the other raw concrete abutments. At least one instance of incised graffiti is observable at a close range, but overall all sculpture is in good material condition. Maintenance on the Safety Wall and surrounding area has been deferred, resulting in an adverse impact to the integrity of the setting. Novak's design intention for the Safety Wall was that sunlight would penetrate the sculpture from behind and result in a pattern of solid and void, and unique shadows. The growth of trees behind and adjacent to the Safety Wall over the last decades has obscured the sunlight behind the sculpture, diminishing the intended play of

[1] Symbolic references of the dragonfly and flower motifs were recounted by Novak's nephew, Ethan Cliffton, in a phone conversation on September 7, 2017.

	light and shadow, but could be remedied with pruning and maintenance of nearby vegetation. The encroachment of the adjacent trees is also potentially physically damaging the Safety Wall.
Character-Defining Features	Character defining features include the form, massing, structure, architectural ornament and materials identified as: • Redwood construction, 10" x 10" square posts • Entire Safety Wall is approximately 32' high and 50' long • Bolts with cast iron washers articulate joints and act as functional ornament • Round, recessed bolt holes are elements of the geometric ornament • Open, spaced elements create a pattern of solid and void that is enhanced by sun and shadow due to the structure's orientation (primary façade faces north) • Anchored by unpainted concrete abutments, which serve the engineering purpose of creating a structurally sound safety wall • Geometric ornamentation created through angled notches in the redwood posts • Round redwood ornaments with flower and dragonfly motifs • Open, three-dimensional structure creates a pedestrian experience "in the round" - movement around and through the sculpture results in different patterns of overlapping geometric elements • Naturally weathered, untreated redwood
Recommendations	While the Diamond Heights Safety Wall retains good integrity of its character-defining features, the structure has been suffering from years of deferred maintenance. As such, a professional experienced in the maintenance and restoration of outdoor sculpture should examine the Safety Wall and make long-term recommendations for its stewardship. While the Safety Wall was intended to weather naturally, excessive biological growth may be detrimental to the structure's condition. Additionally, the Safety Wall should be assessed and monitored for structural stability as adjacent tree limbs have been growing against the sculpture. Pruning and maintenance of nearby vegetation is also recommended to restore the intended effect of sun piercing the voids of the sculpture to highlight its geometry and to create dramatic shadows.

Additional Photos

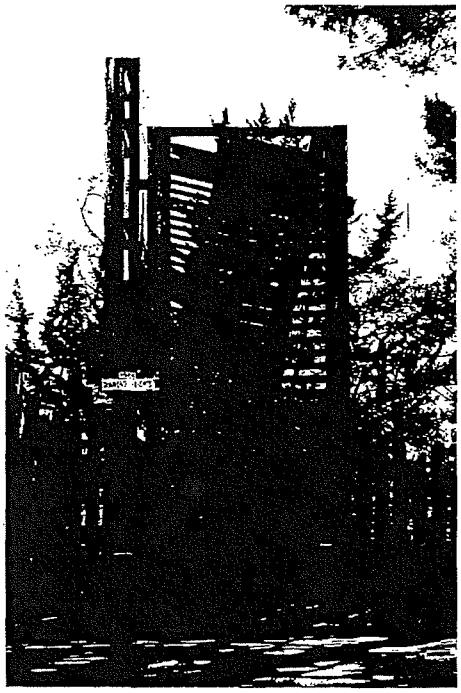
Primary (north) façade.



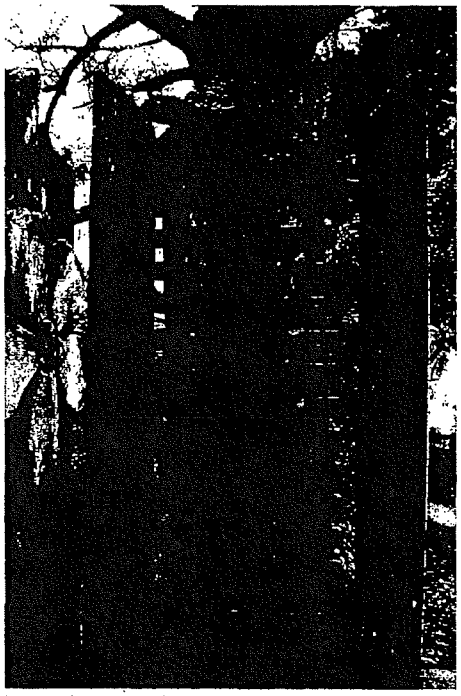
Detail of primary (north) façade.

Oblique detail (looking southwest).

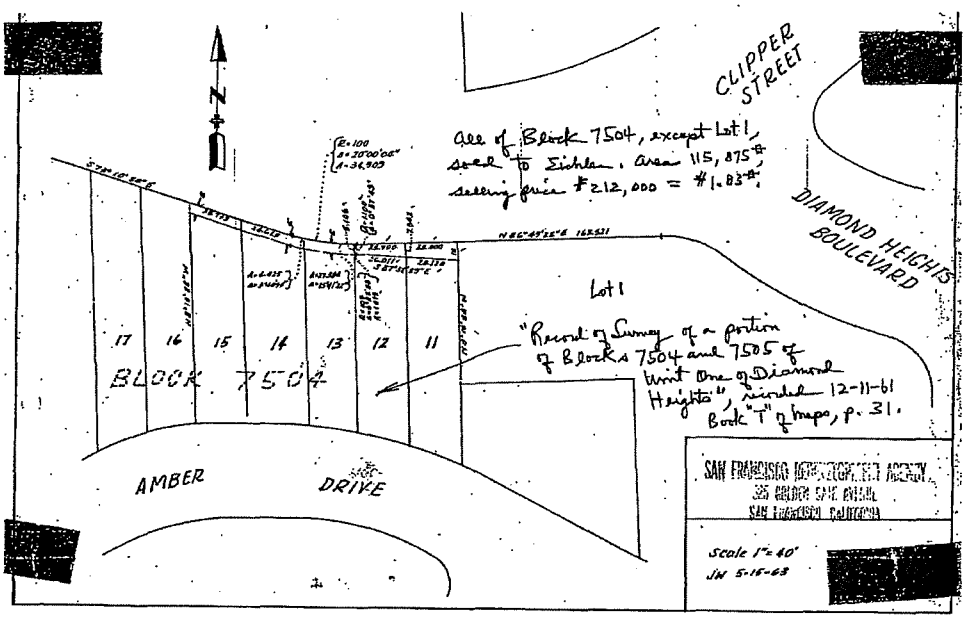
Detail of horizontal "wall" element (looking east).



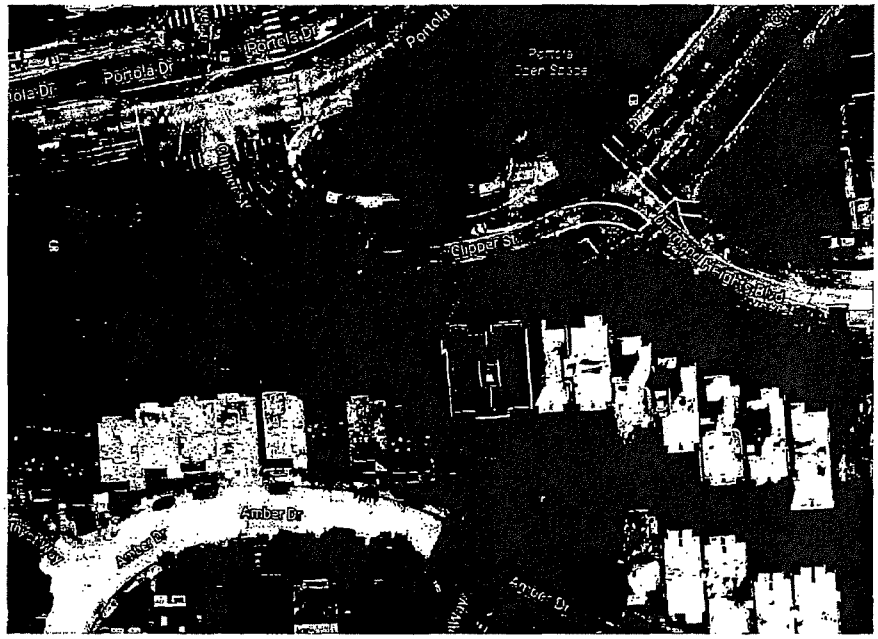
Detail of vertical element.



Physical encroachment of adjacent tree (west).

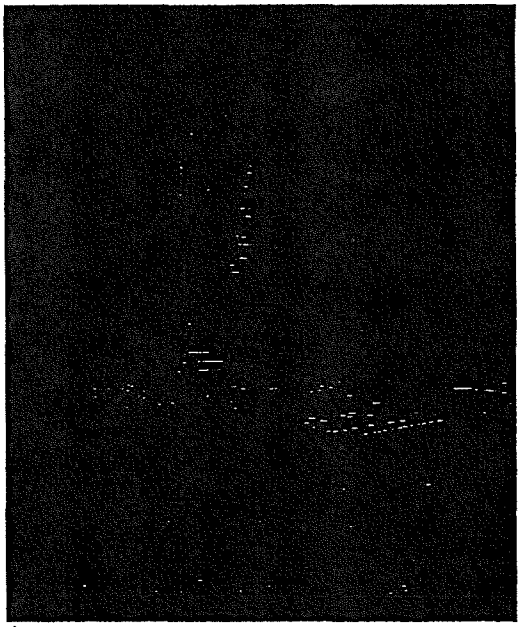


Assessor's Survey Map, Book T, page 31 (dated 5/15/68); subject property highlighted.
[SFRA – RED-00985, File 006, DH]

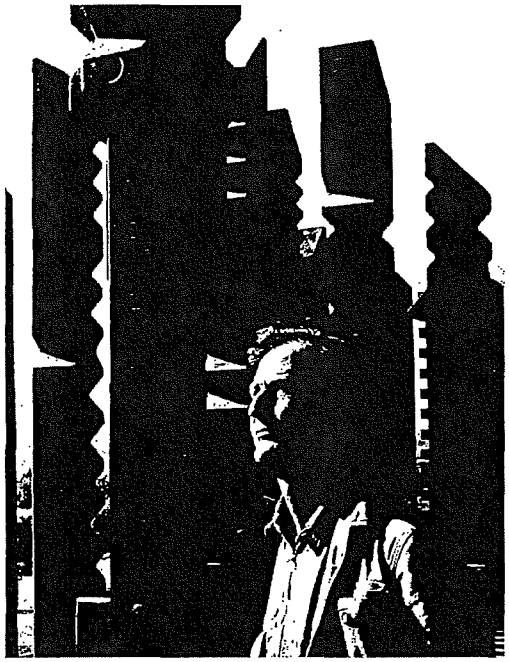


Aerial view with approximate subject property outlined. [Google Maps]

Appendix: Historic Photographs & Archival Documents

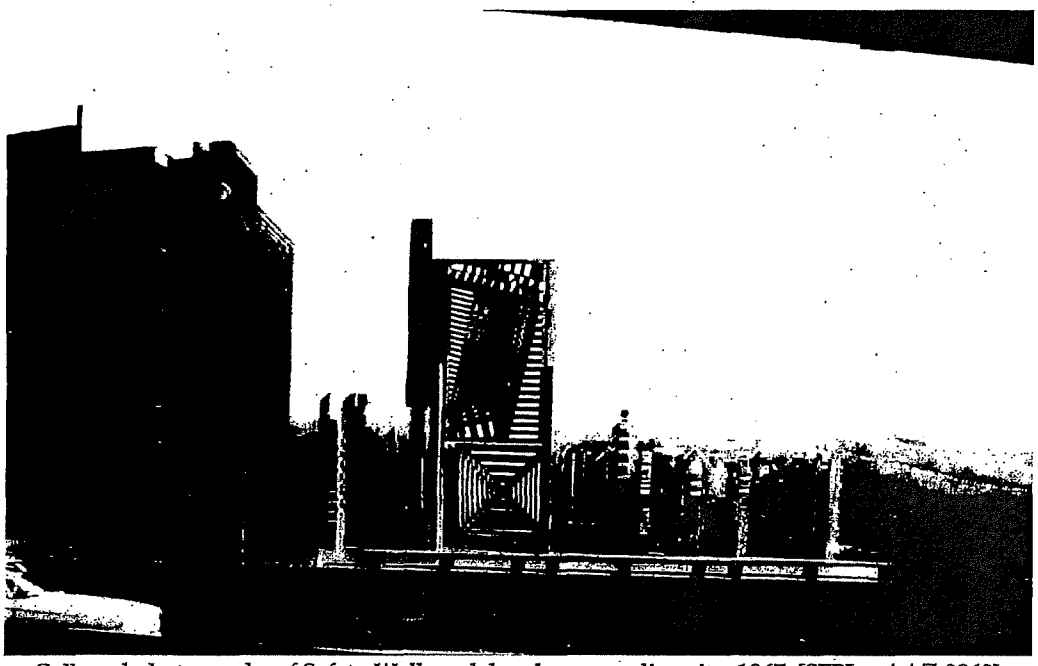


San Francisco Redevelopment Agency brochure, 1969. [SFRA – PLNG-4, File 0750, DH]

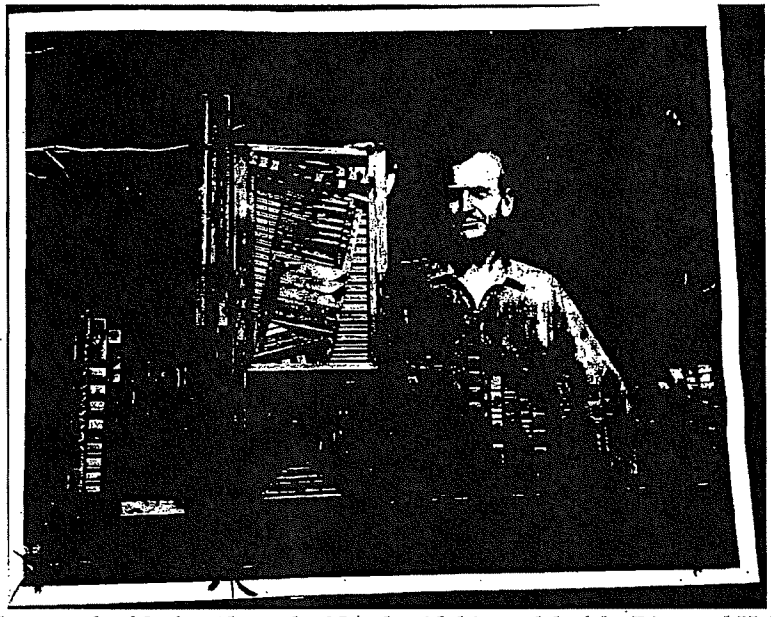


Stefan Alexander Novak in front of the Diamond Heights Safety Wall, c. 1968. [SFPL – AAZ-0831]

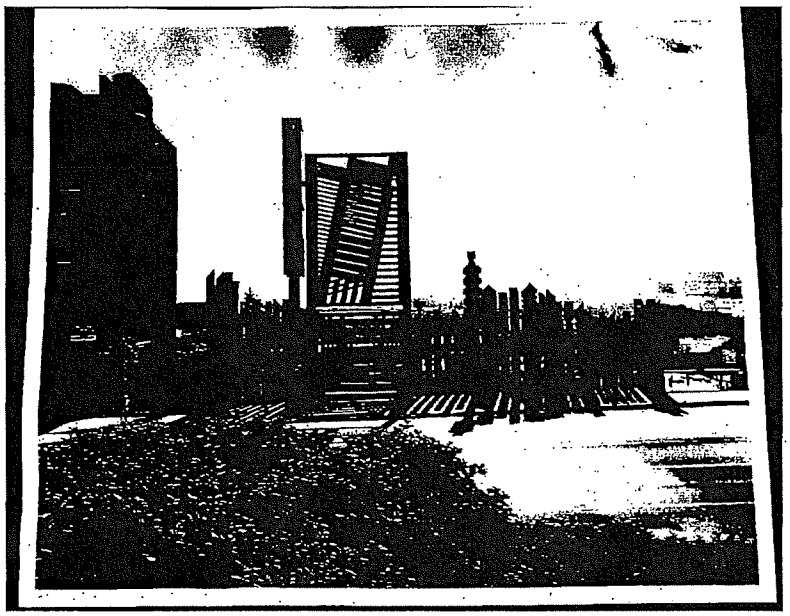
Model of Novak's Safety Wall design, 1967. [SFPL – AAZ-0858]



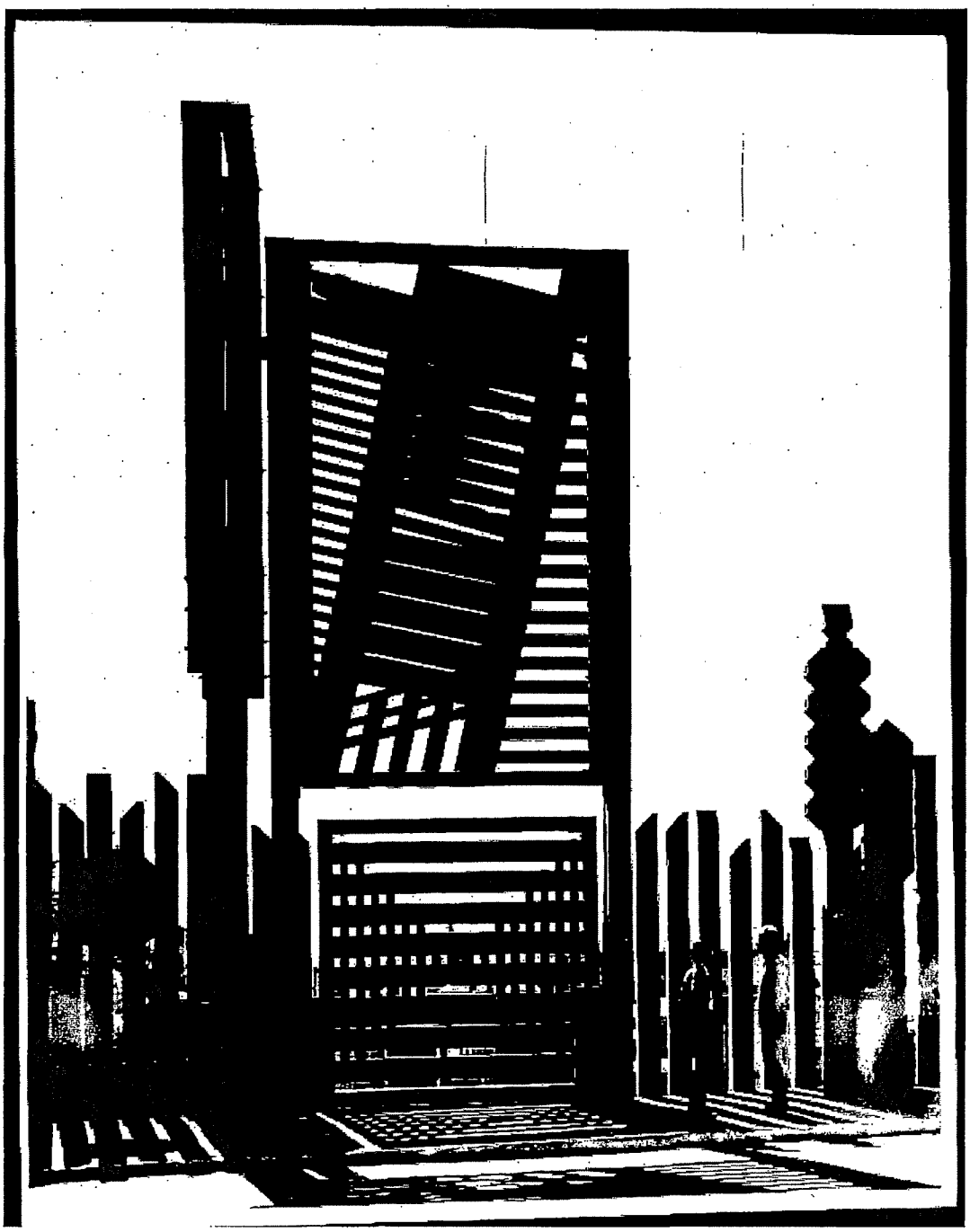
Collaged photographs of Safety Wall model and surrounding site, 1967. [SFPL – AAZ-0860]



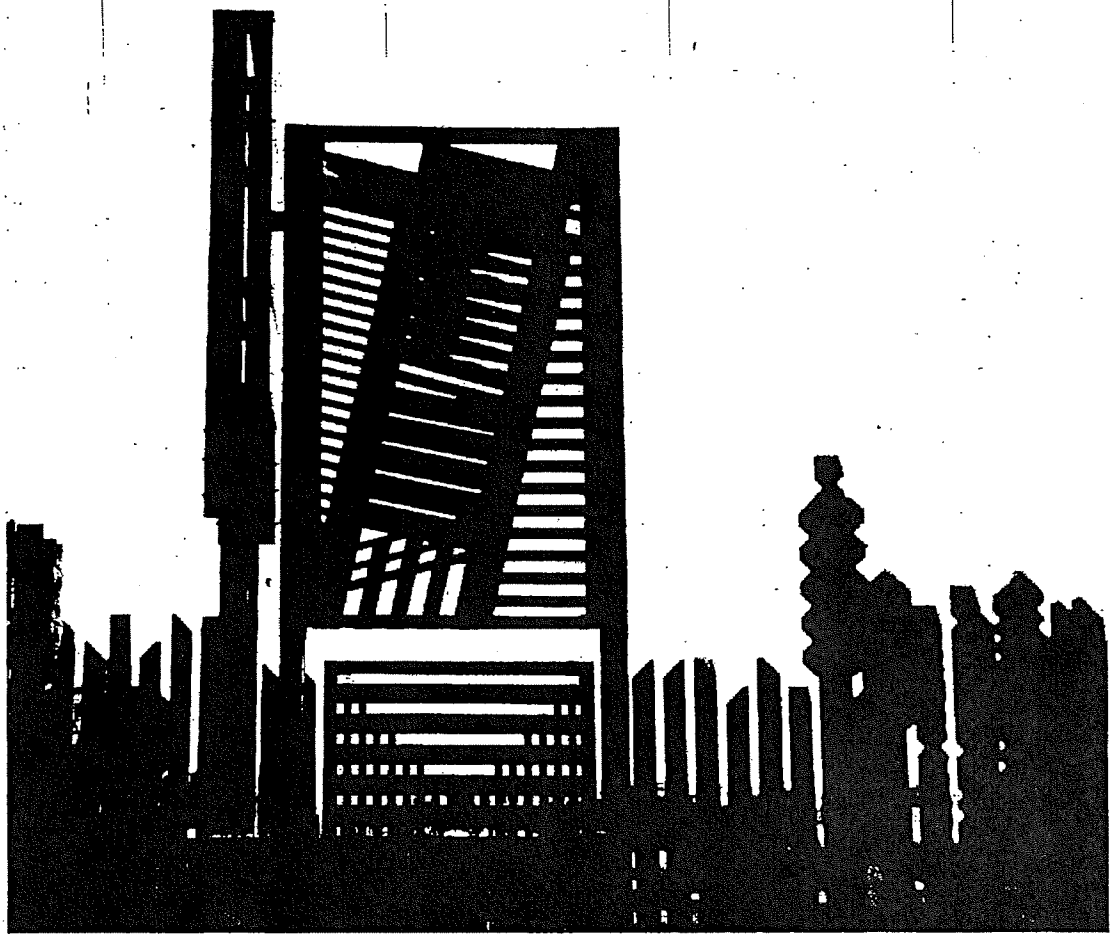
Collaged photograph of Stefan Alexander Novak with his model of the Diamond Heights Safety Wall, 1968. [Fang Family San Francisco Examiner Photograph Archive, BANC PIC 2006.029, Carton L078. Courtesy of The Bancroft Library, University of California, Berkeley.]



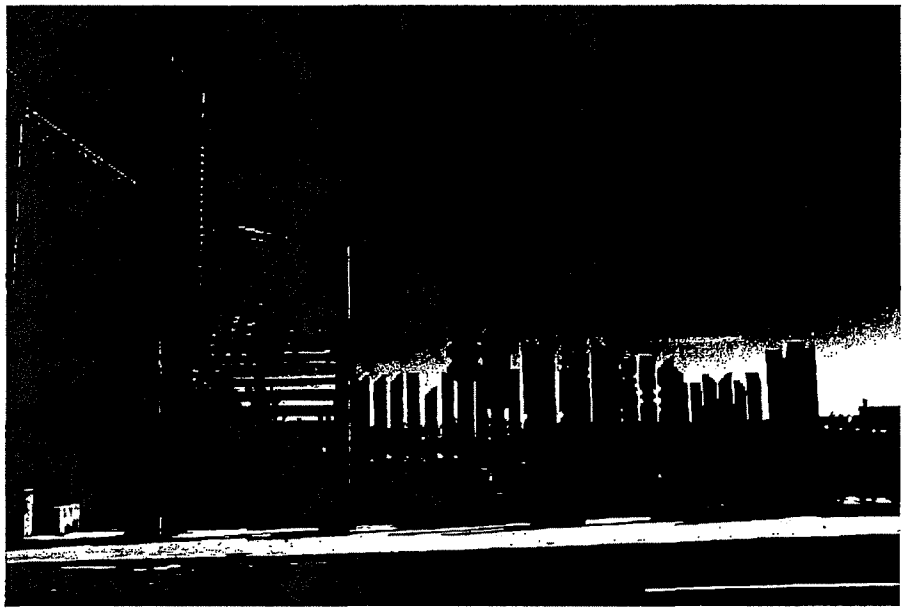
Dynamic of sun and shadow through the Diamond Heights Safety Wall, 1968. [Fang Family San Francisco Examiner Photograph Archive, BANC PIC 2006.029, Carton L078. Courtesy of The Bancroft Library, University of California, Berkeley.]



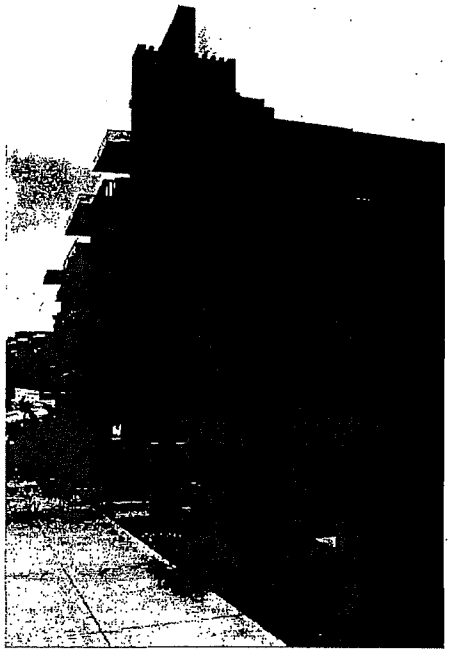
Artist Stefan Alexander Novak talking to unidentified person in front of the Safety Wall, 1968. [Fang Family San Francisco Examiner Photograph Archive, BANC PIC 2006.029, Carton L078. Courtesy of The Bancroft Library, University of California, Berkeley.]



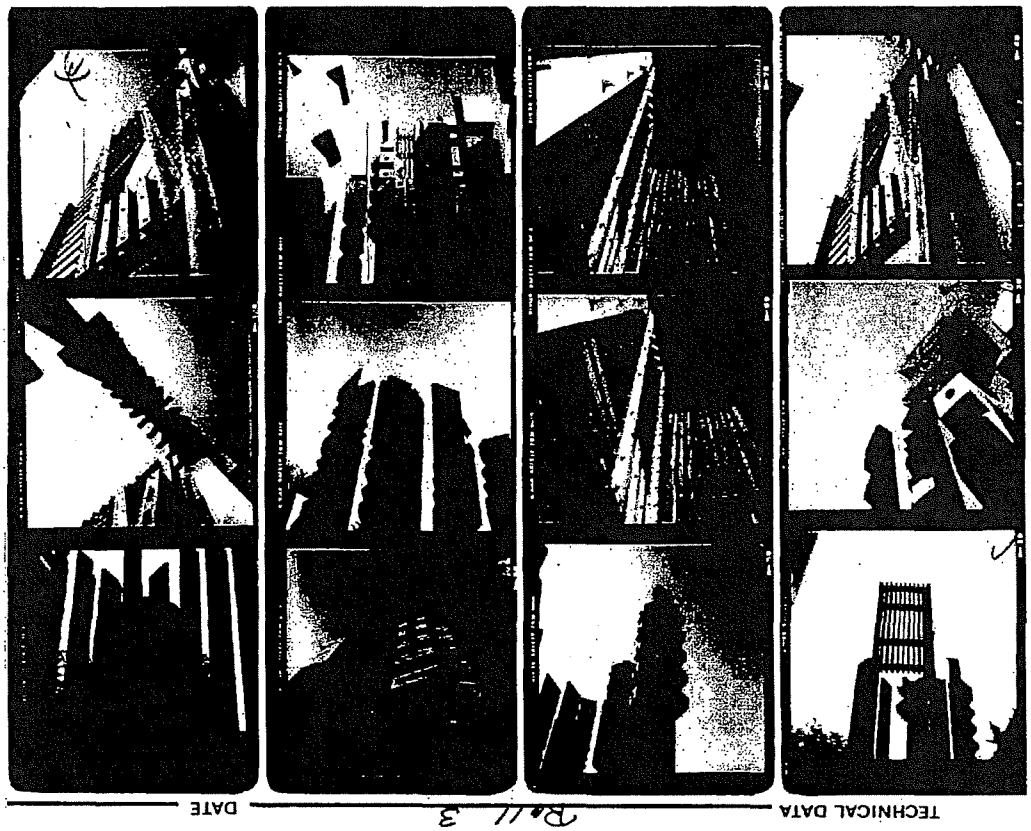
Prominent vertical element of the Safety Wall on a foggy day, c. 1968. [SFPL – AAZ-0857]



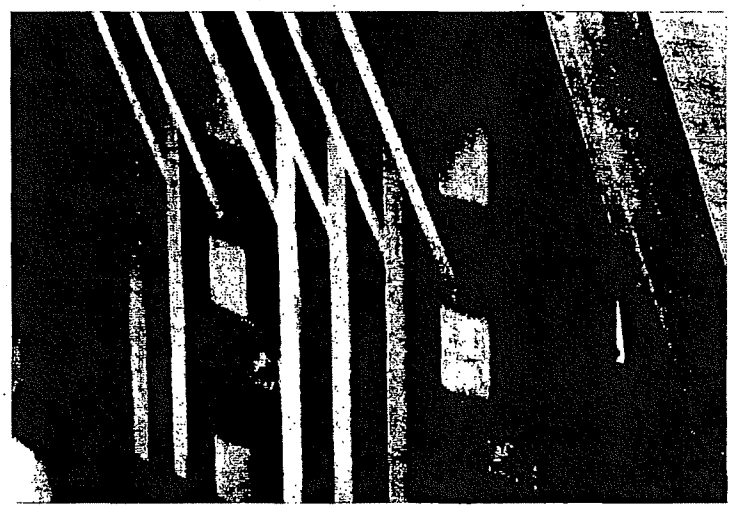
Newly constructed Diamond Heights Safety Wall, c. 1968. [SFPL – AAZ-0854]



Diamond Heights Safety Wall (looking east) with Cohen & Levorsen-designed Red Rock Hill condominiums behind, c. 1968. [SFPL – AAZ-0856]



Contact sheet of photographs of the Diamond Heights Safety Wall, c. 1968. [SFPL – AAZ-0861]



Detail of geometrically notched redwood elements and metal bolts, c. 1968. [SFPL – AAZ-0855]

Photograph of Novak's home and studio; a model of another design iteration of the Diamond Heights Safety Wall sits in the window. [Photographer: Jeremiah O. Bragstad; published in Fracchia, Charles A., *Converted Into Houses* (New York: Penguin Books, 1977), 66.]

Photograph of Novak's home and studio; photographs of the Diamond Heights Safety Wall hang on the wall. [Photographer: Jeremiah O. Bragstad; published in Fracchia, Charles A., *Converted Into Houses* (New York: Penguin Books, 1977), 68.]

The Sculptured Wall For Red Rock Hill

Five Bay Area sculptors have been selected to compete in the design of a safety retaining wall on Red Rock Hill in the Diamond Heights project, director M. Justin Herman of the Redevelopment Agency, announced yesterday.

The sculptured wall is intended to give visual attractiveness as well as safety to the entrance to Diamond Heights. It will be located along a 146-foot strip of land near the intersection of Portola drive and Clipper street.

Competing for its final design will be Richard O'Hanlon, Win Ng, Stephen Novak, Emmy Lou Packard, and Jack Hoag. They were selected by a panel of three art critics, Arthur Bloomfield, Alexander Fried, and Alfred Frankenstein; and three members of the Red Rock project staff, Clyde Cohen, James Leversen, and Herbert Lembcke.

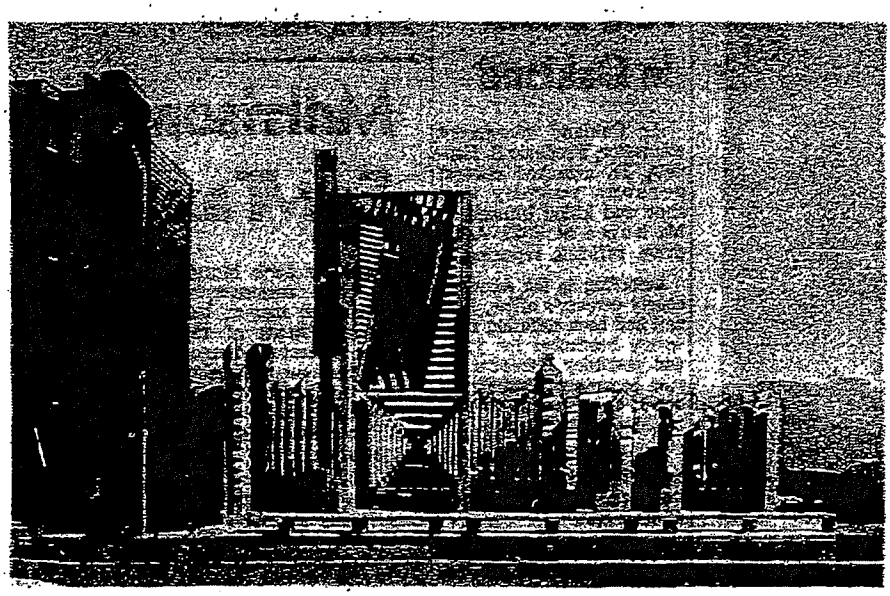
Each sculpture will receive an award of $1000. In addition, the winning design will receive a cash bonus of $4000, making a total of $5000 for the winner.

The competition and construction of the wall were made possible by a $40,000 grant from the developers of Red Rock Hill, where a 1000-unit apartment and shopping complex is now under construction.

The winning design will be chosen in September.

"The Sculptured Wall For Red Rock Hill," *San Francisco Chronicle*, June 10, 1964.

4 San Francisco Chronicle ☆☆ Wed., Dec. 27, 1967



Stefan Novak's wall—"a strong, bold design statement"

Red Rock's Wall

By Alfred Frankenstein

Stefan Novak's design for a monumental wood sculpture to be erected on Red Rock Hill was approved yesterday by the San Francisco Redevelopment Agency.

The work will be erected early next year on the south side of Clipper street at the intersection of that street with Portola drive and Diamond Heights boulevard.

The design won a competition juried by the art critics of San Francisco's daily newspapers a year and a half ago, but construction has been delayed for financial reasons.

Now, however, the General Electric Company, developers of the Red Rock Hill portion of the Diamond Heights renewal area, has put up $40,000 to cover costs. The work is as much as it is a piece of sculpture. It is an abstraction of redwood timbers, some of them 36 feet high. Its base will be cast in concrete, and a heavy wooden rail will run its entire length. It will be 60 feet long.

The idea arose from the necessity of providing a safety wall on a sharp curve at the intersection of several streets. But this safety wall is also to be, in terms of the Redevelopment Agency's specification, "the introductory visual element to the Diamond Heights Redevelopment area." It had to be "a strong, bold design statement," related to its environment and providing a safety barrier for homes down-slope from the site.

Novak is a Berkeley sculptor and architect who has exhibited widely in the Bay Region and in the East.

Alfred Frankenstein, "Red Rock's Wall," *San Francisco Chronicle,* December 27, 1967.

Sculpture With a Purpose

City Getting New Kind of Wall

By ALEXANDER FRIED

A wall, as everyone knows, can be an enclosure, a barrier, a windbreak, a partition, a defense.

In Old China, the Great Wall kept the foreigner out. In East Berlin, the wall keeps an enslaved population in.

In the simple-minded stage play of Shakespeare's "rude mechanicals," during "A Midsummer Night's Dream," a "man, with lime and roughcast, doth represent Wall, that vile wall which did these lovers sunder."

* * *

NOW IN THE DIAMOND HEIGHTS area, at Portola Drive along the way between upper Market and the beach, San Francisco will soon possess a rare, new kind of wall.

To the public eye, it will be as much a decorative sculpture as a wall, or more so. To house-holders living down the slope behind the wall's 60-foot length, it will be a guard against cars that might otherwise swerve off the curved street, and slam into their bedrooms.

As an art critic, I had some advisory function, together with fellow jurors, in selecting the wall. I believe it will become one of the art sights of the City.

The wall-sculpture will be an open-work construction of redwood timbers, posts and carved elements, of irregular height up to 26 feet. Now that the San Francisco Redevelopment Agency and other authorities have approved it, sculptor Stefan Novak is building it.

* * *

AS A PUBLIC aesthetic service, the General Electric Co. — developer of the Red Rock Hill part of the Diamond Heights renewal — has committed $40,000 to pay for it.

The sum will cover Novak's fee and the costs of building and materials. It won't make him rich. He is both a sculptor and an architect, lives in Berkeley and has a more than local reputation.

Let me tell you how the wall plan came about.

It was started by the Redevelopment Agency, which makes use of artistic adornment in all its projects. The Agency formed an advisory panel of three newspaper critics (including Arthur Bloomfield and Alfred Frankenstein), an Agency representative and two earlier Red Rock Hill architect-developers.

* * *

FROM THE START, the project took a special but standard form of art competition. The panel, in lengthy meetings based on its [illegible] and knowledge [illegible] to think up all Bay Area artists whose record indicated they might [illegible] an exciting wall-sculpture.

The artists, of various style and media, were picked as finalists. Each received a fee for submitting his own safety-wall model. Finalists were Richard O'Hanlon, Win Ng, Novak, Emmy Lou Packard and Jack Hoag.

While all five proposals were interesting, two seemed outstanding. One was a [illegible] powerful, inventive, [illegible] stone wall. It dropped out [illegible] when estimates indicated it [illegible]

[illegible] the landscape of architects and artists, Novak's construction undoubtedly will be a "strong, bold statement." It is a [illegible] design of rhythmic patterns, straightness and variety — upright, horizontal, diagonal and geometric, but with interplays of organic wood forms.

Being wood, it will relate to the neighbor[illegible] homes. Being a man-[illegible] construction, it will not block out the landscape and it [illegible] a shaped, [illegible] wood relief with the landscape.

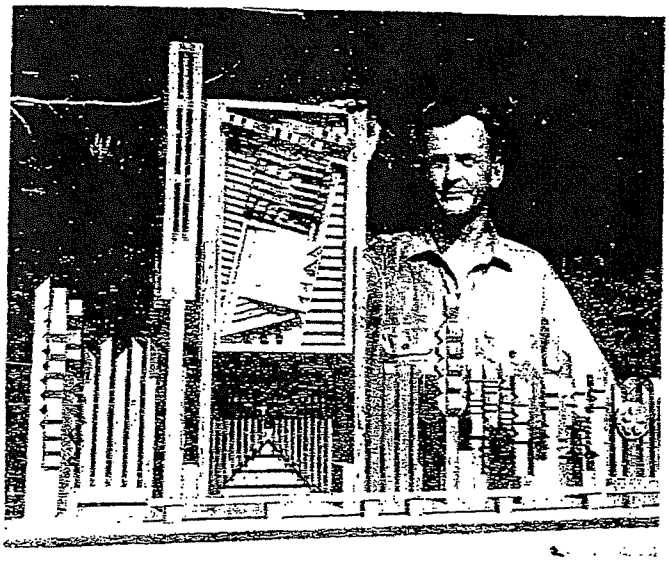
* * *

HIS SIZE, WILL make it [illegible] identification and cause the visitors who [illegible] friends in [illegible] the [illegible]

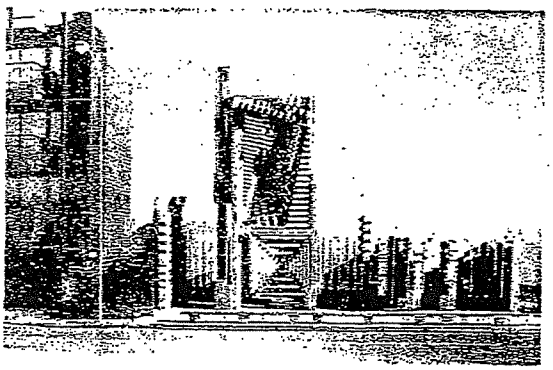
Some people will ask why. If it is a wall, the construction should be as high and complicated. The actual safety part of it, of course, is its solid base. The rest, sculpturally, has to be a flower of fantasy — a visual event.

It promises to be handsome, individual, a beauty spot on the San [illegible]

[illegible]



Stefan Novak examines a model of his extraordinary prizewinning wall-sculpture, soon to be built at an entry to Diamond Heights.



Below, the wall as San Franciscans will see it amid a broad local cityscape

Alexander Fried, "Sculpture With a Purpose: City Getting New Kind of Wall," *S.F. Sunday Examiner & Chronicle*, March 3, 1968.

Diamond Heights Car Safety Wall Is Up

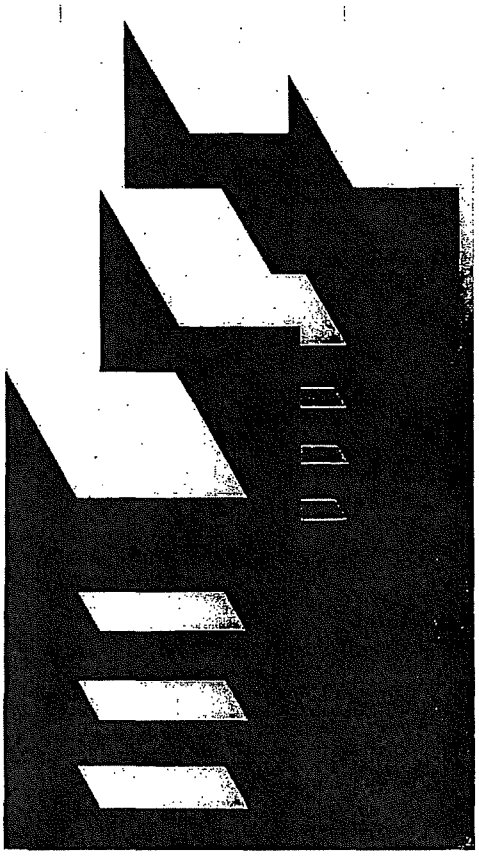
A new San Francisco landmark — the great Diamond Heights redevelopment area's sculptured safety wall to keep out runaway cars — has been installed, the redevelopment agency announced yesterday.

The wall, a creation by sculptor Stefan Alexander Novak, is a 60 by 30 foot structure made of redwood imbedded in a base of cast concrete at the junction of Portola drive, Clipper street and Diamond Heights boulevard.

The $41,000 wall, which will be formally dedicated early in 1969, and which Novak says will give pedestrians walking through it an "esthetic experience," was the wining entry in a design contest in 1966.

"Diamond Heights Car Safety Wall Is Up," *San Francisco Chronicle,* November 22, 1968.

Architectural sculptures by Stefan Novak
Photographs and models of the Diamond Heights safety wall and other works
January 9 to February 7
Mr. Novak will be in the gallery from 12 to 2 pm on Thursday, January 9
California Redwood Association
617 Montgomery Street
San Francisco
Gallery hours from 9 am to 5 pm, Mondays through Fridays



Flyer for an exhibition of Novak's work, including photographs and models of the Diamond Heights Safety Wall, at the California Redwood Association Gallery.
[SFRA – PLNG-4, File 0750, DH]

STEFAN ALEXANDER NOVAK

design for a sculptured wall

The concept for this safety wall arose both from the project's program requirements and from the characteristics of the site. The most significant requirement was to create a wall that was to be seen primarily from a moving vehicle. This requirement had the strongest influence on the structure developed, for it suggested the use of height. After inspection of the site both by automobile and on foot, it became evident that the structure must visually appear to rise above the hills looming in the background in order to be silhouetted against the sky, thereby distinguishing the structure from lower level interferences, such as on-coming traffic. To achieve this effect, a minimum height of 25 to 30 feet was established.

Since the structure was so high, an open structure seemed necessary for several reasons. The main aspect of the structure is its north face; therefore, the primary position of the sun would be behind it. If the structure were solid, its main aspect would be in shadow. To eliminate this condition the structure was opened to allow the sunlight to articulate it through lights and darks, thus creating a silhouette that could be seen from a distance.

The open structure could also be developed in depth, creating for the moving viewer an ever-changing aspect of overlapping forms. In this manner it was possible to achieve a total image "in the round" to be viewed from all angles - from below, from behind, from the ends, and even from the inside.

In addition to the visual advantages of the open structure, there was also the advantage of lessening the wind load which would be a problem in a solid structure of this height.

The structure is of Douglas Fir bolted together and placed on concrete abutments which will reflect the impact of an uncontrolled vehicle. Wood was chosen because it is sympathetic with the adjacent residential structures and also because it lends itself to prefabrication and, therefore, to ease of construction. The heavy timbers would require no maintenance and would weather gracefully. Bolted connections were used since they are the most direct means for making a joint. The use of these bolts with large cast iron washers also serves to articulate the joints and acts as functional ornament.

My response to the bold directness of heavy timber structures - such as docks, warehouses, and trestles - has probably been the strongest influence in this work.

Page from booklet "5 artists' concepts of a design for a sculptured wall on Red Rock Hill Diamond Heights," San Francisco Redevelopment Agency (October 2, 1964).
[SFRA – PLNG-4, File 0750, DH]

SAN FRANCISCO REDEVELOPMENT AGENCY
525 Golden Gate Avenue
San Francisco, California

For Immediate Release

DEC 26 1967

MEMBERS

Walter F. Kaplan, Chairman
Victor K. Atkins, Vice Chairman
Stanley E. Jensen
Francis J. Solvin
Dr. C. Joseph Wellington
Mr. Justin Herman, Executive Director

DIAMOND HEIGHTS DECORATIVE SAFETY WALL APPROVED

The San Francisco Redevelopment Agency today approved Stefan Alexander Novak's final design for a monumental wood sculpture to be built on Red Rock Hill on the south side of Clipper Street at the intersection of Clipper Street, Portola Drive, and Diamond Heights Boulevard.

Agency Members also authorized a contract for its construction which Novak will supervise.

As a civic contribution to the Diamond Heights community, General Electric Company, developer of the Red Rock Hill portion of the Diamond Heights renewal area, has committed $40,000 for the construction of the safety wall sculpture.

The 60 foot long wall sculpture will be built of redwood timbers, some of the ten x ten redwood posts being 36 feet tall. The base of the wall will be cast in concrete to which the redwood elements will be bolted in conformance with engineering specifications.

Novak, a Berkeley architect and sculptor stated:

"The wood wall was conceived as a landmark for the new Diamond Heights community. It was designed to be seen from a distance and to be experienced by the pedestrian walking through it. . . . The steep, narrow site accounts, in part, for its long, narrow shape in plan. Emphasis on

"Diamond Heights Decorative Safety Wall Approved," San Francisco Redevelopment Agency, Press Release (December 26, 1967), page 1. [SFPL - 729.5 Sa52d]

the silhouette of its members arose from the site's east-west orientation which places the sun behind the wall. Finally, the desire for privacy for the homes below the site led to the development of its 'wall' quality."

The basic design problem was to create a safety wall as protection from traffic occurring at the sharp curve of the intersection of several streets. Novak resolved this through the use of a heavy wood rail at the curb and through the strong wall construction itself, with the members bolted to concrete abutments.

In August 1966, Stefan Novak's design proposal was selected as the winner in the Redevelopment Agency's competition for the design of a Diamond Heights decorative safety wall. It was to be built on an easement deeded by Eichler Homes on a steep slope adjoining the northerly boundaries of homes constructed by Eichler.

The Agency's selection of Novak was made with the understanding that he would work with General Electric Company, developers of Red Rock Hill and donors of the funds ($40,000) for the construction of the sculpture, and the Agency to develop his design concept to meet the objectives of the various parties whose approval was required.

The original competition requirements stipulated that the safety wall, being the introductory visual element to Diamond Heights Redevelopment Area, should be a strong bold design statement; it should also relate to its environment, the sloping site, adjacent buildings and streets, and provide a safety barrier against runaway automobiles for those homes down-slope from the site. Novaks final design has already received approval from the San Francisco Art Commission as well as from residents of the Diamond Heights Community.

E N D

"Diamond Heights Decorative Safety Wall Approved," San Francisco Redevelopment Agency, Press Release (December 26, 1967), page 2. [SFPL - 729.5 Sa52d]

Release from CRA California Redwood Association

617 Montgomery Street, San Francisco, California 94111 *392-7880*

FOR RELEASE: AT WILL

PHOTOS AND MODELS OF ARCHITECTURAL SCULPTURE ON VIEW

Photographs and models of the Diamond Heights safety wall and other works of architect and sculptor Stefan Novak will be exhibited at the California Redwood Association, 617 Montgomery Street, San Francisco, from January 9 to February 7. Gallery hours are from 9 to 5 Mondays through Fridays, admission is free.

The safety wall, a 30-foot redwood structure which stands at the junction of Portola Drive, Clipper Street and Diamond Heights Boulevard, was commissioned by the San Francisco Redevelopment Agency and is destined to become a new San Francisco landmark. Photographs of fabrication and construction are included in the exhibit, as well as a scale model and photographic studies of the finished project.

Novak, whose work has been exhibited in major museums both here and abroad, has completed a variety of architectural sculpture commissions, including a sun screen for NASA at the Manned Spacecraft Center, Houston, Texas. The current exhibit features his work in redwood, including a sculpture wall for the Santa Rosa Public Library and a 24-foot construction for the Mira Vista Project, Vallejo, California, commissioned by the City of Vallejo Redevelopment Agency. Other local works include a bronze relief for Standard Oil Company of California's 555 Market Street building, and a redwood and aluminum screen at Brush-Slocumb Company, 465 California Street, San Francisco. He is currently

(more)

¶ *Write our Publicity Department for additional materials, including photos, for special features.*

"Photos and models of architectural sculpture on view," California Redwood Association, Press Release (January 3, 1969), page 1. [SFRA – PLNG-4, File 0750, DH]

Add One

working on a redwood screen for the Council Chamber, Santa Rosa City Hall, for the City of Santa Rosa.

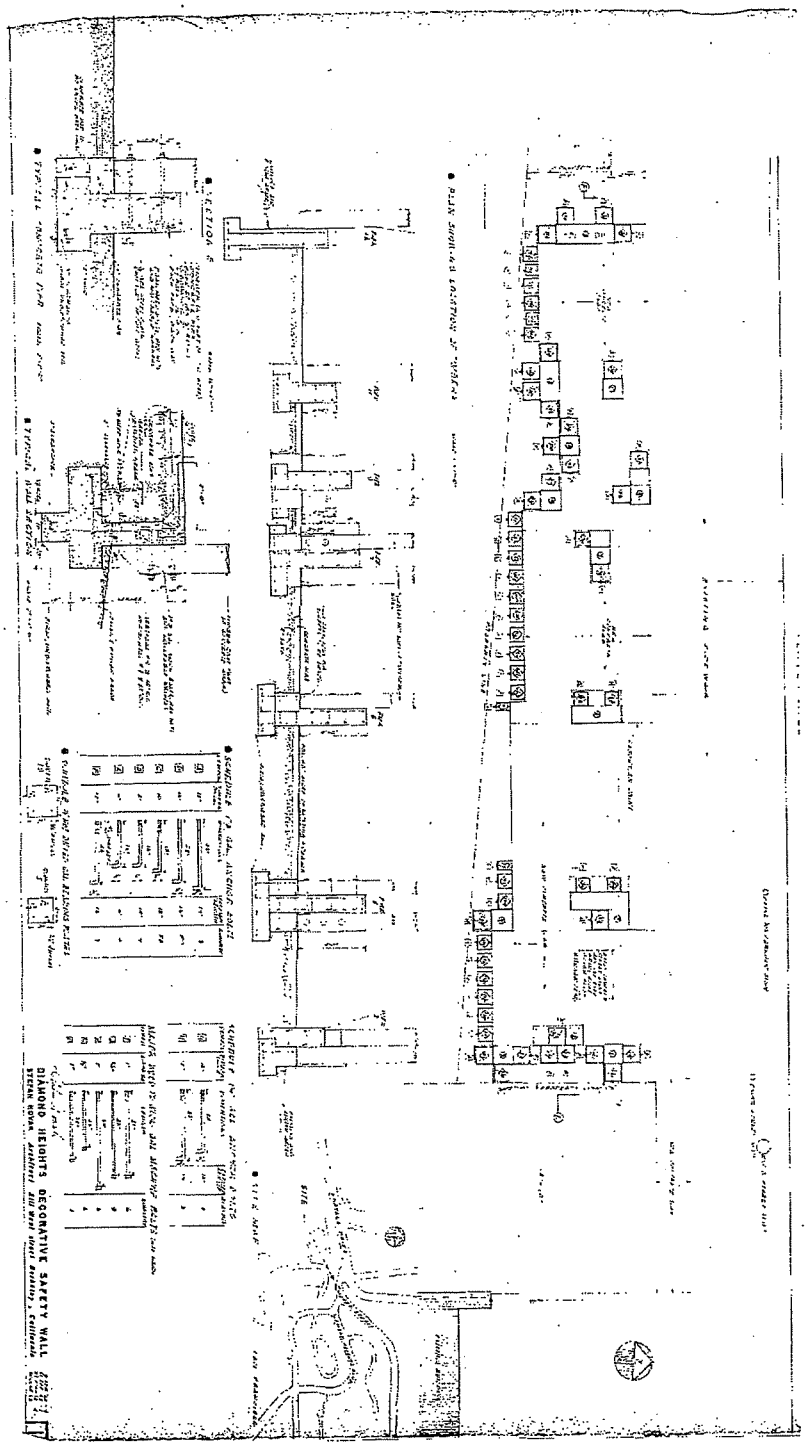
Novak's studio is in Berkeley, California. For seven years he was Assistant Professor in Sculpture at U. C's Department of Architecture. He has also taught and lectured in a number of other institutions, and has served on innumerable sculpture juries. In 1955 his work was chosen to represent the United States in the Third Biennial Art Exhibition, Sao Paulo, Brazil.

All photographs are by Jeremiah O. Bragstad, San Francisco.

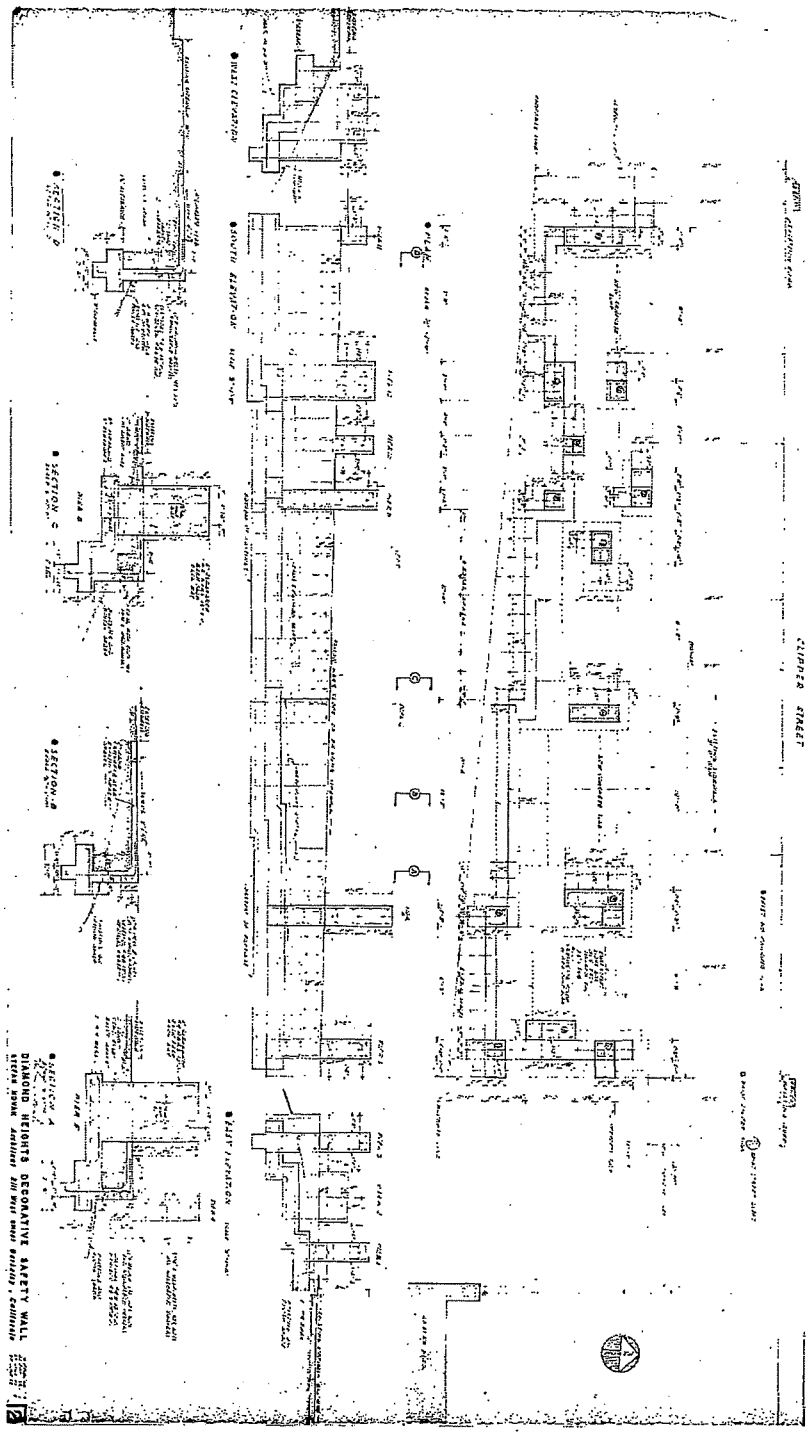
###

January 3, 1969
DD-2

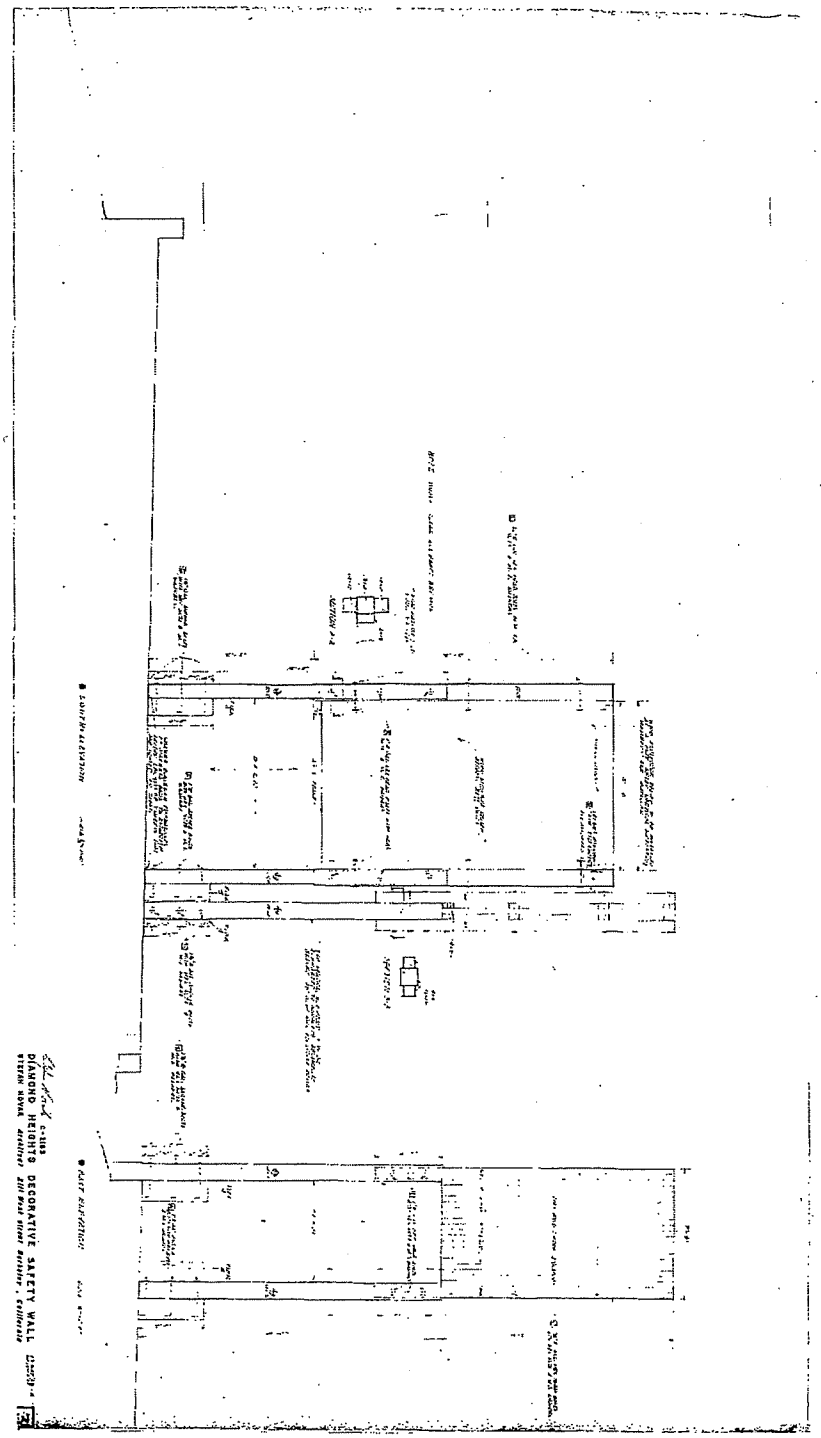
"Photos and models of architectural sculpture on view," California Redwood Association, Press Release (January 3, 1969), page 2. [SFRA – PLNG-4, File 0750, DH]



Diamond Heights Decorative Safety Wall architectural drawings by Stefan Alexander Novak, Sheet 1. [SFRA – RED-00985, File 006, DH]



Diamond Heights Decorative Safety Wall architectural drawings by Stefan Alexander Novak, Sheet 2. [SFRA – RED-00985, File 006, DH]



Diamond Heights Decorative Safety Wall architectural drawings by Stefan Alexander Novak, Sheet 3. [SFRA – RED-00985, File 006, DH]

Diamond Heights Safety Wall Timeline

1950 – Survey area for Diamond Heights project is designated by the Board of Supervisors.

1951 – Vernon DeMars is contracted to design the Diamond Heights Master Plan.

1954 – *Redevelopment Agency v. Hayes* rules in favor of the San Francisco Redevelopment Agency (SFRA), allowing the agency to move forward on the Diamond Heights project.

1961 – Red Rock Hill competition announced; first auction of land to developers/individuals; construction begins.

1961, April 24 – Eichler Homes, Inc. purchases 105 lots at the SFRA real estate auction, including Block 7504, Lots 11-15.

1963, April 15 – Justin Herman, Executive Director of SFRA, writes to the Director of Public Works about the plan to host a design competition for a "decorative sculptured wall at the entrance to Diamond Heights."

1963, May 20 – Block 7504, Lots 11-15 are surveyed for an easement for the purposes of the safety wall.

1963, July 9 – Resolution No. 85-63 passed authorizing the acceptance of a Deed of Easement from Eichler Homes, Inc. (dated June 28, 1963) by the San Francisco Redevelopment Agency.

1963, July 23 – Resolution No. 87-63 authorizing and approving privately financed program for design, construction and public dedication of a wall near the Clipper Street entrance to Diamond Heights Redevelopment Project Area B-1.

- Notes that San Francisco Redevelopers, Inc. (who won the bid to develop the Red Rock Hill competition site) has agreed to donate up to $40,000 toward the design and construction of the wall.
- San Francisco Art Commission expresses support for the safety wall sculpture design competition.
- Department of Public Works (DPW) states that if the wall is constructed under its supervision and up to its standards *and* dedicated to/accepted by the City and County of San Francisco, then DPW would maintain the wall thereafter "without expense to adjoining properties."

1963, October 7 – Resolution No. 583-63 approving Redevelopment Agency's program for design of a wall near the Clipper Street entrance to the Diamond Heights Approved Redevelopment Project Area B-1, passed by the Board of Supervisors.

1964, February 4 – Letter from Justin Herman, Executive Director of SFRA, to Norman Smith, VP of San Francisco Redevelopers, Inc. (a private development firm) discussing the promised donation of $40,000 for the safety wall.

- Notes that SFRA has "received the clearances necessary" to proceed with creating the Diamond Heights Safety Wall Advisory Panel, consisting of newspaper art critics Arthur Bloomfield, Alfred Frankenstein, and Alexander Fried.
- Notes that the San Francisco Art Commission adopted Resolution No. 8312-1963-S "commending San Francisco Redevelopers, Inc. and the Redevelopment Agency for their efforts towards the construction of a Decorative Safety Wall in Diamond Heights."

1964, June 10 – *San Francisco Chronicle* announces that five semi-finalists have been selected in the design competition for the safety wall: Richard O'Hanlon, Win Ng, Stefan Novak, Emmy Lou Packard, and Jack Hoag.

- Notes that the panel consisted of 3 art critics (Arthur Bloomfield, Alexander Fried, and Alfred Frankenstein), 3 members of the Red Rock project staff, Clyde Cohen and James Levorsen (winning architects of the Red Rock Hill competition, and designers of the adjacent property), and Herbert Lembcke.

1964, October 2 – SFRA publishes a dossier on the five semi-finalists entitled "5 artists' concepts of a design for a sculptured wall on Red Rock Hill Diamond Heights."

1965 – San Francisco Redevelopers, Inc., experiencing financial difficulties, and sold their interests in the Red Rock Hill competition site development to their partner General Electric (at this stage they had only completed construction of the Neighborhood Center commercial area); General Electric developed townhouses on a 10.5 acre portion of the original Red Rock Hill site in accordance with the design from architects Cohen & Levorsen. The rest of the site was auctioned off and developed in 1972 by Ring Brothers based on a new design by Arthur Gensler and Joseph Esherick.

1965, February 19 – Internal memo to Justin Herman, Executive Director of SFRA, from his special assistant notes that although the easement from Eichler homes was a "perpetual easement," there was a clause stipulating that if the wall was not constructed within three years, the land would revert back to the adjoining properties. This memo advises action since one half of this three year period has past.

1966 – Novak's design is selected from the five semi-finalists.

1967, December 4 – Resolution No. 9175-1967-S adopted – San Francisco Art Commission approves Novak's design.

1967, December 26 – Resolution No. 180-67 approving the Stefan Alexander Novak design for the decorative safety wall in the Diamond Heights approved Redevelopment Project Area B-1; SFRA approves the same Novak design and authorizes construction of the wall.

1967, December 27 – Art critic Alfred Frankenstein (who was on the safety wall advisory panel) announces in the *San Francisco Chronicle* that SFRA approved Stefan Novak's design "for a monumental wood sculpture" on Dec 26, 1967.

- Notes that Novak's design was selected from the five semi-finalists "a year and a half ago, but construction has been delayed for financial reasons."
- General Electric Company, who took over the development of the Red Rock Hill project site from San Francisco Redevelopers, Inc. (who bowed out due to financial difficulties), would donate the $40,000 needed for the construction of the wall and payment to the artist.

1968, November 21 – Department of Building Inspection issues Certificate of Final Completion for the Safety Wall.

1968, November 22 – *San Francisco Chronicle* announces that the Safety Wall is completed and will be dedicated in early 1969.

1968, November 26 – Resolution No. 215-68 Approving contractor's completion of Decorative Safety Wall in the Diamond Heights Approved Project Area B-1, and authorizing the Executive Director to dedicate and convey such wall to the City and County of San Francisco.

1968, November 27 – A "Notice of Completion" is signed by Acting Executive Director of SFRA, E. Glenn Isaacson.

1969, January 23 – Easement Deed signed transferring the Safety Wall and the portion of Blocks 7504, Lots 11-15 originally deeded from Eichler to SFRA, over to the City and County of San Francisco.

1969, March 27 – Resolution No. 203-69 (approved by the Board of Supervisors) authorizing acceptance of an easement deed for the Diamond Heights Safety Wall.

1978 – Diamond Heights project is fiscally closed out by SFRA.

Note: Timeline was compiled by Planning Department staff using archival documents from the San Francisco Redevelopment Agency (archives are managed by the successor agency, the Office of Community Investment and Infrastructure). Scans of archival documents, including high resolution scans of the architectural drawings, are available in the case docket 2017-011910DES.

Archival Repositories

San Francisco Public Library – History Center
San Francisco Chronicle (Newsbank)
SFH 371 Diamond Heights, Box 1, Folder 6, Architectural Renderings, 1952-1966
SFH 371 Diamond Heights, Box 1, Folder 26, Architecture & Housing 1965-1985
SFH 371 Diamond Heights, Box 1, Folder 32

San Francisco Redevelopment Agency (now, Office of Community Investment & Infrastructure)
ARC-01099, File 004 (Decorative Safety Wall), DH
FAA-00253, File 021 (Novak, Stefan Alexander), DH
FAA-00253, File 035 (Novak, Stefan), DH
PLNG-4 0750, (Redevelopment Plans & General Information), DH [on-site box]
RED-00985, File 006 (Decorative Wall s/s Eichler), DH

University of California, Berkeley, Bancroft Library
Fang Family San Francisco Examiner Photograph Archive, BANC PIC 2006.029, Carton L078.

Appendix: Excerpt from Diamond Heights Historic Context Statement (not adopted)

Stage 1 | Red Rock Hill Design Competition

On February 24, 1961 the Agency announced the "Red Rock Hill Competition." This national architecture competition attracted the eye of the professional design world to Diamond Heights. Through this competition the Agency touted their own high design standards and advertised their innovative approach to leverage national media coverage; the competition was announced in the AIA's national newsletter the four finalists were written up in *Western Architect & Engineer* and *Progressive Architecture*.[77] While independent design review was already mandated for all projects, such high profile design competitions for larger projects had the dual benefit of positive media coverage and attracting architectural excellence. The competition guidelines stipulated that the design for the 22-acre Red Rock Hill site was to include 900 units, in keeping with DeMars master plan. Since Red Rock Hill is the highest point within Diamond Heights, this is where DeMars proposed apartment towers surrounded by a mix of smaller townhouses and detached residences; concentrating apartment towers on only the top of the highest hill would preserve view-sheds throughout the area.

In order to "elevate the urban design consequences of the redevelopment process," the competition submissions were initially evaluated blind by an Architectural Advisory Panel, rather than members of the Redevelopment Agency.[78] William J. Watson, AIA, was retained as the "Professional Advisor for the Competition."[79] The Architectural Advisory Panel was made up of well-known and respected local architects and developers including: John Carl Warneke, AIA, Ernest J. Kump, FAIA, Don Burkholder, Gerson Bakar, and Stanford B. Weiss.[80] The panel evaluated all submissions on their aesthetic qualities, relationship to the site topography, accommodation of practical resident needs, potential costs of construction, and potential sale value.

A prize of $1000 was awarded to ten semi-finalists after the panel reviewed ninety submissions in June of 1962. Of the ten semi-finalists, eight were from California and six from the Bay Area; the list included a number of notable local architects, including Mario J. Ciampi.[81] After further review and minor alterations in consultation with the Redevelopment Agency and the Professional Advisor, the selections were further narrowed down to four finalists. The Agency auctioned the Red Rock Hill site to the highest bidding developer under the condition that they would pick one of the four final designs *and* hire the winning architects to carry out the project.

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[77] "Four Imaginative Proposals For San Francisco Redevelopment." *Progressive Architecture* 42, no. 8. (August 1961): 37.
"Four Chosen For Red Rock Hill Project." *Western Architect & Engineer.* August 1961.
Additionally, architecture critic Carl Feiss wrote a very favorable review of the Diamond Heights master plan in an article about nationwide redevelopment projects in *Progressive Architecture*. Later, a number of Diamond Heights developments were recognized in popular national publications such as *House & Home*.

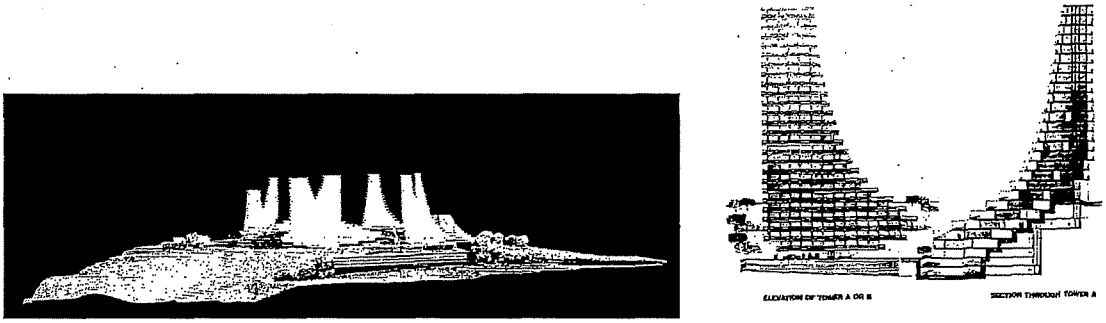
[78] San Francisco Redevelopment Agency. *Architectural Advisory Panel Evaluation Report: Diamond Heights Red Rock Hill Competition*. (San Francisco Redevelopment Agency. June 30, 1962): 2.

[79] William Watson's firm, Rockrise & Watson would go on to design the Diamond Heights Fire Station in 1963.

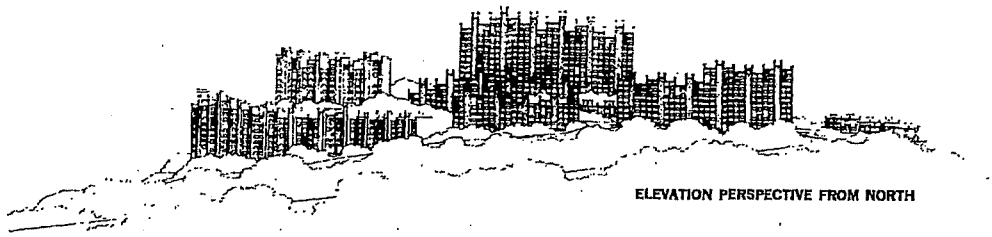
[80] Although Joseph Eichler was listed as an advisor in the competition announcement, he was replaced by Weiss by the time of submission review. Without a list of all competition entries, it is impossible to know whether Eichler dropped out as an advisor due to a conflict of interest or, perhaps, simply because he was too busy.

[81] Although the proposal from Reid, Rockwell, Banwell & Tarics with Rai Y. Okamoto and Royston, Hanamoto & Mayes was not ultimately selected by developers, Reid & Tarics would go on to design the Diamond Heights High School and Royston, Hanamoto & Mayes would ultimately do the landscape and site design for the Diamond Heights Neighborhood Center.

San Francisco Redevelopers, Inc. – headed by Irvin Khan and Norman Smith – won the bid for Red Rock Hill Development on October 24, 1961 and selected the design by San Francisco firm, Cohen & Levorsen.[82] San Francisco Redevelopers, Inc. was presented with a document containing the four finalists' projects, which included biographies and credentials of the designers, a narrative description of each project, photographs of 3D models, site plans, section and elevation drawings, perspective drawings, and a table with data on the number of proposed units and "FHA room count."[83] Compared to the beautifully plastic forms of Lubicz-Nycz, Karfo, Ciampi, and Reiter's design, Cohen & Levorsen's proposal of 340 low-rise apartment units and 650 high-rise tower apartments was certainly not the most architecturally adventurous of the final designs. However, their proposal did include the highest number of total units and FHA rooms, which would be attractive to a developer, and strong relationship topography and San Francisco aesthetic tradition. Cohen & Levorsen collaborated with noted Bay Area architects Eckbo, Dean & Williams who designed the streetscape and communal areas. Cohen & Levorsen's perspective drawings show a chain of apartments, rising and falling in height, seeming to reference the natural topography of Red Rock Hill.[84] The apartments have strong vertical lines and wooden shingles which reflect the Bay Regional Tradition. The Architectural Advisory Panel praised



Three-dimensional model, section and elevation drawings of one of four semi-finalist designs for the Red Rock Hill Competition. This design was submitted by Mario J. Ciampi, FAIA; Paul Reiter, AIA; Jan Lubicz-Nycz, ARIBA; and John Karfo.
(*Developer Guide Statement: Diamond Heights Red Rock Hill Competition.* San Francisco Redevelopment Agency Archives.)

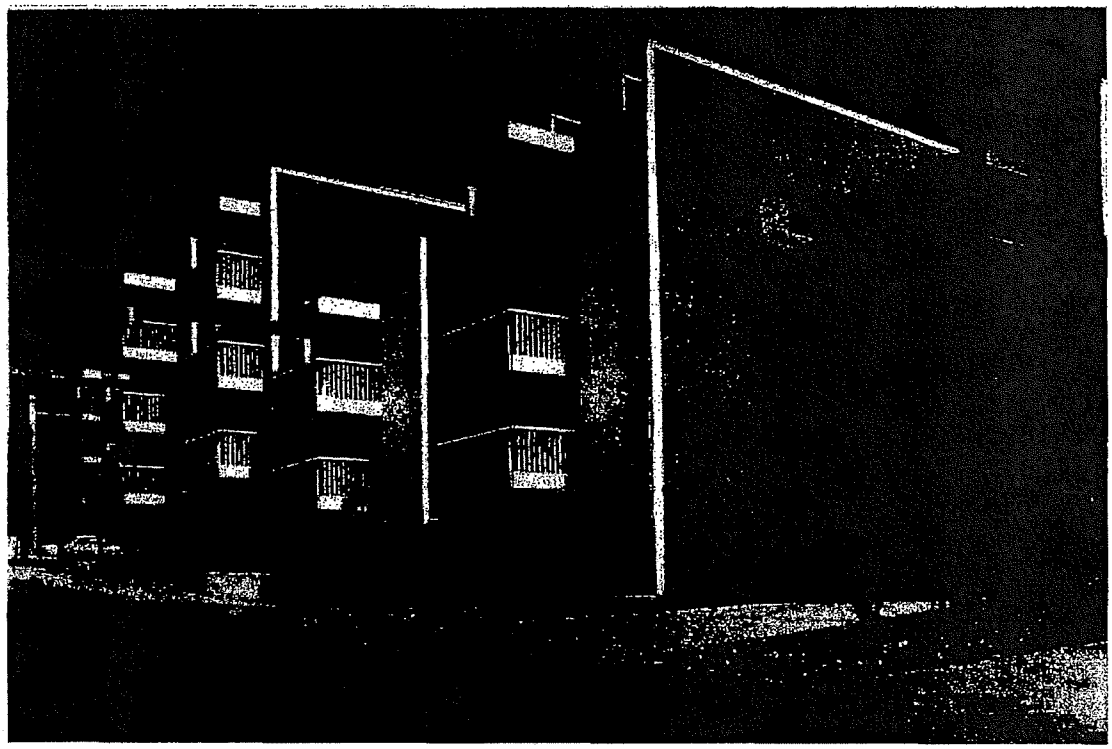


Elevation perspective from the Cohen & Levorsen proposal for Red Rock Hill which was eventually selected for construction by developers.
(*Developer Guide Statement: Diamond Heights Red Rock Hill Competition.* San Francisco Redevelopment Agency Archives.)

[82] San Francisco Redevelopers, Inc. was a private development firm, not to be confused with the public government agency – San Francisco Redevelopment Agency (SFRA).
[83] The FHA uses room counts for appraisal purposes; the room count includes all rooms, not just bedrooms.
[84] In the "Developer Guide Statement: Diamond Heights Red Rock Hill Competition" – which presented the four finalists to the Red Rock Hill developer – Eckbo, Dean & Williams are listed as the landscape architects for the winning Cohen & Levorsen project. Also listed on a brochure. They were not mentioned in the summary of the 10 semi-finalists.

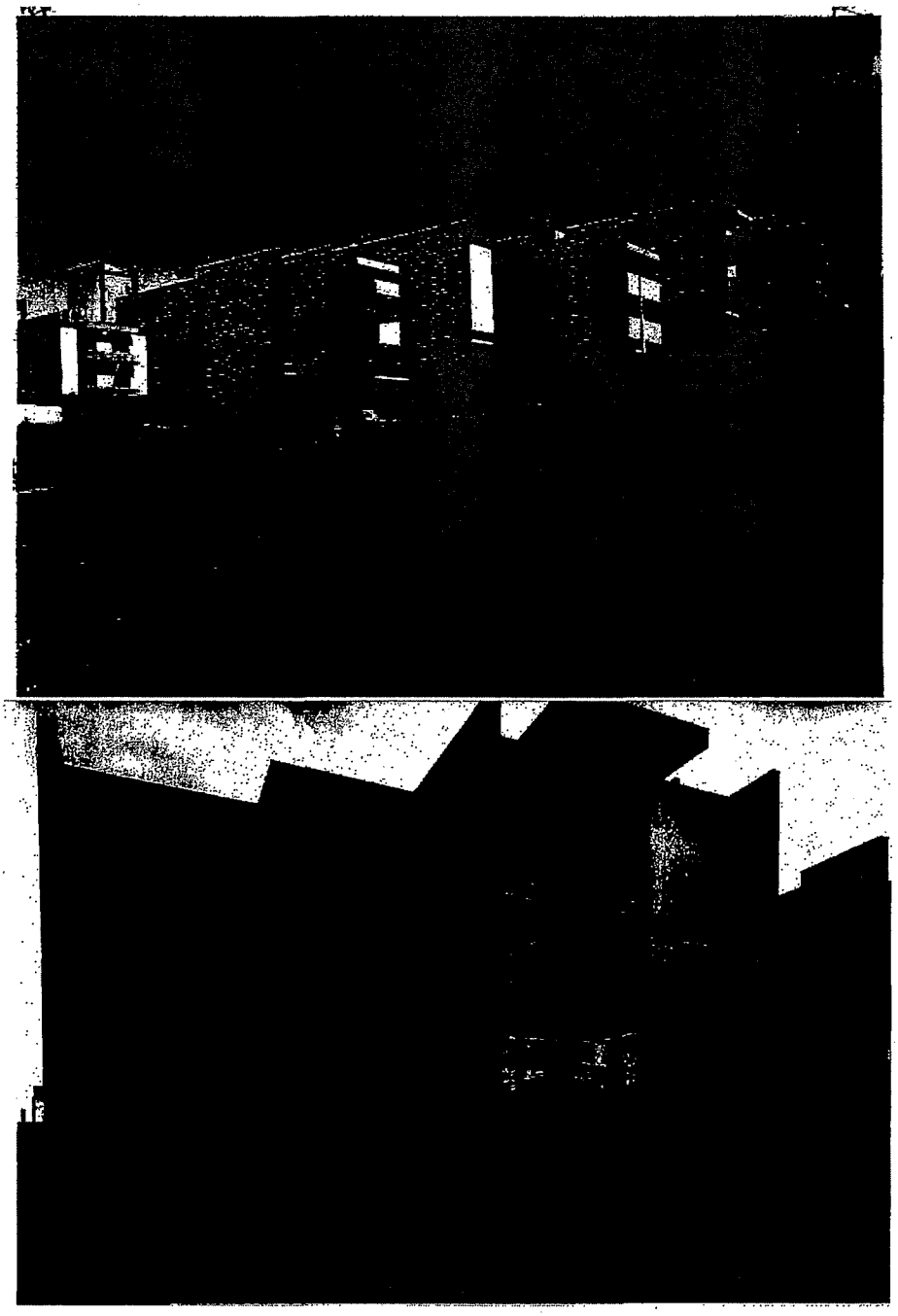
Cohen & Levorsen's design for its relationship to the natural topography of the site, its economic and structural efficiency, a good ratio of garden apartments to tower apartments, and – importantly – excellent exploitation of "a diversity of vistas."[85]

San Francisco Redevelopers, Inc. also won the contract to develop the Neighborhood Center between Red Rock and Gold Mine Hills. Construction on both the shopping center and Red Rock Hill housing development began in 1962. San Francisco Redevelopers, Inc. was forced to stop work on both the first phase of Red Rock Hill Development and the Neighborhood Center in 1964 due to financial troubles; according to the *San Francisco Chronicle*, the shopping center was only 85-90% complete, the Diamond Heights Boulevard townhouses were 60% complete, and construction of high-rise towers had yet to begin.[86] Irvin Kahn cited slow sales of completed Red Rock townhouses as a cause of the developers' financial woes. By the time the developers had reworked their financing and resumed construction two months later, the plans for five high-rise towers had already been reduced to three or four, and the Red Rock Hill development saga would last through all three stages of Diamond Heights development.[87]



Cohen & Levorsen designed Red Rock Hill Condos on Diamond Heights Boulevard, which were completed in 1963 to 1964. (Photo: c. 1960s. San Francisco Public Library Historical Photograph Collection)

[85] San Francisco Redevelopment Agency. *Architectural Advisory Panel Evaluation Report*, 28.
[86] "Financing 'reworked': Diamond Heights work resumed." *San Francisco Chronicle*. December 16, 1964.
[87] "Financing 'reworked': Diamond Heights work resumed." *San Francisco Chronicle*. December 16, 1964.



Photographs of Cohen & Leverson's Red Rock Hills Condos. (Photo: c. 1960s. San Francisco Public Library Historical Photograph Collection – SFRA Diamond Heights.

SAN FRANCISCO
PLANNING
DEPARTMENT

Planning Department
1650 Mission Street
Suite 400
San Francisco, CA
94103-9425

T: 415.558.6378
F: 415.558.6409

APPLICATION FOR

Historic Landmark Designation

Landmark designation is authorized by Section 1004 of the San Francisco Planning Code. The designation process includes a review of the Landmark Designation Application by the Planning Department and the Historic Preservation Commission. Final approval is made by the San Francisco Board of Supervisors.

PRESERVING SAN FRANCISCO HISTORY

Since 1967, San Francisco's Historic Preservation Program has helped preserve important facets of the city's history. The list of designated city landmarks and landmark districts includes iconic architectural masterpieces, monuments to historic events, and places associated with cultural and social movements that have defined our city. However, there are still many more untold stories to celebrate through landmark designation.

PROPERTIES ELIGIBILE FOR LANDMARK DESIGNATION

Most San Francisco landmarks are buildings. But a landmark can also be a structure, site, feature or area of special historical, architectural or aesthetic interest. Collections of properties can also be designated as landmark districts.

Landmarks can be significant for a variety of reasons. The criteria are based on those used by the National Register of Historic Places. They include:

- Properties significant for their association with historic events, including the city's social and cultural history
- Properties significant for their association with a person or group important to the history of the city, state or country
- Properties significant for their architecture or design
- Properties that are valued as visual landmarks, or that have special character or meaning to the city and its residents
- Collections of properties or features that are linked by history, plan, aesthetics or physical development.

INCENTIVES FOR LANDMARK DESIGNATION

Landmark designation recognizes the property as a significant element of San Francisco history. There are also various incentives, including the following:

- Eligibility for the Mills Act program, which can result in property tax reduction
- Eligibility to use the California Historical Building Code
- Eligibility for land use incentives under the San Francisco Planning Code
- Eligibility to display a plaque regarding the building's landmark status

HOW TO APPLY TO DESIGNATE A LANDMARK

Any member of the public may nominate a property for landmark designation. The application must contain supporting historic, architectural and/or cultural documentation. More information about the Planning Department's Historic Preservation program can also be found here: http://www.sf-planning.org/index.aspx?page=1825

THE LANDMARK DESIGNATION PROCESS

The landmark designation process is a multi-step process. This includes the following:

1. Set a preliminary application review meeting with Planning Department Preservation staff. The meeting will focus on reviewing the draft designation application. Preservation staff can provide advice for improving the application, including any additional research which may be needed.

2. Submit the completed final application for review. Once it is determined to be complete, Preservation staff will place the application on the agenda for a Historic Preservation Commission (HPC) hearing.

3. During the hearing, the HPC will hear public testimony and determine if the property meets the criteria for landmark designation. If so, the Commission will vote to initiate landmark designation and schedule a follow-up hearing.

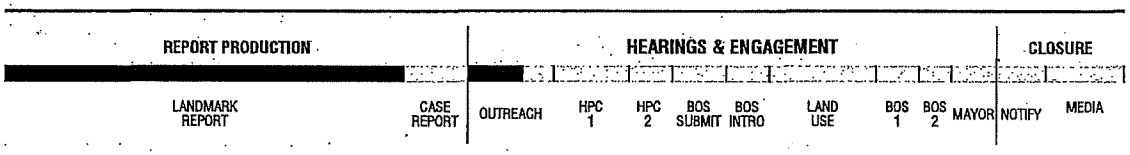
4. If the landmark designation is for a district, the Planning Commission will provide its review and comment on the proposed designation prior to the HPC making a final recommendation to the Board of Supervisors.

5. At the second hearing, the HPC will hear public testimony and vote on whether to recommend landmark designation to the Board of Supervisors.

6. An HPC recommendation supporting landmark designation will be forwarded to the Board of Supervisors and will be heard by its Land Use and Economic Development Committee. This is a public hearing where the owner(s) and members of the public can offer testimony.

7. The Land Use and Economic Development Committee will forward its recommendation on the designation to the full Board of Supervisors for a first reading. The Board of Supervisors will vote on the designation. A majority of Supervisors must vote in favor of the landmark designation for it to be approved. This is a public hearing, although no public testimony will be heard.

8. At a following Board of Supervisors hearing the proposed designation will have a second reading. This is a public hearing, although no public testimony will be heard. If the majority of Supervisors remain in favor of the landmark designation, the designating ordinance is sent to the Mayor for final signature.



COMPLETING THE APPLICATION

Please fill out all of the sections of the application. Use the checklist at the end of this application to ensure that all required materials are included. If more space is needed, please feel free to attach additional sheets as necessary. If you are unsure how to answer any of the questions, please contact Planning Department preservation staff.

Please submit the completed application to:
San Francisco Planning Department
Attn: Landmark Designation Application
1650 Mission Street, Suite 400
San Francisco, CA 94103-9425

Historic Landmark Designation **Application**

1. Current Owner / Applicant Information

Date: 6/13/16

PROPERTY OWNER'S NAME:

PROPERTY OWNER'S ADDRESS: TELEPHONE:

EMAIL:

APPLICANT'S NAME:

Robert Pullum ☐ SAME AS ABOVE

APPLICANT'S ADDRESS: TELEPHONE:

33 Topaz Way
San Francisco, California 94131

415-640-8882

EMAIL:
robertpullum@mac.com

CONTACT FOR PROJECT INFORMATION:

■ SAME AS ABOVE

ADDRESS: TELEPHONE:

EMAIL:

2. Location of the Proposed Landmark

STREET ADDRESS OF PROJECT: ZIP CODE:

94131

CROSS STREETS:

Clipper and Portola Drive

ASSESSORS BLOCK/LOT: LOT DIMENSIONS: LOT AREA (SQ FT): ZONING DISTRICT: HEIGHT/BULK DISTRICT:

OTHER ADDRESS / HISTORIC ADDRESS: (if applicable) ZIP CODE:

94131

3. Property Information

HISTORIC NAME OF PROPERTY (IF APPLICABLE)	DATE OF CONSTRUCTION:		SOURCE FOR DATE OF CONSTRUCTION:
Diamond Heights Safety Wall	1968	☐ ACTUAL YEAR ■ ESTIMATED YEAR	San Francisco Redevel

ARCHITECT OR BUILDER:	ARCHITECTURAL STYLE	
Stefan Alexander Novak	Modern	
SOURCE OF INFORMATION FOR ARCHITECT OR BUILDER	**HISTORIC USE**	**PRESENT USE**
San Francisco Redevelopment Agency	Wall sculpture	same

PROPERTY INCLUDED IN A PRIOR HISTORIC SURVEY? SURVEY NAME: SURVEY RATING:

☐ Yes ☑ No . . .

4. Statement of Significance

The proposed landmark is significant for the following reason(s). Please check all that apply:

- ☑ It is associated with significant events or patterns, or reflects important aspects of social or cultural history
- ☐ It is associated with a person or persons important to our history
- ☑ It is significant for its architecture or design, or is a notable work of a master builder, designer or architect
- ☑ It is valued as a visual landmark, or has special character or meaning to the city and its residents
- ☐ It contains archaeological deposits that have the potential to yield important information about history or prehistory

Please summarize why the property or district should be designated a San Francisco Landmark. Whenever possible, include footnotes or a list of references that support the statement of significance. Copies of historic photographs, articles or other sources that directly relate to the property should also be attached.

The Diamond Heights Safety Wall is a sculpture that has fallen into disrepair. It was "conceived as a landmark for the Diamond Heights community." It was financed by the General Electric Corporation, developer of the initial Red Rock Hill development. The land was donated by Eichler Homes, developer of the homes adjacent to the sculpture. A competition was held for its final design.

5. Property / Architecture Description

Please provide a detailed description of the exterior of the building and any associated buildings on the property. This includes the building's shape, number of stories, architectural style and materials. For example, is the building clad with wood, brick or stucco? What materials are the windows and exterior doors made of? Please be sure to include descriptions of the non-publicly visible portions of the building. Attach photographs of the property, including the rear facade.

It is a 60 foot long wall sculpture built of redwood timbers, some of the 10 x 10 redwood posts being 36 feet tall. The base of the wall is cast in concrete to which the redwood elements were bolted in conformance with the engineering specifications. It was "designed to be seen at a distance and to be experienced by the pedestrian walking through it....Emphasis on the silhouette of its members arose from the site's east-west orientation which places the sun behind the wall."
http://www.sfchronicle.com/bayarea/article/A-massive-1960s-sculpture-and-a-safety-barrier-6575338.

6. Neighborhood or District Description

Please provide a narrative describing the buildings both adjacent to, and across the street from, the subject property. This includes describing their architectural styles, number of stories, exterior materials (e.g., wood or stucco cladding) and landscape features, if any. Attach representative photographs.

If the application is for a landmark district, please provide similar information describing the architectural character of the district. Also be sure to include a map outlining the boundaries of the district, as well as a list of all properties including their addresses, block and lot numbers, and dates of construction. This information may be gathered using the San Francisco Property Information Map, available here: http://ec2-50-17-237-182.compute-1.amazonaws.com/PIM/

The Diamond Heights Redevelopment District in San Francisco contains the largest collection of architect-designed mid-century homes and condominiums in the city.

7. Building Permits and History of Alterations

Please list all building permits from the date of construction to present. Be sure to include any alterations or additions to the building. These include changes such as window replacement, construction of a new garage, or installation of roof dormers. Also attach photocopies of building permits. Copies of building permits are available from the Department of Building Inspection, 1660 Mission Street, 4th Floor (http://sfdbi.org/record-request-form).

***Note: Do not complete this section if the application is for a landmark district*

PERMIT:	DATE:	DESCRIPTION OF WORK:
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		

Please describe any additional alterations that are not included in this table. For example, have any obvious changes been made to the property for which no building permit record is available?

8. Ownership History Table

Please list all owners of the property from the date of construction to present. Building ownership may be researched at the San Francisco Assessor-Recorder's Office, located at City Hall, Room 190.

**Note: Do not complete this section if the application is for a landmark district*

OWNER:	DATES (FROM – TO):	NAME(S):	OCCUPATION:
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			

If the property is significant for its association with a person important to history, please be sure to expand on this information in Section 9.

9. Occupant History Table

Please list occupants of the property (if different from the owners) from the date of construction to present. It is not necessary to list the occupants for each year. A sample of every five to seven years (e.g, 1910, 1917, 1923, etc.) is sufficient. For multi-unit buildings, please use a representative sampling of occupants. A chronological list of San Francisco city directories from 1850 – 1982 is available online. Choosing the "IA" link will take you to a scan of the original document:
http://www.sfgenealogy.com/sf/sfdatadir.htm

Beginning with the year 1953, a "reverse directory" is available at the back of each volume, allowing you to look up a specific address to see the occupants.

**Note: Do not complete this section if the application is for a landmark district*

OCCUP:	DATES (FROM – TO):	NAME(S):	OCCUPATION:
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			

If the property is significant for having been used by an occupant, group or tenant important to history, please expand on this information below.

10. Public Information Release

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

- ☐ I understand that submitted documents will become public records under the California Public Records Act, and that these documents will be made available upon request to members of the public for inspection and copying.
- ☐ I acknowledge that all photographs and images submitted as part of the application may be used by the City without compensation.

Robert Pullum 11/1/16

Name (Print): Date: Signature:

Submittal Checklist

Use the checklist below to ensure that all required materials are included with your application.

CHECKLIST:	REQUIRED MATERIALS:
☐	Photographs of subject property, including the front, rear and visible side facades
☐	Description of the subject property (Section 5)
☐	Neighborhood description (Section 6) with photos of adjacent properties and properties across the street
☐	Building permit history (Section 7), with copies of all permits
☐	Ownership history (Section 8)
☐	Occupant history (Section 9)
☐	Historic photographs, if available
☐	Original building drawings, if available
☐	Other documentation related to the history of the property, such as newspaper articles or other references

sf ART CONSERVATION

415.407.0728
rowan@sfartconservation.com
1189 TENNESSEE ST. #103
SAN FRANCISCO, CA 94107

ROWAN GEIGER
Director

November 19, 2017

Prepared for San Francisco Arts Commission

Attn: Jennifer Correia

Condition Assessment

OBJECT:

This site specific artwork is the Diamond Heights Safety Wall, 1968, by Stefan Alexander Novak (b.1918-2006).

The Safety Wall is located on Diamond Heights Boulevard on Block 7504; Lots 11-15

DIMENSIONS: Approximately 32' high and 50' long

Description:

This site specific installation is a modernist work of art and forms a gateway into the Diamond Heights neighborhood of San Francisco. It was built as part of San Francisco's Redevelopment Agency Diamond Heights redevelopment project which was active from 1961-1978. A design competition in 1966 selected Stefan's Novak's design as the winner for the site, it was formally adopted in 1967, and completed in 1968.

The Safety Wall embodies Mid Century Modernist design consistent with the planning of the neighborhood, and is formed of geometric forms and conveys the relationship between the solid and the void. The artwork is built of untreated redwood, consistent with the building tradition in the Bay Area .

The designer intended that sunlight (coming from behind the artwork that faces south) would penetrate from behind and result in the pattern of solid and void, and make unique shadows. It was designed to be seen from a distance and experienced by walking through it. The piece is currently surrounded by trees that diminish the effect somewhat.

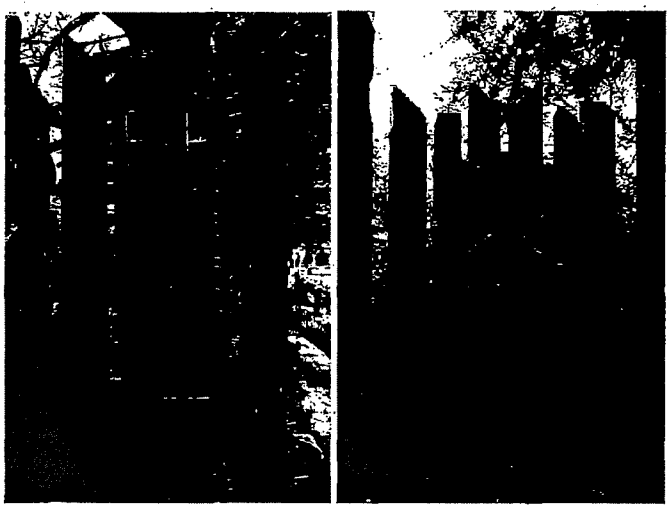
Construction and Decorative Techniques:

- The piece is an all timber construction using 10 x 10' solid redwood posts with the grain running vertically.
- The posts form a long rear wall and two smaller side walls. Projecting forwards from the rear wall is a tower, formed of two framed decorative elements. This is the tallest and main feature of the wall. In addition, there are three other smaller groupings placed to the front of the wall.
- The vertical posts that form the rear wall are set into a concrete slab that runs the length of the work. Most are bolted into position.
- Many of the posts, in particular those at the front, are also bolted to cast concrete blocks or abutments.
- The underside of the slab could not be accessed to assess for foundation stability.
- The framed sections are generally notched or bolted together. This includes the two sides, the raised framing elements of the tower, and the panel with the concentric squares and signature disc that is located beneath the tower.
- The ties appear to be galvanized steel threaded rods with with hex bolts and washers. The hex bolts and washers are painted.
- The posts have been carved and notched to shape with geometric forms to give a modernist interpretation of the totem.
- Round, recessed bolt holes are elements of the geometric ornament.
- Two round redwood ornaments are attached to the front of the wall, one a floral motif and a dragonfly, both seem Japanese in origin.

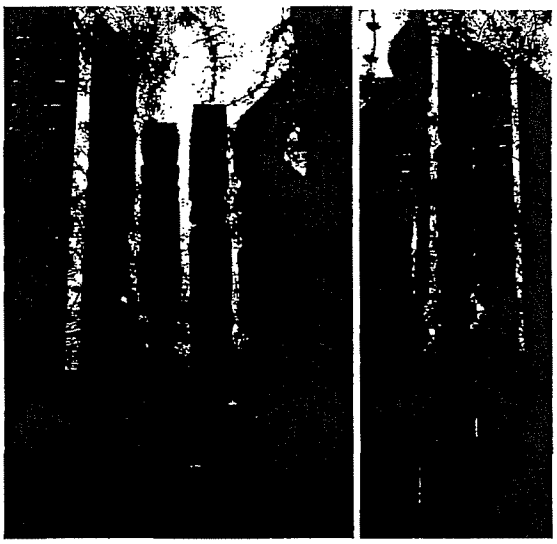
Numbering System:

A numbering plan was devised for identifying the sections. Group 1 is the Proper Left side, and goes along the back wall to the Proper Right End of the Sculpture and then across the front elements. The groups were defined by natural groupings to the artwork itself.

Overall Front View

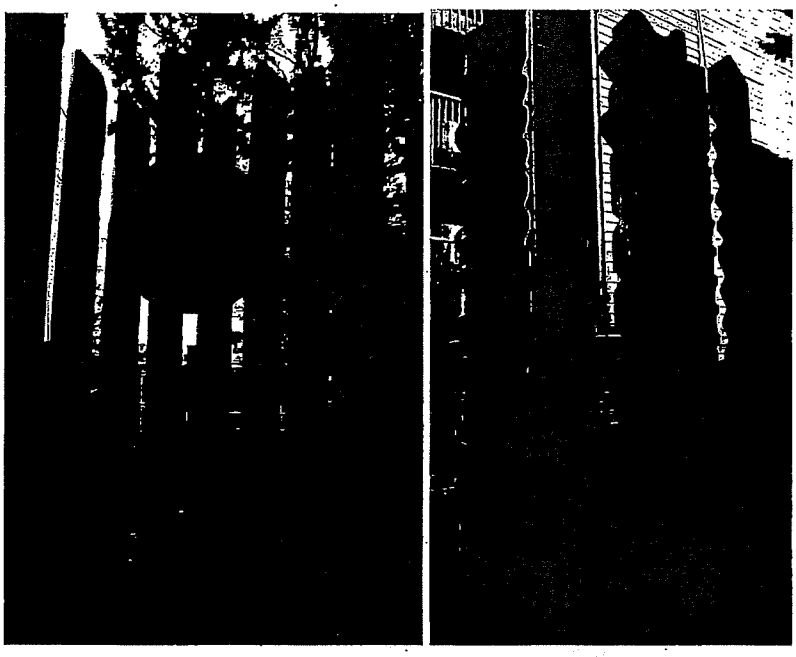


Group 1 (Left) and Group 2 (Right)



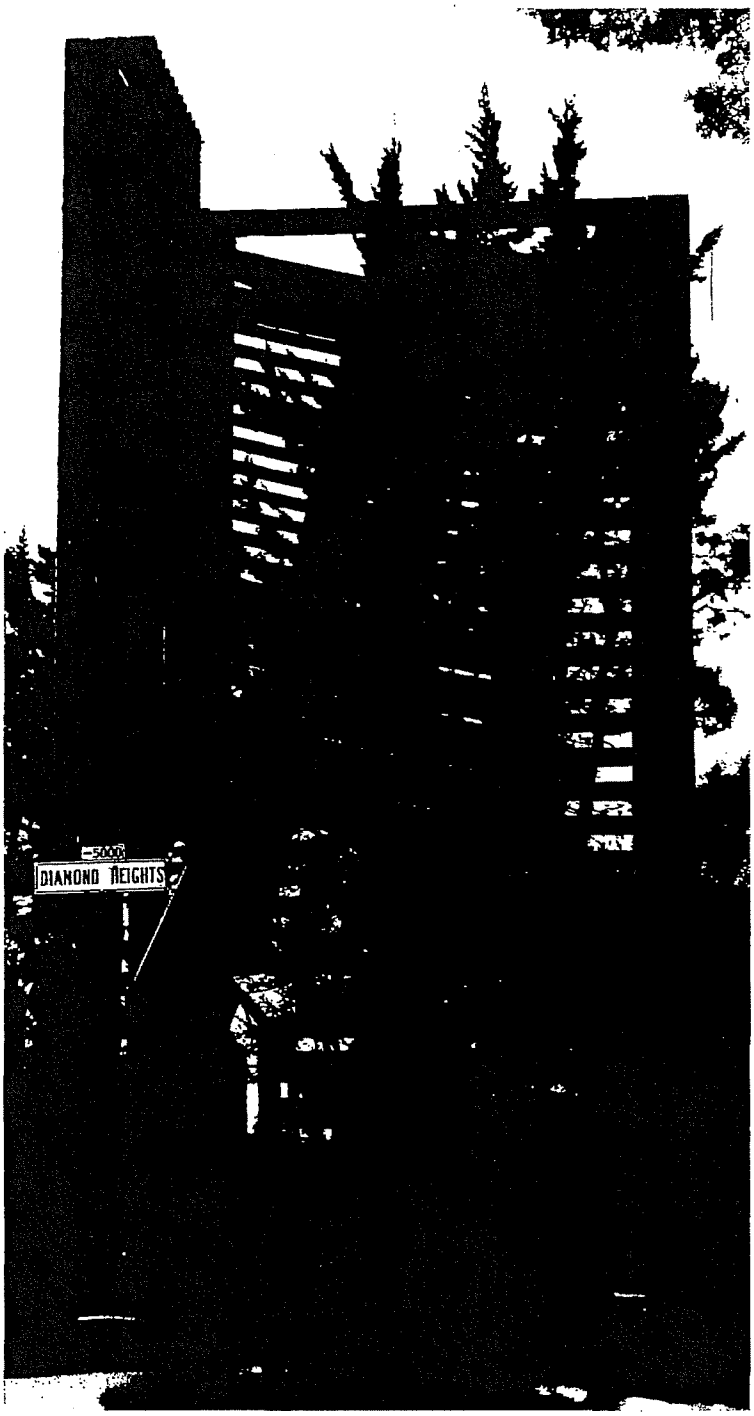
Group 3 (Left) and Group 4 (Right)

Group 5 (Left) and Group 6 (Right)



Group 7 (Left) and Group 8 (Right)

Group 9 (Left) and Group 10 (Right)



Main Group, 'Tower'

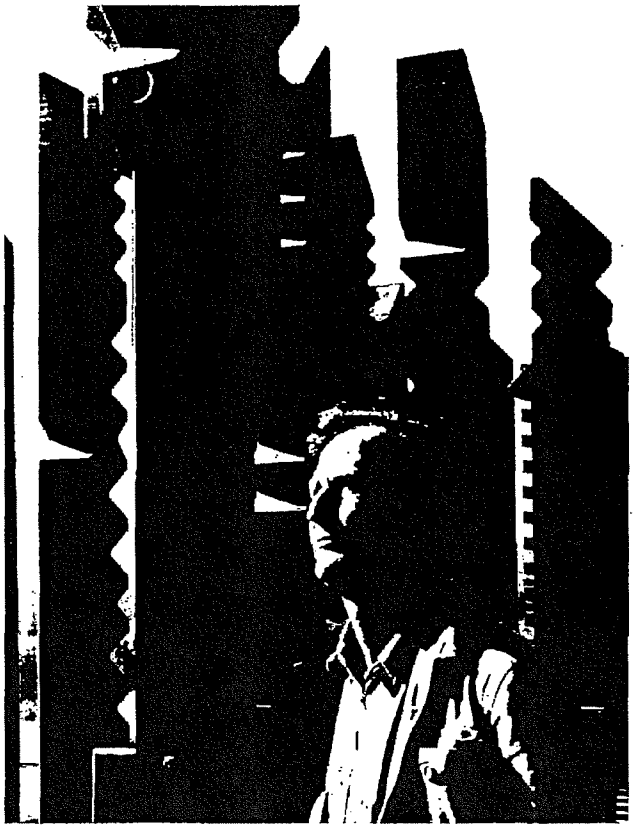
Condition Report:

- Structural: There appears to be some subsidence of the concrete slab footing the artwork. It appears to be sinking and below grade towards the rear wall from the road, (towards the South). An examination of the foundation beneath the artwork could not be accessed since it is located in a private yard, although assessing the condition is a priority. (See Figure 1)
- Structural: The rear wall could also be impacted by the attachment of garden fences to the rear Southern side of the artwork.
- Structural: The concrete slab may also be below grade on the Proper Right End, so sinking towards the West.
- Structural: Another concern is the proximity of trees to the artwork, in particular a large pine tree to the Eastern end. There were no trees when the artwork was installed, and the artist's intent was to enable the sunlight to penetrate uninterrupted through the structure. The branches of the tree have been trimmed, but branches are still leaning onto the eastern end of the artwork, and pushing the upright posts out of the vertical orientation. This, and the tree roots may also be undermining the foundation. (See Figure 2)
- Structural: The bolts and rods connecting the elements appeared to be generally in good condition, although some rusting of exposed surfaces was noted, especially where the paint had deteriorated. Approximately 50% of the paint on washers and bolt heads was deteriorated across the artwork. All fasteners should be checked for tightness and stability. (See Figure 3)
- Structural: Some of the bolts may have loosened, since six upright posts were found to be slightly moveable.
- Structural: In addition to the posts, seven other wood elements were found to be mobile. The upper tower framework was not assessed at this time.
- Structural: Corner brackets helping to keep Group 6 in square were rusted with deteriorated paint layers.
- Structural: The redwood posts are generally in remarkably good condition with no signs of wood rot or beetle infestation.
- The proximity of the trees is also an issue since it is forming a microclimate encouraging biogrowth. The area where the artwork is located is a particularly foggy part of San Francisco, however the extent of biogrowth on the piece is excessive. Green biogrowth was noted overall in addition to orange and brown algae and lichens and moss. There was also a covering of pine needles and other organic material on most surfaces. (See Figure 4)
- The outermost post of group 8 that faces the road, has a large loss to the timber at the bottom of the post. This is possibly from a collision or vandalism, and does not appear to appear to be from wood rot or infestation. (See Figure 5)
- There are a number of areas where graffiti has been scratched in and tags painted over. Painted over tags were noted on both redwood posts and most of the concrete blocks. It also appears that people may have climbed the 'tower' and graffitied in white paint on upper areas. (See Figure 6)
- There were many rusted nails and staples on some of the front posts, possibly from posting of flyers.

RECOMMENDATIONS:

- A full review by a structural engineer is recommended to assess the subsidence of the structure, foundations, impact of the pine tree and garden fences, and integrity of the bolting system to ensure the long term preservation of the artwork.

Future work should include:
Structural repairs as recommended by the structural engineer
Removal of the trees
Repainting of the bolt heads and washers
Fill of the large loss to the post in group 8
Overall cleaning to remove biogrowth and organic material
Removal of tags and overpaint
Application of a sacrificial coating to concrete blocks
Periodic monitoring



Stefan Novak

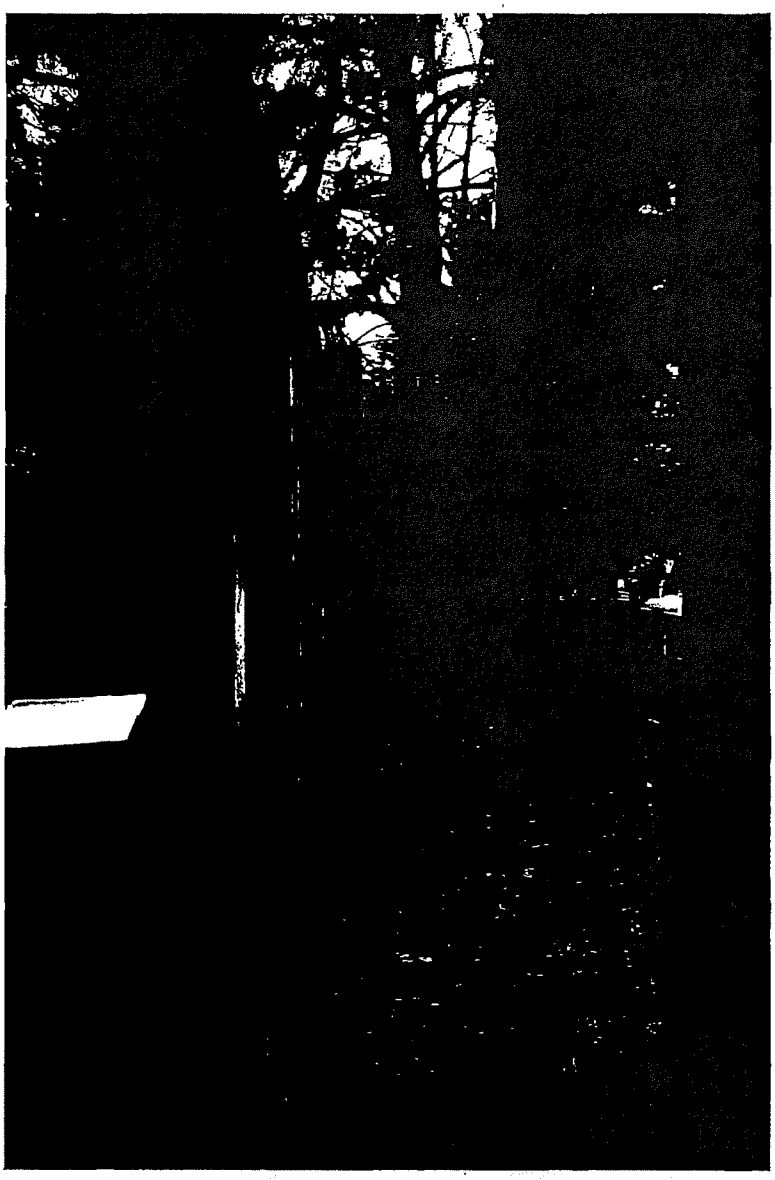


Figure 1: A View of the Interior of the Artwork Looking Towards the East. The slab appears to be subsiding towards the rear wall.

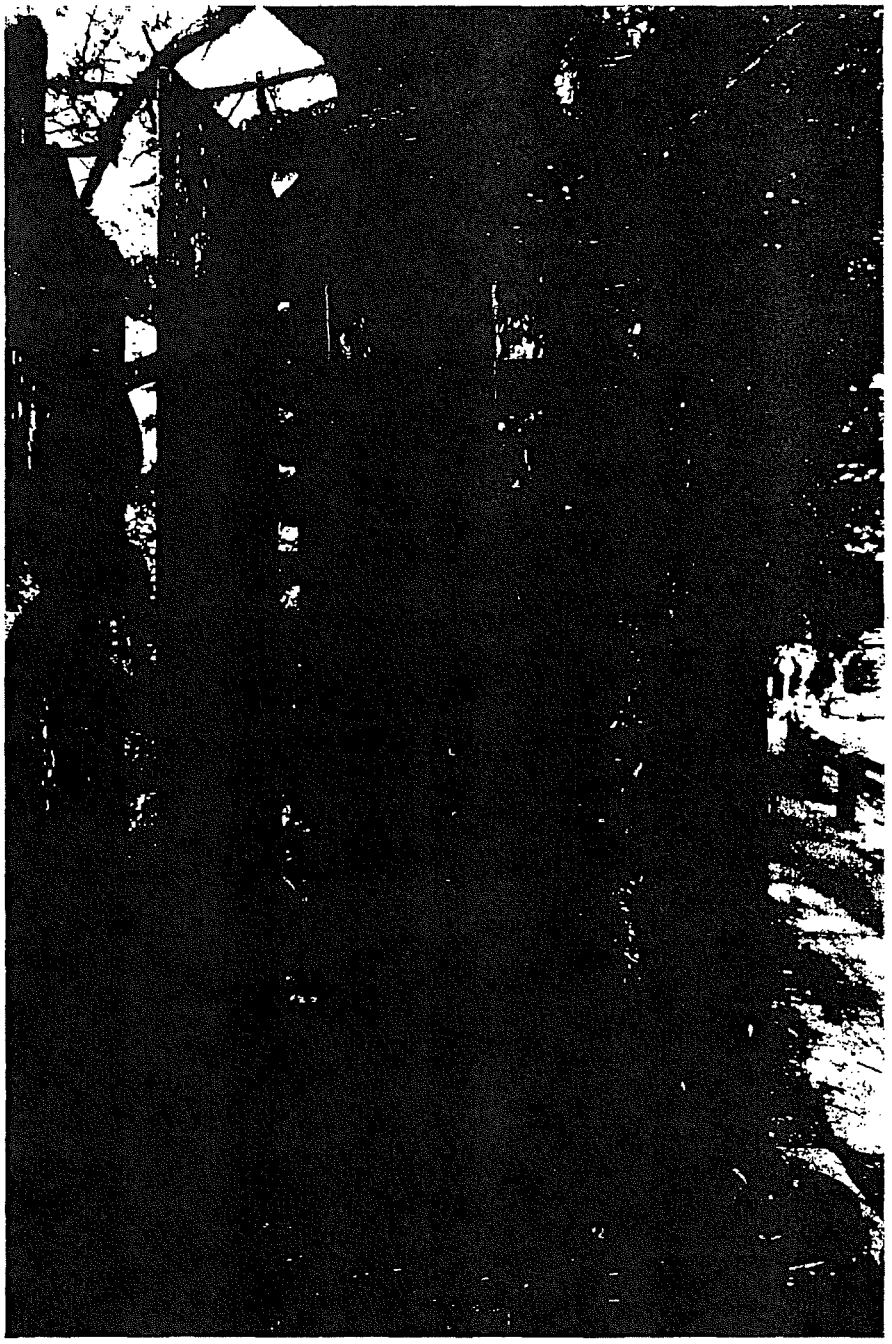


Figure 2: Group 1
Verticals Leaning Under Pressure of the Tree Branch

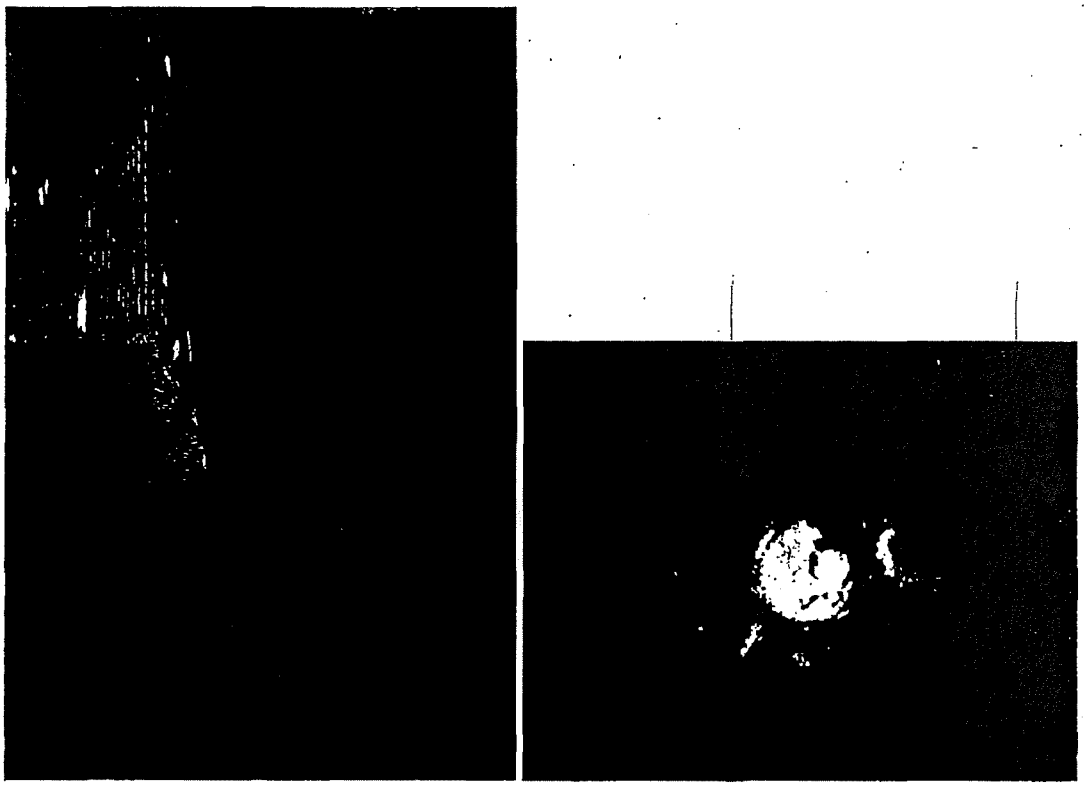


Figure 3: Green Biogrowth Present on Group 1 (Left)
FIgure 4: Bolt Head and Washer with Deteriorated Paint Layer (RIght)

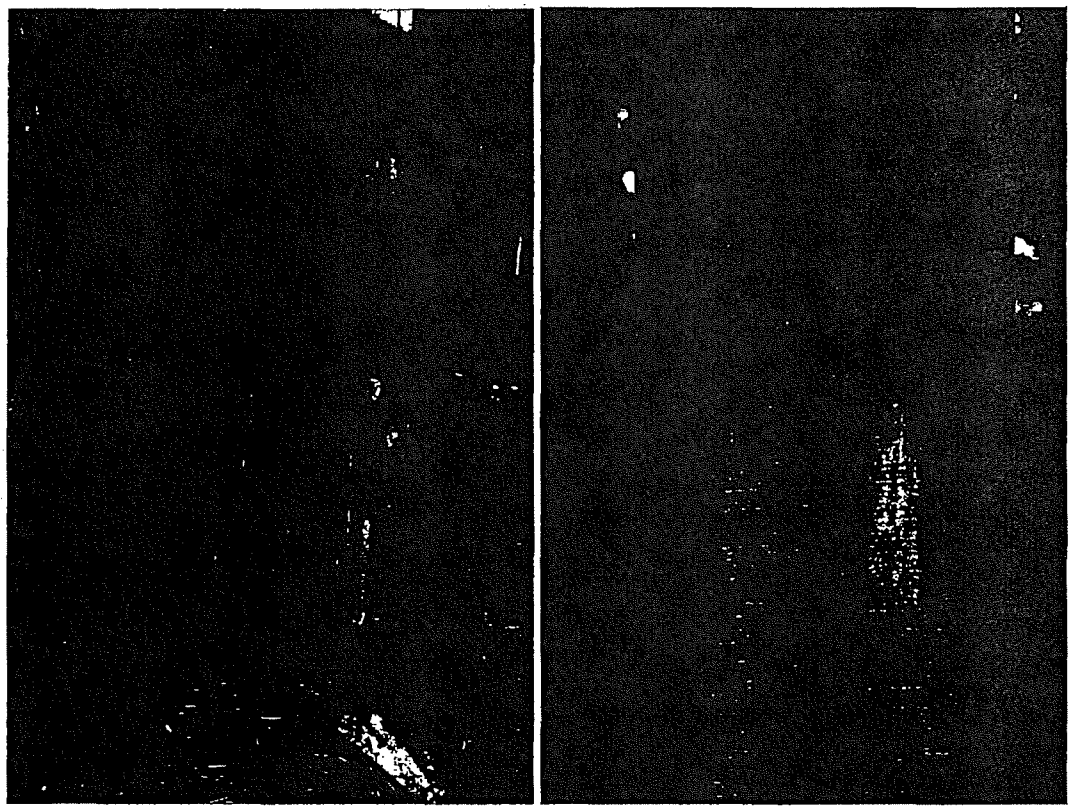


Figure 5: Group 8-Loss of TImber to Outermost Post (Left)
Figure 6: Scratched in Graffiti and Painted Out Tags

Letters in Support of Landmark Designation for Diamond Heights Safety Wall

Organizations:

- Diamond Heights Community Association
- Glen Park Neighborhoods History Project
- Sunnyside Neighborhood Association

Individuals:

- Carl Arnetzen
- John Priola
- Allison Arieff
- Michael and Patricia Busk
- David Bogandoff and Judith Presley
- Rebecca Coolidge
- Catherine Dunham
- James Feldman
- Karen Kerner
- Bridgette Karen Pimental-Shanmugam
- Brynna McNulty
- Marina Nelson
- Michael Rice
- Sharon Nadeu
- Evelyn Rose

Diamond Heights Community Association, PO Box 31529, San Francisco, CA 94131

Andrew Wolfram and Commissioners
Historic Preservation Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Sept. 17, 2017

Re: Support for Landmark Status for the Diamond Heights Safety Wall in Diamond Heights

Dear Mr. Wolfram and Commissioners,

The Diamond Heights Community Association Board requests that your Commission designate the Diamond Heights Safety Wall on Portola Drive at Diamond Heights Blvd. as an Article 10 San Francisco Landmark. The artwork is very important to Diamond Heights' history since it was designed and created by Stefan Novak in 1968 to serve as the entrance for the new Diamond Heights model neighborhood development. We are concerned about the current condition of the sculpture and want to secure analysis and preservation of it as soon as possible.

Landmark status would help our Board with our goals to seek funding for restoration, nighttime lighting and for a commemorative plaque honoring the artist and the sculpture's place in San Francisco history. We want to ensure that this magnificent and very large sculpture will be maintained for future generations.

Thank you for your consideration of landmark status for the Diamond Heights Safety Wall.

Best regards,

Betsy Eddy

Betsy Eddy,
Diamond Heights Community Association, President

cc: Tim Frye, Historic Preservation Officer
Bob Pullum, DHCA Board Member

DHCA website: www.dhcasf.org. Email: dhcasf@gmail.com

GLEN PARK NEIGHBORHOODS HISTORY PROJECT

Rediscovering our Neighborhoods' Histories — Documenting our Living Histories — Sharing our Histories with Others
Glen Canyon, Glen Canyon Park, Sunnyside, Fairmount Heights, and Diamond Heights in San Francisco's Old Rancho San Miguel

October 24, 2017

Andrew Wolfram and Commissioners
Historic Preservation Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Landmark Designation of the Diamond Heights Safety Wall

Dear President Wolfram and Commissioners,

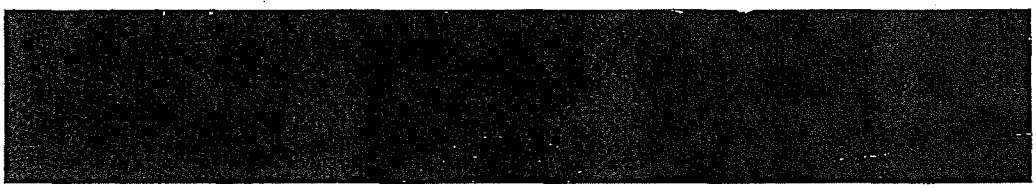
Founded in 2014, the *Glen Park Neighborhoods History Project* is dedicated to the rediscovery and preservation of the histories of our neighborhoods, located immediately south of Twin Peaks in a portion of the old Rancho San Miguel. Our neighborhoods – Glen Park, Glen Canyon Park, Sunnyside, Fairmount Heights, and Diamond Heights – are rich with historic events, ranging from prehistory to mid-20th century redevelopment. For our work, we were the recipient of the *Walter G. Jebe, Sr. Neighborhood Award* from the *San Francisco History Association* in 2016.

We support designation of the Diamond Heights Safety Wall on Portola Drive at Diamond Heights Boulevard as an Article 10 San Francisco Landmark and ask for your approval. The artwork has served as the gateway to Diamond Heights for 50 years and is now in need of preservation and restoration. Landmark status will facilitate obtaining funding for restoration, nighttime lighting and a commemorative plaque honoring the artist, Stefan Novak. Landmark status will help preserve the sculpture's place in San Francisco history.

On behalf of the Advisory Council of the Glen Park Neighborhoods History Project, we thank you in advance for your consideration in this important matter.

Respectfully submitted,

Evelyn Rose, PharmD
Project Director and Founder
31 Mizpah Street
San Francisco, CA 94131



Sunnyside Neighborhood Association

Stephen Martinpinto
President
Sunnyside Neighborhood Association
PO Box 27615
San Francisco CA 94127
Sunnyside.President@gmail.com
(760) 271-1877

October 23, 2017

Andrew Wolfram and Commissioners
Historic Preservation Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Mr. Wolfram and Commissioners,

Sunnyside Neighborhood Association was established 1974 to represent the residents of this neighborhood and to foster local community work and quality of life.

The officers of the association wholeheartedly support the efforts of Diamond Heights Community Association to have the Diamond Heights Safety Wall on Portola Drive at Diamond Heights Blvd. designated as an Article 10 San Francisco Landmark.

The artwork has served as the widely recognized gateway to Diamond Heights neighborhood for 50 years and is now in need of preservation and restoration. Landmark status will facilitate these improvements and help preserve the sculpture's place in San Francisco history.

Respectfully submitted,

Stephen Martinpinto
President

Ken Hollenbeck
Member-at-Large

Pauline Levinson
Vice-president

Amy O'Hair
Secretary

Carl M. Arntzen
44 Amber Drive
San Francisco, California 94131-1624

October 25, 2017

Andrew Wolfram and Commissioners
Historic Preservation Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Community-Sponsored Article 10 Landmark Designation
Application for the Diamond Heights Safety Wall

The safety wall serves as a visual welcoming landmark to Diamond Heights and has important cultural and architectural value as discussed in the application because of its association with the Diamond Heights Redevelopment Project which dramatically reshaped the area from undeveloped hills into a successful neighborhood.

I have lived at 44 Amber Drive since 1980. 44 and 48 Amber are directly below the wall. Anytime I need to give directions to someone on how to get to our home, I simply have to mention that we are below the wall because it is such a well-recognized landmark. It is not simply a wall, but an extremely unique architectural landmark symbolic of Diamond Heights. Landmark status will help preserve the sculpture's important place in San Francisco history.

Yours truly,

Carl M. Arntzen

October 20, 2017

Andrew Wolfram and Commissioners
Historic Preservation Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Commissioners,
Please approve designation of the Diamond Heights Safety Wall on Portola Drive at Diamond Heights Blvd. as an Article 10 San Francisco Landmark. The artwork has served as the gateway to Diamond Heights for 50 years and is now in need of preservation and restoration. Landmark status will facilitate obtaining funding for restoration, nighttime lighting and for a commemorative plaque honoring the artist. Landmark status will help preserve the sculpture's place in San Francisco history.
Thank you for your help!
Sincerely,
John Priola
324 Surrey Street

from: **allison arieff** <aja@modernhouse.com>

date: Sun, Oct 22, 2017 at 4:49 PM

subject: letter of support

Andrew Wolfram and Commissioners
Historic Preservation Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Mr. Wolfram and Commissioners,

I am writing to request that you approve designation of the Diamond Heights Safety Wall on Portola Drive at Diamond Heights Blvd. as an Article 10 San Francisco Landmark. The artwork has served as the gateway to Diamond Heights for 50 years and is now in need of preservation and restoration. Landmark status will facilitate obtaining funding for restoration, nighttime lighting and for a commemorative plaque honoring the artist. Landmark status will help preserve the sculpture's place in San Francisco history. Our city is changing — and changing fast. While certainly not every artifact or building of the past should be saved this sculpture should be. It is of significant historical and aesthetic importance and deserves preservation.

Thanks for your consideration.

Best regards,

Allison Arieff
Design writer, *The New York Times*
Editorial Director, SPUR
Longtime Glen Park resident

From: Michael Busk, mbusk.for@att.net

October 23, 2017

Dear Mr. Wolfram and Commissioners,

We enthusiastically encourage you to grant landmark status to the Stefan Novak "Redwood Sculpture." For forty years we have lived in the same house in Diamond Heights and driven or walked by this piece, which bids us a creative and interesting day as we leave and welcomes us back as we return.

Of the numerous other reasons why it should be officially recognized as the landmark that it is, three for us have prominence –or maybe four.

One, it is a clear, gentle but insistent product of the Sixties, as are we, as is this exceptional neighborhood: Peace, Love, and Joy.

Two, it is tree, actually the quintessential tree of our part of the world, tree that declares that this nature-infused neighborhood has way more trees than houses, tree that is the sentinel and guardian and bulwark of the grand canyon of San Francisco.

Three, it is a complex art piece that is simple, always rewarding another glance another day, typifying to young and old that the more you look, the more you see.

Finally, could anyone with a soul fail to raise to eminence a landmark whose nickname –perhaps even its official name– is "Safety Wall."

Peace, Love, Joy,

Patricia and Michael Busk

October 23, 2017
From: David Bogdanoff and Judith Presley

dbogdanoff@jps.net

The San Francisco Historical Preservation Commission
San Francisco Planning Department
San Francisco, California

We herein request landmark status for the Diamond Heights Safety Wall at Portola Drive in Diamond Heights.

We request this landmark status to facilitate the preservation of this artwork which is an illustration of the 1960s development of Diamond Heights.

Sincerely,
David Bogdanoff & Judith Presley
Glen Park Residents for 30 years

From: Rebecca Coolidge, beccacool@gmail.com

October 22, 2017

Dear Historic Preservation Commission Staff:

Please approve designation of the Diamond Heights Safety Wall as an Article 10 San Francisco Landmark. The Safety Wall is beautiful and unique, and more people will be able to learn about its historic context.

Please help preserve the Safety Wall and provide it City Landmark designation!

Sincerely,

Rebecca Coolidge

October 23, 2017

Andrew Wolfram and Commissioners
Historic Preservation Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

To whom it concerns:

As a 10 year resident of Diamond Heights, I am writing to request that you please approve designation of the Diamond Heights Safety Wall on Portola Drive at Diamond Heights Blvd. as an Article 10 San Francisco Landmark. The sculpture/artwork/safety wall has served as the gateway to Diamond Heights since it's inception some 50 years ago and is now in need of preservation and restoration. Landmark status will help facilitate obtaining funding for restoration, nighttime lighting and a commemorative plaque. Landmark status will help preserve the sculpture's unique place in San Francisco history for generations to come.

Thank you kindly for your assistance in this valuable public safety, architectural and historic matter.

Sincerely,

Catherine Dunham
catherine2064@gmail.com

From: James Feldman, jfeldman1952@gmail.com

October 24, 2017

Andrew Wolfram and Commissioners
Historic Preservation Commission
San Francisco Planning Department

A wonderful piece of sculpture stands guard over the Diamond heights community, a community that is increasingly being recognized in San Francisco for its unique mid-century architectural style.

This work of art was incorporated into the original plan of the district at the district's very inception 50 years ago. Built with a grant from General Electric, it functioned both as a safety wall and a welcoming entry to the neighborhood.

This sculpture and safety wall is now in need of restoration and preservation, and so:

Please approve the designation of the Diamond Heights Safety Wall on Portola Drive at Diamond Heights Blvd. as an Article 10 San Francisco Landmark. Landmark status will help facilitate obtaining the necessary funding for the restoration needed to preserve the sculpture's important place in San Francisco history.

Karen Kerner
karenekerner@gmail.com

October 21, 2017

Andrew Wolfram and Commissioners
Historic Preservation Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Commissioners:

I am a long time resident of the Glen Park/Diamond Heights area of San Francisco. I am writing to ask that you approve the designation of the Diamond Heights Safety Wall (Portola Drive at Diamond Heights Boulevard) as an Article 10 landmark. The beautiful redwood structure has been a beacon of welcome (and an important safety barrier) to the Diamond Heights neighborhood for fifty years, but it is now in need of preservation and restoration. With landmark status, the necessary work can be funded. Thank you in advance for your help in preserving this important landmark.

Sincerely,

Karen Kerner
297 Addison Street
San Francisco, CA 94131

Brigette Karen Pimentel-Shanmugam
brigettekaren@gmail.com

October 21, 2017

Dear City of San Francisco,
As a Diamond Heights property owner and resident of San Francisco, I highly recommend the city support our cause to have the Redwood Sculpture on Portola Drive designated a historical landmark. Just last week as I was walking my newly adopted rescue dog, passed by the Redwood Sculpture and was wondering about the history and the artist that created this piece of art. I admired the structure and was wondering how nice it would be at night if it was illuminate and possibly cleaned up a bit. I had no background on when it was erected until I read that Diamond Heights Community was petitioning to have this piece considered as a historic landmark.

As a native San Franciscan that has lived in the Richmond, Mission and Bernal Heights hoods I can tell you that my community in Diamond Heights is very involved and truly cares about the area and the people living in our hood. We do not have a lot of landmarks that are significant to the hood and this Redwood sculpture seems quite appropriate as our gateway into the Diamond Heights community. We do not have the clout of Presidio Heights or Pac Heigths with its painted ladies and amazing Presidio park, however we are a group of residents that cares about the community and this icon serves as a structure that encapsulates the " new city development of the early 70's with our condos, single family homes and apartments that are meant to be affordable to families". The structure is really the only public piece of art that can connects us back to the emergence of this newly developed community.

Thank you for you consideration and please come visit us.

Sincerely,
Brigette Karen Pimentel-Shanmugam
125 Topaz Way
SF Ca 94131

From: mcbrynna@gmail.com

October 22, 2017

Dear Historic Preservation Commission Staff:

Please approve designation of the Diamond Heights Safety Wall as an Article 10 San Francisco Landmark. The Safety Wall is one of my most favorite art installations in San Francisco! It's beautiful and unique, and in learning about the context in which it was built it definitely sounds worthy of City Landmark status. I hope it achieves this status so others can learn about it and the Safety Wall can get the stewardship it needs.

Please help preserve the Safety Wall!

Sincerely,

Brynna McNulty

From: Marina Nelson, thelaw@gmail.com

October 21, 2017

Dear commissioners, Please approve designation of the Diamond Heights Safety Wall on Portola Drive at Diamond Heights Blvd. as an Article 10 San Francisco Landmark. The artwork has served as the gateway to Diamond Heights for 50 years and is now in need of preservation and restoration. Landmark status will facilitate obtaining funding for restoration, nighttime lighting, and for a commemorative plaque honoring the artist. Landmark status will help preserve the sculpture's place in San Francisco history and also serves as a unique barrier from cars in case of accident.

Michael Rice, mrice100@sbcglobal.net

October 22, 2017

Andrew Wolfram and Commissioners
Historic Preservation Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

I am happy to support designation of the Diamond Heights Safety Wall on Portola Drive as an Article 10 San Francisco Landmark. The artwork has served as the gateway to Diamond Heights for 50 years and is now in need of preservation and restoration. As the department and commission have recognized in recent years, Mid-Century architecture and design are important and often threatened resources. Landmark status will facilitate obtaining funding for restoration, nighttime lighting, and for a commemorative plaque honoring the artist. Glen Park and Diamond Heights have notable resources of this period, such as the Glen Park BART Station and Fire Station 26. The Safety Wall is part of this character.

Thank you,

Michael Rice
Past President, Glen Park Association
(for identification only)

November 1, 2017

Andrew Wolfram and Commissioners
Historic Preservation Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Landmark Designation of the Diamond Heights Safety Wall

Dear President Wolfram and Commissioners,

Please approve designation of the Diamond Heights Safety Wall on Portola Drive at Diamond Heights Blvd. as an Article 10 San Francisco Landmark. The artwork has served as the gateway to Diamond Heights for 50 years and is now in need of preservation and restoration. Landmark status will facilitate obtaining funding for restoration, nighttime lighting and for a commemorative plaque honoring the artist. Landmark status will help preserve the sculpture's place in San Francisco history.

Thank you in advance for your consideration in this important matter.

Respectfully submitted,

Sharon M. Nadeau

Sharon Nadeau
31 Mizpah Street
San Francisco, CA 94131

November 1, 2017

Andrew Wolfram and Commissioners
Historic Preservation Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Landmark Designation of the Diamond Heights Safety Wall

Dear President Wolfram and Commissioners,

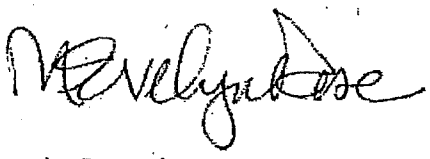
Art can be found throughout the San Francisco landscape, from monuments depicting historic figures and events, to the long-standing Hearts in San Francisco project, to Cupid's Span along the Embarcadero. While all are attractive to the eye, none incorporate function in the artistic design.

Crafted nearly 50 years ago in 1968, the Diamond Heights Safety Wall serves both art *and* function. Constructed entirely of redwood by Stefan Novak, it reflects the natural history of the Greater San Francisco Bay Area. Its form is a Modernist design that signals approaching visitors they are about to enter a region whose architecture is something quite different from that found elsewhere in San Francisco. In function, not only can it be enjoyed by pedestrians walking within the structure, but it also serves as a safety barrier, protecting the homes behind it from any vehicular mishaps at Portola Drive and Clipper Street. Quite a novel concept.

As a historian of our district, I support designation of the Diamond Heights Safety Wall on Portola Drive at Diamond Heights Boulevard as an Article 10 San Francisco Landmark and ask for your approval. It has served as the gateway to Diamond Heights for half a century and is now in need of preservation and restoration. Landmark status will help preserve this sculpture's place in the history of San Francisco.

Thank you in advance for your consideration in this important matter.

Respectfully submitted,



Evelyn Rose, PharmD
Chief Tramping Office, Tramps of San Francisco (History Blog)
Project Director and Founder, Glen Park Neighborhoods History Project
31 Mizpah Street
San Francisco, CA 94131

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

LAND USE AND TRANSPORTATION COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: **Monday, March 5, 2018**

Time: **1:30 p.m.**

Location: **Legislative Chamber, Room 250, located at City Hall**
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: **File No. 180078.** Ordinance amending the Planning Code to designate the wall located at the intersection of Diamond Heights Boulevard and Clipper Street (aka Diamond Heights Safety Wall), in Assessor's Parcel Block No. 7504, Lot No. 011, as a Landmark under Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, March 2, 2018.

Angela Calvillo
Clerk of the Board

DATED: February 21, 2018
MAILED/POSTED: February 22, 2018

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 544-5227

PROOF OF MAILING

Legislative File No. 180078

Description of Item(s): Land Use and Transportation Committee - Public Hearing Notice - Planning Code - Landmark Designation - Wall at the Intersection of Diamond Heights Boulevard and Clipper Street (aka Diamond Heights Safety Wall) - 9 Notices Mailed

I, Brent Jalipa, an employee of the City and County of San Francisco, mailed the above described document(s) by depositing the sealed items with the United States Postal Service (USPS) with the postage fully prepaid as follows:

Date: February 22, 2018

Time: 8:30 am

USPS Location: Repro Pick-up Box in the Clerk of the Board's Office (Rm 244)

Mailbox/Mailslot Pick-Up Times (if applicable): N/A

Signature:

Instructions: Upon completion, original must be filed in the above referenced file.

Diamond Heights Safety Wall

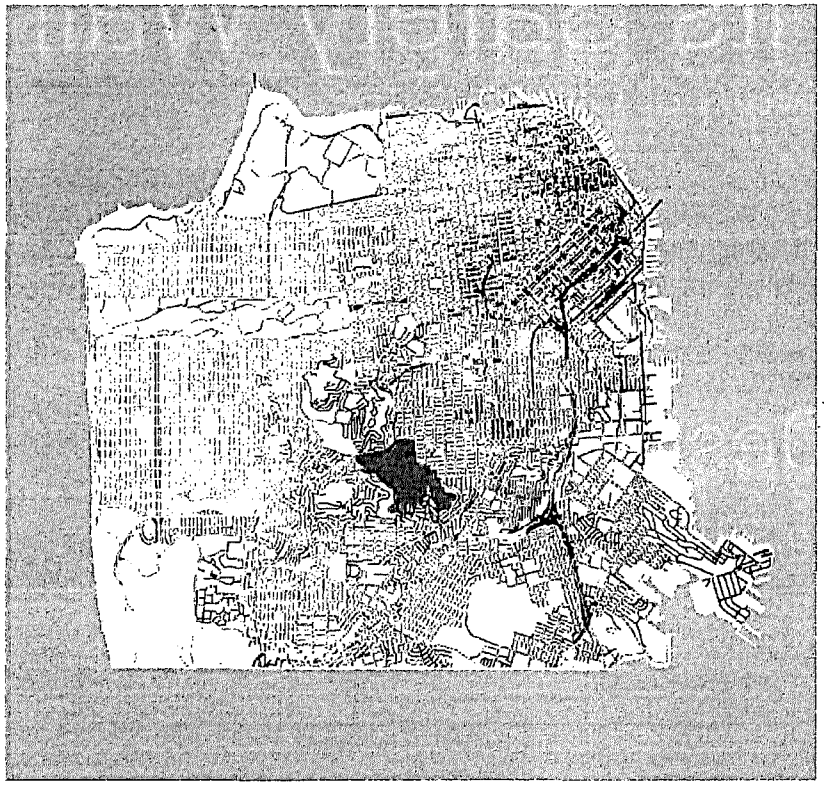
Diamond Heights Boulevard at Clipper Street

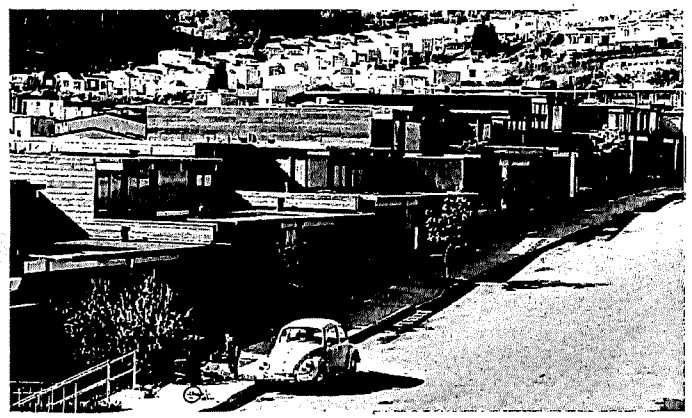
Landmark Designation

March 5, 2018

SAN FRANCISCO
PLANNING DEPARTMENT

Diamond Heights





Above: Diamond Heights Project Area B-1 graphic from *Developer Guide Statement: Diamond Heights Red Rock Hill Competition* (San Francisco Redevelopment Agency Archives). Right: Diamond Heights neighborhood residences (San Francisco Public Library Historical Photograph Collection)

Diamond Heights Safety Wall
1968 and Today

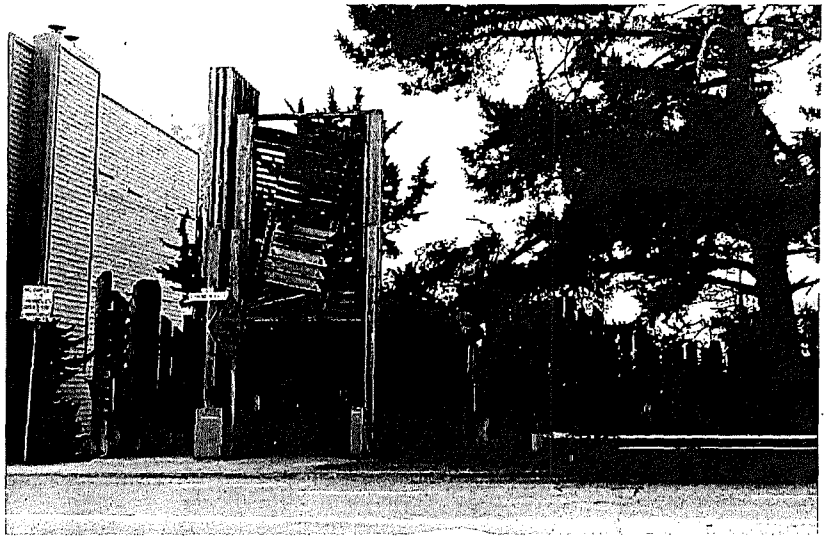
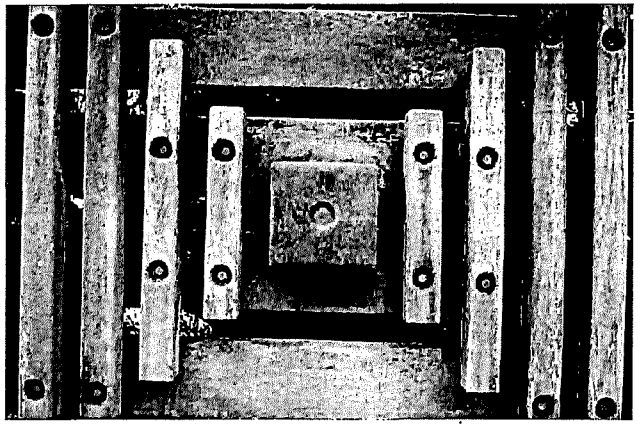
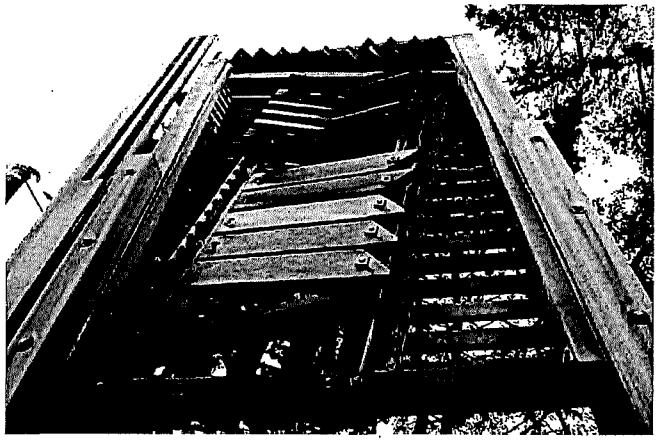
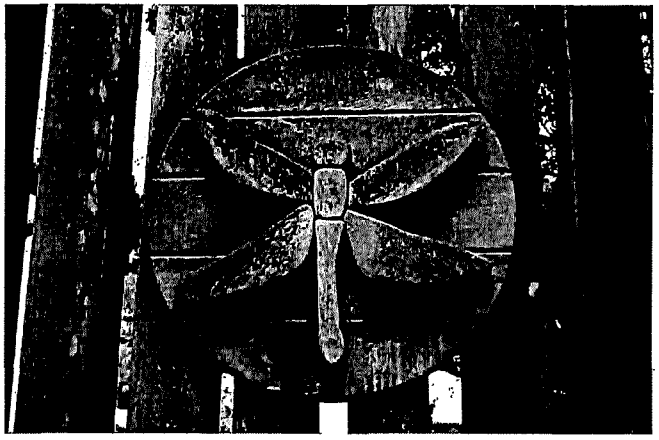


Photo credit: San Francisco Public Library Historical Photograph Collection

Details







Email supporting Supervisor Sheehy's legislation to designate the Diamond Heights Gateway Sculpture a landmark

March 2, 2018

Dear Land Use and Transportation Committee Members:

My wife Carol Savary and I reside at 25 Amethyst Way in the Diamond Heights neighborhood.

I'm writing you with regards to the Diamond Heights Gateway Sculpture.

We support Supervisor Sheehy's legislation to designate the Diamond Heights Gateway Sculpture a landmark.

We believe it's a wonderfully under-recognized piece of cultural and historical significance to the Diamond Heights neighborhood and implore you to vote in support of Supervisor Sheehy's legislation.

Best Regards,

George Koster
Development|Marketing|Consultant
650-248-8100
george@georgekoster.com
www.georgekoster.com
skype: geokoster1
@georgekoster

Smith, Desiree (CPC)

From: Lambright, Koledon (BOS)
Sent: Wednesday, February 28, 2018 11:34 AM
To: Gabriel Block
Cc: Smith, Desiree (CPC); Frye, Tim (CPC)
Subject: RE: Landmark

Thank you for Reaching out Gabe,

I am attaching Desiree and Tim from the Planning department who will have a more intimate knowledge of that process than I will.
Best,
Koledon Lambright
Legislative Aide
Office of Supervisor Jeff Sheehy
City Hall, 1 Dr. Carlton B. Goodlett Place, Room 284
San Francisco, California 94102
(415) 554-6986 | koledon.lambright@sfgov.org

(pronouns: she, her, hers)

From: Gabriel Block [mailto:gabe@crossroadstrading.com]
Sent: Wednesday, February 28, 2018 10:38 AM
To: Lambright, Koledon (BOS) <koledon.lambright@sfgov.org>
Subject: Landmark

Koledon,
I objected to the landmark designation of our building a long time ago and it has been resolved. We are evaluating whether or not we'll pursue the benefits of the Mills Act. When are those applications due?
Thanks,
Gabe Block


CROSSROADS

From: Lambright, Koledon (BOS)
To: Gabriel Block
Cc: Smith, Desiree (CPC); Frye, Tim (CPC)
Subject: RE: Landmark
Date: Wednesday, February 28, 2018 11:34:05 AM

Thank you for Reaching out Gabe,

I am attaching Desiree and Tim from the Planning department who will have a more intimate knowledge of that process than I will.
Best,

Koledon Lambright
Legislative Aide
Office of Supervisor Jeff Sheehy
City Hall, 1 Dr. Carlton B. Goodlett Place, Room 284
San Francisco, California 94102
(415) 554-6986 | koledon.lambright@sfgov.org

(pronouns: she, her, hers)

From: Gabriel Block [mailto:gabe@crossroadstrading.com]
Sent: Wednesday, February 28, 2018 10:38 AM
To: Lambright, Koledon (BOS) <koledon.lambright@sfgov.org>
Subject: Landmark

Koledon,
I objected to the landmark designation of our building a long time ago and it has been resolved. We are evaluating whether or not we'll pursue the benefits of the Mills Act. When are those applications due?
Thanks,
Gabe Block

CROSSROADS