



March 12, 2020

Board of Supervisors  
1 Carlton B. Goodlett Place  
San Francisco, CA 94102

**RE: Appeal of Conditional Use Authorization - 1420 Taraval Street**

Dear Supervisors:

I write in support of the Sunset-Parkside Education and Action Committee's appeal to deny the proposed project at 1420 Taraval Street (Block 2353, Lot No. 010). Certification of Conditional Use Authorization 2018-011904CUA would demolish an excellent example of one of the Parkside District's few surviving early houses.

San Francisco Heritage (Heritage) is committed to the preservation of the city's unique architectural and cultural identity in every corner of the city. The Parkside and Supervisorial District 4 is woefully underrepresented on the city's official inventory of historic properties. Halting this project and retaining 1420 Taraval is consistent with city policy that "existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods." (Planning Code, Section 101.1(b).)

As one of the first houses built by builder Hugh C. Keenan for the Parkside District Realty Company, 1420 Taraval (built in 1907) is one of a small number of properties connected to the district's creation and early development. As recognized by Planning Department staff, the property is significant under evaluation guidelines for state historical resources under Criteria 1 and 3. Heritage disagrees with the subsequent CEQA categorical exemption determination claiming 1420 Taraval lacked sufficient physical integrity to be considered a historic resource.

The *Secretary of Interior's Standards for Treatment of Historic Properties* specifically contemplate—and provide guidance for reversing—minor alterations to older buildings such as 1420 Taraval. The house's porch pillars may have been altered and windows replaced, but 1420 Taraval survives overwhelmingly intact today. The integrity of properties in historically working-class neighborhoods should be considered contextually. If a simple change such as replacing windows were to become the threshold for determining loss of integrity, it would reinforce a perception that only civic structures and residences of the wealthy elite are worthy of recognition and protection.

Please uphold this appeal and deny this project. San Francisco Heritage is committed to working with the property owner and providing technical assistance to sensitively reverse alterations to the building, initiate designation of the house as a historic resource, secure any available preservation-based financial incentives, and explore appropriate ways to add residential units to the property while preserving the original home. As an example, neighboring properties are built to the lot line and Heritage encourages examining the feasibility of adding an Accessory Dwelling Unit in the backyard.

Sincerely,

Mike Buhler  
President & CEO

**Statement of Appeal to Board of Supervisors of Conditional Use Authorization  
Planning Case # 2018-011904CUA Building Permit Application 201808086754  
1420 Taraval Street**

**STATEMENT OF APPEAL (5 pages)**

**a) Set forth the part(s) of the decision the appeal is taken from:**

**Paragraph 9** (pages 10-11). **General Plan Compliance. Housing Element Objectives and Policies**

**Paragraph 10** (pages 15-16)

**Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies.

**Paragraph 8** (pages 7-10)

iii. Whether the property is a “historical resource” under CEQA

iv. Whether the removal of the resource will have a substantial adverse effect under CEQA

v. Whether the project converts rental housing to other forms of tenure or occupancy;

vi. Whether the project removes rental units subject to the Residential Rent Stabilization and Arbitration Ordinance or affordable housing;

ix. Whether the project protects the relative affordability of existing housing;

**Paragraph 7** (p.5-6)

A. Compatibility with the neighborhood or community per SF Planning Code 303

**b) Set forth the reasons in support of your appeal**

A Conditional Use refers to a use that is not principally permitted in a particular Zoning District, according to the CUA application packet. Conditional Uses require a Planning Commission hearing in order to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan. Reasons for this appeal are:

**1) Not consistent with the San Francisco General Plan Housing Element and SF Planning Code 101.1(b)**

The 1420 Taraval project is not consistent with Objectives 2 and 3  
***(see Exhibit A: San Francisco General Plan Housing Element-***

***Summary of Objectives and Policies attached hereto and incorporated***

*by reference*) and several policies of the San Francisco General Plan Housing Element. These include:

**Policy 2.1 Discourage the demolition of sound existing housing unless the demolition results in a net increase in affordable housing.**

The 1420 Taraval project would replace naturally-affordable housing with market-rate housing and therefore is not consistent with Policy 2.1.

**Policy 3.1 Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs**

1420 Taraval is subject to the Residential Rent Stabilization and Arbitration Ordinance. Three tenants who comprise three separate households (in that they are not a family unit) have naturally affordable rent. Therefore, the project is not consistent with Policy 3.1

**Policy 3.4 Preserve "naturally affordable" housing types, such as smaller and older ownership units.**

1420 Taraval is a "naturally affordable" older housing type with annual property tax of \$1,869.32 for this fiscal year. The economics of demolishing existing rental property with a very low tax base and replacing it with market-rate housing with a tax base more than twenty times higher plus recovery of new construction costs (highest in the world in SF, according to the *New York Times*) further renders the existing housing type "naturally affordable" housing that should be preserved. Therefore, the project is not consistent with Policy 3.4.

Further, the 1420 Taraval project is **not in compliance with the San Francisco Planning Code Section 101.1(b)** which provides for general plan consistency and implementation including Priority Policies 2 and 3 (***see Exhibit B: SF Planning Code Section 101.1(b) attached hereto and incorporated by reference***)

*"That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods."*

*“That the City’s supply of affordable housing be preserved and enhanced.”*

**2) Decreases “naturally affordable” housing in the Parkside district**

The existing 3-story structure currently houses at least 3 current tenants living cooperatively in a 3-bedroom house and paying naturally affordable rent for 2,176 square feet of space (725 square feet per person). In contrast, average rent in San Francisco is \$3,688 for an average-sized apartment of 747 square feet, according to RentCafe.

The proposed project would replace “naturally affordable” housing with market-rate housing. Considering that San Francisco has the highest housing construction costs in the world, only high-income tenants would be able to afford living in the proposed new structure.

It should be noted that it is misleading that the 3-bedroom, 3-story, 2,176 square foot house has been represented variously as a 2-bedroom and even a 1-bedroom house (see p. 10 of decision, bottom of page). According to the project plans, the second floor contains 4 good-sized rooms. The plans label two of the rooms as bedrooms and the other two rooms as family room and sitting room.

**3) Displaces a minimum of 3 current tenants paying naturally affordable rent.**

These tenants comprise 3 separate naturally-affordable rate households in that they arrived at 1420 Taraval at different times and are not part of a family unit. Multiple households living cooperatively and sharing existing structures are some of the most affordable housing available in San Francisco.

**4) Destroys a rare historical resource and negatively impacts the look, feel and character of the Parkside district**

The 1420 Taraval project would demolish one of Parkside’s earliest houses, a 1907-1909 craftsman which is the last remaining house in a row built by Hugh Keenan who also built the Grateful Dead house at 710

Ashbury Street. It was constructed following the 1906 earthquake. According to the Preservation Team Review Form attached to the CEQA Categorical Exception Determination (**see Exhibit C: Preservation Team Review Form attached hereto and incorporated by reference**),

*“The subject property is significant under Criterion 1 as part of the early residential development of Parkside and the later evolution to accommodate commercial uses and under Criterion 3 as a rare example of early twentieth century residential architecture in the Parkside.”*

However, the subjective review concludes that the property “does not retain integrity due to significant alterations.”

According to Woody LaBounty, local historian and co-author of the Parkside District historic context statement adopted by the City of San Francisco, "With proper contextual consideration of the materials, design, feeling, location, association and setting, 1420 Taraval easily retains a majority of the seven aspects of historic integrity." (**see attached Exhibit D: Letter from local historian Woody LaBounty attached hereto and incorporated by reference**). LaBounty also states that the only modifications are minor, utilitarian and “entirely reversible.” Further, LaBounty states “This proposed project would destroy one of the last, best, early buildings on the Parkside District’s main street.”

In summary, the 1420 Taraval project is not consistent with the SF General Plan Housing Element and the project is not consistent with the Priority Polices of the SF Planning Code section 101.1(b) including affordable housing, existing housing and neighborhood character. Further, the Planning Department’s preservation team was correct in determining that 1420 Taraval is significant and a rare example but its subjective determination that the structure has lost integrity is not consistent with the views of local historians, preservationists and community members.

**5) Demolition of the existing structure has a negative environmental impact.**

There are significant negative environmental consequences of demolishing the existing structure. According to the Chicago Metropolitan Agency for Planning (CMAP), demolition and construction now account for 25% of the solid waste that ends up in US landfills each year. Also, hauling all of the debris to the dump is bad for climate change among many other environmental impacts.

**6) Proposed project would cover up side windows of occupant apartments of small apartment building next door.**

The 1420 Taraval project would cover up the side windows of the small apartment building next door at 1414 Taraval Street built in 1936. This will substantially impact the quality of life for existing occupants of 1414 Taraval Street next door to the project.

For all of the above reasons, the Sunset-Parkside Education Action Committee (SPEAK) respectfully requests that the Board of Supervisors exercise its oversight authority for the 1420 Taraval Street demolition and project.

# I. SUMMARY OF OBJECTIVES & POLICIES

## ISSUE 1: ADEQUATE SITES

### OBJECTIVE 1

#### IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

##### POLICY 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

##### POLICY 1.2

Focus housing growth and infrastructure-necessary to support growth according to community plans. Complete planning underway in key opportunity areas, such as Treasure Island, Candlestick Park and Hunter's Point Shipyard..

##### POLICY 1.3

Work proactively to identify and secure opportunity sites for permanently affordable housing.

##### POLICY 1.4

Ensure community based planning processes are used to generate changes to land use controls.

##### POLICY 1.5

Consider secondary units in community planning processes where there is neighborhood support and when other neighborhood goals can be achieved, especially if that housing is made permanently affordable to lower-income households.

##### POLICY 1.6

Consider greater flexibility in number and size of units within established building envelopes in community based planning processes, especially if it can increase the number of affordable units in multi-family structures.

##### POLICY 1.7

Consider public health objectives when designating and promoting housing development sites.

##### POLICY 1.8

Promote mixed use development, and include housing, particularly permanently affordable housing, in new commercial,

institutional or other single use development projects.

##### POLICY 1.9

Require new commercial developments and higher educational institutions to meet the housing demand they generate, particularly the need for affordable housing for lower income workers and students.

##### POLICY 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

## ISSUE 2: CONSERVE AND IMPROVE EXISTING STOCK

### OBJECTIVE 2

#### RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

##### POLICY 2.1

Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

##### POLICY 2.2

Retain existing housing by controlling the merger of residential units, except where a merger clearly creates new family housing.

##### POLICY 2.3

Prevent the removal or reduction of housing for parking.

##### POLICY 2.4

Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.

##### POLICY 2.5

Encourage and support the seismic retrofitting of the existing housing stock.

##### POLICY 2.6

Ensure housing supply is not converted to de facto commercial use through short-term rentals.

### OBJECTIVE 3

#### PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

##### POLICY 3.1

Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.

##### POLICY 3.2

Promote voluntary housing acquisition and rehabilitation to protect affordability for existing occupants.

##### POLICY 3.3

Maintain balance in affordability of existing housing stock by supporting affordable moderate ownership opportunities.

##### POLICY 3.4

Preserve "naturally affordable" housing types, such as smaller and older ownership units.

##### POLICY 3.5

Retain permanently affordable residential hotels and single room occupancy (SRO) units.

## ISSUE 3: EQUAL HOUSING OPPORTUNITIES

### OBJECTIVE 4

#### FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

##### POLICY 4.1

Develop new housing, and encourage the remodeling of existing housing, for families with children.

##### POLICY 4.2

Provide a range of housing options for residents with special needs for housing support and services.

##### POLICY 4.3

Create housing for people with disabilities and aging adults by including universal design principles in new and rehabilitated housing units.

## San Francisco Planning Code

### SEC. 101.1. GENERAL PLAN CONSISTENCY AND IMPLEMENTATION.

(a) The General Plan shall be an integrated, internally consistent and compatible statement of policies for San Francisco. To fulfill this requirement, after extensive public participation and hearings, the Planning Commission shall in one action amend the General Plan by January 1, 1988.

(b) The following Priority Policies are hereby established. They shall be included in the preamble to the General Plan and shall be the basis upon which inconsistencies in the General Plan are resolved:

(1) That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

(2) That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

(3) That the City's supply of affordable housing be preserved and enhanced;

(4) That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

(5) That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

(6) That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

(7) That landmarks and historic buildings be preserved; and,

(8) That our parks and open space and their access to sunlight and vistas be protected from development.

(c) The City may not adopt any zoning ordinance or development agreement authorized pursuant to Government Code Section 65865 after November 4, 1986, unless prior to that adoption it has specifically found that the ordinance or development agreement is consistent with the Priority Policies established above.

(d) The City may not adopt any zoning ordinance or development agreement authorized pursuant to Government Code Section 65865 after January 1, 1988, unless prior to that adoption it has specifically found that the ordinance or development agreement is consistent with the General Plan.

(e) Prior to issuing a permit for any project or adopting any legislation which requires an initial study under the California Environmental Quality Act, and prior to issuing a permit for any demolition, conversion or change of use, and prior to taking any action which requires a finding of consistency with the General Plan, the City shall find that the proposed project or legislation is consistent with the Priority Policies established above. For any such permit issued or legislation adopted after January 1, 1988 the City shall also find that the project is consistent with the General Plan.

(Added by Proposition M, 11/4/86; amended by Ord. [188-15](#), File No. 150871, App. 11/4/2015, Eff. 12/4/2015)





# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

<b>Preservation Team Meeting Date:</b>		<b>Date of Form Completion</b>	6/6/2019
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PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros/Melanie Bishop	1420 Taraval Street	
Block/Lot:	Cross Streets:	
2353/010	Taraval & 24th	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2018-011904ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input type="radio"/> Alteration	<input checked="" type="radio"/> Demo/New Construction

<b>DATE OF PLANS UNDER REVIEW:</b>	N/A
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation Part 1 prepared by Tim Kelley Consulting, LLC (November 2017).	

PRESERVATION TEAM REVIEW:			
Category:	<input type="radio"/> A	<input type="radio"/> B	<input checked="" type="radio"/> C
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Period of Significance:	<input type="text"/>	Period of Significance:	<input type="text"/>
		<input type="radio"/> Contributor <input type="radio"/> Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment to the individual historic resource:	<input type="radio"/> Yes	<input type="radio"/> No	
CEQA Material Impairment to the historic district:	<input type="radio"/> Yes	<input type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input type="radio"/> No	
Defer to Residential Design Team:	<input type="radio"/> Yes	<input type="radio"/> No	

PRESERVATION TEAM COMMENTS:
<p>According to the Historic Resource Evaluation Part 1 prepared by Tim Kelley Consulting, LLC (November 2017) and information found in the Planning Department files, the subject property at 1420 Taraval Street contains a three-story over raised basement, single-family residence. According to the original construction permit, the building was constructed in 1909 by Hugh Keenan, who worked as a builder with architect Robert Dickie Cranston to construct homes primarily in the Haight Ashbury neighborhood during the 1890's. Notable examples of their work include 710 Ashbury and 459 Ashbury. The partnership lasted briefly, with Keenan branching out as the sole proprietor of a construction company, working primarily in the Parkside. Though it is not known exactly when the partnership between Cranston and Keenan dissolved, Hugh Keenan Construction Company appears in newspaper articles and city directories after 1900. Extensive alterations have been made to the subject property including the front addition of commercial space (1946), window replacement, reconstruction of front steps, and remodel of front porch. It is likely the latter changes were completed without a permit, as no permit records have been found to confirm the date of these alterations.</p> <p>The subject property is not located adjacent to any known historic resources (Category A properties) or within the boundaries of any identified historic district. The subject property is located within the Parkside neighborhood on a block that includes residences constructed between 1909-1968. The initial residential development of Parkside occurred between 26th &amp; Ulloa and 32nd &amp; Vicente in the form of "Parkside Cottages"; typically one-story six-room structures with a variety of facade styles available (Source: San Francisco's Historic Parkside District:1905-1957 Context Statement). The subject property was constructed shortly after this initial wave of development and reflects the early development of Parkside and the subject block of Taraval, which was primarily residential.</p> <p>A historical photo from 1914 included in the Historic Resource Evaluation Part I shows the block originally contained six properties built by Keenan that were similar in massing and style to 1420 Taraval. The subject building and 1409 Taraval are the only two properties remaining. Hugh Keenan was on the board of directors of the Parkside Realty Company (Source: San Francisco Chronicle, 1905), and his construction company was responsible for the construction of several streets and block grading in Parkside. In an effort to develop the area and attract residents, the Parkside Realty Company also formed a sister agency, the Parkside Transit Company, a private corporation that assisted in bringing public transit to the area and therefore, more prospective residents.</p> <p>(continued)</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<b>Allison K. Vanderslice</b> Digitally signed by Allison K. Vanderslice Date: 2019.06.07 11:08:07 -07'00'	

The subject block was primarily residential and largely undeveloped aside from the six properties constructed by Keenan until approximately 1938. The 1938 Harrison Ryker aerial photograph of the subject block shows an increase in development with several larger scale properties constructed around the subject building. The 1950 Sanborn Map shows the property as it exists currently with the front commercial addition. Based on this historic documentation, it is likely the property added a commercial storefront to their existing property in order to accommodate new commercial development brought to the area by increased transit. Many properties like this exist along Taraval but have not been in use commercially in recent years. The property at 1420 Taraval tells the story of two separate waves of development in the Parkside along Taraval: the first initial wave of residential development occurring in the early 1900's and later, the development of the block commercially in the late 1930's and 1940's. Hugh Keenan Construction Company was integral in the development of Parkside as a neighborhood. The subject property is significant under Criterion 1 as part of the early residential development of Parkside and the later evolution to accommodate commercial uses and under Criterion 3 as a rare example of early twentieth century residential architecture in the Parkside. However, the subject property does not retain integrity due to significant alterations over time including alterations to the commercial space which is no longer in use. The subject building is not eligible for listing in the California Register under any criteria as part of a historic district. The property at 1409 Taraval is a more intact representative example of single-family residential architecture from the early period of development in Parkside and is significant under Criterion 1 as part of the early residential development of Parkside and Criterion 3 as a rare example of early twentieth century residential architecture in the Parkside.

February 24, 2020

Board of Supervisors  
1 Carlton B. Goodlett Place  
San Francisco, CA 94102

Re: **Appeal of 2018-011904PRG (1420 Taraval Street)**

Supervisors:

I am the founder of Western Neighborhoods Project, a twenty-year-old nonprofit dedicated to the history of the city's west side, a co-author of the city-adopted Parkside District historic context statement, and a native San Franciscan who has spent years working and residing in the Parkside.

I have great respect for Planning's preservation staff, and since last summer have tried to work with them in recognizing the importance of the house at 1420 Taraval Street to the neighborhood's history, character, and early development. To staff's credit, they disagreed with the opinion of the consultant hired by the project sponsor and acknowledged that 1420 Taraval *was* a potential historic resource, specifically, "**an early and rare example of an early 20th century residence in the neighborhood.**" Unfortunately, staff then decided that the building had lost integrity and was therefore not a resource.

This is one of a handful of the earliest house in the Parkside, with a distinctive Arts and Crafts style, in a highly visible part of the district at 24th and Taraval Streets. 1420 Taraval represents the first architectural style of this neighborhood before it was overrun by stucco Mediterranean styles in the 1920s and is the sole survivor of a row constructed by builder Hugh C. Keenan, a director of the firm responsible for the district's creation, the Parkside Realty Company.

The guidelines for analyzing a property's integrity are detailed, consisting of seven official criteria, but in the end, determination on whether integrity is lost is a fairly subjective decision. One criteria, for example, is "feeling." I contend that the historic nature of the building is evident at a glance, and certainly retains integrity to convey its significance. Planning staff cited loss of the original porch railings and posts and the replacement of the windows as the primary reasons for determining a loss of integrity. These are fairly minor and utilitarian issues with a 110-year-old building subject to the ocean breezes and fog of the Parkside, and entirely reversible alterations. 1420 Taraval still has its gable trim, knee braces, rafter tails, entry porch, and possibly its original shingle cladding. With proper contextual consideration of the materials, design, feeling, location, association, and setting, 1420 Taraval easily retains a majority of the seven aspects of historic integrity. Please take a close look at the existing façade.

Members of the Planning Commission, rightly concerned about San Francisco's affordability crisis, have expressed a desire for the three units and commercial storefront this project proposes in replacement. But two additional **market rate units** will not change the dynamics of the real estate and rental market, and will not be in the financial reach of our teachers, fixed-income seniors, struggling families, or unhoused population. And there are many, many unrented commercial storefronts already on Taraval Street. This is not a neighborhood that needs another empty one.

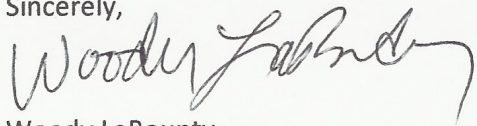
Of the more than 400 properties on Taraval Street from 17th Avenue to Ocean Beach there are only three known that predate World War I and only two of them have not been radically modified. **This**

**proposed project would destroy one of the last, best, early buildings on the Parkside District's main street.** Taraval is rich with potential sites to increase density, but this isn't one of them.

San Francisco is a city known for distinctive neighborhoods. The Parkside's development and character was and is different than the rest of the greater Sunset District, but each time we lose one of these early buildings, the Parkside gets closer to a form of anonymity. When these handsome early homes are gone they're gone forever.

Despite the project architect claiming at the last hearing that there had been "not one objection" to the demolition of this historic house, a number of neighbors have worked with staff to try and stop its destruction since last July. As a last resort, we ask you to step in and save this building for the Parkside.

Sincerely,



Woody LaBounty



1420 Taraval Street, taken on January 1, 2020.



1420 Taraval Street, taken on January 1, 2020 (above), and in 1923 (far right in photo below).

