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25 February 2021

Shamman Walton, President
and Members of the Board of Supervisors
c/o Ms. Angela Calvino
Clerk of the Board of Supervisors
City and County of San Francisco
via email: BOS.Legislation@sfgov.org
BoardofSupervisors@sfgov.org

Subject: *Appeal of CEQA Categorical Exemption*
476 Lombard Street
Record Number 2018-017283DRP, Building Permit 2018.1019.3722
Discretionary Review Action DRA-734
Proposed alterations/additions to historic North Beach home

Dear President Walton and Supervisors:

On behalf of Barbara and Arrigo Sturla, the latter a lifelong resident of the home at 468 Lombard Street, I appeal decisions of the Planning Commission on 28 January 2021. The Commission declined to take Discretionary Review in Record No. 2018-017283DRP. It approved Building Permit Application 2018.1019.3722 — claiming *categorical exemption* from the California Environmental Quality Act (CEQA).

Substantial record evidence supports a ‘fair argument’ that the building project may have a significant impact on the North Beach historic resource at 476 Lombard Street proposed for substantial alteration. The Commission must have the benefit of CEQA review to inform its discretion. Copies of the Planning Commission’s Discretionary Review Action DRA-734 and a report by Architectural Historian and Preservation Planner Katherine T. Petrin are attached in support of appeal.

Since I have not appeared before the current Board, by way of introduction my law practice is focused on public-interest environmental law and in particular the enforcement of CEQA vis-à-vis historic resources. A few of the published cases litigated by this office involving historic resources were brought by petitioners *Friends of Sierra Madre*, *Berkeley Hillside Preservation*, and *Friends of the College of San Mateo Gardens*, at the California Supreme Court, and *Defend our Waterfront*, *Protect Niles*, *Flanders Foundation*, *Lincoln Place Tenants Association*, *League for Protection of Oakland’s Architectural and Historic Resources*, and *Preservation Action Council San José*, at the Court of Appeal.

The findings of the Planning Commission in support of its reliance on a CEQA categorical exemption for the 476 Lombard project state in full:

The Department has determined that the proposed project is exempt/ excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

However, CEQA Guidelines section 15300.2 subdivision (f) supersedes the claimed Class One exemption as a mandated *exception*:

Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

When, as here, a discretionary project *may* affect an historic resource, evidence is evaluated under the ‘fair argument’ standard of review to determine whether the exception applies. The attached fact-based professional opinion of Katherine Petrin amply meets that low threshold and soundly defeats the exemption.

The Fair Argument Standard. Categorical exemption categories are designed for minor, environmentally-benign projects that normally have no significant impacts. Because the record before the city includes a “fair argument” that the 476 Lombard project *may* in fact have significant environmental impact on an historic resource, this Board must set aside the Class 1 categorical exemption based on the Historical Resources *exception* — even if a different conclusion could be supported.

The California Supreme Court’s decision in *Berkeley Hillside Preservation v City of Berkeley* (2015) 60 Cal.4th 1086, 1117, cites *Valley Advocates v. City of Fresno* (2008) 160 Cal.App.4th 1039, 1072, with approval as to application of the fair argument standard to the Historical Resources categorical exemption exception. If a resource is historic, “*the fair argument standard applies to the question of whether the proposed project ‘may cause a substantial adverse change in the significance of an historical resource’ [citation] and thereby have a significant effect on the environment.*” (*Ibid.*)

Categorical Exemption is Insupportable. Even if the project at 476 Lombard were to be presumed to “fit” into a Class 1 alteration categorical exemption, the record before the Board defeats it. There is a fair argument that the project may result in a substantial adverse change to the significance of the historic home, based on the Petrin report and other factors in the project files that will be brought to the Board’s attention.

Please grant this appeal as required by CEQA. Project alterations can achieve the applicants' goals without needless irreparable damage to a unique historic resource.

Thank you for your consideration.

Sincerely yours,


Susan Brandt-Hawley



DISCRETIONARY REVIEW ACTION DRA-734

HEARING DATE: JANUARY 28, 2021

Record No.: **2018-017283DRP**
Project Address: **476 Lombard Street**
Building Permit: **2018.1019.3722**
Zoning: RH-3 [Residential House, Three-Family]
Telegraph Hill -NB Residential District
40-X Height and Bulk District
Block/Lot: 0062 / 017A
Project Sponsor: Shaum Mehra
442 Grove St.
San Francisco, CA 94102
DR Requestor: Shelley Bradford-Bell on behalf of Arrigo and Barbara Sturla
468 Lombard Street
San Francisco, CA 94133
Staff Contact: David Winslow – (628) 652-7335
David.Winslow@sfgov.org

ADOPTING FINDINGS RELATED TO NOT TAKING DISCRETIONARY REVIEW OF RECORD NO. 2018-017283DRP AND THE APPROVAL OF BUILDING PERMIT APPLICATION NO. 2018.1019.3722 PROPOSING CONSTRUCTION OF A HORIZONTAL ADDITION, A NEW ELEVATOR, ROOF DECKS AND TWO OFF-STREET PARKING SPACES TO A TWO-STORY OVER BASEMENT, SINGLE-FAMILY DWELLING WITHIN THE RH-3 (RESIDENTIAL HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

Preamble

On October 19, 2018, Shaum Mehra filed for Building Permit Application No. 2018.1019.3722 proposing construction of a horizontal addition, a new elevator, roof decks and two off-street parking spaces to a single-family dwelling within the RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

On October 28, 2020 Shelley Bradford- Bell on behalf of Arrigo and Barbara Sturla (hereinafter “Discretionary Review (DR) Requestor”) filed an application with the Planning Department (hereinafter “Department”) for Discretionary Review (2018-017283DRP) of Building Permit Application No. 2018.1019.3722.

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

On January 28, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2018-017283DRP.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

Action

The Commission hereby does not take Discretionary Review requested in Record No. 2018-017283DRP and approves Building Permit Application 2018.1019.3722.

The reasons that the Commission took the action described above include:

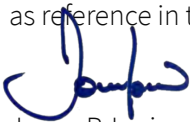
1. There are no extraordinary or exceptional circumstances in the case. The proposal complies with the Planning Code, the General Plan, and conforms with the Residential Design Guidelines.
2. The Commission determined that no modifications to the project were necessary and they instructed staff to approve the Project per plans dated February 26, 2020, on file with the Planning Department.

APPEAL AN2D EFFECTIVE DATE OF ACTION: Any aggrieved person may appeal this Building Permit Application to the Board of Appeals only after the Department of Building Inspection (DBI) takes action (issuing or disapproving) the permit. Such appeal must be made within fifteen (15) days of DBI's action on the permit. For further information, please contact the Board of Appeals at (628) 652-1150, 49 South Van Ness Ave, Suite 1475, San Francisco, CA 94103.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives NOTICE that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission did not take Discretionary Review and approved the building permit as reference in this action memo on January 28, 2021.



Jonas P. Ionin
Commission Secretary

AYES: Chan, Diamond, Fung, Koppel

NOES: Imperial, Moore, Tanner

ABSENT: None

ADOPTED: January 28, 2021

23 February 2021

Ms. Shelley Bradford Bell
775 Post Street, #109
San Francisco, California 94109

Re: 2018-017283PRJ
476 Lombard Street

Ms. Bradford Bell:

On behalf of Arrigo and Barbara Sturla, I have developed a professional opinion regarding the environmental impact of the proposed project at 476 Lombard Street, San Francisco.

With regard to my professional qualifications, I have practiced in San Francisco as an Architectural Historian and Preservation Planner since 2000. I regularly use the National Register criteria of evaluation for historic buildings. In the course of my work, I utilize local, state, and national preservation regulations and regularly prepare historic significance assessments for environmental review documents. I have a master's degree in Historic Preservation from the Graduate School of Architecture, Planning and Preservation at Columbia University and meet and exceed the *Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in History and Architectural History.

The Planning Department concurs that the property at 476 Lombard Street is architecturally significant; that it retains a high degree of integrity; and, that it is a qualified historic resource for purposes of the California Environmental Quality Act (CEQA).¹ It is my professional opinion that the proposed project is not consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties for Rehabilitation (The Standards)* and that the proposed project would result in a significant adverse impact to the historic resource.

¹ Preservation Team Review Form, 476 Lombard Street, prepared by the San Francisco Planning Department, dated 31 October 2019, p. 2.

Relevant Professional Experience

The historic resources in San Francisco's North Beach neighborhood were first documented in 1982 in a report titled *North Beach San Francisco: An Architectural, Historical Cultural Survey*. Also known as the "North Beach Survey," the documentation was officially adopted by the San Francisco Board of Supervisors in 1999. In recent years, architectural historian Michael Corbett has taken the lead in preparing a revised and comprehensive *North Beach Historic Context Statement*. I contributed to that effort, assisting with the text, meeting with Planning Department staff to review feedback on the draft document, and incorporate revisions.

In 2019, the Northeast San Francisco Conservancy engaged architectural historian Shayne E. Watson and me to conduct fieldwork of properties within the 1982 survey area, as well as on blocks included in the expanded North Beach Historic Resources survey area. The goal was to evaluate each individual property, and that included the residence at 476 Lombard Street. We determined (and reaffirmed) that it is an individually eligible historic resource, in addition to being a contributor to a potential historic district.

Significance and Setting

Built in 1926, the property at 476 Lombard is individually eligible for inclusion in the California Register of Historical Resources under Criterion C in the area of Architecture, as the work of master architect Louis Mastropasqua, who designed many notable buildings, including designated landmarks, during a 50-year career. (See selected pages from the *North Beach Historic Context Statement* at Appendix A for a summary of Mastropasqua's career). The property at 476 Lombard Street is significant and retains a high degree of integrity. The building's principal façade embodies distinctive characteristics of Classic architectural style with Spanish Revival and Mission Revival inspired elements. In 2019, the Preservation Team Review (PTR) Form for 476 Lombard Street listed the symmetry and massing of the front façade as character-defining features. The west side elevation is extremely exposed and should be considered a second primary façade because of its visibility from the public-right-of-way. No element of this elevation was included by Planning staff on the list of character-defining features in the PTR form though this elevation, and the building's massing, would be significantly altered by the proposed work.²

The residence is located on the north side of Lombard Street between Grant and Stockton Streets, within the boundaries of a larger, potential historic district. The 400 block of Lombard Street slopes downward toward Stockton Street to the west. As the residence abuts a three-

² Preservation Team Review Form, 476 Lombard Street, p. 3.

story residential building to the east and a low-slung, single-story garage on the west, its west elevation, as explained above, is particularly visible and conspicuous from an important and highly trafficked public right-of-way and the critical intersection of Stockton and Lombard Streets (Figure 1) where nearly all vehicle traffic passes to arrive at Coit Tower.³



Figure 1: View from intersection of Stockton and Lombard Streets, looking northeast, at the prominent west elevation of 476 Lombard. The proposed treatment of the west elevation will be extremely conspicuous from a high-traffic vantage point.

With regard to the broader setting, 476 Lombard is located on the northern, predominantly residential, side of North Beach. While it is common for historic buildings to undergo major or minor modifications over time, the majority of the buildings in the 400 block of Lombard Street, even those that have been altered, contribute to an overall cohesiveness consistent with the essential historic character of North Beach. With few exceptions, the buildings on this block contribute sympathetically to the overall streetscape. Alterations have generally been in keeping with the street's intact character.

³ It is worth noting that, with the exception of the much quieter and lesser trafficked 1700 block of Grant Avenue, all vehicle access to all destinations on Telegraph Hill, east of Stockton Street, and including Coit Tower, occurs almost exclusively via the 400 block of Lombard Street. It is a high traffic block, along the singular and well-worn tourist route from the “curvy” block of Lombard to Coit Tower. The visibility of the west elevation of 476 Lombard from the intersection of Stockton and Lombard Streets is prominent.

Findings of the 2019 fieldwork confirmed that of the 23 structures on the 400 block of Lombard Street between Grant and Stockton Streets, 17 would qualify as historic resources, either individually or as district contributors. The vast majority of properties convey their original appearance, and the block retains a high level of integrity.

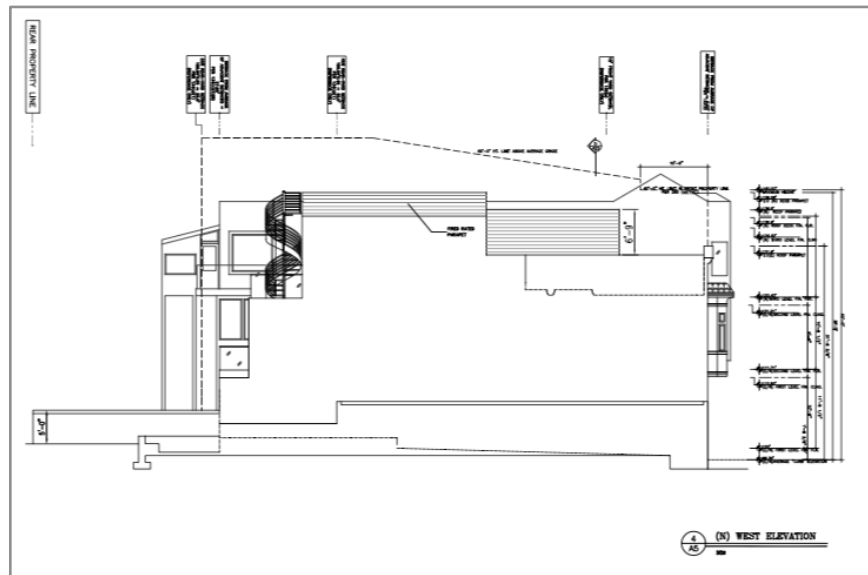


Figure 2: Drawing of the proposed west elevation of 476 Lombard. The impact will result in a severe monolithic wall without any of the articulation that currently exists.

Proposed Project Impacts

The proposed project seeks to remodel a single-family home of 3,192 square feet by adding horizontal additions to all three floors, a new roof deck, and an elevator, increasing the total square footage to 5,258.

- **West Elevation:** Although the west elevation of the residence is secondary, it is unusual in that it is extremely exposed. It should be treated as a second primary façade because of its visibility from the public-right-of-way.
- **West Elevation, Massing and Elimination of Detail:** The impact of the proposed work on the west elevation, especially the infill of two lightwells, the elimination of windows, and new wall construction including parapet walls (to a total height of more than 39 feet) for the proposed new rooftop deck, would result in a major visual impact by creating a severe monolithic wall without any of the articulation that currently exists. The new proportion would be out of scale with the finely-detailed primary elevation, the overall building envelope, and the existing neighborhood pattern.

- **Façade:** Also impacting the handsome façade would be a proposed roof deck which is not adequately set back and encroaches on the primary, street-facing elevation.
- **Rear Elevation:** Proposed changes to the rear elevation, open decks, a spiral staircase, and balconies, are not in keeping with the established patterns in the neighborhood.
- **Scale:** The overall scale of the project would result in visible, bulky protrusions and a project with a square footage much larger than the typical dwellings in North Beach.

The scale of the proposed alterations and their impacts would thus neither meet *The Standards* nor comply with the provisions of Article 10 of the Planning Code.

The Secretary of the Interior's Standards for the Treatment of Historic Properties for Rehabilitation

The purpose of *The Standards* is to promote responsible preservation practices to protect irreplaceable cultural resources. They provide consistency in the preservation component of development projects and to guide essential decisions about the treatment of such properties.

Standard 9 of *The Standards*, reads as follows:

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The Standards specifically recommend, “Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

In addition to failing to meet *The Standards*, the proposed project would not conform to *City of San Francisco Residential Guidelines* (December 2013). Specifically, the City’s *Guidelines* encourage “buildings [that] respect the topography of the surrounding area by stepping down the street.” The proposed project would instead increase the scale of the west wall to become exaggerated and jarring.

Document Review and Methodology

In preparation of this letter, I have reviewed extensive documentation, including the following:

- *Preservation Team Review Form, 476 Lombard Street*, prepared by the San Francisco Planning Department Preservation Team, dated 31 October 2019.
- *Historic Resource Evaluation, 476 Lombard (HRER) Part 1*, issued November 4, 2019.
- *Plans for Residential Addition and Remodel*, dated 26 February 2020.
- *North Beach Historic Context Statement*, dated 31 January 2018 (with revisions as of 11 August 2020).
- *Discretionary Review Application*, dated 26 October 2020.
- Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings, New Additions*. Department of the Interior, National Park Service, Technical Preservation Services, 1995.

Conclusion

Because of the material impairment caused by the proposed alterations described above, it is my professional opinion that the project would cause a substantial adverse change in the significance of a known historic resource.

I would be pleased to further discuss this matter at your convenience.

Sincerely,



Katherine T. Petrin
Architectural Historian and Preservation Planner

Attachments

- Appendix A – Selected Pages, *North Beach Historic Context Statement* re:
Architect Louis Mastropasqua
- Appendix B – CV of Katherine Petrin

Appendix A

Selected Pages

from

North Beach, San Francisco
Historic Context Statement

31 January 2018
(with revisions as of 11 August 2020)

Selected Pages, A16-A19 re: Architect Louis Mastropasqua

LOUIS MASTROPASQUA (PARTNER WILLIAMS BROTHERS)

Louis Mastropasqua (1870-1951) was born in the Province of Brescia, Region of Lombardy, Italy. He studied civil engineering and architecture at the University of Naples Royal Polytechnic School, graduating in 1899.

In 1902, Mastropasqua arrived in Seattle from Yokohama with an international troupe of musicians with whom he had traveled through Egypt, India, Java, Australia, and Japan. Louis Mastropasqua was the only one in the group of five who was not a musician but had gone along as a chaperone for his sister or cousin “Miss Mastropasqua,” a lyric soprano who had graduated from the Conservatory of Music in Naples and had performed there at Bellini’s Opera House. (*San Francisco Chronicle*, 5 December 1902, p. 2)

A skilled cartoonist for the Italian press in San Francisco, the *Davis Commercial Encyclopedia* described Mastropasqua as “among the leading newspaper artists in California” in 1911. (Davis 1911: 174)

From the beginning of his life in San Francisco, Mastropasqua was involved in social activities that may have brought clients to him in his work. In 1903, he was among the founders of the local branch of the Italian Touring Club, along with the Italian vice-consul, Ettore Patrizi editor of *L’Italia*, and the pianist Carlo Gentile with whom he had toured the world on his way to the United States. The club bicycled to the top of Mt. Tamalpais in September 1903. (*San Francisco Chronicle*, 28 September 1903, p. 12)

Mastropasqua worked for William Curlett in 1903-1904, when the projects in Curlett’s office included The Shreve Building at Post and Grant and the Ede Building on Market Street between Sixth and Seventh Streets. In 1905 he established his own practice at 604 Montgomery.

Displaced by the earthquake and fire, Mastropasqua formed an association with Williams Brothers, Engineers and Building Superintendents within ten days after the fire went out. They were temporarily located in Oakland and at 1411 Post Street, San Francisco. In advertisements beginning 29 April 1906 and continuing until 26 February 1907 or later, at a time of inflated prices, they promised: “We build at actual cost of material and labor” (*San Francisco Call*, 26 Feb. 1907, p. 10) and “Reasonable Charge for Services.” (*San Francisco Call*, 6 May 1906, p. 16) Walter M. and Charles Williams described themselves as “designing and constructing engineers.” (1908) and as contractors with E. F. Henderson (1910).

Mastropasqua also advertised in the Italian press. When he resumed practice on his own, he moved his office to be near North Beach at 580 Washington Street, where he remained until after 1937 when he went to work for the Capital Company — a subsidiary of Transamerica that built the Western Furniture Exchange on Market Street (1937), the new Bank of America headquarters at 300 Montgomery Street (1941), and “a large subdivision near Oakland” right after the war during the period of his employment. (James & James p. 489)

In November 1906, Mastropasqua was one of the ten cited by the State Board of Architecture for practicing without a license. Mastropasqua responded that “he had taken the examinations held three months ago and failed, notwithstanding the fact that he was a graduate of a prominent Italian school of architecture and had been working at his profession for the past four years” in San Francisco. “He held, however, that he was not violating the law . . . in advertising himself [if] he did not sign his plans as an architect.” (*San Francisco Chronicle*, 25 November 1906, p. 64) Among the members of the board who cited him was William Curlett, his previous employer. Subsequently, Mastropasqua passed the exam and on 8 April 1909, was granted architectural license no. 542.

With his license, Mastropasqua was entitled to attend events of the local profession, such as a banquet for Henry Hornbostel of New York, architect of the Oakland City Hall, in July 1910. (*San Francisco Call*, 23 July 1910, p. 18)

Mastropasqua designed at least 54 buildings in North Beach between 1907 and 1941, 31 of which were flats and most of which were for Italian clients. Flats include 33-35 Edith Place (1912), 510-12 Green Street (1910) (**Figure A23**), 833-37 Greenwich Street (1912) (**Figure A24**), and 2032-34 Powell Street (1912) (**Figure A25**). In addition to flats, Mastropasqua designed a wide variety of types of buildings including apartments, hotels, commercial buildings, and dwellings in North Beach. These included the apartments at 754-60 Broadway (1913) and 540 Greenwich Street (1931) (**Figure A26**), the Basque Hotel at 15 Romolo Street (1912), and the commercial building at 532-44 Columbus Avenue/1527 Stockton Street (1915). Other distinctive building types, discussed below, were a macaroni factory and theater, and a funeral business.



FIGURE A23. 510-12 Green Street (constructed in 1910).
Architect: Louis Mastropasqua. Photo by Dennis Hearne.

He also designed buildings in scattered parts of San Francisco and around the Bay Area including Berkeley, Oakland, Alameda, Albany, Richmond, Colma, Mountain View, Asti, Santa Rosa, San Anselmo, Pittsburgh, and Stockton.

Mastropasqua's Italian clients ranged from ordinary people who may have seen his advertisements in the Italian press to business leaders and the social elite he may have encountered through his social connections.

Mastropasqua's work was the subject of a short pictorial spread in the August 1909 edition of the *Architect and Engineer* (four months after receiving his license). This was a prestigious form of coverage that represented the approval of the local profession. The title, "Some Recent Work by L. Mastropasqua, Italian Architect, San Francisco," conveyed the idea that Mastropasqua brought something

distinctive to San Francisco from his Italian architectural education. Although many San Francisco architects were trained abroad, few were from Italy. Most Italians who became architects in San Francisco were local builders and contractors first. Of six buildings or projects shown in the article, two were in North Beach, the funeral home at 1548 Stockton Street for G. Iaccheri & Co. and the Macaroni Factory (with moving picture theater) at 415 Broadway for L. Nunziato. The funeral home was a brick building with an ornamental facade whose composition and Renaissance-Baroque stylistic detail constituted a familiar image in San Francisco. The macaroni factory and theater however was highly unusual in both its structure and its appearance. The *Architect and Engineer* called it "The First Reinforced Concrete Building Erected in San Francisco after the Fire of 1906." According to the *San Francisco Call*, "It is the claim of the residents of the Latin Quarter that they will have the first only [sic] bona fide reinforced concrete building in the city. This statement is based upon the method of erecting reinforced concrete buildings in Italy." Designed by Louis Mastropasqua, after working in San Francisco for three years before the earthquake, "it has been his consistent claim that the only building suitable for San Francisco is the reinforced concrete as used in Italy." (*San Francisco Call*, 3 October 1906, p. 16)



FIGURE A24. 833-37 Greenwich Street (constructed in 1912). Architect: Louis Mastropasqua. Photo: Google Street View.



FIGURE A25. 2032-34 Powell Street (constructed in 1912). Architect: Louis Mastropasqua. Photo by Judith Powell.



Moreover, the architectural design of the facade, was an unusual combination of a simplified classical order adapted to poured concrete construction, and details of the Art Nouveau style, a style that was infrequently used in San Francisco.

The other buildings and projects highlighted by the *Architect and Engineer* were a Domestic Laundry Building at 2066-2078 Howard Street (now South Van Ness), the dining room in an unidentified San Francisco house, a rendering of a residence for Mr. L. Scaiena in Sausalito, and a rendering of a project for a Swiss Chalet, signed by “L. Mastropasqua, Italian Architect.” The two renderings of houses were based, in different degrees, on the architecture of Swiss Chalets, perhaps familiar to Mastropasqua from his mother’s family who was from Switzerland.

Apart from these, Mastropasqua’s best-known designs are a three-story commercial building at the southwest corner of Kearny and Commercial streets with Art Nouveau stylistic

FIGURE A26. 540 Greenwich Street (constructed in 1931). Architect: Louis Mastropasqua. Photo by J. G. Corbett.

detail, a house for Charles F. Grondona, a prominent Bank of Italy executive, at Larkin and Union streets, and Julius' Castle at 302 Greenwich on Telegraph Hill at 1531 Montgomery Street/302 Greenwich Street (**Figure A27**).

In 1907, Mastropasqua married Evelyn Cuneo (1883-1973) the daughter of Giovanni S. Cuneo who came from Italy in 1847 and worked as an interpreter (the possible relationship between the Cuneos and A. P. Giannini's in-laws has not been explored). In 1910, they owned a house at 1720 Grant Avenue, but afterwards were renters. On 16 February 1924 they left New York for eight months in Europe, leaving Southampton on 16 October 1924. They visited Italy on "family business" and traveled in France, England, and Switzerland.



FIGURE A27. Julius' Castle, 1531 Montgomery St. /302 Greenwich St., 1957.
Architect: Louis Mastropasqua (constructed in 1932).
San Francisco History Center, San Francisco Public Library (AAB-2693).

JOHN A. PORPORATO

John Anton Porporato (1877-1965) was born in San Francisco. His parents both came from Italy, his father from Pinerolo in the Province of Turin, Region of Piedmont in the Alps. His father was a baker and his brother, who was born in Italy, was a barber. The family lived in North Beach. According to the *Davis Commercial Encyclopedia*, "He received his education in the common schools of San Francisco and in the evening high school. Later he attended Lincoln drawing school and finally entered the architectural office of M.G. Bugbee." (p. 176)

As an apprentice with Maxwell G. Bugbee (1865-1927), Porporato followed the most common route to becoming an architect at the time. Bugbee's father and grandfather had been architects and the firm of S. C. Bugbee & Son (Samuel and Maxwell, father and son) was noted as one of the four principal nineteenth century firms in San Francisco that trained San Francisco architects by apprenticeship. (Kirker 1973: 90) Little research has been done on Maxwell Bugbee, but he is remembered today primarily for a number of

Appendix B

CV

of

Katherine Petrin



Katherine T. Petrin | Architectural Historian & Preservation Planner

petrin.katherine@gmail.com

415.333.0342

EDUCATION

Master of Science, Historic Preservation of Architecture, Columbia University, New York

Bachelor of Arts, Humanities, University of California, Berkeley

PROFESSIONAL EXPERIENCE

Katherine Petrin Consulting, San Francisco, CA

Principal, April 2013 - present

Architectural Resources Group, Inc., San Francisco, CA

Senior Associate

Architectural Historian and Preservation Planner, May 2000 - March 2013

HOK International, London, UK

Architectural Historian and Conservation Research, 1997 - 1999

Fundación Casa Ducal de Medinaceli, Seville, Spain

Documentation of Conservation Projects, 1992-1994

PROFESSIONAL QUALIFICATIONS

Meets the *Secretary of the Interior's Professional Qualifications Standards*

in History, Historic Preservation Planning and Architectural History

SELECTED PROJECT EXPERIENCE

- Old U.S. Mint Restoration Project, San Francisco, CA
- Buon Gusto Sausage Factory, National Register Nomination, San Francisco, CA
- Coit Memorial Tower, National Historic Landmark Nomination, San Francisco, CA
- North Beach Historic Resources Evaluation and Survey, San Francisco, CA
- Lakeside Residential Design Guidelines, San Francisco, CA
- Downtown Pleasanton Historic Resource Survey, City of Pleasanton, CA
- Presidio of San Francisco Barracks Building 105, Historic Structure Report, San Francisco, CA
- California Historical Society, Old Mint Opportunity Feasibility Assessment, San Francisco, CA
- Villa Terrace, Modernist Residence, Historic Resource Evaluation, San Francisco, CA
- Santa Barbara County Courthouse, Historic Structure Report, Santa Barbara, CA*
- Ansel Adams Gallery, Historic Structures Report, Yosemite National Park, CA*
- Ansel Adams Gallery, Cultural Landscape Report, Yosemite National Park, CA*
- The Ahwahnee, Historic Structures Report, Yosemite National Park, CA*
- The Ahwahnee, Historic Furnishings Report, Yosemite National Park, CA*
- Thurston Lava Tube, Cultural Landscape Report, Hawai'i Volcanoes National Park, Hawai'i, HI*
- Preservation Element of the City of San Francisco General Plan, San Francisco, CA*
- Bayview Opera House, National Register Nomination, San Francisco, CA*
- Furnace Creek Visitor Center HABS Documentation, Death Valley National Park, CA*
- Fort Mason Center, Cultural Landscape Report Part II, San Francisco, CA*
- The Old Mint, Historic Structure Report, San Francisco, CA*
- Angel Island Immigration Station, Historic Structures Reports, San Francisco, CA*
- Rosie the Riveter World War II Home Front National Historical Park, National Register Nominations for Associated Buildings, Richmond, CA*
- City of Palm Springs, Historic Resources Survey, Palm Springs, CA*
- University of Arizona, Preservation Master Plan, Tucson, AZ*
- Village of Tomales, Design Guidelines, Tomales, CA*
- Locke Boarding House, Historic Structure Report, Locke, CA*
- Sacramento Railyards Central Shops, Conceptual Rehabilitation Design, Sacramento, CA*
- Santa Barbara Airport Terminal, Historic Structure Report, Santa Barbara, CA*
- Municipal Services Building, Historic Structure Report, City of Glendale, Glendale, CA*
- Grand Canyon, Historic Structures Reports for five buildings, Grand Canyon National Park, AZ*

RELATED PROFESSIONAL ACTIVITIES

Board Memberships

San Francisco Architectural Heritage, Board Member, January 2018-present

San Francisco Neighborhood Theater Foundation, Vice President, Board Member, 2004-present

Save New Mission Theater, Founding Member, San Francisco, 2001-present

Friends of Mint Plaza, Board of Directors, San Francisco, 2018-present

Active Affiliations and Memberships

California Historical Society

Friends of Terra Cotta

International Council on Monuments and Sites, US National Committee (US / ICOMOS)

National Trust for Historic Preservation

Western Neighborhoods Project

World Monuments Fund

**completed at Architectural Resources Group*

Selected Lectures, Conferences and Publications

Invited Speaker, "Preservationists on Preservationists" a panel discussion organized by San Francisco Heritage, November 2020.

Invited Juror, California Preservation Foundation Design Awards, San Francisco, CA, June 2019.

Invited Guest Critic, ACE (Architecture Construction Engineering) Mentor Program, San Francisco, CA, May 2019.

Invited Speaker, "A Commissioner and Planner's Primer to the California Environmental Quality Act" at the California Preservation Foundation, San Francisco, CA, January 2018.

Invited Speaker, "Discussing Historic Resource Integrity" at the Santa Clara County Historical Heritage Commission, San Jose, CA, November 2015.

Speaker, "Addressing Threats at Historic Seaports" at the National Preservation Conference, Spokane, WA, November 2012.

Co-organizer, "The Architecture of Julia Morgan and Sacred Spaces" a panel discussion organized by San Francisco Zen Center for the statewide program, *Julia Morgan 2012*, October 2012.

Invited Participant, SPUR/SF Architectural Heritage Historic Preservation Task Force, 2011-2013.

Contributing Author, "Palaces for the People: Architecture and the Cinematic Experience" in *Left in the Dark: Portraits of San Francisco Movie Theatres*. Charta, 2010.

Moderator, "Cinema Across Media: The 1920s," at the First International Berkeley Conference on Silent Cinema, UC Berkeley, February 2011.

Speaker and Co-Author. "Glitz and Glam: Theatrics in the Historical Finishes of Timothy L. Pflueger," Third International Architectural Paint Research in Building Conservation Conference, New York, NY, January 2008.

Steering Committee, 10th Annual International Symposium, International Council on Monuments and Sites, US National Committee (US/ICOMOS), San Francisco, CA, April 2007.

Speaker, "Preserving Motion Picture Palaces," Program of the National Trust for Historic Preservation and Museum of Modern Art, San Francisco, CA, February 2006.

Speaker, National Trust Conference Session on Modern Historic Resources, Portland, OR, October 2005.

Speaker, Palm Springs Desert Museum, "Building a Desert Oasis: Palm Springs Historic Resources Survey, Palm Springs, CA, May 2004.

Participant, TERRA Conference on Conservation of Earthen Architecture, Yazd, Iran (2003), and Bamako, Mali (2008).

Awards

California Preservation Foundation, Preservation Design Award for *Fort Mason Center Cultural Landscape Report*, 2010.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
476 LOMBARD ST		0062017A
Case No.		Permit No.
2018-017283ENV		201810193722
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. The project involves a remodel and horizontal addition to the existing three-story, 3,192-square-foot single-family residence. With the proposed improvements the single-family residence would be three stories and 5,258 square feet in size. The project includes a new elevator and roof deck.		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
<input type="checkbox"/>	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): Don Lewis	

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input checked="" type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): Three-story horizontal and vertical addition consistent with the Secretary of the Interior's Standards and outlined in HRER part 2 review signed 7/15/2020..
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated 11/04/2019 b. Other (specify): Reclassify per PTR form signed 11/4/2019. </div> <div> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Charles Enchill	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Charles Enchill 07/15/2020
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- | | |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code; |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312; |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)? |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

If at least one of the above boxes is checked, further environmental review is required.

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- | | |
|--------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|-------------------------------------------------------------------------|

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

Planner Name:

Date:



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

Preservation Team Meeting Date:	9/25/2019	Date of Form Completion	10/31/2019
----------------------------------------	-----------	--------------------------------	------------

PROJECT INFORMATION:		
Planner:	Address:	
Charles Enchill	476 Lombard Street	
Block/Lot:	Cross Streets:	
0062/017A	Stockton Street and Grant Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2018-017283ENV

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

DATE OF PLANS UNDER REVIEW:	
------------------------------------	--

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:	
Supplemental Application prepared by architect Shaum Mehra (dated December 2019).	

PRESERVATION TEAM REVIEW:	
Category:	<input checked="" type="radio"/> A <input type="radio"/> B <input 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 checked="" type="radio"/> Yes <input 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: 1926	Period of Significance: n/a
	<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 checked="" type="radio"/> No	
CEQA Material Impairment to the historic district:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Defer to Residential Design Team:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	

PRESERVATION TEAM COMMENTS:

According to the Supplemental Application Form prepared by architect Shaum Mehra (dated April 2019), and information in the Planning Department files, the subject property at 476 Lombard Street contains a two-story, wood-framed, residential building with brick and stucco exterior located in the North Beach neighborhood.

The subject building is located at the north side of Lombard Street which slopes downward to Stockton Street (west) and upward to Grant Avenue (east) on a predominantly flat lot. The building was constructed in 1926 by architect Louis Mastropasqua and builders G. Cristino and G. Bouraui (Building Permit). Its design is predominantly in the vernacular Classic architectural style with limited Mission Revival elements. Clay roof tiles cap double circular bay windows and portions of the classically inspired tripartite parapet. Exterior cladding consists of brick at the ground floor and stucco at the upper floor. The main entrance is recessed at left behind two near-symmetrical archways partitioned by stucco wall. Vestibule access is by partial height wrought-iron gate, brick steps and landings. At right is an equally recessed vehicular entrance with sectional garage door. Multi-paned wood windows are located on either side the main entry and transom. Multi-paned, opalescent glass, wood windows flank the outside of either archway in arched openings. Each bay contains three wood windows with multi-lite, opalescent glass, transoms matching those at the ground floor in opacity and color. The floors are visually separated by a molded belt course that wraps around the base of the bay projections. Between the bays is a miniature, decorative, iron railing supported by protruding belt course and two corbels. Ceramic tiles are found near the entry, belt course, and parapet. Wood horizontal siding and light well windows are located at the highly visible secondary (west) facade.

The earliest owner was Pauline Sugarman (formerly Pauline Sittenfeld) with unknown occupation who owned the property from construction until 1956. Angelo Lagomarsino purchased the property in 1956 with three of his siblings, but ultimately became the sole owner until 2010. Angelo resided at the subject property while he worked as a retail salesperson. Based on the original building permit record, exterior alterations appear to include removal of terracotta chimney at unknown date.

Department preservation staff have determined that 476 Lombard Street does appear to be eligible for listing in the California Register. No known historic events have occurred at the subject property that have made a significant contribution to the local, regional, state, or national levels (Criterion 1).

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderslice Digitally signed by Allison K. Vanderslice Date: 2019.11.04 23:43:57 -06'00'	

PRESERVATION TEAM COMMENTS: [Continued]

None of the owners and occupants have been identified as having made lasting contributions to local, state, or national history (Criterion 2). The architect, Louis Mastropasqua (1870-1951), is considered a locally significant master architect that designed at least 54 buildings in the North Beach neighborhood between 1907 and 1941. Born in Italy, he studied civil engineering and architecture at the University of Naples Royal Polytechnic School, graduating in 1899. He emigrated to San Francisco in 1902 then worked briefly for architect William Curlett between 1903-1904. In 1909 *Architect and Engineer* credited Mastropasqua's building at 415 Broadway (formerly Macaroni Factory) as the first reinforced concrete building erected in San Francisco after the 1906 fire. Some of his most notable projects include: Article 10 Landmark No. 121 – Julius' Castle (1923); residential flats at 833-837 Greenwich Street (1912) and 924-926 Union Street (1917); and office buildings at 708-710 Montgomery (formerly Canessa Printing Company) and 625 Kearny Street (1907). The subject building is predominantly an example of the vernacular Classic architectural style, but also contains limited Spanish Revival influences. This property is a rare type of Mastropasqua's work for a single-family residence, therefore the property is eligible under Criterion 3 (architecture). The period of significance is 1926, the year the house was built.

The subject property at 476 Lombard Street has retained a high degree of integrity. Based on the original building permit record, a terra cotta chimney might have been removed at unknown date. Given that chimney removal is unclear and would have been the only exterior change, the property still conveys its integrity for all seven categories: location, association, design, workmanship, setting, feeling, and materials.

The character defining features of the subject property are the following:

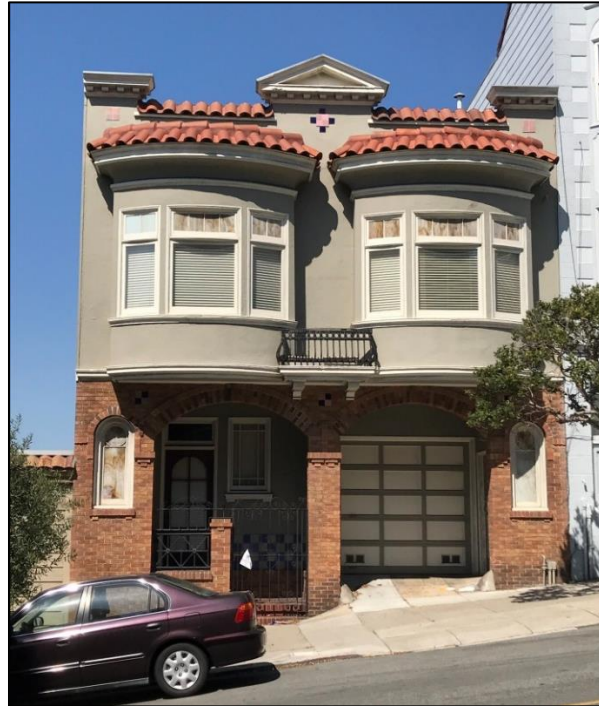
- Two-story massing at front of lot
- Symmetrical front façade
- Ground floor brick veneer and recessed entries
- Wood sash opalescent/colored windows
- Tripartite parapet and clay tile roof

Based upon a review of information in the Departments records, the subject building is not significant under Criterion 4 since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. Assessment of archaeological sensitivity is undertaken through the Department's Preliminary Archaeological Review process and is outside the scope of this review.

The subject property is not located within the boundaries of any identified historic district. The property was immediately outside the boundaries of the 1982 survey area for North Beach. It was within the boundaries of an expanded survey in 2009, however the property was never individually evaluated. Although a revised North Beach Historic Context Statement was submitted to the Department in 2019, this document has not yet progressed to the point of a final draft or adoption. It also does not currently contain survey findings or defined historic district boundaries. Were such boundaries to include the 476 Lombard Street, however, it is likely that the property would be considered a contributor to the district.

In respect to the immediate blocks, they were largely developed prior to 1900, but redeveloped due to the 1906 earthquake and fire (1907 Guide Map of San Francisco; 1899-1900 and 1913-1915 Sanborn Maps). Various remodels and infill projects up to the 1980's have resulted in minimal aesthetic and historic cohesion.

Therefore, Planning Department Preservation staff has determined the subject property is individually eligible for listing in the California Register under Criterion 3 (architecture) and not as a district contributor based on review of the immediate blocks.



View of primary (south) façade of 476 Lombard Street (Planning Department Files).



View northeast of secondary (west) façade of 476 Lombard Street (Planning Department Files).



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Record No.: 2018-017283ENV
Project Address: 476 Lombard Street
Zoning: RH-3 Residential-House, Three Family Zoning District
40-X Height and Bulk District
Block/Lot: 0062/017A
Staff Contact: Charles Enchill - [415-575-8721]
[charles.enchill@sfgov.org]

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART II: PROJECT EVALUATION

Proposed Project: ☐ Demolition / New Construction ☒ Alteration

Per Drawings Dated: July 7, 2020

PROJECT DESCRIPTION

- Three-story horizontal and vertical addition to an existing single-family residence
- Infill of two second floor lightwells at street-visible secondary (west) elevation
- Painted aluminum sliding doors at street-facing (south) vertical addition
- Rooftop deck at rear-half of building
- Painted lap siding at addition to match existing

PROJECT EVALUATION

The proposed project's conformance with the Secretary of the Interior's Standards:					
Standard 1 – Minimal Change:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Standard 6 – Repairment:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Standard 2 – Maintain Character:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Standard 7 – Treatments:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Standard 3 – Avoid Conjecture:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Standard 8 – Archeology:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Standard 4 – Acquired Significance:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	Standard 9 – Compatibility:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Standard 5 – Building Techniques:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Standard 10 – Reversibility:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
See <i>Project Impact Analysis</i> comments for additional information.					

PROJECT DETERMINATION

Based on the Historic Resource Evaluation in Part I, the project's scope of work:

- ☐ **Will** cause a significant adverse impact to the **individual historic resource** as proposed.
- ☐ **Will** cause a significant adverse impact to a **historic district / context** as proposed.
- ☒ **Will not** cause a significant adverse impact to the **individual historic resource** as proposed.
- ☐ **Will not** cause a significant adverse impact to a **historic district / context** as proposed.

PROJECT IMPACT ANALYSIS

The project will not alter any character-defining features previously identified in the Historic Resource Evaluation (HRER) Part 1 issued on November 4, 2019. Street-visible exterior alterations consist of the infill of two western light wells for additional floor area, a third-floor vertical addition setback 12-feet 10-inches from the existing front (south) façade wall, and parapet walls for a new rooftop deck located at the rear half of the building. The addition will maintain the building's secondary elevation material of horizontal lap siding and contain painted aluminum-clad windows for all fenestration. Due to the scope of work and consistency with the Secretary of the Interior's Standards for Rehabilitation, the project will not result in a significant adverse impact to the historic resource.

PART II: PRINCIPAL PRESERVATION PLANNER REVIEW

Signature: Allison Vanderslice
Allison Vanderslice, *Principal Preservation Planner*
CEQA Cultural Resources Team Manager, Environmental Planning Division

Date: 7/15/2020

CC: Claudine Asbagh, Principal Planner
Northeast Team, Current Planning Division

HRER Part II Attachments:

☒ Architectural Plans, dated: July 7, 2020



SHELLEY BRADFORD BELL

775 Post Street #109, San Francisco, CA 94109

(415)749-1083 phone, email: shelley@shelleybradfordbell.com

25 February 2021

Clerk of the Board of Supervisors
City and County of San Francisco

Subject: Appeal of CEQA Categorical Exemption
476 Lombard Street
Record Number 2018-017283DRP, Building Permit 2018.1019.3722
Discretionary Review Action DRA-734
Proposed alterations/additions to historic North Beach home

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2021 FEB 25 PM 12:31
BY AL

Attached is the required fee in the amount of \$665.00 made payable to the San Francisco Planning Department, for CEQA Appeal on the above Subject Appeal at 476 Lombard Street, on behalf of Barbara and Arrigo Sturla, of 468 Lombard.

In the event it is needed, I am including a copy of the Sturla's letter authorizing me, Shelley Bradford Bell to represent them in matters related to the DR.

The Appeal will be submitted via email as required by the Attorney:

Susan Brandt-Hawley
Brandt-Hawley Law Group

If you have any questions, I am more than happy to discuss this with you. I am reachable at 415-749-1083.

Sincerely,

Shelley Bradford Bell

SHELLEY J BELL

1048

90-78/1211

2-25-21

DATE

PAY TO THE ORDER OF SAN FRANCISCO PLANNING DEPARTMENT \$ 665.00
Six Hundred Sixty-Five Dollars 00/100 DOLLARS



Security
Features
Details on
Back



BANK OF THE WEST

San Francisco Main Office
295 BUSH ST.
SAN FRANCISCO, CA 94104
1-800-488-2265

FOR

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