SAN FRANCISCO
PLANNING DEPARTMENT

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Discretionary Review
Full Analysis
HEARING DATE JANUARY 27, 2011

Date:	January 19, 2011
Case No.:	2010.0014D (demo) & 2010.0994D (new construction)
Project Address:	**226 Cabrillo Street**
Permit Application:	2009.12.18.3526 (demolition) and 2009.12.18.3527 (new construction)
Zoning:	RH-2 (Residential House, Two-Family) 40-X Height and Bulk District
Block/Lot:	1641/026
Project Sponsor:	Wing Lee 1403 Hudson Avenue San Francisco, CA 94115
Staff Contact:	Aaron Starr – (415) 558-6362 aaron.starr@sfgov.org
Recommendation:	**Do not take DR and approve the project as proposed.**

PROJECT DESCRIPTION

The proposal is to demolish an existing one-story, one-unit building located at the rear of the lot and construct a new three-story, two-unit building toward the front of the lot.

SITE DESCRIPTION AND PRESENT USE

The existing building was found to be unsound at the 50% threshold; and therefore does not require a mandatory Discretionary Review hearing. The subject property is located on the north side of Cabrillo Street between Third and Fourth Avenues in the City's Inner Richmond Neighborhood. The subject 2,750 sq. ft. lot is currently developed with a one-story, single-family house located toward the back of the lot and a parking pad located at the front of the lot. The property is generally flat and at its western side property line it abuts the rear yards of properties that front on 4th Avenue, making it a "key lot." The property is within the RH-2 (Residential, House, Two-Family) Zoning District with a 40-X Height and Bulk designation. City records indicate that the structure was originally constructed circa 1906 as a one-story, single-family dwelling. The Department determined that the subject building is not a historic resource for the purposes of CEQA.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding neighborhood is primarily residential with larger apartment buildings located on the corners and smaller one and two-unit buildings located in the middle of the blocks. The subject property is located approximately one block to the north of Golden Gate Park and three blocks to the west of Arguello Boulevard. The homes along this stretch of Cabrillo are primarily clad in stucco with

Mediterranean detailing, however on the surrounding blocks there are homes that are clad in wood and rendered in a variety of styles.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	October 15 2010 – November 13, 2010	November 12, 2010	January 27, 2011	76 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	January 17, 2011	January 17, 2011	10 days
Mailed Notice	10 days	January 17, 2011	January 17, 2011	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	1	1	
Other neighbors on the block or directly across the street	9		
Neighborhood groups		1	

Please see the attached letters of support and DR Applications.

DR REQUESTORS

Stephen Williams on behalf of David and Mitra Tyree
690- 4th Avenue
San Francisco, CA 94118

Rose Hillson on behalf of the Richmond Community Association
115 Parker Avenue
San Francisco, CA 94118

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: Proposed project is in violation of the City's General Plan and Priority Policies to retain small affordable rent controlled homes.

Issue #2: The building was purchased by professional developers with the sole intent of allowing the property to deteriorate for an illegal demolition.

Issue #3: The building has been continually occupied and is in good condition; it should not be demolished.

Issue #4: The building appears to be an original "earthquake shack." The proposed demolition of the existing building was not seriously considered or analyzed.

Issue #5: The proposed replacement building is inappropriate for the neighborhood, stark and modern and will replace the existing building with a structure that is 4x the present size of the existing building. The modern loft like design is not compatible with the neighborhood and the existing buildings. Proposed plans do not meet Residential Design Guidelines with respect to neighborhood character. The style of the new building does not match adjacent buildings.

Issue #6: The building is located on a key lot. The building does not propose a setback at the side property line. Consideration was not given to adjacent building's access to light, air, and privacy. The scale of the proposed building is not sensitive nor in line with neighboring buildings.

Please see the two attached *Discretionary Review Applications* for additional information related to the DR Requestors' concerns.

PROJECT SPONSOR'S RESPONSE

1. The project sponsors are not professional developers. Mr. Romeu Daluz has worked for the US Postal Service for 27 years and his wife Ms. Ivy Daluz has worked as a teacher assistant with the SFUSD for 22 years. They have both lived in the Richmond neighborhood since 1981.

2. The project should be approved as currently proposed because it is in compliance with the Planning Code and Residential Design Guidelines.

3. The choice of materials on the front façade of the building and the materials used in the front setback are in compliance with the new Green Building Ordinance

4. The building does not maximize the building envelope, as it is only 3 stories tall with standard 10' floor heights.

5. An independent consultant and the Planning Department both determined that the existing structure is not a historic resource.

Please see the *Response to Discretionary Review* for additional information. Two *Response to Discretionary Review* forms – one for each DR – are attached to this report.

PROJECT ANALYSIS

Issue #1: The existing building is a single-family house. Single-family homes are not subject to the Rent Stabilization and Arbitration Ordinance.

Although the General Plan discourages the demolition of sound existing housing; this building was determined not to be sound housing at the 50% threshold. The General Plan also has a policy to locate in-fill housing on appropriate sites in established residential neighborhoods (Housing Element, Policy 1.4), which this project does. Staff finds that the proposed project is in compliance with the City's General Plan.

Issue #2: The issue of whether or not the owners are professional developers is irrelevant. Projects are evaluated based on their merits and whether or not they comply with the applicable Codes and Guidelines. Further, for an illegal demolition to occur, the building has to be demolished without the benefit of a permit from the Planning Department and the Department of Building Inspection. This building has not been demolished and the project sponsor is going though the required process in order to demolish the building.

Issue #3: Staff determined the building to be unsound at the 50% threshold. This does not mean the building is uninhabitable; "soundness" is an economic measure of the feasibility of repairing a sub-standard dwelling. It compares an estimate of construction-repair cost called the "upgrade cost" to an estimate called the "replacement cost." Therefore, a building can be inhabited and inhabitable and still found to be unsound. Further, Staff visited the site and did a walkthrough of the building and confirmed that the building is in poor condition and that the information used to justify the soundness report is accurate.

Issue #4: Staff did a careful analysis of the existing building and seriously considered the historic significance of the subject building. Staff and the consultant who prepared the Historic Resource Evaluation for the proposed project determined that the building probably started as an earthquake shack; however, the building had lost integrity due to a series of additions and modifications. Please see the attached HRER for more information on this determination.

Issue #5: The replacement building's design, while contemporary, responds to its context in massing, fenestration pattern, entrance and level of detail. While the front façade material is a new material not found on the subject block face, it is of a high quality and has been used successfully in other buildings in the City. The Department doesn't find that it is stark or loft-like. The Residential Design Team has determined that it meets the Residential Design Guidelines. New buildings should reflect the time they are constructed and not attempt to imitate past designs or styles. The proposed building is deigned to be compatible, yet express a modern aesthetic.

Issue #6: There is a clear and established pattern in this area of the City of buildings on key lots that are constructed to the side property line and do not provide side setbacks at the exterior side property lines.

Further, the DR Requestor whose property is adjacent to the subject building has a sufficiently sized rear yard, exceeding 25' in depth to the main rear wall, to allow for adequate light and air to their property. Any loss of privacy, light or air is within what should be expected when living within a dense urban environment like San Francisco. Further, it is incumbent upon any owner to understand their development potential and that of the adjacent properties prior to purchasing a property, especially when it is located directly adjacent to a significantly underdeveloped property such as the subject property.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Sections 15301(1)(L)(1) and 15303(a).

RESIDENTIAL DESIGN TEAM REVIEW

- The Project's massing/scale is appropriate considering typical development of other key lots in the immediate vicinity.
- Rear yards of the adjacent lots abut the project, thus the project would not have a significant adverse impact to light and air to the buildings facing onto a different street.
- Three-story massing, façade proportions, bay window and materials reference the immediate residential context, but interpreted in a modern expression that would not adversely impact the existing neighborhood character.

Under the Commission's pending DR Reform Legislation, this project <u>would</u> be referred to the Commission, as this project involves new construction.

BASIS FOR RECOMMENDATION

- The Project will result in a net gain of one dwelling-unit.
- The Project will create one family-sized dwelling-unit with four bedrooms and one studio unit.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The RH-2 Zoning District allows a maximum of two dwelling-units on this lot. This District is intended to accommodate a greater density than what currently exists on this underutilized lot, and several of the surrounding properties reflect this ability to accommodate the maximum density. The Project is therefore an appropriate in-fill development.
- Although the existing structure is more than 50 years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource or landmark.

RECOMMENDATION:	**Do not take DR and approve the project as proposed.**

Attachments:
Block Book, Sanborn and Zoning Map
Aerial Photographs

Section 311 Notice
Historic Resource Evaluation Response
DR Application
Response to DR Application dated 1/12/11
Context Photos
3-D Rendering
Reduced Plans
Letters of Support

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

Comments: The subject property is located in the Inner Richmond neighborhood, which has a variety of housing styles predominantly built between 1913 and 1940. The subject block face is short and does not display a high level of visual continuity. The homes in the subject property's immediate surroundings are typically clad in stucco and rendered in a variety of styles, and some of the homes in the area are also clad in wood with Edwardian Era detailing giving the neighborhood a mixed visual character.

SITE DESIGN (PAGES 11 - 21)

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

Comments: The subject property is a relatively flat lot. The front setback matches the front setback of the adjacent neighbor to the east and is treated with landscaping and permeable surfaces in accordance with the Planning Code and RDG. The rear of the building matches the depth of the adjacent building to

the east and a 5′ setback for the 12′ 1-story extension was provided at the west side property line as an accommodation for the neighbors to the west.

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

Comments: The building's height of 30′ is consistent with the height of the adjacent building to the east and shorter than the other two buildings on the block face. The depth of the building matches the depth of the adjacent building to the east and is compatible with the existing mid-block open space. While contemporary in design, the building takes visual clues from other buildings in the neighborhood including a pronounced cornice, a square bay window to break up the massing at the front façade and vertically oriented fenestration.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?			X
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with	X		

the building and the surrounding area?			
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?			X
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

Comments: The Department required that the building's entrance be revised so that it was more prominent and provided greater visual interest at the pedestrian realm. The subject block face is relatively short and does not have a defined pattern of front entrances; the proposed building's ground level entrance is consistent with the mix of raised and ground level entrances on the street and in the neighborhood. The garage door is 9′ wide which is consistent with the size of openings on the street and a 9′ wide garage door is generally considered to be a minimally sized opening, particularly on new construction.

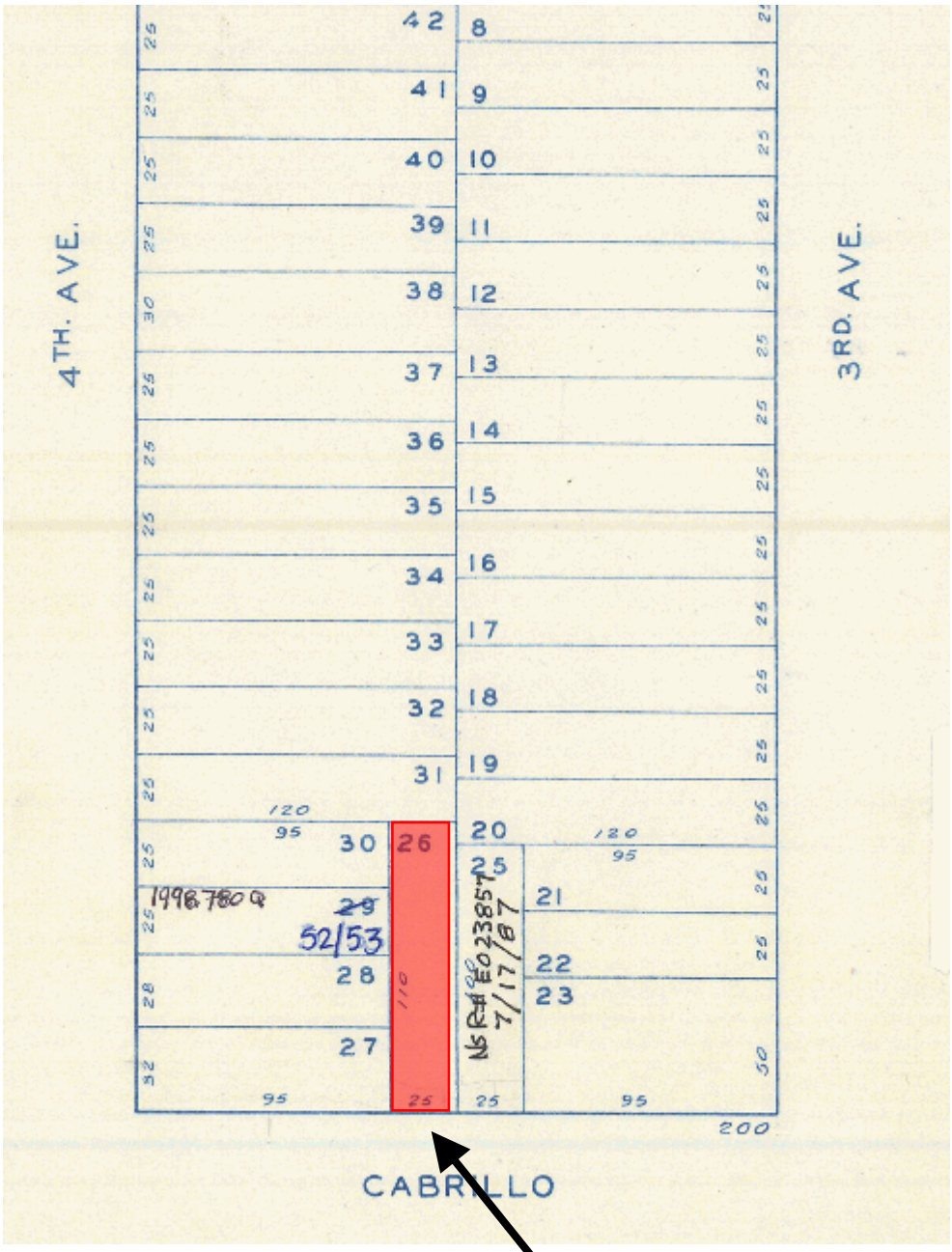
BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

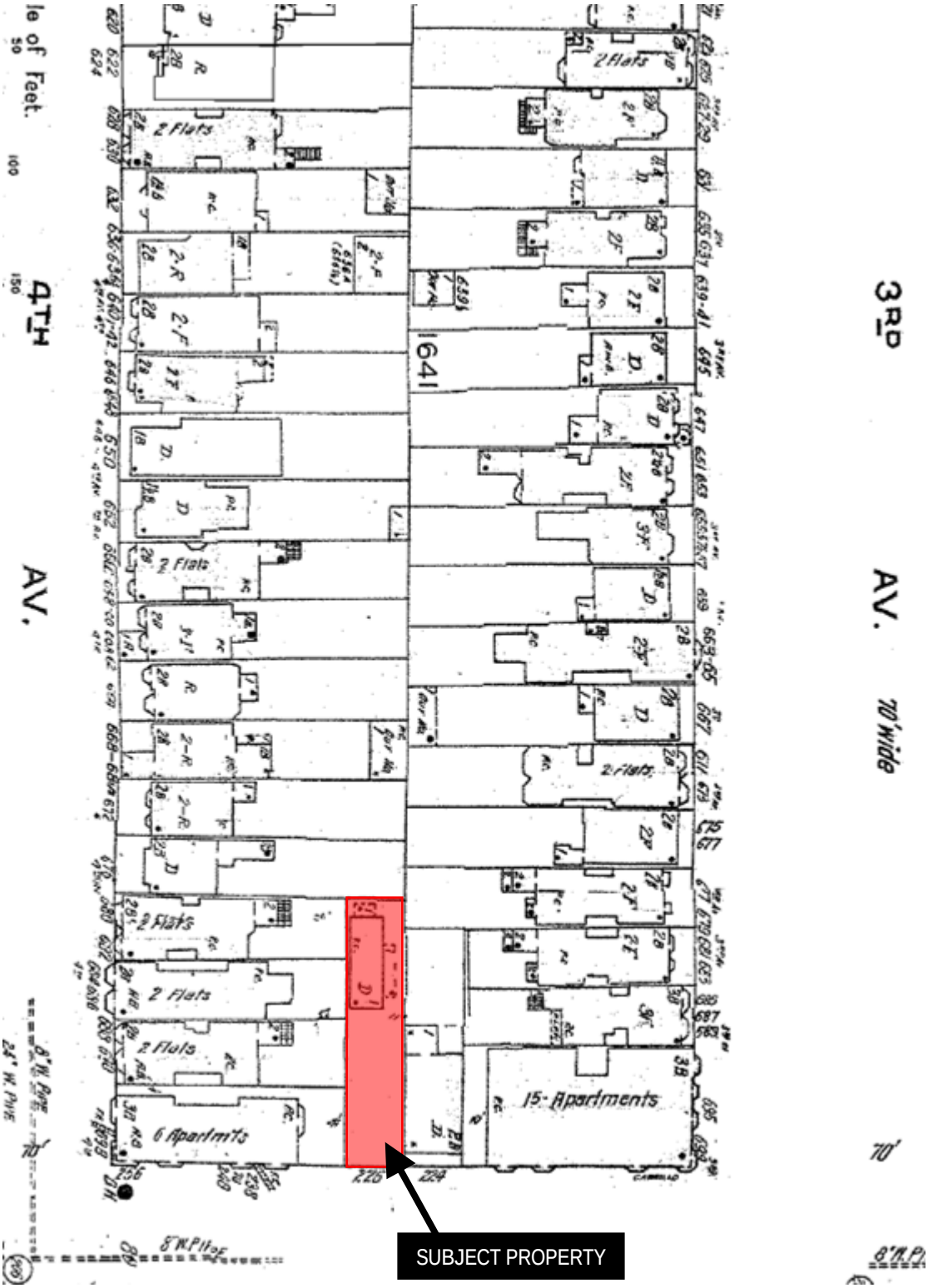
Comments: The building details create a visually rich façade while using materials that are contemporary, yet compatible with the surrounding neighborhood. The window pattern responds to the vertical orientation found in the surrounding neighborhood and is residential in character.

AS: G:\DOCUMENTS\Discretionary Review\226 Cabrillo\Neighbor DR\226 Cabrillo St.case report.doc

Parcel Map



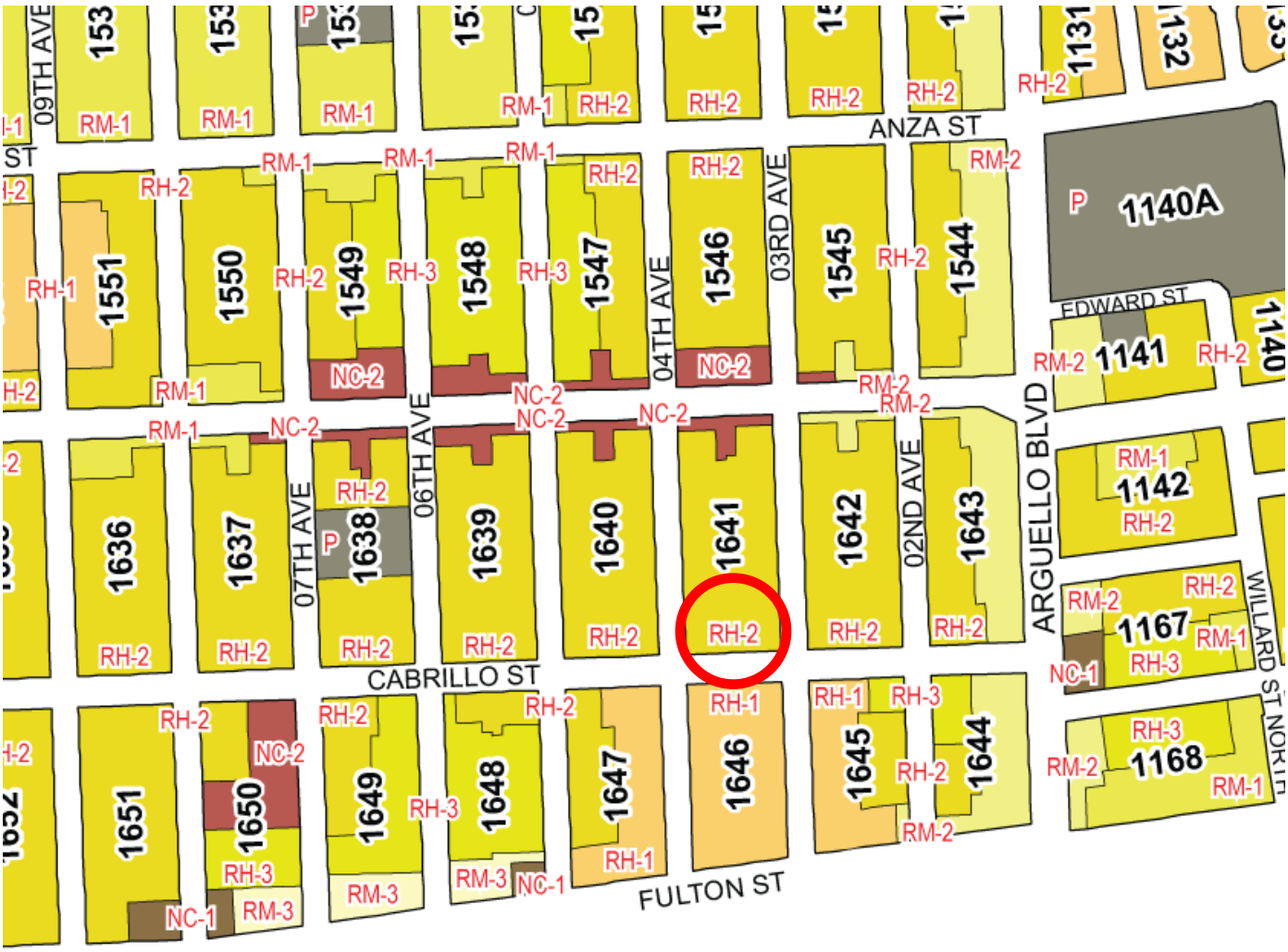
Sanborn Map*



**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*

Discretionary Review Hearing
Case Number 2010.0014D and 2010.0994D
Demo/New Construction
226 Cabrillo Street

Zoning Map



Discretionary Review Hearing
Case Number 2010.0014D and 2010.0994D
Demo/New Construction
226 Cabrillo Street

SAN FRANCISCO
PLANNING DEPARTMENT

Aerial Photo

Discretionary Review Hearing
Case Number 2010.0014D and 2010.0994D
Demo/New Construction
226 Cabrillo Street

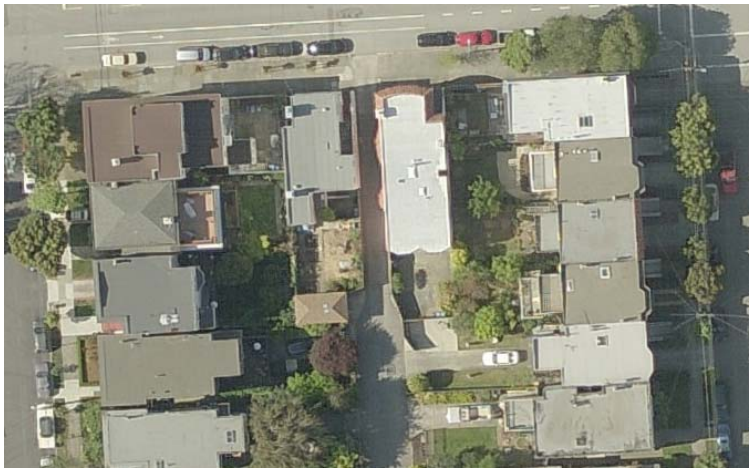
SAN FRANCISCO
PLANNING DEPARTMENT

Aerial Photos

Showing Established Development Pattern

Cabrillo St between 4th and 5th Avenues

Cabrillo St between 2nd Avenue and Arguello

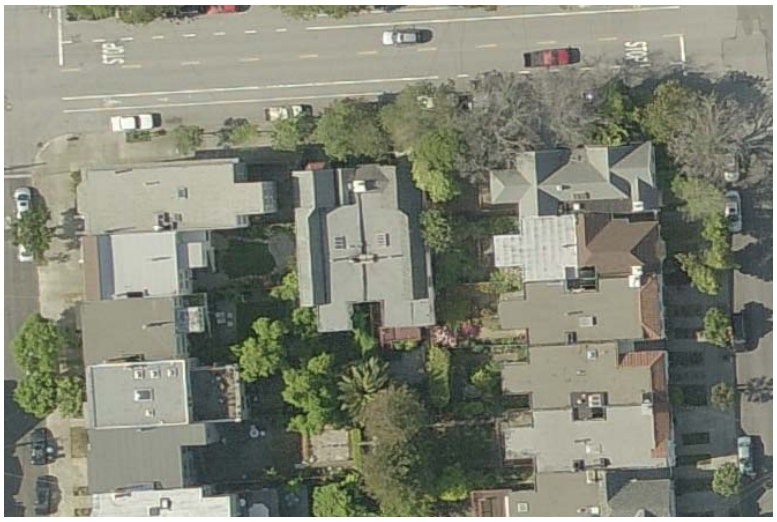


Cabrillo St between 3rd and 4th Avenues,
across from subject property

Cabrillo St between 2nd and 3rd Avenues

Aerial Photos

Showing Established Development Pattern



Cabrillo St between 3rd and 4th Avenues

Cabrillo St between 2nd and 3rd Avenues

Cabrillo St between 3rd and 4th Avenues

SAN FRANCISCO
PLANNING DEPARTMENT
1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **December 12, 2009**, the Applicant named below filed Building Permit Application No. **2009.1218.3527** (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	**Wing Lee Architects**	Project Address:	**226 Cabrillo Street**
Address:	**1403 Hudson Avenue**	Cross Streets:	**4th Ave/ 3rd Ave**
City, State:	**San Francisco, CA 94124**	Assessor's Block /Lot No.:	**1641/026**
Telephone:	**(415) 297-6493**	Zoning Districts:	**RH-2 /40-X**

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

PROJECT SCOPE

[X] DEMOLITION and/or	**[X] NEW CONSTRUCTION or**	**[ ] ALTERATION**
[ ] VERTICAL EXTENSION	**[ ] CHANGE # OF DWELLING UNITS**	**[ ] FACADE ALTERATION(S)**
[ ] HORIZ. EXTENSION (FRONT)	**[ ] HORIZ. EXTENSION (SIDE)**	**[ ] HORIZ. EXTENSION (REAR)**

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
FRONT SETBACK	±48'	±8'
BUILDING DEPTH	±57.5'	±67'
REAR YARD	±4'	±37.5'
NUMBER OF STORIES	1	3
NUMBER OF DWELLING UNITS	1	2
NUMBER OF OFF-STREET PARKING SPACES	1	2

PROJECT DESCRIPTION

The proposal is to demolish an existing one-story, one-unit building located at the rear of the lot and construct a new three-story, two-unit building toward the front of the lot. The proposed demolition requires a mandatory Discretionary Review hearing before the Planning Commission per Planning Code Section 317. A tentative hearing date has been set for November 18, 2010, Case # 2010.0014D.

PLANNER'S NAME: **Aaron Starr**

PHONE NUMBER: **(415) 558-6362**

EMAIL: **aaron.starr@sfgov.org**

DATE OF THIS NOTICE:

EXPIRATION DATE: _____

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

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Information:
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Historic Resource Evaluation Response

MEA Planner:	Brett Bollinger
Project Address:	**226 Cabrillo Street**
Block/Lot:	1641/026
Case No.:	**2010.0014E**
Date of Review:	May 7, 2010
Planning Dept. Reviewer:	Aaron D Starr
	(415) 558-6362 | aaron.starr@sfgov.org

PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project involves demolishing the existing one-story, one unit 929 sq. ft. building located at the rear of the lot and constructing a three-story, one-unit 3,360 sq. ft. building at the front of the lot.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is listed on the Inner Richmond Survey with a C+ rating, which is defined in the Inner Richmond Survey as buildings that help to establish the distinctive architectural, historic and environmental character of a neighborhood or district. According to research done by Tim Kelley, who prepared the Historic Resource Evaluation dated April 2007, the Inner Richmond Survey, conducted by SF Heritage in 1990, poses the question whether the building was a refugee shack, but leaves it unresolved, citing discrepancy in dimensions from known shack types and the 'unsuitability' of the building for a pharmacist's home. The building's recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on a rectangular lot in the City's Inner Richmond District between 3rd and 4th Avenue. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40 -X Height and Bulk District. The immediate area consists largely of two- to three-story, single-family and multi-family homes located at the front of their lots and constructed primarily between 1901 and 1931. The subject building, constructed in between 1906 and 1908, is a single-story, single-family building located at the rear of the lot. This area of the Inner Richmond was included in San Francisco Heritage's Inner Richmond Survey and contains buildings primarily with C or C+ ratings. However, this section of Cabrillo Street does not have visual continuity and does not appear to be a part of an architecturally based historic district.

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1. **California Register Criteria of Significance: Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

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

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject building appears to be eligible under Criterion 1 (events) for its association with the earthquake and fire of 1906 and the reconstruction period. There is some evidence- such as the construction method, vernacular style and evidence of the tell-tale "park bench green" paint- that the subject building started out as an earthquake shack and/or was constructed from materials taken from other earthquake shacks; however only one of the boards uncovered during the selective demolition was painted park bench green. Research also indicates that the subject building was constructed by or for the original owner, David M Bertrand, when he and his family were displaced from the City's Tenderloin neighborhood by the earthquake and fire of 1906. This indicates the building would be associated with an important historical event, the 1906 Earthquake and Fire and reconstruction and may be eligible for the California Register under Criterion 1 for its direct association with these events.

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

The subject building does not appear to be a resource under Criterion 2 (Persons). There is no indication that anyone directly associated with the subject building was a person that would be considered significant pursuant to the California Register or National Register criteria.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject property is a modest vernacular building that has been heavily modified. It does not appear to be a resource under Criterion 3 (Architecture).

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☐ Retains	☒ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☐ Retains	☒ Lacks			

The subject building's date of construction, type of construction and vernacular style suggest that it is a modified earthquake shack. However, even if this building was originally an earthquake shack it appears to have lost integrity and no longer possesses its association, design, workmanship, setting and feeling.

The subject building's dimensions are 14' 8" wide and 55.5' long. Earthquake shacks had dimensions of 10x14, 15x25, 16x18, and 14x18. While there were slight variations in the dimensions- a 14' 8" wide shack is close to a 15' wide shack- the length of the existing building does not fit into any of the known length dimensions for earthquake shacks. The rear of the building appears to be where the original building began. A front horizontal addition appears to have been added on to the original structure, but there isn't any indication on the floor plans that would show where that happened. Further the roof pitch for the subject building is 6/12 while earthquake shacks had 7/10 roof pitches, the windows have been replaced, the building has been re-clad twice- first with cedar shingle and then in asbestos shingles- and the foundation has been replaced with a concrete foundation.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present *(Go to 6 below.)* ☐ Historical Resource Present *(Continue to 4.)*

4. **If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5 if the project is an alteration.)*

☐ The project is a significant impact as proposed. *(Continue to 5 if the project is an alteration.)*

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Although the immediate area was included in San Francisco Heritage's Inner Richmond Survey and contains buildings primarily with C or C+ ratings, this section of Cabrillo Street does not have visual continuity and does not appear to be a part of an architecturally based historic district. Moreover, the proposed new structure is compatible in scale and form with the surrounding buildings and would not have an adverse impact were there any historic structures present in the immediate area.

PRESERVATION COORDINATOR REVIEW

Signature: Sophie Hayward Date: 05·11·2010

Sophie Hayward, *Acting Preservation Coordinator*

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

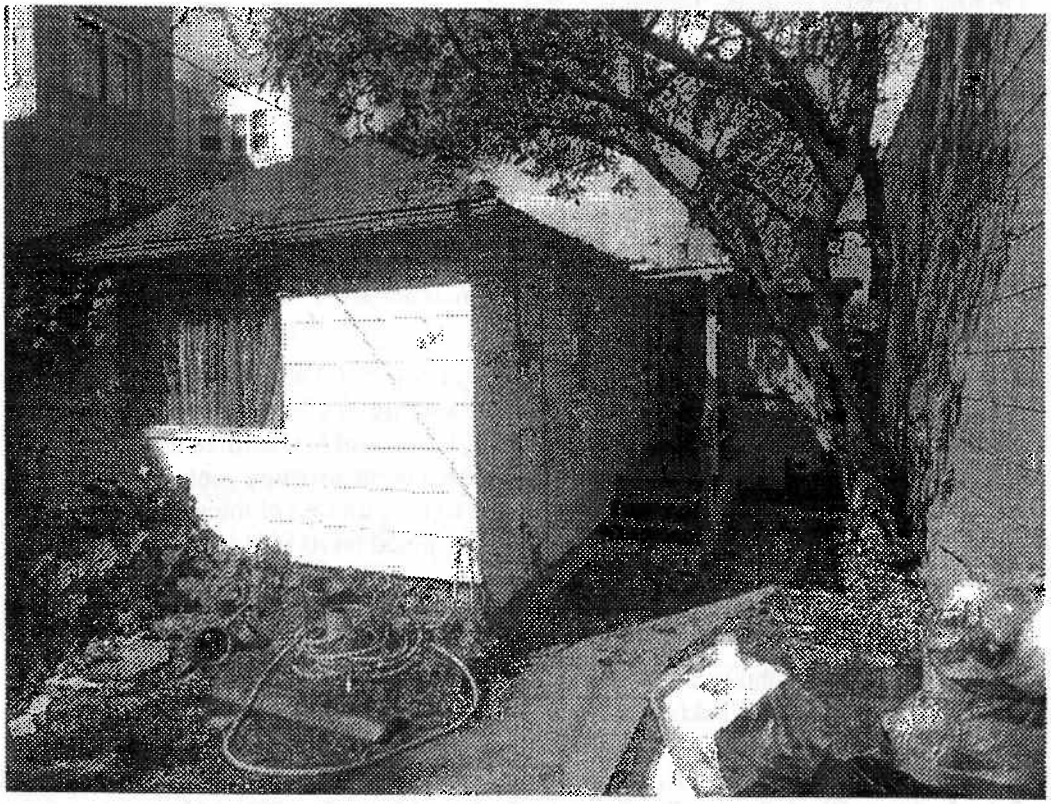
Attachments: Historic Resource Evaluation Report prepared by Kelley & Verplank and dated April 2007

AS: G:\DOCUMENTS\Preservation\HRERs\226 Cabrillo Street\226 Cabrillo Street.HRER.doc

Historical Evaluation

226 Cabrillo Street
San Francisco, California

April, 2007



KELLEY & VERPLANCK
HISTORIC RESOURCE CONSULTING
2912 DIAMOND STREET #330
SAN FRANCISCO, CA 94131
415.337-5824
tim@kvpconsulting.com

I HAVE READ, RECEIVED & ACCEPTED
X _____
X _____
DATE: _____

pgs 1-19

Application for **Discretionary Review**

CASE NUMBER: For Staff Use only

RECEIVED
NOV 15 2010
CITY & COUNTY OF S.F.
DEPT. OF CITY PLANNING

APPLICATION FOR Discretionary Review Application

1. Owner/Applicant Information

DR APPLICANT'S NAME:			
Rose Hillson			gumby5@att.net
DR APPLICANT'S ADDRESS:		ZIP CODE:	TELEPHONE:
115 Parker Avenue	SF CA	94118	(

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:			
Romeu Daluz			
ADDRESS:		ZIP CODE:	TELEPHONE:
3326 Anza St.	SF CA	94121	(415) 668-3788

CONTACT FOR DR APPLICATION:			
Same as Above ☐	Wing Lee		
ADDRESS:		ZIP CODE:	TELEPHONE:
1403 Hudson Ave	SF CA	94121	(415) 297-6493
E-MAIL ADDRESS:			

2. Location and Classification

STREET ADDRESS OF PROJECT:			ZIP CODE:
226 Cabrillo St.	SF	CA	94118
CROSS STREETS:			
3rd Ave / 4th Ave			

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
1641 / 026	110'x25'	2750	RH-2	40X

3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☒ Alterations ☐ Demolition ☒ Other ☐

Additions to Building: Rear ☒ Front ☒ Height ☒ Side Yard ☑

Present or Previous Use: Single-family residential

Proposed Use: "two-units" RH.

Building Permit Application No. ~~2009.1218.3527~~ (new const.) 200912183526 (demo) ~~2010.0014E~~ RH. Date Filed: Nov. 15, 2010

10.0014D

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	☒	☐
Did you discuss the project with the Planning Department permit review planner?	☒	☐
Did you participate in outside medication on this case?	☐	☒

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

Not yet.

10.0014D

Application for **Discretionary Review**

CASE NUMBER:
For Staff Use only

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

New plans do not meet Residential Design Guidelines for neighborhood character in terms of style for conformity to adjacent & other surrounding period homes. The scale is not sensitive nor in line with neighboring buildings + impacts light + air. Intent to demolish cottage that is historic is not seriously considered nor analyzed.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

The impact on an earthquack shack as part of local, state + national history will be gone forever if demolished. Unique property with unique worthy character not respected. The lot is a landlocked lot with impacts to at least seven other lots. Shadows, privacy issues, stylistic issues, etc. New building built fully to side property lines

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

Further analysis of earthquake shack + no demolition. Any building on that lot should not intrude upon neighboring light and air flow to adjacent lots nor into people's bedrooms, etc. Rooflines need change. Size reduction, Fine period details to match buildings closer to earthquake shack period should be utilized. Earthquake shack housed tenants under rent control. If another building is built, such "affordable housing" for the very low income is lost and such housing is not being built to meet the demand of the very low income bracket. New building will not be rent-controlled nor affordable to the low income- diversity of neighborhood changed. LEED green standards can be met without sacrificing architectural design of neighborhood.

10.0014D

Application for **Discretionary Review**

CASE NUMBER:
For Staff Use only

Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent.**

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	☑
Address labels (original), if applicable	✓
Address labels (copy of the above), if applicable	✓
Photocopy of this completed application	☑
Photographs that illustrate your concerns	▩
Convenant or Deed Restrictions	▩
Check payable to Planning Dept.	☑
Letter of authorization for agent	☑
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	▩

NOTES:
☐ Required Material.
▩ Optional Material.
○ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

10.0014D

For Department Use Only
Application received by Planning Department:

By: _____ Date: _____

Applicant's Affidavit

Under penalty of perjury the following declarations are made:
a: The undersigned is the owner or authorized agent of the owner of this property.
b: The information presented is true and correct to the best of my knowledge.
c: The other information or applications may be required.

Signature: R Hillson Date: NOV. 15, 2010

Print name, and indicate whether owner, or authorized agent:

Rose Hillson

Owner / (Authorized Agent) (circle one)

10.0014D

APPLICATION REQUESTING DISCRETIONARY REVIEW ("D.R.")

This application is for projects where there are exceptional and extraordinary circumstances that justify further consideration, even though the project already meets requirements of the Planning Code, City General Plan and Priority Policies of the Planning Code.

D.R. Applicant's Name Stephen Williams Telephone No : (415) 292-3656

D.R .Applicant's Address 1934 Divisadero Street
Number & Street (Apt. #)
San Francisco, CA 94115
City Zip Code

D.R. Applicant's telephone number (for Planning Department to contact): (415) 292-3656

If you are acting as the agent for another person(s) in making this request please indicate the name and address of that person(s) (if applicable):

Name David and Mitra Tyree Telephone No: (415)-682-4551

Address: 690 4th Avenue
Number & Street (Apt. #)
San Francisco , CA 94118
City Zip Code

Address of the property that you are requesting the Commission consider under the Discretionary Review: 226 Cabrillo Street

Name and phone number of the property owner who is doing the project on which you are requesting D.R.: Romeu Dluz 668-3788 or Wing Lee 297-6493

Building Permit Application Number of the project for which you are requesting D.R.: 200912183526 ; 200912183527; 2010.0014E

Where is your property located in relation to the permit applicant's property?
Directly adjacent to the west.

A. ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST
Citizens should make very effort to resolve disputes before requesting D.R. Listed below are a variety of ways and resources to help this happen.

1. Have you discussed this project with the permit applicant? Yes, attended community outreach meeting for this project—expressed concerns and impacts to Wing Lee the architect.

2. Did you discuss the project with the Planning Department permit review planner? No.

3. Did you participate in outside mediation on this case? No

4. If you have discussed the project with the applicant, planning staff or gone thorough mediation, please summarize the results, including any changes that were made to the proposed project so far. No changes, the proposed demolition and new construction is completely out character with neighborhood.

B. DISCRETIONARY REVIEW REQUEST

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies?

The proposed project is in direct violation of the General Plan and Priority Policies to retain the small, affordable, rent-controlled homes in the City's residential neighborhoods. The building was purchased by professional developers with the sole intent of allowing it to deteriorate for an illegal demolition. It has been continuously occupied and has many up-dates to the major systems. As the attached photos show, it was in very good shape with newer appliances, floors, marble counter tops and clean newer interiors when purchased by the developers some 2-3 years ago The building appears to be an original "earthquake shack" with significant historic value.

2. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

We are all diminished when the General Plan and Priority Policies are ignored or skirted. Negative impacts include loss of light and shadows from the large new building planned for the lot. The large new proposed building is inappropriate to the neighborhood, stark and modern and will replace the existing building with a structure approximately four times the present size of the existing building. Because this is a "key" lot, shadow from the over whelming bulk and size are negative impacts on the adjacent homes and modern design impacts the entire neighborhood. The new very modern loft like design is not compatible with the neighborhood and the character of the existing buildings. At least five other adjacent lots will be impacted by the new structure and a closer review is warranted. This is an issue which has come up time and time again in the Department but has never been answered. What is the policy with development of "key lots?" It is acknowledged that these lots often raise important questions of development for an entire block. Recently, a staff memo which accompanied the Residential Design Checklist phrased the question as follows:

"Treatment of "key" lots - If you are adjacent to a key lot, does that mean you need to make more adjustments to accommodate your neighbor's key lot than if you were located near the middle of the block? If so, is that fair?"

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above (in question B1)?

First and foremost the small, affordable rent controlled building should be saved. It is not a "tear-down" as we typically see them. It has a new foundation of concrete. It has a new electrical service. It looks to be in pretty good shape and can easily be renovated by someone who wants to live there rather than by professional developers who are merely speculating in our residential neighborhoods---that is the purpose of the highest priority policies in the General Plan---save this existing housing stock. Second, if a new project is built, the size and depth (which is at the absolute max of 55%) of the building must be reduced. A more traditional façade should be designed to have some compatibility with the neighborhood. The key lot situation should be addressed and a new building placed on its site so it responds to its position on the block and to the placement of surrounding buildings. The rear yard should be much larger and the new building much shorter and stepping down to the rear with perhaps some side setbacks to the west to reduce the "looming" effect of a new building in the rear yards of the buildings lining 4th Avenue.

10.0994D

Please write (in ink) or type your answers on this form. Please feel free to attach additional sheets to this form to continue with any additional information that does not fit on this form.

CHECKLIST FOR APPLICANT:

Indicate which of the following are included with this Application:

REQUIRED:

x Check made payable to Planning Department (see current fee schedule).
x Address list for nearby property owners, in label format, plus photocopy of labels.
X Letter of authorization for representative/agent of D.R. applicant (if applicable).
x Photocopy of this completed application.

OPTIONAL:

X Photographs that illustrate your concerns.
__ Covenants or Deed Restrictions.
__ Other Items (specify).

File this objection in person at the Planning Information Center. If you have **questions** about this form, please contact Information Center Staff from 8 a.m. to 5 p.m., Monday to Friday.

Plan to attend the Planning Commission public hearing which must be scheduled after the close of the public notification period for the permit.

Signed

Stephen Williams--Applicant

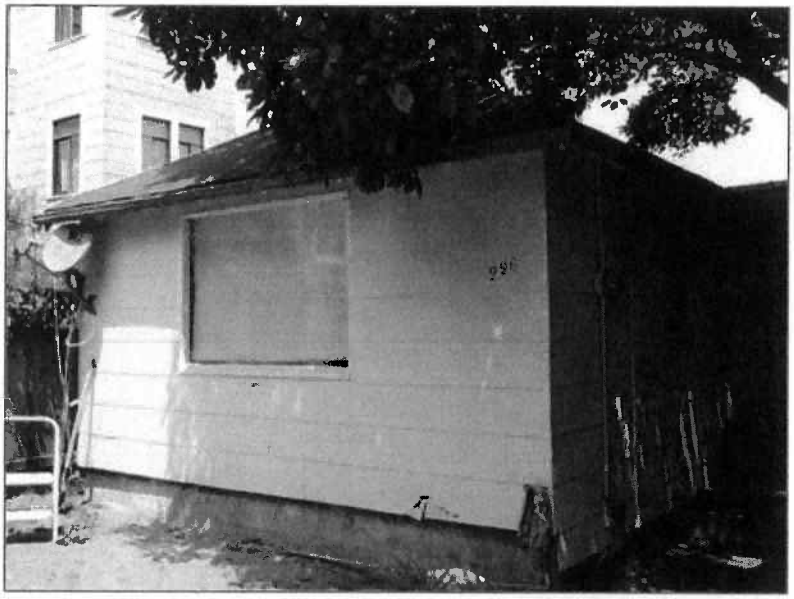
Date: November 12, 2010

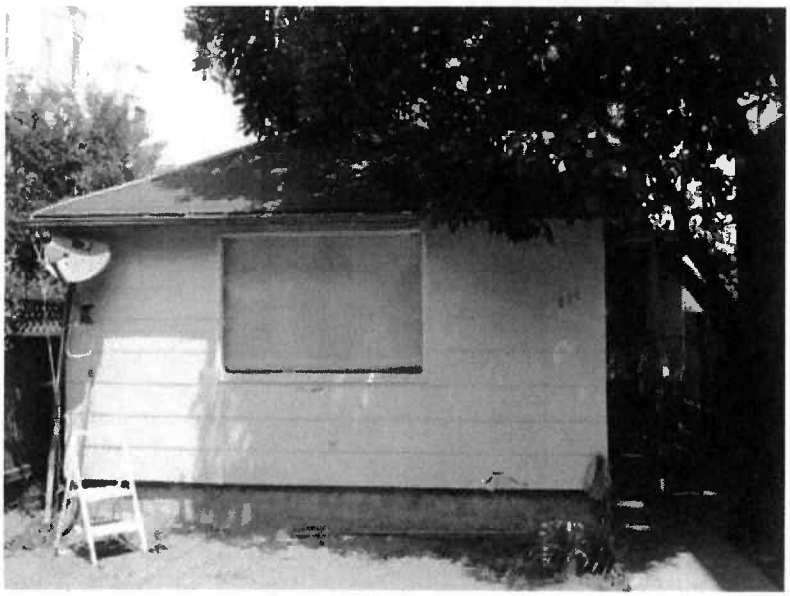
10.0991D

urban bay PROPERTIES
A McGUIRE COMPANY

Your urban real estate specialist
for the San Francisco Bay Area
415.546.3100 • info@UbayP.com

For Sale: Property Detail





COMPLETE FIXER HOME

Status	New Listing, Active
Neighborhood	Inner Richmond
Address	226 Cabrillo San Francisco CA 94118 Google map
Price	$550,000
HOA	None
Type	Single Family Home
Bedrooms	2
Bathrooms	1 full
Agents	Kenneth Epley 415.860.7030 kepley@mcguire.com

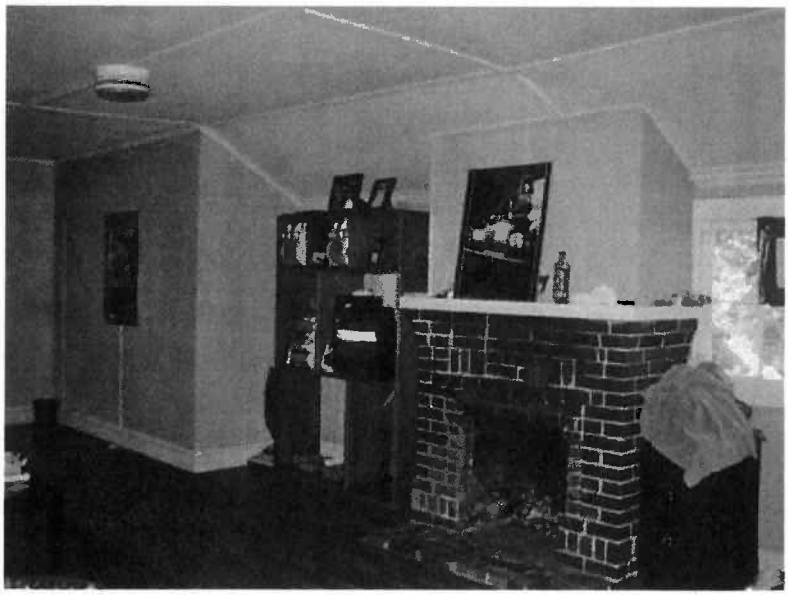
Complete fixer home situated on super desirable lot in Inner Richmond. Lot measures 25 x 110. Best for Contractors/Developers. Improvement on lot shows age of stated 1906 building. Lot Value Offering! Inner Richmond is very popular, could this be 2 new units? Buyers please reseach what can be built. Home delivered vacant. Large parking pad in front of lot. Historical Evaluation by Kelley and Verplanck attached. No Open Houses. Proposed Architectual Improvement, see link to website below.

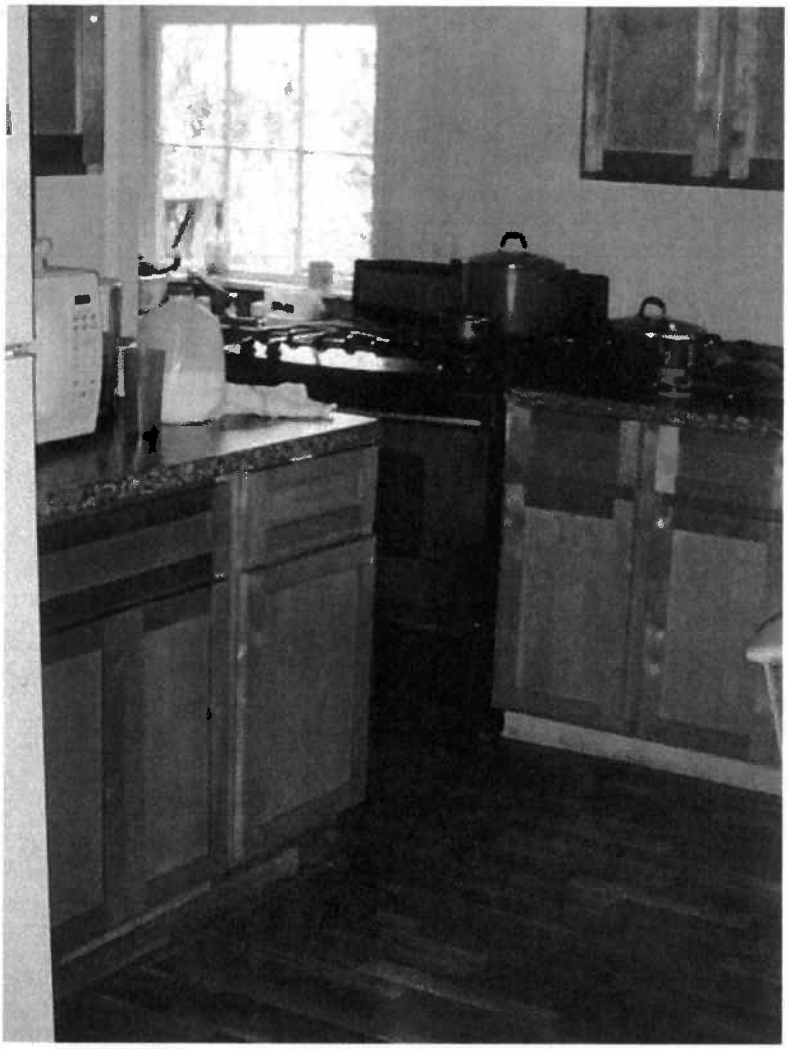
http://www.hopkinstudio.com/townhouse.html

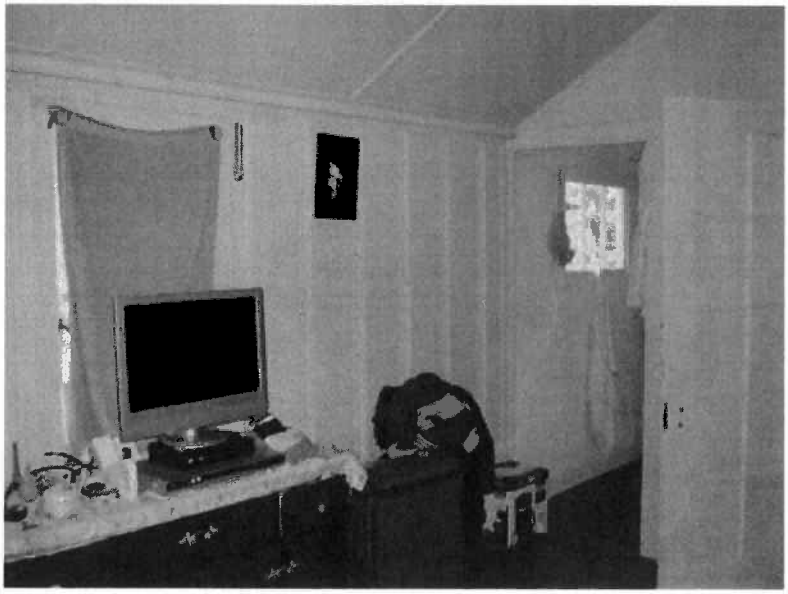
Features:

2 bedrooms, 1 full bath
Gas range
Historical study included
Large family room with woodburning fireplace
Level lot (25 X 110)
Unapproved drawings for 4000 sq. ft. home included
Ample sized eat in kitchen with deck off rear
Property delivered vacant

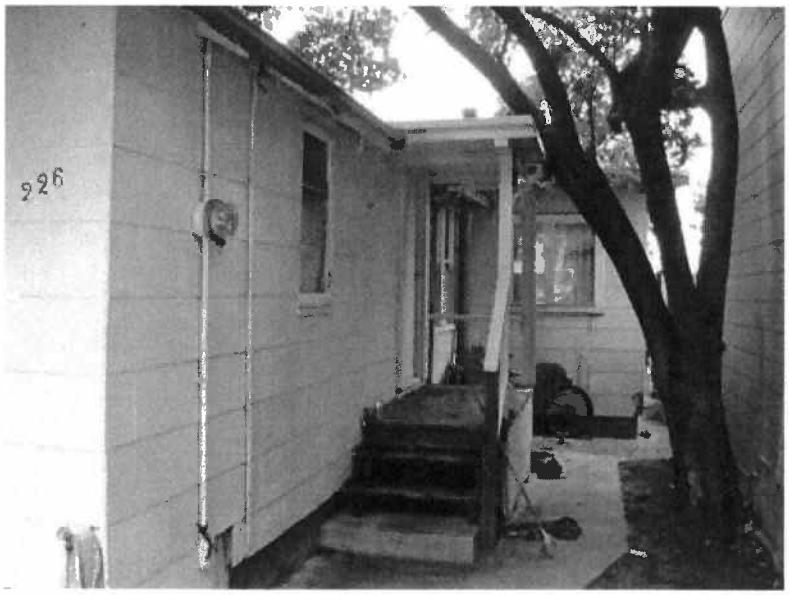
10.0994D







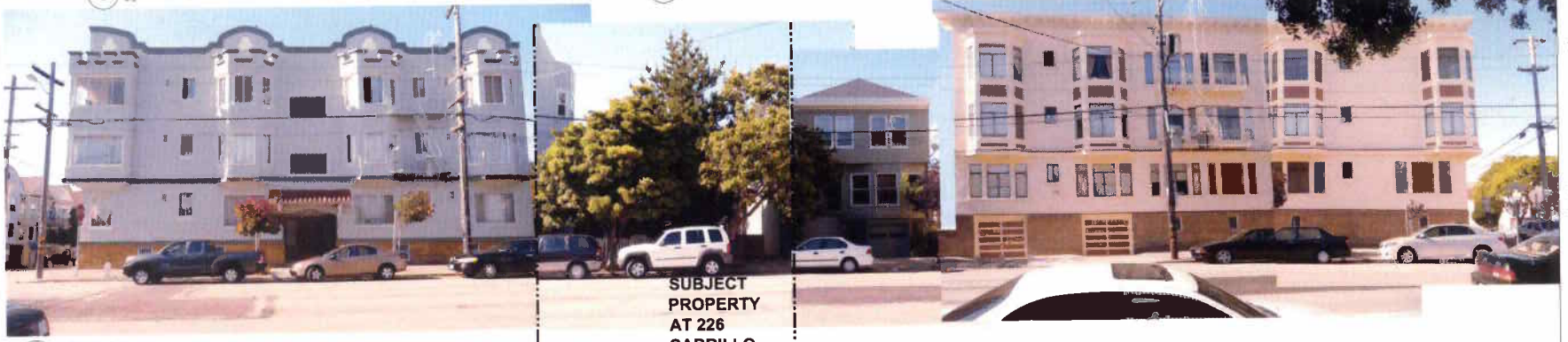
10.0994D



10.0994D

3 VIEW LOOKING TO THE BACK OF 224 CABRILLO
NTS

3 VIEW LOOKING WEST TO THE BACK OF 679-681 3RD AVENUE
NTS



SUBJECT PROPERTY AT 226 CABRILLO

2 VIEW LOOKING NORTH TO THE SITE
NTS

1 VIEW LOOKING SOUTH FROM THE SITE
NTS

NOT FOR CONSTRUCTION

ARCHITECT

WING ARCHITECTS
1403 Hudson Avenue
San Francisco CA 94124
T 415.297.5453
www.lpsarchitect.com

OWNER REPRESENTATIVE
YING WU
382 8TH Avenue
San Francisco, CA 94118
T 415 668 3788

GEOTECHNICAL
TBD

STRUCTRUAL ENGINEER
TBD

MECHANICAL/PLUMBING
TBD

ENERGY CALCULATOR
TBD

ISSUE SUBMITTAL/DATE
PLANNING SUBMITTAL
12/11/2009

STAMP
LICENSED ARCHITECT
WING LEE
C 26929
EXP 10-31-2011
STATE OF CALIFORNIA

PROJECT
226 CABRILLO STREET
SAN FRANCISCO
CA 94121
APN 1641 026

DRAWING TITLE
PHOTO OF EXISTING CONDITION

SHEET
A-9.0

January 18, 2011

Aaron Starr, LEED AP
Planner
Planning Department
1650 Mission Street
Suite 400
San Francisco, CA 94103

Attention: Mr. Aaron Starr, LEED AP

Re: Documents for Public Hearing for 226 Cabrillo Street
Case #2010.0014E - 226 Cabrillo Street (1641/026)
Permit No. 200912183527, 200912183526

Mr. Starr,

As you required, enclosed please find the following items for the scheduled Public Hearing on January 27, 2011:

Item	Description		Copies
1	*Response to DR requester Rose Hillion*		*20*
2	*Response to DR requester Stephen Williams*		*20*
3	*Letter of Support from Mrs. Audrey S. Chan (Owner at 668 4th Avenue)*		*20*
4	*Letter of Support from Mr. Derek Chin (Owner at 224 Cabrillo Street)*		*20*
5	*Signatures of neighbor supporting the project*		*20*
	Kevin Li	*(452 Balboa Street)*	
	Bicky Chu	*(637 3rd Avenue)*	
	Raymont Yong	*(536 3rd Avenue)*	
	Liz Gravelle	*(664 4th Avenue)*	
	David Bremer	*(666 4th Avenue)*	
	Russ Nelson	*(662 A 4th Avenue)*	
	Chester Tse	*(618 3rd Avenue)*	
	Edward Yuen	*(72-674 4th Avenue)*	
6	*Letter to Planning Commissioners from Architect of Record*		*20*
7	*11x17 color architectural drawing*		*20*
8	*11X17 B&W drawing set*		*20*

Thank you for your review and please do let us know for additional information you may need.

Thank you.

Sincerely,

Wing Lee AIA, LEED AP BD+C
Wing Lee Architects

cc. Romeu Daluz , Owner of 226 Cabrillo Street

WING LEE ARCHITECTS
1403 Hudson Avenue San Francisco CA 94124 T 415.297.6493 EMAIL wing@leearchitect.com WWW.Leearchitect.com

RESPONSE TO DR REQUESTER - STEPHEN WILLIAMS

SAN FRANCISCO
PLANNING DEPARTMENT

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 200912183526 / 200912183527

Building Permit No.: 2010.0014E

Address: 226 Cabrillo Street

Project Sponsor's Name: Romeu Daluz / Wing Lee

Telephone No.: 668-3788 / 297-6493 (for Planning Department to contact)

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.

We believe the statements made by the DR requester is not entirely true. The owner and his wife are not developer. The owner is a postal carrier who has been working for US Postal Department for 24 years. His wife Ivy Daluz is a teacher assistant who has been working at SFUSD for 22 years. This proposed project should be approved as it is compliant with the current Residential Guidelines of San Francisco Planning Department in terms of scale, proportions, rooflines, garage door width, building entrance, driveway, etc. The choice of materiality of the principal façade is also compliant with the newly adopted Green Ordinance which will have longer life span with low maintenance. That means less maintenance activities such as scaffolding for repainting which may cause disturbance to neighbors. Proposed materials for driveway is also compliant with the Green Ordinance by providing more pervious paving materials to help issue with water runoff. Regarding the size of the proposed project, the GSF of the DR requester's property at 688-690 4th Avenue is similar to the proposed project in terms of size and type. It is also a 2-unit structure and a 3-story building. Their square footage is 2,920 sf which is 380 sf less than the proposed design. The proposed design does not take the approach to maximize the allowable height limit of 40 feet with a fourth level. The proposed design is a 3-story building with typical 10-foot floor-to-floor height.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes. Indicate whether the changes were made before filing your application with the City or after filing the application.

No changes to the proposed project are planned. After meeting with the neighborhood and hearing their concerns, these changes were made: 1) On the northwest corner of the project, there is a setback of 5' from the property line for last 12-foot extensino, in order to promote relief from the adjacent neighbors along the west property line. 2) A lightwell was created along the east side of the project to promote natural light to the adjacent property (224 Cabrillo Street) which also corresponds to their existing window. 3) A licensed surveyor was hired to accurately document the adjacent building heights. 4) Additional on-site parking space was added to the project, totaling two, to alleviate the parking issues in the area. 5) A second unit was added to the back of the garage to increase number of units of the site and the City.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

The proposed design is a 2-unit residential structure with approximately 3,300 GSF. Owner is planning to occupy the ground floor with his wife. Their son's family will be occupying the upper floor with 4 adults and 2 kids. Both kids are under 5-year-old. The sizes of the surrounding properties located in the same block are ranging from 2,902sf (lot 30), 2,920sf (lot 28), 10,810 sf (lot 27), 2,360 sf (lot 25), 12,390 sf (lot 23), 3,561 sf (lot 22), 3,118 sf (lot21), 2,490 sf (lot 20). The proposed project is not the largest dwelling unit of its kind in the neighborhood. The proposed design is also presenting a compatible height of 30 feet among the existing neighborhood. There are existing structures which are taller than 40 feet in height.
The existing one-story structure is structurally unsound as determined by the Planning Department. The existing structural, mechanical, electrical system present safety issues and do not meet the minimum standards according to current San Francisco Housing Code. The historical value has been excluded based on the independent historical evaluation which was reviewed by Planning Department.
We hope the Planning Department and the Commissioners will consider the development right of the property owner. This project is not considered as "exceptional and extraordinary" project in terms of size, height, massing, design, and density.

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

4. Please supply the following information about the proposed project and the existing improvements on the property.

Number of	Existing	Proposed
Dwelling units (only one kitchen per unit --additional kitchens count as additional units)	1	2
Occupied stories (all levels with habitable rooms)	1	3
Basement levels (may include garage or windowless storage rooms)	0	0
Parking spaces (Off-Street)	1	2
Bedrooms	2	5
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas	929	3310
Height	13'	30'
Building Depth	55.5'	64.25'
Most recent rent received (if any)	0	0
Projected rents after completion of project	0	0
Current value of property	$550,000 as purchased price dated 7-31-2009	?
Projected value (sale price) after completion of project (if known)	?	?

I attest that the above information is true to the best of my knowledge.

Signature	Date	Name (please print)
	1-10-11	WING LEE

RESPONSE TO DR REQUESTER - ROSE HILLSON

SAN FRANCISCO
PLANNING DEPARTMENT

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 200912183526 / 200912183527

Building Permit No.: 2010.0014E

Address: 226 Cabrillo Street

Project Sponsor's Name: Romeu Daluz / Wing Lee

Telephone No.: 668-3788 / 297-6493 (for Planning Department to contact)

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.

We believe the statements and comments made by the DR requester are not entirely correct.
We believe that this proposed project should be approved as it is compliant with the current Residential Guidelines of San Francisco Planning Department in terms of scale, proportions, rooflines, garage door width, building entrance, driveway, etc. The choice of materiality of the principal façade is also compliant with the newly adopted Green Ordinance which will have longer life span with low maintenance. That means less maintenance activities such as scaffolding for repainting which may cause disturbance to neighbors.
Proposed materials for driveway is also compliant with the Green Ordinance by providing more pervious paving materials to help issue with water runoff. The proposed design does not take the approach to maximize the allowable height limit of 40 feet with a fourth level. The proposed design is a 3-story building with typical 10-foot floor-to-floor height.
Once again, the historical evaluation reviewed by Planning Department confirmed that the existing structure will not be qualified as historical structure/site.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes. Indicate whether the changes were made before filing your application with the City or after filing the application.

No changes to the proposed project are planned. After meeting with the neighborhood and hearing their concerns, these changes were made: 1) On the northwest corner of the project, there is a setback of 5' from the property line for last 12-foot extensino, in order to promote relief from the adjacent neighbors along the west property line. 2) A lightwell was created along the east side of the project to promote natural light to the adjacent property (224 Cabrillo Street) which also corresponds to their existing window. 3) A licensed surveyor was hired to accurately document the adjacent building heights. 4) Additional on-site parking space was added to the project, totaling two, to alleviate the parking issues in the area. 5) A second unit was added to the back of the garage to increase number of units of the site and the City.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

The proposed design is a 2-unit residential structure with approximately 3,300 GSF. Owner is planning to occupy the ground floor with his wife. Their son's family will be occupying the upper floor with 4 adults and 2 kids. Both kids are under 5-year-old. The sizes of the surrounding properties located in the same block are ranging from 2,902sf (lot 30), 2,920sf (lot 28), 10,810 sf (lot 27), 2,360 sf (lot 25), 12,390 sf (lot 23), 3,561 sf (lot 22), 3,118 sf (lot21), 2,490 sf (lot 20). The proposed project is not the largest dwelling unit of its kind in the neighborhood. The proposed design is also presenting a compatible height of 30 feet among the existing neighborhood. There are existing structures which are taller than 40 feet in height.
The existing one-story structure is structurally unsound as determined by the Planning Department. The existing structural, mechanical, electrical system present safety issues and do not meet the minimum standards according to current San Francisco Housing Code. The historical value has been excluded based on the independent historical evaluation which was reviewed by Planning Department.
We hope the Planning Department and the Commissioners will consider the development right of the property owner. This project is not considered as "exceptional and extraordinary" project in terms of size, height, massing, design, and density. The design is sensitive to the existing neighborhood and it was well received by the Residential Design Team and the Planning Department.

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

4. Please supply the following information about the proposed project and the existing improvements on the property.

Number of	Existing	Proposed
Dwelling units (only one kitchen per unit --additional kitchens count as additional units)	1	2
Occupied stories (all levels with habitable rooms)	1	3
Basement levels (may include garage or windowless storage rooms)	0	0
Parking spaces (Off-Street)	1	2
Bedrooms	2	5
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas	929	3310
Height	13'	30'
Building Depth	55.5'	64.25'
Most recent rent received (if any)	0	0
Projected rents after completion of project	0	0
Current value of property	The proposed design is a 2-unit residential structure with approximately	?
Projected value (sale price) after completion of project (if known)	?	?

I attest that the above information is true to the best of my knowledge.

Signature	Date	Name (please print)
	1-10-11	WING LEE

Planning Commissioners
Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94133

January 12, 2010

Mr. Derek Chin
Homeowner
224 Cabrillo Avenue
San Francisco, CA 94118

Proposed Project at 226 Cabrillo Street
(Permit Number 200912183526, 200912183527, 2010.0014E)

Dear Commissioners,

I am a homeowner, residing at 224 Cabrillo Street. Our property abuts the subject property, and my wife and I have been living at this property for more than ten years.

I met and reviewed the proposed project with the applicant in December 2009. The proposed drawings presented were thorough and complete. Here are the reasons we believe the project should be approved:

- **The applicant is committed to working with the neighbors in resolving concerns. We appreciate that the revised design respects the existing window opening at my property directly facing the proposed design by creating a lightwell in their proposal.**

- **The applicant also retained a surveyor to obtain more precise information on the heights of the adjacent properties after the outreach meeting with neighbors.**

- **The proposed design does not present an additional burden to the on-street parking condition by preserving the existing curb cut in front of their property.**

- **The height of the proposed design is sensitive to the block by not having exceptionally high ceiling space.**

- **We also appreciate the choice of exterior materials which is clever because of its longer life span, low maintenance, and resistance to ultraviolet light**

- **To be quite honest, the existing one-story structure is an obstruction to achieving a better streetscape in this urban setting. The proposed**

design will definitely improve the appearance and characteristics of this stretch of Cabrillo Street.

- **The proposed massing is sensitive to the scales of the existing dwellings in the neighborhood. It also promotes open space in the rear by not proposing a two-story massing at the 12-foot exception area.**

Once again, I believe the applicant has been working closely with us for the last twelve months by providing regular updates on the project. We appreciate the efforts the applicant has been making. We support this project and we look forward to its completion.

I urge you to approve the project.

Thank you.

Yours truly,

Mr. Derek Chin
Homeowner

Cc: Aaron Starr, Aaron D Starr, LEED AP
Planner, Planning San Francisco Planning Department

Mr. Ron Miguel, Commission President
Ms Christina Olague, Commission Vice President
Mr. Michael J. Antonini, Commissioner
Ms. Gwyneth Borden, Commissioner
Ms. Kathrin Moore, Commissioner
Mr. Hisashi Sugaya, Commissioner
Mr. Rodney Fong, Commissioner

January 18, 2010

Wing Lee AIA, LEED AP
Applicant/Architect of Record
1403 Hudson Avenue
San Francisco, CA 94124

Proposed Project at 226 Cabrillo Street
(Permit Number 200912183526, 200912183527, 2010.0014E)

Dear Commissioner Miguel,

I am writing to you in regards to the upcoming Discretionary Review, filed by two individuals who are opposing the proposed project at 226 Cabrillo Street, San Francisco, CA 94118.

The statements provided by the two Discretionary Review requesters are not entirely correct. The current owner Mr. Romeu Daluz and his wife Mrs. Ivy Daluz purchased the subject property since July 31, 2009. They are not professional developers. Both of them are long-time residence of the Richmond District since 1981. Mr. Romeu Daluz is a postal carrier with the US Postal Service for 24 years while Mrs. Ivy Daluz has been a teacher assistant with the San Francisco Unified School Districts for 22 years. They are currently living at 3326 Anza Avenue with the family of his son and their two grandchildren. They would like to move into the subject property with the proposed 3-story, two-unit project. Mr. Romeu Daluz would like to occupy the small unit at the back of the proposed garage due to his deteriorated physical mobility after 24 years of service with Postal Office. This is NOT a developer driven project.

Regarding the historical value of the existing one-story 929 SF dwelling, an independent historical evaluation was submitted and reviewed by numerous staffs at San Francisco Planning Department. The conclusion confirmed that the existing structure is NOT qualified as a historical structure/site.

The soundness report also confirmed that the existing structure is posing numerous hazards to both occupants at site and adjacent neighbors structurally, mechanically, and electrically. The report also confirmed that the existing dwelling has more than 25 items which are qualified as Substandard Building according to the San Francisco Housing Code. Having said that, the owner's in-law family (Mr. Long-Hui Wu) has been living at the existing dwelling since the purchase of the property dated July 31, 2009. Mr. Wu has been living there

without heat supply and limited electricity for two winters. Mr. Wu is planning to occupy the proposed second floor bedroom.

We worked closely with the neighbors for the development of this two-unit dwelling project. Attached please find signatures/names of EIGHT local residents in the proximity who support the project.

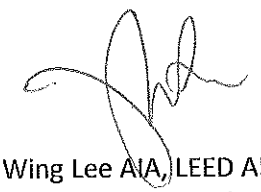
- On top of the eight local residents, we also have two letters of support from two individuals whose properties are located on the same block (1641). One of them is from Mrs. Audrey Chan who has been resides at **668 4th Avenue**. The other neighbor is Mr. Derek Chin whose property at **224 Cabrillo Street** is abutting the subject property on Cabrillo Street. Both neighbors unanimously agreed that the proposed design is a positive development which will help complete the streetscape of Cabrillo Street. They also have great concerns regarding the safety of the structure as well as the negative impact on the property values due to its dilapidated condition of the existing structure.

The project and design has been well received by both project planner Mr. Aaron Starr and Residential Design Team of San Francisco Planning Department. We added a second unit as recommended by the Planning Department so that there is a net gain of one housing unit in the City. The proposed project does not present any "Exceptional and Extraordinary" issues to the existing context in terms of parking, massing, density, height, roofline, materials, and etc.

We urge all commissioners to vote for this project as it has been more than twelve months since the application was first submitted. We hope that the owner's development rights will be respected and blocking someone's view is not a reasonable reason to further delay this project.

Please do contact me if you have any questions. I can be reach at 415.297.6493. Once again, thank you for your time in reviewing this letter.

Thank you.
Yours truly,



Wing Lee AIA, LEED AP BD+C
Architect of Record

Cc: Aaron Starr, Aaron D Starr, LEED AP
Planner, Planning San Francisco Planning Department

Planning Commissioners
Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94133

January 11, 2010.

Mrs. Audrey S. Chan
668 4th Avenue
San Francisco, CA 94118

Re: ***Letter to Planning Commissioners Regarding Proposed Project at 226 Cabrillo Street (Permit Number 200912183526, 200912183527, 2010.0014E)***

Dear Commissioners,

I am a homeowner at property, 668 - 4th Avenue, and my family has been living here for more than ten years.

In 2010, I met the applicant and the owner twice and we discussed and reviewed the proposed project with concerns we had. All the documents we reviewed and were appropriate for my family to support this proposed design. Here are the reasons we believe the project should be approved:

- ***The proposed design does not over-develop the subject's property as they are not proposing a 4th level. The current one-story structure is not consistent with the general density in the neighborhood.***

- ***The proposed sustainable materials will promote better design in the neighborhood character. This will help keep sustain the property values of the area.***

- ***The proposed design will address a few safety issues that may impact adjacent properties. For instance, the proposed design will eliminate the outdoor and unprotected gas water tank which is located 7-8 feet from the rear property line.***

- ***The current one-story structure is a public eyesore to the existing streetscape and the area. The proposed project will be a great way to revitalize the area.***

We urge you to approve the project that can be a great asset to our community. Thank you for your time and consideration.

Sincerely,

Audrey S. Chan
Homeowner of 668 4th Avenue

Cc: Aaron Starr, Aaron D Starr, LEED AP
Planner, NW Quadrant, Neighborhood Planning San Francisco Planning Department

Planning Commissioners
Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94133

January 15, 2010

Neighbors of Inner Richmond District

Proposed Project at 226 Cabrillo Street, San Francisco, CA 94118

Dear Commissioners,

We are homeowners in the proximity of the proposed project at 226 Cabrillo Street. We are in favor of the proposed project with two dwelling units and 3-story in height. We believe the proposed project will improve the quality of the neighborhood.

We urge you to approve the project without further delay.

Name	Address
Kevin Li	452 BALBOA ST.
Ricky Chu	637 3RD AVE.
Raymont Yong	635 3RD AVE.
Liz Graffe	664 4th Ave
David Bremer	666 4th Ave
Russ Nelson	662 4TH Ave

Cc: Aaron Starr, Aaron D Starr, LEED AP
Planner, Planning San Francisco Planning Department

Planning Commissioners
Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94133

January 15, 2010

Neighbors of Inner Richmond District

Proposed Project at 226 Cabrillo Street, San Francisco, CA 94118

Dear Commissioners,

We are homeowners in the proximity of the proposed project at 226 Cabrillo Street. We are in favor of the proposed project with two dwelling units and 3-story in height. We believe the proposed project will improve the quality of the neighborhood.

We urge you to approve the project without further delay.

Name	Address
Chester Tse (318-6916)	618 3RD Ave SF 94118
Edward Yuen	672-4th Ave (674)

Cc: Aaron Starr, Aaron D Starr, LEED AP
Planner, Planning San Francisco Planning Department

Date: January 19, 2011

To: City & County of San Francisco
Planning Commission
Attention: Planning Commissioners
1650 Mission St., Suite 400
San Francisco, CA 94103-2479

From: Rose Hillson
115 Parker Avenue
San Francisco, CA 94118-2607

Subject: Analysis and Comments on 226 Cabrillo Street, Building Permit Application 200912183526 (Demolition)

This document analyzes the one story structure at 226 Cabrillo Street between Third and Fourth Avenues one block north of Golden Gate Park in the Inner Richmond District of San Francisco. Information on former land use of the site and other historical information is presented based on information found at the Assessor-Recorder's Office, SF Public Library, UC Berkeley Bancroft Library, the California State Library, the Department of Building Inspection via a "Records Request Form," census and City directories and other information from the Internet. Mention is made as to the inhabitants of 226 Cabrillo and their significance to local, state and national history. This document also comments on the Historical Evaluation Report (HER) dated April 2007 and written by Tim Kelley of Kelley & VerPlanck, Historic Resource Consulting as well as a brief mention about Horon Lee's Soundness Report of August 31, 2010.

226 Cabrillo is a woodframe structure that sits atop a low foundation of what appears to be concrete. It ranges from 720 square feet (SF Heritage) to 929 square feet depending on what source is relied upon. Exterior siding is shingles, a green shingled hipped roof, one single glass paned window in the front. A modern day satellite dish is found attached to the upper left corner under the roof rafters. 226 Cabrillo also has a side porch with 3-4 steps that lead to the porch landing. It also has a section that is wider than the rest of the house at the rear so the entire building footprint forms an "L" as one looks at it from a bird's eye view (see Exhibit 1, bird's eye view, front of shack, close-up of green paint, note concrete path from Engel True Mayne's days—compare to Exhibit 25 of Engle with wife in front of house.)

It was very difficult to study the interior pictures in Kelley & VerPlanck's HER due to the extremely poor quality of the pictures and in the copies in the file at Planning Department. A request for a clearer report from Planning Department was never responded to.

So in order to study the interior of the building, reliance was placed on pictures on a real estate sales website called "Urban Bay, A McGuire Company." This small building has a living room with a fireplace, a kitchen area and a bedroom. It appears that the interior has been fairly recently remodeled with what appear to be new flooring. There is a newer stainless steel finished stove/oven in the kitchen which has granite countertops. It is unknown if the kitchen remodel work was done via permits. The interior of the living room area shows that next to the fireplace there is a six-paned glass window. There is also a six-paned glass window in back of the bookcase shown in the picture on the other side of the fireplace in this living room as well. A six-paned glass window also appears next to the stove in the kitchen. The wall in the bedroom where the computer sits atop a dresser has paneled walls. In the picture, one of the doors with ten divided sections is shown. This door also has

its doorknobs missing but retains the mortise hole where the old mortise-type door locks fit. The door that leads to the bathroom area from the living room has five horizontal panels. There is an approximately 5'x7' bathroom on the west side towards the rear adjacent to the kitchen area. The long rear portion of the building steps down to a laundry area. The layout of the house appears to be from front to rear: an almost square front room (bedroom), then a longer rectangular room (living room with fireplace), then another rather square room that contains the bathroom and kitchen areas, then the rear wider section used as a laundry room. In the area to the east of the building was a patio towards the rear, a closet and another bedroom (see Exhibit 2 of various interior).

Horon Lee's "Soundness Report" states that the gas floor furnace is inaccessible but there is room under the house for a person to crawl in and light the pilot. PG&E has serviced this furnace.

Unfortunately, one cannot ascertain the makeup of all the materials used for this building without doing an onsite investigation. One cannot rely on Horon Lee's Soundness Report for 100% accuracy, and this needs to be done prior to demolition of such a historic building.

In regards to the actual site of the building, 226 Cabrillo sits on a 25'x110' lot on what appears to be ground that slopes slightly downwards from the front. The building is situated in the southwest corner of the lot. There was a tree of considerable diameter which was seen from the street but was cut down (see Exhibit 3). There used to be a low white picket fence at the front of the lot but it was replaced by a higher board fence not too long ago. There is a concrete walkway that leads through the garden area to the shack.

From 1873-1896, the land was used as part of the Bay District Racing Track. The land consisted of 60 acres from First Avenue (Arguello Boulevard today) to Fifth Avenue, between Fulton Street and Point Lobos Road (Geary Boulevard). { www.outsidelands.org/bay-district-track.php (see article with pics from website – Exhibit 4}

After the race track closed, two years later, on April 21, 1898, the U.S. declared war against Spain. {http://www.nps.gov/prsf/historyculture/spanish-american-war-a-splendid-little-war.htm (see Exhibit 5)} The government at this time also decided that San Francisco was to be the locale for staging the troops for a larger U.S. Army Eighth Corps. One of the camps in the city was called Camp Richmond (see picture, The Bancroft Library, University of California, Berkeley).
{ www.usgennet.org/usa/ne/topic/military/SpanishAmericanWar/span_am_camps/pg9.htm#merritt (see Exhibit 6)}

Camp Richmond was later called Camp Merritt after Major General Wesley Merritt. {Tucker, Spencer C., The Encyclopedia of the Spanish-American and Philippine-American War, Vol. 1, ABC-CLIO, 2009, pp.90-91} Camp Merritt was located between First Avenue and Fourth Avenue between Fulton Street and B Street (Balboa Street) (see map from May 31, 1898 San Francisco Examiner (see Exhibit 7)).

Troops for the Spanish-American and Phillipine-American War arrived from various states such as Nebraska, Kansas, Colorado, Utah, Minnesota, Idaho, Wyoming, Pennsylvania and the regular regiments of the United States Army. To be more specific, according to this map of Camp Richmond/Camp Merritt from The Examiner, 226 Cabrillo sat on the portion occupied by the 23rd Regular Regiment of the U.S. Army. The entire area surrounding 226 Cabrillo was a training and encampment location for the troops waiting to be sent to the Phillipines and the troops being part of the Expeditionary Forces.

Eventually, Camp Merritt overflowed with incoming troops and James Clark Jordan (after which today's Jordan Park area is named) provided the military with the use of his lands between Arguello Boulevard and Parker Avenue. Then when more troops arrived, Camp Merritt eventually moved to the Presidio Army base and joined Camp Merriam near the Lombard Gate. {Greguras, Fred, NEGenWeb Project, "Spanish American War Camps 1898-99"}

The 1899-1900 Sanborn Insurance Map shows no developments on both the north and south sides of Cabrillo Street between Third and Fourth Avenues where 226 Cabrillo exists today. A scattering of buildings existed on Fulton Street between First Avenue (Arguello) and Second Avenue, close to the Odd Fellows Cemetery whose western border was First Avenue (see pictures). {Source: SF Public Library Sanborn Maps, 1899-1900, Vol. 4, Sheet 0a, #439, #440 (see Exhibits 8 and Exhibit 9, respectively)}

The next major event following the Spanish-American War of 1898 was the great earthquake that occurred on April 18, 1906. This event is known locally, nationally and worldwide. Many people were displaced by the earthquake and fire devastation. One of the relief efforts was to provide these refugees small cottages or shacks as temporary dwellings in designated camps. Although Kelley & VerPlanck's HER states that there were 11 camps, I have come across additional camps in my research:

Camp 6	Speedway, Golden Gate Park
Camp 9	Lobos Square
Camp 10	20th Street & Pennsylvania Avenue
Camp 13	Franklin Square
Camp 16	Jefferson Square
Camp 20	Hamilton Square
Camp 21	Washington Square
Camp 23	Precita Park
Camp 24	Columbia Square
Camp 25	Richmond District
Camp 28	South Park
Camp 29	Mission Park
Camp 30	Portsmouth Square
n/a	Camp Ingleside

{Source: UC Berkeley, Online Archives...}

The National Park Service website mentions that the U.S. Army oversaw the camps which numbered 26 but for which the Army had oversight over only 21 of them. There were 16,448 refugees housed in such shacks. { http://www.nps.gov/prsf/historyculture/1906-earthquake-relief-efforts-living-accommodations.htm (see Exhibit 10)}

In these camps, many of the earthquake shacks were built. The shacks had specific measurements and were later classified into specific "types" based on these measurements:

Type A	10 ft. x 14 ft. (or 15 ft.)
Type B	14 ft. x 18 ft.
Type C	15 ft. x 25 ft., 16 ft. x 18 ft.
Type D	Barracks (no dimension given)

{LaBounty, www.outsidelands.org ; also SF Examiner, July 1, 2007 (see Exhibit 11)

Ms. Jane Cryan was an activist who landmarked an earthquake cottage (Landmark #171). She did a lot of research on them and in Heritage News/Vol XXX, No. 6, p.4, an article states that there are certain specifications and material used in the earthquake shacks. They were: single-wall redwood construction with four 4x4 corner posts, 2x4 top and bottom plates and no intermediate studs. Fir floor boards were 1x6 tongue and groove and siding was board and batten. 1x3 roof lath, 6 inches apart was nailed to 2x4 rafters.

The precise dimensions and materials used in earthquake shacks need to be compared to 226 Cabrillo. As stated later in this document, there is mention that this building is a "refugee shack" from an old permit record from the Department of Building Inspection. Horon Lee's report also mentions it as an earthquake shack. Therefore, one believes this to be an earthquake shack.

If one assumes that an earthquake shack was transported to the location on which 226 Cabrillo sits today, it could have come from one of the 26 earthquake refugee camps. Camp Richmond which was located on Thirteenth Avenue (Park Presidio Boulevard), was about three-quarters of a mile away. So it may be that 226 Cabrillo is an earthquake shack from Camp Richmond. { http://www.victoriansanfrancisco.com/extant-refugee-shacks/ (see Exhibit 12)} However, most of the shacks at Camp Richmond were Type A shacks. {LaBounty, Woody, www.outsidelands.org }

Many of these earthquake shacks from the various camps were hauled off by horses to various locations throughout San Francisco and even outside of the city.

Some were cobbled together to form larger units. {LaBounty, Woody, www.outsidelands.org} It could be that this shack was one of these due to its dimensions. However, it could be a larger building from the camps for which nobody has dimensions. Was this a barrack from one of the camps? (see Exhibit 13)

Earthquake shacks also originally did not have a foundation, had six-paned windows, doors with five horizontal panes, tar covered building paper, and a hipped roof interior as seen on http://tinyhouseblog.com/tiny-house/earthquake-shacks/ (see Exhibit 14) and as seen in 226 Cabrillo. Other features still need to be investigated.

If this is not an earthquake shack, it could be a "grant and bonus" cottage. Through the Department of Lands and Buildings, the Executive Committee of the San Francisco Relief and Red Cross Funds made available up to $500 as a grant to those whose housing was lost in the burned area. {O'Conner, Charles J., "San Francisco Relief Survey," Russell Sage Foundation, Survey Associates, Inc., Press of Wm. F. Fell Co. of Philadelphia, New York, 1913, p.239 }

The importance of this relief program may explain why the very first inhabitant of 226 Cabrillo, David M. Bertrand, a pharmacist takes up residence in this small humble house rather than a building more suitable for his stature in life as a druggist. David Bertrand, was displaced due to the fire in the current day Tenderloin area (2/4 Geary Ct.). The relief funds were made available to people who could show that they would not squander the monies and had either land to put the building on or had adequate employment. {O'Connor, Charles J., "San Francisco Relief Survey, Russell Sage Publication, Survey Associates, Inc., New York} In Kelly & VerPlanck's Historic Resource Evaluation Report, it does mention that it is rather odd for a pharmacist to be living in such a small cottage or shack. This small building tells the early tale of an inhabitant of a burned area of San Francisco and is a very important tie to the 1906 earthquake history and relief actions of the City. Thus 226 Cabrillo is associated with a very important San Francisco historic event. David M. Bertrand shows up in the 1906 telephone directory with 226 Cabrillo as his residence address (see Exhibit 15)

226 Cabrillo exhibits the type of roof similar to that of a Department of Lands and Building structure. Look at the headquarters building of the Department of Lands and Building. Please note the side steps that lead up to the building and the hipped roof. There were even longer barracks-like bath houses in the camps. It is also not commonly known, but there were also two-story earthquake shacks at the camps. (see Exhibit 16)

Another possibility is that 226 Cabrillo was a building that was used as a barracks for the U.S. Army for the 1898 Spanish-American War. Many of the barracks seen in the wartime Army pictures have similar features as earthquake shacks (see Exhibit 17)

Per Heritage, the 226 Cabrillo building was included in the Inner Richmond Survey of 1991 and has a build date of 1906 per Realdex. Kelley & VerPlanck's HER states that it was also part of the Inner Richmond Survey but instead of "yes" it states "no" for "Other informational survey" category (p.3). Heritage states that the water tap dates to 1907. 226 Cabrillo had 590 sq. ft. according to the water tap record. Kelly & VerPlanck's report of April 2007 speaks of 226 Cabrillo as a possible earthquake shack. By late 2009, it had not been flagged by Planning Department in their database as being an earthquake shack but looked at aerial views and thought there to be potential based on dimensions.

226 Cabrillo appears on a 1913 Sanborn map with a rear and side addition (see Exhibit 18). This building has been at this site for decades -- if an earthquake shack, since 1907; if a "grant and bonus shack," since 1907; if a barrack or other building from the Spanish-American War, since 1898. It is uncertain if U.S. Army structures were included in any early Sanborn maps.

Kelly & VerPlanck's HER also mentions that integrity is lost due to the asbestos shingle cladding. However, it appears that very little work is needed to remove them to original condition so that the "lost integrity" could be regained if it was even lost in the first place.

Kelly & VerPlanck's Historic Evaluation Report traces the construction history of 226 Cabrillo. The intake person at the Department of Building Inspection stated that there is no original building permit for 226 Cabrillo. The following information came from permits produced in response to a records request with the owner information in bold:

Nov. 4, 1920 Application No. 095792, #46215 Board of Public Works
"N. side of Cabrillo St. 95 feet East of Fourth Avenue; sleeping porch at front of house; shingled, with windows at sides and front; present house to house foundation and concrete basement at later date; estimated cost of work $200; building to be used as residence; day labor; **L.S. Hamm**, owner, 719 Flood Building."

Nov. 4, 1920 Application No. 095792, #46216
"Refugee shack, no foundation, rat proofing or studding as required."

Aug. 28, 1931 Building Form No. 0194827, #46214
"Number of stories, 1; Total Cost, $125; Occupancy, blank; Size of lot, 25x110, ft. front, 25, ft. rear, 25, ft. deep, 110; Any other building on lot at present, 1 story residence; Supervision of construction, Engel T. Mayne; Address, 1545 Divisadero St.; Architect, none; Engineer, none; Contractor, day work; Owner, **Engel T. and Elaine Mayne**, 226 Cabrillo St.; "Masonry foundation 8' on top, 12" on bottom, 12" above ground studs 2x4 – 16" center to center; outside (illegible) with weather (illegible) tar and gravel roof, 400 sq. ft."

June 27, 1947 Application No. 098279, #46220, Application for building Permit

"No. of families, 1; Use of building, dwelling; Total cost, $1,000; Fill basement and (illegible) the foundation; Owner, **Ardaskes Nighohossian** (Note scribbled on application as follows: To vet? Adam? Dearer? Nighohossian, bought a cottage, which needs repairs. Then (illegible). He seems to have a mechanical sense, but does not understand building. He needs an architect to make plans for him If he has detailed plans, I believe he will be able to do the work – which will help him physically and financially. Please find him a tradesman or architect for further info. Phone me. D. Ross, Building Inspector 7/2/47; Plan furnished 7/24/47 & they are OK; Favorable. Follow plan exactly as shown." #91452, 7/26/47

Department of Building Inspection did not produce the building record noted in Kelley & VerPlanck's HER about a permit for "Asbestos siding all around" dating from 1954.

May 28, 1968 Application No. 355328
"**Ellen A. Kelleher**, owner; Total cost, $1,237; Items shown on FACE Inspection Report dated 8-29-67: 1) Repair flue cap, 2) Provide openable window, 3) Repair back porch, 4) Comply with condition: a) Electrical Inspection Report dated 8-29-67, b) Plumbing Inspection Report dated 3-22-68, c) Building Engineer Sidewalk Inspector Report dated 3-20-68

June 7, 1968 Permit No. 315643 Issued
Location, 226 Cabrillo St.; Total cost, $1,237; No. of Stories, 1; Basement or cellar, yes; Present Use of Building, dwelling; No. of families, 1; Proposed Use of building, dwelling; No. of families, 1; Type of construction, 5; 18.2 (Proposed Building Order Classification); Any other building on lot, (illegible) (must be shown on plot plan if answer is yes); Does this alteration create an additional story to the building? No; Does this alteration constitute a change of occupancy? No; Electrical work to be performed? Yes; Plumbing work to be performed? Yes; Automobile runway to be altered or installed? No; Will street space be used during construction? No; Write in description of all work to be performed under this application: Repairs as per Construction Agreement, Rehabilitation & Residential Property; Supervision of construction by contractor, Address, 1475 Donner Ave; General Contractor, Pearson & Johnson Construction, Lic No. 241815; Address, 1475 Donner Ave, SF; Owner, Ellen A. Kelleher, 622-5480; Address, 226 Cabrillo St.; by D. A. Wallace, Address, 1475 Donner Ave.

Department of Building Inspection did not produce the building record noted in Kelley & VerPlanck's HER about a permit for "Aluminum windows kitchen & bathroom" dating from 1974.

Department of Building Inspection did not produce the building record noted in Kelley & VerPlanck's HER about a permit for "Foundation repair" from 1991.

Due to some of the discrepancies in permit information produced, perhaps a more careful evaluation of all permits is needed to ascertain the building permit history of this property.
In addition, the next section covers the names of the owners of 226 Cabrillo as shown in records at the Assessor-Recorder's Office at City Hall, sales ledger for 1914-1938 (Old Block 378, New Block 1641, Lot 26). Ellen A. Kelleher (Frank D.) and Ardashes Nighohossian, listed as owners for the building permits, were not among the owners in the Assessor records although they could have been missed:

SALE DATE	FROM	TO
November 6, 1920	David M. Bertrand Jr.	Marguerite L. Hamm
September 29, 1923	L. S. & Marguerite Hamm	Isabelle Maris
April 23, 1925	Isabelle Maris	John & Irene Krull
August 25, 1931	J & Irene T. Krull	Engel T. & Elaine Mayne

Besides the very significant role that David M. Bertrand Jr. played to help us understand what many other refugees went through after the devastating 1906 earthquake and fire by having to move out of the burned area of the City and shacking up in a little house near Golden Gate Park, one sees in the 1910 Thirteenth Census of the United States that he was a pharmacist with a wife named Julia M., and 4 sons, David G., Charles J., Edmond J., and Raymond C (see Exhibit 19). At the time of the quake, he had 3 sons. If they all lived in the house, that would explain the somewhat larger size of 226 Cabrillo.

The second owner was Marguerite L. Hamm and her husband, Lisle S. Hamm who was an attorney. These two were involved in the entertainment movie theater industry locally and statewide. Marguerite was secretary to Hal Honore who was District Manager of West Side Valley Theatres. Lisle S. Hamm was an attorney working with Hal Honore who worked with his theater managers who in turn went on to promote various films. An article recounts how Mr. Honore went to Hollywood to meet the movie stars such as Maureen O'Sullivan of "Pride and Prejudice." {Hanford Sentinel, Nov. 2, 1964, p.W-7} (see Exhibit 20) Mr. Hamm functioned as corporate lawyer and secretary of the Redwood Theatres Inc. chain of San Francisco. He was also one of the corporate officers of The Davis Theater Company according to Valerie Vann who wrote Varsity Theater – Davis, California, Varsity Theatre Designers & Builders," 2006.

Eventually, the theater entities became the Harris Theatre Group which in turn became the Signature chain and then was sold to Regal Entertainment in 2004. {Vann, Valerie, "Varsity Theater – Davis, California, Varsity theatre Designers & Builders, 2006 Draft} Hal Honore was portrayed in trade magazines such as Boxoffice promoting movies such as "Canyon Passage," "Ten Commandments" as well as the previously mentioned "Pride and Prejudice." {Boxoffice, July 1946, Apr 1948, Feb 1954, Feb 1963, Sept 1963} Mr. Mann's contribution to establishing a thriving theater business in San Francisco and throughout California is to be noted. Mrs. Mann was put in charge of reservations (see Exhibit 21 for various documents on Hamm)

The third owner, not mentioned in Kelley & VerPlanck's HER, was Isabelle Maris. She appears in the 1924 City Directory as a teacher while residing at 226 Cabrillo (see Exhibit 22).

The fourth owner was John and Irene Krull. Although Kelley & VerPlanck's HER indicates that no occupation was listed in the directories for Mr. Krull, if one looks at the 1930 Fifteenth U.S. census data, one would find that he was a Hungarian-born iron worker (see Exhibit 23). Additional info could be gleaned on the role he played as an iron worker in the City.

The fifth owner was Engel True Mayne. Kelly & VerPlanck's HER states that he was a funeral director and resided at 226 Cabrillo from 1931 – 1948. Perhaps Mr. Mayne resided at 226 Cabrillo only up to 1947 since Mr. Nighohossian applied for a building permit in 1947. Mr. Mayne appears in the 1932 Polk's Crocker-Langley Directory (see Exhibit 24). Mr. Mayne was employed by N. Gray & Co., a funeral home and a San Francisco business since 1850. He was married to Elaine. They both lived at 226 Cabrillo (see Exhibit 25) and his name shows up in the 1932 City Directory with this address. In the 1930 Fifteenth U.S. Census, Mr. Mayne is listed as being a mortician in the mortuary business and was a veteran of World War I. Mr. Mayne prepared the body of the 29th U.S. President, Warren G. Harding after he became ill and died at the Palace Hotel in 1923 { http://freepages.genealogy.rootsweb.ancestry.com/~cimino/Cimino%20Family/pafg29.htm } (see Exhibit 26). A funeral procession travelled along Market Street so President Harding's body could be put on a train back to the capitol. Engel also directed William Randolph Hearst's funeral (see Exhibit 27) and Senator Hiram Johnson's funeral (see Exhibit 28 of Engle in front of the funeral party). Johnson was five-time Governor of California (see Exhibit 29). Mr. Mayne was born on March

18, 1899 in Ohio and died in Sonoma, CA on February 11, 1967. He was 67 years old and was buried at Cypress Lawn. {Rootsweb/Ancestry.com}

Kelly & VerPlanck's HER states, "Criterion 2, persons: A search of biographical and newspaper indexes yields no indication that the building is associated with historically important individuals. The original owner, David M. Bertrand, was not a historically significant person. Nor were any of the subsequent owners. the building does not appear to be historically significant under Criterion 2." (p.8)

For the National Register Criteria, according to the San Francisco Preservation Bulletin No. 5, "Landmark and Historic District Designation Procedures," is not Criterion 2 having to also do with if the person was ASSOCIATED with the lives of persons significant in our past? I think U.S. presidents and senators and the movie industry in California are important with significant people.

In Kelly & VerPlanck's HER, for Criterion 3, design, Mr. Kelley states, "This building is a vernacular structure that neither possesses high artistic values, nor is the work of a master."
This design criterion, according to Bulletin No. 5, states that the building should "embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction."

226 Cabrillo is not the work of a master architect or builder according to records. However, its characteristics which may not match up precisely with known measurements and features of an earthquake shack may be unique. This building requires further analysis rather than a dismissal.

In Kelly and VerPlanck's HER, it states for Criterion 4, educational, "This criterion normally refers to potential archaeological value. There is no indication that this building is likely to yield information important in prehistory or history. It therefore is not historically significant under Criterion 4."

According to Bulletin No. 5, the fourth criterion requires that the building has "yielded, or may be likely to yield, information important in prehistory or history." 226 Cabrillo was existed since at least 1907 if not 1898. What is yielded is information about the 1906 earthquake activity with relief efforts. What is yielded is information about the Spanish-American War, the U.S. Army, about a U.S. president, about a California governor and U.S. Senator, about a candidate for president and publications person named William R. Hearst. This is what is yielded from this humble cottage. Being that it is built on the old Spanish-American war camp, if one dug around the yard, one may find military munitions (bullet casings or with full metal jacket, etc. – whether exploded or not). The entire area described in the map from The Examiner shows that this is a special area.

This leads to the possibility that this house and the others that sit atop the area where the military camped out, is a historic district. All the homes around this area are larger than 226 Cabrillo because 226 Cabrillo came from a different era. Having it there standing today in its present location tells the story of how the Richmond District came to be with Craftsman-style and Mediterranean-style homes adjacent. There is a cohesive feel of the block on both sides of Cabrillo.

The proposed new building of around 3,400 sq. ft. (?) has none of the characteristics of the adjacent or surrounding older style homes and is jarring to the senses and appears to be against the Residential Design Guidelines. This new building is filed under Building Permit Application 2009.1218.3527. The current overall old-time charm one feels walking through this area is what makes this a potential historic district and should be retained. If one goes to the corner of Third Avenue and Cabrillo, one will see an old bronze plaque commemorating the arrival of the 13th

Regiment Volunteers of Minnesota. The collection of these homes near the shack is potentially contributory to this historic district and need to be better scrutinized.

Although 226 Cabrillo appeared to be an earthquake shack due to City records and notations, it comes into question due to its physical features that do not match up exactly with known earthquake shack types. Thus, more hands on analysis need to be performed. From just the cursory information that has been unearthed thus far, it appears that there is more to 226 Cabrillo than meets the eye. 226 Cabrillo should not be summarily dismissed as being "vernacular" and without any merit under the historic preservation guidelines.

226 Cabrillo needs to be retained as a key resource to tell the tale of the different programs that existed at the time of the military and the 1906 earthquake and fire. It sits where it has since it was built. It has ties to great people in history. It may not have lost any or much integrity depending on what it really is. And without knowing what it really is, we should not demolish it. The whole purpose of being able to come before the Planning Commission and even the Historic Preservation Commission is so that this kind of information can be brought to light by citizens. It would be a slap in the face of this City's history if we just demolish this building without it being calendared on the Historic Preservation Commission calendar or to be analyzed further.

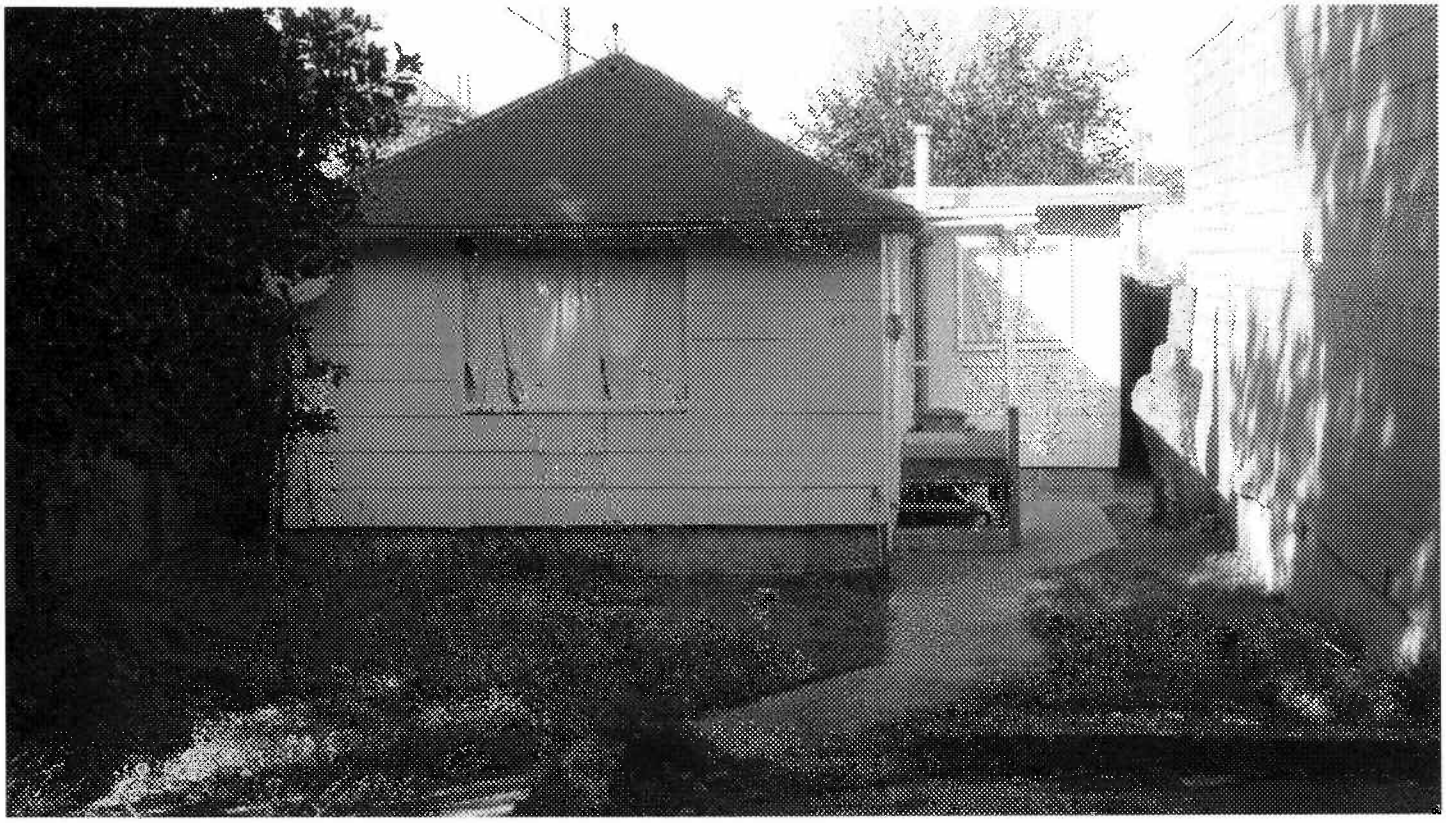
Please deny the demolition of 226 Cabrillo. Thank you for your attention to this matter.

EXHIBIT 1

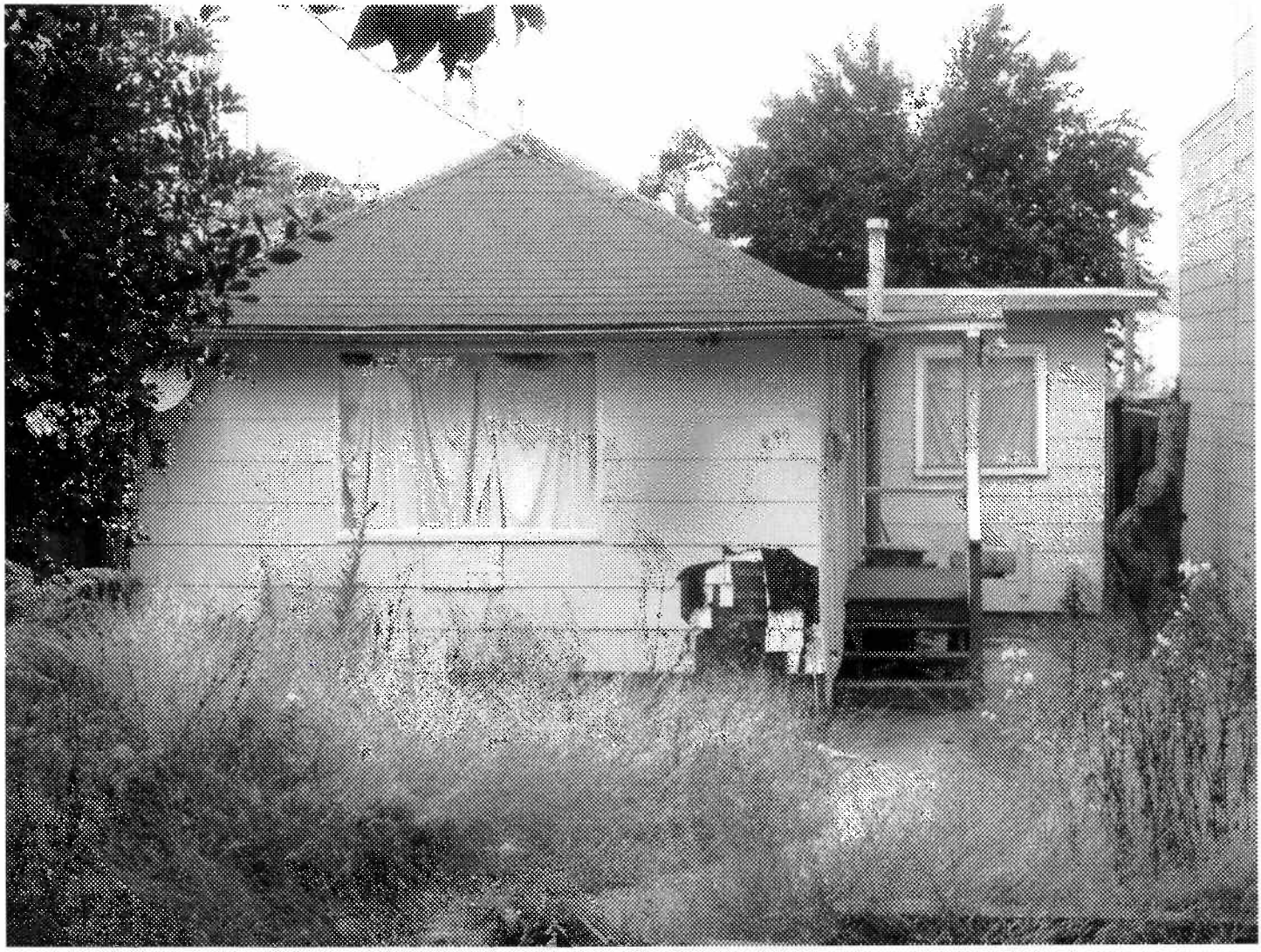
Google maps

Get Directions My Maps Print Send Link

To see all the details that are visible on the screen, use the "Print" link next to the map.



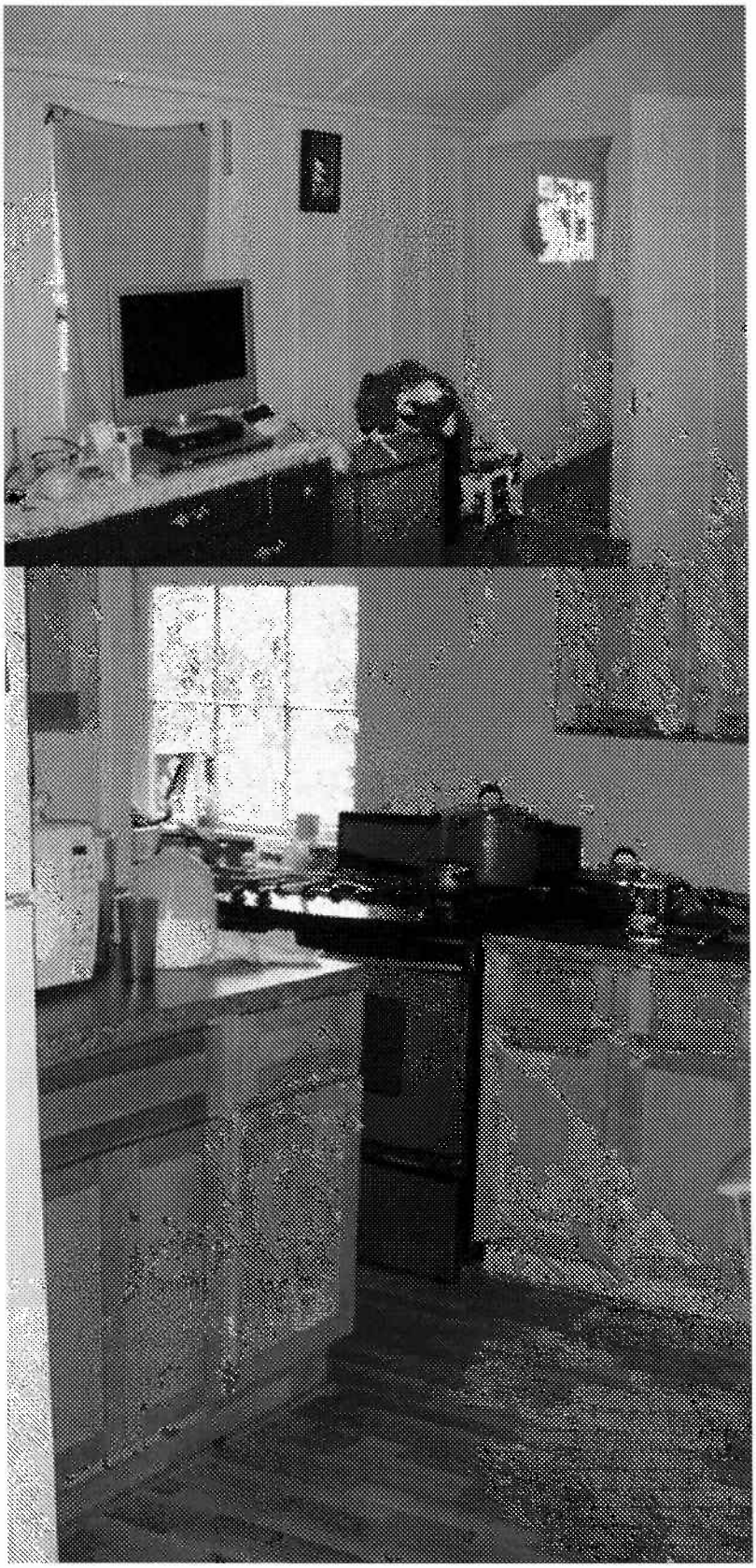
Picture of 226 Cabrillo in November 2009

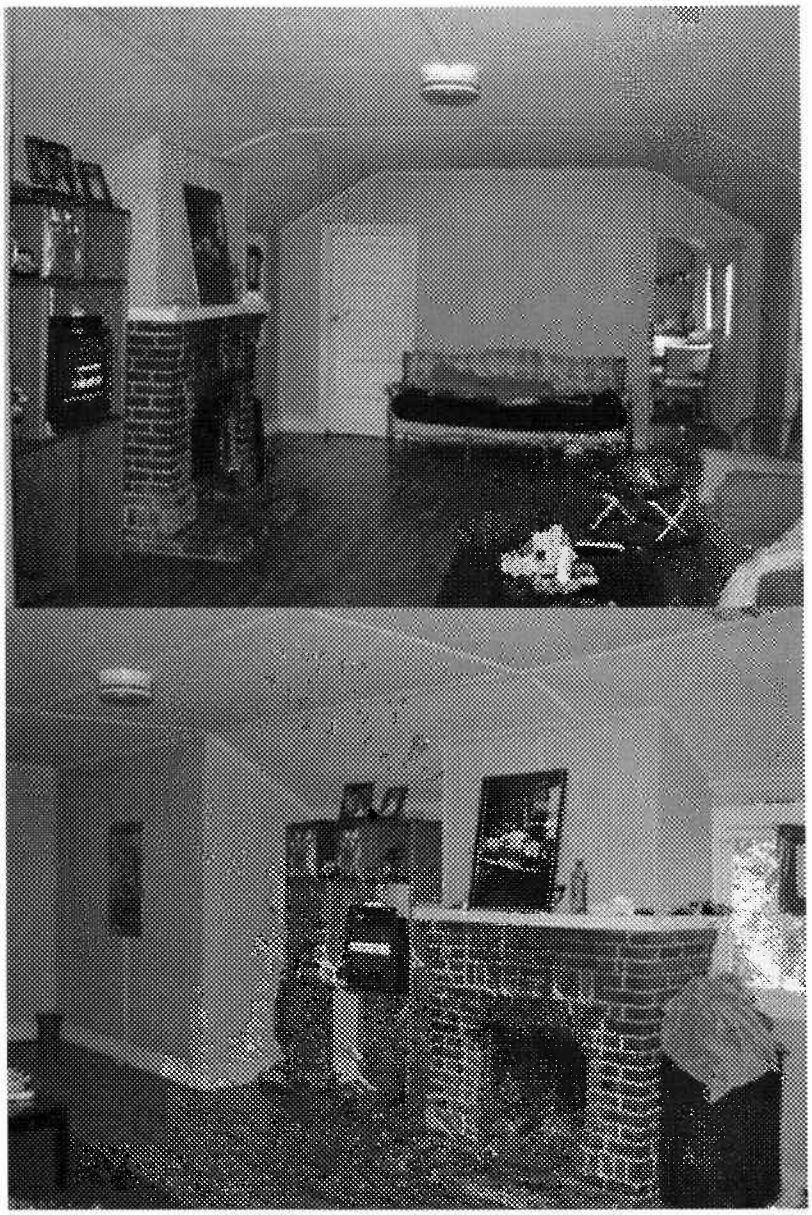


Picture of 226 Cabrillo July 2010

Close-up picture of green wood showing near foundation behind weeds. Picture taken July 2010

EXHIBIT 2

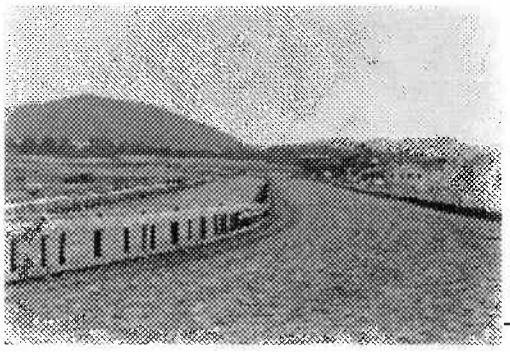




Interior shots from Urban Bay Realty, A McGuire Company, 2006

EXHIBIT 3

Bay District Racing Track, 1873-1896


The quarter stretch of the Bay District Racing Track, 1890s. Mount Sutro in the distance. - California State Library

In early August 1873, a group of San Francisco's wealthiest men signed a ten-year lease for a 60-acre, one-mile race track between First Avenue, Fulton Street, Fifth Avenue and Point Lobos Road. The Bay District Racing Track formally opened on September 7, 1874, but its grand inaugural event came on November 14, 1874, when the second "Great Race," this time with a $25,000 purse, was run. This was the largest purse ever offered in America. The entrants included *Thaddeus Stevens* and *Joe Daniels,* who had raced the year before at the Ocean Course. Also entered were *Katie Pease, Alpha, Hockhocking, Hardwood, and Henry.*

Sentiment and loyalty favored the current champion and native son, "Old Thad," but on race day the odds-makers gave *Katie Pease,* the Eastern mare, the nod. Nonetheless, the cheering for "Old Thad" was loud and prolonged when he was in the lead or in contention, but this lasted only through three miles of the first four-mile heat. Despite the hopes that *Thad* would repeat his soul-stirring victory of the year before, *Katie Pease* was the winner.

The *San Francisco Chronicle* headline, "THAD'S WATERLOO," told the whole story.

The last Great Race was witnessed by 25,000 on February 22, 1876. Amid great controversy, it was won by *Foster.*

During its first years, with a few notable exceptions, all that the track offered were harness races. By the end of 1877 the Bay District was in noticeable decline. There were several factors, one of which was the surrounding hills which frequently had more spectators than were inside the track. Another problem was difficult access. It took longer to reach the Richmond District course than the new Oakland track, a short ferry boat ride from downtown San Francisco.

But the main reason for the decline of the Bay District Track was poor early financial planning. When the track was conceived and built, it was envisioned as being as lavish as the grandest eastern tracks. Because of the silver boom, the members represented more wealth than any other race track in America. The initial 10-year memberships produced a lot of up-front money and created a lavish facility, but lack of annual dues precluded necessary annual improvements and basic maintenance. The subsequent crash of the silver market choked off additional members. When the start-up money ran out, the cash-flow ended, and for three years there was no racing at the track. Also, during this time, the city had caught up with the sand dunes of the Outside Lands, and the track found itself surrounded by development, setting the stage for years of confrontation between the track and its encroaching neighbors.

Looking north to the Bay District track grandstands from Fulton Street. - Photo by Carleton Watkins

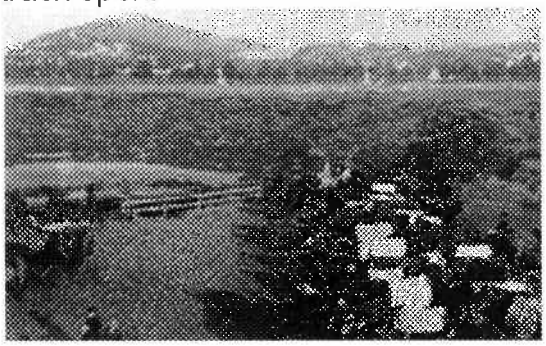
By 1890 it seemed that the track's epitaph was written, but Thomas Williams, a dynamic 30-year old, assumed control of the Bay District and brought the dead back to life. He changed its direction by emphasizing thoroughbred racing. These horses were the runners, the racers, the epitome of horseflesh that gave their all over single races between a half mile and 1 mile. This was the end of trotting and pacing; this was the future of racing in San Francisco.

As action heated up inside the track, passions were intensifying on the other side of the fence. On June 18, 1891 the Board of Supervisors considered a petition from the Point Lobos Improvement Society demanding the removal of the fence around the track and to fill in the ground. In October 1892 the Richmond Improvement Club appeared before the Board of Supervisors to protest the existence of the race course and demand the opening of the streets which had been closed to allow the track's operation.

No action was taken against the track on these matters, and in 1893, for the first time in San Francisco racing history, horsemen from the east brought their racing stables to San Francisco for the winter season. Something never offered in San Francisco was about to happen this year: continuous thoroughbred racing. Not a few days or a few weeks, but five days a week for month after month. Previously, races had been held for a week or two every several months.

The extended season was a success, but it was not universally appreciated. The residents of the Richmond District once again expressed their objection to the continued existence of the race track and renewed their efforts to have the closed streets opened and the open track closed. They were especially opposed to the saloons on Fulton Street and on 5th Avenue facing the track, an area infamously known as Beer Town.

However, the following week the *Richmond Banner* leapt to the track's defense. In response to the *Banner's* support of the track, "a voluminously signed petition" was presented to the Board of Supervisors by the residents of the Richmond District in favor of keeping the streets closed and the track open.


Harness racers awaiting their turn at the Bay District Racing Track in the Richmond District. Cemeteries below Lone Mountain in the distance. - Courtesy of a private collector

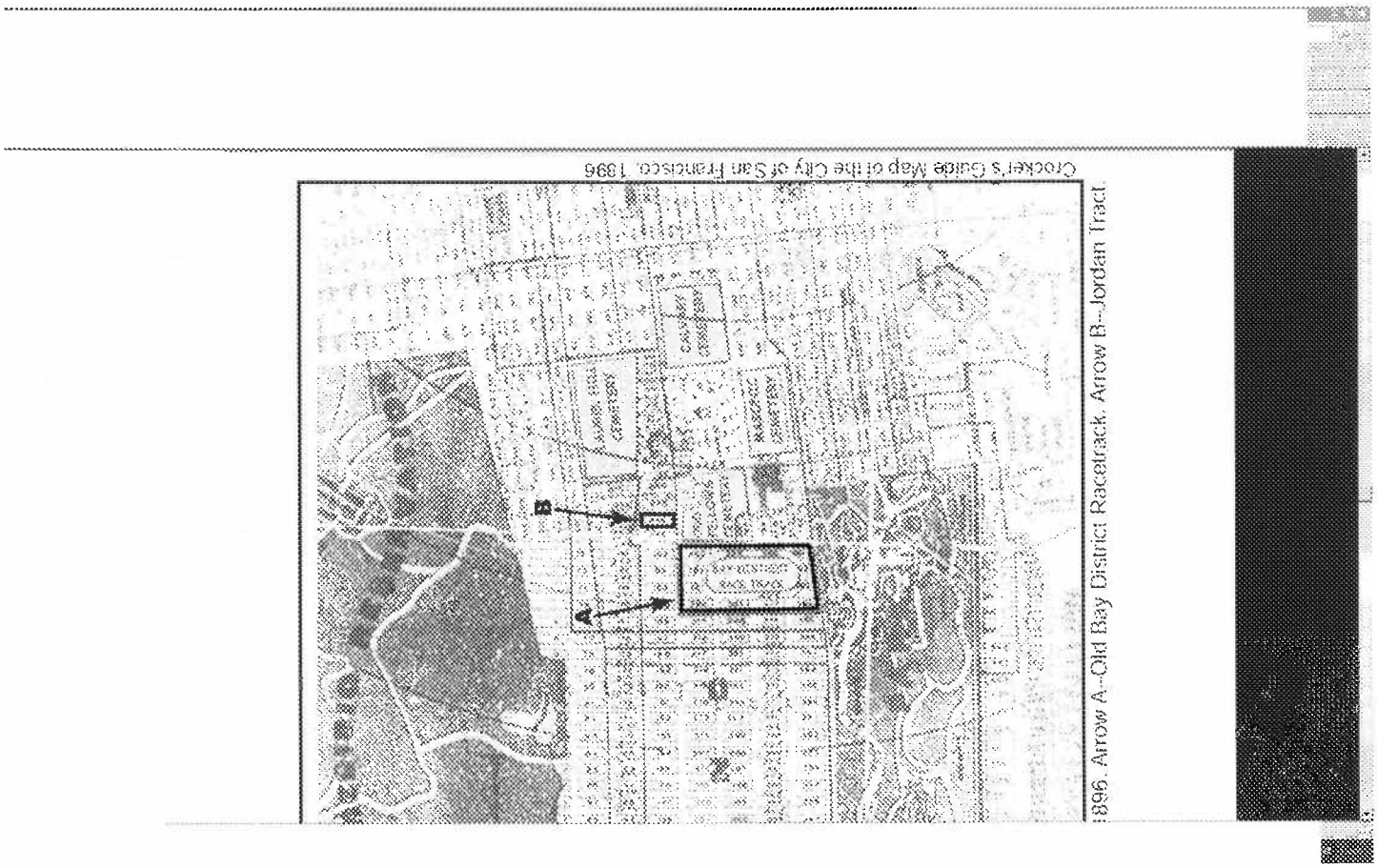
On July 30, 1895 the *San Francisco Call* headed an article "THE OLD TRACK DOOMED. Racehorse Men Look With Longing to the Opening of the Ingleside Course."

This was not the first mention of the Ingleside Race Track. More than a year earlier the city's newspapers reported that Ed Corrigan and others had purchased 110 acres of land in the Ingleside District from Adolph Sutro for $165,000.

With pressure from too many sources, Tom Williams was unable to continue operating the track. On May 27, 1896 the Bay District Track closed in a sentimentally nostalgic affair unprecedented in San Francisco race course history.

http://www.outsidelands.org/bay-district-track.php Woody LaBounty

And the following:



Coats, Stephen D., "Gathering at the Golden Gate: Mobilizing for War in the Philippines, 1898" Page 64 (of 138) which shows a map outline of the Bay District Race Track www.cgsc.edu/carl/download/csipubs/coats/coats_part_1.pdf

National Park Service
U.S. Department of the Interior

Presidio of San Francisco

Spanish American War - "A Splendid Little War"

Pin from the Spanish American War period.

On April 21, 1898, the United States declared war against Spain. It would be the first overseas conflict fought by the U.S. It involved major campaigns in both Cuba and the Philippine Islands.

The reasons for war were many, but there were two immediate ones: America's support the ongoing struggle by Cubans and Filipinos against Spanish rule, and the mysterious explosion of the battleship U.S.S. Maine in Havana Harbor.

Half a world away and only 11 days after the war began, the Spanish Pacific fleet in Manila Bay was defeated by the U.S. Navy in swift strike made by Commodore George Dewey.
Unaware of Dewey's quick success, President McKinley ordered troops to mount a campaign against the capital of Manila.

The military base best suited to stage this campaign was the Presidio of San Francisco. Volunteer soldiers from all over the United States gathered and trained at the Presidio before the long sea voyage to the Philippines.

Their quest was described as a "splendid little war" by Secretary of State John Hay.

The Presidio's Role

The Presidio was a natural choice because it is next to the finest harbor on the West Coast. The post also had enough land to house and train large numbers of troops.

The first overseas units left the Presidio in May 1898. They were the 1st California Infantry and the 2nd Oregon Infantry Regiments. Soon volunteer units from Washington State, Montana, Iowa, Wyoming, Kansas, Tennessee and Utah would be stationed at the Presidio. From the beginning of the war to 1900, some 80,000 men passed through the post on their way to and from the Philippines.

At the turn of the century, San Francisco offered many attractions, but army life at the Presidio was cramped, and sickness often flared up in the temporary tent camps. This situation prompted the military to improve troop facilities and helped change the face of the Presidio over the ensuing years.

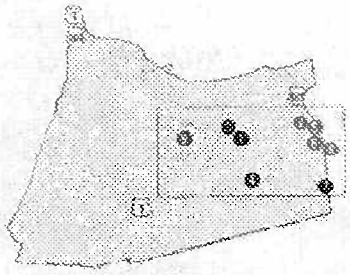
Fighting Continues in the Philippines

Philippine rebels had been waging guerrilla warfare against Spanish colonialism long before the U.S. became involved. Their exiled leader, Emilio Aquinaldo, communicated with the U.S. Army already on its way to the Philippines. He believed the United States would help the "Insurrectos" gain independence from Spain.

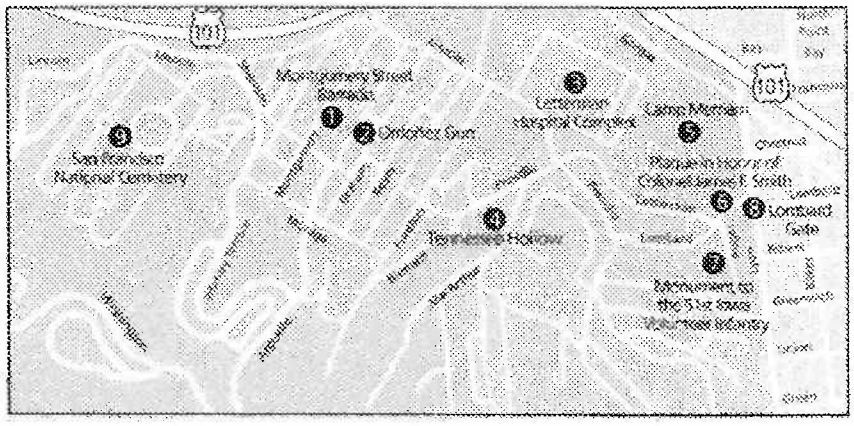
But the U-S government had another idea. After the signing the peace treaty with Spain in late 1898, the U.S. gave Cuba its independence but kept the Philippines. The Philippine nationalists were outraged and it sparked a bitter and controversial conflict called the Philippine War.

Impact of the Spanish American War on the Presidio

The mark of the brief war with Spain and the longer conflict with the Philippines is evident throughout the Presidio. The arrival of large numbers of troops spurred its transition from a frontier military outpost to a modern army base. Buildings like the Montgomery St. Barracks and the Letterman Hospital complex are now an important part of the historic scene.



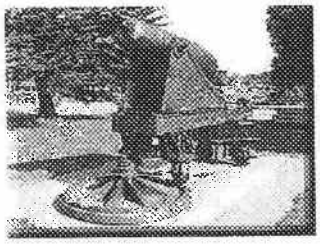
The Presidio with the Spanish American War sites noted on the insert rectangle



Sites relating to the Spanish American War on the Presidio Post

1 - Montgomery Street Barracks: Five brick barracks along Montgomery Street were built between 1895 and 1897 to provide permanent quarters for troops destined for

overseas duty. Each barrack could house two companies of 109 men. For a time in 1898, an Army General Field Hospital was established in some of the barracks after soldiers became ill in the damp conditions at Camp Merritt, a tent encampment for volunteers near the Arguello Gate.



2 - Ordonez Gun: This type of coastal artillery piece was developed by Spanish Captain Salvador Diaz Ordonez in 1880. This particular weapon was supposedly damaged at Subic Bay in the Philippines by shellfire from the U.S.S. Charleston in September of 1899. But some historians believe an explosion of a shell inside the gun damaged the barrel instead of a direct hit. Publisher William Randolph Hearst brought the gun to San Francisco by the time of the 1906 earthquake and the Army acquired it in 1973 to exhibit at the Presidio.

3- Letterman Hospital Complex: The complex began as a tent hospital at Camp Merritt in 1898, when the post was overwhelmed with troops sickened by unhealthy living conditions. The hospital was designated a U.S. Army General Field Hospital that same year and was temporarily housed in the Montgomery St. Barracks. The hospital was permanently located closer to the troop camps near the Lombard Gate and to the docks where patients were unloaded from ships. The first stage of the complex was completed in June 1899.

[illegible] NATIONAL HISTORIC SITE, PARK ARCHIVES

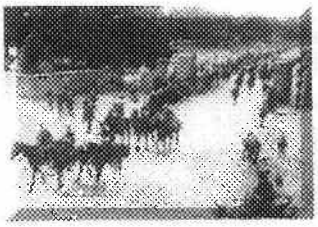
Horse drawn ambulances entering Lombard Gate en-route to Letterman Hospital around 1900.

4 - Tennessee Hollow: This was the site of tent camps of the 1st Tennessee and 1st Utah Volunteer Infantry Regiments in May 1898. Once called Camp Miller, it split into two separate camps geographically separated by a low ridge: Merriam, or the East Cantonment on the eastern border of the post; and Tennessee Hollow, or the West Cantonment, at this site. Tennessee Hollow, in the valley east of Officers' Row along Funston Ave., was a more open ravine at that time, with fewer smaller trees, and no houses.

5 - Camp Merriam: Brigadier General Henry Merriam was the commanding general of the Department of California in 1898. The camp was on the eastern border of the Presidio close to the Lombard Gate (now the site of Letterman Digital Arts Center). It sheltered the first volunteers shipped to the Philippines. The living conditions at Camp Merriam were considered to be better than Camp Merritt, just south of the Arguello Boulevard Gate.

6 - Plaque in honor of Col. James F. Smith: This plaque at former Camp Merriam is located
near the Letterman Digital Arts Center. The plaque marks where the 1st California Regiment of Volunteer Infantry camped while awaiting transport across the Pacific. The plaque, given by the regiment, commemorates their commanding officer for actions in Guam and the Philippines.

7 - Monument to the 51st Iowa Volunteer Infantry: A stone monument at the corner of Ruger Street and Sherman Road marks the camp site of the 51st Iowa Volunteer Infantry Regiment which in 1898-1899 trained at Camp Merriam before shipping out to the Philippines. On Ruger Street are infantry barracks built between 1903 to 1909 to provide better housing for overseas-bound and returning troops.



8 - Lombard Gate: Two sandstone pillars, ornamented with army insignia and flanked by captured Spanish cannon mark the Presidio's main entrance. The gate was built in 1896 to permanently mark the boundaries as well as to improve the post's appearance to San Francisco civilians. Most troops en route to the Philippines passed through this gate to meet awaiting ships.

9 -San Francisco National Cemetery: In 1884 the War Department designated the former post cemetery and surrounding land as the first National Cemetery on the West Coast. It gradually accumulated more land, because of the inclusion of burials from abandoned forts around the western U.S. and the casualties of the Spanish American War and the Philippine American conflict, until reaching its current size of 28 acres. Major General Frederick Funston, hero of the Philippine Insurrection, and Major General William R. Shafter, the commander of the forces in Cuba, are buried here.

Related Web Pages

The Philippine War - A Conflict of Conscience
The Philippine War – Suppressing An Insurrection
Charles Young - Buffalo Soldier
William Thompkins
Buffalo Soldiers - Cavalry - Buried at the Presidio National Cemetery
Frederick Funston
The Buffalo Soldiers Exhibit

Did You Know?
The U.S. Army maintained a post at the Presidio for nearly 150 years.

http://www.nps.gov/prsf/historyculture/spanish-american-war-a-splendid-little-war.htm

EXHIBIT 6

Camp Merritt, San Francisco, CA

- Named after Maj. General Wesley Merritt, initial commanding officer of the Philippine expeditionary forces and the Eighth Corps. In May, 1898, Merritt was the second-ranking officer in the army.
- The camp became Camp Merritt on May 29, 1898 based on General Order 7 of the U.S. Expeditionary Forces. General Otis established the headquarters for the Philippine Islands Expeditionary Forces at the southwest corner of the camp on slightly elevated ground at Fulton Street and 4th Avenue. General Order 1 of the Philippine Islands Expeditionary Forces, Camp Merritt was issued June 1, 1898. Newspaper articles had previously referred to the camp as the Camp at Richmond, Camp Richmond at the Old Race Track, Bay District Camp, among others. The memoirs of a soldier in the 20th Kansas who arrived about May 21, 1898 said the camp was named Camp Richmond at that time.
- This camp and the Presidio camps were the staging area for the Philippines campaign. General Otis intended that the expeditionary forces be concentrated at Camp Merritt. The camp was abandoned about August 27, 1898 when the remaining troops were moved to the Presidio. The August 27, 1898 Omaha Evening Bee reported that all of the troops at Camp Merritt had been moved to the Presidio.
- An article in the San Francisco Chronicle, May 18, 1898, at page 3 indicated troops were to camp at the Bay District and that the owner of the grounds, the Crocker Estate Company, had offered the use of the site at no cost.
- Initially, Camp Merritt was located between Geary and Golden Gate Park and Arguello (1st) and 6th Avenues. Part of the site was an old racetrack. Additional space was needed because of the large number of troops coming to San Francisco. Real estate entrepreneur James Jordan offered land just northeast of the racetrack area at no cost. This area was bounded by Point Lobos Avenue (Geary) to the south, California Street to the north and Maple and Michigan Streets on the east and west. The camp expanded into the Jordan Tract in late May. Photos show units camped north of Geary and east of Arguello in the Richmond District. The 7th California, for example, is shown camped at about Arguello and Euclid. A June, 1898 photo shows the tent camp extending north to California Street, along both sides of Commonwealth Avenue, west to Arguello and east of Parker. The remaining landmark in many of these photos is the Columbarium located at One Lorraine Court just off Anza. It was opened in 1898 and survived the 1906 earthquake. The San Francisco Public Library Web-accessible electronic databases have a number of photos of the camp and also one of the old racetrack grandstand.
- The bottom of page 3 of the May 31, 1898 San Francisco Examiner has a map of the camp which shows where each regiment was camped.
- The campsite of the 13th Minn. Vol. Inf. is marked by a plaque on the side of a house at the northwest corner of 2nd Avenue and Cabrillo, 695 2nd Avenue.
- The 1st Neb. Vol. Inf. arrived at the camp on May 19-20, 1898. It was the first regiment to arrive and arrived prior to the camp being named Camp Merritt. Its campsite was located at the northeast corner of the camp, in a rectangular space bordering and facing Arguello (1st Avenue) on the east with 2nd Avenue being the west border and bounded on the north and

south by A/Anza and B/Balboa Streets. The 1st Nebraska left Camp Merritt on June 15, 1898 bound for the Philippines with the second PI expedition.

- The 1897-98 Report of the Adjutant General of Nebraska, pages 89-90, describes Camp Merritt: "The camp is pitched upon the site of the old Bay District Race Track, a great sand flat, which is about four miles west of the heart of the city, one mile east of the open ocean and immediately to the north of Golden Gate Park. At first an invitation was issued us by the Park Commissioners to drill our companies upon the drives of the park. This privilege was revoked in a few days, however, upon complaint of drivers of vehicles.

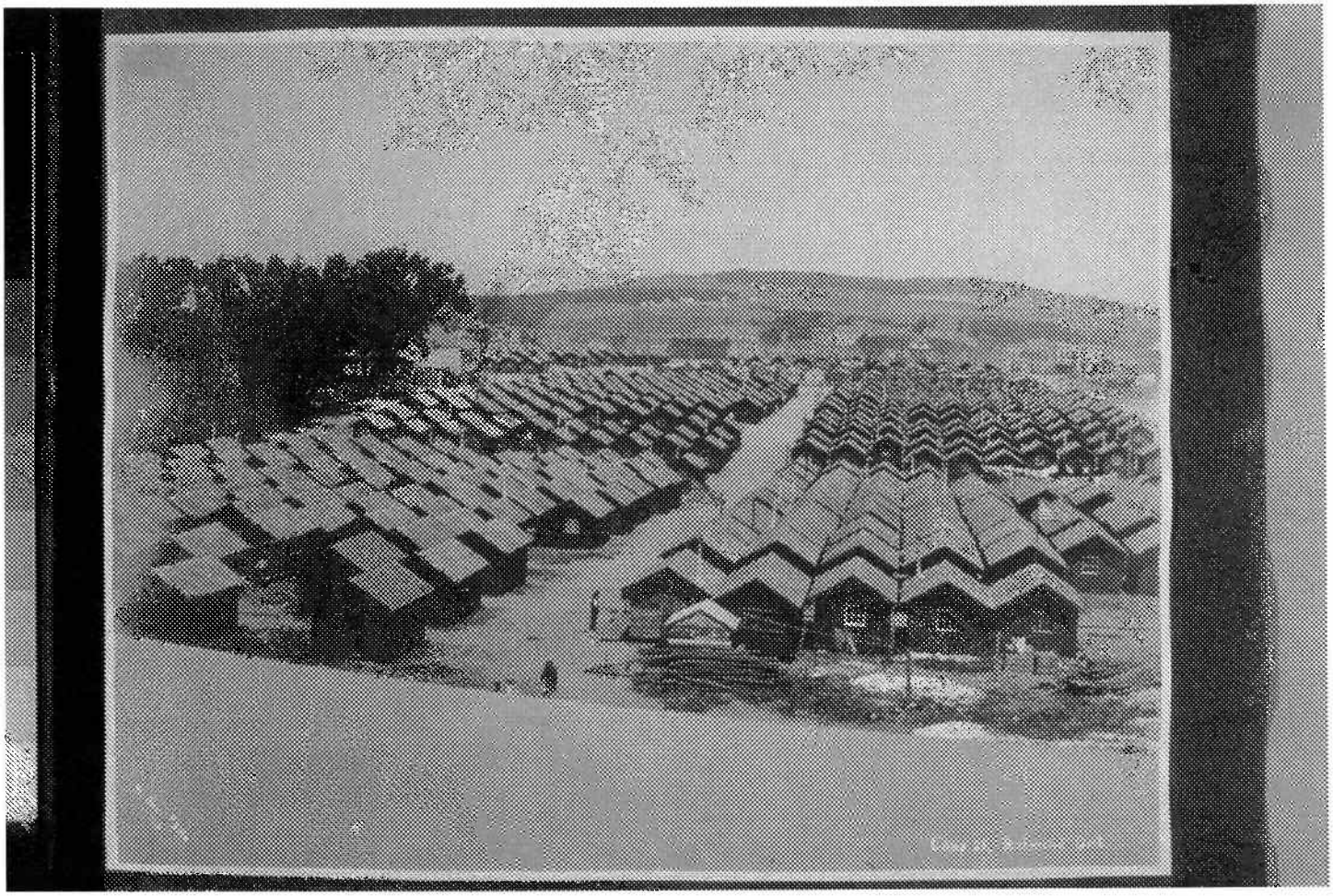
  The streets are macadamized with broken stone; the whole tract of probably one hundred and twenty-five acres is fenced off in enclosures of five acres each, one of which is intended for the occupation of a regiment. There is city water at the end of each company street, with ample accommodations made for water closets and sinks. The six inches of loose sand topping the site of our camp offers some impediment to the movement of the troops inside. It has, however, this advantage, from a sanitary point of view of being healthful and dry.

  There being no room for drill inside, the companies are taken out into the streets, while the battalions repair to the side of the Presidio hill where daily exercises are given in battle formation and skirmish drills.

  On the arrival of the Third Battalion, on the evening of the 20th, the camp was complete, and, with its regular, well-ordered streets and tents, presented a neat and military appearance. During the weeks and the days following, the little square plats lying on both sides of the northeast corner section which has been assigned to us as the first regiment on the ground, began to fill with the incoming regiments from the other states."

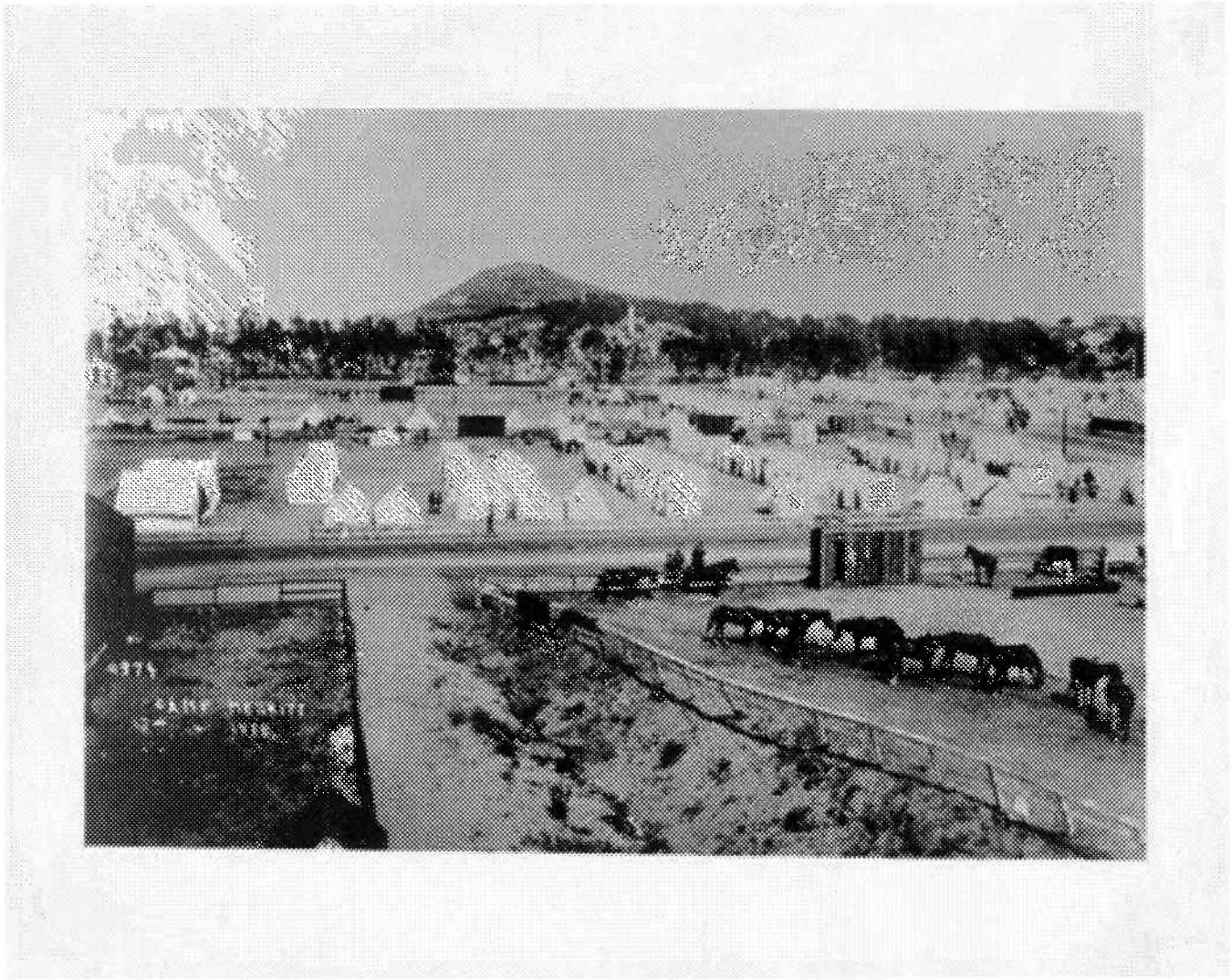
- The May 26, 1898 Denver Daily News indicates that the 1st Colorado camp at Camp Richmond was named "Camp Irving Hale" in honor of the regimental Colonel. Neither this newspaper nor the Denver Post referred to Camp Hale again.
- Many souvenir booklets were published on Camp Merritt, including Our Boys in Blue, which has a good general view of Camp Merritt and of the Nebraska "Eagle"
- Pages 152-156 of source (7) contain some good photos of Camp Merritt

www.Usgennet.org/usa/ne/topic/military/SpanishAmericanWar/span_am_camps/pg9.htm



Camp Richmond
UC Berkeley, Bancroft Library, OAC

Camp Merritt
UC Berkeley, Bancroft Library, OAC



San Francisco Main Public Library Image AAC-0572 of Camp Merritt.

www.cgsc.edu/carl/download/csipubs/coats/coats_part_1.pdf
Page 65
Source: The Examiner, 31 May 1898

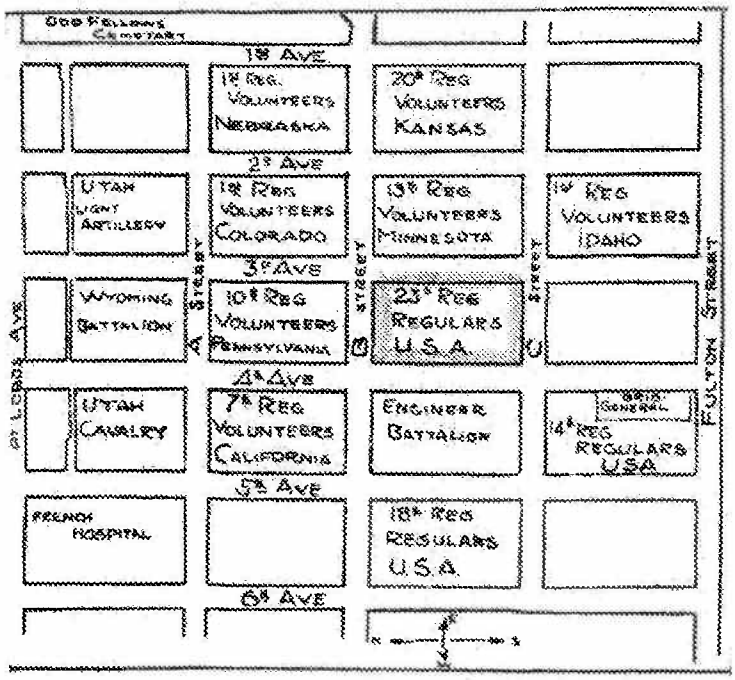


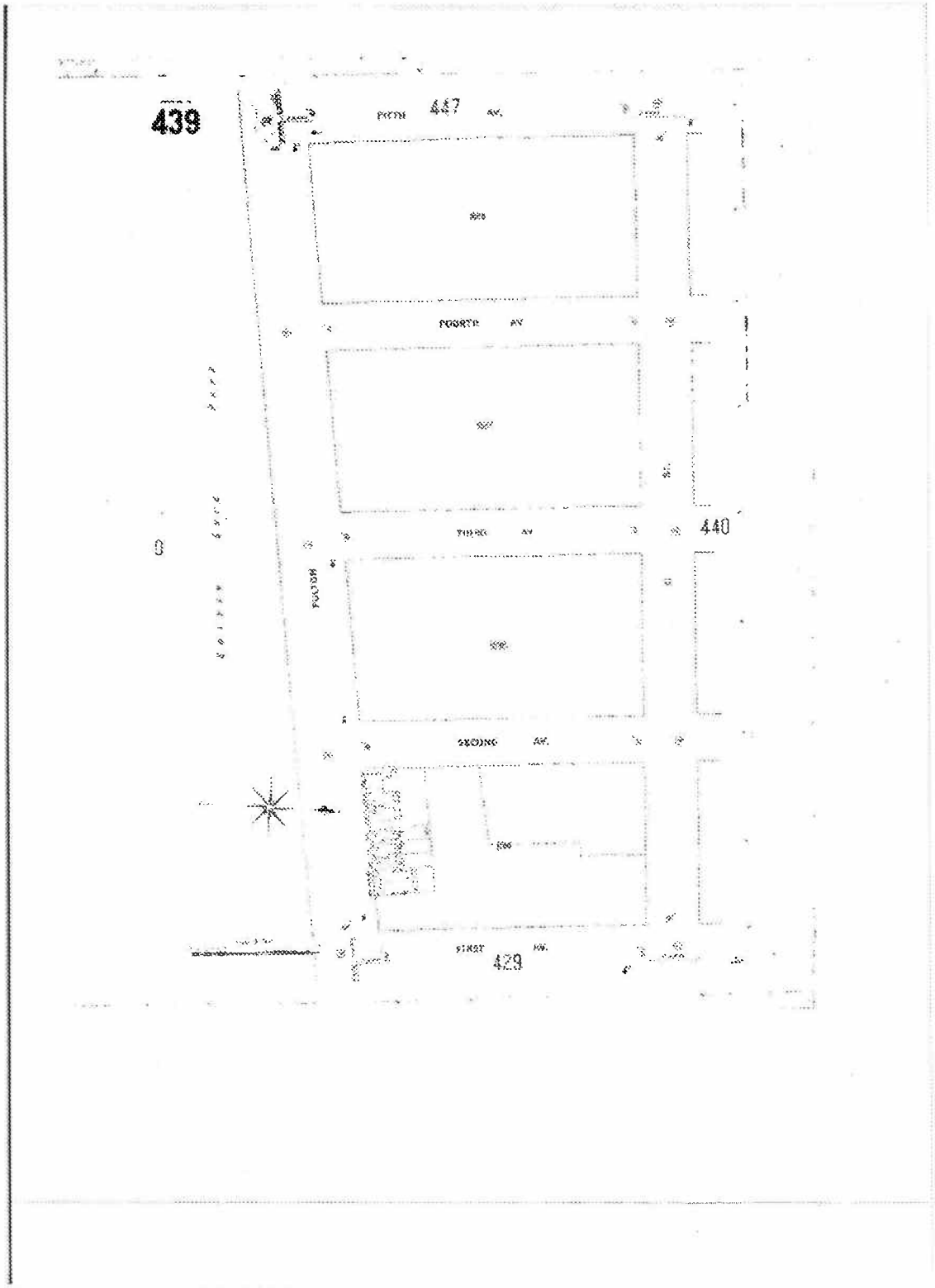
DIAGRAM OF THE CAMP AT THE BAY DISTRICT

www.cgsc.edu/carl/download/csipubs/coats/coats_part_1.pdf

Coats, Stephen D., "Gathering at the Golden Gate: Mobilizing for War in the Philippines, 1898" Page 65 (of 138)

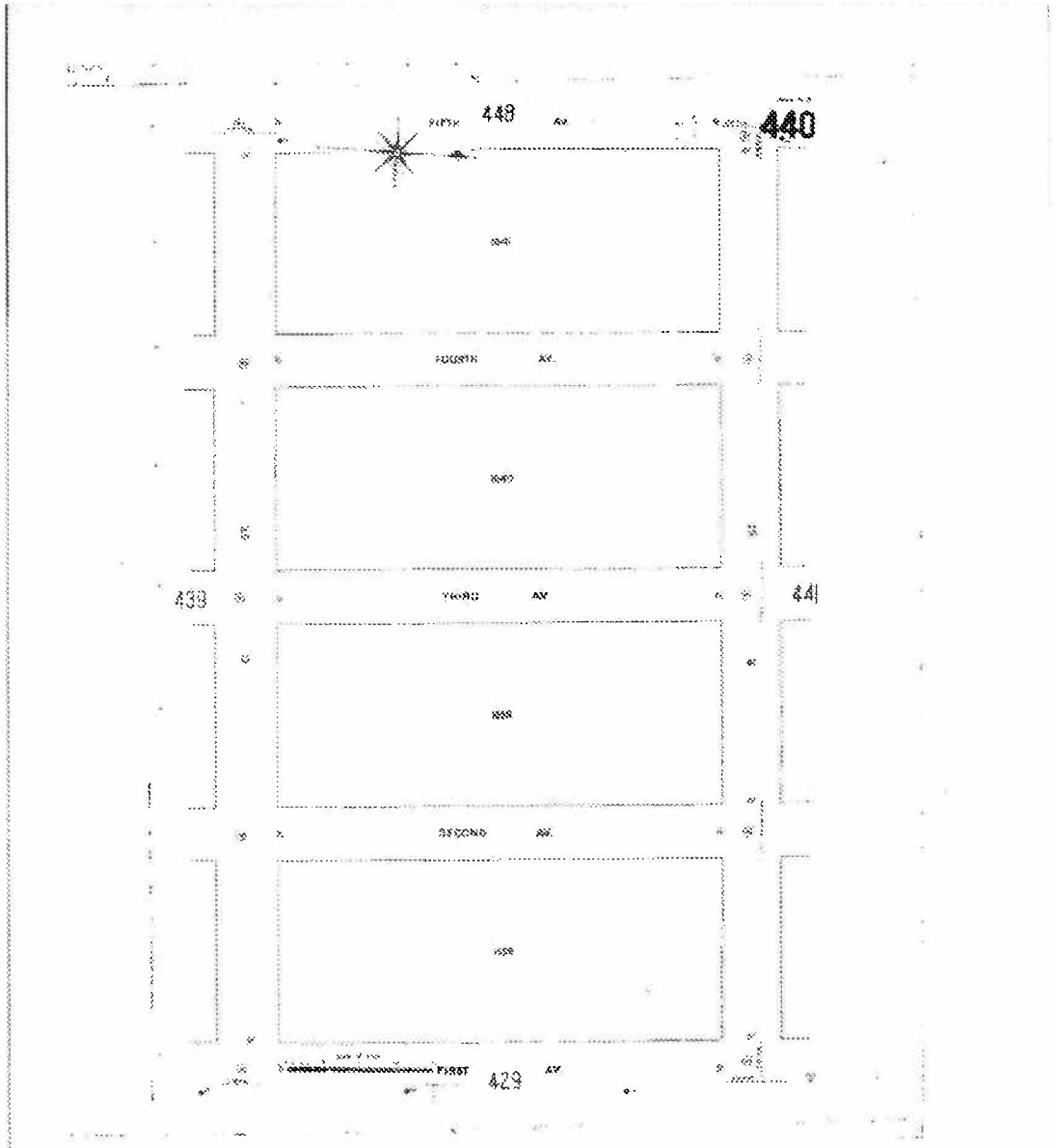
See also The Examiner, 31 May 1898

EXHIBIT 8



Sanborn map 1899 #439

EXHIBIT 9

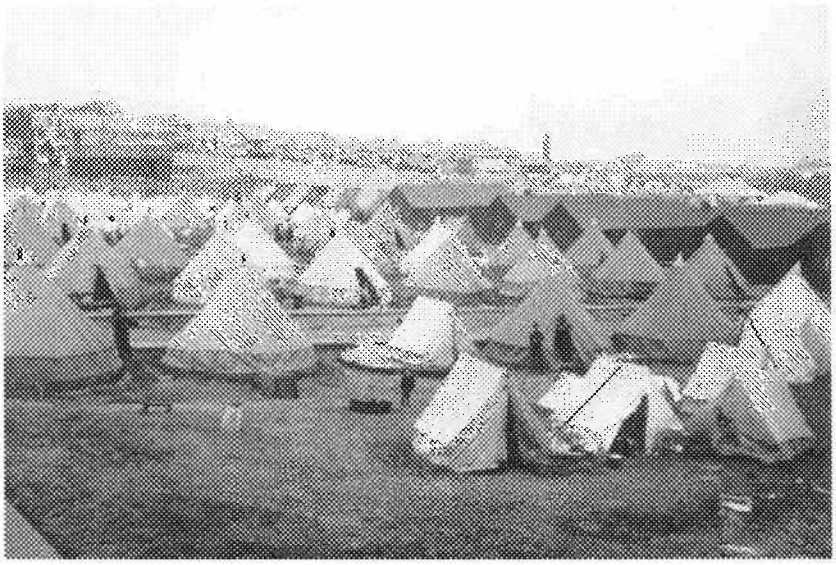


Sanborn map 1899 #440

EXHIBIT 10

1906 Earthquake: Refugee Camps

In the aftermath of the earthquake, an estimated 75,000 citizens simply left San Francisco. The remaining homeless population of 250,000 established makeshift camps in park areas and amidst the burnt-out ruins of city buildings. As fires burned across the eastern side of the city, refugees migrated west towards Golden Gate Park and the Presidio seeking food and shelter. Eventually, the Army would house 20,000 refugees in military-style tent camps—including 16,000 at the Presidio.

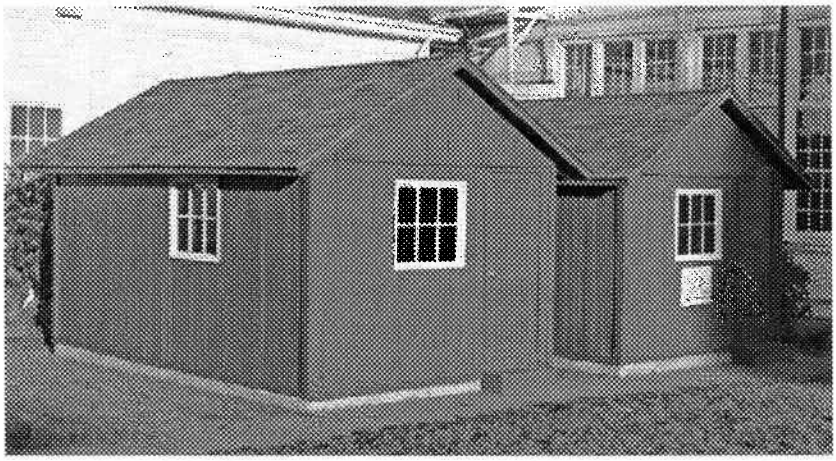


National Park Service, Golden Gate NRA
The largest refugee camp at the Presidio was located just east of Letterman Hospital.

The Army managed 21 of the city's 26 official refugee camps. Four camps were located on the Presidio, including an isolated camp for refugees from Chinatown. At the Presidio camps 3,000 tents were arranged in orderly street-grid formation complete with numbers and corner directories. Soon, the refugee camps became small and highly-organized tent towns, where, according to the some reports, "The people are well cared for and are taking things as happily and philosophically as if they were out on a summer's camping trip." Despite their recent hardships, refugees in the camps quickly established routines of regular life. Children formed playgroups in the camps and dining halls became a center of social gatherings. These camps emptied as the city was rebuilt. The Presidio camps were dismantled first, closing in June, 1906.

National Park Service, Golden Gate NRA
Refugees outside their earthquake cottages. Many of these families moved their cottages from the camps to lots where they became their permanent homes.

As winter approached, the city built 5,300 small wooden cottages for those still in need of housing. These "earthquake shacks" were a joint effort of the San Francisco Relief Corporation, the San Francisco Parks Commission, and the Army. Union carpenters built the structures, which are said to be based on a design provided by General Greely, who had personal experience in building Arctic shelters with few supplies.
Mayor Schmitz vocalized his concern about the clean conditions and desirable locations of the new cottage camps with the statement, "I'm only afraid these people will never want to leave their new homes here." At peak occupancy the cottages housed 16,448 refugees. Tenants paid $2 a month toward the $50 price of the cottage. After paying off their new home, the owners were required to move their cottages from the camps. The last camp closed in June 1908, leaving earthquake cottages scattered throughout San Francisco. Today, the Presidio houses two of these earthquake cottages.



Two of the 1906 earthquake cottages are preserved at the Presidio today. Thay are found behind the old post hospital at the corner of Lincoln Blvd. and Funston Avenue.

National Park Service http://www.nps.gov/prsf/historyculture/1906-earthquake-relief-efforts-living-accommodations.htm

EXHIBIT 11

LOCAL

Next Article

S.F. quake shacks an endangered species

By Staff Report 07/01/07 11:00 PM

For a while there, it looked as if Alan and Melinda Mazzetti would have to shelve plans to build a new house on their Bernal Heights lot.

They didn't know it, according to one city planner, but the modest house the couple bought in 2005 was a converted earthquake refugee shack. It is one of 28 that remain in San Francisco as reminders of a century-old natural disaster and refugee crisis that nearly destroyed — and helped define — The City.

The shacks are considered a historical resource, and are therefore required, under state law, to be treated as such. The 28 that remain in San Francisco are protected by strict historical codes. The Mazzettis had to either find someone to take the shack in one piece, or go through an exhaustive process of review and petitioning to tear it down. After a year, they are just three weeks from a vote at the Planning Commission.

"For a while there, it was scary. We weren't sure if they were going to find somebody, but they ended up finding this guy who was willing to take it," planner Tim Frye said. The shack will move to Midpines, near Yosemite National Park.

The shacks, the smallest of which were 10 by 14 feet in size, were The City's answer to a disaster that left more than half its population homeless nearly overnight.

With the help of the U.S. Army, San Francisco constructed about 5,600 of the temporary buildings, setting them up in rows in city parks and open spaces in areas now known as the Sunset and Richmond districts.

The 1906 earthquake and fire was "probably one of the greatest natural disasters ever to strike anywhere," said Charles Fracchia, the founder and president emeritus of the San Francisco Historical Society, and author of three books on San Francisco history. "You start off with a population of 400,000 (before the April 18 quake); 250,000 were rendered homeless because of the fire."

While many stayed with friends and relatives in The City and the East Bay, about 15,000 to 20,000 moved into the temporary shacks, Fracchia said.

Over the course of the century, many of the buildings, which had been ordered off city property by 1910, were destroyed, moved out of town or converted into the components of larger dwellings, such as the one at 842 Moultrie St., which the Mazzettis own.

The Mazzettis and their architect, Jerry Veverka, declined to be interviewed for this story. Their project is due before the San Francisco Planning Department on July 19.

Structures' scarcity spurs debate

Of the 28 known earthquake refugee shacks in The City, 22 are being used as homes, while six have either been restored or are identified for restoration, according to planners and preservationists.

There are two shacks open to the public in the Presidio, located behind the Dispensary. Another four are being kept at the zoo. Of those, one has been restored to its original state. The other three are slated to be moved to Oakland, where the Fifth Street Institute will turn them into artists' studios.

There is a small debate within the preservationist community about the necessity of preserving each and every remaining shack.

"I think we have a good series of examples of them. I don't know how many are still existing in their natural state," San Francisco Historical Society founder Charles Fracchia said Friday.

"If there's one that's pristine, I think we should do everything we can to reside it, if that's an issue. But in the case of something that's been totally restructured, etc., I don't think The City's historical fabric is losing much."

But planner Moses Corrette, who works on The City's Historical Resources Survey, disagreed.

"They are a rare thing and they are unique to San Francisco and unique objects in the world. Because they were not built out of substantial materials, they are frail, but they're an endangered species like a butterfly, and every one that we can identify should really be preserved and given its recognition," Corrette said.

Shacks were divided up into four sizes:

» **Type A**, the smallest, measured 10 by 14 feet

» **Type B** measured 14 by 18 feet

» **Type C**, meant for families, measured 15 feet by 25 feet and 16 feet by 18 feet.

» **Type D** were barracks.

The following is a list of known shacks compiled by the San Francisco Western Neighborhoods Project, which is spearheading preservation efforts.

Bernal Heights

164 Bocana St. (Type C)

211 Mullen Ave. (Type E)

20 Newman St. (two Type Bs)

43 Carver St. (two Type Bs)

842 Moultrie St. (possibly 848 also)

Sunset District

1227 24th Ave. (City Landmark #171, three Type A, one Type B)

4329-4331 Kirkham St. (three Type As and one Type B)

Ocean View

233 Broad St. (Type A)

74 Lobos St. (two Type Bs).

254 Montana St. (Type E)

30 Niantic St. (two Type As)

Noe Valley

300 Cumberland St. (one Type A and one Type B)

252 Holyoke St. (one Type A and one Type B)

Presidio

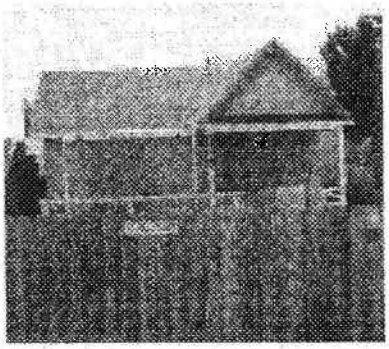
"Goldie Shacks" on Mesa Street, behind Old Post Hospital (two Type As). These shacks were originally located at 485-34th Ave. near Geary, and were saved from demolition in 1985.

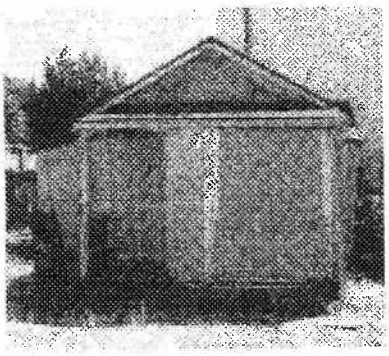
amartin@sfexaminer.com

Should The City preserve the earthquake shacks?

Share your comments below.

Sunset District Earthquake Refugee Shacks





Photos: David Gallagher

In 1906, after the earthquake and fire, thousands of San Franciscans were left homeless. The San Francisco Relief Corporation built 5,610 small shacks to shelter these refugees. According to Jane Cryan, founder of the Society for the Preservation and Appreciation of San Francisco's Refugee Shacks, only 19 shacks are still standing.

In August, Heritage learned that the owners of 4329 and 4331 Kirkham Street had filed an application for demolition. Several years ago, Cryan had certified that each of these two humble structures had been constituted by joining two refugee shacks. The present owners acquired them in such bad condition that they would have proceeded with demolition by now if attention had not been drawn to their historical significance.

Heritage contacted Woody LaBounty, of the Western Neighborhoods Project, who decided to try to save the shacks. The owners agreed they would pay to move them off the lot, and LaBounty is hoping to find a place to relocate them for restoration and exhibit as historic artifacts.

The Museum of San Francisco would love to have the shacks, but they do not yet have a place for them. The Presidio Trust would agree to accept the shacks (there are two restored shacks at the former army base now), until a permanent site becomes available, but would require rent. As of press time, the future of the shacks remains uncertain.

Think you have a refugee shack? Check the specs. According to Ms. Cryan's research, they were of a very particular design: single-wall redwood construction with four 4X4 corner posts, 2X4 top and bottom plates and no intermediate studs. Fir floor boards were 1X6 tongue and groove, and siding was board and batten. One by three roof lath, six inches apart was nailed to 2X4 rafters.

Port Register Nomination

The National Register nomination process for the North Waterfront is nearing completion, one year after the project began. Listing on the register is one of the implementation measures of the Bay Conservation and Development Commission's San Francisco Waterfront Special Area Plan and the Port's Waterfront Land Use Plan. These plans established the policy framework for the revitalization of the waterfront through the rehabilitation of historic resources to support a variety of new uses and the development of a network of public access and open spaces.

Michael Corbett, who managed Heritage's early surveys, heads the historic resource consulting team for URS Corporation, the firm that is preparing the nomination. The Port anticipates submitting the nomination to the State Office of Historic Preservation early in 2003.

Court Rejects Emporium Suit

In a decision filed September 30, the California Court of Appeal affirmed the trial court's judgment in refusing to block the Bloomingdale's project at the site of the historic Emporium department store. San Franciscans Upholding the Downtown Plan, composed of five city residents, had initiated the failed suit in San Francisco Superior Court, November 2000.

On appeal the plaintiffs cited three issues. They argued that the project was inconsistent with the San Francisco General Plan, in particular the Downtown Area Plan, which requires the preservation of significant buildings, unless it can be demonstrated they have no remaining market value.

Secondly, appellants contended that the City violated the California Environmental Quality Act by certifying an inadequate environmental impact report and approving the project despite its significant environmental impacts and the existence of feasible alternatives. Finally they argued that there was insufficient evidence to support the finding of blight required by California law to incorporate the project site into the Yerba Buena Redevelopment Area.

The appellate court's 55-page ruling concluded that the City and its agencies had reviewed opposing viewpoints, "considered them extensively," and selected one project alternative on the basis of the evidence. The court concurred with the City's finding of "substantial blight within the project area," and its conclusion, after considering the costs of rehabilitation and seismic retrofit, that the Emporium building "had no substantial remaining market value," and that there were no feasible alternatives to the developer's proposed project.

"We conclude," the court wrote, "that there is substantial evidence to sustain these determinations and findings, and that the actions and decisions of the City in certifying the EIR and approving the inclusion of the Project in an expanded redevelopment area were neither arbitrary or capricious."

Extant Earthquake Refugee Shacks

San Francisco's remaining earthquake shacks became a preservation cause in the early 1980s, after Jane Cryan discovered that the run-down home she rented was an earthquake cottage.

On July 18, 1982 Cryan signed a year's lease to rent 1227 24th Avenue, in the Sunset district. When she moved in on July 23, she had no idea that she would soon discover a phenomenal history of the ramshackle house that was dwarfed by its much larger neighbors.

The little dwelling had drab, rust-colored peeling paint with some portions of the walls painted white, giving the facade a patchwork effect. In September of 1982, Cryan scraped the old paint from the front cottage, finding a layers of colors...green, white, blue, gray, rust, yellow, pink, black and beige underneath. She selected red with white trim, and began to call her house "The Little Red House." Cryan's backyard neighbor, Guire John Cleary, followed suit and painted his cottage red and white.

The picket fence also had peeling paint and was missing a few pickets. The fence, on a base of cobblestone from the early streets of San Francisco, was built by newlywed Sven Anderson, who lived in the shack with his wife Helen in the 1950s.

After extensive renovation work, the Little Red House began commanding attention. For the children who delighted in boosting themselves over the fence, Cryan planted three cement gnomes in the front garden amidst flowers.

In the Fall of 1982, Cryan invited her neighbors and a jazz band to a garden party at The Little Red House in celebration of its half-restoration. A rumor made the rounds that afternoon that the front cottage was really three refugee shacks cobbled together.

After researching, Cryan discovered that she was indeed, living in an amalgamation of three, possibly four, "refugee shacks" joined together by real estate developer Sol Getz. The pup-tent styled roof of the street side shack is nearly like the shacks in the camps. When Cryan moved in, 22 windows fashioned in six styles and sizes held panes that barely clung to decades-old glazing. Most of the 1906 glass has survived the years. The 'Mayflower'-like bay window was not part of the original shack, however, the two six-light windows in the front cottage are original shack windows. The rear cottage sports original shack windows in the bay.

On January 1, 1983, just four months after she started researching her subject, Cryan founded "The Society for The Preservation and Appreciation of San Francisco's 1906 Earthquake Refugee Shacks." She envisioned The Society bringing together everyone in San Francisco who lived in a refugee shack, touring each other's cottages and gathering for old fashioned tea and crumpet parties. Cryan never dreamed that she would soon be forced into a preservation activist role, but more than two decades later she says that she is honored fate sent the job her way.

In March of 1983, nearly seventy-five years after their construction and journey to 24th Avenue, the Little Red Houses were the subjects of feature articles in the Sunset Independent and the San Francisco Chronicle. Telephone calls and letters came to her from people who were truly interested in the shack story. The very first

letter Cryan received was from a survivor of the 1906 earthquake and fire, Ms. Genevieve McGivney, a retired school teacher, who sternly instructed that "historical markers should be placed on all refugee shacks."

Local writer Robert M. Clements, Jr. visited Cryan at the cottage. He presented her with the typescript for an article he had written called "Reminders of 1906," which was published in the San Francisco Chronicle on December 11, 1977. Clements wrote:

"The English left the burned skeleton of Coventry cathedral as a memorial of the German blitz... but when you look for the reminders of the 1906 San Francisco destruction---nearly as great as that of Coventry though with much less loss of life---there are really very few. We do have one Earthquake Monument, but it's a little different. Unlike most memorials to man's endurance in disaster, this one was crudely designed, hastily built, and eventually scattered to the four corners of the city.

"These cottages are charming, but they are small, and in a city filled with glorious architecture, they are aesthetically insignificant---just shacks. Yet when we see them, we should remember that they are something more: they are our Earthquake Memorial absorbed into the fabric of the city."

When Cryan learned that the shack she rented might be demolished, San Francisco Architectural Heritage directed her to the Landmarks Preservation Advisory Board. Cryan convinced the Board of Supervisors to declare the house San Francisco City Landmark number 171. In Fall 1988, The Argonaut: Journal of the San Francisco Historical Society (Vol. 9, No. 2.), Crayn's story was published in her article "The Creation of San Francisco Landmark No. 171". Though Cryan only lived in the shack for two years, today it remains in great shape with fresh paint and surrounded by flowers.

Of her experience Cryan stated: "This gorgeous, golden city that is San Francisco, where everyone is welcome to speak at City Hall, is the only place, probably in the world, that would afford a nobody such as I was in 1984 a chance to save history. Through self-instruction and research I knew my subject, but my credentials as they might have related to historic preservation were non-existent. Ignorance really is the best bliss. I had no idea who was who politically and what person or group might be averse to or for my effort. I marched on happily unaware and unafraid, and I think perhaps my naiveté helped to make the effort the success it was."

Cryan surveyed the city for survivors, lobbied politicians and influential members of society and educated property owners. The Society won some notable cases, but it also lost its share. After inspecting nearly 300 structures people thought might be earthquake shacks, she certified more than sixty shack sites! Four shacks were destroyed in the Richmond after the owner insisted his buildings were actually built in the 1930s, though he was proven wrong by 1907 newspapers. And the numbers continued to decline. Unfortunately, by 2000, only nineteen of those identified in Cryan's original surveys remained standing!

Cryan operated The Society until the Fall of 1999 at which point she gave all of her research, including copies of the two unpublished shack books ("Hope Chest: The True Story of San Francisco's 1906 Earthquake Refugee Shacks" and "From Tents to Shacks: A Guide to San Francisco's 1906 Earthquake Refugee Camps") to the San Francisco History Center at the Main Library. The San Francisco Board of Supervisors declared April 18, 2004 "Jane Cryan Day." The proclamation was read to the attendees, who applauded Cryan for all her work to preserve a piece of San Francisco history.

Four shacks at 4329-4331 Kirkham Street, identified in Cryan's early surveys, and nicknamed the "Kirkies," likely came from Camp Richmond where Park Presidio Boulevard is today. The one-room shacks were cobbled

together to form two separate residences on one lot. 4329 Kirkham Street, toward the front of the lot, was composed of one type A shack and one larger type B shack. 4331 Kirkham Street, at the rear of the lot, was composed of two type A shacks.

The man who assembled the "Kirkies" was a dance instructor and carpenter named Felix H. Irvine. Before the 1906 disaster, Irvine was employed at the Union Square Dance Hall located at 421 Post Street and lived directly across the street at 410 Post.

On August 28, 1907 Irvine purchased a 37'-6" x 100' lot on the south side of "K" Street (later Kirkham), 82'-6" east of 48th Avenue, from John and Blanche E. McGaw. On November 8, 1907, Irvine, listed in the city directories as a carpenter, applied for water service for a single-family, one-bathroom dwelling at 4329 Kirkham Street. 4329 and 4331 Kirkham Street initially appear on the 1913-1915 Sanborn Fire Insurance Maps. The map shows an outhouse to the east of 4331 Kirkham, which did not have water service until 1917; aside from the removal of the outhouse there were no changes to either building's footprint in ninety years.

4329 and 4331 Kirkham Street remained in the possession of Felix and his wife Anna Irvine from 1907 until Anna's death in 1920 (Felix died the previous year). The property was then purchased by Ralph E. and Nola A. Girard who lived at 4329 Kirkham until 1950 used the rear cottage as rental property. On February 10, 1950 the Girards sold the property to Chris Spremich, who appears to have used both units as rental property.

Almost fifteen years later Spremich sold the property to Irving and Ann Reich, who again used both units as rental property. In 1968 the San Francisco Department of Building Inspection compelled the Reichs to perform $1,000 worth of structural, electrical and plumbing upgrades to each cottage. After 1968 no further applications for alteration permits were filed until 1993 when the next generation of Reichs, Ron and Jeff, applied for a permit to build a new roof at 4329 Kirkham and 1996 for a new fence. Hidden by additions and blue siding, the Kirkies stood vacant for years.

In August 2002, City Planner with the Planning Department, Moses Corrette, notified Heritage who in turn notified Western Neighborhoods Project (WNP) that Ron and Jeff Reich had applied for a permit to demolish the buildings . The site was flagged at Planning because of a failed effort to landmark the Kirkies in the late 1980s and because Cryan had sent the Planning Department a copy of all cottages she had surveyed, those certified as earthquake refugee shacks and those that were found to not be shacks.

The WNP, a non-profit organization dedicated to preserving the history of the western part of the city, campaigned to save the shacks. Initially unaware of the importance of the little houses, the Messrs. Reich proved to be the very models of public-spirited property owners. They made every reasonable accommodation to allow for saving and relocating these relics of San Francisco history, even pledging their $8500 demolition budget toward their preservation.
The persistence of Woody LaBounty, Jane Cryan and WNP paid off. On March 5, 2005, the Kirkies were relocated to a temporary home at the San Francisco Zoo, where they will undergo restoration. It took about six hours for a team of volunteer carpenters, truck drivers, a crane operator, an iron-worker, and two project managers to move the shacks.

To lift each shack, the crane operator lowered a four-sided metal frame, with long slings dangling from each corner, over the building. The slings were secured around eighteen-foot-long timbers placed under the cottage, and it was lifted off the ground. Two men used guide ropes to direct the shack onto a flatbed truck.

At the zoo, the shacks were lined up in a row, just as they had looked in the refugee camps.

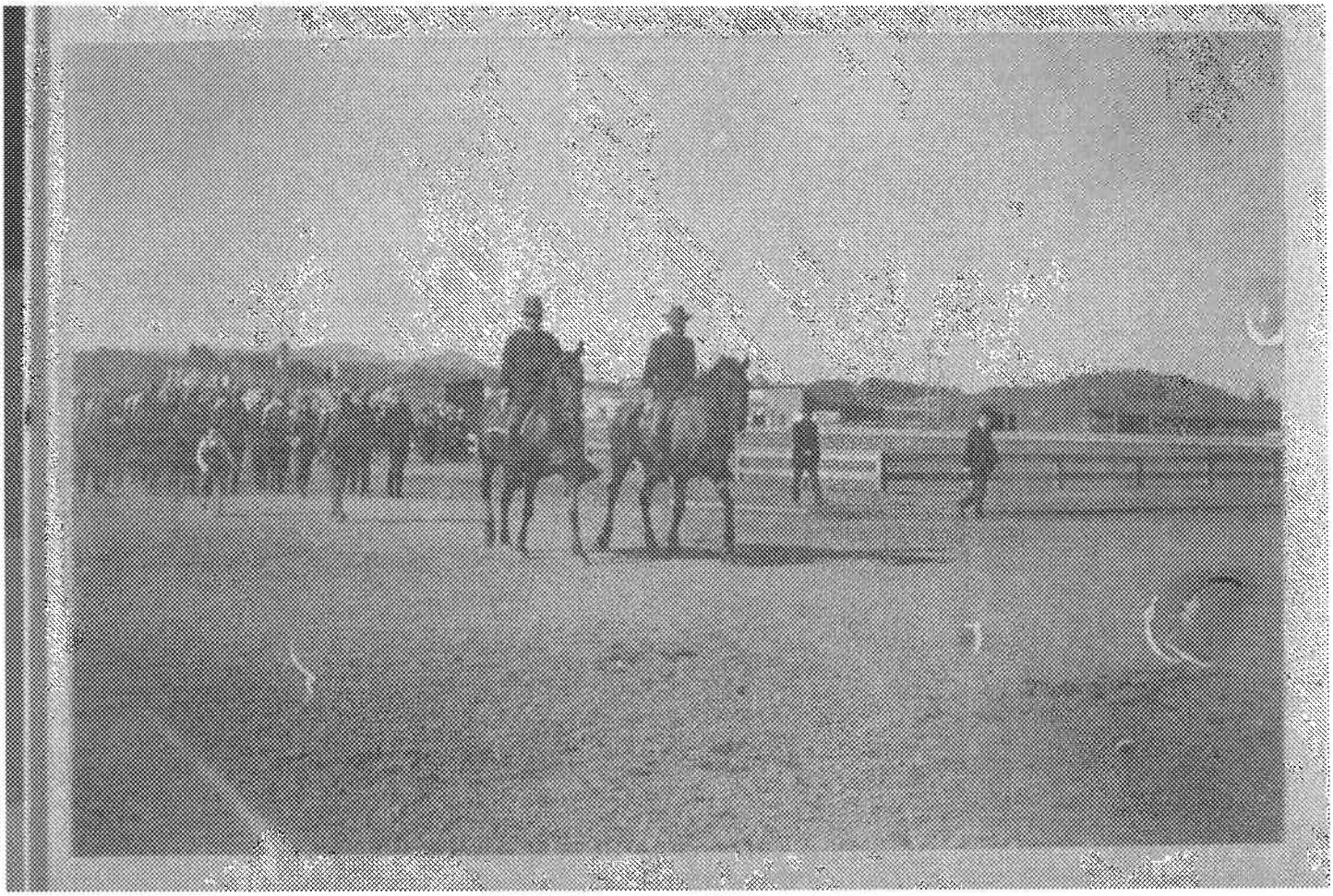
The relatively simple structures do not require artisan labor or expensive replacement materials. Much of the labor can be performed by volunteers making use of the research performed as part of the restoration of the two Goldie Shacks. On June 11, 2005, volunteers began tackling the restoration at one of many work parties; an appropriate 120-year-old plane was utilized during the work party!

Although they will not be reused as residential structures, they will be accurately restored to reflect their original use and appearance during the period of significance of 1906-1907 and interpreted as educational exhibits. All salvageable materials and features from the period of significance, 1906-1907, will be retained and preserved. Materials and features from later periods (such as the wallpapers of various eras, above) will be removed. And missing or altered features will be restored. All work performed will be documented in a report which will be available from the Western Neighborhoods Project, the San Francisco Public Library, San Francisco Architectural Heritage and other repositories.

The goal is to find an appropriate permanent home for the four shacks and open them to the public. The preferable, contextual setting would be a park-like setting with the shacks arranged in an evenly spaced row as they would have been in 1906. A decision to house the restored cottages at the zoo will be up to its board of directors, and its landlord, the San Francisco Recreation and Park Department. Though the specific future of these shacks is not yet determined, one thing is known for sure: thanks to the WNP and the larger preservation community, and a team of volunteers, they will not be destroyed! (For more information, visit the Western Neighborhoods Project website at www.outsidelands.org.)

http://www.victoriansanfrancisco.com/extant-refugee-shacks/

EXHIBIT 13



University of California, Berkeley, Bancroft Library OAC

California State Library

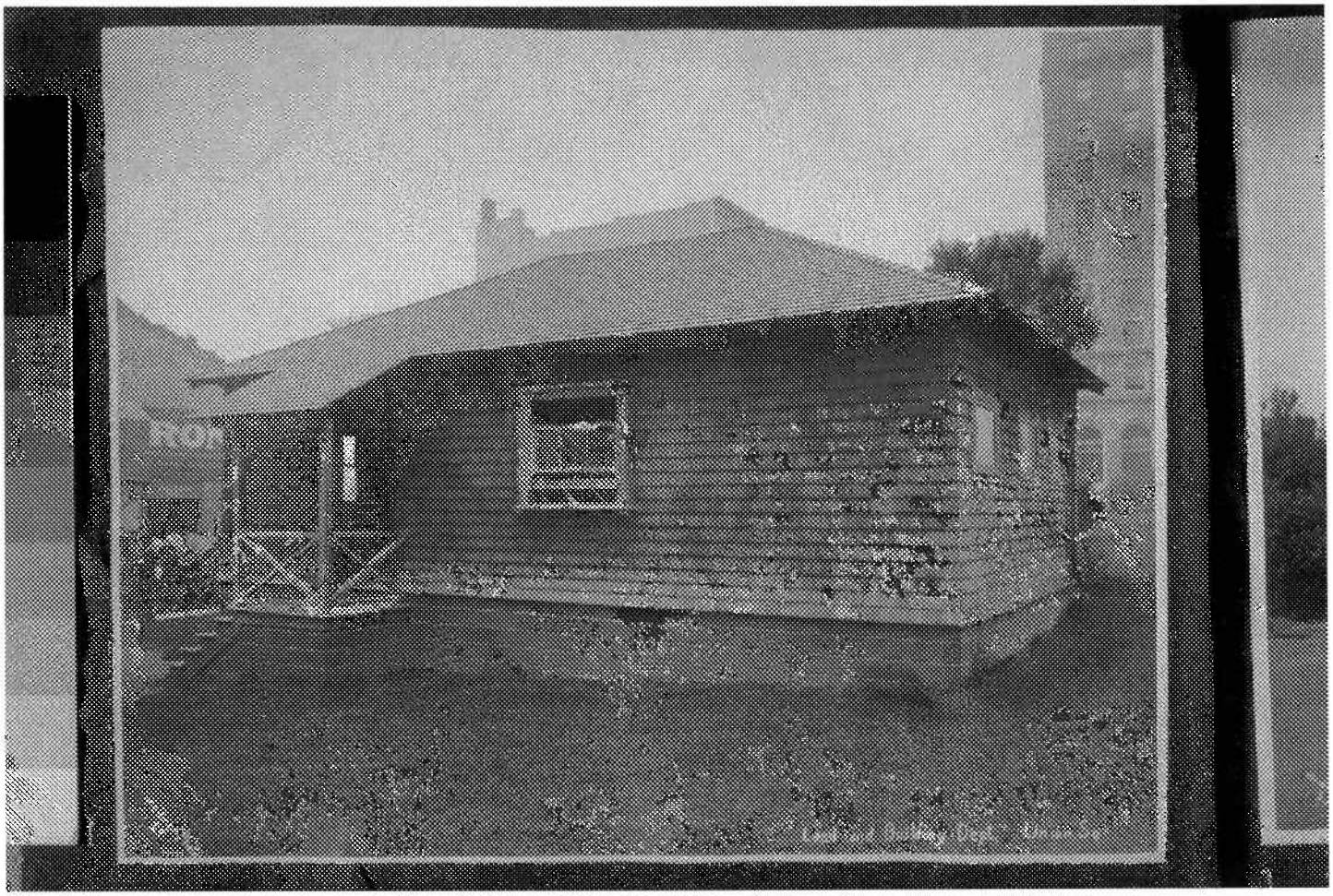
EXHIBIT 14

http://tinyhouseblog.com/tiny-house/earthquake-shacks/

EXHIBIT 15

1906 Crocker Langley City Directory shows David Bertrand at 226 Cabrillo St.

EXHIBIT 16

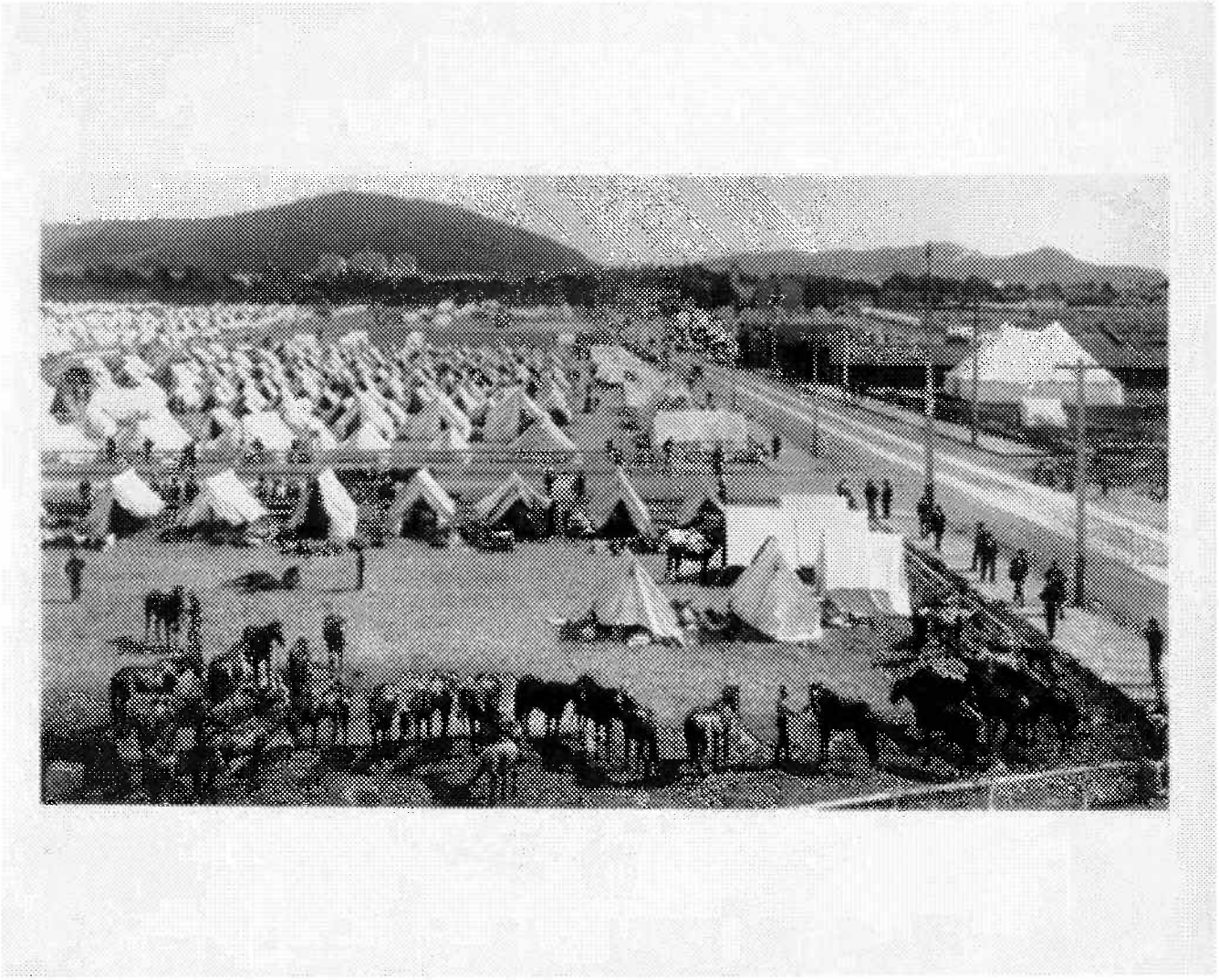


Department of Lands and Building located at Union Square
UC Berkeley, OAC

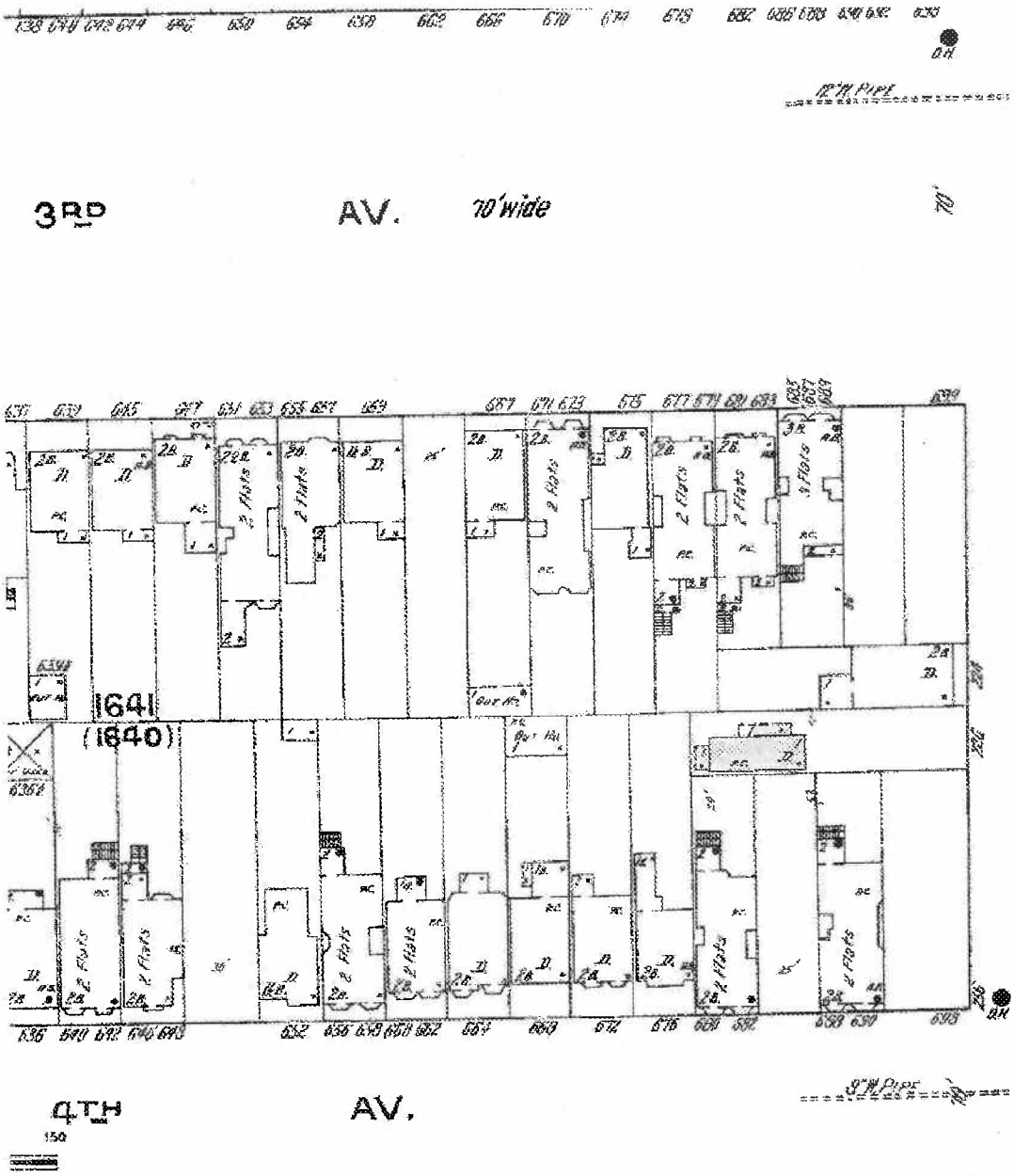
UC Berkeley, Bancroft Library
Earthquake Camp Bath House

UC Berkeley Bancroft Library, 2-story refugee shacks.

EXHIBIT 17



SF Main Public Library – Camp Merritt AAC-0570
Note longer barracks used in 1898

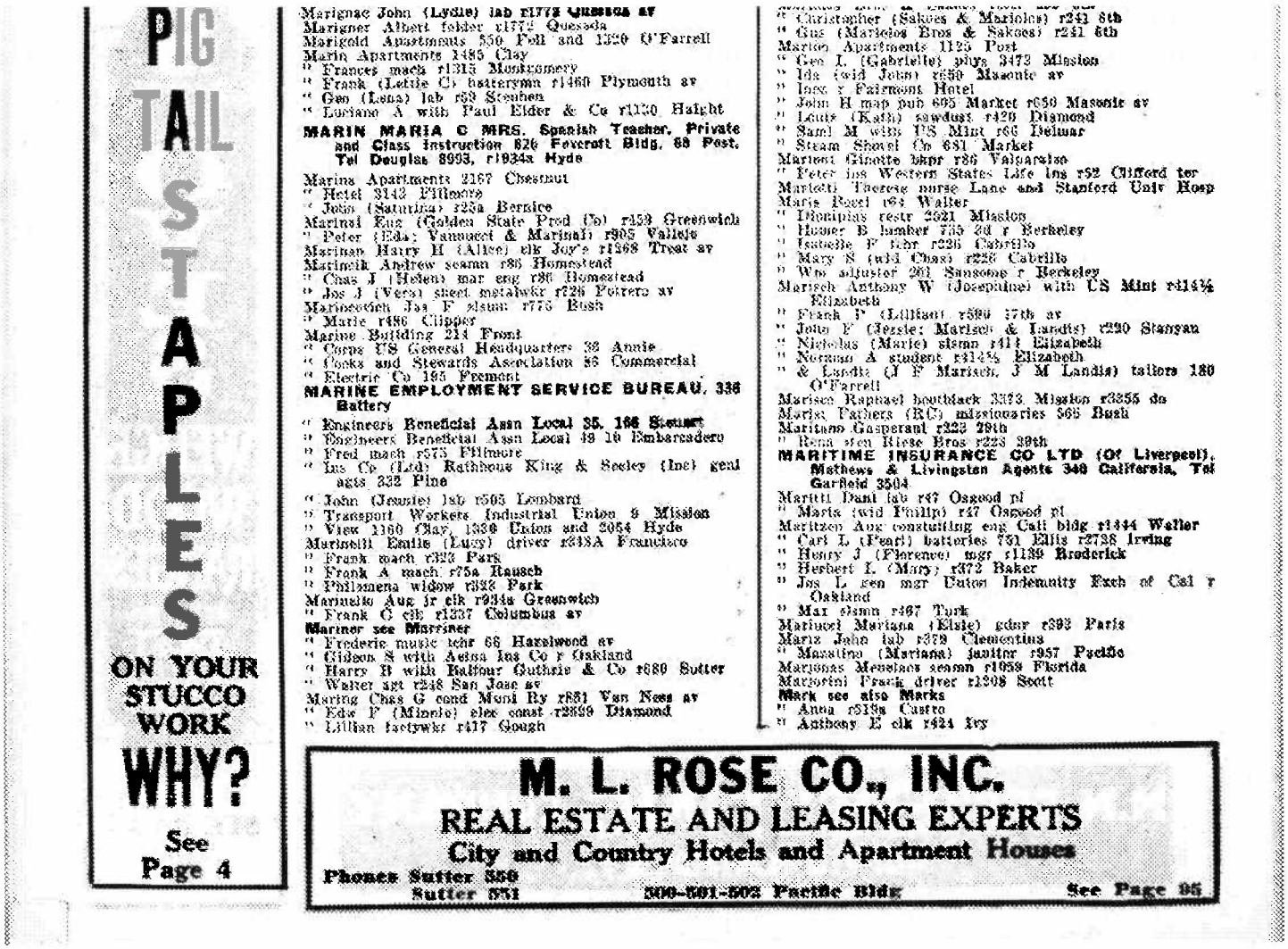


445

1913 SANBORN MAP

1913 Sanborn map

EXHIBIT 19



PIG TAIL STAPLES ON YOUR STUCCO WORK WHY? See Page 4

Marignac John (Lydie) lab r1772 Quesada av
Marigner Albert folder r1772 Quesada
Marigold Apartments 550 Fell and 1320 O'Farrell
Marin Apartments 1485 Clay
" Frances mach r1315 Montgomery
" Frank (Lettie C) batteryman r1460 Plymouth av
" Geo (Lena) lab r59 Stephen
" Loriano A with Paul Elder & Co r1130 Haight
MARIN MARIA C MRS, Spanish Teacher, Private and Class Instruction 826 Fevcroft Bldg, 68 Post, Tel Douglas 8993, r1934a Hyde
Marina Apartments 2167 Chestnut
" Hotel 3142 Fillmore
" John (Saturina) r23a Bernice
Marinai Eug (Golden State Prod Co) r159 Greenwich
" Peter (Eda: Vannucci & Marinai) r905 Vallejo
Marinan Harry H (Alice) clk Joy's r1268 Treat av
Marinelk Andrew seaman r86 Homestead
" Chas J (Helen) mar eng r86 Homestead
" Jos J (Vera) sheet metalwkr r226 Potrero av
Marincevich Jas F steam r775 Bush
" Marie r486 Clipper
Marine Building 214 Front
" Corps US General Headquarters 38 Annie
" Cooks and Stewards Association 86 Commercial
" Electric Co 195 Fremont
MARINE EMPLOYMENT SERVICE BUREAU, 336 Battery
" **Engineers Beneficial Assn Local 35, 166 Stewart**
" Engineers Beneficial Assn Local 49 16 Embarcadero
" Fred mach r575 Fillmore
" Ins Co (Ltd) Rathbone King & Seeley (Inc) genl agts 332 Pine
" John (Jennie) lab r505 Lombard
" Transport Workers Industrial Union 9 Mission
" View 1160 Clay, 1830 Union and 2054 Hyde
Marinelli Emilio (Lucy) driver r418A Francisco
" Frank mach r323 Park
" Frank A mach r75a Rausch
" Philomena widow r328 Park
Marinello Aug jr clk r931a Greenwich
" Frank C clk r1237 Columbus av
Mariner see Marriner
" Frederic music tchr 66 Hazelwood av
" Gideon S with Aetna Ins Co r Oakland
" Harry B with Balfour Guthrie & Co r680 Sutter
" Walter agt r248 San Jose av
Maring Chas G cond Muni Ry r851 Van Ness av
" Edw F (Minnie) elec const r2899 Diamond
" Lillian factywkr r417 Gough
" Christopher (Sakoes & Mariolis) r241 8th
" Gus (Mariolis Bros & Sakoes) r241 8th
Marion Apartments 1125 Post
" Geo L (Gabrielle) phys 3473 Mission
" Ida (wid John) r550 Masonic av
" Inez r Fairmont Hotel
" John H map pub 695 Market r656 Masonic av
" Louis (Kath) sawdust r420 Diamond
" Saml M with US Mint r66 Delmar
" Steam Shovel Co 681 Market
Mariout Ginette bkpr r86 Valparaiso
" Peter ins Western States Life Ins r52 Clifford ter
Mariotti Theresa nurse Lane and Stanford Univ Hosp
Maris Pearl r64 Walter
" Dionisias restr 2021 Mission
" Homer B lumber 755 2d r Berkeley
" Isabelle F tchr r226 Cabrillo
" Mary S (wid Chas) r226 Cabrillo
" Wm adjuster 261 Sansome r Berkeley
Marisch Anthony W (Josephine) with US Mint r1141½ Elizabeth
" Frank P (Lillian) r580 17th av
" John F (Jessie: Marisch & Landis) r220 Stanyan
" Nicholas (Marie) steam r411 Elizabeth
" Norman A student r1145½ Elizabeth
" & Landis (J F Marisch, J M Landis) tailors 180 O'Farrell
Marisen Raphael bootblack 3373 Mission r3355 do
Marist Fathers (RC) missionaries 566 Bush
Maritano Gasperani r222 29th
" Rena wid Riese Bros r223 29th
MARITIME INSURANCE CO LTD (Of Liverpool), Mathews & Livingston Agents 340 California, Tel Garfield 3504
Maritt Dani lab r47 Osgood pl
" Maria (wid Phillip) r47 Osgood pl
Maritzen Aug constructing eng Call bldg r1444 Waller
" Carl L (Pearl) batteries 751 Ellis r2738 Irving
" Henry J (Florence) mgr r1139 Broderick
" Herbert L (Mary) r372 Baker
" Jos L sec mgr Union Indemnity Exch of Cal r Oakland
" Max steam r467 Turk
Mariucci Mariana (Elsie) gdnr r393 Paris
Mariz John lab r379 Clementina
" Maxalino (Mariana) janitor r957 Pacific
Marjonas Menelaos seaman r1059 Florida
Marjorini Frank driver r1208 Scott
Mark see also Marks
" Anna r518a Castro
" Anthony E clk r424 Ivy

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500-501-502 Pacific Bldg
See Page 95

Crocker-Langley 1924 City Directory lists Isabelle Maris, teacher, at 226 Cabrillo St.

1940 Photo Spotlights Hanford Manager Shift

HANFORD, CALIF.—Jack Thorson, San Mateo theatre manager, has been named new manager of the Hanford Theatre by

Hal Honore, right, district manager for West Side Valley Theatres, and Jack Thorson, who recently became manager of the Hanford Theatre.

Hal Honore, district manager of West Side Valley Theatres, the circuit that operates the Visalia and Grand in Visalia as well as the Handword show house. Thorson's appointment marks a professional reunion—he and Honore were former associates when they managed the Fox West Coast theatres in Redwood City just before World War II. During this period, Honore recalled, he and Thorson made several trips to Hollywood and Culver City each year to meet the various stars and to gather production information firsthand. Thorson and Honore obtained fine publicity when the Hanford Sentinel, reporting Thorson's new position, highlighted its account with a photograph of the two men as they appeared in 1940, visiting with actress Maureen O'Sullivan on the set of the MGM film, "Pride and Prejudice." The two showmen had dug up the 24-year-old picture from their files.

Hanford Sentinel

TWINES
FOR THE
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PHONE MARKET 6100
See Page 37

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Lisle S. Hamm, attorney, theater & entertainment industry, 226 Cabrillo address

Varsity Theater – Davis, California

Varsity Theatre Designers & Builders

The Varsity Theater design and construction followed the typical pattern of the era in being the product of a movie theater chain with the architectural design by a firm associated with the chain, supplemented by a structural engineer, a theatrical interior decorator, and a number of specialty contractors supplying roof truss systems, sound systems, etc.

The Davis Theatre Company – Developer

Ownership

The Varsity Theatre was built on what was essentially the backyard ("rose garden") of the Luft family home, which occupied the east half of the block between F and E Streets facing on Second Street. (The west half was – and is – Dresbach-Hunt-Boyer Mansion property). The lot included the Luft home's tank house, fruit trees and gardens. The Luft family, originally the town blacksmiths, became associated with movies in Davis as the operators and eventually the owners of the first Davis Varsity theater, located at the southeast corner of 2nd and F streets. That property was sold in 1946, the old theater was demolished in 1950, and the present retail building there erected by Mr. Quessenberry.

According to a sign erected on the lot in 1949 announcing the new theater project, and the architectural plans filed with the city, the theater was built for **The Davis Theater Company**. This was apparently a special purpose single theater company which may have been related to a larger company or chain such as the **West-Side Valley Theatre Company**, to which initial ownership is usually attributed, although no mention of them was made in the newspaper articles covering construction and grand opening. A similar single theater ownership pattern was followed by Redwood Theatres[1] in the case of other Northern California theaters in Marysville and San Mateo[2], both designed by William B. David. The exact connection between the nominal owner Davis Theater Company and West-Side has not been determined.

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[1] Redwood Theatres Inc. and National Theater were owned by George M. Mann, who served as president. Redwood developed and operated a chain of theaters, mainly in Northern California and Oregon. A son, Richard Mann, is still in the theater business (he owns the State Theatre in Woodland, another Wm. B. David design), and has a number of photos and renderings from William B. David & Associates, the firm that was the "principal architect" of the Redwood company for many years (see William B. David, Architect, below). William B. David also served as construction manager and Vice President of Redwood Theatres. The Mann enterprises and the David design firm both had offices in the Warfield Theater Building at 988 Market Street, San Francisco in the 1950's-80s period.

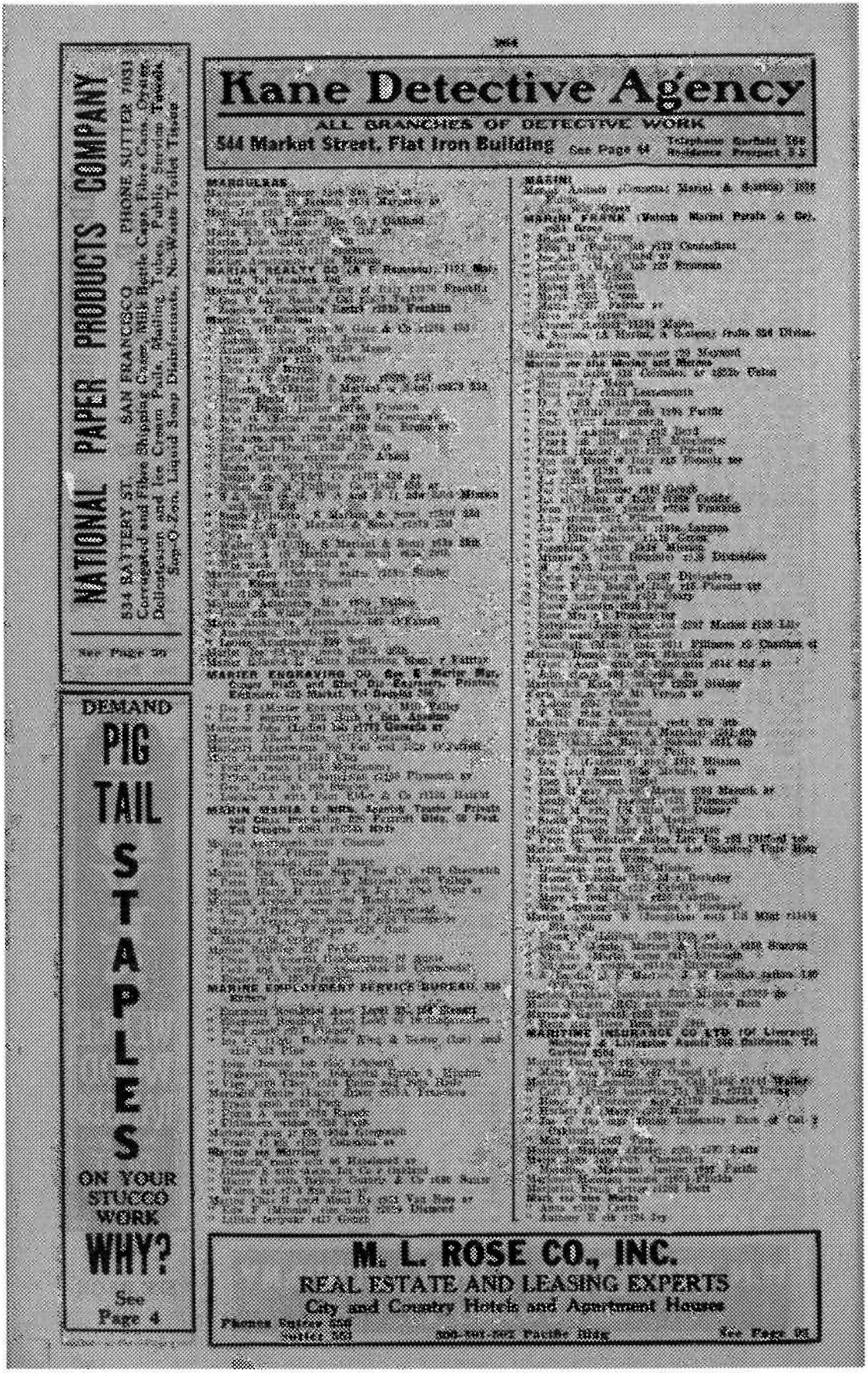
[2] In the former case it served as protection against a lawsuit when the plaintiff failed to sue the correct entity and the mistake was not discovered until the statute of limitation had run out.

In the Davis Enterprise coverage of the Varsity grand opening, the corporate officers of The Davis Theater Company included L. S. Hamm (Lisle S. Hamm, 1883-1966) and James Stephens, vice-president. A Mr. Walter G. Preddy was described in the newspaper coverage of the Grand Opening as a business associate of Hamm among those "responsible" for development of the theater and honored in the grand opening ceremony. Preddy owned and managed a San Francisco theater supply company (described in the 1930 census as "a motion picture business"), which was a subcontractor for the Varsity project. L.S. Hamm was an California attorney with a corporate practice who served at various times as corporate lawyer and secretary of the Redwood Theatres Inc. chain of San Francisco.

The West-Side Valley Theatre became the owner of the Varsity soon after construction (if not actually originally through the nominal "Davis Theatre Company" as a subsidiary or local management operation). West-Side Valley was an independent chain that developed and operated movie theatres in Newman and elsewhere in California. The death in 1980 of Roy Cooper, the original West-Side chain "executive", resulted in sale of a number of the chain's properties to independent operators or outright closure. The final owner, Phil Harris, is the grandson of the original West-Side owner, and worked in his family's Davis theater as a projectionist while pursuing his law degree from the University of California at Davis in the 1970's. He later purchased his late grandfather's Westside Valley Theatres chain, with a partner, Doug Stephens. West-Side was sold in 1985 to form the Harris Theatre Group, which later became the Signature chain, then was sold in 2004 to Regal Entertainment, which currently owns multi-plexes in Davis.

While the grand opening coverage in the Davis Enterprise listed the contractors at length, as well as the interior designer (Santocono), it oddly did not name the theatre's architectural designer, stating cryptically that it was "designed by the regular theater architect," implying ownership by a chain rather than the local "Davis Theatre Company" named in the articles. As a result, for many years the architect or designer has been routinely listed as "unknown" in documents concerning the theatre, including the Historic Resource Surveys.[3]

[3] Apparently no one ever bothered to look at the 1949 plans for the theatre in the Davis Public Works files; the title block reads "William B. David & Associates, Industrial Design, San Francisco".



1924 City Directory, Isabelle Maris, teacher, at 226 Cabrillo Street

EXHIBIT 23

DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS
FIFTEENTH CENSUS OF THE UNITED STATES: 1930
POPULATION SCHEDULE

State: California
County: San Francisco
Incorporated place: San Francisco
Ward of city:
Block No. 274
Enumeration District No. 31-517
Supervisor's District No. 6
Sheet No. 4-B

1930 Fifteenth U.S. Census on Mr. Krull, iron worker

EXHIBIT 24

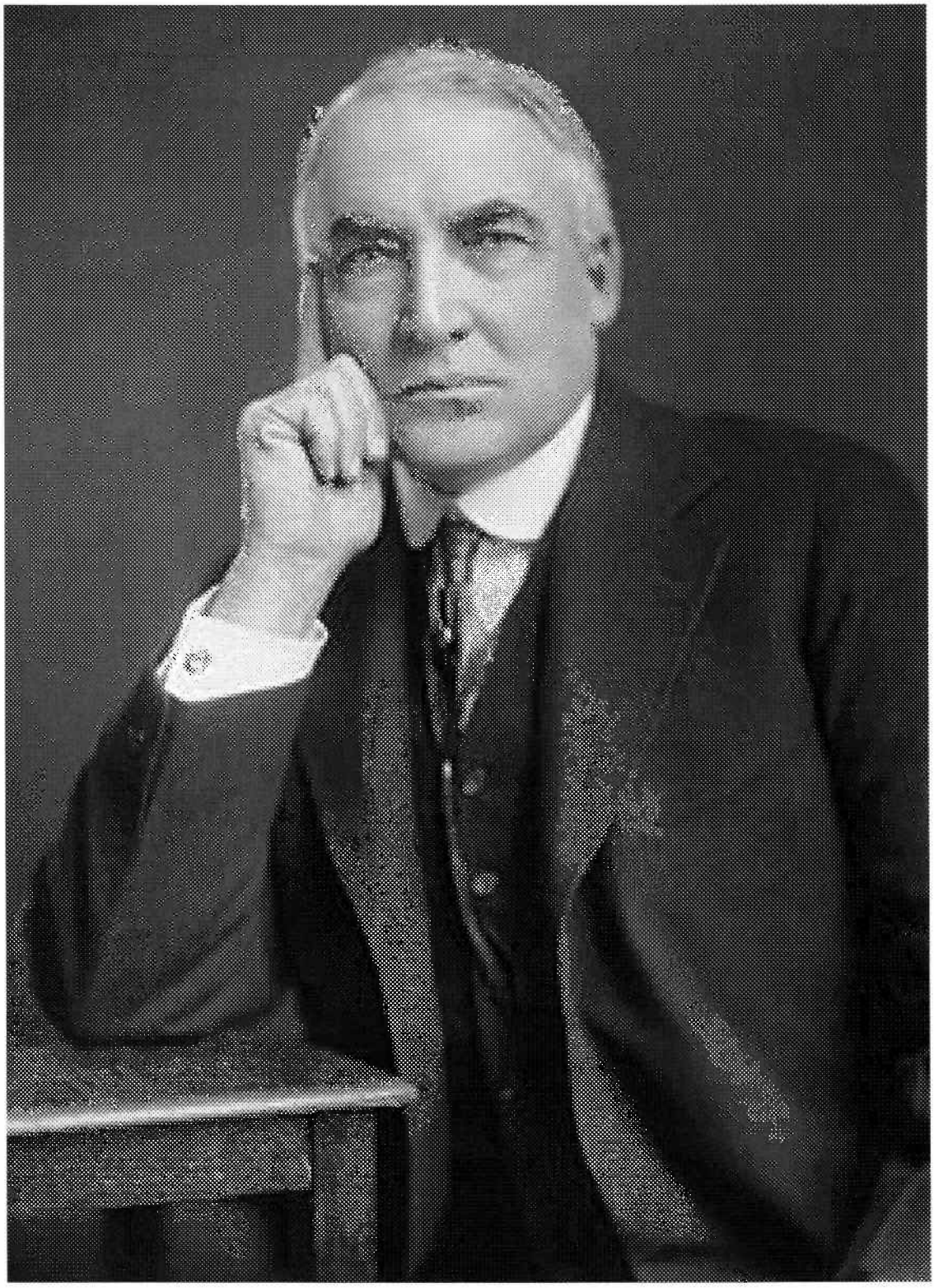
Engle True Mayne
http://freepages.genealogy.rootsweb.ancestry.com/~cimino/Cimino%20Family/pafg29.htm

Engle True Mayne and wife, Elaine
http://freepages.genealogy.rootsweb.ancestry.com/~cimino/Cimino%20Family/pafg29.htm

EXHIBIT 25

1932 City Directory, Engel True Mayne

EXHIBIT 26



29th U.S. President, Warren G. Harding

President Warren G. Harding funeral procession down Market St. in front of Palace Hotel where he died.
UC Berkeley, Bancroft Library

321

FUNERAL RECORD

NO. OF FUNERAL 267 DATE August 3rd 1923

NAME OF DECEASED Warren Gamaliel Harding

FUNERAL TO ORDERED BY Mr. and Mrs. Malcom Jennings and Guest

ADDRESS Marion, Ohio 66 Laurel

SINGLE MARRIED ✓ DIVORCED WIDOW WIDOWER

AGE 57 YEARS 9 MONTHS DAYS OCCUPATION President United States

PLACE OF DEATH Palace Hotel DATE OF DEATH Aug. 2. 1923

USUAL RESIDENCE Washington D. C. PHYSICIAN Ray Lyman Wilbur

PLACE OF BIRTH Bloomming Grove Ohio DATE OF BIRTH Nov 2nd 1865

CAUSE OF DEATH Cerebral Apoplexy following an acute gastro intestinal infection (CONTRIBUTORY) including cholecystitis & bronchi pneumonia, Chronic Interstitial Nephritis Sclerosis several years

DATE OF BURIAL OR CREMATION

UNDERTAKER

ADDRESS PRIOR, if

SHIPPED TO Washington D. C. from Palace Hotel 6 pm Aug 3rd train left 3rd

CEMETERY LOT No. SEC TIER No. GRAVE No. Interment at 7 pm Mrs. Harding in charge

U. S. Govt. permit
H. P. Webster, Disbursing Agent
The White House
8-3-23

Casket Bronze Adm. Poly. Cream Satin Tufted Basket No 3 Inside Mattress Pillow Robe Shoes Outside Inner Case

Clothing furnished by Family

ITEMS OF BILL

OUR CHARGES

CASKET	96 x Solid Nill Bronze — Hand engraved solid silver name plate	$850.00	
OTHER CASE	BURIAL DRESS OR SUIT		
EMBALMING	Dressing of remains	25.00	
SERVICES OF LADY ATTENDANT			
SERVING BODY TO 73	Hours continuous Service of Manager & assistants	100.00	
PERSONAL SERVICES AND SERVING OF FUNERAL DIRECTOR AND ASSISTANTS			975.00

CASH EXPENDITURES

OPENING GRAVE	BURIAL BOX	COUNTY FEE	1	1.00	
CEMETERY LOT	VAULT CHARGES	CREMATION			
AUTO HEARSE 10	LIMOUSINES	FLOWER AUTO 10		20.00	21.00
RIBBONS		FLORAL DOOR BADGE			
NOTICE IN CALL	CHRONICLE	EXAMINER	BULLETIN 0		
CHARGES TO CARRY CASKET AND FLOWERS			MINISTER'S FEE		
QUARTETTE	SOLOIST	ORGANIST			
CHAIRS TO AND FROM RESIDENCE					
FUNERAL CANDLES AND CANDELABRA					
NOTARY FEES	FLOWERS				
FURNISHING OR HEARSE	LIMOUSINES	FLOWER AUTO			
TICKET FOR REMAINS	AND FARES TO				

A03

996 21.00

1923 Date	Payments	Dolls.	Cts.	Date	Payments	Dolls.	Cts.
May 29	Treas U S	696	32.21				

Funeral Record of President Warren G. Harding

William Randolph Hearst
Engle True Mayne directed his funeral

EXHIBIT 28

THE FUNERAL OF SENATOR HIRAM JOHNSON—A military guard of honor carries the remains of Hiram Johnson from the City Hall in San Francisco, Cal. He was California's United States Senator for many years and served two terms as Governor of the state. Sen. Johnson was buried in Cypress Lawn Cemetery, San Mateo, Cal. Funeral services were conducted by M. Gray & Co., San Francisco. The body was prepared in Washington, D. C., where the Senator died, by Joseph Gawler's Sons, who shipped it to the Senator's home.

Senator Hiram Johnson's funeral and Engle True Mayne leading procession.

EXHIBIT 29

Senator Hiram Johnson
Engle True Mayne directed his funeral

VIEW OF THE BACK

VIEW LOOKING TO SITE

1. WOOD PANEL
2. ALUMINUM WINDOW/DOOR SYSTEM "BONELLI" OR EQUAL, SEE DETAIL 2 OF A–3.3
3. THIN–SET TILES
4. POWDER COATED STEEL RAILING
5. ONE–HOUR RATED WALL AT PROPERTY LINE
6. CEMENT PLASTER (STUCCO) OR COMPOSITE WOOD PANEL
7. PAINTED WOOD SIDING
8. 1/2" REVEAL W/ ALUMINUM CHANNEL, TYP
9. METAL GARAGE DOOR
10. EXTERIOR UPLIGHT
11. STAINLESS STEEL ADDRESS "226"
12. GLASS CANOPY
13. RECESSED ENTRY
14. POROUS PAVERS
15. LANDSCAPE AREA
16. ALUMINUM MAIL SLOT

NOT FOR CONSTRUCTION

ARCHITECT

WING LEE ARCHITECTS
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San Francisco CA 94124

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YING WU
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San Francisco, CA 94118
T 415 668 3788

GEOTECHNICAL
TBD

STRUCTRUAL ENGINEER
TBD

MECHANICAL/PLUMBING
TBD

ENERGY CALCULATION
TBD

ISSUE RECORD/DATE

PLANNING SUBMITTAL
12/11/2009

PLANNING SUBMITTAL
ADDENDUM #1
05/28/2010

PLANNING SUBMITTAL
ADDENDUM #2
FOR SECOND UNIT ON GROUND FLOOR
09/14/2010

PLANNING SUBMITTAL
ADDENDUM #3
BAY WINDOW REVISION
10/12/2010

DISCRETIONARY REVIEW
11/18/2010

STAMP

LICENSED ARCHITECT
WING LEE
C 28929
EXP. FEB 28, 2011
STATE OF CALIFORNIA

PROJECT

226 CABRILLO STREET
SAN FRANCISCO
CA 94121

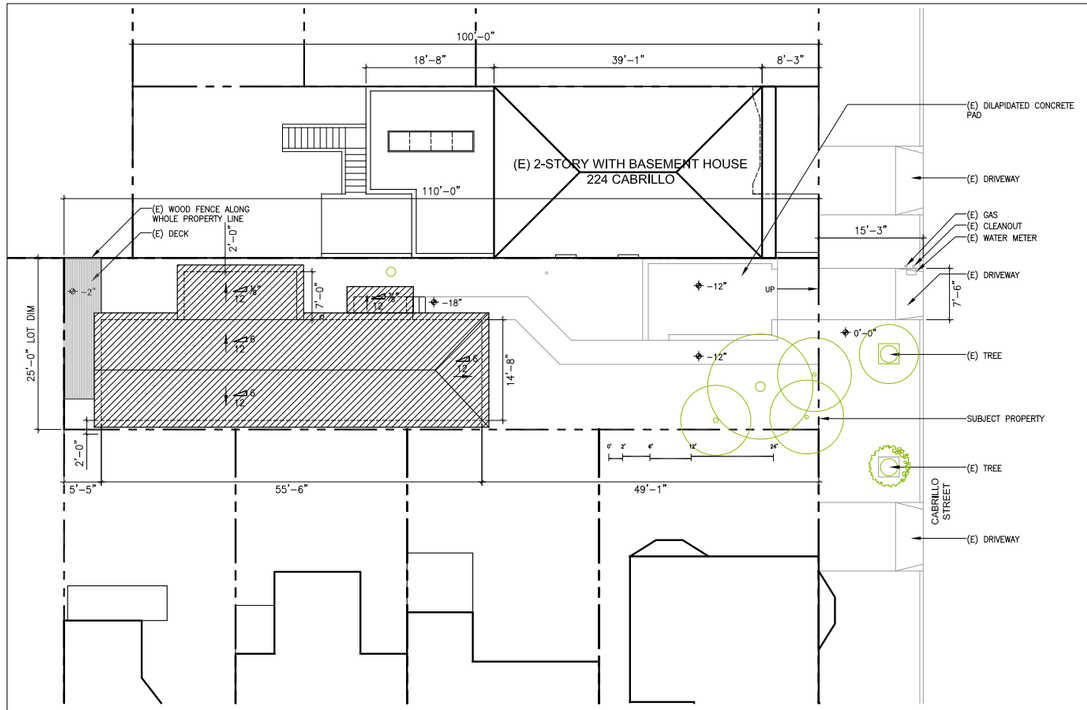
APN 1641 026

DRAWING TITLE

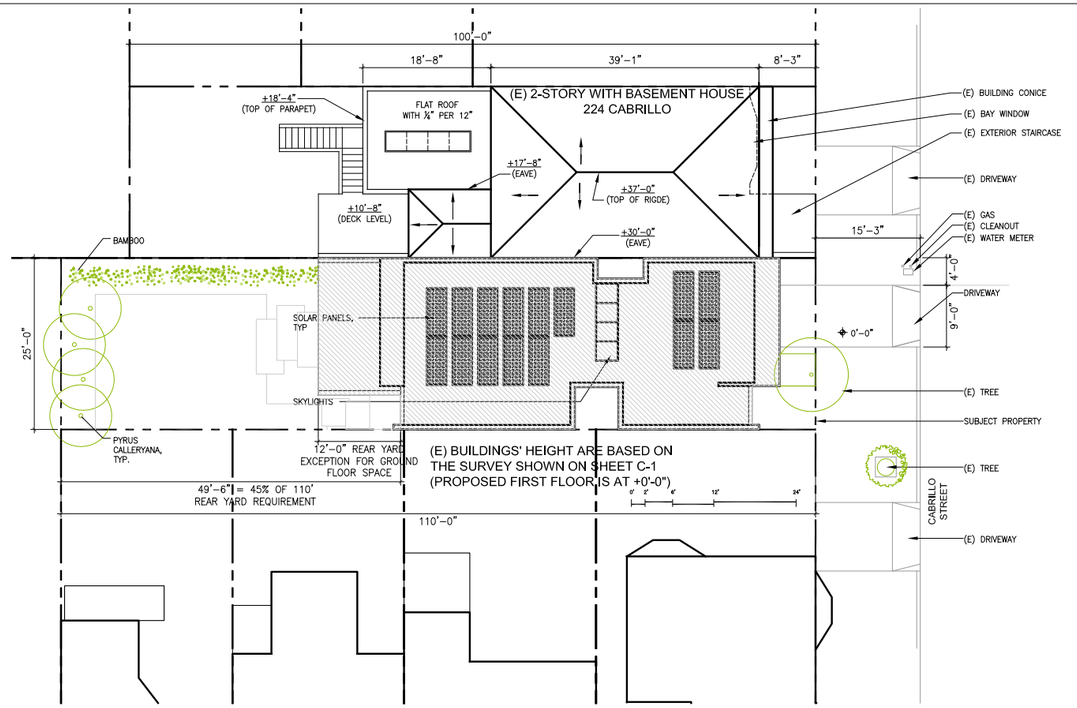
RENDERINGS OF PROPOSED DWELLING

SHEET

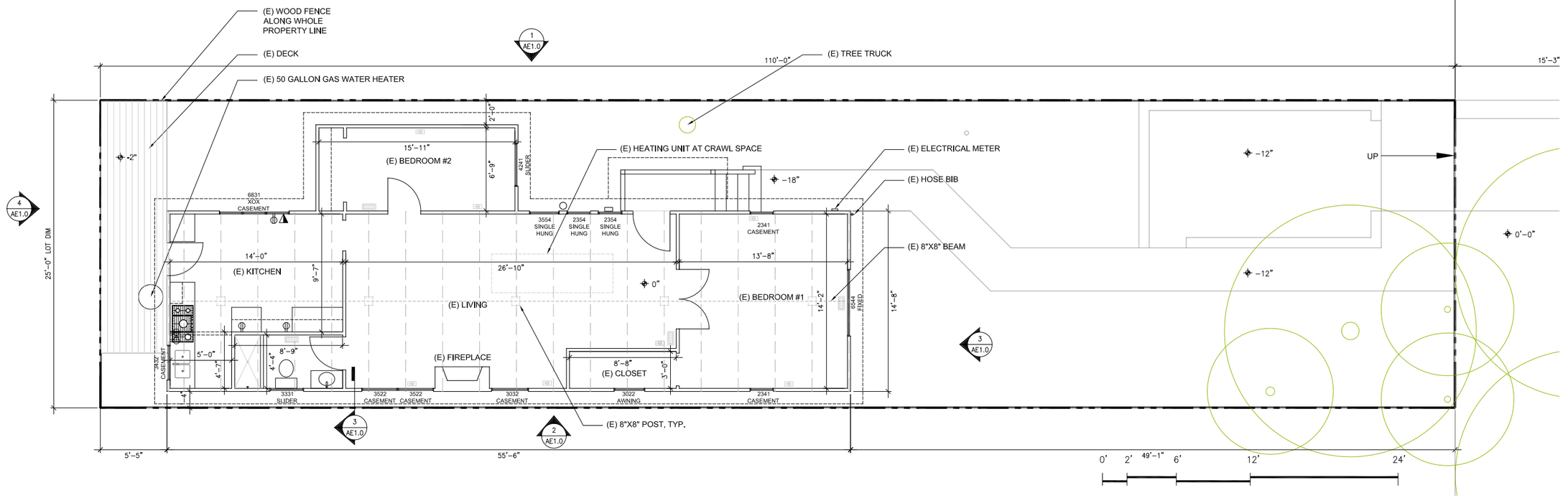
R-0.0



2 EXISTING SITE PLAN
SEE GRAPHIC SCALE



3 PROPOSED SITE PLAN
SEE GRAPHIC SCALE



1 EXISTING PLAN — 928 SF
SCALE: 1/4" = 1'-0"

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STRUCTRUAL ENGINEER

TBD

MECHANICAL/PLUMBING

TBD

ENERGY CALCULATION

TBD

ISSUE RECORD/DATE

PLANNING SUBMITTAL
12/11/2009

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ADDENDUM #1
05/28/2010

PLANNING SUBMITTAL
ADDENDUM #2
FOR SECOND UNIT ON
GROUND FLOOR
09/14/2010

PLANNING SUBMITTAL
ADDENDUM #3
BAY WINDOW REVISION
10/12/2010

STAMP

LICENSED ARCHITECT
WING LEE
C 28929
EXP. FEB 28, 2011
STATE OF CALIFORNIA

PROJECT

226 CABRILLO STREET
SAN FRANCISCO
CA 94121

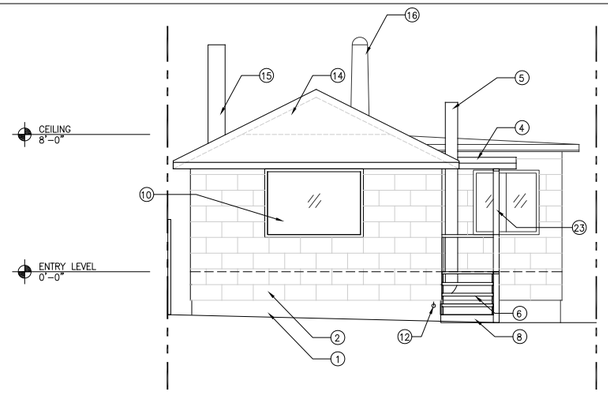
APN 1641 026

DRAWING TITLE

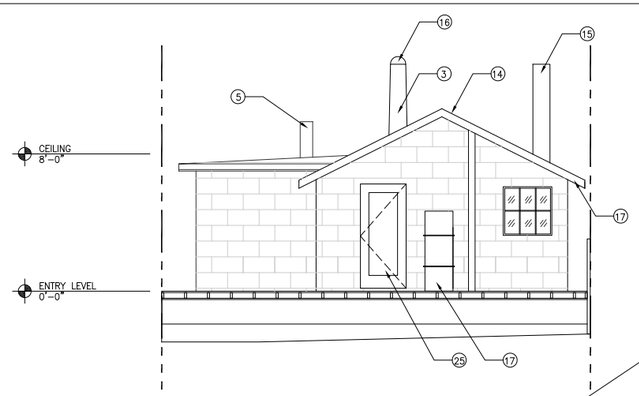
EXISTING SITE PLAN / EXISTING PLAN

SHEET

AE-1.0



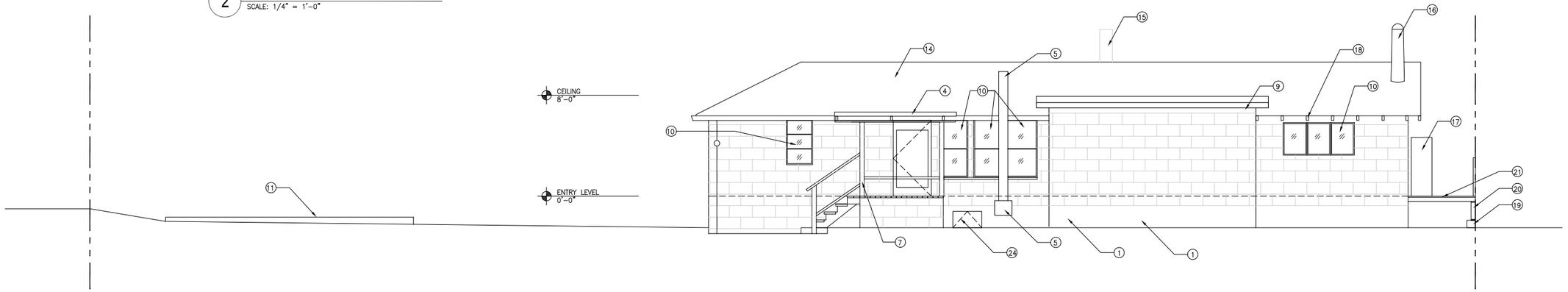
3 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

1. EXISTING CONCRETE FOUNDATION WITHOUT REBAR
2. EXISTING ASBESTOS SIDING
3. EXISTING ROOF SHINGLE
4. EXISTING 2X WOOD RAFTER
5. EXISTING MECHANCIAL EXHAUST
6. EXISTING WOOD TREAD
7. EXISTING WOOD 3"X3" POST
8. EXISTING CONCRETE STEP
9. EXISTING "BEDROOM" ADDITION
10. EXISTING ALUMINUM WINDOW WITH SINGLE-PANED GLAZING
11. EXISTING DILAPIDATED CONCRETE PAD
12. EXISTING HOSE BIB
13. EXISTING SIDING
14. EXISTING COMPOSITE ROOF SHINGLE
15. EXISTING FIREPLACE EXHAUST
16. EXISTING KITCHEN EXHAUST
17. EXISTING WATER HEATER
18. 2X ROOF RAFTERS
19. CONCRETE PIER WITHOUT REBAR
20. 2X6 WOOD STUD
21. 1X6 WOOD PLANK
22. EXISTING ADJACENT TWO-STOREY WITH BASEMENT SINGLE FAMILY DWELLING
23. EXISTING 2X3 RAFTER 24" O.C.
24. EXISTING ACCESS PANEL TO CRAWL SPACE
25. EXISTING SINGLE-PANED ANNEALED GLASS DOOR

2 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

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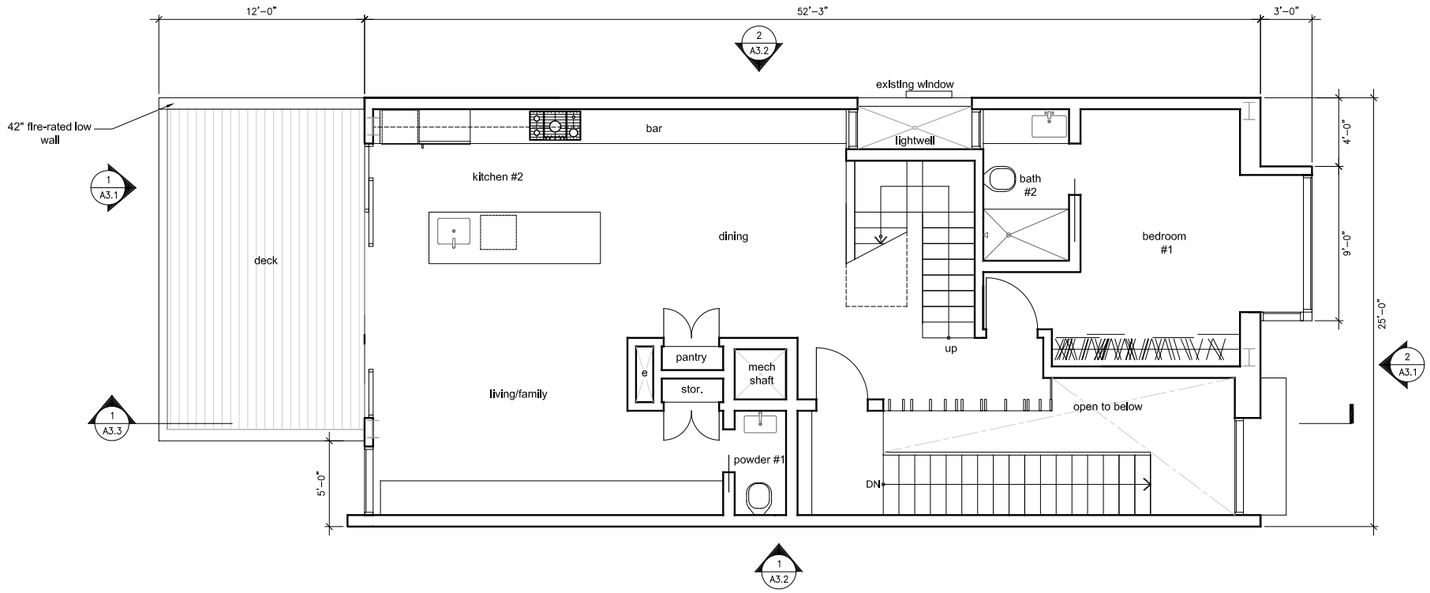
DRAWING TITLE

EXISTING BUILDING ELEVATIONS

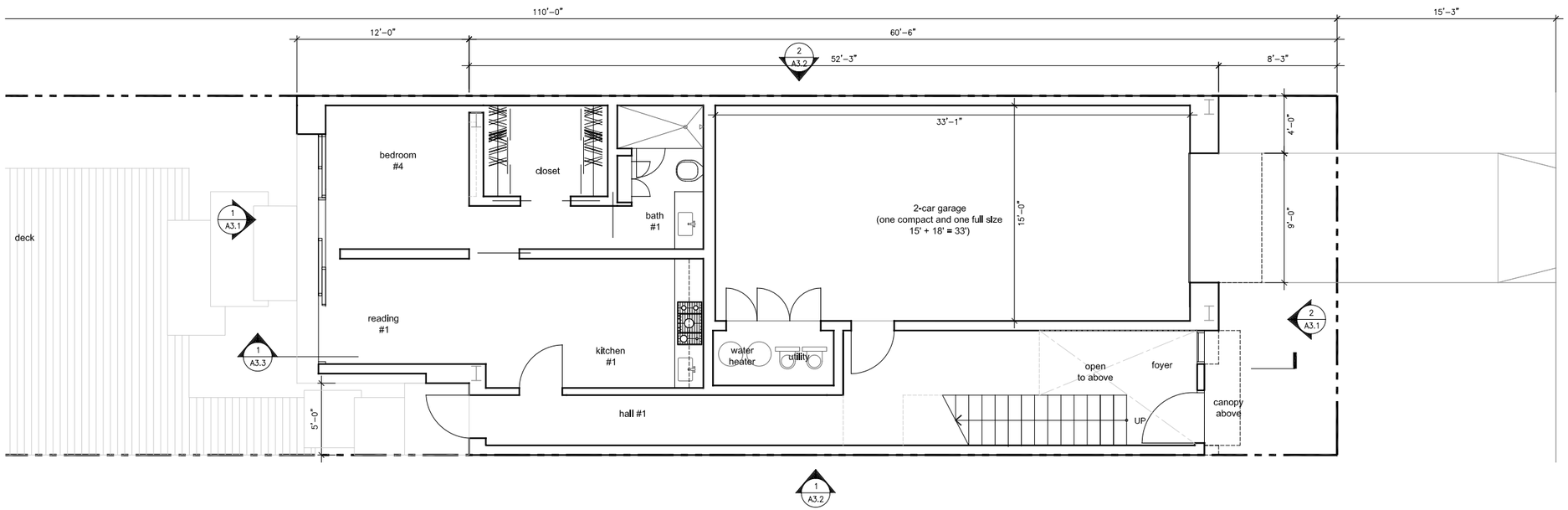
SHEET

AE-2.0



2 PROPOSED LEVEL 2 UNIT #2 = 1,163 GSF

SCALE: 1/4" = 1'-0"



1 PROPOSED LEVEL 1 UNIT #1 = 565 SF, UNIT #2 = 391, GARAGE = 530 SF

SCALE: 1/4" = 1'-0"

0' 2' 6' 12' 24'

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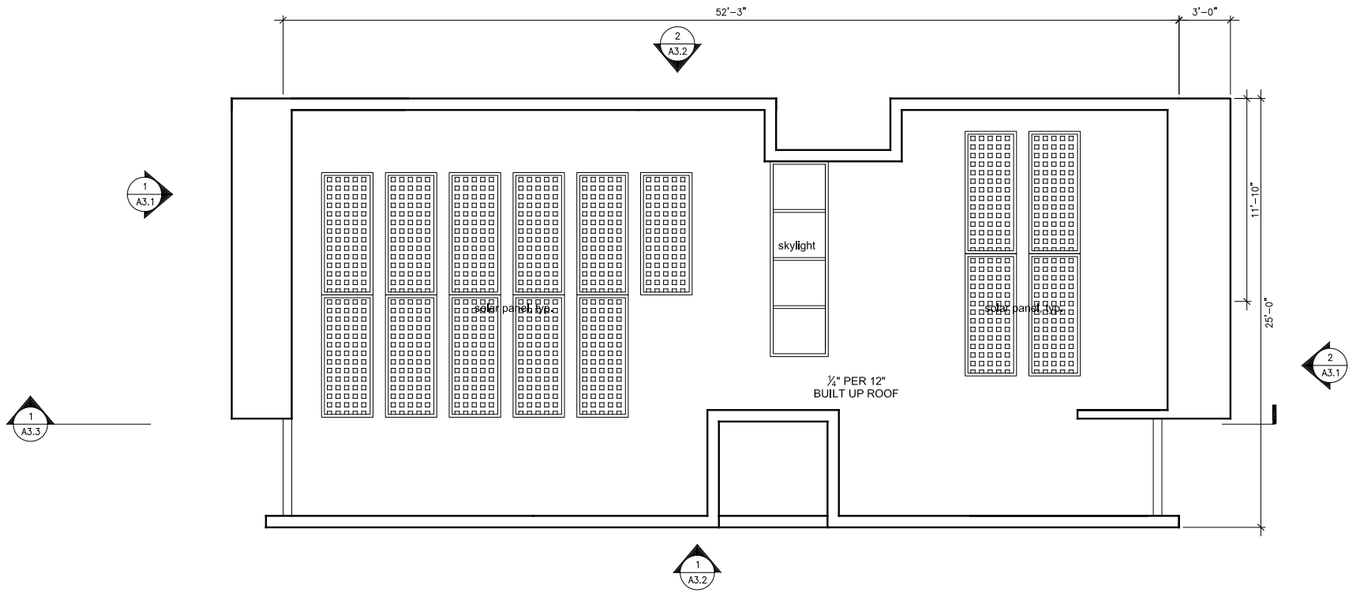
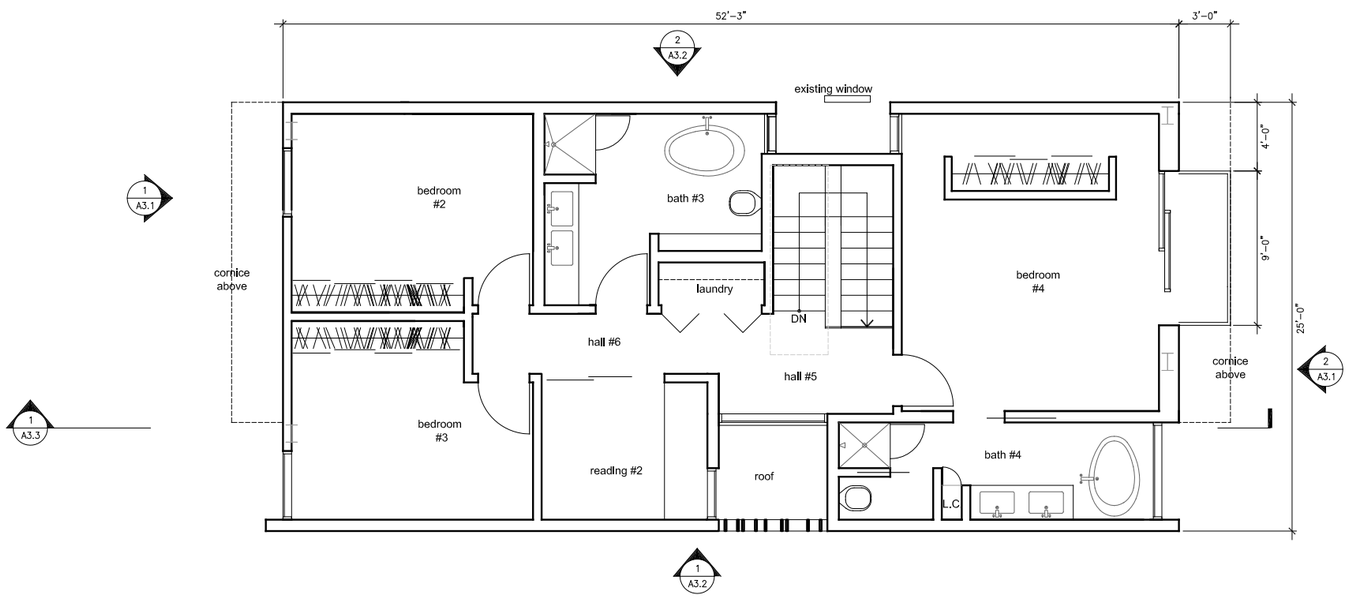
PROPOSED PLANS
LEVEL 1 / LEVEL 2

SHEET

A-2.0



2 PROPOSED ROOF
SCALE: 1/4" = 1'-0"



1 PROPOSED LEVEL 3 UNIT #2 = 1,170 SF
SCALE: 1/4" = 1'-0"

0' 2' 6' 12' 24'

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PROPOSED LEVEL 3
ROOF PLAN

SHEET

A-2.1

1. WOOD PANEL
2. ALUMINUM WINDOW/DOOR SYSTEM "BONELLI" OR EQUAL, SEE DETAIL 2 OF A-3.3
3. THIN-SET TILES
4. POWDER COATED STEEL RAILING
5. ONE-HOUR RATED WALL AT PROPERTY LINE
6. CEMENT PLASTER (STUCCO) OR COMPOSITE WOOD PANEL
7. PAINTED WOOD SIDING
8. 1/2" REVEAL W/ ALUMINUM CHANNEL, TYP
9. METAL GARAGE DOOR
10. EXTERIOR UPLIGHT
11. STAINLESS STEEL ADDRESS "226"
12. GLASS CANOPY
13. RECESSED ENTRY
14. POROUS PAVERS
15. LANDSCAPE AREA
16. ALUMINUM MAIL SLOT

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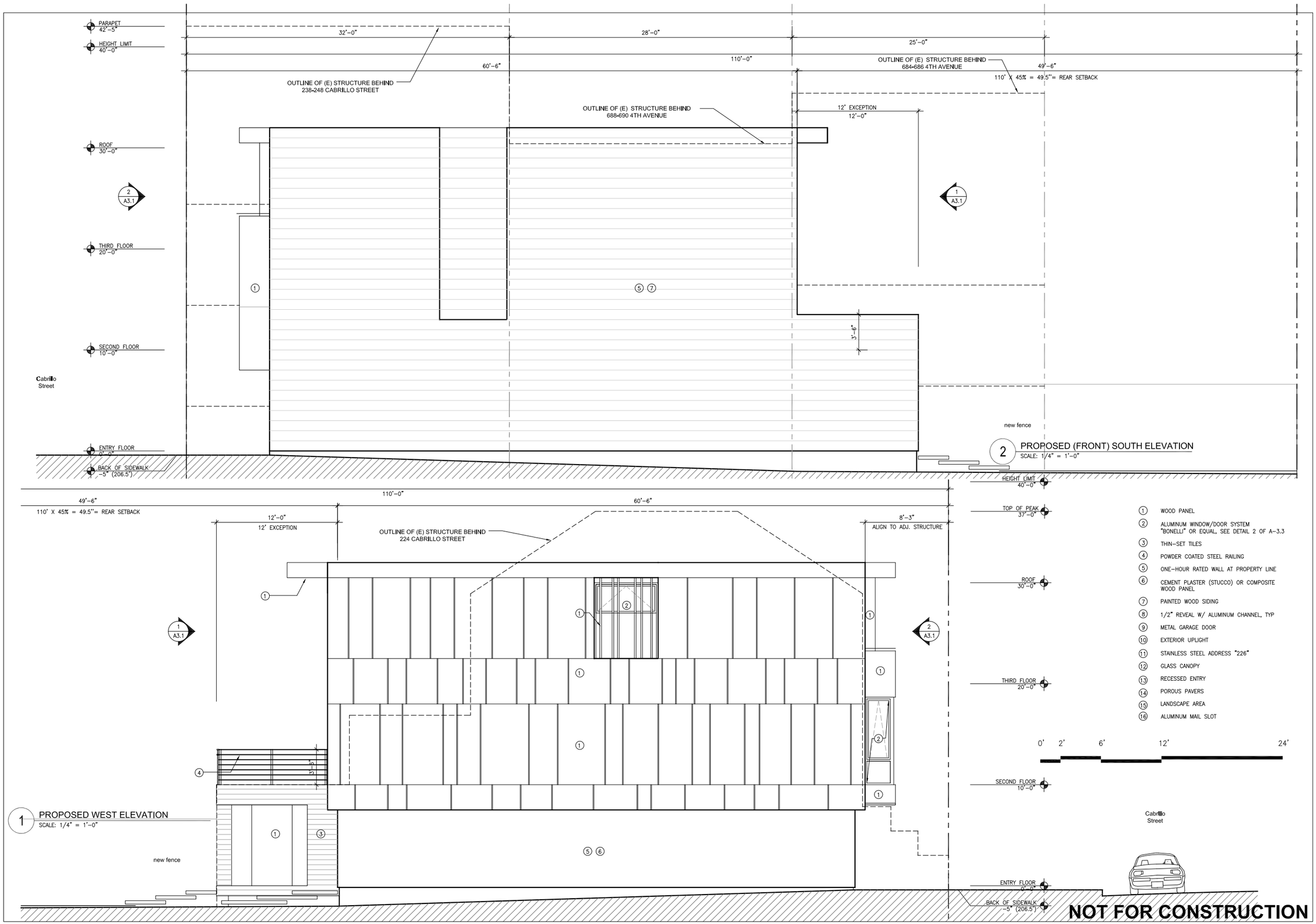
A-3.1



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A-3.2