



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: APRIL 4, 2013

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San Francisco,
CA 94103-2479

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Planning
Information:
415.558.6377

Date: March 28, 2013
Case No.: **2012.0267D**
Project Address: **1 SPRUCE STREET**
Permit Application: 2012.02.23.4708
Zoning: RH-1(Residential House, One-Family)
40-X Height and Bulk District
Block/Lot: 0969/001
Project Sponsor: John Maniscalco
1 Spruce Street
San Francisco, CA 94118
Staff Contact: Glenn Cabreros – (415) 588-6169
glenn.cabreros@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The project proposes to construct side and rear horizontal additions to the existing two-story single-family dwelling. The side horizontal addition would enlarge the existing second floor to the south and over the existing one-story garage structure. The rear horizontal addition is proposed behind the existing garage. The project includes excavation to create a new basement level. Façade alterations at all facades including new windows are also proposed.

SITE DESCRIPTION AND PRESENT USE

The subject two-story, single-family residence, constructed circa 1948, is located on the west side of Spruce Street between Jackson Street and West Pacific Avenue. Adjacent to the north side property line is the Presidio wall. The subject lot area is approximately 4,300 square feet. The north side façade of the residence occupies almost the full depth of the lot and the east front façade occupies the full width of the lot that fronts onto Spruce Street. The residence is L-shaped in plan creating a partial courtyard at the southwest corner of the lot.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The immediate neighborhood consists of large three- to four-story, single-family residences of mixed architectural styles. Directly south and adjacent to the subject property is a three-story, single-family residence (the DR Requestor's residence). Directly north adjacent to the subject property is the Presidio wall, which severs vehicular access from Spruce Street to West Pacific Avenue. Pedestrian access exists along the Presidio wall to West Pacific Avenue. The break along this portion of the Presidio wall provides access to Julius Kahn Park directly across West Pacific Avenue and within the Presidio property.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	January 14, 2013 – February 12, 2013	February 11, 2013	April 4, 2010	52 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	March 25, 2013	March 25, 2013	10 days
Mailed Notice	10 days	March 25, 2013	March 25, 2013	10 days

PUBLIC COMMENT

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

DR REQUESTOR

Walter Haas (c/o Howard M. Wexler), the owner of **33 Spruce Street**, directly adjacent and south of the subject property.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated February 11, 2013.

PROJECT SPONSOR’S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM (RDT) REVIEW

The RDT did not find exceptional or extraordinary circumstances created by the project or included in the request for Discretionary Review. As the project provides a 3-foot side setback to property line windows at the Requestor's home (even though the Planning Code does not protect property line windows), light and air access to the Requestor's home is retained. Also, since the height of the horizontal additions is no taller than the existing two-story portion of the existing residence, light and air access to the Requestor's upper floor windows would not be affected.

Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

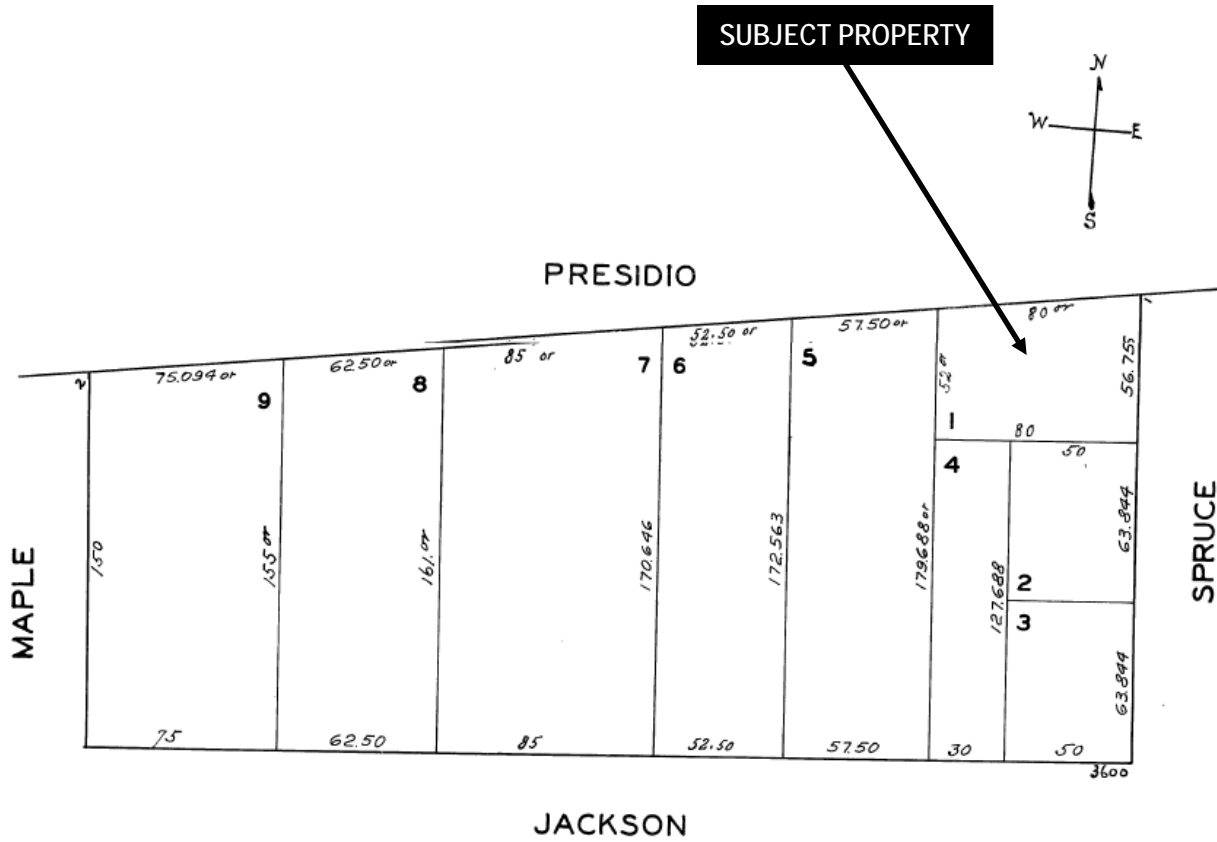
RECOMMENDATION: Do not take DR and approve project as proposed
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Attachments:

- Parcel Map
- Sanborn Map
- Aerial/Context Photographs
- Section 311 Notice
- Categorical Exemption Determination
- DR Application
- Response to DR Application
- Reduced Plans

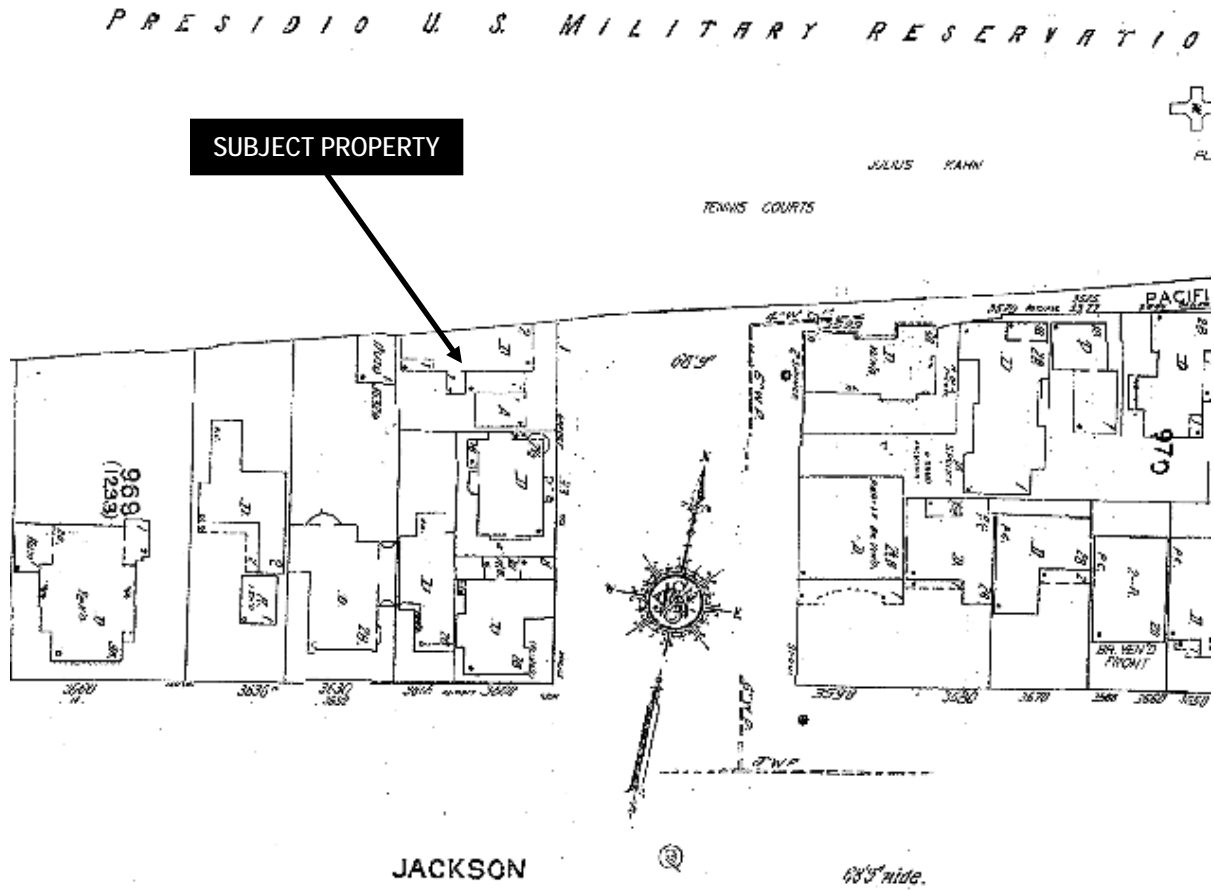
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Parcel Map



Discretionary Review Hearing
 Case Number 2012.0267D
 1 Spruce Street
 Hearing Date: April 4, 2013

Sanborn Map*



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



Aerial Photo 1



REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Aerial Photo 2

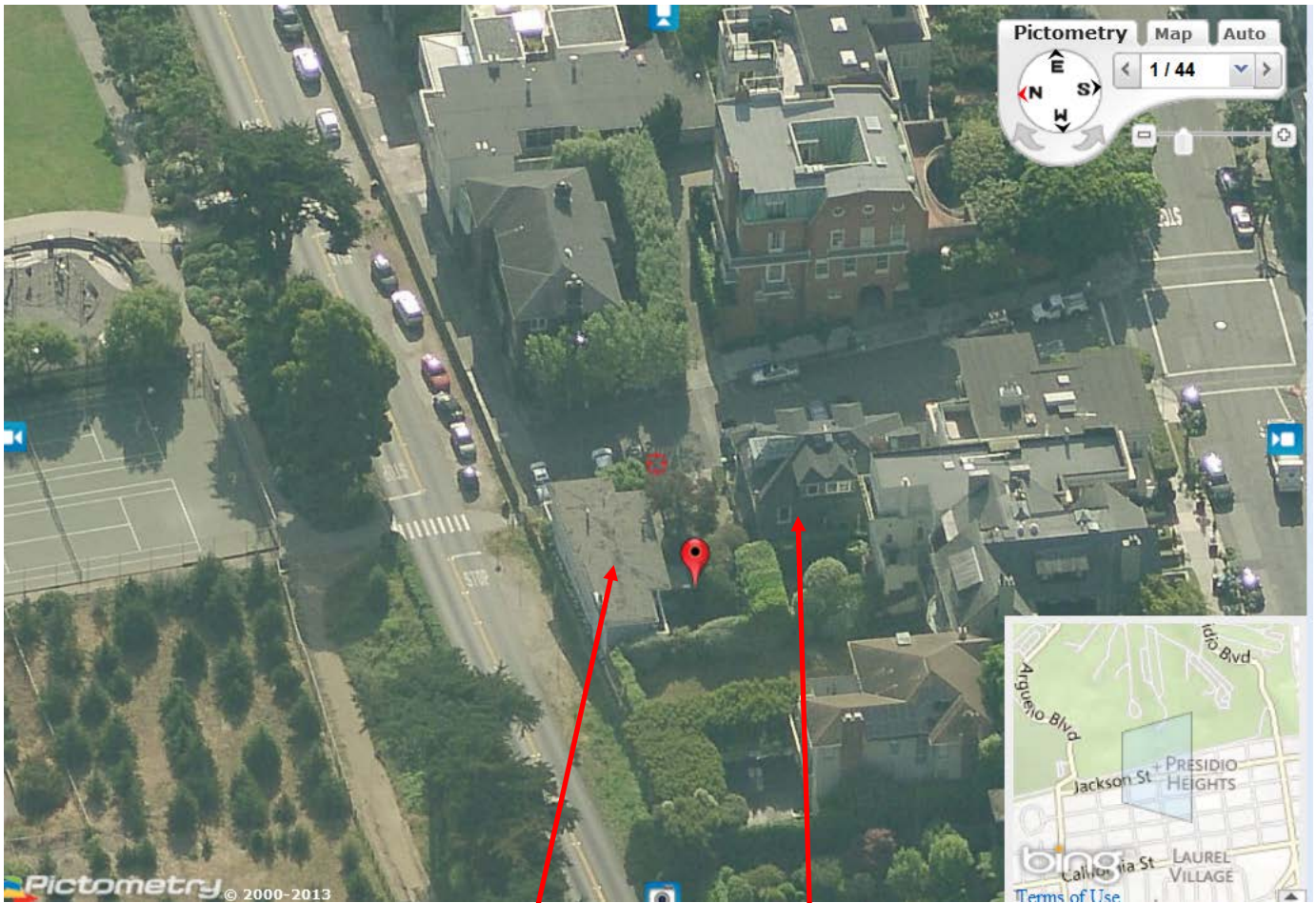


REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Aerial Photo 3



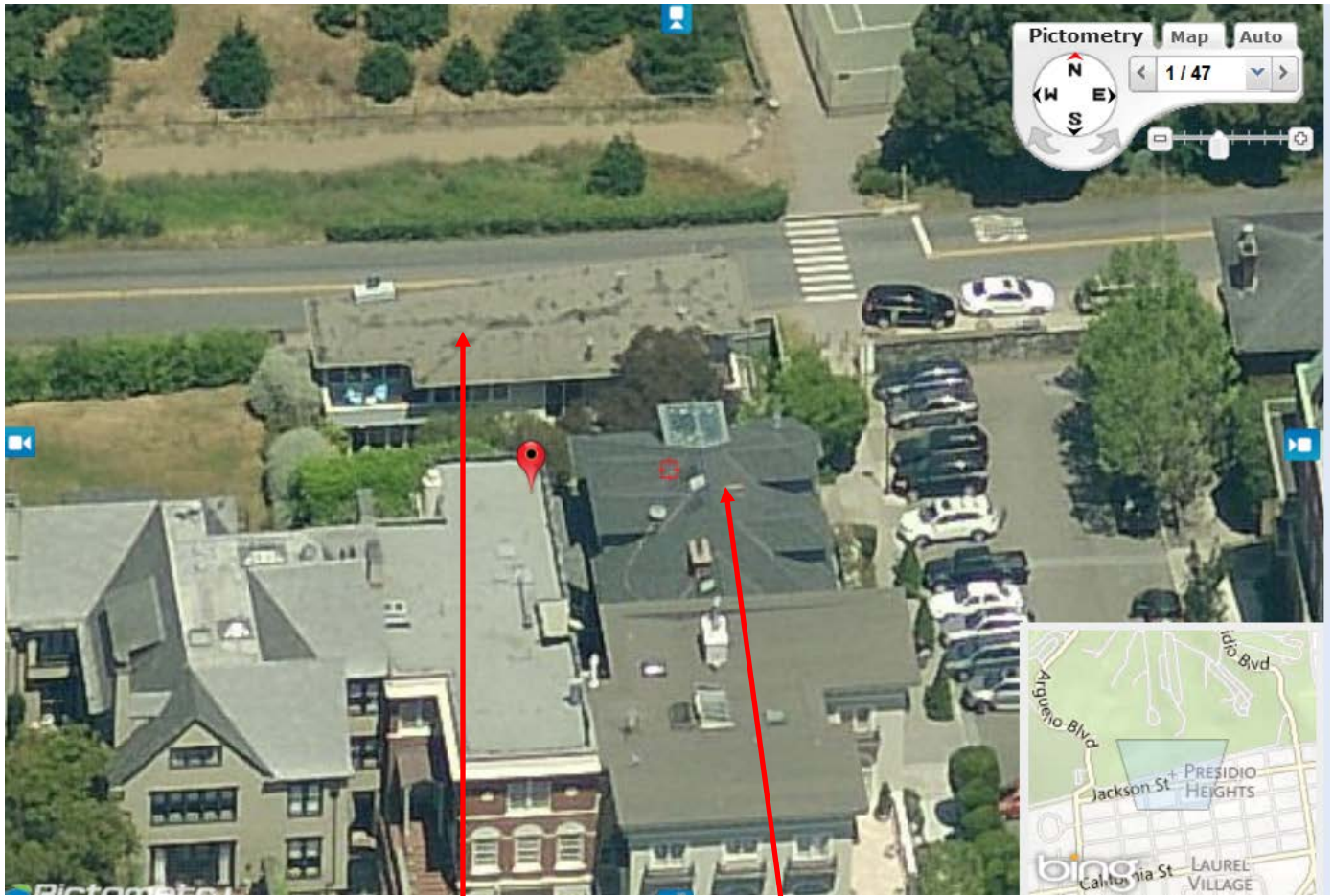
SUBJECT PROPERTY

REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2012.0267D
1 Spruce Street
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Aerial Photo 4



SUBJECT PROPERTY

REQUESTOR'S PROPERTY



Discretionary Review Hearing
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1 Spruce Street
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Photo 5 – Adjacent Context



SUBJECT
PROPERTY: Existing
one-story garage
structure.

REQUESTOR'S
PROPERTY: Note
property line
windows.





CEQA Categorical Exemption Determination

SAN FRANCISCO
PLANNING
DEPARTMENT

Property Information/Project Description

PROJECT ADDRESS

1 Spruce St.

BLOCK/LOT(S)

0969 / 001

CASE NO.

2012. 0267E

PERMIT NO.

2012 0223.4708

PLANS DATED

01 12, 2012

Addition/ Alteration (detailed below)

Demolition (requires HREER if over 50 years old)

New Construction

STEP 1 EXEMPTION CLASS

Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P initials required)

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EPArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EPArcMap > CEQA CatEx Determination Layers > Topography

NOTE:

Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

SAC

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- Category A: Known Historical Resource** **GO TO STEP 5** per Case No 2012.0267E HRER Memo
- Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**
- Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

- SAC 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

- SAC 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

- Project is **not listed:**
GO TO STEP 5
- Project **does not conform** to the scopes of work:
GO TO STEP 5
- Project involves **4 or more** work descriptions:
GO TO STEP 5
- Project involves **less than 4** work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

- SAC 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply).

2. **Interior alterations to publicly-accessible spaces.**

SAC 3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

SAC 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

_____ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

_____ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

SAC 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

_____ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

* _____ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation, dated:

* Attach *Historic Resource Evaluation Report*

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner **MUST** review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

SAC

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

Further Environmental Review Required.
Proposed Project does not meet scopes of work in either:

(check all that apply)

- Step 2 (CEQA Impacts) or
- Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*. _____

No Further Environmental Review Required. Project is categorically exempt under CEQA.

Shelley Cattagione
Planner's Signature

12/6/12
Date

Shelley Cattagione
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date December 4, 2012
Case No.: 2012.0267E
Project Address: 1 Spruce Street
Zoning: RH-1 (Residential, House, Single-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 0969/001
Staff Contact: Shelley Caltagirone, Preservation Planner
(415) 558-6625
shelley.caltagirone@sfgov.org
Date Reviewed: December 4, 2012 (Part 1 & 2)

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PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The parcel is located on the west side of Spruce Street between Pacific Avenue and the Presidio in the Presidio Heights neighborhood. The property is located within a RH-1 (Residential, House, Single-Family) Zoning District and a 40-X Height and Bulk District. The subject building was constructed in 1948 by Campbell and Wong. The building is a two-story, Second Bay Region Tradition style, single-family residence. The wood-framed building has an L-shaped and is capped by a flat, tar and gravel roof. It is clad primarily in smooth stucco with some accent walls clad in wood (now painted). The building is fenestrated with a mixture of wood sash casement and fixed windows in a variety of sizes and groupings. Please refer to the Carey & Company Historic Resource Evaluation (HRE) report (p. 8-11) and the Page & Turnbull HRE report (p. 5-11) for further details.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed 1948).

Neighborhood Context and Description

Presidio Heights is a small affluent residential neighborhood located between the Presidio and the Laurel Heights neighborhood. It is bound by Arguello Boulevard, California Street, Presidio Avenue and the Presidio. The neighborhood encompasses 35 blocks and is composed primarily of two- to three-story single family homes. The architectural character of the neighborhood is mixed with examples from the Shingle, Classical Revival, Mediterranean Revival, Queen Anne, and Exotic Revival styles. The neighborhood also has several Modern residences. Many of the homes are architect designed, which can be attributed to the historically affluent status of the neighborhood.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 2 - Persons: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Period of Significance: 1948-1998	Period of Significance: <input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor

Based on the information provided by the two HRE reports prepared by Carey & Company and Page & Turnbull and information found in the Planning Department records, staff finds that the subject building is eligible for inclusion on the California Register as an individual resource under Criteria 2 (Persons) and 3 (Architecture).

Criterion 1: Property 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 property is not specifically associated with any historically significant events either directly linked to the building or to the immediate group of buildings. The house was built in an area already well developed at the time of its construction. The house is not associated with any particular building period, nor does its size, form, or design relate to a specific pattern of building in San Francisco. Therefore, the building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

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

Page & Turnbull argue in their HRE report that the original owner and resident, Robert Lilienthal, is significant in San Francisco's past for his association with the development of the city. Lilienthal was a prominent community activist in San Francisco who was influential in major city planning issues and served on the boards of numerous local and regional organizations concerned with planning and community development. He was also a leader in the Presidio Heights neighborhood as the founding member of several neighborhood associations, and he was instrumental in the preservation of the Presidio of San Francisco as a national park. The Department agrees that Lilienthal figured prominently in the city's development and that the subject property is significant as his residence during the majority of his life's work. Therefore, the Department finds that the subject property appears eligible for listing on

the California Register under Criterion 2. The period of significance for the property is the construction date of 1948 through Lilienthal's death in 1998.

Criterion 3: Property 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 Department finds that the subject property embodies the distinctive characteristics of the type and period of Mid-Century Modern architecture. Page & Turnbull and Carey & Company differ in their analysis of the property under Criterion 3. Carey & Company states that the property is an average example of a typical residence designed in the Second Bay Tradition that does not exemplify the style. Furthermore, their analysis states that the property is not an important work of Campbell and Wong and they cite the three projects noted in the SFMOMA exhibit "Domestic Architecture of San Francisco Bay Region in 1949 as examples of the firm's trend-setting work. In their report, Page & Turnbull agrees that the property is not eligible as the work of a master and that the property is not representative of the Second Bay Tradition; however, they do assert that the property embodies the distinctive characteristics of the Mid-Century Modern style, the principals of which were more broadly applied in the state and nation than the regional style attributed to the building by Carey & Company. Moreover, the design was published in *House and Garden* and *Architectural Record*, which notes the unusual programming of the interior space and its integration of indoor and outdoor spaces, both an integral tenant of the style.

Both Second Bay Tradition and the Mid-Century Modern styles share the Modern themes of a rejection of historicism, flexible interior spaces, appeal of the Machine Age, new architectural vocabulary and indoor/outdoor living. The Second Bay Tradition was developed in the Bay Area between 1937 and 1964. It employs simple silhouettes, large windows, open floor plans, a connection of indoor and outdoor spaces, and the use of redwood and local materials. The style blended the rustic and woodsy aesthetic of the First Bay Tradition with the sleek lines and machine aesthetic of European Modernism.

The Mid-Century Modern style is described in the San Francisco Modern Historic Context Statement in the following manner:

Mid-Century Modern is the most common Modern style built in San Francisco from 1945- 1970. It was most frequently applied to residential design, but was also commonly found in commercial, religious, office, institutional and recreational property types. Mid-Century Modern design elements include cantilevered roofs and overhangs, the use of bright or contrasting colors, projecting eaves, canted windows, projecting boxes that frame the upper stories, stucco siding, spandrel glass, large expanses of windows, flat or shed roof forms, vertical corrugated siding, stacked roman brick cladding, and occasionally, vertical wood siding. New technology and materials, such as plastic laminates, spandrel glass, and anodized metal sheaths were increasingly incorporated in Mid-Century Modern buildings. Many architects who practiced within the Modernist idiom did not fall neatly into the categories of International Style, Streamline Moderne, or Second Bay Tradition. The term Mid-Century Modern for the purpose of this context statement is a broad term that is inclusive of Modern architects who designed buildings that emphasized many of the Mid-Century Modern design elements. Mid-Century Modern design reflected the emerging philosophy of indoor-outdoor living. Design elements such as overhanging trellises, pergolas, atriums, and planters integrated in the building's design literally wedded the building form to the environment.

Department staff concurs with the Page & Turnbull opinion and finds that the property is an important local example of the Mid-Century Modern style executed by a well-known and accomplished firm in the early years of their practice. The period of significance for the property is the construction date of 1948. Therefore, the property appears eligible for listing on the California Register under Criterion 3.

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

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property lacks integrity from the period of significance noted in Step A:

Location:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Feeling:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Design:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Materials:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Workmanship:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

The property retains a high degree of historic integrity. The building has not been altered and, while the original plantings have changed, the hardscape elements and form of the garden appear to be intact and unaltered.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

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

- One- and two-story stepped massing from south to north;
- Recessed and partially covered entrance;
- Open floor plans designed with separate zones for children and adult;
- Flat roofs;
- Integration of indoor and outdoor spaces;
- The hardscape garden elements and form that remain from the Eckbo, Royston & Williams design;

California Register-eligible Historic District or Context:

- The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Department finds that the project meets the Secretary of the Interior Standards and, therefore, will not cause a significant adverse impact to the historic resource as proposed. Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

Standard 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The project would maintain the detached single-family dwelling use on the lot and would cause minimal change to the setting of the historic residence.

Standard 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

All primary aspects of the historic character of the building would be retained and preserved. No distinctive materials, architectural elements, or spaces that characterize the property would be removed. The one- and two-story stepped massing of the original building from south to north will continue to be evident since much of the new massing will be located behind the garage. The building will retain a recessed and partially covered entrance, flat roofs, integration of indoor and outdoor spaces, the hardscape garden elements and form that remain from the Eckbo, Royston & Williams design, stucco cladding; and, wood-framed windows and exterior doors. The project would mainly remove or alter features at the secondary and tertiary facades. The project would thereby retain the integrity of the design of the historic building.

Standard 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed changes are clearly contemporary in its design and would not create a false sense of historical development. The addition will be designed with compatible massing, forms, and materials; however, the new structure will use larger windows and expanses of glass, modern wood screening, and modern articulation of the walls and eaves.

Standard 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

No distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project.

Standard 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design,

color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

A preliminary window survey shows limited function, dry rot, and leaks in the existing single pane wood windows and possible problems with the stucco and flashing conditions. The windows and doors will be replaced with new wood windows with insulated glazing in keeping with the existing design, profiles, materials, and details of the existing windows.

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Several exterior changes are proposed as part of the project; however, they are primarily related to the portions of the building that contain secondary features, such as the garage and the north façade. The building will retain a recessed and partially covered entrance, flat roofs, integration of indoor and outdoor spaces, the hardscape garden elements and form that remain from the Eckbo, Royston & Williams design, stucco cladding; and, wood-framed windows and exterior doors. Moreover, the proposed changes are compatible in their language and composition. The two-story scale of the original building as seen from the public right-of-way will remain unchanged. The additions will be separated from the main body of the residence by the recessed entry. The addition over the garage is set back nearly 8 feet from the eastern garage overhang and from the primary façade of the main house. The alterations will be clearly differentiated in their style and articulation while the materials - stucco, painted wood, and clear glass - will complement the original materials. The alterations to the north elevation will be compatible with the overall character of the historic resource without harming its integrity. This façade is utilitarian in its composition and will retain the features which distinguish it, including the overhangs and grouped casement windows. Overall, the project meets the intent of this standard.

Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

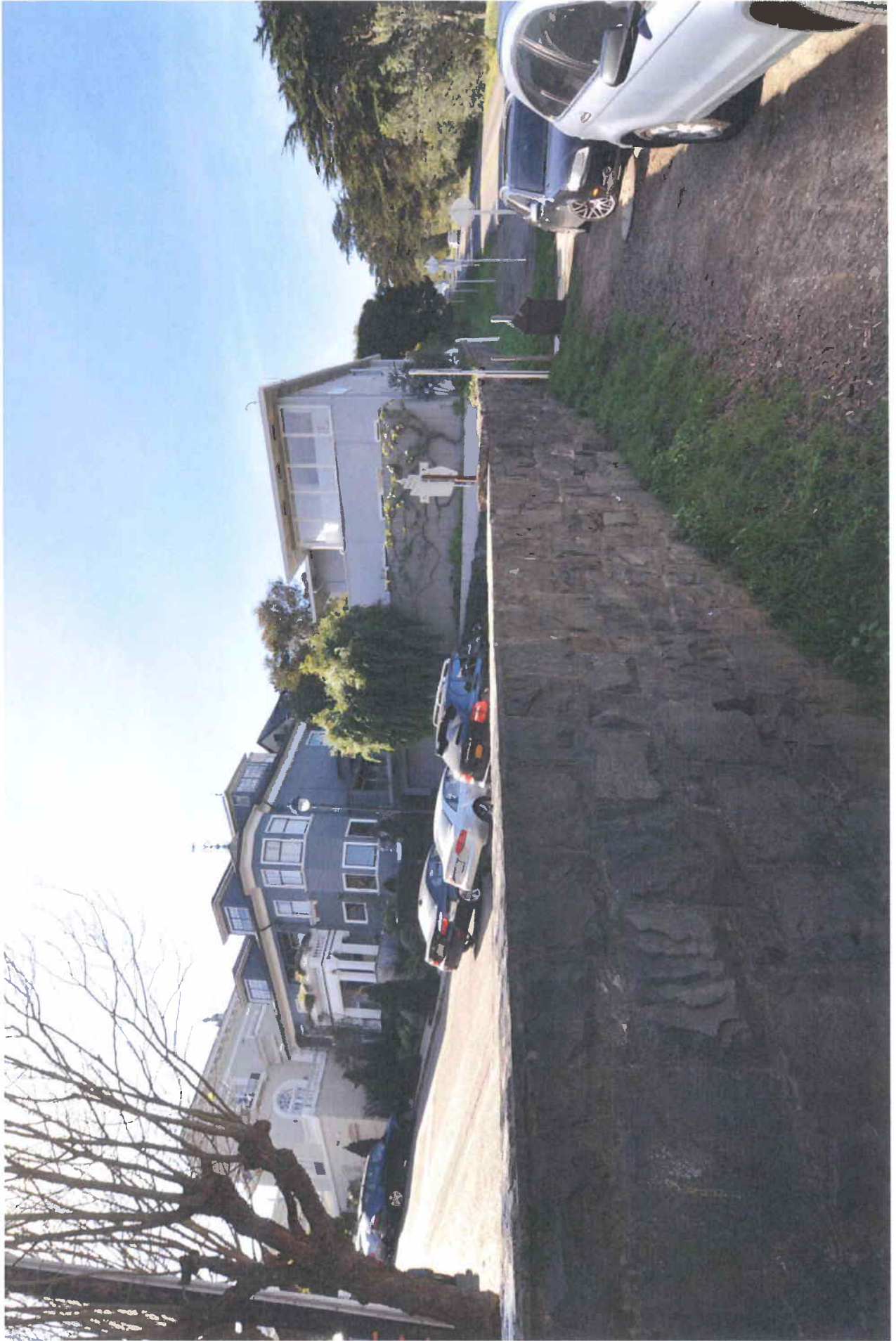
Although unlikely to occur, the proposed addition and alterations could be removed in the future and the property restored without harming the integrity of the historic building.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 12-6-2012

cc: Vernaliza Byrd, Environmental Division/ Historic Resource Impact Review File



EXISTING | VIEW B



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **February 23, 2012**, the Applicant named below filed Building Permit Application No. **2012.02.23.4708** (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	John Maniscalco, Architect	Project Address:	1 Spruce Street
Address:	442 Grove Street	Cross Streets:	West Pacific Ave / Jackson Street
City, State:	San Francisco, CA 94102	Assessor's Block /Lot No.:	0969/001
Telephone:	(415) 864-9900	Zoning Districts:	RH-1 /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 you believe that there are exceptional or extraordinary circumstances associated with the project, you may 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		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input checked="" type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input checked="" type="checkbox"/> HORIZ. EXTENSION (SIDE) <input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)
PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Single-Family Dwelling	No Change
FRONT SETBACK	11 feet	No Change
SIDE SETBACKS	None	No Change
BUILDING DEPTH	65 feet	No Change
REAR YARD	4 feet (at rear wall of residence)	No Change
HEIGHT OF BUILDING	23 feet	No Change
NUMBER OF STORIES	2	2 over basement
NUMBER OF DWELLING UNITS	1	No Change
NUMBER OF OFF-STREET PARKING SPACES	2	No Change
PROJECT DESCRIPTION		

The proposal is to construct a side and rear horizontal additions to the existing single-family dwelling. The side horizontal addition would enlarge the existing second floor to the south and over the existing 1-story garage structure. The rear horizontal addition is proposed behind the existing garage. Excavation for a new basement level is proposed. Façade alterations including new windows are proposed at all building facades. See attached plans.

PLANNER'S NAME: **Glenn Cabreros**

PHONE NUMBER: **(415) 558-6169**

DATE OF THIS NOTICE: **01/14/2013**

EMAIL: **glenn.cabreros@sfgov.org**

EXPIRATION DATE: **02/12/2013**

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:

Walter Haas

DR APPLICANT'S ADDRESS:

33 Spruce Street, San Francisco, CA

ZIP CODE:

94118

TELEPHONE:

(415)307-0023

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:

John Maniscalco and Mary Tesluk

ADDRESS:

1 Spruce Street, San Francisco, CA

ZIP CODE:

94118

TELEPHONE:

()

CONTACT FOR DR APPLICATION:

Same as Above

Howard M. Wexler

ADDRESS:

23 Cresta Vista Drive, San Francisco, CA

ZIP CODE:

94127

TELEPHONE:

(415) 585-1350

E-MAIL ADDRESS:

hwexler46@gmail.com

2. Location and Classification

STREET ADDRESS OF PROJECT:

1 Spruce Street

ZIP CODE:

94118

CROSS STREETS:

Spruce Street/West Pacific Avenue

ASSESSORS BLOCK/LOT:

0969 /001

LOT DIMENSIONS:

LOT AREA (SQ. FT.):

4,347 SF

ZONING DISTRICT:

RH-1

HEIGHT/BULK DISTRICT:

40-X (35')

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

Residential Housing

Present or Previous Use:

Residential Housing

Proposed Use:

Building Permit Application No. 201202234708

Date Filed: 02/23/2012

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.

We have had discussions with the project applicant about the plans before the Commission, but those discussions have not resulted in any modifications of those plans.

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 cite specific sections of the Residential Design Guidelines.

The project unreasonably restricts access to light and air from important living spaces in our home. This conflicts with Planning Code section 101 and the fundamental Design Principles on page 5 of the Residential Design Guidelines.

The project does not comply with Secretary of the Interior's Standards for Rehabilitation of an historic resource and the Residential Design Guidelines principle of maintaining character-defining features of such resources.

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 project can accomplish the applicant's objectives while mitigating the impact on light and air by simply shifting the bulk of the project to the west.

See the attached May 16, 2012 report of Page & Turnbull for a specific discussion of the historic resource impacts.

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?

Regarding the light and air impacts, the bulk of the project's proposed second floor immediately adjacent to 33 Spruce should be shifted to the west.

Regarding the historic resource impacts, see the attached report from Page & Turnbull.

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: Walter Haas

Date: 2.11.13

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

Walter Haas

Owner / Authorized Agent (circle one)

Mosccone
Emblidge
Sater
& Otis

March 25, 2013

Via Hand Delivery

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, California 94103
Attention: Glenn Cabrerros, LEED AP

Re: One Spruce Street

Dear Commissioners:

This firm represents Walter and Julie Haas who reside at 33 Spruce Street, immediately to the south of the proposed project at One Spruce Street. The Haas' application for discretionary review presents two issues. First, the proposed project unnecessarily interferes with light and air to windows on the north of the Haas' home. Second, as explained in the report of Page & Turnbull, One Spruce is an historical resource, and the project "would materially alter in an adverse manner" the character defining features of this resource. (Exhibit 1, page 1.) Fortunately, both of these issues can be addressed by the same simple modification of the proposed project: moving the mass of development adjacent to the Haas' house from the east to the west, and away from the street.

The relationship between the two properties is shown below, and on page 5 of Exhibit 1 (although in this photo, the top of the photo is west, not north).



The red arrow points to the project site at One Spruce. Immediately to the left is the Haas' home at 33 Spruce.

Light and Air Impact

As the Commission is well aware, Planning Code section 101(d) states that one of the core purposes of the Code is to "provide adequate light, air, privacy and convenience of access to property." In addition, one of the fundamental Design principles set forth on page five of the Residential Design Guidelines is to maintain light to adjacent properties.

Currently, because of the downslope from 33 Spruce to One Spruce, and because of the one story garage on the south side of One Spruce, 33 Spruce enjoys substantial light and air to the windows on the north side of the Haas' home. This is illustrated in the photograph below and on page 7 of Exhibit 1.



The project, as proposed, would greatly impair the access to light and air to the windows shown above on the west side of the Haas' home, by building an additional story in front of those windows. The existing and proposed elevations (drawing A3.1, attached as Exhibit 2) illustrates this change and the impact on the Haas' home.

Impact on Historical Resource

Another one of the fundamental Design principles set forth on page five of the Residential Design Guidelines is ensure “that the character-defining features of an historic building are maintained.” Of course, state law (in particular the California Environmental Quality Act) also protects historical resources.

It is undisputed that One Spruce is an historical resource. The Page & Turnbull report explains that One Spruce is historically significant for two reasons. First, it is associated with Robert P. Lilienthal, “a fourth generation Californian and longtime San Francisco community leader, who “was best known as a member and vice-chairman of the City’s Planning Commission, a role in which he consistently fought against the ‘Manhattanization’ of the city’s skyline.” (Exhibit 1, pages 1 and 21-22, and Appendix B.) Second, it is “an excellent example of a Modern residence designed by master architects John Carden Campbell and Worley K. Wong.” (Exhibit 1, page 1.) It was featured in *House and Garden* magazine (January 1951) and *Architectural Record* (June 1951). (Exhibit 1, page 16 and Appendix C.)

The Planning Department’s own review concludes that One Spruce is “Known Historical Resource.” (Exhibit 3.)

One of the character defining features of One Spruce is the “stepped massing from south to north.” (Exhibit 1 at 24.) The design of the proposed project would destroy this significant feature, by leveling out the massing. (Exhibit 2). It will radically alter the historic character of One Spruce by fundamentally changing the special relationship and spaces that characterize this historic resource.

Proposed Compromise

The Haas’ have proposed a compromise that would permit the expansion of One Spruce, while preserving light and air to the Haas’ residence and maintaining the character defining “low to high” massing of the building, at least as viewed from street level. The proposal is simple. Rather than erecting a vertical addition at the southeast corner of the property, that vertical addition could be pushed back from the street and erected toward the southwest corner of the property.

The advantages of this compromise are obvious. First, the impact on light and air would be minimized because the vertical addition would be moved west, away from the Haas’ north facing windows at the east of the property. Second, the historically significant “low to high” massing would appear unaltered from the view of the passerby at street level. While this is far from an ideal compromise from a strict, historic preservation perspective, it would permit the project sponsor to realize much of the expansion he desires while respecting the architectural integrity of this historical resource.

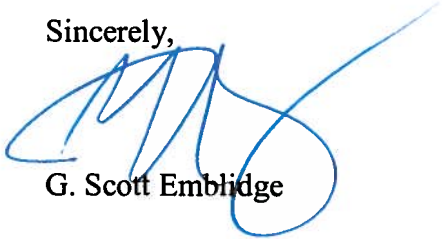
Members of the Planning Commission

March 25, 2013

Page 4

We ask the Commission's assistance in striking this balance.

Sincerely,



G. Scott Emblidge

Exhibit 1

May 16, 2012

Tina Tam, Senior Preservation Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
Tina.Tam@sfgov.org

RE: Study Historic Resource Evaluation for One Spruce Street, San Francisco [09232B]

Dear Ms. Tam,

Page & Turnbull has prepared the enclosed Study Historic Resource Evaluation for One Spruce Street at the request of Walter and Julie Haas, owners of the adjacent property at 33 Spruce Street.

We ask that the contents of the report be considered in any environmental evaluation of a proposed project for One Spruce Street.

Sincerely,



J. Gordon Turnbull, FAIA
Principal, Page & Turnbull

Copies to: John Rahaim, Director of Planning
 Scott Sanchez, Zoning Administrator
 David Lindsay, Manager, Northwest Quadrant
 Glenn Cabrerros, Preservation Technical Specialist, Northwest Quadrant
 Shelley Caltagirone, Preservation Technical Specialist, Northwest Quadrant

ONE SPRUCE STREET
STUDY HISTORIC RESOURCE EVALUATION

SAN FRANCISCO, CALIFORNIA
[09232B]

Prepared for
HOWARD WEXLER



PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

16 MAY 2012

FINAL

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I. INTRODUCTION

This Study Historic Resource Evaluation (HRE) has been prepared for Howard Wexler at the request of Walter and Julie Haas for proposed alterations to the building at One Spruce Street (APN 0969/001) in San Francisco's Presidio Heights neighborhood (**Figure 1**). One Spruce Street is a single-family residence located on the west side of Spruce Street between Jackson Street and Pacific Avenue. Designed for Robert P. Lilienthal in 1948 by Campbell & Wong, the residence is an example of the Modern style with elements associated with the Second Bay Region Tradition. One Spruce Street has not undergone any major alterations or renovations since its original construction.

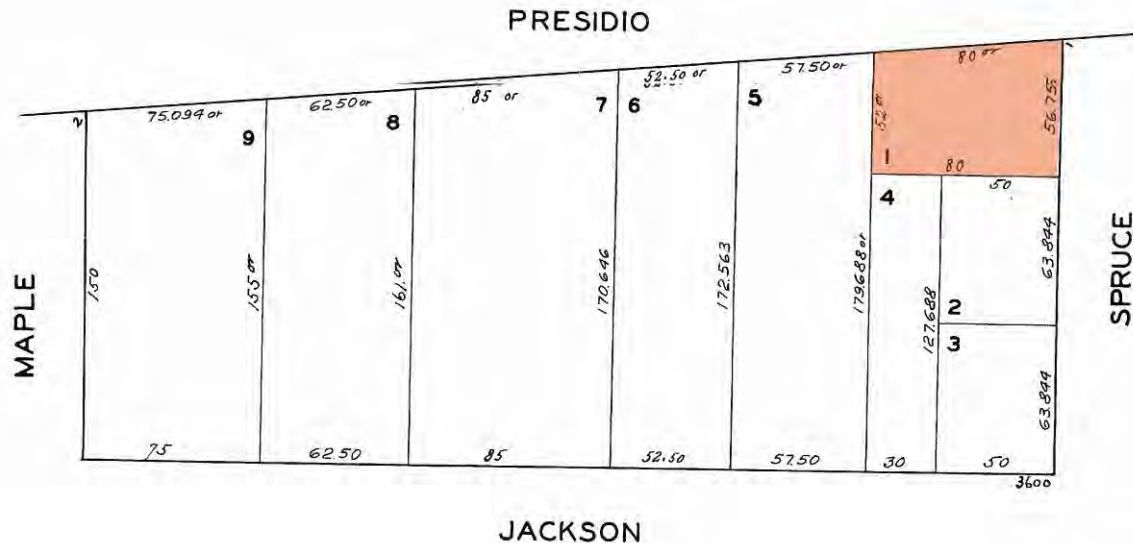


Figure 1. Block map with the parcel containing One Spruce Street, shown in red.
Source: San Francisco Assessor, edited by author.

SUMMARY OF FINDINGS

One Spruce Street is not currently listed in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). However, the building appears to be individually eligible for listing in the California Register under California Register Criterion 2 (Person) for its association with Robert P. Lilienthal and Criterion 3 (Architecture) as an excellent example of a Modern residence designed by master architects John Carden Campbell and Worley K. Wong. Additionally, it retains a high degree of architectural integrity. One Spruce Street is therefore considered an historical resource for the purposes of review under the California Environmental Quality Act (CEQA).

The proposed project at One Spruce Street involves the construction of a two-story addition over the one-story garage, which will increase the livable area by nearly 2,000 square feet; alterations to the main entry that will block access to the rear garden; a reduction in size of the garden designed by Eckbo, Royston & Williams; demolition of all interior walls in the extant two-story portion of the residence; and removal of all exterior cladding, windows, doors, and roofs. The extent of alterations is equivalent to demolition as defined by Section 317 of the San Francisco Planning Code. The proposed project does not appear to comply with *Secretary of the Interior's Standards for Rehabilitation*. The proposed project would materially alter in an adverse manner those physical characteristics of the historic resource that convey its historical significance as an excellent example of the Modern style design by the architecture firm of Campbell & Wong and that justify its eligibility for inclusion in the California Register. Because the proposed project at One Spruce Street does not appear to comply with the *Secretary's Standards*, it appears to cause a significant adverse impact under CEQA.

Mitigation measures or project alternatives should therefore be considered in order to reduce the environmental effects of the proposed project.

METHODOLOGY

This report follows the outline provided by the San Francisco Planning Department for Historic Resource Evaluation Reports, and provides a building description, historic context statement, and an examination of the current historic status for the building at One Spruce Street. The report also includes an evaluation of the property's eligibility for listing in the California Register and an evaluation of the proposed project under the provisions of the California Environmental Quality Act (CEQA) and the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*.

Page & Turnbull prepared this report using research collected at various local repositories, including San Francisco Architectural Heritage, San Francisco Assessor's Records, San Francisco Department of Building Inspection, San Francisco Public Library, San Francisco Public Library Historical Photograph Collection, and the Online Archive of California. The content of this report is built upon the "Historic Resource Study Memorandum for One Spruce Street" that was prepared by Page & Turnbull in January 2010 and includes substantial additional research. Since January 2010, the San Francisco Planning Department issued the *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement*, and the "Historic Resource Evaluation Report for One Spruce Street" was prepared by Carey & Co. in March 2012. This additional research uncovered information that provided more support for Page & Turnbull's 2010 conclusions, and in some cases altered the original assessment.

II. CURRENT HISTORIC STATUS

The following section examines the national, state, and local historical ratings currently assigned to the building at One Spruce Street.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

One Spruce Street is not currently listed in the National Register of Historic Places.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places. For information about the nomination procedure for the California Register, see: California Office of Historic Preservation, *Technical Assistant Series No. 7: How to Nominate a Resource to the California Register of Historic Resources* (Sacramento, CA: California Office of State Publishing, 4 September 2001).

One Spruce Street is not currently listed in the California Register of Historical Resources.

SAN FRANCISCO CITY LANDMARKS

San Francisco City Landmarks are buildings, properties, structures, sites, districts and objects of "special character or special historical, architectural or aesthetic interest or value and are an important part of the City's historical and architectural heritage."¹ Adopted in 1967 as Article 10 of the City Planning Code, the San Francisco City Landmark program protects listed buildings from inappropriate alterations and demolitions through review by the San Francisco Historic Preservation Commission. These properties are important to the city's history and help to provide significant and unique examples of the past that are irreplaceable. In addition, these landmarks help to protect the surrounding neighborhood development and enhance the educational and cultural dimension of the city. As of May 2012, there are 262 landmark sites, eleven historic districts, and nine Structures of Merit in San Francisco that are subject to Article 10.

One Spruce Street is not listed as a San Francisco City Landmark or Structure of Merit. Furthermore, One Spruce Street does not fall within the boundaries of any locally-designated historic districts or conservation districts.

¹ San Francisco Planning Department, *Preservation Bulletin No. 9 – Landmarks*. (San Francisco, CA: January 2003)

CALIFORNIA HISTORICAL RESOURCE STATUS CODE

Properties listed or under review by the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (Status Code) of “1” to “7” to establish their historical significance in relation to the National Register of Historic Places (National Register or NR) or California Register of Historical Resources (California Register or CR). Properties with a Status Code of “1” or “2” are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of “3” or “4” appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of “5” have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of “6” are not eligible for listing in either register. Finally, a Status Code of “7” means that the resource has not been evaluated for the National Register or the California Register, or needs reevaluation.

One Spruce Street is not listed in the California Historic Resources Information System (CHRIS) database with any Status Code, which means that the building has not been formally evaluated using California Historical Resource Status Codes.

SAN FRANCISCO ARCHITECTURAL HERITAGE

San Francisco Architectural Heritage (Heritage) is the city’s oldest not-for-profit organization dedicated to increasing awareness and preservation of San Francisco’s unique architectural heritage. Heritage has completed several major architectural surveys in San Francisco, the most important of which was the 1977-78 Downtown Survey. This survey, published in publication *Splendid Survivors* in 1978, forms the basis of San Francisco’s Downtown Plan. Heritage ratings, which range from “D” (minor or no importance) to “A” (highest importance), are analogous to Categories V through I of Article 11 of the San Francisco Planning Code, although the Planning Department did use their own methodology to reach their own findings. In 1984, the original survey area was expanded from the Downtown to include the South of Market area in a survey called “Splendid Extended.”

One Spruce Street is not located within the area surveyed in *Splendid Survivors* or “Splendid Extended.”

1976 DEPARTMENT OF CITY PLANNING ARCHITECTURAL QUALITY SURVEY

The 1976 Department of City Planning Architectural Quality Survey (1976 DCP Survey) is what is referred to in preservation parlance as a “reconnaissance” or “windshield” survey. The survey looked at the entire City and County of San Francisco to identify and rate architecturally significant buildings and structures on a scale of “-2” (detrimental) to “+5” (extraordinary). No research was performed and the potential historical significance of a resource was not considered when a rating was assigned. Buildings rated “3” or higher in the survey represent approximately the top two percent of San Francisco’s building stock in terms of architectural significance. However, it should be noted here that the 1976 DCP Survey has come under increasing scrutiny over the past decade due to the fact that it has not been updated in over twenty-five years. As a result, the 1976 DCP Survey has not been officially recognized by the San Francisco Planning Department as a valid local register of historical resources for the purposes of the California Environmental Quality Act (CEQA).

One Spruce Street is not included in the 1976 Architectural Quality Survey.

III. ARCHITECTURAL DESCRIPTION

One Spruce Street is a two-story, wood frame, single-family residence located on the west side of Spruce Street between Pacific Avenue and Jackson Street (**Figure 2**). The property is located “on the wall,” a reference to the low stone wall along Pacific Avenue between Presidio Avenue and Arguello Boulevard that “is one of the proudest addresses in San Francisco.”² The lot is roughly rectangular, measuring approximately 80’ x 52’, with its north and east property lines being slightly longer. The residence was constructed in 1948 and designed by the architectural firm of Campbell & Wong in the Modern style with elements associated with the Second Bay Region Tradition. The rectangular plan building is clad in smooth stucco and vertical wood siding. It is capped by a flat roof with wide overhanging eaves covered with tar and gravel.



Figure 2. Aerial view looking west, with red arrow pointing to One Spruce Street.
Source: ©2012 Microsoft Corporation, ©2010 Pictometry International; edited by author.

In the “Historic Resource Evaluation Report for One Spruce Street” prepared by Carey & Co. on 5 March 2012, One Spruce Street is described as an example of the Second Bay Region Traditional style. It is Page & Turnbull’s opinion that the house was not designed in the Second Bay Region Tradition style, but rather was designed in the Modern style with some Second Bay Region Tradition-style elements. Please refer to the discussion of “Modern Style in San Francisco and the Second Bay Region Tradition” in **Section IV** for additional information.

The following architectural description is from the “Historic Resource Evaluation Report for One Spruce Street” prepared by Carey & Co. on 5 March 2012:

...The longest portion of the plan, which abuts the north property line, is slightly angled, as the sight is wider at the east end and narrower at the west end. The wood-frame building has smooth stucco cladding and a tar and gravel roof. The exterior of the house contains a mix of single-pane wood sash and fixed sash windows, in a variety of sizes and groupings. A partially covered entry shelters the walkway up to the main entrance, which consists of a flush wood door flanked by sidelights with obscured glazing. The entryway stands between the main two-story section of the home to the north and the single-story detached garage to the south. Notable features include deep eave overhangs with exposed rafters, an exterior chimney, wood columns and wood beams along the concrete stepped entryway. Limited alterations have been made to the house and mostly include changes to the

² Roger Olmsted and T.H. Watkins, *Here Today* (San Francisco: Chronicle Books, 1969), 142.

landscape and those resulting from required maintenance. The overall condition of the residence is good.

East Elevation

The primary or east elevation fronts steeply sloping Spruce Street [(Figures 3-4)]. A low stuccoed retaining wall separates the concrete driveway from the steps leading to the main entrance. Another low stuccoed retaining wall lines the remaining section of the elevation, creating a raised planter. Set back from the raised planter is a wood fence which provides the occupants of the home some privacy. This elevation of the structure is divided into three distinct sections – the one-story garage to the south, the one-story entry in the middle and the two-story habitable portion to the north. The two-car garage has a flat roof and vertical wood paneled door. Several small flights of concrete stairs allow access to the recessed entry. Wood columns, placed at regular intervals, line the north exterior wall of the garage and a portion of the first story's south exterior wall. These wood columns support wood beams creating a pergola partially sheltering the entryway. The pergola allows light into the long narrow space while providing shelter. This space is also lined with several planters. The first floor of the two-story section has a pair of casement windows and a flush wood door flanked by a single fixed window on each side. Wood steps lead to a small landing and the front door. The second floor has a deck at the southern corner with a stucco half-height wall acting as a railing. A group of five windows lines the second floor creating a wall of glazing. Most windows are tall and narrow. The overhanging eaves of the flat roof shelter the large expanses of glazing on the second floor.

North Elevation

A roughly four foot rock wall lines the north elevation and acts as a retaining wall. This elevation is two-story in height and overlooks Pacific Avenue and the Presidio [(Figures 5-6)]. The first floor of this elevation has a pair of casement windows along with a large grouping of casement and fixed windows. The second floor has a pair of casement windows and three single casement windows. An exterior stuccoed chimney stack is set back several feet from the western corner of this elevation. The overhanging eaves of the flat roof wrap around the chimney.

West Elevation

Built within a few feet of the property line the west elevation of the two-story section of the residence has a deck with a half height stuccoed wall acting as the railing at the southern corner of the second floor. A glazed door opens onto this deck. Grouped together at the middle section of the house – the entry – are three fixed windows. A single flush wood door provides access to a storage area in the garage.

South Elevation

On the first floor a group of three windows and two glazed doors open onto the rear patio. West of the garage near the entrance, a wood door opens onto the front entry walkway. A glazed door, with a fixed window on one side and a pair of casement windows on the other, opens onto the second floor deck at the western corner. To the east of the deck, four casement windows are grouped together. To the right of this window grouping is a pair of extra tall fixed windows with another group of three windows further to the east. Beyond the deck at the eastern corner of the house a glazed door and a casement window open onto the outdoor space.

Rear Garden

The rear garden features an irregularly shaped paved area. The pavers are concrete with a pebble aggregate and thin wood boards separate the pavers. Two long wood benches line the patio area. These benches were intended to hold potted plants. Today large shrubs hide this element of the original design.³



Figure 3. Primary (east) façade.
Source: Page & Turnbull, December 2009.



Figure 4. Primary (east) façade, April 2011.
Source: Google Maps ©2012 Google.

³ Carey & Co., “Historic Resource Evaluation Report for 1 Spruce Street” (5 March 2012), 8, 10-11.



Figure 5. North façade, looking southwest.
Source: Page & Turnbull, December 2009.



Figure 6. North façade, March 2011.
Source: Google Maps ©2012 Google.

Surrounding Neighborhood

Presidio Heights is an affluent residential district in the western portion of San Francisco, roughly bounded by Presidio Avenue, California Street, Arguello Boulevard, and Pacific Avenue. Buildings are typically large single-family residences two to four stories in height, with most constructed between 1890 and 1950. Architectural styles commonly represented in the neighborhood include Queen Anne, Shingle, Classical Revival, Renaissance Revival, Mediterranean Revival, various Exotic Revival styles, and Second Bay Region Tradition. Because the area has always been fairly affluent, many of the residences are particularly high-style, architect-designed buildings.

The block bounded by Spruce, Jackson, and Maple streets and Pacific Avenue is exclusively residential and contains nine single-family homes. Though numerous houses in the near vicinity were

constructed in the late nineteenth and early twentieth centuries, construction dates vary widely. In addition to One Spruce Street, three houses on the subject block were constructed between 1905 and 1910, three in the 1910s, one in 1927, and one in 1940. They feature Tudor Revival, Classical Revival, and Colonial Revival styles and are clad in brick or stucco (**Figures 7-9**).

A notable contemporary residence was constructed in 1946 at 16 Spruce Street, directly across the street from the subject property (**Figures 9-10**). It was designed by J. Francis Ward and John Bolles, local architects who worked primarily in the mid-century Modern style.⁴ 16 Spruce Street was featured in the July 1947 issue of *Architect and Engineer* and was described as having many modern conveniences.⁵ Its rear façade on Pacific Avenue appears to be similar in appearance to One Spruce Street, specifically the flat roof with overhanging eaves, grouped wood-frame windows, stucco cladding, and corner porch on the upper floor.



Figure 7. Spruce Street, looking south from Pacific Avenue. One Spruce Street is on the far right.
Source: Page & Turnbull, December 2009.



Figure 8. Looking west on Jackson Street from Spruce Street, April 2011.
Source: Source: Google Maps ©2012 Google.

⁴ Mary Brown, *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement* (San Francisco: San Francisco Planning Department, 2010), 182.

⁵ “Tomorrow’s House Today! San Francisco Home of Mr. and Mrs. Richard Walberg,” *Architect and Engineer* 170.1 (July 1947), 16-41.



Figure 9. Aerial view looking south, with red arrow pointing to One Spruce Street and yellow arrow pointing to 16 Spruce Street.

Source: ©2012 Microsoft Corporation, ©2010 Pictometry International; edited by author.



Figure 10. 16 Spruce Street, north (rear) façade on Pacific Avenue. Designed in 1946 by Ward and Bolles, Architects.

Source: Page & Turnbull, December 2009.

IV. HISTORIC CONTEXT

EARLY SAN FRANCISCO HISTORY

European settlement of what is now San Francisco took place in 1776 with the simultaneous establishment of the Presidio of San Francisco by representatives of the Spanish Viceroy and the founding of Mission San Francisco de Asis (Mission Dolores) by the Franciscan missionaries. The Spanish colonial era persisted until 1821, when Mexico earned its independence from Spain, taking with it the former Spanish colony of Alta California. During the Mexican period, the region's economy was based primarily on cattle ranching, and a small trading village known as Yerba Buena grew up around a plaza (today known as Portsmouth Square) located above a cove in San Francisco Bay. In 1839, a few streets were laid out around the Plaza, and settlement expanded up the slopes of Nob Hill.

During the Mexican-American war in 1846, San Francisco was occupied by U.S. military forces, and the following year the village was renamed San Francisco. Around the same time, a surveyor named Jasper O'Farrell extended the original street grid, while also laying out Market Street from what is now the Ferry Building to Twin Peaks. Blocks north of this line were laid out in small 50-*vara* square blocks, whereas blocks south of Market were laid out in larger 100-*vara* blocks.⁶

The discovery of gold at Sutter's Mill in 1848 brought explosive growth to San Francisco, with thousands of would-be gold-seekers making their way to the isolated outpost on the edge of the North American continent. Between 1846 and 1852, the population of San Francisco mushroomed from less than one thousand people to almost 35,000. The lack of level land for development around Portsmouth Square soon pushed development south to Market Street, eastward onto filled tidal lands, and westward toward Nob Hill. At this time, most buildings in San Francisco were concentrated downtown, and the outlying portions of the peninsula remained unsettled throughout much of the late nineteenth century.

With the decline of gold production during the mid 1850s, San Francisco's economy diversified to include agriculture, manufacturing, shipping, construction, and banking.⁷ Prospering from these industries, a new elite of merchants, bankers, and industrialists arose to shape the development of the city as the foremost financial, industrial and shipping center of the West.

PRESIDIO HEIGHTS NEIGHBORHOOD HISTORY

One Spruce Street is located within the Presidio Heights neighborhood, an affluent residential district in the western portion of San Francisco roughly bounded by Pacific Avenue on the north, Presidio Avenue on the east, California Street on the south, and Arguello Boulevard on the west.

When the Spanish established the Presidio, the area immediately surrounding the settlement was a vast expanse of sand dunes and chaparral, and it remained relatively unsettled until well after the Gold Rush. In 1846, Pio Pico, the last Mexican governor, granted Rancho Punta de los Lobos to Benito Diaz. Diaz left his lands, which encompassed what is now the Richmond District,

⁶ *Vara* is derived from an antiquated Spanish unit of measurement.

⁷ Rand Richards, *Historic San Francisco. A Concise History and Guide* (San Francisco: Heritage House Publishers, 2001), 77.

unimproved, and except for a few squatters, no one showed any interest in settling this remote part of the city until the 1870s.⁸

In the 1850s, the City annexed the Western Addition, a tract encompassing five hundred blocks between Larkin and Divisadero streets, under the Van Ness Ordinance. This ordinance gave land ownership rights to squatters who had been living in the Western Addition, including what is now Pacific Heights (located just to the east of Presidio Heights). Between the 1850s and the 1870s, Pacific Heights was sparsely developed. With only one graded street into the area, access was difficult until the early 1870s.

Hoping to further facilitate the development of the outer reaches of the city, the Board of Supervisors passed the Clement and Outside Lands Ordinances in 1866 and 1868, respectively. These ordinances provided means to settle land claims and set aside public lands for parks in all unsurveyed “outside lands” within the city’s corporate boundaries, which included the Richmond, Mission, and Potrero districts, among others. An “Official Map of the Outside Lands” was published in 1870, extending the street grid of downtown and the Western Addition into Presidio Heights and the Richmond.⁹

By the turn of the twentieth century, San Francisco’s rectangular street grid had been extended all the way to the ocean. However, transportation issues still hindered the development of the western neighborhoods. Public transportation was provided by Antoine Borel (1840-1915), a Swiss immigrant who was one of the city’s most successful early businessmen, and Adolph Sutro (1830-1898), a banker and real estate magnate who served as the city’s twenty-fourth mayor and owned most of the land west of Twin Peaks. Both of these men built electric railroad lines that extended to this part of the city by 1896.¹⁰ Grading the streets was another important task that had to be completed before the western neighborhoods could become a fully populated residential district. In the late nineteenth century, the responsibility for grading and paving fell on the local landowners. According to a November 1, 1889 article in the *San Francisco Examiner*, Geary and Arguello boulevards were the first streets in the area to be paved. Sewage, water, and electricity soon followed, and by the turn of the century, development clustered around the principal transportation lines along California Street, Geary Boulevard, Arguello Boulevard, and others.¹¹

After the 1906 Earthquake and Fire, most of downtown San Francisco, the South of Market Area, and parts of the Western Addition and the Mission District were in ruins. Many San Franciscans sought refuge in the empty parcels on the city’s western edge. Numerous parcels were subdivided after the disaster, and houses of all shapes and sizes began to appear in Presidio Heights and the Richmond District. Upscale development in Presidio Heights spread westward from Pacific Heights after the earthquake, and due to its proximity to good public transportation along California Street, Presidio Heights was established as an especially fashionable neighborhood (**Figure 11**).¹²

⁸ Christopher VerPlanck, “Social and Architectural History of the Richmond District,” *San Francisco Apartment Magazine* (December 2000).

⁹ Ibid.

¹⁰ Patrick McGrew, *Historic Houses of Presidio Terrace* (San Francisco: Presidio Terrace Association, 1995), 9-10.

¹¹ VerPlanck.

¹² Ibid.



Figure 11. Presidio Heights neighborhood, looking east on Jackson Street from Walnut Street, 1928.
Source: San Francisco Public Library Historical Photograph Collection, #AAB-4185.

The increased popularity of the automobile also helped encourage the development of Presidio Heights and surrounding neighborhoods, such as Laurel Heights, Pacific Heights, Presidio Terrace, and the Richmond District. By the late 1920s, these neighborhoods had been largely built out with single-family homes with automobile garages. According to Sanborn Fire Insurance Company maps, the blocks immediately surrounding One Spruce Street were approximately 75% built-out by 1915, compared to only 10% at the turn of the twentieth century.

From the 1930s on, Presidio Heights was a fashionable area, with high-style modern homes filling vacant lots or replacing earlier houses. As in earlier eras, prominent architects continued to design residences in Presidio Heights; besides One Spruce Street by Campbell & Wong, other mid-century designs in the neighborhood include works by Erich Mendelsohn, Joseph Esherick, William Wurster, and Gardner Dailey.

CONSTRUCTION CHRONOLOGY AND OWNERSHIP HISTORY

The following provides a chronology of construction for the residence at One Spruce Street. Other important dates are included as they relate to the history of the property.

1880s: The property was possibly occupied by Charles Lange, a German-born soldier, his wife Mary, and their seven children. The Lange family lived at an unaddressed residence in the Presidio Barracks (1880 Federal Census). In 1889, Charles Lange lived at “Spruce Grove near Jackson” (City Directory).

Ca. 1893-99: Sanborn Fire Insurance Company maps indicate that the subject property was addressed as 415 Spruce Street and was occupied by a two-story dwelling (**Figures 12-13**). It was the only residence on the block. The parcel was considerably larger than it is today, and a large detached shed was located at the rear of the property.

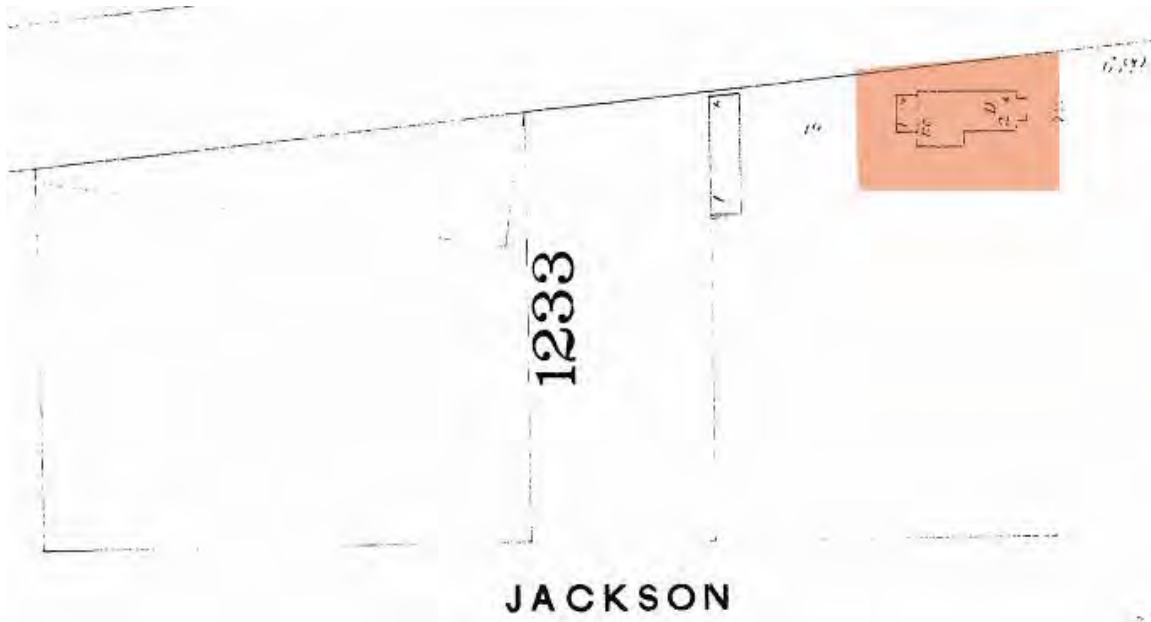


Figure 12. 1893 Sanborn Fire Insurance Company map with the One Spruce Street property shown in red; edited by author.

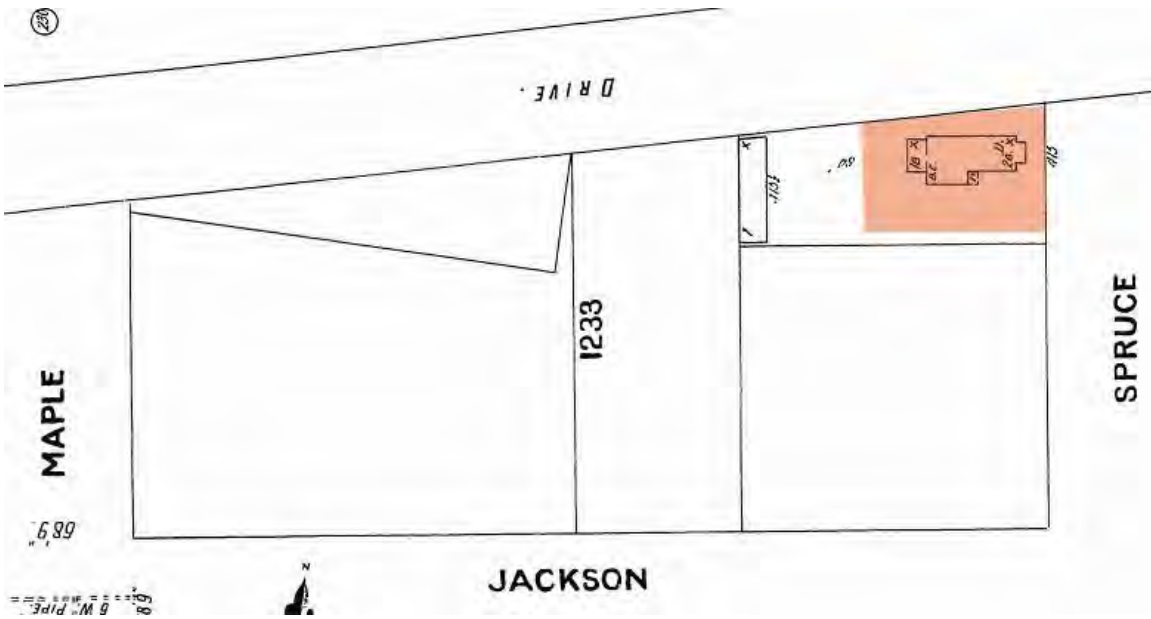


Figure 13. 1899 Sanborn Fire Insurance Company map with the One Spruce Street property shown in red; edited by author.

Ca. 1899-1913: By 1899, the subject property was addressed as One Spruce Street in the City Directory. Four large single-family residences were constructed on the subject block (all extant).

Ca. October 1901-1913: The property was owned and occupied by Mary C. Lange, a widow (San Francisco Block Books, City Directories).

April 1906: Earthquake and fire devastate San Francisco. Much of downtown San Francisco is destroyed, and residential development booms in the western portion of the city, including Presidio Heights.

Ca. 1909-1913: The parcel containing the subject property was subdivided into two smaller parcels. One was for the residence and the other was for automobile garages (**Figure 14**).

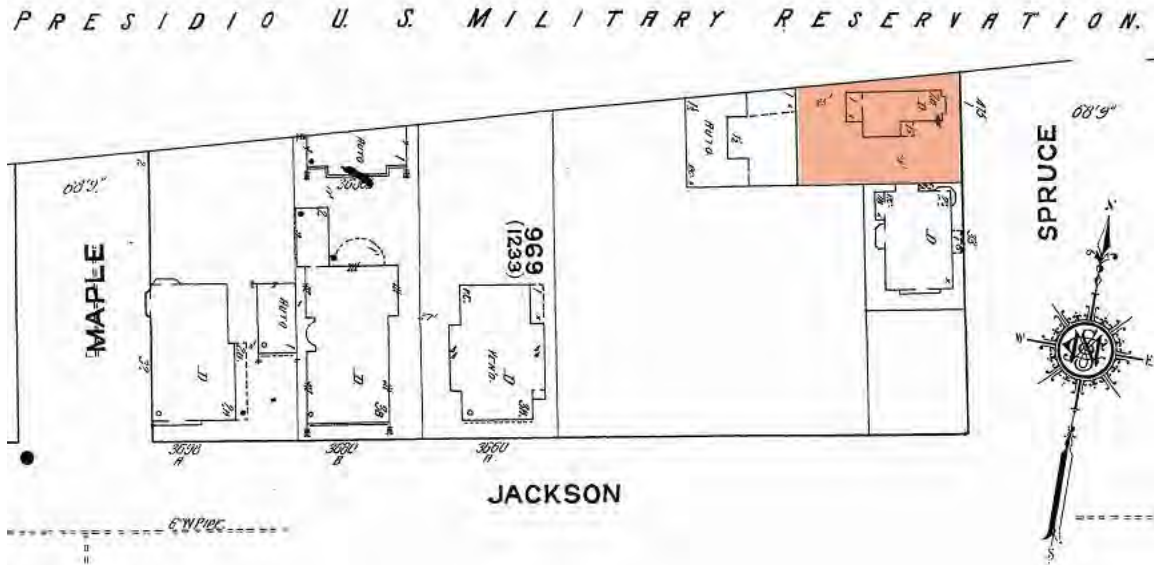


Figure 14. 1913 Sanborn Fire Insurance Company map with the One Spruce Street property shown in red; edited by author.

Ca. 1913-38: The earlier building that existed on the subject property was demolished (**Figure 15**).



Figure 15. Aerial view of the subject block, August 1938. The red arrow identifies a vacant lot at One Spruce Street (present residence not yet constructed).

Source: David Rumsey Historical Map Collection, "99. San Francisco Aerial Views."

1947: Ownership of the subject property was transferred to Frances N. Lilienthal (San Francisco Assessor).

1948: The current residence at One Spruce Street was constructed for Robert P. Lilienthal and family (San Francisco Assessor). For biographical information about Robert P. Lilienthal, please refer to the obituary included in the **Appendix** of this report. The house was designed by architects Campbell & Wong, with landscape architecture by Eckbo, Royston & Williams. It appears for the first time in the 1950 Sanborn Fire Insurance Company map (**Figure 16**).

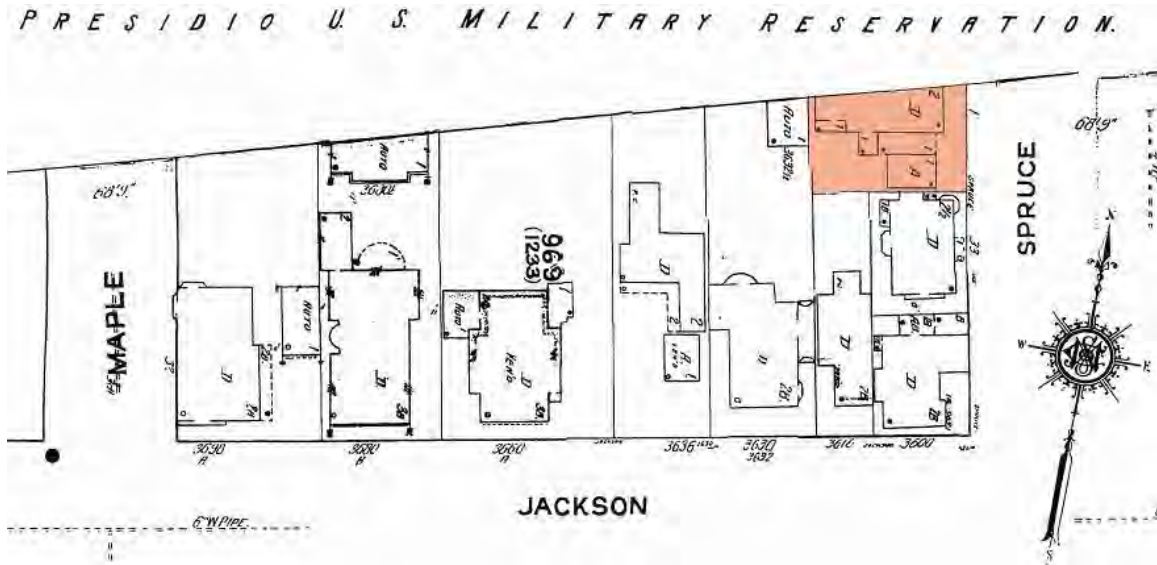


Figure 16. 1950 Sanborn Fire Insurance Company map with One Spruce Street shown in red; edited by author.

1951: Campbell & Wong’s design for the Lilienthal House appeared in *House and Garden* magazine (January 1951) and *Architectural Record* (June 1951) (**Figure 17**). These articles highlight the house’s unique open floor plan, designed with separate zones for the children to allow them to share but not dominate the house. The flexible plan was also intended to accommodate changing uses as the Lilienthal children grew up. The articles also mention the house’s integral landscape designed by Eckbo, Royston & Williams, especially the paved courtyard and the partially-covered entrance walk planted with subtropical plants including fuchsias, sarcococca, jasmine, and agapanthus.¹³

¹³ “Growing Up in Town,” *House and Garden* (January 1951), 57-60; “Livability on a Small, Hilly Lot,” *Architectural Record* 109 (June 1951), 168-171.

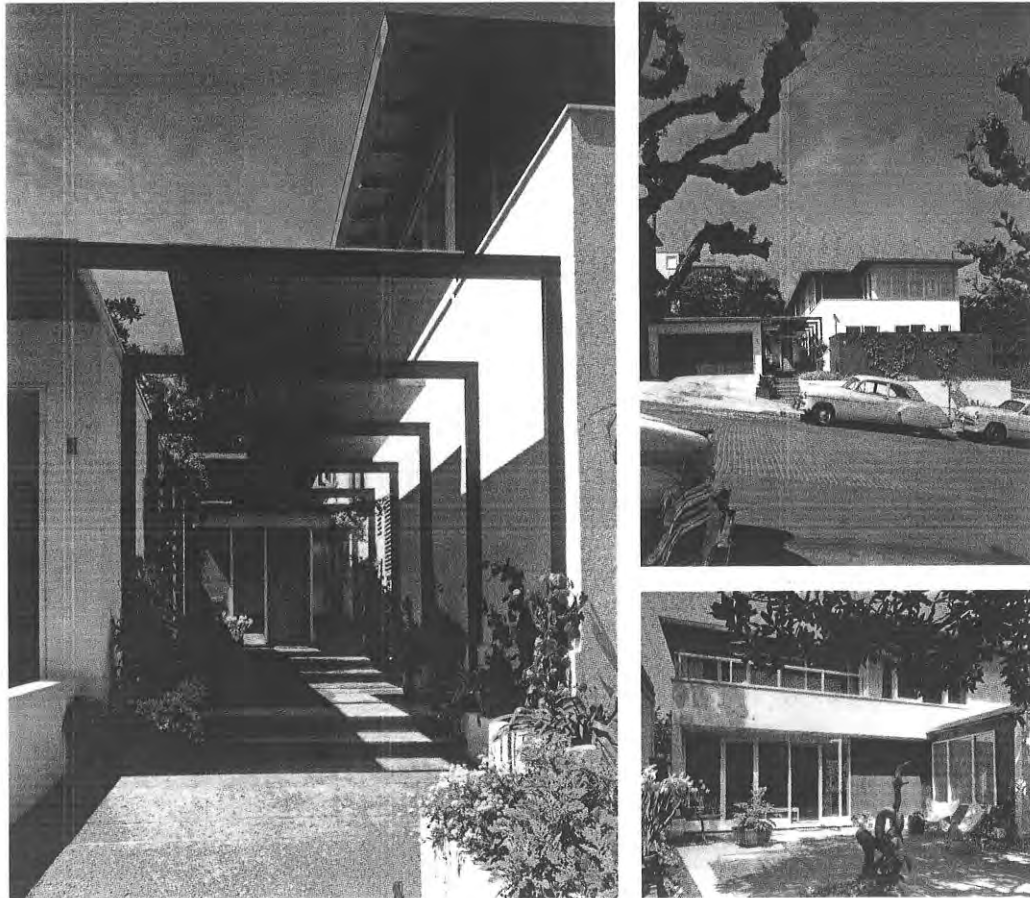


Figure 17. Lilienthal House at One Spruce Street, 1951.

Source: *NorCalMod*, p. 86; photos by Roger Sturtevant, originally published in *Architectural Record* (June 1951).

1978: A building permit was issued to repair dry rot in entrance way for the estimated cost of \$1,000. The owner was listed as Robert Lilienthal and the general contractor was Mattock Construction Co. (Building Permit Application #7807432).

1992: A building permit was issued to remove and replace tar and gravel roof. The owner was listed as Robert Lilienthal and the general contractor was Kelly Roofing of Burlingame (Building Permit Application #9200318).

June 2009: Ownership of the subject property was transferred to Philip and Victoria Raiser.¹⁴

February 2011-Present: One Spruce Street is owned by John Maniscalco. The property remains in use as a single-family residence.

¹⁴ “Developer Lists Presidio Home,” *San Francisco Chronicle* 28 November 2010, J-2.

MODERN STYLE IN SAN FRANCISCO AND THE SECOND BAY REGION TRADITION

The residence at One Spruce Street was designed in the Modern style and features elements associated with the Second Bay Region Tradition. As described in the *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement*:

The evolution of Modern architecture in San Francisco is closely lined to major social, technological, and building transformations, from the near collapse of the construction industry during the Great Depression to the Post-World War II demand for inexpensive, mass-produced and aesthetically pleasing housing. The sparsely detailed Modern architecture of the mid-20th century was a response and reaction to the eclecticism and false historicism of various earlier revivals of historic forms. [...] ¹⁵

Although the terms “Modern” and “Modernism” and the architectural styles associated with the Modern age are widely debated, several themes were identified in the *San Francisco Modern Historic Context Statement* that “inform the development and expression of Modern design in San Francisco.” The themes include rejection of historicism, flexible interior spaces, appeal of the Machine Age, new architectural vocabulary, and indoor/outdoor living. ¹⁶

The Second Bay Region Tradition is a particular style of Modernism developed in the San Francisco Bay Area between 1937 and 1964. ¹⁷ The development of this regional modern style was pioneered by architects such as William Wurster, Gardner Dailey, and Joseph Esherick, and focused on the idea of “California living” through simple silhouettes, large windows, open floor plans, connection of indoor and outdoor spaces through a collaboration of architecture and landscape design, and use of redwood and other local materials. Second Bay Region Tradition residences are primarily found in the hills of Oakland and Marin, in the Peninsula tracts developed by Joseph Eichler, and even as townhouses in San Francisco, namely in the Pacific Heights and Presidio Heights neighborhoods. While the modern design principles of open planning and flexible use played a prominent role in the Second Bay Region Tradition, the style differed from the dramatic, familiar glass-and-steel modernism of Los Angeles and Palm Springs. By the 1960s, Bay Area modernism diverged even further from national trends, with the Second Bay Region Tradition giving way to a more vertical, woodsy regional modernism, such as that found at Sea Ranch.

While the Lilienthal House at One Spruce Street exemplifies many of the mid-century modern design principles used in Second Bay Region Tradition houses—including its simple form, with overhanging eaves and large casement windows; its orientation for indoor-outdoor living, including the partially covered entrance corridor and garden designed by landscape architects Eckbo, Royston & Williams; the use of natural, local building materials such as redwood; its unique open floor plan with separate spaces for the children; and its location in Presidio Heights, where examples of the work of the master designers of this period were built—these characteristics are not exclusive to the Second Bay Region Tradition. Notably, they are also identified with the Mid-Century Modern style, which is described in the *San Francisco Modern Historic Context Statement*:

Midcentury Modern is the most common Modern style built in San Francisco from 1945-1970. [...] Midcentury Modern design elements include cantilevered roofs and overhangs, the use of bright or contrasting colors, projecting eaves, canted windows, projecting boxes that frame the upper stories, stucco siding, spandrel glass, large expanses of windows, flat or shed roof forms, vertical corrugated siding, stacked

¹⁵ Brown, 89.

¹⁶ Ibid, 90-91.

¹⁷ Ibid, 104.

roman brick cladding, and occasionally, vertical wood siding. [...] Many architects who practiced within the Modernist idiom did not fall neatly into the categories of International Style, Streamline Moderne, or Second Bay Tradition. The term Midcentury Modern for the purpose of this context statement is a broad term that is inclusive of Modern architects who designed buildings that emphasized many of the Midcentury Modern design elements.¹⁸ [...]

It should be noted that not all buildings fit neatly into one defined style; there is considerable overlap in the use of materials, character-defining features, and design intent. It may therefore be appropriate to define certain buildings by more than one Modern style.¹⁹

In the previous studies prepared by Page & Turnbull (January 2010) and Carey & Co. (March 2012), One Spruce Street was identified as an example of the Second Bay Region Tradition. Since January 2010, the San Francisco Planning Department's *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement* was issued, and Page & Turnbull conducted additional research on One Spruce Street. Consequently, Page & Turnbull has reconsidered its position regarding the architectural style of One Spruce Street. Based on the information presented above, it is apparent that One Spruce Street embodies characteristics commonly associated with the Second Bay Region Tradition and others associated with the Mid-Century Modern style, and some of its features are shared by both of these Modern styles. Page & Turnbull has therefore attributed the more general term of "Modern style" to One Spruce Street rather than strictly classifying it as a Second Bay Region Tradition design.

CAMPBELL & WONG, ARCHITECTS

Campbell & Wong was a well-known Northern California architecture firm, established in 1946 and active through the late 1960s. The firm was founded in San Francisco by John Carden Campbell (1914-1996) and Worley K. Wong (1912-1985), both of whom received their architectural education in the Bay Area, and was primarily known for its residential designs. Campbell & Wong are widely recognized as solid members of the Bay Area architectural community; the firm is often grouped with William Wurster, Gardner Dailey, Joseph Esherick, Anshen & Allen, John Dinwiddie, Francis Joseph McCarthy, and A. Quincy Jones, among others, as important designers of Northern California's exemplary works of mid-century modern architecture. Several Campbell & Wong projects are derived from their well-known experiments with Quonset huts and A-frame structures. The design of One Spruce Street was produced in the early years of the partnership and is a clear expression of mid-century modern design principles. A few notable commissions by Campbell & Wong include Felton Cabin at Fallen Leaf Lake (1947); A-Frame Leisure House (1950); the Hamilton Wolf House in Oakland (1953); the Clinite House in San Mateo (ca.1955); the Sawyer House in Piedmont (1963); the Wilmarth Residence in Colusa (1964); and Merrill College at the University of California, Santa Cruz (1969). Campbell & Wong also designed Case Study House #27 (1963, not built), one of the last in the famous Case Study House program sponsored by *Arts and Architecture* magazine. Their designs were published in a number of contemporary magazines, including *Architectural Record*, *Progressive Architecture*, *Interiors*, *Sunset*, and *House and Garden*.

¹⁸ Ibid, 115-116.

¹⁹ Ibid, 120, 160.

ECKBO, ROYSTON & WILLIAMS, LANDSCAPE ARCHITECTS

The California-based landscape architecture firm Eckbo, Royston & Williams was established in 1945 by Garrett N. Eckbo, Robert N. Royston, and Edward A. Williams. Eckbo and Williams were brothers-in-law, and the two formed a partnership in Los Angeles that operated from 1940 until 1945. Royston became the third partner in 1945. According to Carey & Co.'s "Historic Resource Evaluation Report for One Spruce Street," "Eckbo, Royston & Williams' firm began designing landscapes in the San Francisco Bay Area and soon the firm expanded to begin working in southern California. Within five years the firm became a leading landscape architecture firm in the country. The firm designed hundreds of residential, church, commercial, educational and office landscapes."²⁰ Eckbo, Royston & Williams designed the garden for One Spruce Street in 1948. Other contemporary landscape and planning projects in northern California include the roof garden of the Fairmont Hotel in San Francisco (1946) and residences for the following clients: Marshall Hale in Hillsborough (1947), Joseph Allen Stein in Mill Valley (1947), C.I. Stafford in Los Altos (1948), Mrs. Frederick Faust in Berkeley (1949), Walter Von Der Lieth in Marin County (1949), A.M. MacDermott in Larkspur (1949), L.L. Olds in San Rafael (1949), and Jack Wilsy in San Rafael (1949).²¹

The partnership was amicably dissolved in 1958. Eckbo and Williams took on a new partner, landscape architect Francis Dean, to form Eckbo, Dean & Williams which lasted until 1964. Royston joined landscape architect Asa Hanamoto, and their partnership ultimately developed into Royston, Hanamoto, Alley & Abey (RHAA) in 1979. RHAA is still in existence and has offices in San Francisco and Mill Valley.²²

²⁰ Carey & Co., 7.

²¹ "Project Index for the Garrett Eckbo Collection," *Environmental Design Archives, University of California, Berkeley*, document accessed 10 April 2012 from: <http://www.ced.berkeley.edu/cedarchives/pindex/eckbo.xls>.

²² *Pacific Coast Architecture Database*, web site accessed 10 April 2012 from: <https://digital.lib.washington.edu/architect/>.

V. EVALUATION

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria.

- *Criterion 1 (Events)*: Resources that are 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.
- *Criterion 2 (Persons)*: Resources that are associated with the lives of persons important to local, California, or national history.
- *Criterion 3 (Architecture)*: Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- *Criterion 4 (Information Potential)*: Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.
- Resources eligible for the National Register are automatically listed in the California Register of Historical Resources.²³

Criterion 1 (Event)

One Spruce Street does not appear to be individually eligible for listing in the California Register under Criterion 1 (Event) for its association 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 property does convey contextual significance as a single-family residence associated with the development of Presidio Heights, but it is not among the oldest homes in the neighborhood, nor does it appear to have been influential in the development of the neighborhood. Rather, it was constructed relatively late in the neighborhood's history, more than 40 years after the building boom that resulted from the 1906 Earthquake and Fire. One Spruce Street is not individually significant within this historic context, and it therefore does not appear to be individually eligible for listing under Criterion 1.

Criterion 2 (Person)

In the previous studies prepared by Page & Turnbull (January 2010) and Carey & Co. (March 2012), One Spruce Street appeared ineligible for listing in the California Register under Criterion 2 (Person)

²³ California Office of Historic Preservation, *Technical Assistant Series No. 7, How to Nominate a Resource to the California Register of Historic Resources* (Sacramento, CA: California Office of State Publishing, 4 September 2001) 11.

because it lacked association with any significant people. Since January 2010, Page & Turnbull has conducted additional research that reverses the earlier finding.

One Spruce Street appears to be individually eligible for listing in the California Register under Criterion 2 (Person) for its association with Robert P. Lilienthal, who commissioned the residence at One Spruce Street in 1948 and lived there until his death in 1998. Lilienthal made his greatest contributions to the City of San Francisco and to the Presidio Heights neighborhood during his productive 50-year residence at One Spruce Street. As a prominent community activist in San Francisco, he was influential in major city planning issues and served on the boards of numerous local and regional organizations concerned with planning and community development. He served as a leader in Presidio Heights as the founding member of several neighborhood associations, and was instrumental in the preservation of the Presidio of San Francisco as a national park. In 1963, he was honored by the San Francisco Planning and Urban Research Association (SPUR) for “his longtime efforts toward improving the city and the lives of its residents.”²⁴ Please refer to the obituary of Robert P. Lilienthal included in the **Appendix** for additional biographical information.

In conclusion, research indicates that Robert Lilienthal figured prominently in the City of San Francisco’s development, and that his longtime residence, One Spruce Street, qualifies for listing in the California Register under Criterion 2.

Criterion 3 (Architecture)

One Spruce Street appears to be individually eligible for listing in the California Register under Criterion 3 (Architecture) as a building that embodies the distinctive characteristics of a type and period of construction. One Spruce Street is a high-quality example of an architect-designed Modern residence in San Francisco. Although past evaluations have identified the subject property as an example of the Second Bay Region Tradition, a particular branch of Modernism that developed in the San Francisco Bay Area between 1937 and 1964, it is Page & Turnbull’s opinion that One Spruce Street cannot be classified absolutely under this specific stylistic subset. Rather, it embodies the principles of mid-twentieth-century design that can be found in “a wide spectrum of styles [that] are included under the umbrella term of ‘Modernism.’”²⁵ Please refer to the discussion of “Modern Style in San Francisco and the Second Bay Region Tradition” in **Section IV** for additional information.

One Spruce Street embodies characteristics commonly associated with the Second Bay Region Tradition and others associated with the Mid-Century Modern style, and some of its features are shared by both of these Modern styles. This argument, therefore, attributes a Modern aesthetic to One Spruce Street rather than strictly classifying it as a Second Bay Region Tradition design. The effectiveness of the subject property’s Modern design is substantiated by its publication in two national design magazines: the Lilienthal House was featured in *House and Garden* in January 1951 and *Architectural Record* in June 1951 for the unusual programming of the interior space and its integration of indoor and outdoor spaces that is central to the original design intent.

Features that contribute to the significance of One Spruce Street as an example of the Modern style include its massing, materials, and programming. The garden that was designed in conjunction with the residence is also an important feature of the property and was designed by the renowned landscape architecture firm of Eckbo, Royston & Williams. The garden of One Spruce Street is typical of the firm’s residential work.

²⁴ “Obituary: Robert Philip Lilienthal.” *San Francisco Chronicle* (10 February 1998): A-22.

²⁵ Brown, 88.

One Spruce Street also appears to be significant under Criterion 3 (Architecture) as the work of master architects Campbell & Wong. Both John Carden Campbell and Worley Wong are individually identified as master architects in the *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement*. Wong's projects in San Francisco that are listed in the *San Francisco Modern Historic Context Statement* are limited to those designed by Campbell & Wong, suggesting that his most significant work was produced during this partnership (1946-68).²⁶ One Spruce Street is one of Campbell & Wong's earliest known commissions. It is a clear expression of mid-century modern design principles and was published in two prominent design magazines in 1951. Furthermore, the design represents the firm's contributions to the field of California Modernism in the mid-twentieth century.

Criterion 4 (Information Potential)

The analysis of One Spruce Street for eligibility under Criterion 4 (Information Potential) is beyond the scope of this report.

INTEGRITY

In order to qualify for listing in local, state, or national historical registers, a property must possess significance under one of the aforementioned criteria and have historic integrity. The process of determining integrity is similar for both the California Register and the National Register. The same seven variables or aspects that define integrity—location, design, setting, materials, workmanship, feeling, and association—are used to evaluate a resource's eligibility for listing in the California Register and the National Register. According to *National Register Bulletin No. 15: How to Apply the National Register Criteria for Evaluation*, these seven characteristics are defined as follows:

- Location is the place where the historic property was constructed.
- Design is the combination of elements that create the form, plans, space, structure and style of the property.
- Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building/s.
- Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history.
- Feeling is the property's expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.

One Spruce Street has never been moved from its location in Presidio Heights, and thus retains its integrity of location and setting in a residential neighborhood. The building's major character-defining features—its form, massing, recessed entrance, one-story garage, and indoor-outdoor relationships—are intact. It continues to convey its original design intent, architectural style, and

²⁶ Ibid, 251.

original finishes, and therefore retains integrity of design, materials, and workmanship. The building retains integrity of association with its original use as a single-family residence, and retains its integrity of feeling as a Modern residence. Overall, One Spruce Street retains a high degree of integrity.

CHARACTER-DEFINING FEATURES

For a property to be eligible for national or state designation under one of the significance criteria, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. To be eligible, a property must clearly contain enough of those characteristics, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials. The character-defining features of One Spruce Street include:

- One- and two-story stepped massing from south to north;
- Recessed and partially-covered entrance;
- Open floor plans designed with separate zones for children and adults;
- Flat roofs;
- Integration of indoor and outdoor spaces;
- Garden that was designed in conjunction with the residence, specifically its location, form, and materials;
- Stucco cladding; and
- Wood-frame windows and exterior doors, many of which are in groups of three or more.

VI. CONTEXT & RELATIONSHIP

One Spruce Street is located on the west side of Spruce Street between Pacific Avenue and Jackson Street, immediately south of the Presidio of San Francisco. This area, known as Presidio Heights, was historically an upper-class residential neighborhood. Unlike Pacific Heights, another early upper-class residential neighborhood in San Francisco, Presidio Heights does not contain large apartment buildings and retains its predominantly single-family residential character.

Presidio Heights is characterized by two- and three-story single-family residences, most of which were constructed between 1906 and 1925. A variety of period revival building styles, including French Eclectic, Tudor Revival, Mediterranean Revival, and Mission Revival, are represented in the area. Presidio Heights is not listed as a local historic district, nor has it been formally surveyed; however, many buildings in the vicinity of One Spruce Street were included in the 1976 Citywide Architectural Survey, and several buildings were included in the Junior League's 1968 *Here Today* survey.

A number of buildings in the immediate area were designed by well-known architects and represent the residential work of important San Francisco architects. The 3500 block of Jackson Street includes the Roos House, an English Tudor Revival home designed by Bernard Maybeck in 1909 and 1926. The 3300 block of Pacific Avenue includes buildings designed by Julia Morgan, Albert Farr, and a building remodeled by Clark & Beuttler. The 3700 block of Washington Street includes residences designed by Erich Mendelsohn and Joseph Esherick, and 3965 Washington Street was designed by Gardner Dailey. Other architecturally significant buildings in the surrounding area include the Temple Emanu-El at Arguello Boulevard and Lake Street (1926) and the residences of Presidio Terrace, built by a number of prominent San Francisco architects including Lewis Hobart, Bakewell & Brown, Bliss & Faville, Julia Morgan, MacDonald & Applegarth, and Pissis & Moore (ca. 1905-1929).

VII. PROJECT-SPECIFIC IMPACTS

This section analyzes the project-specific impacts of the proposed project at One Spruce Street on the environment, as required by the California Environmental Quality Act (CEQA).

CALIFORNIA ENVIRONMENT QUALITY ACT (CEQA)

The California Environment Quality Act (CEQA) is state legislation (Pub. Res. Code §21000 et seq.), which provides for the development and maintenance of a high quality environment for the present-day and future through the identification of significant environmental effects.²⁷ CEQA applies to “projects” proposed to be undertaken or requiring approval from state or local government agencies. “Projects” are defined as “...activities which have the potential to have a physical impact on the environment and may include the enactment of zoning ordinances, the issuance of conditional use permits and the approval of tentative subdivision maps.”²⁸ Historical and cultural resources are considered to be part of the environment. In general, the lead agency must complete the environmental review process as required by CEQA. In the case of the proposed project at One Spruce Street, the City of San Francisco will act as the lead agency.

According to CEQA, a “project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.”²⁹ Substantial adverse change is defined as: “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.”³⁰ The significance of an historical resource is materially impaired when a project “demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance” and that justify or account for its inclusion in, or eligibility for inclusion in, the California Register.³¹ Thus, a project may cause a substantial change in an historical resource but still not have a significant adverse effect on the environment as defined by CEQA as long as the impact of the change on the historical resource is determined to be less-than-significant, negligible, neutral or even beneficial.

A building may qualify as an historical resource if it falls within at least one of four categories listed in CEQA Guidelines Section 15064.5(a), which are defined as:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

²⁷ State of California, *California Environmental Quality Act*, web site accessed 31 August 2007 from: http://ceres.ca.gov/topic/env_law/ceqa/summary.html.

²⁸ Ibid.

²⁹ CEQA Guidelines subsection 15064.5(b).

³⁰ CEQA Guidelines subsection 15064.5(b)(1).

³¹ CEQA Guidelines subsection 15064.5(b)(2).

3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).
4. The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Pub. Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Pub. Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Pub. Resources Code sections 5020.1(j) or 5024.1.³²

Based on the analysis in **Section V**, One Spruce Street is significant for its association with Robert P. Lilienthal, as a building that embodies the distinctive characteristics of a type and period of construction, and as the work of master architects Campbell & Wong. Additionally, it retains a high degree of architectural integrity. One Spruce Street therefore appears to meet the criteria for listing in the California Register of Historical Resources. As such, the building falls within Category 3 and therefore appears to qualify as an historical resource under CEQA.³³

CITY AND COUNTY OF SAN FRANCISCO PLANNING DEPARTMENT CEQA REVIEW PROCEDURES FOR HISTORIC RESOURCES

As a certified local government and the lead agency in CEQA determinations, the City and County of San Francisco has instituted guidelines for initiating CEQA review of historical resources. The San Francisco Planning Department's "CEQA Review Procedures for Historical Resources" incorporates the State's CEQA Guidelines into the City's existing regulatory framework.³⁴ To facilitate the review process, the Planning Department has established the following categories to establish the baseline significance of historic properties based on their inclusion within cultural resource surveys and/or historic districts:

- **Category A – Historical Resources is divided into two sub-categories:**
 - **Category A.1 – Resources listed on or formally determined to be eligible for the California Register.** These properties will be evaluated as historical resources for purposes of CEQA. Only the removal of the property's status as listed in or determined to be eligible for listing in the California Register of Historic Resources by the California Historic Resources Commission will preclude evaluation of the property as an historical resource under CEQA.
 - **Category A.2 – Adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register.** These properties will

³² Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.

³³ According to CEQA Guidelines Section 15064.5(a), Category 3: "Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources."

³⁴ San Francisco Planning Department, *San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources* (October 8, 2004).

be evaluated as historical resources for purposes of CEQA. Only a preponderance of the evidence demonstrating that the resource is not historically or culturally significant will preclude evaluation of the property as an historical resource. In the case of Category A.2 resources included in an adopted survey or local register, generally the “preponderance of the evidence” must consist of evidence that the appropriate decision-maker has determined that the resource should no longer be included in the adopted survey or register. Where there is substantiated and uncontroverted evidence of an error in professional judgment, of a clear mistake or that the property has been destroyed, this may also be considered a “preponderance of the evidence that the property is not an historical resource.”

- **Category B - Properties Requiring Further Consultation and Review.** Properties that do not meet the criteria for listing in Categories A.1 or A.2, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for the purposes of CEQA.
- **Category C - Properties Determined Not To Be Historical Resources or Properties For Which The City Has No Information indicating that the Property is an Historical Resource.** Properties that have been affirmatively determined not to be historical resources, properties less than 50 years of age, and properties for which the City has no information.³⁵

One Spruce Street has been categorized by the San Francisco Planning Department as **Category B - Properties Requiring Further Consultation and Review.** It falls into this category because it has not been previously included in any adopted local registers or surveys, and it is more than 50 years old and proposed for major alteration. Category B properties such as One Spruce Street which are not yet listed but are found historically significant through professional analysis will be treated by the Planning Department as historical resources during the environmental review process. The research, analysis, and findings presented in this report should be sufficient for the Planning Department to consider One Spruce Street to be an historical resource under CEQA. Furthermore, the Planning Department should be consulted about the possibility of changing One Spruce Street’s CEQA classification to A.2 in light of these findings.

PROPOSED PROJECT DESCRIPTION

The scope of the proposed project for One Spruce Street is based on architectural drawings prepared by John Maniscalco Architecture dated 20 February 2012 and includes:

- Construction of a two-story addition over the one-story garage;
- Increasing the livable area of the residence from 2,848 sq. ft. to 4,781 sq. ft.;
- Reducing the size of the garden by approximately one third to accommodate new construction, and limiting garden access to a rear bedroom;
- Reducing the depth of the recessed entry by half and removing garden access from Spruce Street;
- Demolition of all interior walls in the extant two-story portion of the residence;
- Removal of all wood-frame windows and doors;
- Removal of extant stucco siding to be replaced with color-integral cement plaster;

³⁵ San Francisco Planning Department, “San Francisco Preservation Bulletin No. 16 – CEQA and Historical Resources” (May 5, 2004) 3-4.

- Introduction of new exterior materials, including wood and metal decorative screens and glass guardrails; and
- Removal of extant flat roofs to be replaced by a flat living roof (over the extant two-story portion) and a flat built-up roof (over the proposed three-story portion).

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

The *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Secretary's Standards)* provide guidance for working with historic properties. The *Secretary's Standards* are used by Federal agencies and local government bodies across the country (including the San Francisco Historic Preservation Commission) to evaluate proposed rehabilitative work on historic properties. The *Secretary's Standards* are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. Compliance with the *Secretary's Standards* does not determine whether a project would cause a substantial adverse change in the significance of an historic resource. Rather, projects that comply with the *Secretary's Standards* benefit from a regulatory presumption under CEQA that they would have a less-than-significant adverse impact on an historic resource. Projects that do not comply with the *Secretary's Standards* may or may not cause a substantial adverse change in the significance of an historic resource.

The *Secretary's Standards* offers four sets of standards to guide the treatment of historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. The four distinct treatments are defined as follows:

Preservation: The *Standards for Preservation* “require retention of the greatest amount of historic fabric, along with the building’s historic form, features, and detailing as they have evolved over time.”

Rehabilitation: The *Standards for Rehabilitation* “acknowledge the need to alter or add to a historic building to meet continuing new uses while retaining the building’s historic character.”

Restoration: The *Standards for Restoration* “allow for the depiction of a building at a particular time in its history by preserving materials from the period of significance and removing materials from other periods.”

Reconstruction: The *Standards for Reconstruction* “establish a limited framework for re-creating a vanished or non-surviving building with new materials, primarily for interpretive purposes.”³⁶

Typically, one set of standards is chosen for a project based on the project scope. In this case, the proposed project scope includes the rehabilitation of One Spruce Street to meet the evolving use of the building while retaining its character-defining features. Therefore, the *Standards for Rehabilitation* will be applied.

³⁶ Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* (Washington, D.C.: U.S. Department of the Interior, 1995), 2.

Standards for Rehabilitation

The following analysis applies each of the *Standards for Rehabilitation* to the proposed project at One Spruce Street. This analysis is based upon design documents dated 20 February 2012, prepared by John Maniscalco Architecture and included as an attachment to this report (**See Appendix**).

Rehabilitation Standard 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

One Spruce Street has been consistently used as a single-family residence since its construction in 1948. The proposed project will retain the property's residential use.

As designed, the proposed project will be in compliance with Rehabilitation Standard 1.

Rehabilitation Standard 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.*

As designed, the proposed project will radically alter the historic character of One Spruce Street. Not only will the project remove distinctive exterior materials, it will fundamentally transform the features, spaces, and spatial relationships that characterize the property. The present massing of the building reads, from south to north, as low to high: a one-story garage; a deep, partially-covered entry corridor; and a two-story volume containing living space on the first floor and bedrooms above. The proposed project reverses the overall massing of the property to read as high to low: a three-story volume is located near the south property line, a covered entry that is half the depth of the present entry corridor, and a two-story volume retained in the approximate location of the present two-story volume. The proposed project will increase the bulk, height, and occupied floor area of the residence, and the modest scale of the original design will be lost. The proposed project will also obscure the original design intent of master architects Campbell & Wong, which is an essential component of the building's significance.

Approximately one third of the original garden designed by Eckbo, Royston & Williams will be removed and replaced with new construction. As originally designed, the garden is accessible from two directions: from the living room and from the main entry on Spruce Street. The proposed project will restrict garden access to a bedroom at the rear of the house, limiting the integration of indoor and outdoor spaces that is central to the original design intent and diminishing the historic character of the property.

Though interior alterations are outside the purview of the San Francisco Planning Department, it is important to note that the proposed project will demolish all interior walls in the two-story portion of the residence. This will result in the loss of the separate zones for children and adults that was the concept for the original floor plan and is a character-defining feature of One Spruce Street.

As designed, the proposed project will not be in compliance with Rehabilitation Standard 2.

Rehabilitation Standard 3: *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.*

The proposed project will not create a false sense of history nor will it add conjectural features to the exterior of the building.

As designed, the proposed project will be in compliance with Rehabilitation Standard 3.

Rehabilitation Standard 4: *Changes to a property that have acquired significance in their own right will be retained and preserved.*

One Spruce Street does not feature alterations which have acquired significance in their own right. Alterations to the building to date include repairs to the entryway in 1978 and re-roofing in 1992. These alterations are not considered historically significant.

As designed, the proposed project will be in compliance with Rehabilitation Standard 4.

Rehabilitation Standard 5: *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed project will not preserve the distinctive materials, features, finishes, and construction techniques that characterize One Spruce Street. All stucco cladding and wood-frame windows and doors will be replaced. The existing flat roofs will be removed and replaced with a flat living roof (over the extant two-story portion) and a flat built-up roof (over the proposed three-story portion).

As designed, the proposed project will not be in compliance with Rehabilitation Standard 5.

Rehabilitation Standard 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The proposed project includes new construction and does not entail the repair of deteriorated historic features. All exterior cladding, windows, doors, and roofs will be removed and replaced.

As designed, the proposed project will not be in compliance with Rehabilitation Standard 6.

Rehabilitation Standard 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

The proposed project does not entail the cleaning or repair of historic materials. Chemical or physical treatments are not included in the scope of work.

As designed, the proposed project will be in compliance with Rehabilitation Standard 7.

Rehabilitation Standard 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.*

The proposed project does not include any excavation work, and no archeological resources are expected to be encountered. If any archeological material should be encountered during this project, construction will be halted and proper mitigation undertaken.

As designed, the proposed project will be in compliance with Rehabilitation Standard 8.

Rehabilitation Standard 9: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.*

The proposed project entails a new addition and exterior alterations that will destroy the historic materials, features, and spatial relationships that characterize One Spruce Street. A new two-story addition will be constructed over the one-story garage and main entrance, and the floor-to-ceiling height at the second floor of the extant two-story portion will be increased by 1'-8". Additionally, all exterior cladding, windows, doors, and roofs will be removed and replaced, and some new materials will be introduced. The original design of the residence will be effectively transformed. Because none of the original materials except for the framing of the exterior walls will remain, the new work will not be differentiated from the old, nor will it be compatible with the historic materials, features, size, scale, proportion, or massing of One Spruce Street.

As designed, the proposed project will not be in compliance with Rehabilitation Standard 9.

Rehabilitation Standard 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

As described under Rehabilitation Standard 9 above, the scope of new construction for the proposed project is extensive. All exterior cladding, windows, doors, and roofs will be removed, and this is tantamount to demolition as defined in Section 317 of the San Francisco Planning Code. New construction will substantially increase the size, scale, and massing of the residence. At the first floor, new construction will replace approximately one third of the garden. Because of the size and extent of the new addition and related new construction, the project is not easily reversible: removal of the work in the future will impair the essential form and integrity of the property.

As designed, the proposed project will not be in compliance with Rehabilitation Standard 10.

ANALYSIS OF PROJECT-SPECIFIC IMPACTS UNDER CEQA

The following provides an analysis of the project-specific impacts of the proposed project for One Spruce Street upon a qualified historical resource. As discussed above, substantial adverse change is defined by CEQA as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired."³⁷ The significance of an historical resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance" and that justify or account for its inclusion in, or eligibility for inclusion in, the California Register.³⁸

³⁷ CEQA Guidelines subsection 15064.5(b)(1).

³⁸ CEQA Guidelines subsection 15064.5(b)(2).

Determining the Level of Significance

For each potential environmental impact identified, a statement of the level of significance of the impact is provided. Impacts are assessed as one of the following categories:

- The term “no impact” is used when the historical resource being discussed would not or may not be affected by the proposed project. It means no change from existing conditions. This impact level does not need mitigation.
- A “less-than-significant impact” would or may cause a minor, but acceptable change in the physical environment. This impact level does not require mitigation, even if feasible, under CEQA.
- A “significant impact” would or may have a substantial adverse effect on the physical environment, but could be reduced to a less-than-significant level with mitigation. Impacts may also be considered “potentially significant” if the analysis cannot definitively conclude that an impact would occur as a result of the implementation of the proposed project. Under CEQA, mitigation measures must be provided, where feasible, to reduce the magnitude of significant or potentially significant impacts.

Project-Specific Impacts

Impact 1.0—The proposed project entails the extensive removal of distinctive materials and alterations to character-defining features such that the property would no longer retain sufficient integrity to convey its historic significance.

As the above analysis demonstrates, as currently designed, the proposed project for One Spruce Street does not comply with the *Secretary of the Interior’s Standards for Rehabilitation* (specifically Standards 2, 5, 6, 9, and 10). The location and size of the proposed two-story addition would disrupt and reverse the current massing scheme. All extant cladding, windows, and doors would be removed and replaced with new materials, which is tantamount to demolition as defined in Section 317 of the San Francisco Planning Code. The garden, an integral feature, would be reduced in size and access would be limited to one rear bedroom. Though interior alterations are not within the purview of the San Francisco Planning Department, it is important to note that the demolition of interior walls in the extant two-story portion would result in the reprogramming of all interior spaces that were originally zoned to separate children and adults. In summary, the proposed project would materially alter in an adverse manner those physical characteristics of the historic resource that convey its historical significance as an excellent example of the Modern style design by the architecture firm of Campbell & Wong and that justify its eligibility for inclusion in the California Register.

ANALYSIS OF CUMULATIVE IMPACTS UNDER CEQA

CEQA defines cumulative impacts as follows:

“Cumulative impacts” refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from

individually minor but collectively significant projects taking place over a period of time.³⁹

The most common cumulative impact relative to historical resources is systematic demolition or alteration of historic resources in a neighborhood, or systematic removal of a certain type of building or resource. One Spruce Street is not located in a potential historic district and is not immediately adjacent to any known historical resources. It is not known whether other identified historical resources in the area are under threat of significant alteration or demolition. However, other future nearby projects and project areas would be evaluated in environmental clearance documents, and if significant impacts on historical resources were found in those documents, mitigation measures would be required to be identified. In addition, any nearby historical resources that might contribute to significant cumulative impacts may also be protected by other historic preservation policies. Under these circumstances, there is little potential for systematic adverse cumulative effects on historic resources in San Francisco's Presidio Heights neighborhood. Therefore, the proposed project at One Spruce Street does not appear to have any cumulative impacts as defined by CEQA.

SUGGESTED MITIGATION

Redesign the Proposed Project

Mitigation of significant adverse impacts may lessen or eliminate the physical impact that the project would have on the historical resource. This is often accomplished through redesign of a project to eliminate objectionable or damaging aspects of the project. According to Section 15126.4 (b) (1) of the CEQA Guidelines: "Where maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, the project's impact on the historical resource will generally be considered mitigated below a level of significance and thus is not significant." In the case of One Spruce Street, design changes that improve the project's compliance with the *Secretary of the Interior's Standards for Rehabilitation* may reduce the impacts of the proposed project to a less-than-significant level under CEQA.

HABS-Level Recordation

As the analysis above sets forth, the proposed project will cause a substantial adverse change in the environment. In these cases, mitigation must be considered under CEQA. Historic resource mitigations are typically developed on a case-by-case basis, providing the opportunity to tailor them to the characteristics and the significance of the resource and the impacts to it. Common mitigation measures for demolition or major alterations that are tantamount to demolition (as defined in Section 317 of the San Francisco Planning Code) consist of documentation of the resource, typically to the standards of the Historic American Buildings Survey (HABS), preparation of a salvage plan for significant features and materials, or making a commemorative plaque. While in some instances documentation and interpretation will reduce the level of adverse impacts, they often do not alter the loss to community character and collective history, and thus cannot mitigate demolition or major alteration to a less-than-significant level. Section 15126.4(b)(2) of the CEQA Guidelines is clear in this regard: "In some circumstances, documentation of an historical resource, by way of historic narrative, photographs or architectural drawings, as mitigation for the effects of demolition of the resource will not mitigate the effects to a point where clearly no significant effect on the environment would occur."

³⁹ CEQA Guidelines, Article 20, subsection 15355.

It is recommended that the project sponsors document the affected historical resource and its setting. Generally, this documentation shall be in accordance with Historic American Building Survey (HABS) Level II, which includes:

1. Drawings: select existing drawings, where available; should be photographed with large-format negatives or photographically reproduced on Mylar.
2. Photographs: photographs with large-format negatives of exterior and interior views, or historic views, where available.
3. Written data: history and description in narrative or outline format.

HABS material standards regarding reproducibility, durability, and size shall be met.

A more effective way to mitigate the impact to the environment would be to document the buildings using HABS-level procedures and also fund an exhibition of the photographs and an accompanying report at an institution like the San Francisco Public Library (6th floor History Room) and the California State Library. In addition, copies of the photographs and report should be presented to repositories such as those listed above, which are invested in archiving the history of San Francisco. This mitigation would create a collection of materials that would be available to the public and inform future research. Implementation of this mitigation measure would assist in reducing the project-specific impacts, but not to a less-than-significant level.

VIII. CONCLUSION

Constructed in 1948, One Spruce Street appears to be individually eligible for listing in the California Register under Criterion 2 (Person) for its association with Robert P. Lilienthal and Criterion 3 (Architecture) as an excellent example of a mid-century Modern residence designed by master architects John Carden Campbell and Worley K. Wong. Additionally, it retains a high degree of architectural integrity. One Spruce Street is therefore considered an historical resource for the purposes of review under CEQA, and the proposed project is subject to review by the San Francisco Planning Department.

As the above analysis demonstrates, the proposed project does not appear to comply with the *Secretary of the Interior's Standards for Rehabilitation*. The proposed project would materially alter in an adverse manner those physical characteristics of the historic resource that convey its historical significance as an excellent example of the Modern style design by the architecture firm of Campbell & Wong and that justify its eligibility for inclusion in the California Register. Because the proposed project does not appear to comply with the *Standards*, it would cause a significant adverse impact under CEQA. Mitigation measures or project alternatives should therefore be considered in order to reduce the environmental effects of the proposed project.

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State of California. *California Environmental Quality Act*. Web site accessed 31 August 2007 from: http://ceres.ca.gov/topic/env_law/ceqa/summary.html.

X. APPENDICES

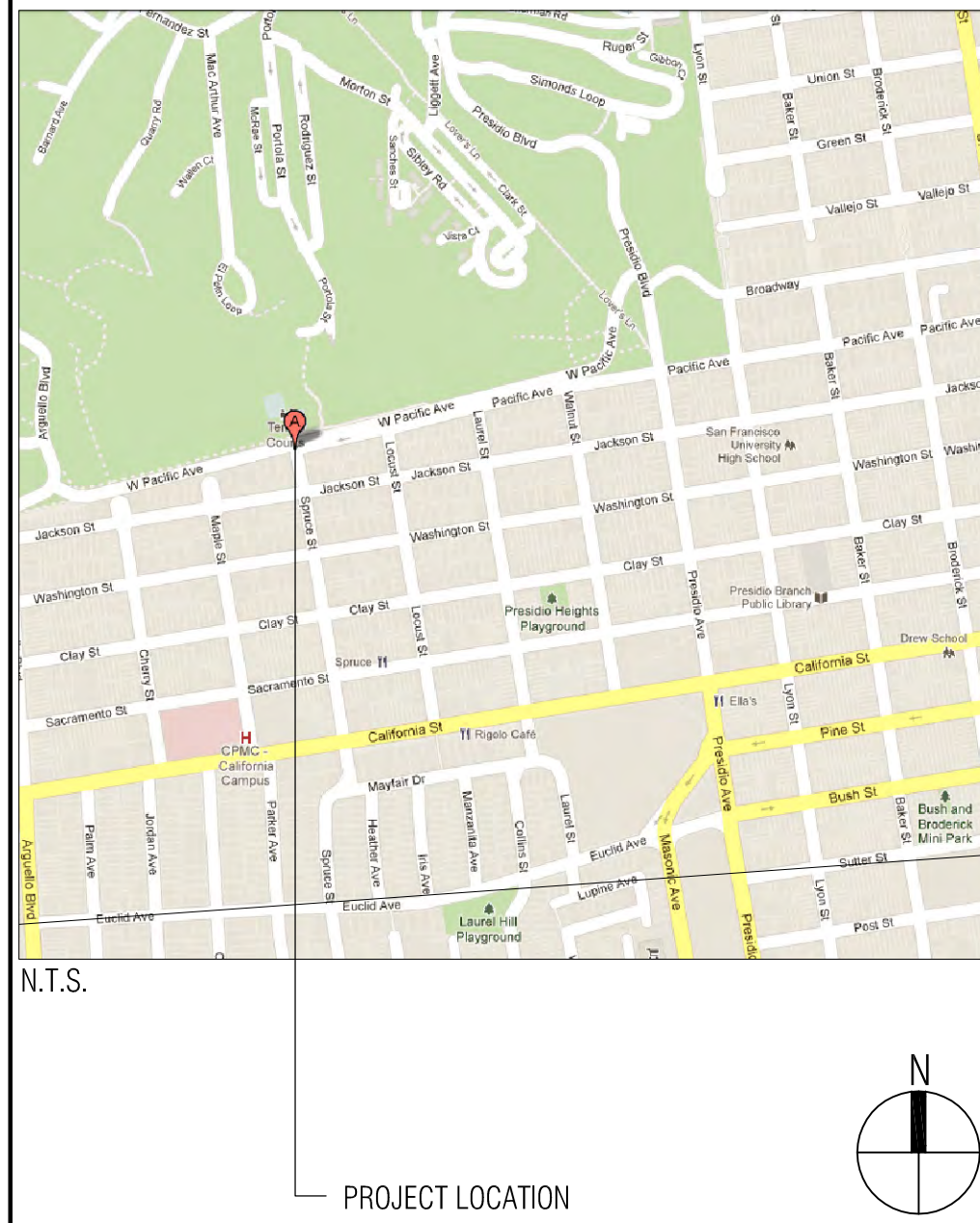
A. ARCHITECTURAL DRAWINGS OF PROPOSED PROJECT

Please refer to the attached drawing set by John Maniscalco Architecture dated 20 February 2012 for architectural drawings of the proposed project for One Spruce Street.

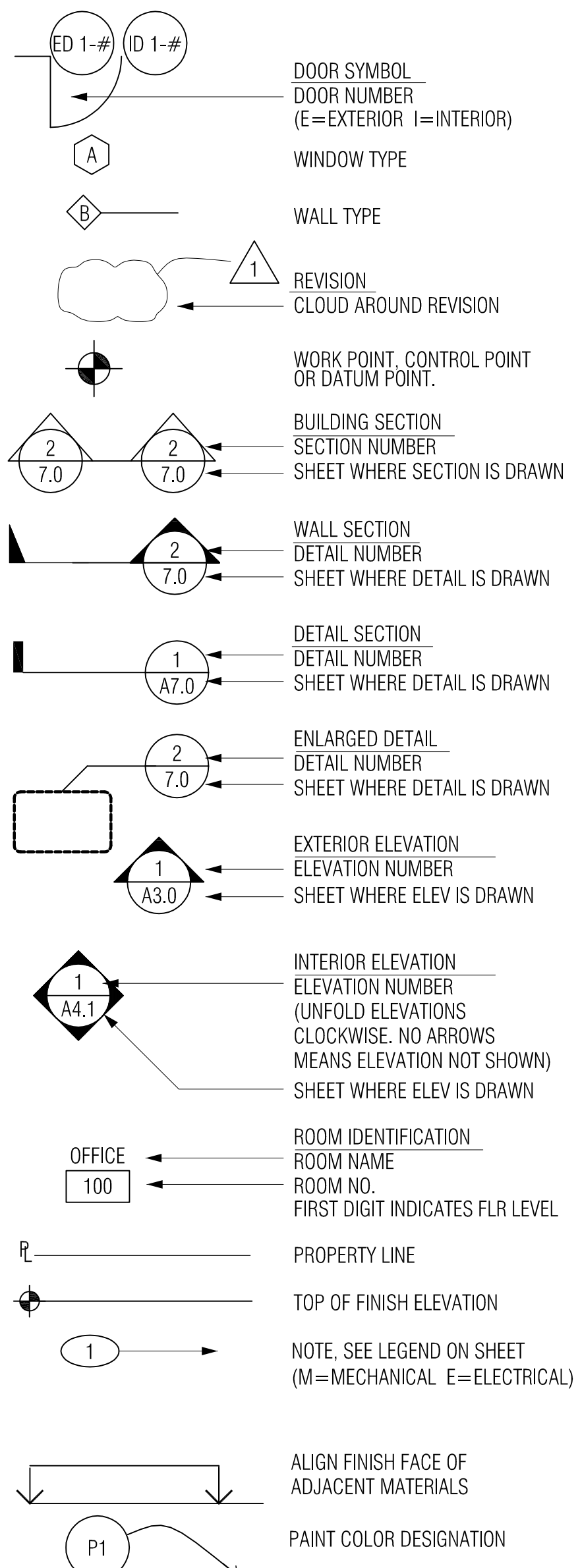
GENERAL NOTES

- CONTRACTOR SHALL PROVIDE ALL MATERIALS AND WORKMANSHIP FOR ALL CONSTRUCTION REQUIRED HEREIN AND SHALL BE IN ACCORDANCE WITH THE:
 - 2010 CALIFORNIA BUILDING CODE & S.F. AMENDMENTS
 - 2010 CALIFORNIA ELECTRICAL CODE & S.F. AMENDMENTS
 - 2010 CALIFORNIA ENERGY CODE & S.F. AMENDMENTS
 - 2010 CALIFORNIA MECHANICAL CODE & S.F. AMENDMENTS
 - 2010 CALIFORNIA PLUMBING CODE & S.F. AMENDMENTS
- 2010 NFPA 72 (FIRE ALARMS)
- 2010 NFPA 13/13R (SPRINKLERS)
- 2010 S.F. HOUSING CODE
- SAN FRANCISCO PLANNING CODE
- COORDINATE ALL WORK WITH STRUCTURAL DRAWINGS
- IN THE EVENT THE CONTRACTOR ENCOUNTERS ON THE SITE MATERIAL REASONABLY BELIEVED TO BE ASBESTOS, POLYCHLORINATED BIPHENYL (PCB) OR ANY OTHER HAZARDOUS MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS OR PREVIOUSLY IDENTIFIED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE ARCHITECT IN WRITING.
- MANUFACTURER'S DESIGNATIONS ARE NOTES TO INDICATE PATTERN, COLOR AND PERFORMANCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND, IN THE EVENT OF DISCREPANCY, REPORTING SUCH DISCREPANCY TO THE ARCHITECT, BEFORE COMMENCING WORK.
- CONTRACTOR SHALL NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL ALWAYS GOVERN. CONTRACTOR REQUIRING DIMENSIONS NOT NOTED, SHALL CONTACT THE ARCHITECT FOR SUCH INFORMATION PRIOR TO PROCEEDING WITH THE WORK RELATED TO THOSE DIMENSIONS.
- ALL PLAN DIMENSIONS INDICATED ARE TO COLUMN CENTERLINE, TO FACE OF CONCRETE, TO FINISHED FACE OF GYP. BD., OR TO FACE OF MASONRY U.O.N.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS AND/OR OTHER SUPPORTS FOR ALL FIXTURES, EQUIPMENT CASEWORK, FURNISHINGS AND ALL OTHER ITEMS REQUIRING SAME.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED FOR PROPER INSTALLATION OF MATERIAL AND EQUIPMENT.
- CONTRACTOR SHALL TAKE SUITABLE MEASURES TO PREVENT INTERACTION BETWEEN DISSIMILAR METALS.
- "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- "TYPICAL" OR "TYP." MEANS FOR ALL SIMILAR CONDITIONS, U.O.N.
- DETAILS ARE USUALLY KEYED ONLY ONCE (ON PLANS OR ELEVATIONS WHEN THEY FIRST OCCUR) AND ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.
- CONSTRUCTION AREA MUST BE BROOM CLEANED DAILY AND ALL MATERIALS SHALL BE STACKED OR PILED IN AN ORDERLY FASHION OUT OF TRAFFIC PATTERNS.
- AT COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE ALL MARKS, STAINS, FINGERPRINTS, DUST, DIRT, SPATTERED PAINT, AND BLEMISHES RESULTING FROM THE VARIOUS OPERATIONS THROUGHOUT THE PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGED AREAS THAT OCCUR DURING CONSTRUCTION THAT ARE WITHIN THE SCOPE OF WORK OR OUTSIDE SCOPE OF WORK, THAT ARE CAUSED BY HIM/HER OR SUBCONTRACTORS.
- WHERE ADJOINING DOORS HAVE DISSIMILAR FLOORING, MAKE CHANGE UNDER CENTERLINE OF DOOR, U.O.N.
- ALL PIPE, CONDUIT AND DUCT PENETRATIONS THROUGH FLOORS AND FIRE-RATED WALL AND CEILING SHALL BE SEALED WITH FIREPROOFING PLASTER OR FIRESTOPPING TO FULL DEPTH OF SLAB OR THICKNESS OF WALL/CEILING.
- ENTERING INTO AN AGREEMENT WITH THE OWNER INDICATES THAT THE CONTRACTOR(S) HAS VISITED THE SITE, FAMILIARIZED HIM/HERSELF WITH THE EXISTING CONDITIONS, AND REVIEWED SAME WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL SUB-CONTRACTORS, INCLUDING THOSE UNDER SEPARATE CONTRACT WITH THE OWNER.
- CONTRACTOR SHALL SUBMIT CONFIRMATION WITH DELIVERY DATES ON ORDERS OF MATERIALS AND EQUIPMENT OF ANY LONG LEAD TIME ORDER ITEMS.
- A 6'-8" MINIMUM HEADROOM SHALL BE PROVIDED AT ALL STAIRS.
- CONTRACTOR SHALL PROTECT ALL EXCAVATION AND CONSTRUCTION FROM RAIN OR WATER DAMAGE.
- COMMON ABBREVIATIONS:
 - (E) = EXISTING, (N) = NEW,
 - (P.A.) = PREVIOUSLY APPROVED
 - GWB = GYP. BD. = GYPSUM WALLBOARD,
 - MTL = METAL, S.S. = STAINLESS STEEL,
 - GSM = GALVANIZED SHEET METAL
 - GM = GALVANIZED METAL
 - SSD = SEE STRUCTURAL DRAWINGS,
 - AFF = ABOVE FINISHED FLOOR,
 - BUR = BUILT-UP ROOFING

VICINITY MAP



LEGEND



PROJECT DIRECTORY

OWNER: JOHN MANISCALCO AND MARY TESLUK
 1 SPRUCE STREET
 SAN FRANCISCO, CA 94118

ARCHITECT: JOHN MANISCALCO ARCHITECTURE
 JOHN MANISCALCO, A.I.A. - PRINCIPAL
 442 GROVE STREET
 SAN FRANCISCO, CA 94102
 T. 415.864.9900 F. 415.864.0830

PROJECT DATA

ADDRESS:	1 SPRUCE STREET SAN FRANCISCO, CA	SETBACKS:	EXISTING	PROPOSED
BLOCK:	0969	REAR:	3'-10 1/2"	NO CHANGE
LOT:	001	FRONT:	10'-9 1/2"	NO CHANGE
ZONING:	RH-1	NORTH:	VARIES	NO CHANGE
HEIGHT LIMIT:	40-X (35')	SOUTH:	1"	NO CHANGE
CONSTR. TYPE:	TYPE V-B	BUILDING HEIGHT:	EXISTING	PROPOSED
OCCUPANCY:	R-3	T.O. MAIN DWELLING ROOF:	22'-8"	34'-6"
LOT SIZE:	4,347 SF	NO. OF STORIES:	2	3

BUILDING AREA:				
(E) FIRST LEVEL	1,590 SF	(+400 SF) GARAGE		
(E) SECOND LEVEL	1,258 SF			
TOTAL (E) AREA:	2,848 SF	(+400 SF) GARAGE		
(N) FIRST LEVEL	1,973 SF	(+400 SF) GARAGE	DELTA	
(N) SECOND LEVEL	1,979 SF			+ 383 SF
(N) THIRD LEVEL	829 SF			+ 721 SF
TOTAL (N) AREA:	4,781 SF	(+400 SF) GARAGE		+ 829 SF
				+ 1,933 SF

PROJECT DESCRIPTION

RENOVATION TO (E) DWELLING AT 1 SPRUCE STREET, SAN FRANCISCO, CA, TO INCLUDE:

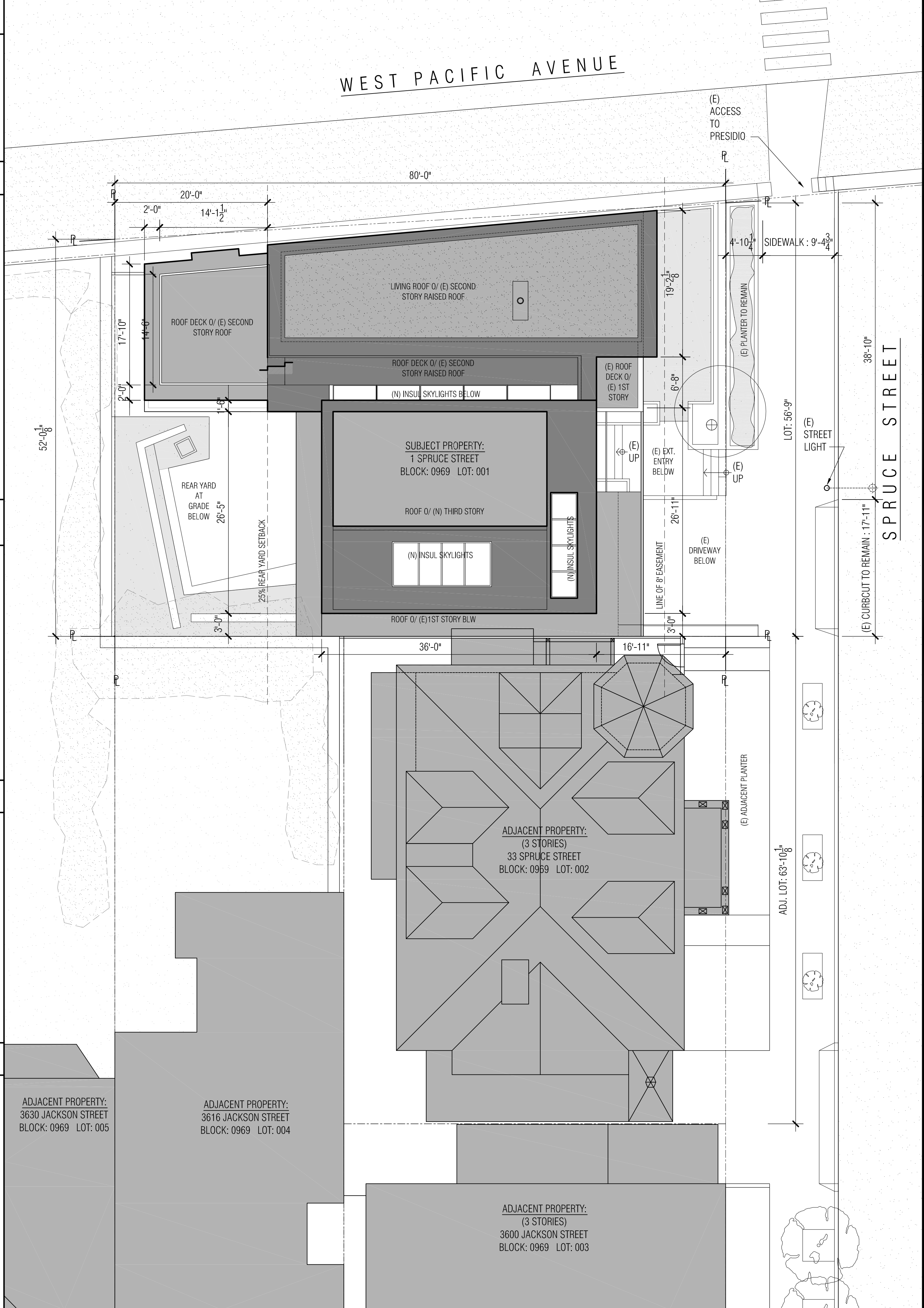
- COMPLETE INTERIOR REMODEL ALL FLOORS WITH HORIZONTAL AND VERTICAL ADDITIONS:
- GARAGE - TO BE RENOVATED
- 1ST - 3 BEDROOMS, 3 BATHS, AND PLAYROOM
- 2ND - KITCHEN, LIVING, DINING, DEN, BATHROOM AND OFFICE
- 3RD - NEW FAMILY ROOM AND BATH

CODE NOTES

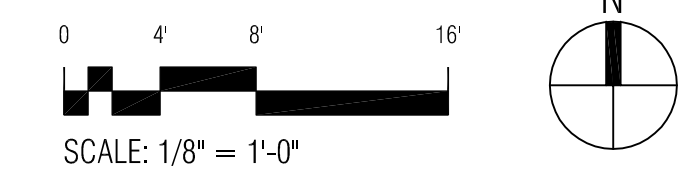
- PER SFBC 907.2.10.1.2, PROVIDE SMOKE DETECTORS ON EVERY FLOOR AND IN EVERY SLEEPING ROOM AND HALLWAY OUTSIDE OF SLEEPING ROOMS
- PER SFBC TABLE 602, PROVIDE ONE HOUR RATED STRUCTURE EVERYWHERE WITHIN 5 FEET OF AND PARALLEL TO THE PROPERTY LINE.
- PER SFBC 406.1.4, PROVIDE GWB ASSEMBLIES BETWEEN PRIVATE GARAGE AND HABITABLE ROOMS (MIN. 1/2" GWB BETWEEN THE DWELLING & ITS ATTIC AREA. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPERATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8" TYPE "X" GWB OR EQ).
- PROVIDE MIN. 1 EMERGENCY ESCAPE & RESCUE WINDOW PER SFBC 1026 AT ALL SLEEPING ROOMS.

INDEX OF DRAWINGS

ARCHITECTURAL	
A1.0	DRAWING INDEX, PROJECT DATA, VICINITY MAP, GENERAL NOTES, PLOT PLAN
A2.1	EXISTING FIRST FLOOR PLAN
A2.2	PROPOSED FIRST FLOOR PLAN
A2.3	EXISTING SECOND FLOOR PLAN
A2.4	PROPOSED SECOND FLOOR PLAN
A2.5	EXISTING ROOF PLAN
A2.6	PROPOSED THIRD FLOOR PLAN
A2.7	PROPOSED ROOF PLAN
A3.0	EXISTING AND PROPOSED SPRUCE STREET ELEVATIONS
A3.1	EXISTING AND PROPOSED EXTERIOR ELEVATIONS
A3.2	EXISTING AND PROPOSED EXTERIOR ELEVATIONS
A3.3	EXISTING AND PROPOSED EXTERIOR ELEVATIONS
A3.4	EXISTING AND PROPOSED EXTERIOR ELEVATIONS
A3.5	EXISTING AND PROPOSED BUILDING SECTIONS
A3.6	EXISTING AND PROPOSED BUILDING SECTIONS



1 PLOT PLAN
 1/8" = 1'-0"



JOHN MANISCALCO
 ARCHITECTURE

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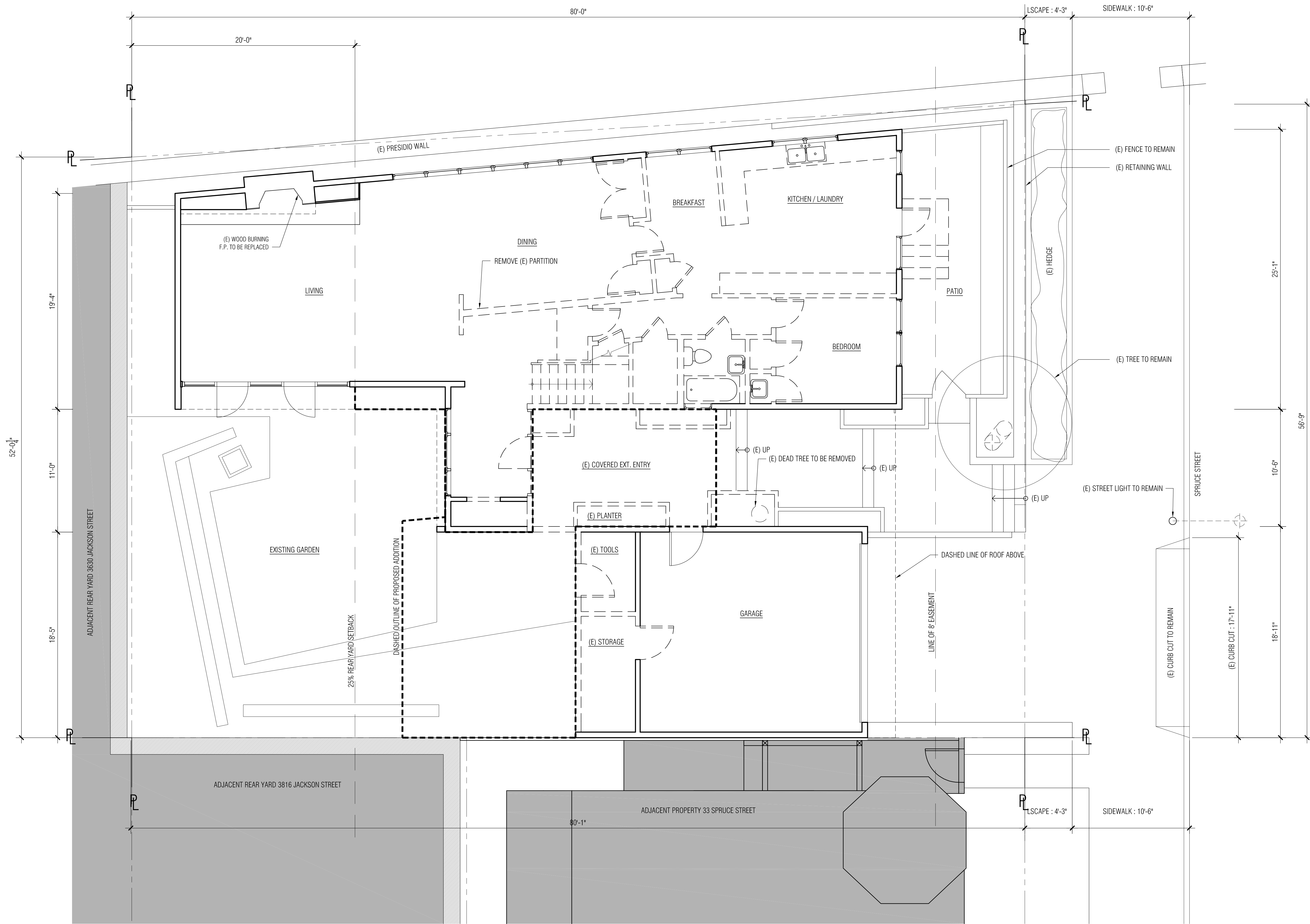


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DRAWING INDEX,
 PROJECT DATA,
 GENERAL NOTES,
 PLOT PLAN

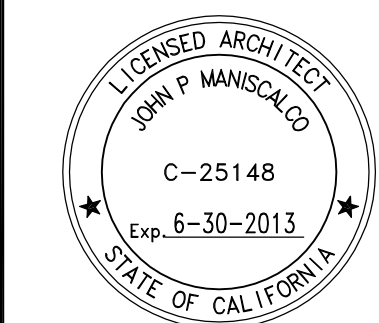
A1.0

1 SPRUCE STREET
 SAN FRANCISCO, CA. 94118



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442 GROVE STREET
SAN FRANCISCO, CA 94102
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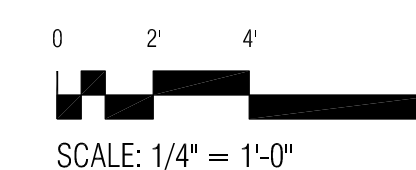


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EXISTING
FIRST LEVEL
FLOOR PLAN

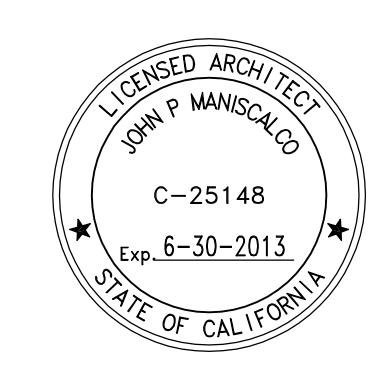
A2.1

1 EXISTING PLAN - LEVEL 1
1/4" = 1'-0"



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 ARCHITECTURE

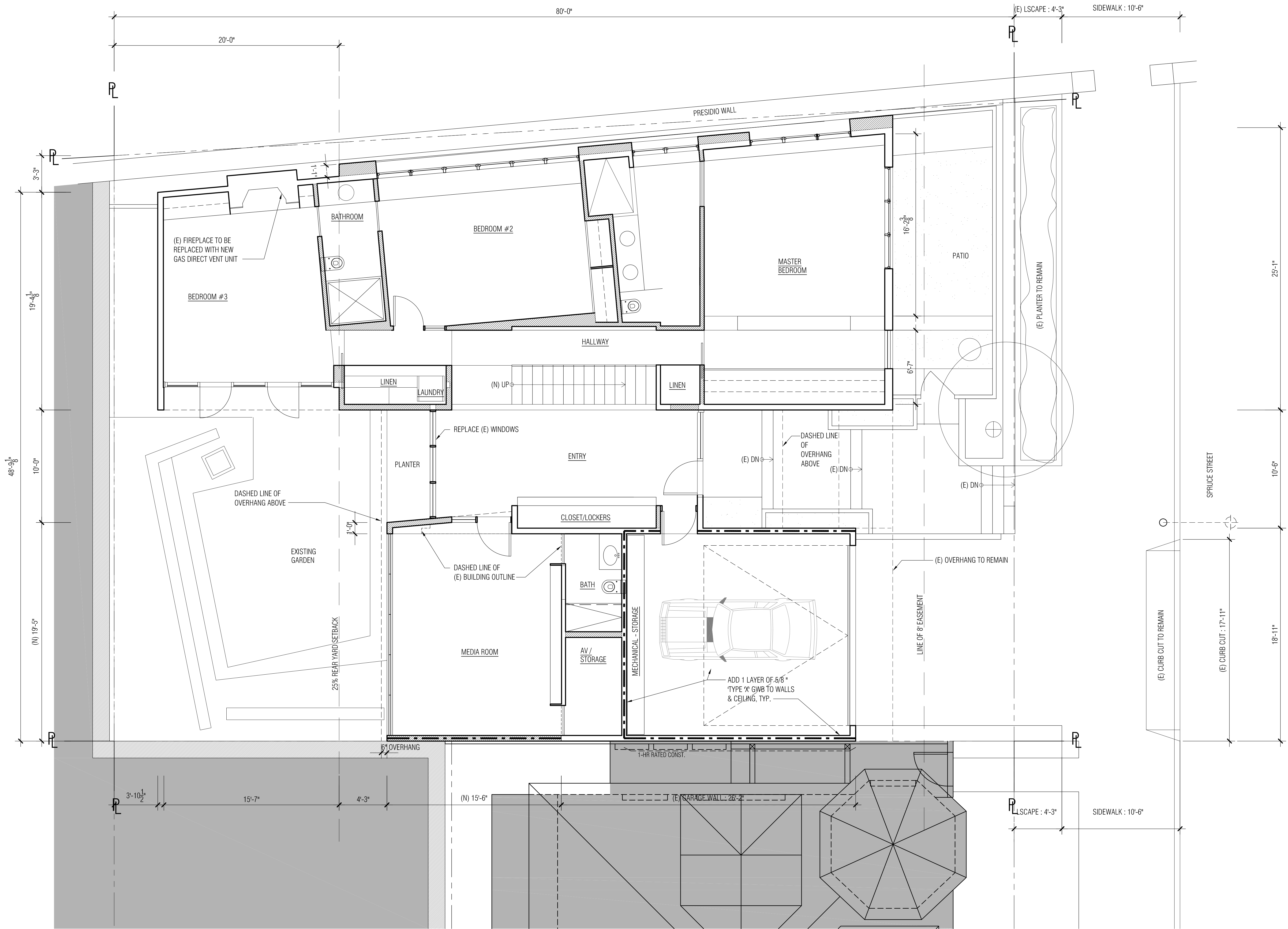
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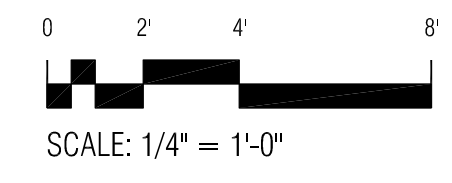
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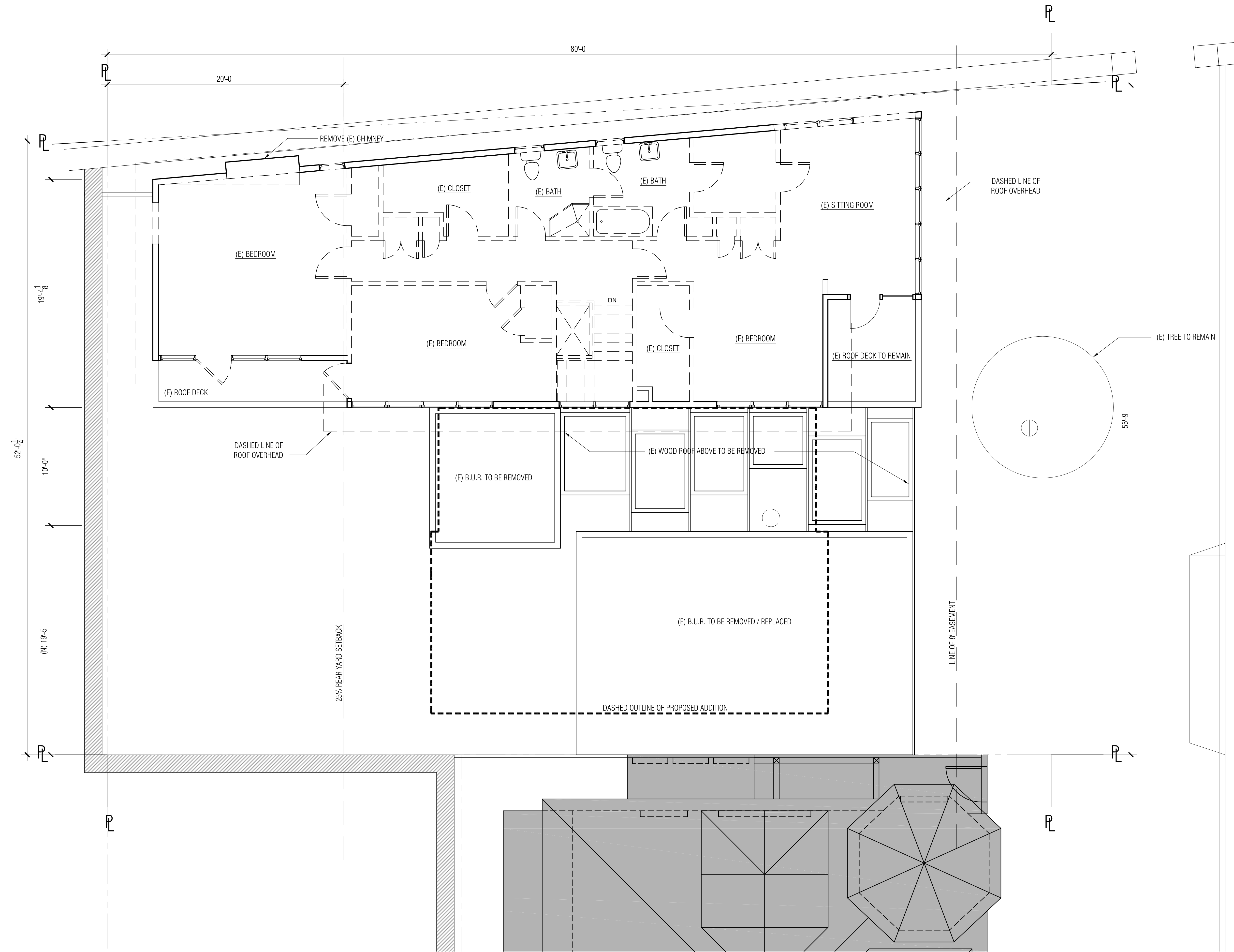
PROPOSED
 FIRST LEVEL
 FLOOR PLAN

A2.2

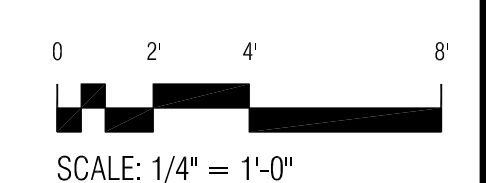


1 PROPOSED PLAN - LEVEL 1
 1/4" = 1'-0"





1 EXISTING PLAN - LEVEL 2
 1/4" = 1'-0"



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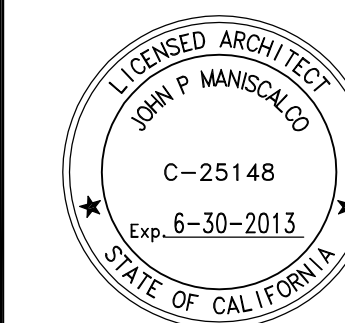


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EXISTING
 SECOND LEVEL
 FLOOR PLAN

JOHN MANISCALCO
ARCHITECTURE

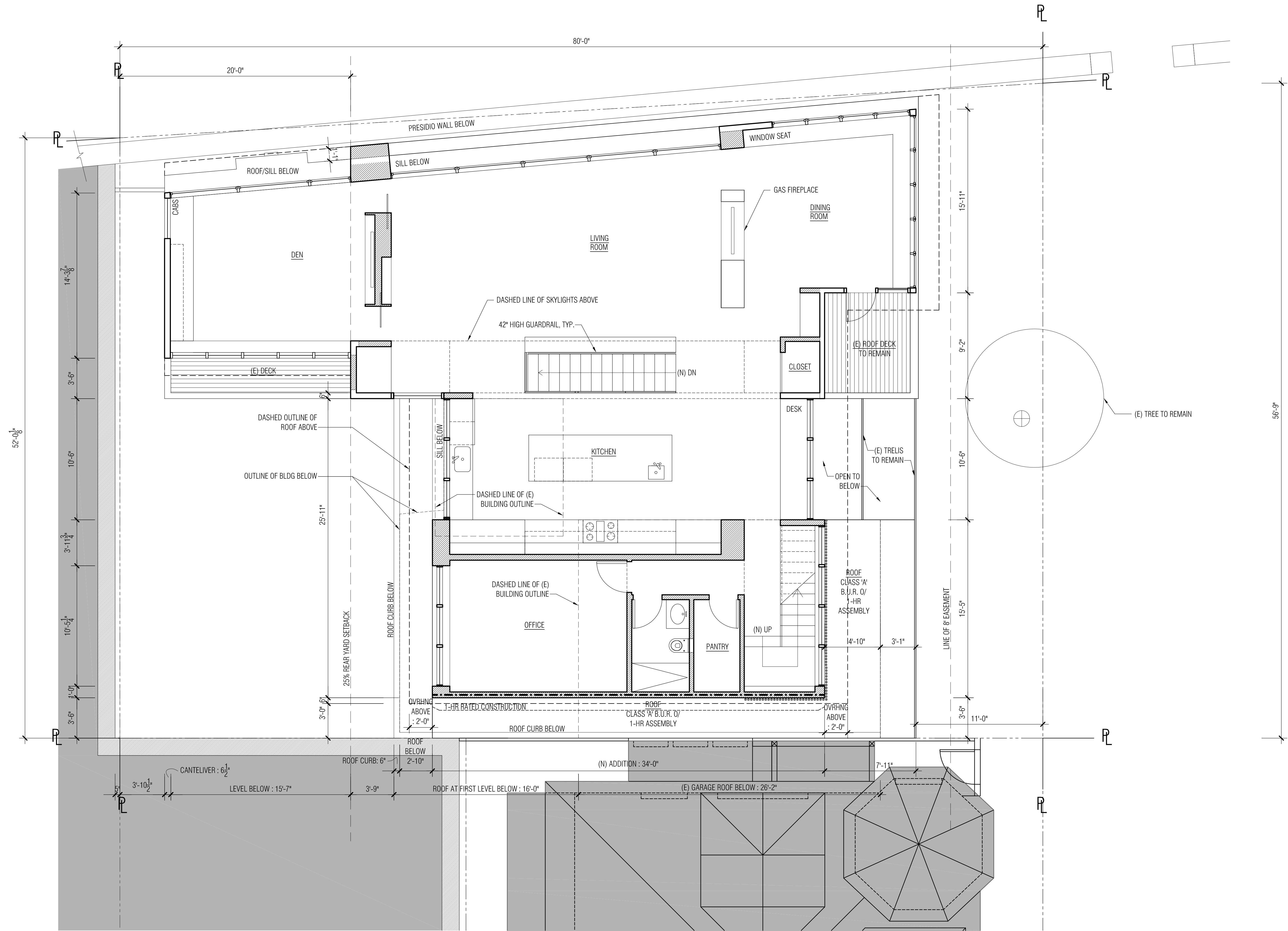
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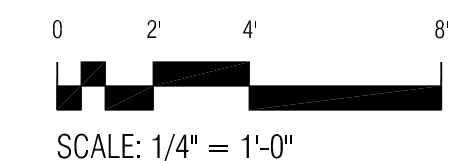
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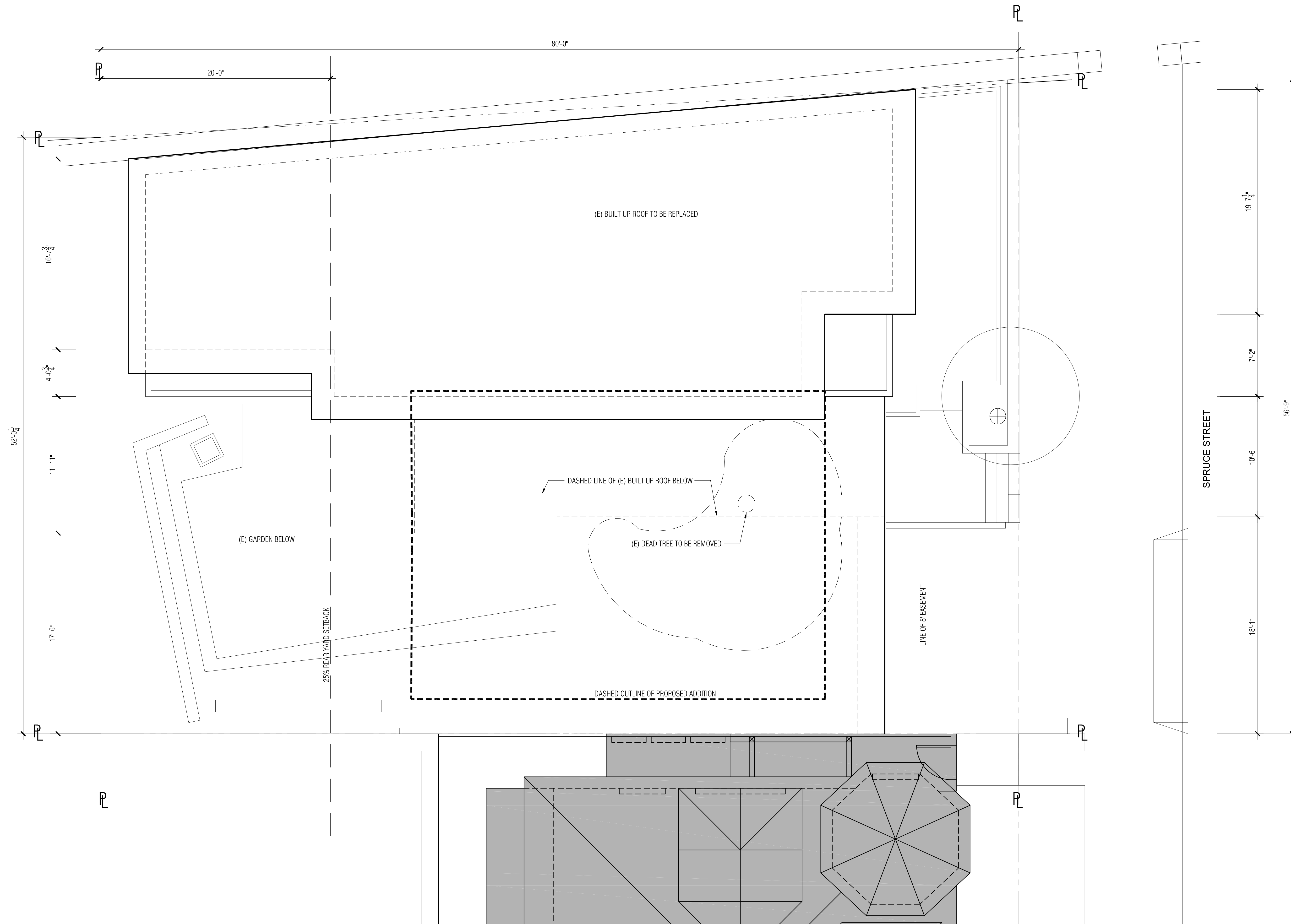
PROPOSED
SECOND LEVEL
FLOOR PLAN

A2.4

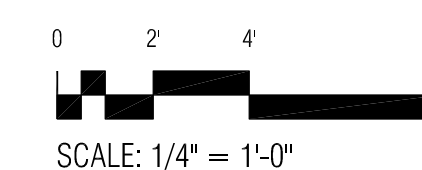


1 PROPOSED PLAN - LEVEL 2
1/4" = 1'-0"



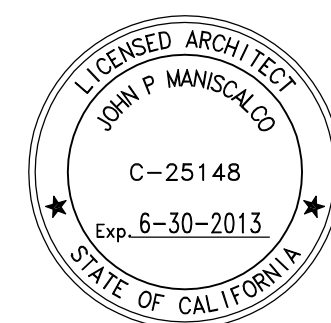


1 EXISTING ROOF PLAN
 1/4" = 1'-0"



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 ARCHITECTURE

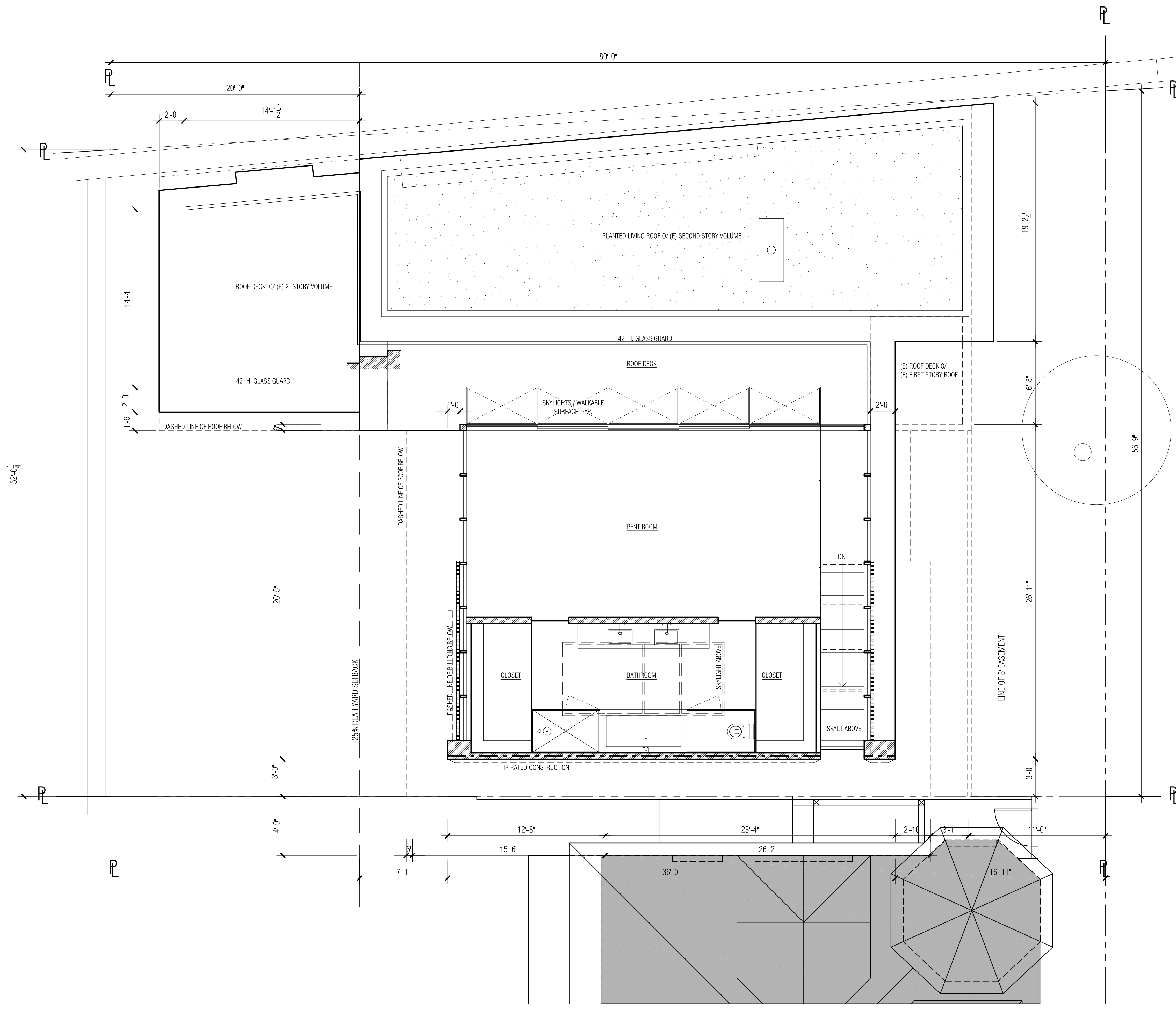
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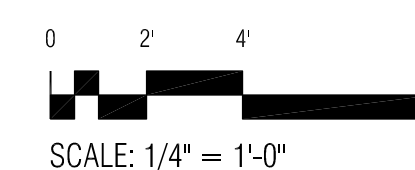
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EXISTING
 ROOF PLAN

A2.5

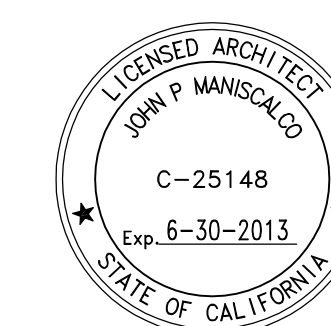


1 PROPOSED THIRD LEVEL PLAN
 1/4" = 1'-0"



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 ARCHITECTURE

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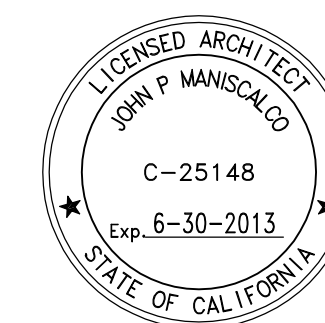
PROPOSED
 THIRD LEVEL PLAN

A2.6

1 SPRUCE STREET
 SAN FRANCISCO, CA. 94118

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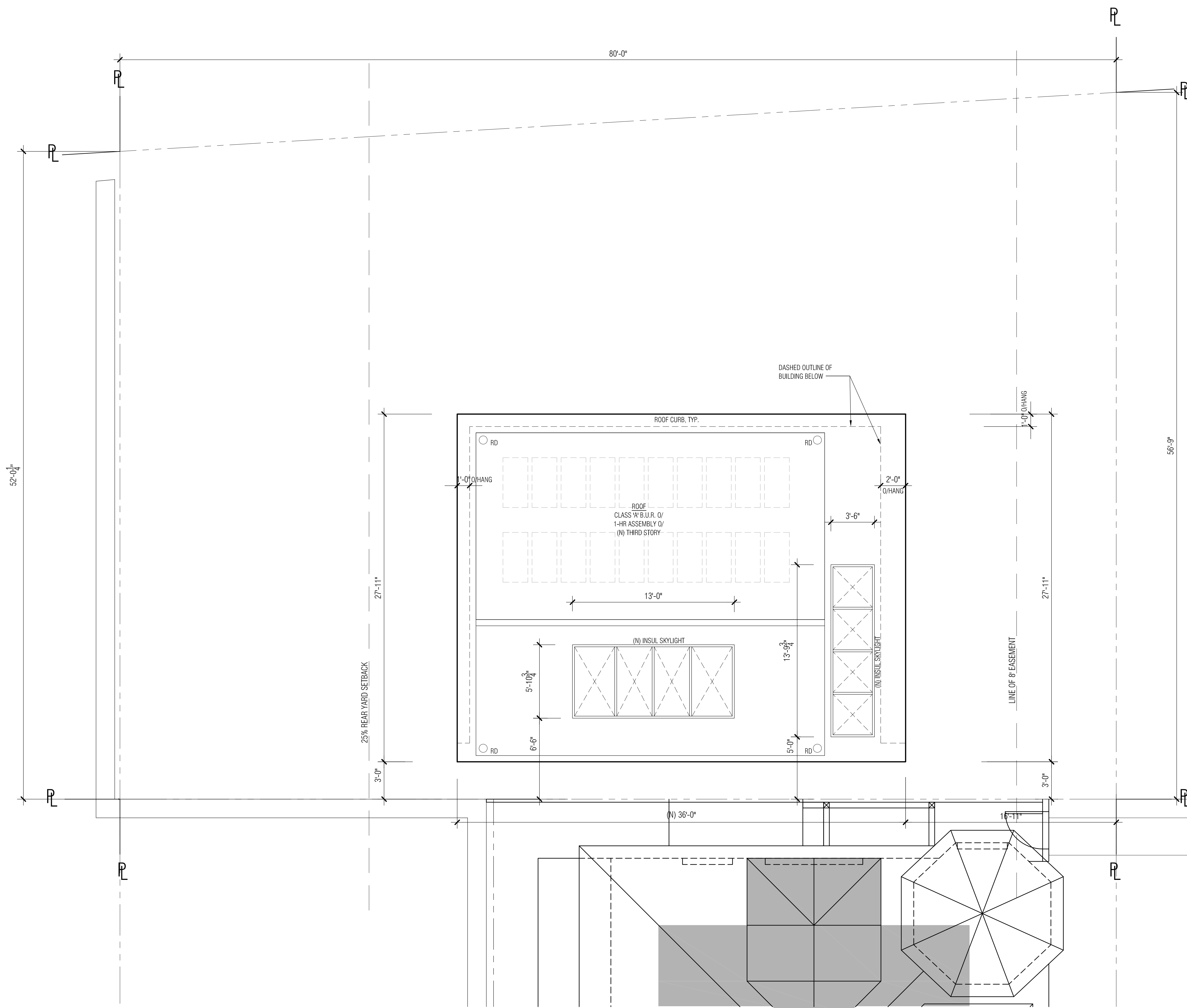
442 GROVE STREET
 SAN FRANCISCO, CA 94102
 1415.864.9900
 1415.864.0830



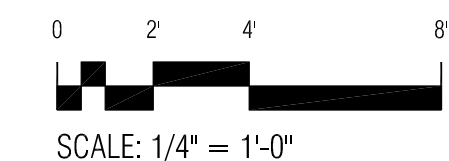
- 1. PREAPPLICATION MEETING 02.15.12
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PROPOSED
 ROOF PLAN

A2.7



1 PROPOSED ROOF PLAN
 1/4" = 1'-0"

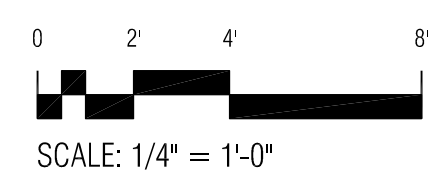




1 EXISTING EAST (FRONT) ELEVATION - SPRUCE STREET
1/8" = 1'-0"

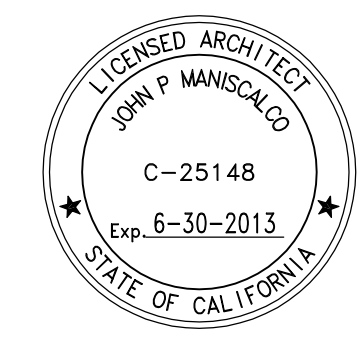


2 PROPOSED EAST (FRONT) ELEVATION - SPRUCE STREET
1/8" = 1'-0"



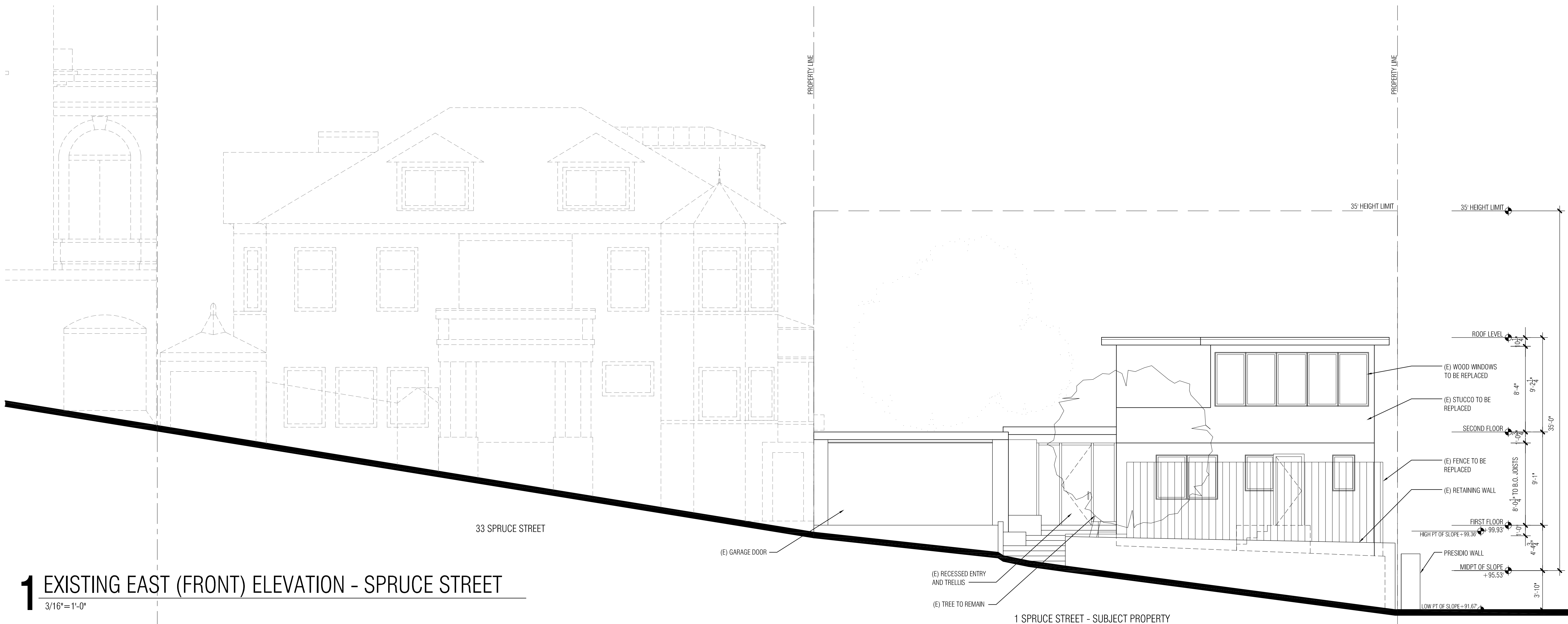
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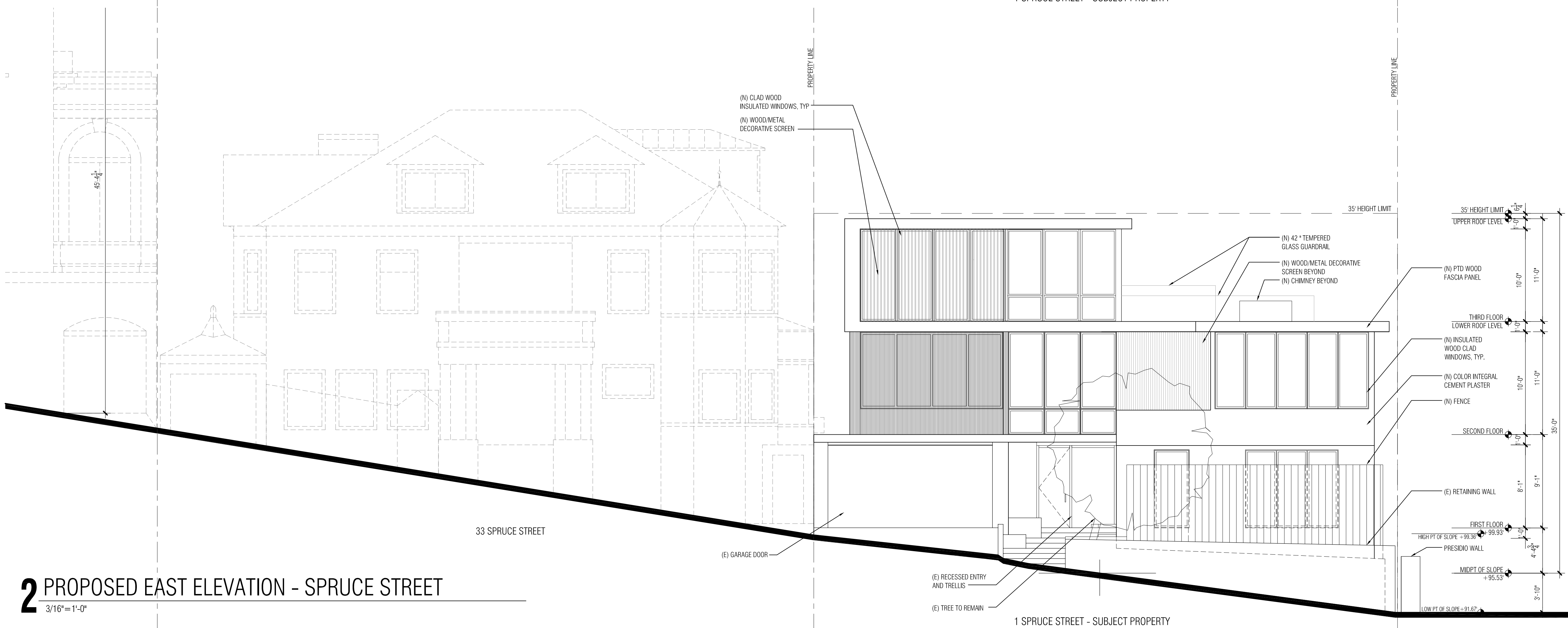
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EXISTING AND
PROPOSED
EXT ELEVATIONS



1 EXISTING EAST (FRONT) ELEVATION - SPRUCE STREET

3/16" = 1'-0"

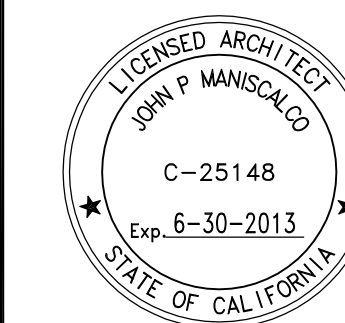


2 PROPOSED EAST ELEVATION - SPRUCE STREET

3/16" = 1'-0"

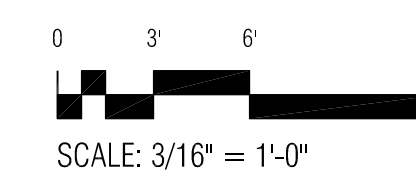
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ARCHITECTURE

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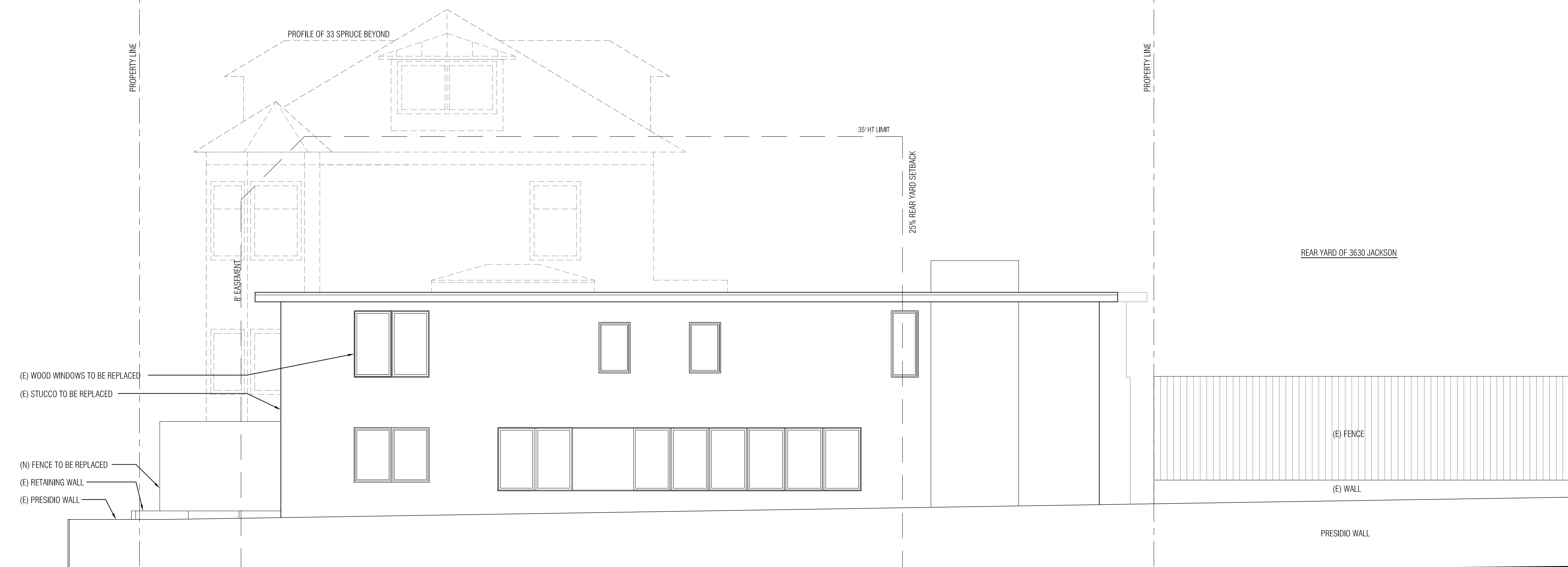
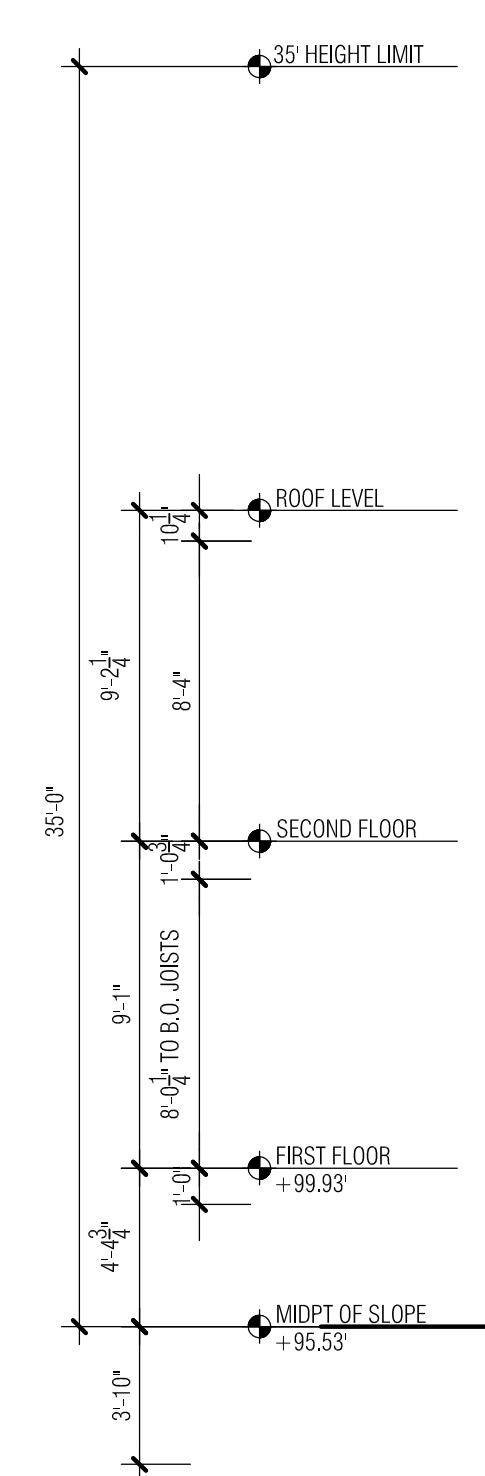


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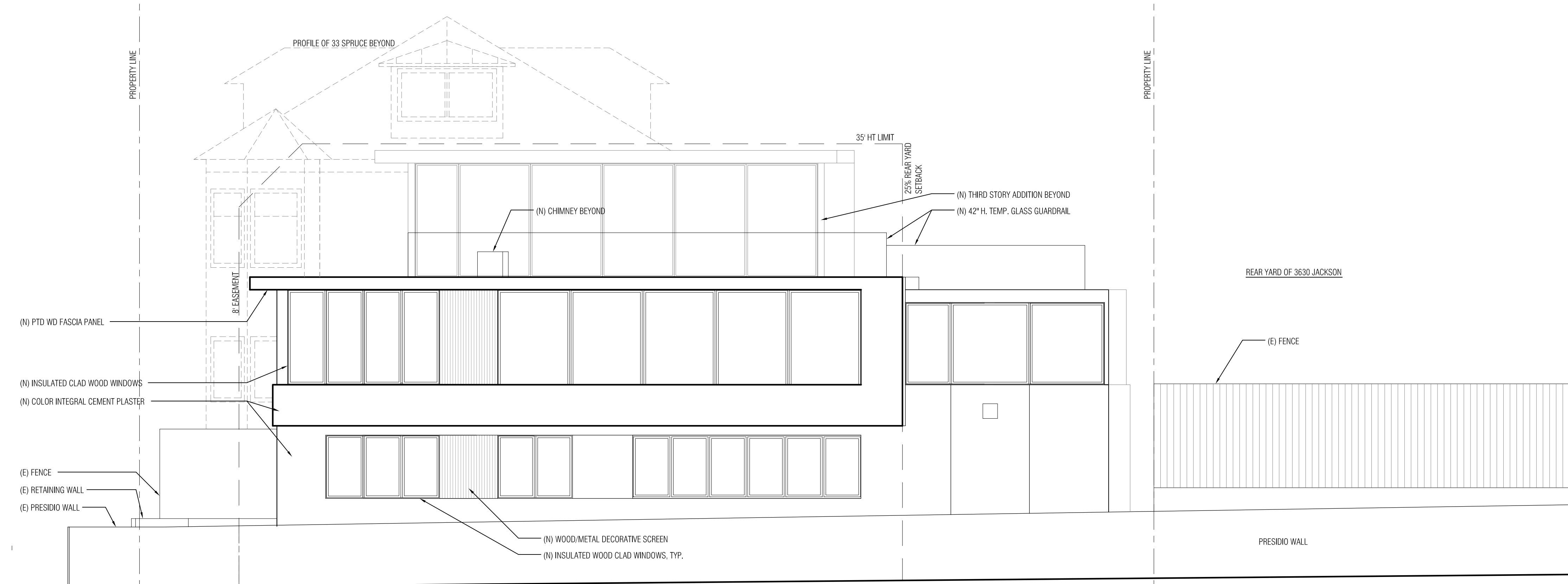
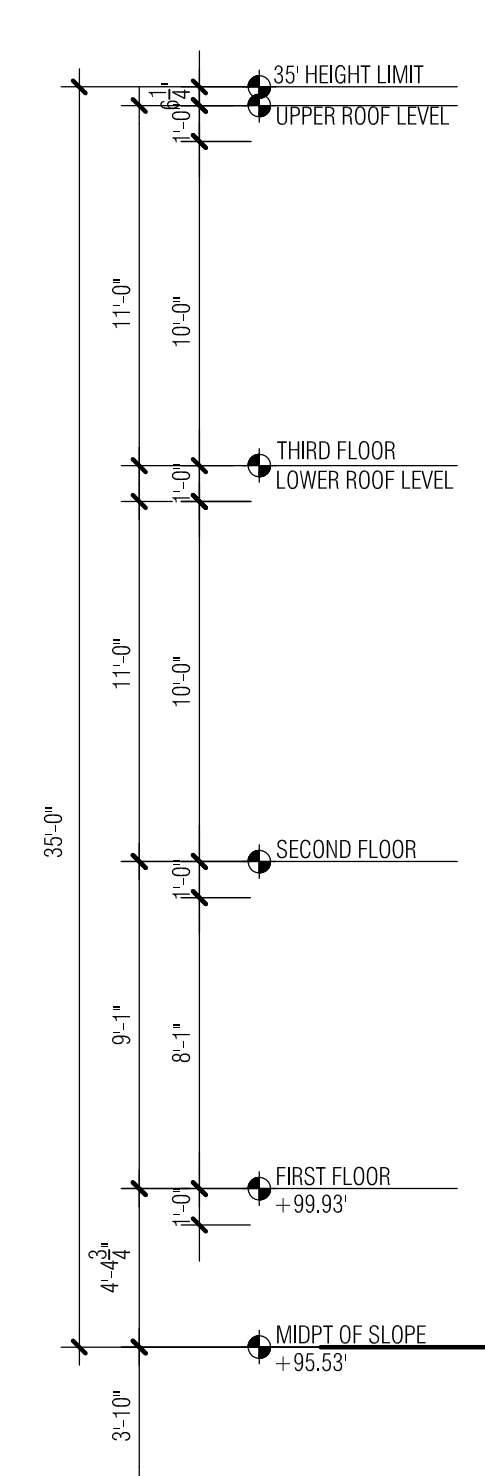
EXISTING AND
PROPOSED
EXT. ELEVATIONS



A3.1



1 EXISTING NORTH ELEVATION
3/16" = 1'-0"



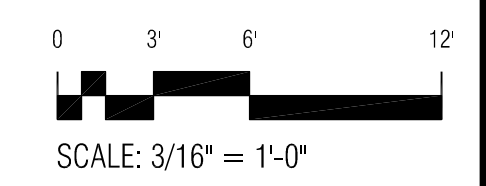
2 PROPOSED NORTH ELEVATION
3/16" = 1'-0"

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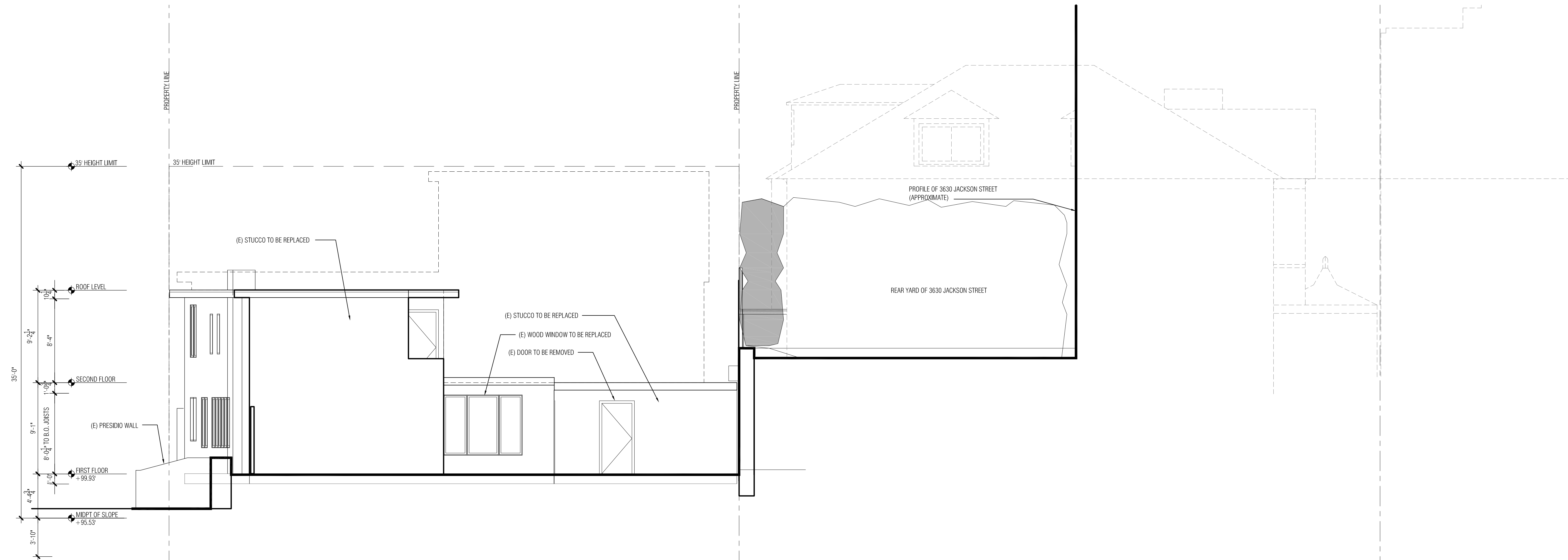


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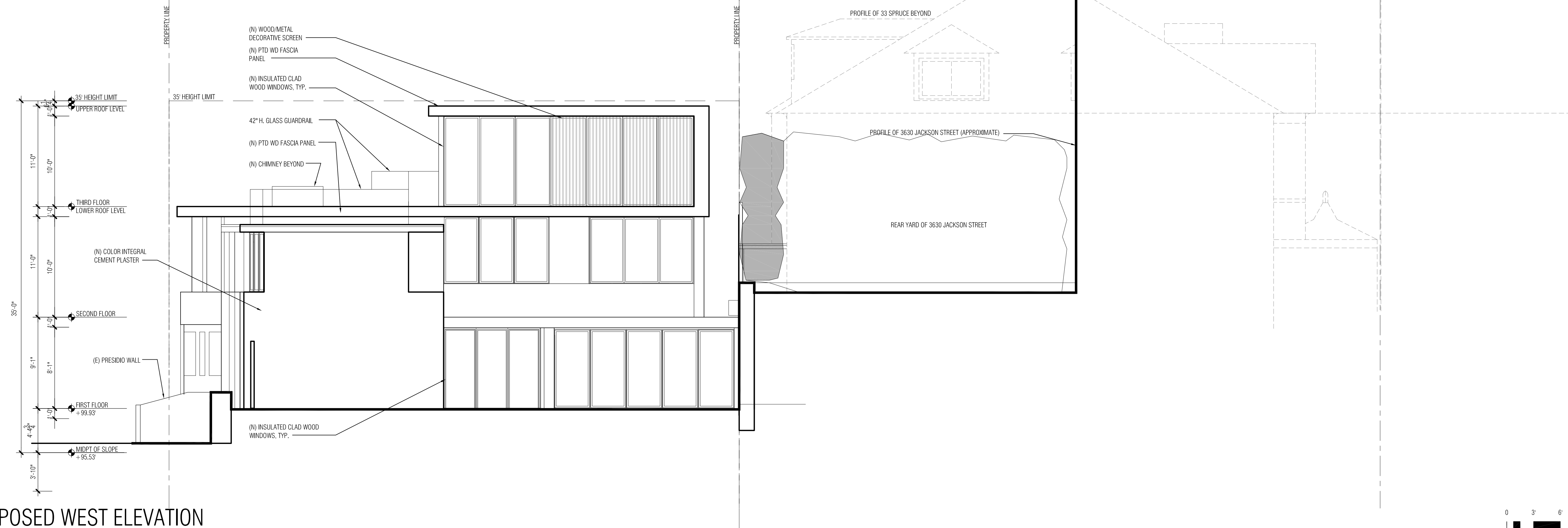
(E) EXTERIOR
ELEVATIONS

A3.2



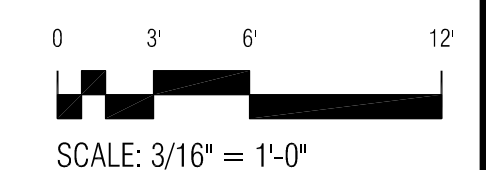
1 EXISTING WEST ELEVATION

3/16" = 1'-0"



2 PROPOSED WEST ELEVATION

3/16" = 1'-0"



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(E) EXTERIOR
ELEVATIONS

JOHN MANISCALCO
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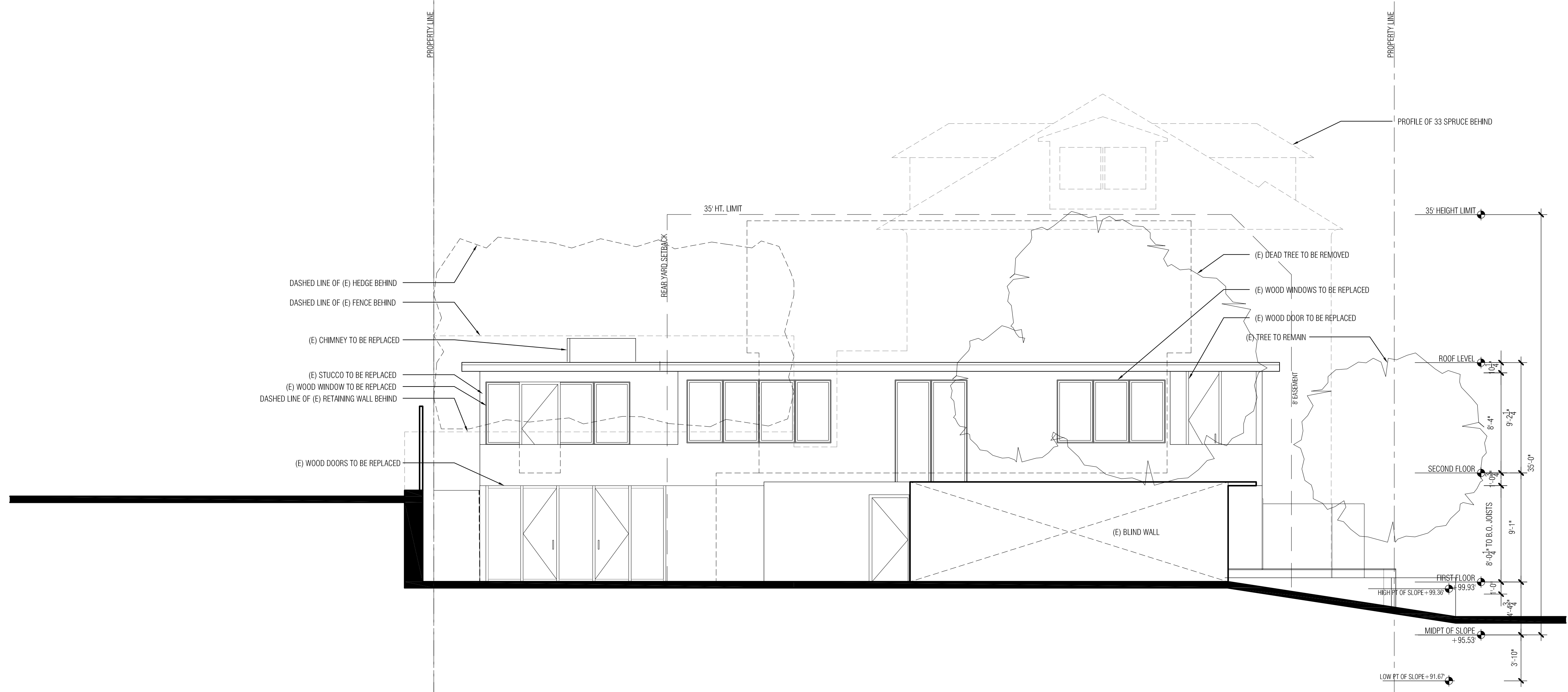


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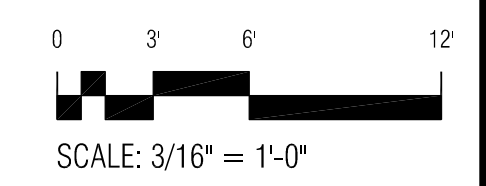
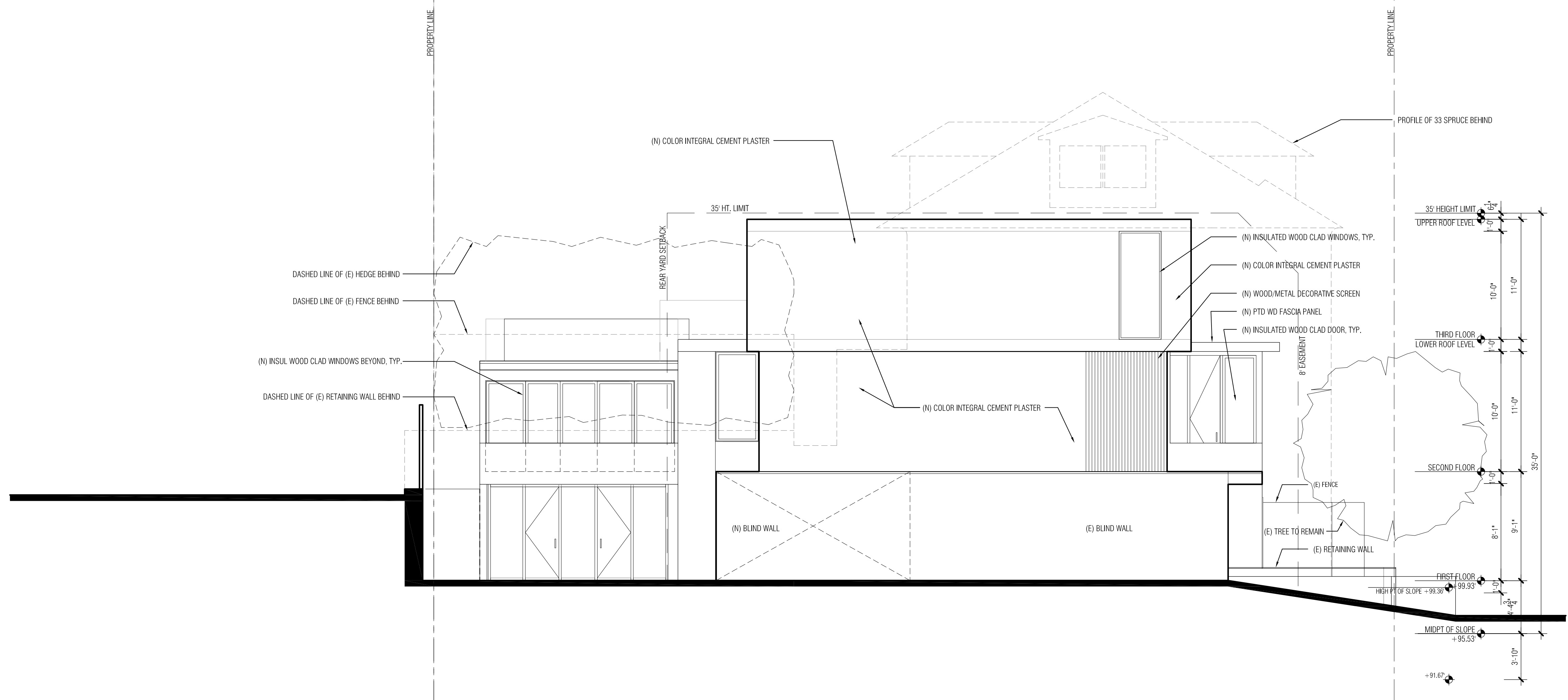
(E) EXTERIOR
ELEVATIONS

A3.4

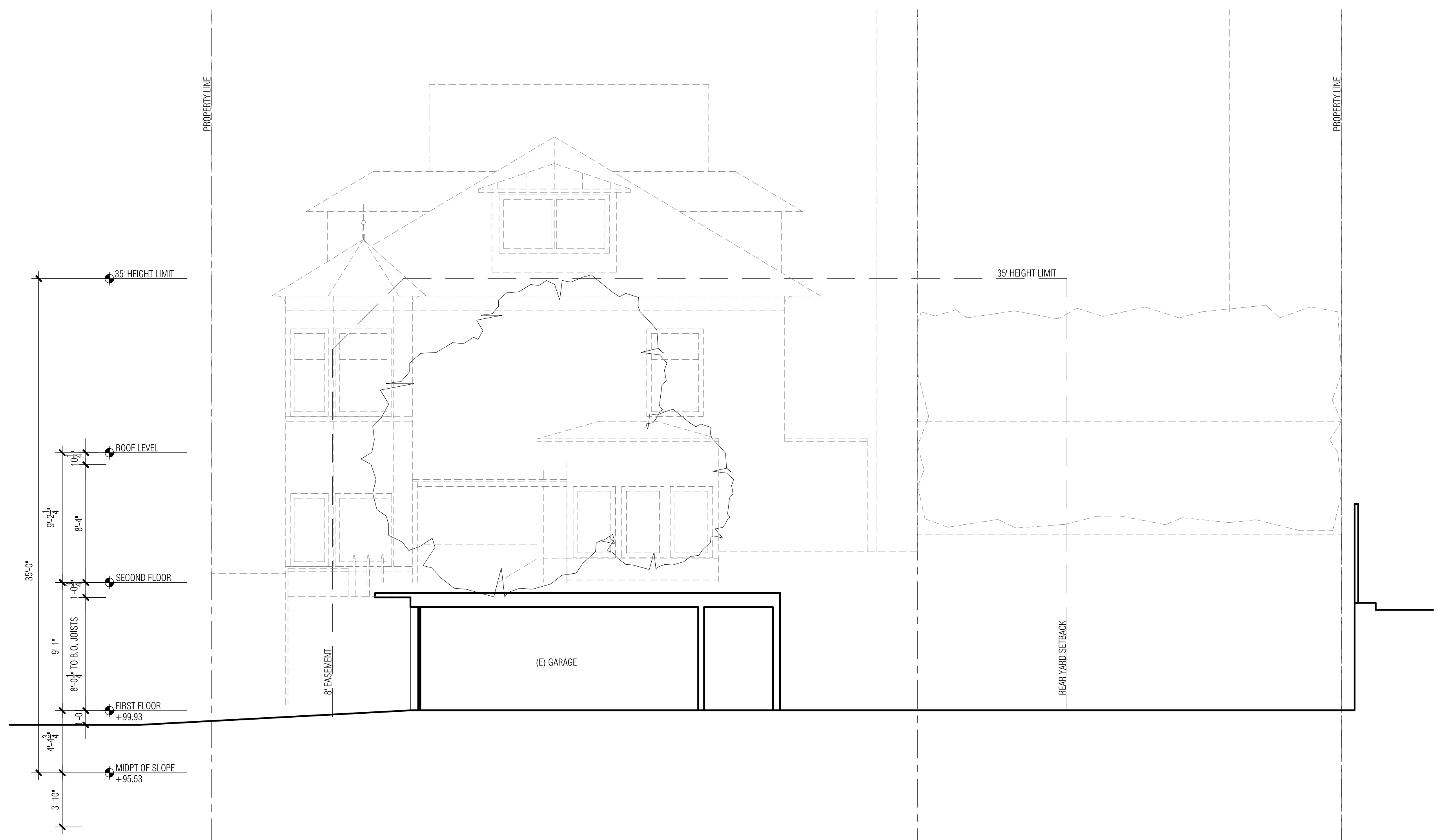
1 EXISTING SOUTH ELEVATION
3/16" = 1'-0"



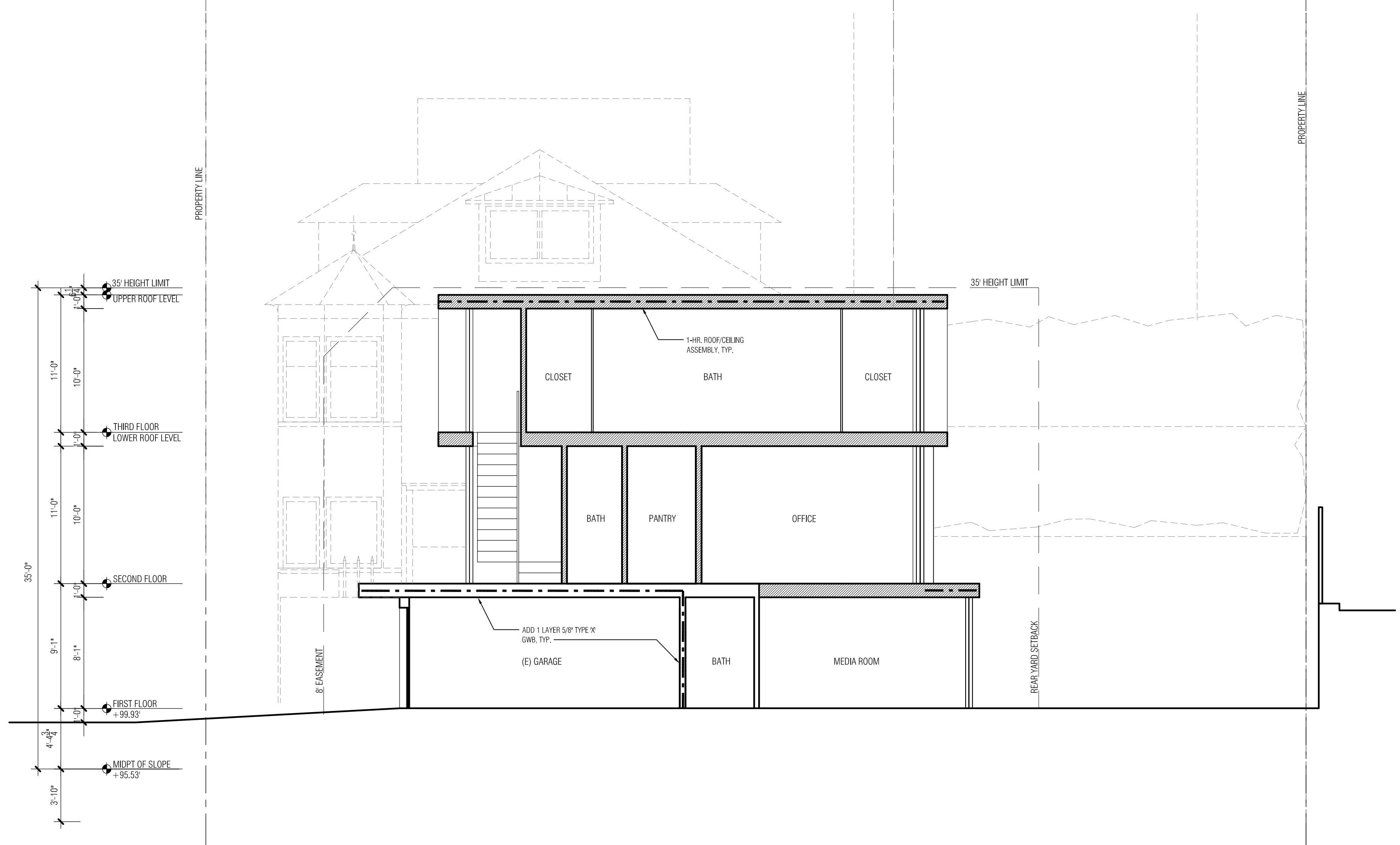
2 PROPOSED SOUTH ELEVATION
3/16" = 1'-0"



1 EXISTING BUILDING SECTION
3/16"=1'-0"



2 PROPOSED BUILDING SECTION
3/16"=1'-0"



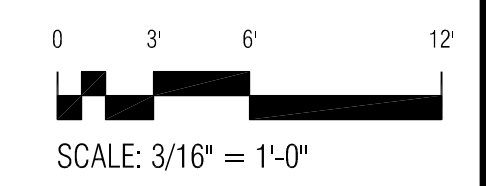
JOHN MANISCALCO
ARCHITECTURE

442 GROVE STREET
SAN FRANCISCO, CA 94102
1 415.864.9900
1 415.864.0830

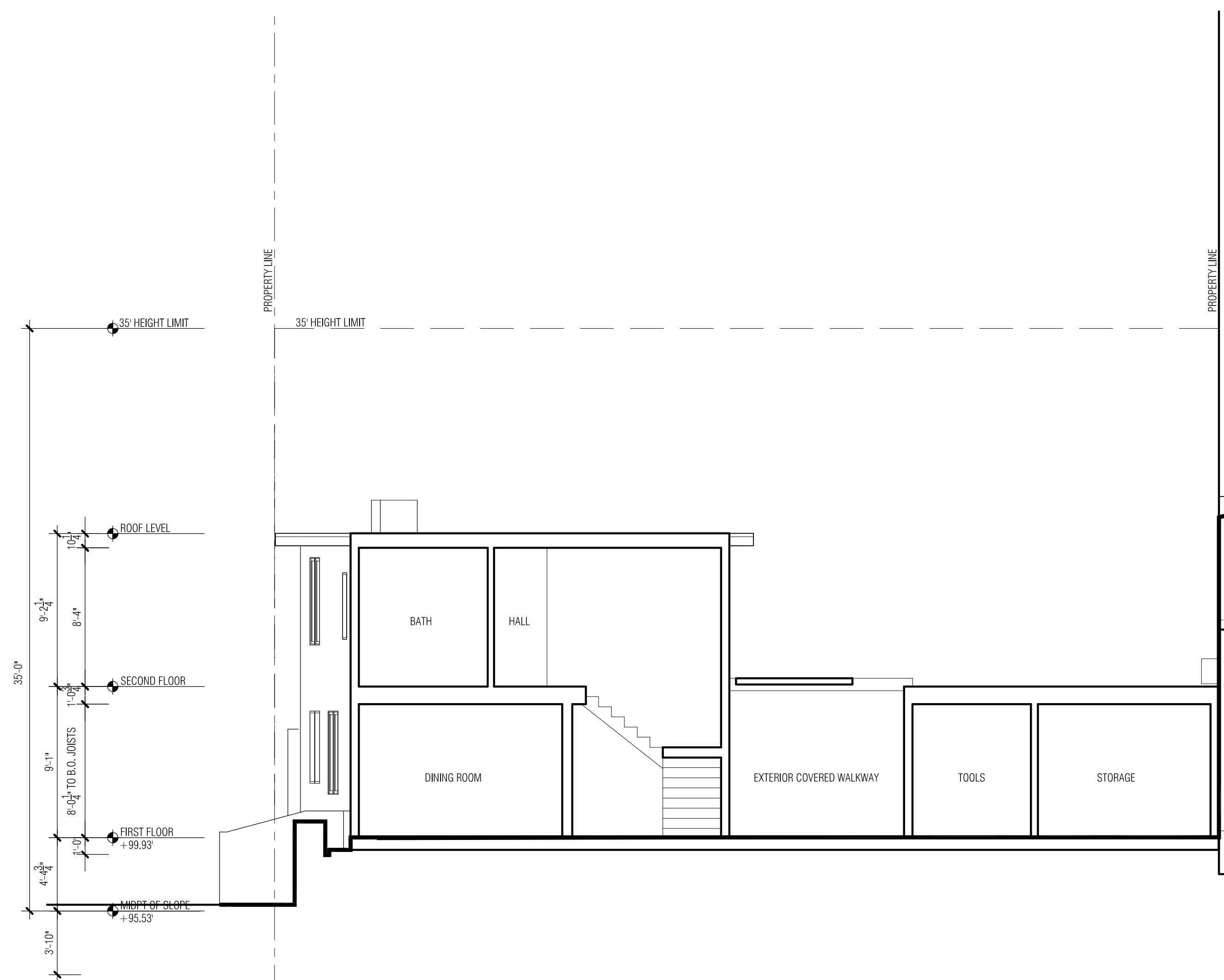


- 1. PREAPPLICATION MEETING 02.15.12
- 2. DCP 311 02.20.12

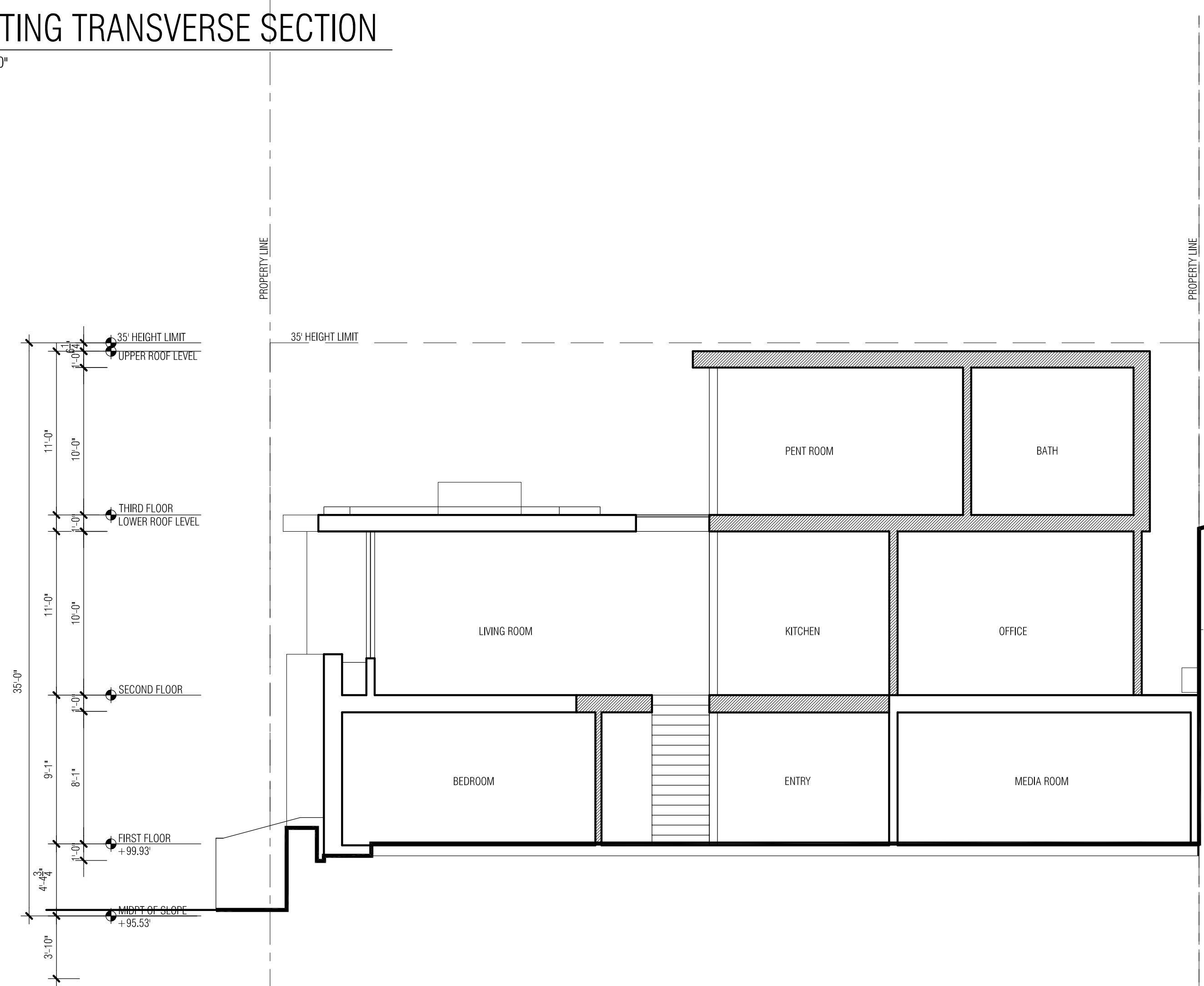
BUILDING
SECTIONS



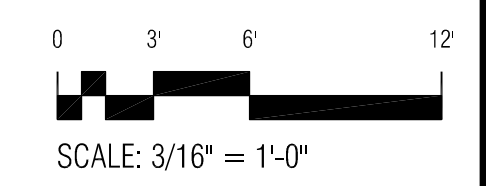
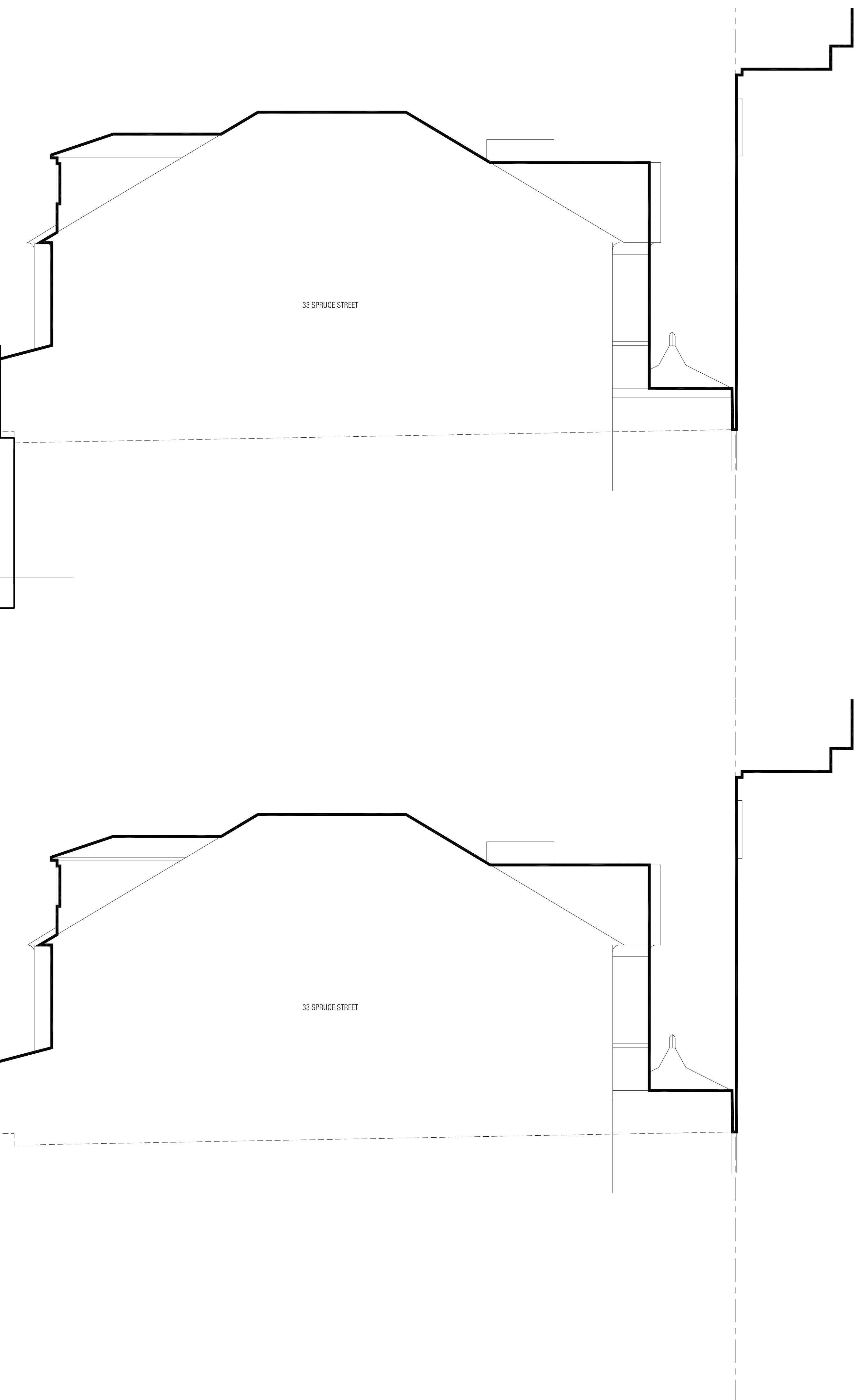
A3.5



1 EXISTING TRANSVERSE SECTION
3/16" = 1'-0"



2 PROPOSED BUILDING SECTION
3/16" = 1'-0"



JOHN MANISCALCO
ARCHITECTURE

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- 1. PREAPPLICATION MEETING 02.15.12
- 2. DCP 311 02.20.12

BUILDING
SECTIONS

A3.6

B. OBITUARY OF ROBERT P. LILIENTHAL

“Obituary: Robert Philip Lilienthal.” *San Francisco Chronicle* (10 February 1998): A-22.

OBITUARY -- Robert Philip Lilienthal

J.L. Pimsleur

Tuesday, February 10, 1998

Robert Philip Lilienthal, a fourth-generation Californian and longtime San Francisco community leader, died February 2 at Mount Zion Hospital of complications from surgery after a fall. He was 84.

Mr. Lilienthal was best known as a member and vice-chairman of the City's Planning Commission, a role in which he consistently fought against the ``Manhattanization" of the city's skyline.

As a founding member and president of the Presidio Society and the Presidio Heights Association of Neighbors and president of the San Francisco Planning and Housing Association, he was also instrumental in organizing community efforts to limit commercial development of the Presidio and to preserve it as a national park.

For his longtime efforts toward improving the city and the lives of its residents, he received the Silver Spur Award from the San Francisco Planning and Urban Renewal Association.

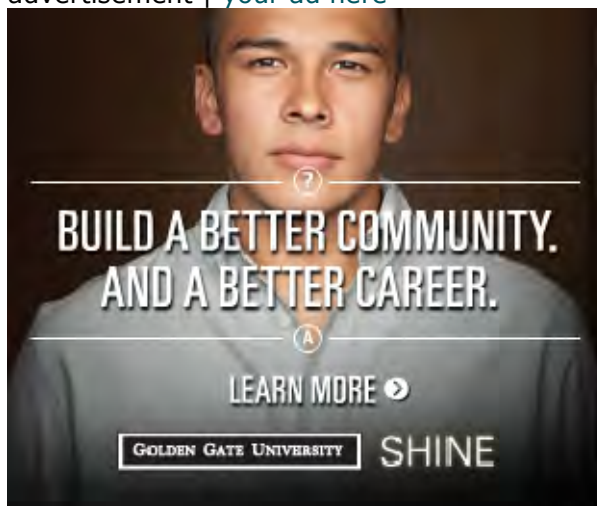
Born in San Francisco in 1913, Mr. Lilienthal attended Galileo High School and graduated from Stanford University in 1935.

He was a naval officer during World War II in the Pacific theater, where he served on a destroyer escort in the Aleutians and fought in the battle for Okinawa.

After the war, he returned to work as an executive at Charles Brown and Sons, a venerable home and hardware store on Market Street that closed after 100 years in business.

On the Planning Commission, he conducted land-use analysis and participated in municipal redevelopment projects. He was a 20-year docent for the California Academy of Sciences and did volunteer leadership work for many civic organizations, including the University of California at San Francisco, the United Community Fund and the Boy Scouts.

He served on numerous civic organizations: as chairman of the Mayor's Citizens Advisory Committee on Community Renewal from 1963 to 1966, vice president of the San Francisco Council of the Boy Scouts of America, chairman of the Speakers Bureau of the United Community Fund, president of the Mission Neighborhood Centers, chairman of the Urban Development Committee of the United Community Fund, and chairman of the local and regional government section of the Commonwealth Club. He also was a member of the World Affairs Council, the San Francisco Chamber of Commerce, chairman of the San Francisco Junior Chamber of Commerce, and board member of the Society for Asian Art.



Mr. Lilienthal is survived by his wife of 60 years, Frances Newman Lilienthal, of San Francisco; his sons, Jim Lilienthal of San Francisco and Peter Lilienthal and wife Sallie and their daughter, Annie Moniot Lilienthal of Minneapolis; his brother, Theodore and wife Windy of San Anselmo, and brother-in-law and sister-in-law Walter and Ellen Magnin Newman of San Francisco.

A memorial service will be private. Contributions in Mr. Lilienthal's memory may be made to the Foundation for Cardiac Research, UCSF Foundation, San Francisco, 94143, for the research of Dr. Kanu Chatterjee, or to the California Academy of Sciences, Golden Gate Park, San Francisco, or to Stanford University.

<http://sfgate.com/cgi-bin/article.cgi?f=/c/a/1998/02/10/MN36056.DTL>

This article appeared on page **A - 22** of the San Francisco Chronicle

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C. HOUSE AND GARDEN ARTICLE FEATURING ONE SPRUCE STREET

“Growing Up in Town.” *House and Garden* (January 1951): 57-60.

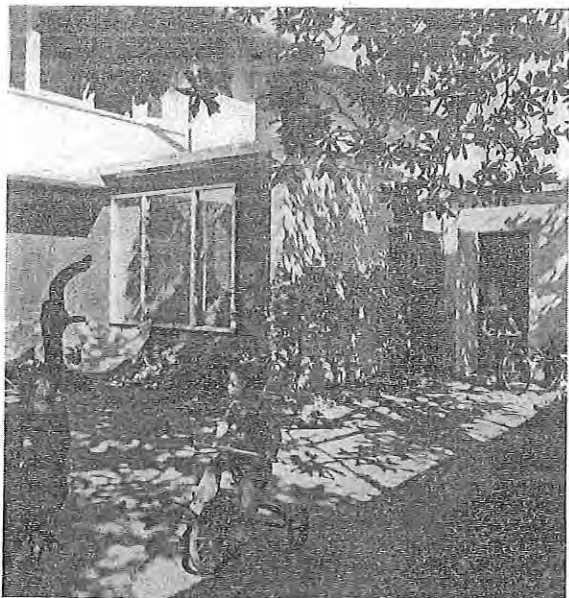


PETER AND JIMMY HAVE A

Howe & Garden
Jan 1951 p 50-59

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Opposite



PETER AND JIMMY HAVE AN OUTDOOR PLAYROOM

Children on the blueprint: Lilienthal house

Growing up in town

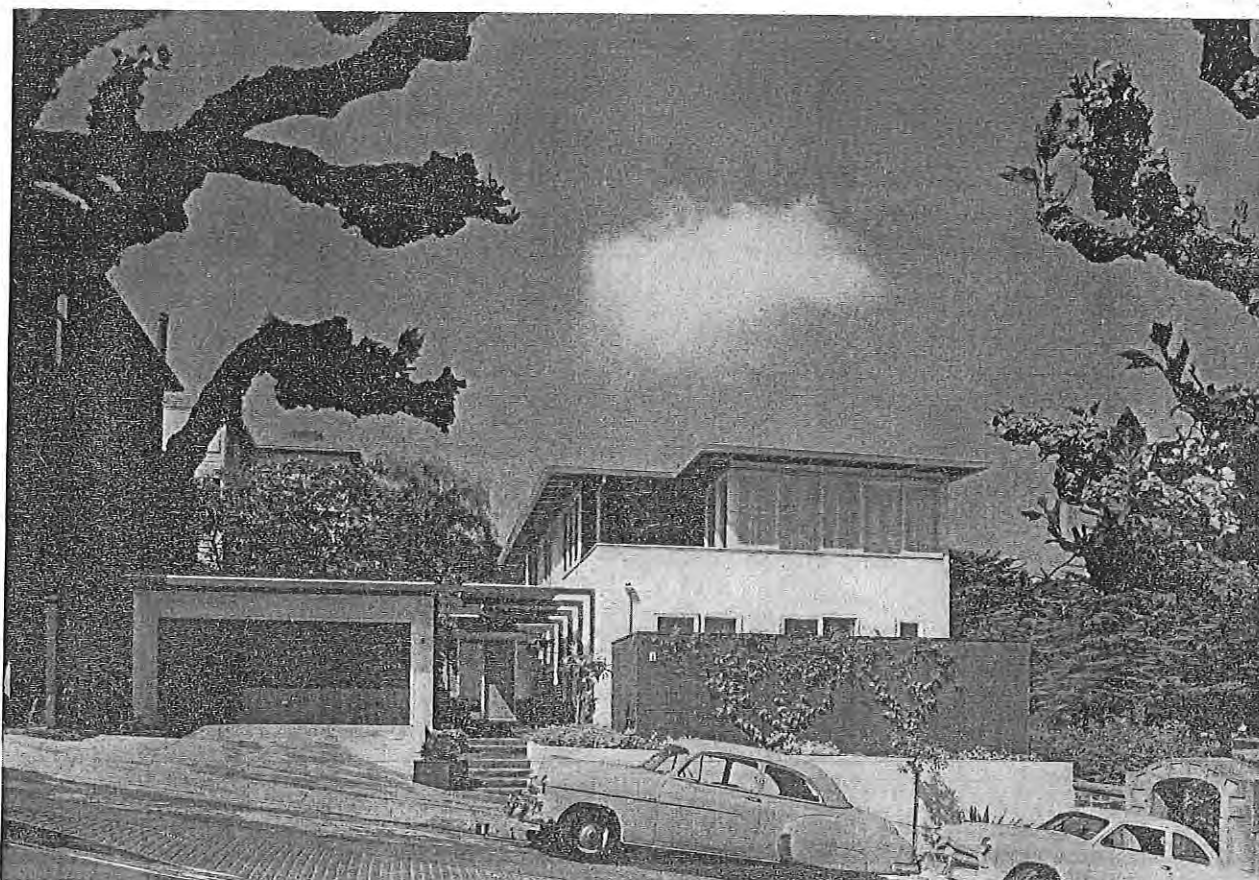
MORE than in the country (where they can work off surplus energy outdoors), children need housetime of their own in town. Mr. and Mrs. Robert P. Lilienthal asked Worley K. Wong and John Carden Campbell to plan their San Francisco house so that their boys, Jimmy and Peter, should have their own dining alcove and a full half of the second floor. On these four pages you see how outdoors and in have been zoned to give two genera-

tions *lebensraum*. The youngsters have: their own bathroom, communicating with their parents', their own rooms, a roof deck which they share, storage in the garage for outdoor gear and a lion's share of the grounds, designed by the well-known landscape architects, Eckbo, Royston & Williams. For themselves, the Lilienthals have wisely looked ahead to the day when the boys will want to use the living room and have added an upstairs study.

Opposite

A CLOISTERED WALK
LEADS INTO THE HOUSE

In a nice compromise with the San Francisco climate (good but not always perfect), the entrance walk is partially covered. The varying widths of the roof form a shading pattern and allow sun to fall on the paving. The garage forms the left side wall, the house is at right. Plants are subtropical: fuchsias, sarcococca, jasmir... anpanthus.



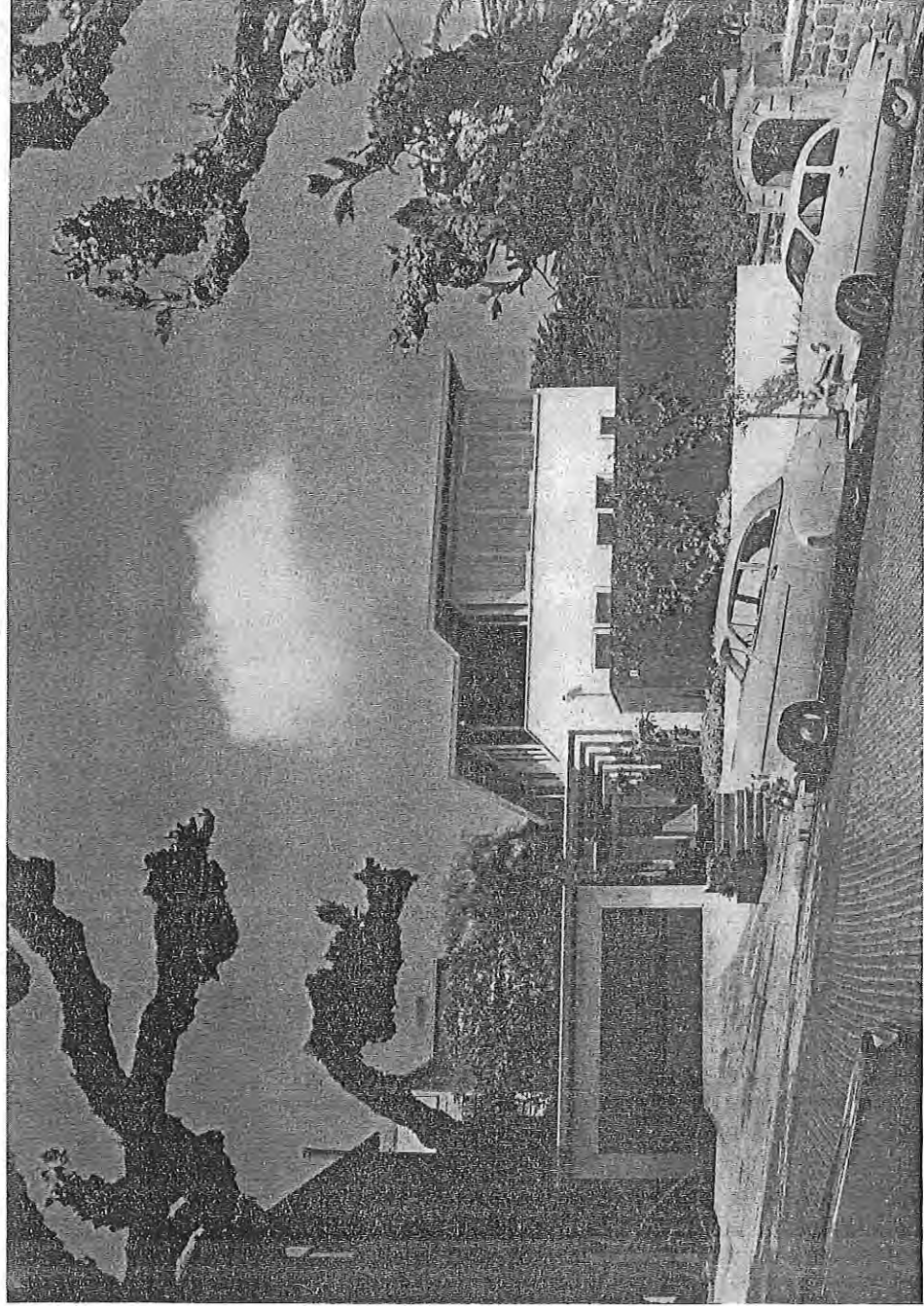
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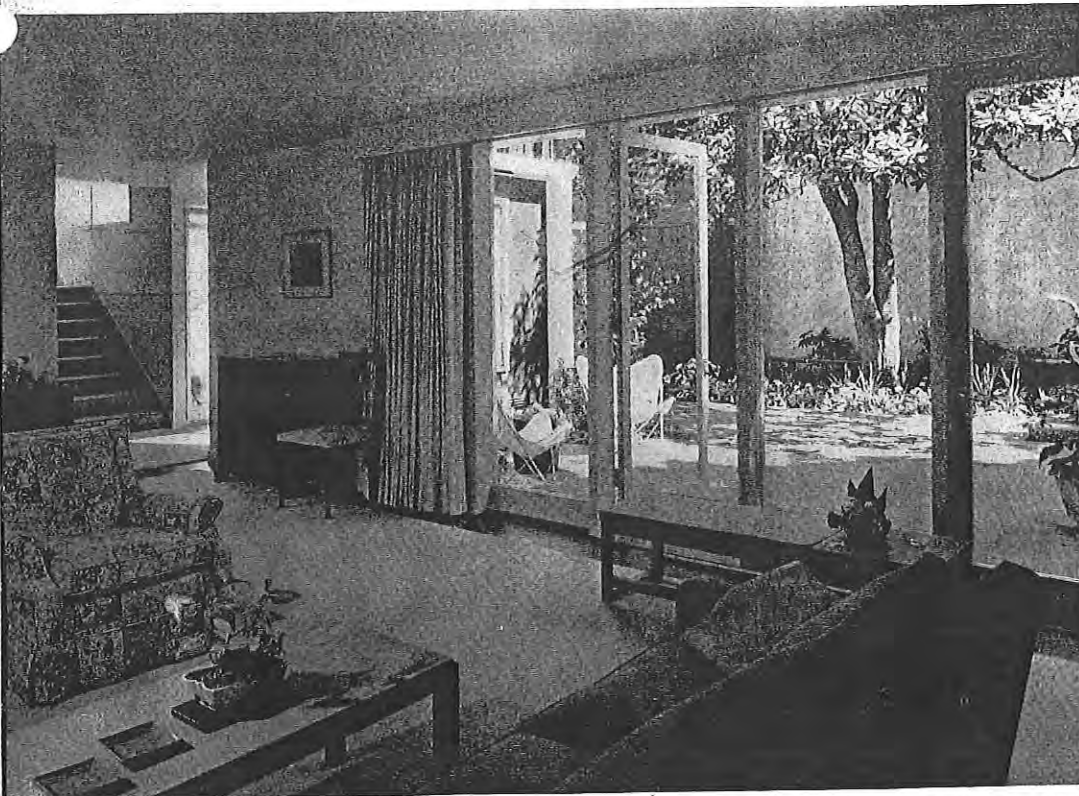
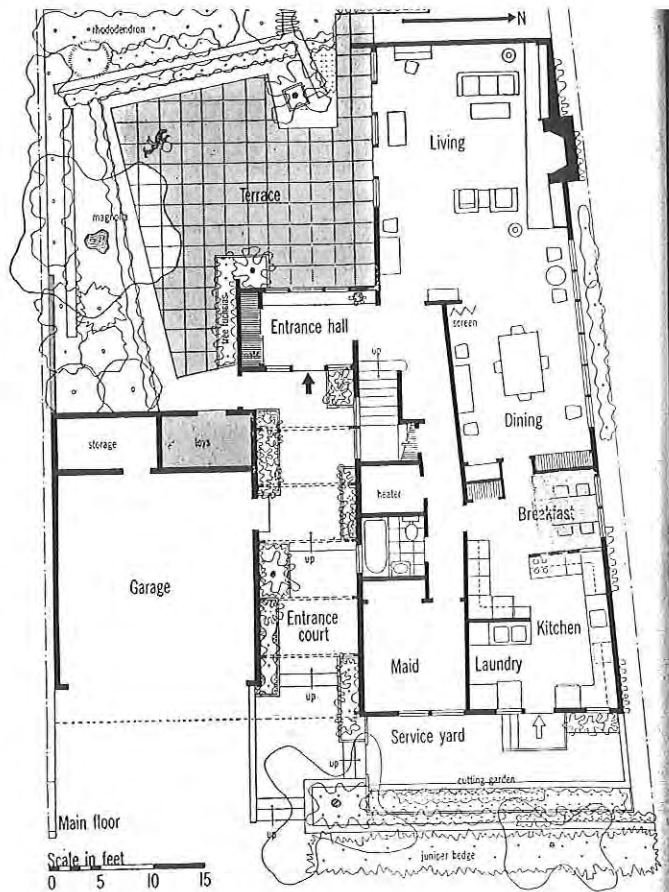


STURTEVANT

GARAGE SCREENS CHILDREN'S PLAY YARD FROM STREET

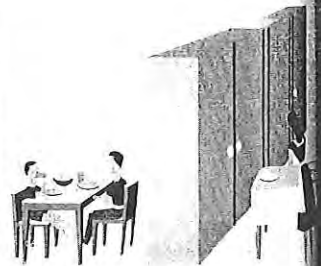
The service wing and garage front the street

Children share but do not dominate the house. For themselves, Mr. and Mrs. Lilienthal have a spacious living-dining room and the garden becomes theirs in the evening when the tricycles have been garaged for the night. A propitious use of the small lot (which backs up against an old city wall) affords them a view over the Presidio from their dining room. For their convenience, a cupboard in the living room stores card tables; two others wall the dining room from the children's dining alcove. One of these houses a bar, the other is for silver, china, place mats, etc.



INTERIORS, BY CAMPBELL AND WONG, WERE DESIGNED ALONG WITH THE HOUSE

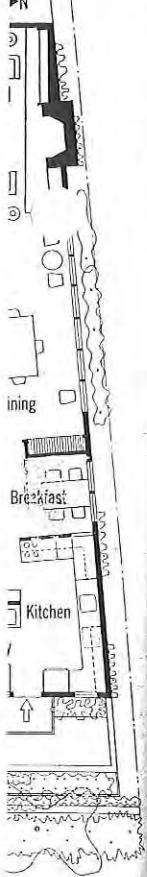
REDWOOD BENCHES in the secluded corner garden hold potted plants which bloom the year round. This patio is the central room of the house, enlarging the living room.



DINNER is served to Jimmy and Peter at the left; at the same time, the grown-up dining room, right, is in use. Cupboard wall divides generations.

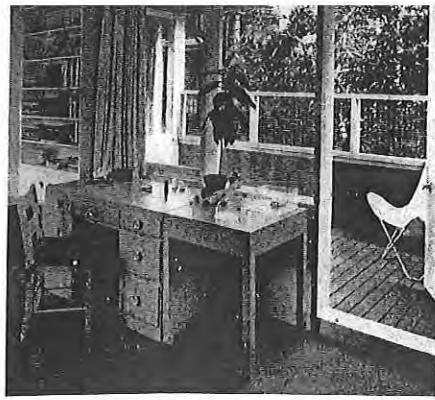
PETER c
room or
deck, wh

STURTEVA



ES in the secluded old potted plants year round. This central room of the living room.

to Jimmy and Peter the same time, the room, right, is in use divides generation



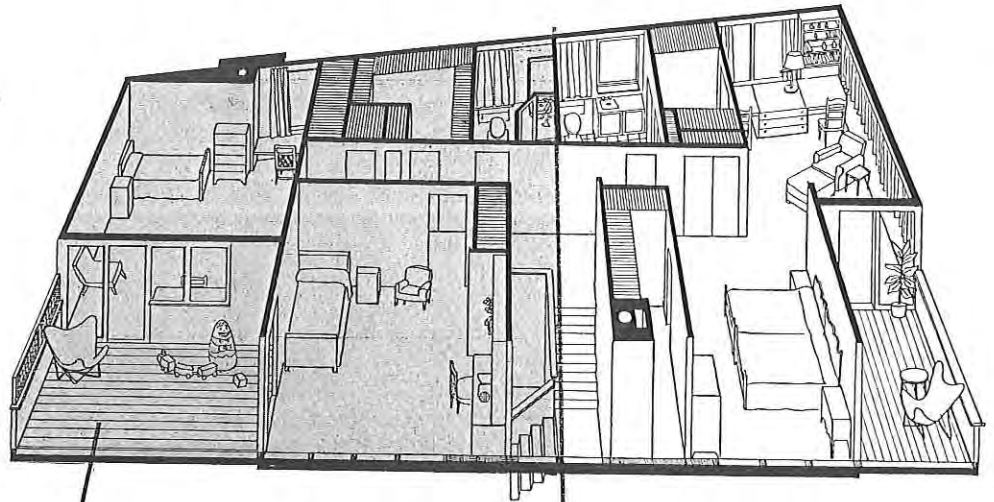
NEATNESS is encouraged by capacious desks in both boys' rooms. They share a deck with a high railing.



JIMMY, a dog fancier, has wallpaper celebrating this interest. A radio is in his night table; bookcases are built in.



PETER can play indoors in his own room or out on the children's play deck, where this photograph was taken.

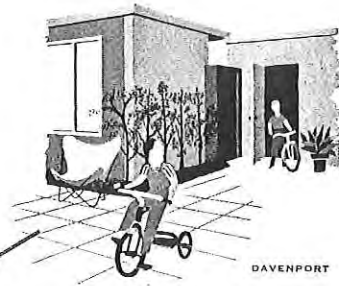


Children

Adults

WITH PERFECT IMPARTIALITY, the upstairs is divided equally between the junior and senior members of the family. Children have desks in their rooms; parents have an alcove-sitting room. There are two separate decks, two bathrooms. Storage room, upper left, is balanced by bath-dressing room, upper right.

BURBANK



DAVENPORT

THE GARDEN is paved to double as a play yard where the boys tricycle far from the street. Their rolling stock has its own closet which opens into the yard. Additional storage is inside garage.

D. H. ...

D. ARCHITECTURAL RECORD ARTICLE FEATURING ONE SPRUCE STREET

“Livability on a Small, Hilly Lot.” *Architectural Record* 109 (June 1951): 168-171.

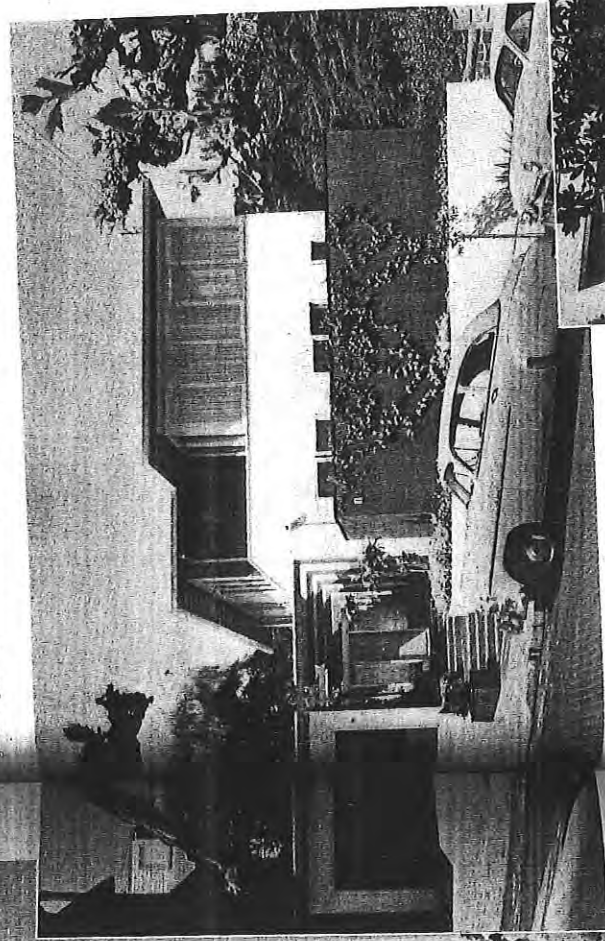
LIVABILITY ON A SMALL, HILLY LOT

RESIDENCE FOR MR. AND MRS. ROBERT P. LILIENTHAL, SAN FRANCISCO

Worley K. Wong, Architect, and John Carden Campbell
Eckbo, Royston & Williams, Landscape Architects

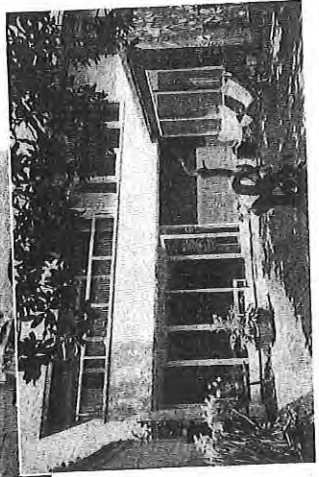
trance court gives the whole a note of gracious welcome. The little entry wing makes the garden join in the visitor's welcome, but also maintains the privacy of the garden. The long narrow plan of the house gives a nice separation of various activities, and comes to a focus at the outdoor living space. Notice, too, that in spite of the confinement of the site the rooms are generously proportioned, and closet and storage space is also on the generous side.

THE PLEASANTNESS of these photographs might well disguise the fact that the designers have achieved something extraordinary in developing the utility of space. This is a large house, with double garage and garden, all on a difficult hillside lot measuring but 52 by 80 ft. In this respect the handling of the front of the lot is especially good — the garage is set as far forward as the grade will allow, and the enclosed service yard frees garden space for maximum use, yet the landscaped en-

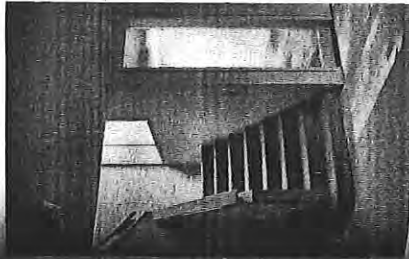
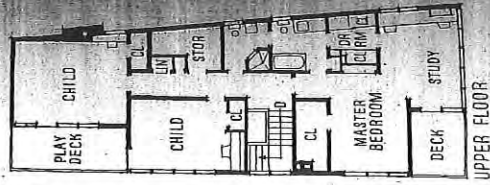
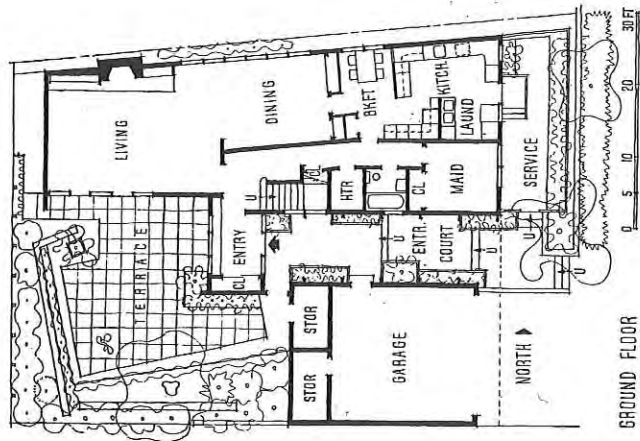
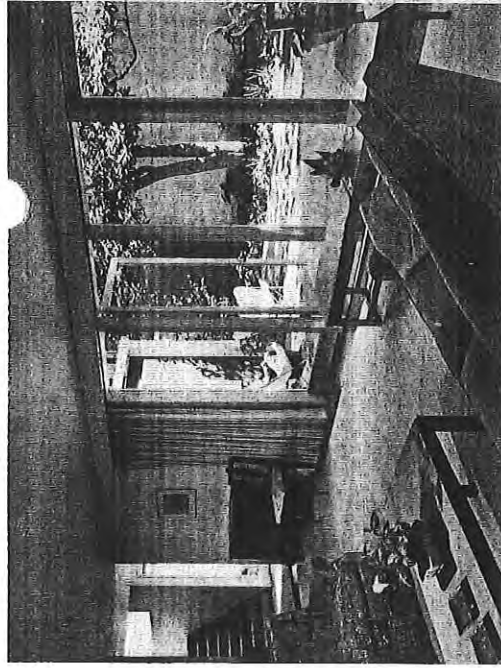
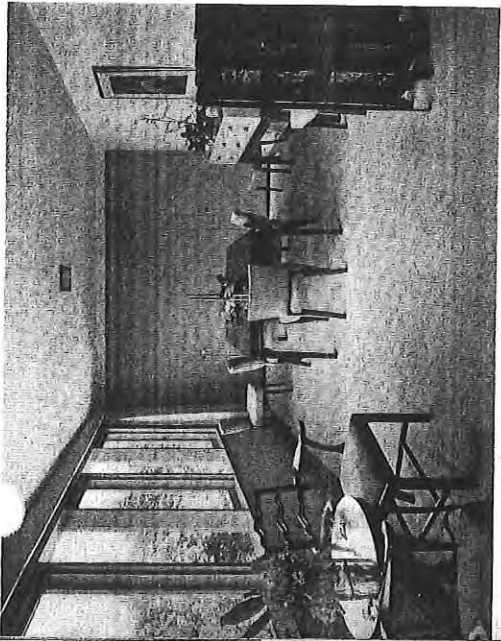


Robert Strykowski Photos

In both the entrance court and the garden, shelves for potted flowers and planting beds provide a great quantity of floral beauty without much sacrifice of space

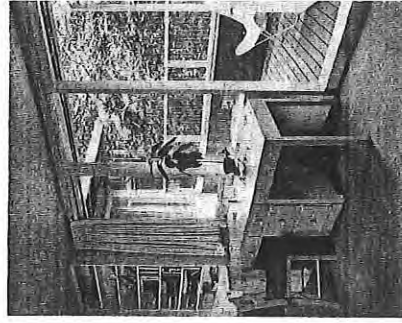
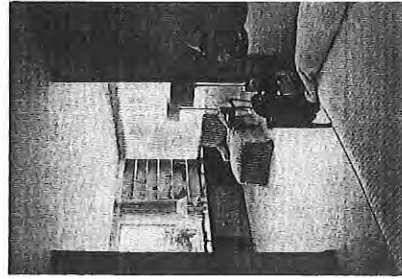


Architectural Record
V. 109 June 1951
p. 168-171



Paper Shakeshaft Photos

Living room at rear of house is far removed from kitchen or street activities, opens to enclosed outdoor living space. In combination with dining space and garden; it manages a feeling of extensiveness seldom realized on a narrow city lot. Campbell & Wong did the interiors, using most of the owner's existing furniture. Covers and color schemes were changed in some cases, but only two new pieces added



ARCHITECTURE
PLANNING & RESEARCH
BUILDING TECHNOLOGY

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San Francisco, California 94111
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2401 C Street, Suite B
Sacramento, California 95816
916.930.9903 / 916.930.9904 fax

417 S. Hill Street, Suite 211
Los Angeles, California 90013
213.221.1200 / 213.221.1209 fax

Exhibit 2

Exhibit 3



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date December 4, 2012
Case No.: 2012.0267E
Project Address: 1 Spruce Street
Zoning: RH-1 (Residential, House, Single-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 0969/001
Staff Contact: Shelley Caltagirone, Preservation Planner
(415) 558-6625
shelley.caltagirone@sfgov.org
Date Reviewed: December 4, 2012 (Part 1 & 2)

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The parcel is located on the west side of Spruce Street between Pacific Avenue and the Presidio in the Presidio Heights neighborhood. The property is located within a RH-1 (Residential, House, Single-Family) Zoning District and a 40-X Height and Bulk District. The subject building was constructed in 1948 by Campbell and Wong. The building is a two-story, Second Bay Region Tradition style, single-family residence. The wood-framed building has an L-shaped and is capped by a flat, tar and gravel roof. It is clad primarily in smooth stucco with some accent walls clad in wood (now painted). The building is fenestrated with a mixture of wood sash casement and fixed windows in a variety of sizes and groupings. Please refer to the Carey & Company Historic Resource Evaluation (HRE) report (p. 8-11) and the Page & Turnbull HRE report (p. 5-11) for further details.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed 1948).

Neighborhood Context and Description

Presidio Heights is a small affluent residential neighborhood located between the Presidio and the Laurel Heights neighborhood. It is bound by Arguello Boulevard, California Street, Presidio Avenue and the Presidio. The neighborhood encompasses 35 blocks and is composed primarily of two- to three-story single family homes. The architectural character of the neighborhood is mixed with examples from the Shingle, Classical Revival, Mediterranean Revival, Queen Anne, and Exotic Revival styles. The neighborhood also has several Modern residences. Many of the homes are architect designed, which can be attributed to the historically affluent status of the neighborhood.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 2 - Persons: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Period of Significance: 1948-1998	Period of Significance: <input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor

Based on the information provided by the two HRE reports prepared by Carey & Company and Page & Turnbull and information found in the Planning Department records, staff finds that the subject building is eligible for inclusion on the California Register as an individual resource under Criteria 2 (Persons) and 3 (Architecture).

Criterion 1: Property 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 property is not specifically associated with any historically significant events either directly linked to the building or to the immediate group of buildings. The house was built in an area already well developed at the time of its construction. The house is not associated with any particular building period, nor does its size, form, or design relate to a specific pattern of building in San Francisco. Therefore, the building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

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

Page & Turnbull argue in their HRE report that the original owner and resident, Robert Lilienthal, is significant in San Francisco's past for his association with the development of the city. Lilienthal was a prominent community activist in San Francisco who was influential in major city planning issues and served on the boards of numerous local and regional organizations concerned with planning and community development. He was also a leader in the Presidio Heights neighborhood as the founding member of several neighborhood associations, and he was instrumental in the preservation of the Presidio of San Francisco as a national park. The Department agrees that Lilienthal figured prominently in the city's development and that the subject property is significant as his residence during the majority of his life's work. Therefore, the Department finds that the subject property appears eligible for listing on

the California Register under Criterion 2. The period of significance for the property is the construction date of 1948 through Lilienthal's death in 1998.

Criterion 3: Property 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 Department finds that the subject property embodies the distinctive characteristics of the type and period of Mid-Century Modern architecture. Page & Turnbull and Carey & Company differ in their analysis of the property under Criterion 3. Carey & Company states that the property is an average example of a typical residence designed in the Second Bay Tradition that does not exemplify the style. Furthermore, their analysis states that the property is not an important work of Campbell and Wong and they cite the three projects noted in the SFMOMA exhibit "Domestic Architecture of San Francisco Bay Region in 1949 as examples of the firm's trend-setting work. In their report, Page & Turnbull agrees that the property is not eligible as the work of a master and that the property is not representative of the Second Bay Tradition; however, they do assert that the property embodies the distinctive characteristics of the Mid-Century Modern style, the principals of which were more broadly applied in the state and nation than the regional style attributed to the building by Carey & Company. Moreover, the design was published in *House and Garden* and *Architectural Record*, which notes the unusual programming of the interior space and its integration of indoor and outdoor spaces, both an integral tenant of the style.

Both Second Bay Tradition and the Mid-Century Modern styles share the Modern themes of a rejection of historicism, flexible interior spaces, appeal of the Machine Age, new architectural vocabulary and indoor/outdoor living. The Second Bay Tradition was developed in the Bay Area between 1937 and 1964. It employs simple silhouettes, large windows, open floor plans, a connection of indoor and outdoor spaces, and the use of redwood and local materials. The style blended the rustic and woody aesthetic of the First Bay Tradition with the sleek lines and machine aesthetic of European Modernism.

The Mid-Century Modern style is described in the San Francisco Modern Historic Context Statement in the following manner:

Mid-Century Modern is the most common Modern style built in San Francisco from 1945- 1970. It was most frequently applied to residential design, but was also commonly found in commercial, religious, office, institutional and recreational property types. Mid-Century Modern design elements include cantilevered roofs and overhangs, the use of bright or contrasting colors, projecting eaves, canted windows, projecting boxes that frame the upper stories, stucco siding, spandrel glass, large expanses of windows, flat or shed roof forms, vertical corrugated siding, stacked roman brick cladding, and occasionally, vertical wood siding. New technology and materials, such as plastic laminates, spandrel glass, and anodized metal sheaths were increasingly incorporated in Mid-Century Modern buildings. Many architects who practiced within the Modernist idiom did not fall neatly into the categories of International Style, Streamline Moderne, or Second Bay Tradition. The term Mid-Century Modern for the purpose of this context statement is a broad term that is inclusive of Modern architects who designed buildings that emphasized many of the Mid-Century Modern design elements. Mid-Century Modern design reflected the emerging philosophy of indoor-outdoor living. Design elements such as overhanging trellises, pergolas, atriums, and planters integrated in the building's design literally wedded the building form to the environment.

Department staff concurs with the Page & Turnbull opinion and finds that the property is an important local example of the Mid-Century Modern style executed by a well-known and accomplished firm in the early years of their practice. The period of significance for the property is the construction date of 1948. Therefore, the property appears eligible for listing on the California Register under Criterion 3.

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

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property lacks integrity from the period of significance noted in Step A:

Location:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Feeling:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Design:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Materials:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Workmanship:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

The property retains a high degree of historic integrity. The building has not been altered and, while the original plantings have changed, the hardscape elements and form of the garden appear to be intact and unaltered.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

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

- One- and two-story stepped massing from south to north;
- Recessed and partially covered entrance;
- Open floor plans designed with separate zones for children and adult;
- Flat roofs;
- Integration of indoor and outdoor spaces;
- The hardscape garden elements and form that remain from the Eckbo, Royston & Williams design;

- Stucco cladding;
- Cantilevered roof and overhang; and,
- Wood-framed windows and exterior doors, many of which are in groups of three or more.

CEQA Historic Resource Determination

- Historical Resource Present
- Individually-eligible Resource
 - Contributor to an eligible Historic District
 - Non-contributor to an eligible Historic District
- No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*
Tina Tam, Senior Preservation Planner

Date: 12-6-2012

cc: Vimaliza Byrd, Environmental Division/ Historic Resource Impact Review File

PART II: PROJECT EVALUATION

Proposed Project Demolition Alteration

Per Drawings Dated: October 12/2012

Project Description

The proposed project would renovate the existing single-family house by constructing a two-story horizontal addition at the south side of the property. The project would add approximately 1,636 sf to the existing 2,792 sf building for a new total area of 4,428 sf. See plans for details. Please note that the project has been revised since Page & Turnbull analyzed the project in May, 2012 per the Secretary of the Interior's Standards.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- The project will not cause a significant adverse impact to the historic resource as proposed.
- The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Department finds that the project meets the Secretary of the Interior Standards and, therefore, will not cause a significant adverse impact to the historic resource as proposed. Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

Standard 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The project would maintain the detached single-family dwelling use on the lot and would cause minimal change to the setting of the historic residence.

Standard 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

All primary aspects of the historic character of the building would be retained and preserved. No distinctive materials, architectural elements, or spaces that characterize the property would be removed. The one- and two-story stepped massing of the original building from south to north will continue to be evident since much of the new massing will be located behind the garage. The building will retain a recessed and partially covered entrance, flat roofs, integration of indoor and outdoor spaces, the hardscape garden elements and form that remain from the Eckbo, Royston & Williams design, stucco cladding; and, wood-framed windows and exterior doors. The project would mainly remove or alter features at the secondary and tertiary facades. The project would thereby retain the integrity of the design of the historic building.

Standard 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed changes are clearly contemporary in its design and would not create a false sense of historical development. The addition will be designed with compatible massing, forms, and materials; however, the new structure will use larger windows and expanses of glass, modern wood screening, and modern articulation of the walls and eaves.

Standard 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

No distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project.

Standard 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design,

color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

A preliminary window survey shows limited function, dry rot, and leaks in the existing single pane wood windows and possible problems with the stucco and flashing conditions. The windows and doors will be replaced with new wood windows with insulated glazing in keeping with the existing design, profiles, materials, and details of the existing windows.


Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Several exterior changes are proposed as part of the project; however, they are primarily related to the portions of the building that contain secondary features, such as the garage and the north façade. The building will retain a recessed and partially covered entrance, flat roofs, integration of indoor and outdoor spaces, the hardscape garden elements and form that remain from the Eckbo, Royston & Williams design, stucco cladding; and, wood-framed windows and exterior doors. Moreover, the proposed changes are compatible in their language and composition. The two-story scale of the original building as seen from the public right-of-way will remain unchanged. The additions will be separated from the main body of the residence by the recessed entry. The addition over the garage is set back nearly 8 feet from the eastern garage overhang and from the primary façade of the main house. The alterations will be clearly differentiated in their style and articulation while the materials - stucco, painted wood, and clear glass - will complement the original materials. The alterations to the north elevation will be compatible with the overall character of the historic resource without harming its integrity. This façade is utilitarian in its composition and will retain the features which distinguish it, including the overhangs and grouped casement windows. Overall, the project meets the intent of this standard.

Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

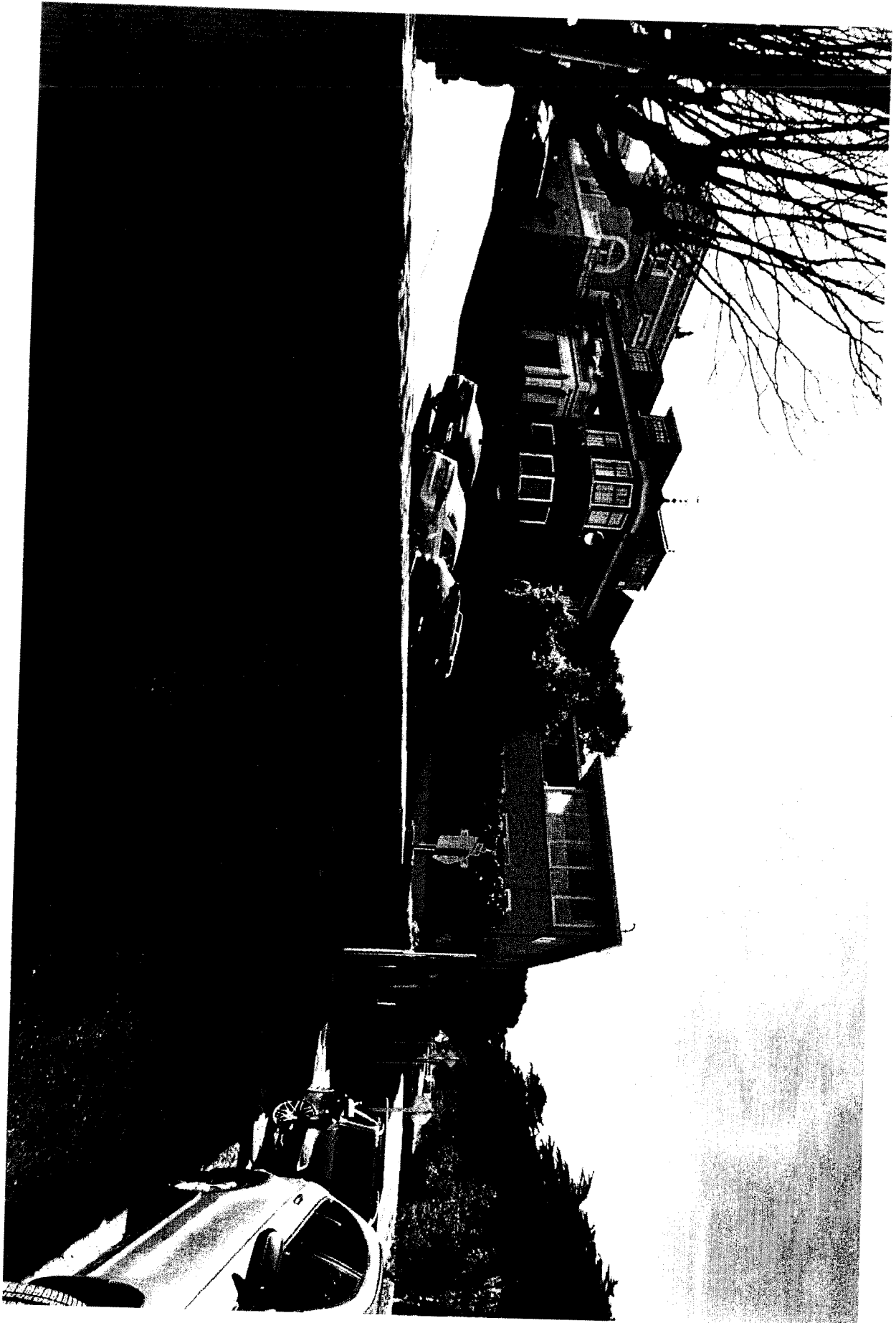
Although unlikely to occur, the proposed addition and alterations could be removed in the future and the property restored without harming the integrity of the historic building.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 12-6-2012

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



EXISTING | VIEW B



SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: _____

Building Permit No.: 2012 02234708

Address: 1 SPRUCE ST

Project Sponsor's Name: JOHN MANISCALCO

Telephone No.: 415,420.5712 (for Planning Department to contact)

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

- 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.)

SEE ATTACHED

- 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.

SEE ATTACHED

- 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.


SEE ATTACHED

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.

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit –additional kitchens count as additional units)	<u>1</u>	<u>1</u>
Occupied stories (all levels with habitable rooms) ...	<u>2</u>	<u>2</u>
Basement levels (may include garage or windowless storage rooms)	<u>0</u>	<u>1</u>
Parking spaces (Off-Street)	<u>1</u>	<u>1</u>
Bedrooms	<u>3</u>	<u>3</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	<u>2792 SF</u>	<u>4428 SF</u>
Height	<u>22'-8"</u>	<u>NO CHANGE</u>
Building Depth	<u>65'-1 1/2"</u>	<u>NO CHANGE</u> <u>65'-1 1/2"</u>
Most recent rent received (if any)	<u>N/A</u>	<u>N/A</u>
Projected rents after completion of project	<u>N/A</u>	<u>N/A</u>
Current value of property	<u>\$3.0 MIL.</u>	<u>—</u>
Projected value (sale price) after completion of project (if known)	<u>—</u>	<u>UNKNOWN</u>

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

	<u>3.25.13</u>	<u>JOHN MANISCALCO</u>
Signature	Date	Name (please print)

1 Spruce | Discretionary Review Response

Project Sponsors: John Maniscalco and Mary Tesluk

Hearing Date 4.4.13

IMPORTANT NOTE:

In a sign of complete disregard for the importance of the Discretionary Review process (or perhaps something more cunning), the DR requester's submitted application contains information that is inaccurate and irrelevant to the proposed project. The drawings, historical report, and associated analysis included in their request are those of the previous project proposal - a vertical addition resulting in a three-story home - a much larger project than the one actually under consideration in this case.

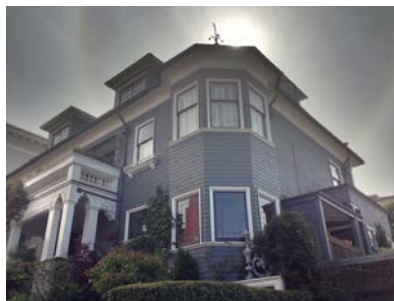
The actual project under consideration in this application is a modest horizontal addition for a two story home. The inclusion of this erroneous information is misleading and clearly intended to present the more exaggerated responses to issues as if they were relevant to this project to sway opinion.

1. Given the concerns of the DR requester and other concerned parties, why do you feel your project should be approved.

The Discretionary Review request filed by the owners of 33 Spruce fails to meet the base requirements of Discretionary Review by any measure.

- The proposed project is well within every setback and height limit, and in complete conformance with every standard of the Planning Code.
- Additionally, it fully meets all requirements of the Residential Design Guidelines.
- In developing a project that respects and carefully modifies the existing structure, we are preserving neighborhood scale and character, and maintaining light and air to the adjacent properties.
- Planning staff has reviewed the project in detail at both an individual and team level and found it to be compliant with the Planning Code and Residential Design guidelines in every way.
- Most importantly, there is nothing about this case that meets the definition of "exceptional or extraordinary," and as such, this case should not even be in front of the Planning Commission

The sole Planning Code issue posed by the DR requestor is that the proposed project "restricts access to light and air from important spaces in our home." This is simply not the case. The standards applied to every other project in the City for access to light and air have been met and exceeded in the proposed project. The same standards should be applied here - there is nothing exceptional or extraordinary in any way to warrant taking action through Discretionary Review.



- The north facing facade of 33 Spruce has twelve windows. Five of these exist in a bay configuration, with three of those sitting on the property line.

33 Spruce - 10/9/2011

33 Spruce - 3/15/2013



- The only window that are in any way relevant to the proposed project are the three located on the property line.
- As this is the north face, and sits in the shadow of the much larger homes uphill on Spruce Street, these windows, there is no direct access to light as it exists today.
- The three windows that sit on the property line also have a planter box running the length of the window. This planter, which hangs over the property line and onto the subject property, contains shrubs and plants that have covered much of the height and width of these windows.

The proposed project has little to no impact on the access to light and air for the windows in question, for multiple reasons:

- The proposed second floor addition is adjacent to only the three property line windows, as it is setback 19' from the front property line and 8' from the front roof edge of the garage.
- The proposed addition establishes a continuous 3' setback from the property line allowing access to light and air to the windows in question. Rather than setting back our structure only at the window location (as typically required by the Planning Department), we have already taken the extra measure to offset the entirety of our second floor to ensure access to light and air on all sides.
- In point of fact, the existing plantings already block most of the light that would be available at these windows.
- As the addition occurs only at the second level, the combination of the low height and distance between structures allows for easy access to air and to views above our proposed addition from the windows in question.
- Further, the space in question has a very large window facing west providing more than adequate access to light and air to the main portion of the space (in addition to the bay in question).

The modest addition proposed is the result of almost two years of process, compromise, and study with Planning staff. It meets and exceeds every standard of the Planning Code and Residential Design Guidelines. It is nearly invisible from the majority of the public right of way. The standards applied to every other project in the City for access to light and air have been met and exceeded in the proposed project. The same standards should be applied here - there is nothing exceptional or extraordinary in any way to warrant taking action through Discretionary Review. It is simply another in a long series of obstructionist efforts by the owners of 33 Spruce to passively limit the rehabilitation of the subject property. The project should be approved as submitted.

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 you application with the City or after filing the application.

In the long history leading to the current proposal, there have been many revisions and changes that have been made, all significantly reducing the size of the proposed project. All have been made in a way that is sympathetic to the owners of 33 Spruce.

- The original project application included a partial third story addition, based on the determination by Carey and Company that 1 Spruce was not a historical resource. After Carey and Company had made their determination, a second report, commissioned by the DR requester, declared that it was a resource. This second report, arguably biased as it was commissioned by the DR requester with the singular purpose and goal to limit any modifications to 1 Spruce, became the basis of the historical evaluation from that point forward. Though it can certainly be convincingly argued that 1 Spruce does not meet the standards to establish it as a historic resource, Planning staff made that determination. Out of respect for the Department's finding, we accepted it and moved forward with the development of a new design that met the Secretary of the Interiors Standards for Rehabilitation.
- As part of that process, the entire vertical addition originally proposed was removed from the project at the request of the Planning Department. Further notching and reduction of square footage was requested and accepted as we worked together with Planning staff to arrive at a design that met the Secretary of the Interior Standards.
- In essence, all of the reduction of square footage resulted from the unorthodox commissioning of an oppositional historical report by the DR requestor
- Though we have inquired multiple times through out the process about requested modifications that would address their concerns, the DR requester's response has consistently been that modifications were not worth considering because "we are too far apart." Essentially, the DR requester has maintained an all-or-nothing approach, assuming he would block the entire project, and never considering the reasonable nature of the proposed project.
- The DR requester's simplistic recommendation to "simply shift the bulk of the project to the west" is a good indicator of their lack of interest in real and meaningful compromise. The shift they are proposing is, in reality, a request to eliminate the entire eastern end of the second floor addition. This would eliminate another 500 sf of usable space, and push our addition further deep into the shadows of their already looming house. This is not compromise - this is another one sided reduction in our project without regard for our project goals.

The numerous and significant compromises we have made throughout the process have reduced the area and potential of the house in very meaningful ways. Further reduction of the proposed plan is both unreasonable and far in excess of the code requirements. We are a two story home in a neighborhood and zoning that supports three to four stories consistently throughout the neighborhood. Further reduction of the footprint of the two stories that remain is simply unreasonable - we have sacrificed enough at the hands of our neighbor.

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

As noted above, the project meets all standards of both the Planning Code and the Residential Design Guidelines. It maintains or exceeds the code standards for allowing light and air into adjacent properties. There is nothing exceptional or extraordinary about the case, and the standards that apply to every residence in San Francisco should apply at this property.

Our long pattern of compromise and reduction has resulted in a modest project which, without question, maintains access to light and air for our neighbors. Simply put, their own plantings are more of an issue than our addition. We do not have an adverse or undue impact on our neighbors or any other adjacent properties, as evidenced by our widespread support throughout the neighborhood.

The DR requester has a long and detailed history of both actively and passively attempting to control the property at 1 Spruce. They have been in contract to purchase the property multiple times, but after dragging sellers through prolonged processes, have withdrawn at the last minute every time, continuing their history of delaying and obstructing at all costs.

Unwilling to own the home to actually control the property at 1 Spruce, they are using the legislative process to passively control the property. It is unreasonable, unfair, and an abuse of the legislative processes.

The proposed project is a reasonable home for our young family - not the dream home we had hoped to build before the obstruction began - but still a great home in which to raise our boys and care for our aging parents. To succumb to further unreasonable compromise to satisfy the unfounded complaints of our neighbor would be wrong at every level.

We respectfully ask that you do NOT take Discretionary Review, and approve the project as submitted with no modifications.



EXISTING - VIEW 1



PROPOSED - VIEW 1



EXISTING - VIEW 2



PROPOSED - VIEW 2



EXISTING - VIEW 3



PROPOSED - VIEW 3

1 SPRUCE STREET

NEIGHBORHOOD SUPPORT LETTERS

Mr. Rodney Fong
Planning Commission President
1660 Mission Street
SF CA

RE: 1 Spruce Street

Mr. Fong and fellow Commissioners -

We are writing to express our full support for the proposed renovation of 1 Spruce Street.

As the former owners of the property, and now the adjacent neighbor, we too were subject to the repeated obstruction of the neighbor at 33 Spruce. They have shown again and again that their only goal is to prevent any modification of the existing house to protect their own interests, regardless of the legality of the proposed project or the minimal impact it has. In fact, the proposed project is so modest and has so little impact, it does not meet any of the requirements for Discretionary Review and should not be before you at all.

The currently proposed renovation and small horizontal addition has been designed in a way that is respectful to the existing house, appropriate to the neighborhood, and is hardly visible from any public area. Though their height limit would allow for an additional story, they did not add one. Why? Because of the limitations created by a biased historical report created at great expense for and by the neighbor (an almost unheard of tactic) have prevented them from doing so, despite the fact that a fair reading of the historical standards would most certainly allow it. Though this opposition sponsored report was completely contradictory to the report submitted by the respected historian commissioned by the project sponsor, it was used as the basis for the analysis. This neighbor has worked in every way possible to delay and discourage fair and appropriate modification of 1 Spruce.

The owners of 1 Spruce have been through a long and thorough process with the Planning Department, who have found the project fully compliant with both the Planning Code and Residential Design Guidelines, and compliant with all historic standards. Despite this, their neighbor continues to try to limit modifications to 1 Spruce claiming restriction to "light and air." This is yet another obstructionist tactic. The proposed project has a clear setback per Planning Department standards that preserves light and air to all of the neighbors windows.

This neighbor has spent the last 4 years strategically derailing every proposal for renovation to the home at 1 Spruce, paying an Attorney, a Historian, a Lobbyist and other consultants to obstruct the process and limit any construction by any means necessary. They did so with the original owners, the Lillienthals, they did so when we owned the property, and they are doing so to the current owners. They have had the opportunity and entered into contract for the purchase of the property multiple times to control the future of the property, but each time, backed out of the deal. Instead, they have elected to passively control the property through an abuse of public processes. This should not be allowed.

We are writing to you today to respectfully ask that you do NOT take Discretionary Review and approve the project as submitted without modification.

Sincerely-



Victoria and Phillip Raiser
2 Spruce Street
San Francisco CA 94118

3/25/13

Mr. Rodney Fong
Commission President
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

RE: 1 Spruce Street Discretionary Review

Dear Mr. Fong and fellow Commissioners,

As neighbors of the home at 1 Spruce Street, we are writing to express our support for the proposed renovation and addition scheduled for Discretionary Review on April 4, 2013.


We ask that you do not take Discretionary Review, and approve the project as submitted with no modifications.

Sincerely,

G. Lloyd

Name: *Gisela Lloyd*

Address: *16 Spruce St., S.F. 94118*

From: Holly Peterson <holly@hollysf.com> 
Subject: Fwd: Greetings from SF
Date: 24 March 2013 16:04:29 GMT
To: Holly Peterson <holly.peterson@me.com>

1 Attachment, 24 KB

3/25/13

Mr. Rodney Fong
Commission President
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414



RE: 1 Spruce Street Discretionary Review

Dear Mr. Fong and fellow Commissioners,

As neighbors of the home at 1 Spruce Street, we are writing to express our support for the proposed renovation and addition scheduled for Discretionary Review on April 4, 2013

We ask that you do not take Discretionary Review, and approve the project as submitted with no modifications.

Sincerely,

Name: Karl Peterson
Holly Peterson

Address: 3630 Jackson Street
San Francisco California

Shelby W. Bonnie
1 Maple Street
San Francisco, CA 94118

March 25, 2013

Mr. Rodney Fong
Commission President
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

RE: 1 Spruce Street Discretionary Review

Dear Mr. Fong and fellow Commissioners,

As neighbors of the home at 1 Spruce Street, we are writing to express our support for the proposed renovation and addition scheduled for Discretionary Review on April 4, 2013.

We ask that you do not take Discretionary Review, and approve the project as submitted with no modifications.

Sincerely,



Shelby W. Bonnie

3/25/13

Mr. Rodney Fong
Commission President
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

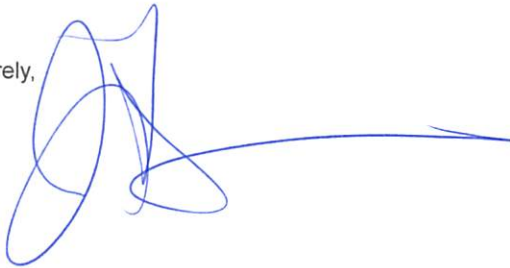
RE: 1 Spruce Street Discretionary Review

Dear Mr. Fong and fellow Commissioners,

As neighbors of the home at 1 Spruce Street, we are writing to express our support for the proposed renovation and addition scheduled for Discretionary Review on April 4, 2013.

We ask that you do not take Discretionary Review, and approve the project as submitted with no modifications.

Sincerely,

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Name: CARP & COURTNEY WATTSWORTH
Address: 305 SPRUCE ST, SF, CA 94118

3/25/13

Mr. Rodney Fong
Commission President
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

RE: 1 Spruce Street Discretionary Review

Dear Mr. Fong and fellow Commissioners,

As neighbors of the home at 1 Spruce Street, we are writing to express our support for the proposed renovation and addition scheduled for Discretionary Review on April 4, 2013.

We ask that you do not take Discretionary Review, and approve the project as submitted with no modifications.

Sincerely,

Lily Beischer Tom Beischer

Digitally signed by Lily Beischer Tom Beischer
DN: cn=Lily Beischer Tom Beischer, o, ou,
email=beisch@hotmail.com, c=US
Date: 2013.03.25 10:29:58 -0700

Name: _____

Address: _____

3525 PACIFIC AVE

3/25/13

Mr. Rodney Fong
Commission President
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

RE: 1 Spruce Street Discretionary Review

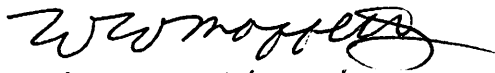
Dear Mr. Fong and fellow Commissioners,

As neighbors of the home at 1 Spruce Street, we are writing to express our support for the proposed renovation and addition scheduled for Discretionary Review on April 4, 2013.

We ask that you do not take Discretionary Review, and approve the project as submitted with no modifications.

We think it is regrettable that over the years the Haas family has repeatedly restricted their neighbor's construction that meets the planning and building codes

Sincerely,


Bill Moffett

Name: Bill & Ursula Moffett

Address: 3745 Washington Street

Allan E. Low
3906 Clay Street
San Francisco, California 94118

March 25, 2013

President Rodney Fong
San Francisco Planning Commission
1660 Mission Street, Suite 400
San Francisco, California 94103

RE: 1 Spruce Street, San Francisco

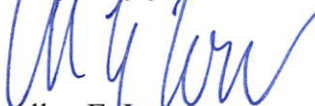
Dear President Fong:

This letter is in support of the proposed, simple two-story horizontal addition to the home of the Project Sponsors John and Mary Maniscalco.

I have worked with John Maniscalco for over four years and he is a talented architect who designs and manages projects respectful of neighbors. The proposed project for 1 Spruce Street is creative and consistent with the streetscape, block patterns, and historical context of neighboring homes. It complies with Design Review Guidelines, and activates and improves the existing features of the home.

I respectfully request that the Planning Commission do not take discretionary review and approve the project as proposed without modification.

Very truly yours,



Allan E. Low

AEL/kc

cc: John and Mary Maniscalco

March 25, 2013

Mr. Rodney Fong
Commission President
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

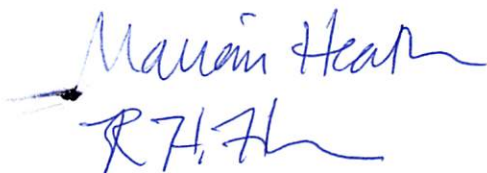
RE: 1 Spruce Street Discretionary Review

Dear Mr. Fong and fellow Commissioners,

As a resident of Presidio Heights neighborhood for over 13 years, I have watched literally dozens of homes being renovated, including over 75% of the houses on my own block. Often neighbors get involved in the permitting and planning process for the houses around them. Sometimes this involvement is warranted, such as when a plan clearly violates the limits for building height or other planning guidelines. But sometimes the plans do not violate, and objections are raised simply to maintain the status quo, or out of distaste for the short-term inconvenience of having a nearby home under construction. Again, having experienced that construction at close range many times, I can say that the increased noise, traffic and dirt aren't always pleasant. However, my neighbors are well within their rights, and in the end, the property always looks better, has a higher value, in improves the values of homes all over Presidio Heights.

I am writing to express my support for the proposed renovation and addition project at 1 Spruce Street, and to suggest that you approve the project as submitted, without Discretionary Review. The owners have been through a long and thorough process with the Planning Department, and approval has been granted, finding the proposed project fully compliant with both the Planning Code and Residential Design Guidelines.

Sincerely,
Marian and Robert Heath
3332 Washington Street
San Francisco, CA 94118

The image shows two handwritten signatures in blue ink. The top signature is cursive and reads "Marian Heath". Below it is another cursive signature that reads "R.H.H.", which stands for Robert Heath.

3/25/13

Mr. Rodney Fong
Commission President
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

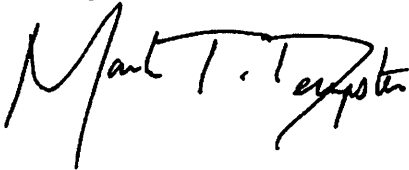
RE: 1 Spruce Street Discretionary Review

Dear Mr. Fong and fellow Commissioners,

As neighbors of the home at 1 Spruce Street, we are writing to express our support for the proposed renovation and addition scheduled for Discretionary Review on April 4, 2013.

We ask that you do not take Discretionary Review, and approve the project as submitted with no modifications.

Sincerely,

A handwritten signature in black ink that reads "Mark T. Dempster". The signature is written in a cursive style with a large, sweeping initial "M".

Name: Kim + Mark DEMPSTER

Address: 135 Locust Street

Mr. Rodney Fong
Planning Commission President
1660 Mission Street
SF CA

RE: 1 Spruce Street Discretionary Review

Mr. Fong and fellow Commissioners -

I am writing to express my complete support for the proposed project at 1 Spruce Street.

The project is so modest and the impact so negligible, it does not meet any of the requirements for Discretionary Review. Frankly, this is a waste of time at a point when the Commission should be dealing with larger issues in this City.

Though they been through a long and thorough process with the Planning Department, who have found it fully compliant with both the Planning Code and Residential Design Guidelines, their neighbor continues to try to limit modifications to 1 Spruce using the well-known NIMBY rouse of "light and air." This is yet another obstructionist tactic. If it is the law for everyone else, why does the 3' setback typically required for light and air by the Planning Department not apply to the Haas family?

The renovation and small horizontal addition has been designed in a way that is respectful to the existing house, appropriate to the neighborhood, and is minimally noticeable from the public right-of-way. Though their height limit would allow for an additional story, they did not add one, primarily because of the biased historical report paid for by the neighbor. More obstructionist tactics.

This neighbor has spent the last 4 years strategically derailing every proposal for renovation to the home at 1 Spruce, using their power and influence in the City to obstruct the process and limit any construction by any means necessary. If they want to own it, they should have bought it. In point of fact, in the past 4 years, they have entered into contract for the purchase of the property multiple times to control the future of the property, but each time, reneged on the deal. Instead, they have elected to passively control the property through an abuse of public processes.

We are writing to you today to respectfully ask that you do NOT take Discretionary Review and approve the project as submitted without modification.

Sincerely-



Michael Bykhovsky
2350 Broadway
SF CA

3/25/13

Mr. Rodney Fong
Commission President
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

RE: 1 Spruce Street Discretionary Review

Dear Mr. Fong and fellow Commissioners,

As neighbors of the home at 1 Spruce Street, we are writing to express our support for the proposed renovation and addition scheduled for Discretionary Review on April 4, 2013.

We ask that you do not take Discretionary Review, and approve the project as submitted with no modifications.

Sincerely,



Name: JULIE & STEVE ASHLEY
Address: 3633 WASHINGTON ST.

3/25/13

Mr. Rodney Fong
Commission President
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

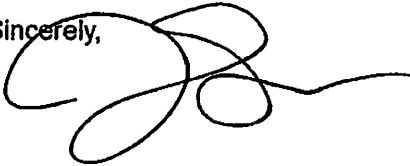
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Sincerely,



Name: Jeremy Stoppelman

Address: 3155 Sacramento St, 94115

3/25/13

Mr. Rodney Fong
Commission President
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

RE: 1 Spruce Street Discretionary Review

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We ask that you do not take Discretionary Review, and approve the project as submitted with no modifications.

Sincerely,



Name: MARTIN CASEN

Address: 146 LOCUST ST. SAN FRANCISCO, 94118

3/25/13

Mr. Rodney Fong
Commission President
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

RE: 1 Spruce Street Discretionary Review

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We ask that you do not take Discretionary Review, and approve the project as submitted with no modifications.

Sincerely,

JTW Savini

Name: JILL SAVINI

Address: 106 WALNUT ST
SF, CA 94118

3/25/13

Mr. Rodney Fong
Commission President
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

RE: 1 Spruce Street Discretionary Review

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Sincerely,



Name: John Adams

Address: 3561 A Sacramento Street
SF, CA 94118

3/25/13

Mr. Rodney Fong
Commission President
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

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Sincerely,

Name: Carol Linbuen + Jan Krepelka
Carol Linbuen + Jan Krepelka

Address: 3191 Washington St # 6
San Francisco, CA 94115

3/25/13

Mr. Rodney Fong
Commission President
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

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Sincerely,

A handwritten signature in black ink, appearing to read "Diane Harwood + Andrew Dreyfus". The signature is written in a cursive, flowing style with a long horizontal line extending to the right.

Name: DIANE HARWOOD + ANDREW DREYFUS

Address: 3675 CLAY ST. SF 94116

3/25/13

Mr. Rodney Fong
Commission President
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

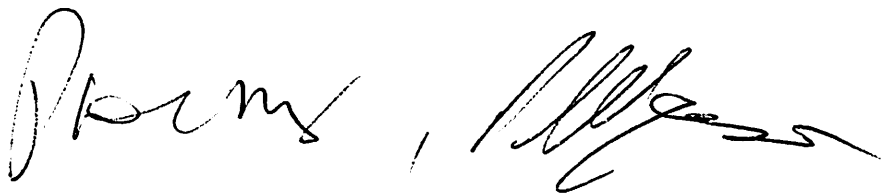
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Sincerely,



Name: Patricia Wong & Pablo León

Address: 3922 Clay St
SF CA 94118

3/25/13

Mr. Rodney Fong
Commission President
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

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Sincerely,



Name: ARNOLD ANNABEL MCCLELLAN

Address: 2131 DIVISADERO ST, SAN FRANCISCO

Mr. Rodney Fong
Planning Commission President
1660 Mission Street
San Francisco, CA

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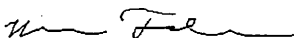
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We are writing to you today to respectfully ask that you do NOT take Discretionary Review and approve the project as submitted without modification.

Sincerely-



Nirav Tolia
2775 Vallejo Street
San Francisco, CA

3/25/13

Mr. Rodney Fong
Commission President
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

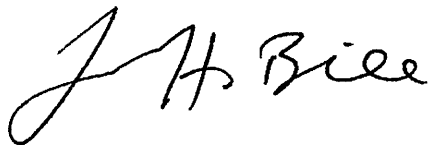
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We ask that you do not take Discretionary Review, and approve the project as submitted with no modifications.

Sincerely,



Name: Thomas H. Birdsall

Address: 2767 Clay Street, San Francisco, CA 94115

3/25/13

Mr. Rodney Fong
Commission President
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

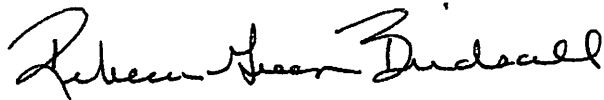
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Sincerely,



Name: Rebecca Green Birdsall

Address: 2767 Clay Street, San Francisco, CA 94115

3/25/13

Mr. Rodney Fong
Commission President
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

RE: 1 Spruce Street Discretionary Review

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Sincerely,



Name:

Paul Paradis

Address:

2701 Pacific Ave

SF, CA 94115

3/25/13

Mr. Rodney Fong
Commission President
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

RE: 1 Spruce Street Discretionary Review

Dear Mr. Fong and fellow Commissioners,

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Sincerely,

Laura Carney Paradis

Name: _____

Laura Carney Paradis

Address: _____

2701 Pacific Ave

94115

3/25/13

Mr. Rodney Fong
Commission President
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

RE: 1 Spruce Street Discretionary Review

Dear Mr. Fong and fellow Commissioners,

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Sincerely,



Name: Kimberly Fullerton

Address: 3639 Washington St
SF CA 94118

3/25/13

Mr. Rodney Fong
Commission President
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

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Sincerely,

A handwritten signature in blue ink, appearing to read "Philip Webb". The signature is written in a cursive style with a long horizontal stroke at the end.

Name: KIRA AND PHILIP BOBB

Address: PACIFIC AVENUE, SAN FRANCISCO

3/25/13

Mr. Rodney Fong
Commission President
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

RE: 1 Spruce Street Discretionary Review

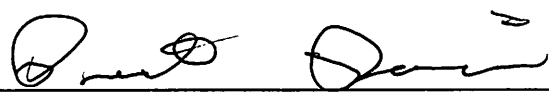
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Sincerely,

PRESTON RAISIN

Name: 

Address: 2341 Venice St
SF CA 94123

3/25/13

Mr. Rodney Fong
Commission President
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

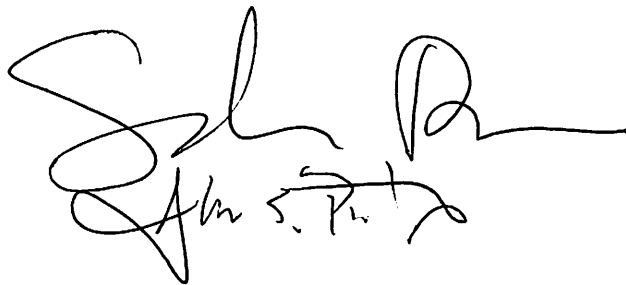
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Sincerely,

A handwritten signature in black ink, appearing to read "Sarah and John Pinto". The signature is stylized and cursive.

Name: Sarah and John Pinto

Address: 2263 California St. SF, CA 94115

3/25/13

Mr. Rodney Fong
Commission President
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

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Sincerely,

Two handwritten signatures in blue ink. The first signature is 'Aron Meduroglu' and the second is 'Maryam Meduroglu'.

Name: Aron Meduroglu and Maryam Meduroglu

Address: 3733 Broderick St.

3/25/13

Mr. Rodney Fong
Commission President
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

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Sincerely,

Name:  DINA TUNNEY

Address: 340 INFANTRY TER SF CA 94129

3/25/13

Mr. Rodney Fong
Commission President
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

RE: 1 Spruce Street Discretionary Review

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Sincerely,



Name: ELISA WIEL & COLIN WIEL

Address: 2950 WEBSTER ST +
331 Infantry Terrace, SF 94129

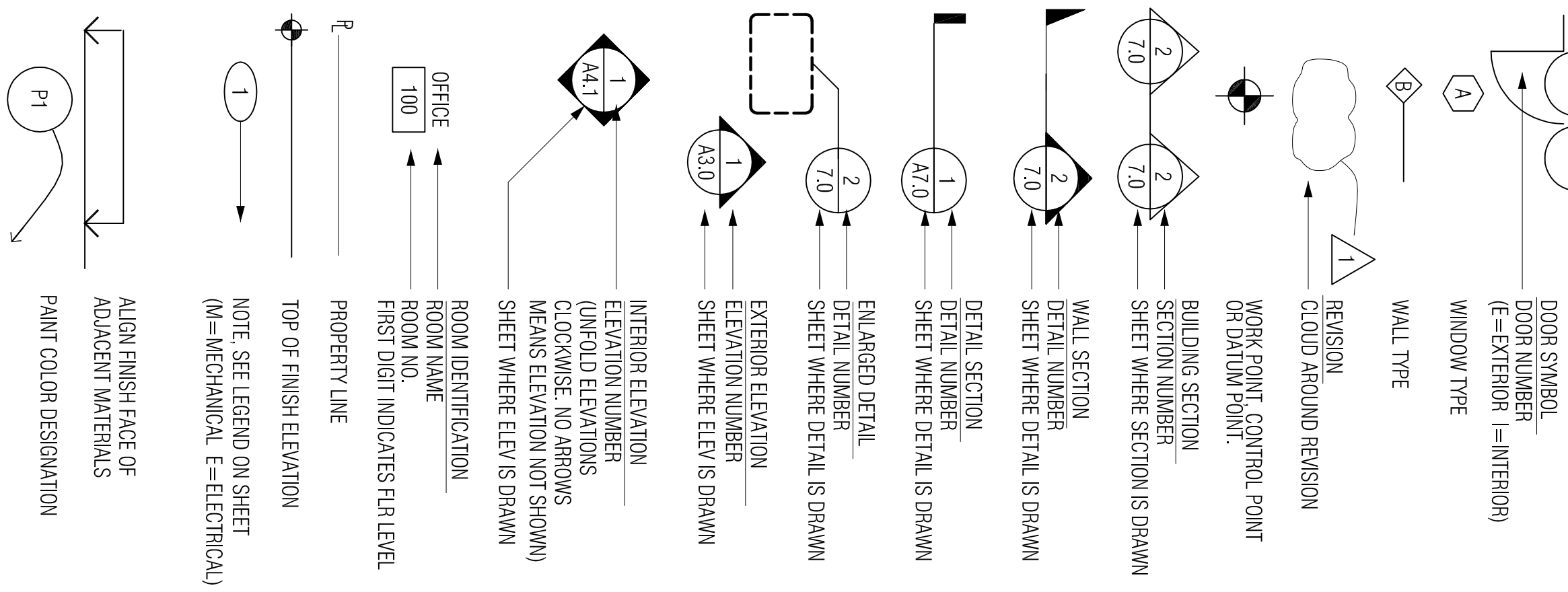
GENERAL NOTES

- CONTRACTOR SHALL PROVIDE ALL MATERIALS AND WORKMANSHIP FOR ALL CONSTRUCTION REQUIRED HEREIN AND SHALL BE IN ACCORDANCE WITH THE:
 - 2010 CALIFORNIA BUILDING CODE & S.F. AMENDMENTS
 - 2010 CALIFORNIA ELECTRICAL CODE & S.F. AMENDMENTS
 - 2010 CALIFORNIA ENERGY CODE & S.F. AMENDMENTS
 - 2010 CALIFORNIA MECHANICAL CODE & S.F. AMENDMENTS
 - 2010 CALIFORNIA PLUMBING CODE & S.F. AMENDMENTS
 - 2010 NFPA 72 (FIRE ALARMS)
 - 2010 NFPA 13(13R) (SPRINKLERS)
 - 2010 S.F. HOUSING CODE
 - SAN FRANCISCO PLANNING CODE
- COORDINATE ALL WORK WITH STRUCTURAL DRAWINGS
- IN THE EVENT THE CONTRACTOR ENCOUNTERS ON THE SITE MATERIAL, REASONABLY BELIEVED TO BE ASBESTOS, POLYCHLORINATED BIPHENYL (PCB) OR ANY OTHER HAZARDOUS MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS OR PREVIOUSLY IDENTIFIED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE ARCHITECT IN WRITING.
- MANUFACTURER'S DESIGNATIONS ARE NOTES TO INDICATE PATTERN, COLOR AND PERFORMANCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND IN THE EVENT OF DISCREPANCY, REPORTING SUCH DISCREPANCY TO THE ARCHITECT BEFORE COMMENCING WORK.
- CONTRACTOR SHALL NOT SCALE DRAWINGS.
- WRITTEN DIMENSIONS SHALL ALWAYS GOVERN OVER DIMENSIONS INDICATED ON DRAWINGS. DIMENSIONS SHALL BE NOTED, MATRIAL PRIOR TO PROCEEDING WITH THE WORK RELATED TO THOSE DIMENSIONS.
- ALL PLAN DIMENSIONS INDICATED ARE TO COLUMN CENTERLINE, TOP FACE OF CONCRETE, TO FINISHED FACE OF GYP. BD., OR TO FACE OF MASONRY U.O.I.N.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS AND/OR OTHER SUPPORTS FOR ALL FIXTURES, EQUIPMENT CASEWORK, FINISHINGS AND ALL OTHER ITEMS REQUIRING SAME.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED FOR PROPER INSTALLATION OF MATERIAL AND EQUIPMENT.
- CONTRACTOR SHALL TAKE SUITABLE MEASURES TO PREVENT INTERACTION BETWEEN DISSIMILAR METALS.
- "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO LOCATE FIELD LOCATE FINISH FACES IN THE SAME PLANE.
- "TYPICAL" OR "TYP" MEANS FOR ALL SIMILAR CONDITIONS, U.O.I.N.
- DETAILS ARE USUALLY KEPT ONLY ONCE (ON A SINGLE SHEET) UNLESS NOTED OTHERWISE (O.C.B.R.) THROUGHOUT U.O.I.N.
- CONSTRUCTION AREA MUST BE BROOM CLEANED DAILY AND ALL MATERIALS SHALL BE STACKED OR PAILED IN AN ORDERLY FASHION OUT OF TRAFFIC PATTERNS.
- AT COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE ALL MARKS, STAINS, FINGERPRINTS, DUST, DIRT, SPATTERED PAINT, AND BLEMISHES RESULTING FROM THE VARIOUS OPERATIONS THROUGHOUT THE PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGED AREAS THAT OCCUR DURING CONSTRUCTION THAT ARE WITHIN THE SCOPE OF WORK OR OUTSIDE SCOPE OF WORK THAT ARE CAUSED BY HIM/HER OR SUBCONTRACTORS.
- WHERE ADJOINING DOORS HAVE DISMISAR FLOORING, MAKE CHANGE UNDER CENTERLINE OF DOOR, U.O.I.N.
- ALL PIPE, CONDUT AND DUCT PENETRATIONS THROUGH FLOORS AND PRE-CAST WALL AND CEILING SHALL BE PROTECTED WITH PROTECTIVE PLASTER OR PRESPOPPING TO FULL DEPTH OR SLAB OR THICKNESS OF WALL/CERILING.
- ENTERING INTO AN AGREEMENT WITH THE OWNER INDICATES THAT THE CONTRACTORS HAS VISITED THE SITE, FAMILIARIZED HIM/HERSELF WITH THE EXISTING CONDITIONS, AND REVIEWED SAME WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL SUB-CONTRACTORS, INCLUDING THOSE UNDER SEPARATE CONTRACT WITH THE OWNER.
- CONTRACTOR SHALL SUBMIT CONFIRMATION WITH DELIVERY DATES ON ORDERS OF MATERIALS AND EQUIPMENT OF ANY LONG LEAD TIME ORDER.
- A 6'-8" MINIMUM HEADROOM SHALL BE PROVIDED AT ALL STAIRS.
- CONTRACTOR SHALL PROTECT ALL EXCAVATION AND CONSTRUCTION FROM RAIN OR WATER DAMAGE.
- COMMON ABBREVIATIONS:
 - (E) = EXISTING, (N) = NEW,
 - (P.A.) = PREVIOUSLY APPROVED
 - GWB = GYP. BD. = GYPSUM WALLBOARD,
 - M.T. = METAL, S.S. = STAINLESS STEEL,
 - G.M. = GALVANIZED SHEET METAL
 - G.S.M. = GALVANNEAL SHEET METAL
 - SSD = SEE STRUCTURAL DRAWINGS.
 - AF = ABOVE FINISHED FLOOR,
 - BF = BUILT-UP ROOFING

VICINITY MAP



LEGEND



PROJECT DIRECTORY

OWNER: JOHN MANISCALCO AND MARY TESLUK
 1 SPRUCE STREET
 SAN FRANCISCO, CA 94118

ARCHITECT: JOHN MANISCALCO ARCHITECTURE
 442 GROVE STREET
 SAN FRANCISCO, CA 94102
 T. 415.864.9900 F. 415.864.0830

PROJECT DATA

ADDRESS:	1 SPRUCE STREET SAN FRANCISCO, CA	SETBACKS:	EXISTING	PROPOSED:
BLOCK:	0899	REAR:	3'-10 1/2"	NO CHANGE
LOT:	001	FRONT:	10'-9 1/2"	NO CHANGE
ZONING:	RM-1	NORTH:	VARIABLES	NO CHANGE
HEIGHT LIMIT:	40'-X (35')	SOUTH:	1'	NO CHANGE
CONSTR. TYPE:	TYPE V-B	BUILDING HEIGHT:	EXISTING	PROPOSED
OCCUPANCY:	R-3	T.O. MAIN DWELLING HOO:	22'-8"	NO CHANGE
LOT SIZE:	4,347 SF	NO. OF STORES:	2	NO CHANGE

GROSS BUILDING AREA:	1,484 SF	(+400 SF) GARAGE
(E) FIRST LEVEL	1,308 SF	
(E) SECOND LEVEL	2,792 SF	(+400 SF) GARAGE
TOTAL (E) AREA:	4,228 SF	

(N) BASEMENT LEVEL	2,182 SF	(+882 SF) STORAGE
(N) FIRST LEVEL	2,296 SF	(+400 SF) GARAGE
(N) SECOND LEVEL	4,428 SF	(+1,282 SF)
TOTAL (N) AREA:		698 SF
		+ 938 SF
		+ 1,636 SF

PROJECT DESCRIPTION

RENOVATION TO (E) DWELLING AT 1 SPRUCE STREET, SAN FRANCISCO, CA. TO INCLUDE:
 - INTERIOR REMODEL AT ALL FLOORS WITH HORIZONTAL ADDITION:
 BASEMENT - NEW STORAGE AND MECHANICAL
 GARAGE - TO BE RENOVATED
 1ST - 3 BEDROOMS, 3 BATHS, AND PLAYROOM
 2ND - KITCHEN, LIVING, DINING, DEN, BATHROOM AND OFFICE

CODE NOTES

- PER SFGC 907.2.10.1.2. PROVIDE SMOKE DETECTORS ON EVERY FLOOR AND IN EVERY SLEEPING ROOM AND HALLWAY OUTSIDE OF SLEEPING ROOMS
- PER SFGC TABLE 602. PROVIDE ONE HOUR RATED STRUCTURE EVERYWHERE WITHIN 5 FEET OF AND PARALLEL TO THE PROPERTY LINE.
- PER SFGC 406.1.4. PROVIDE GWB ASSEMBLIES BETWEEN PRIVATE GARAGE AND HABITABLE ROOMS (MIN. 1/2" GWB BETWEEN THE DWELLING & ITS ATTIC AREA, GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 1.5" TYPE 'X' GWB OR ED).
- PROVIDE MIN. 1. EMERGENCY ESCAPE & RESCUE WINDOW PER SFGC 1026 AT ALL SLEEPING ROOMS.

INDEX OF DRAWINGS

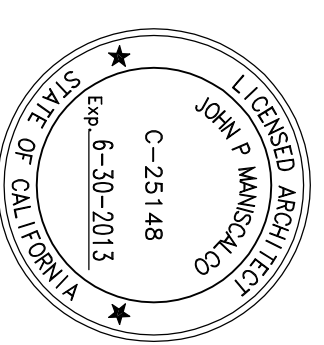
- ARCHITECTURAL**
- A1.0 DRAWING INDEX PROJECT DATA VICINITY MAP - GENERAL NOTES
 - A1.1 EXISTING AND PROPOSED FLOOR PLAN
 - A2.0 PROPOSED BASEMENT PLAN
 - A2.1 EXISTING FIRST FLOOR PLAN
 - A2.2 PROPOSED FIRST FLOOR PLAN
 - A2.3 EXISTING SECOND FLOOR PLAN
 - A2.4 PROPOSED SECOND FLOOR PLAN
 - A2.5 EXISTING ROOF PLAN
 - A2.6 PROPOSED ROOF PLAN
 - A3.0 EXISTING AND PROPOSED SPRUCE STREET ELEVATIONS
 - A3.1 EXISTING AND PROPOSED EXTERIOR ELEVATIONS
 - A3.2 EXISTING AND PROPOSED EXTERIOR ELEVATIONS
 - A3.3 EXISTING AND PROPOSED EXTERIOR ELEVATIONS
 - A3.4 EXISTING AND PROPOSED EXTERIOR ELEVATIONS
 - A3.5 EXISTING AND PROPOSED BUILDING SECTIONS

1 SPRUCE STREET
SAN FRANCISCO, CA. 94118

2012.02.23.4708

JOHN MANISCALCO
ARCHITECTURE

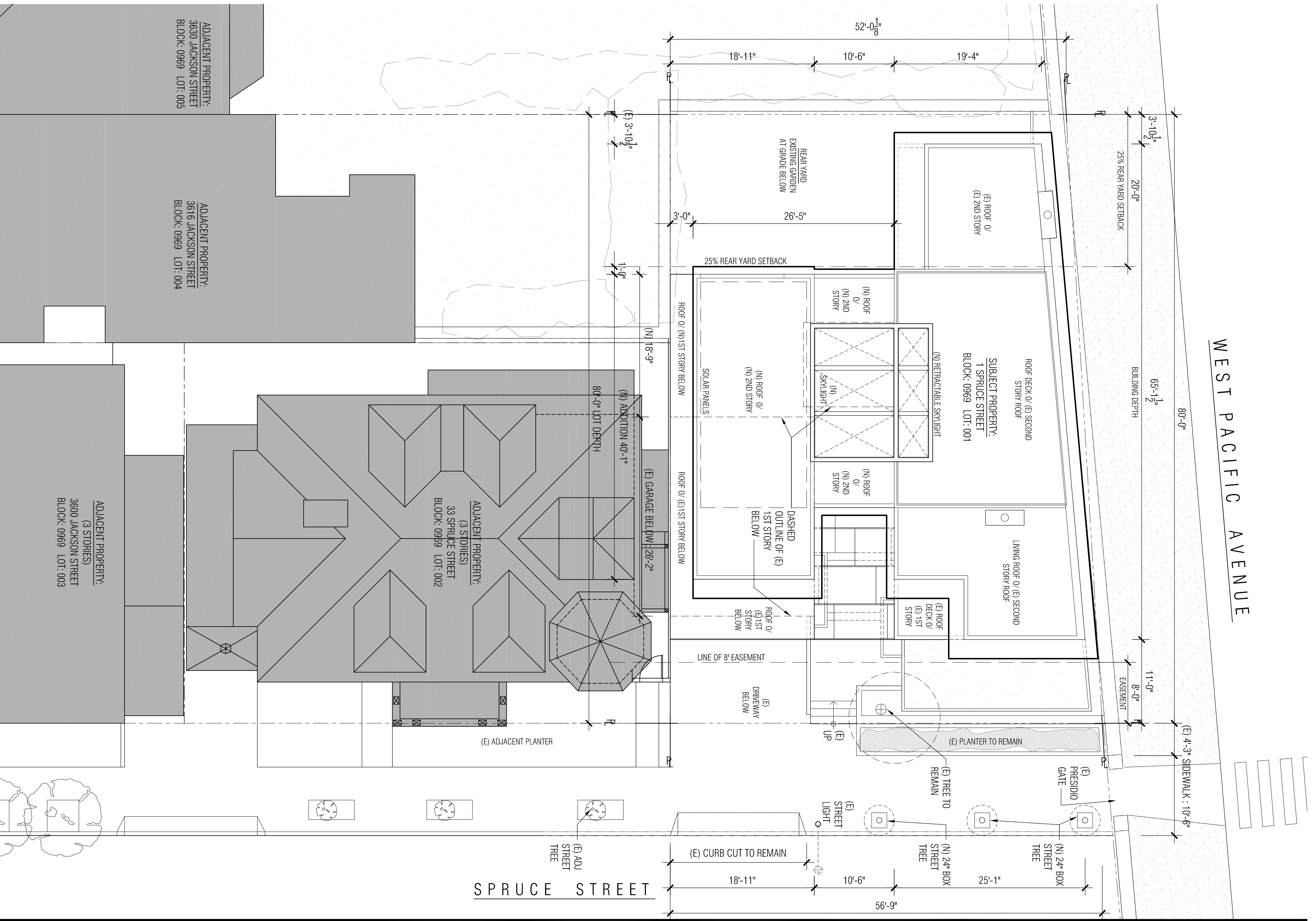
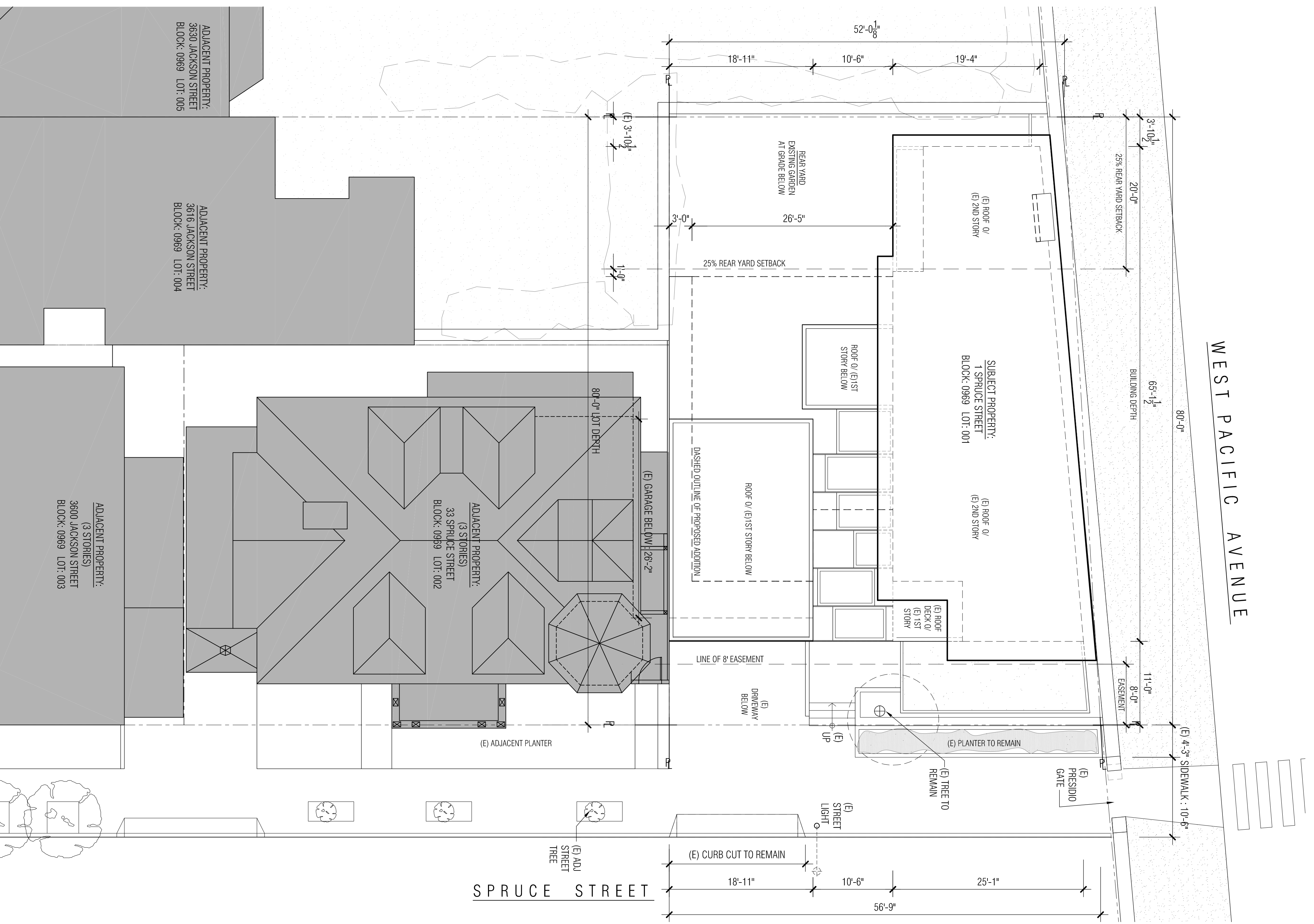
442 GROVE STREET
SAN FRANCISCO, CA 94102
415.864.9900
415.864.0830



- 1. PREAPPLICATION MEETING 02.15.12
- 2. FF AP/ IDP 02.20.12
- 3. DP# 311 12.19.12

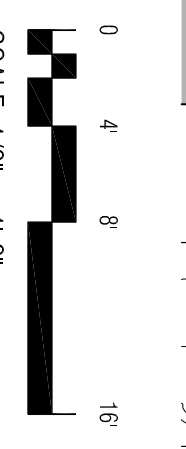
DRAWING INDEX,
PROJECT DATA,
GENERAL NOTES

A1.0



EXISTING PLOT PLAN
1/8"=1'-0"

PROPOSED PLOT PLAN
1/8"=1'-0"

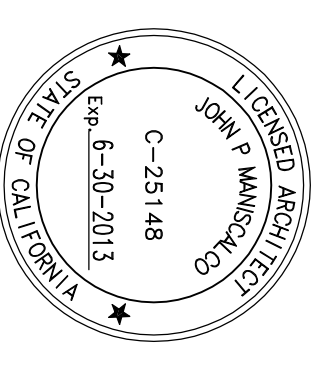


1 SPRUCE STREET
SAN FRANCISCO, CA. 94118

2012.02.23.4708

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ARCHITECTURE

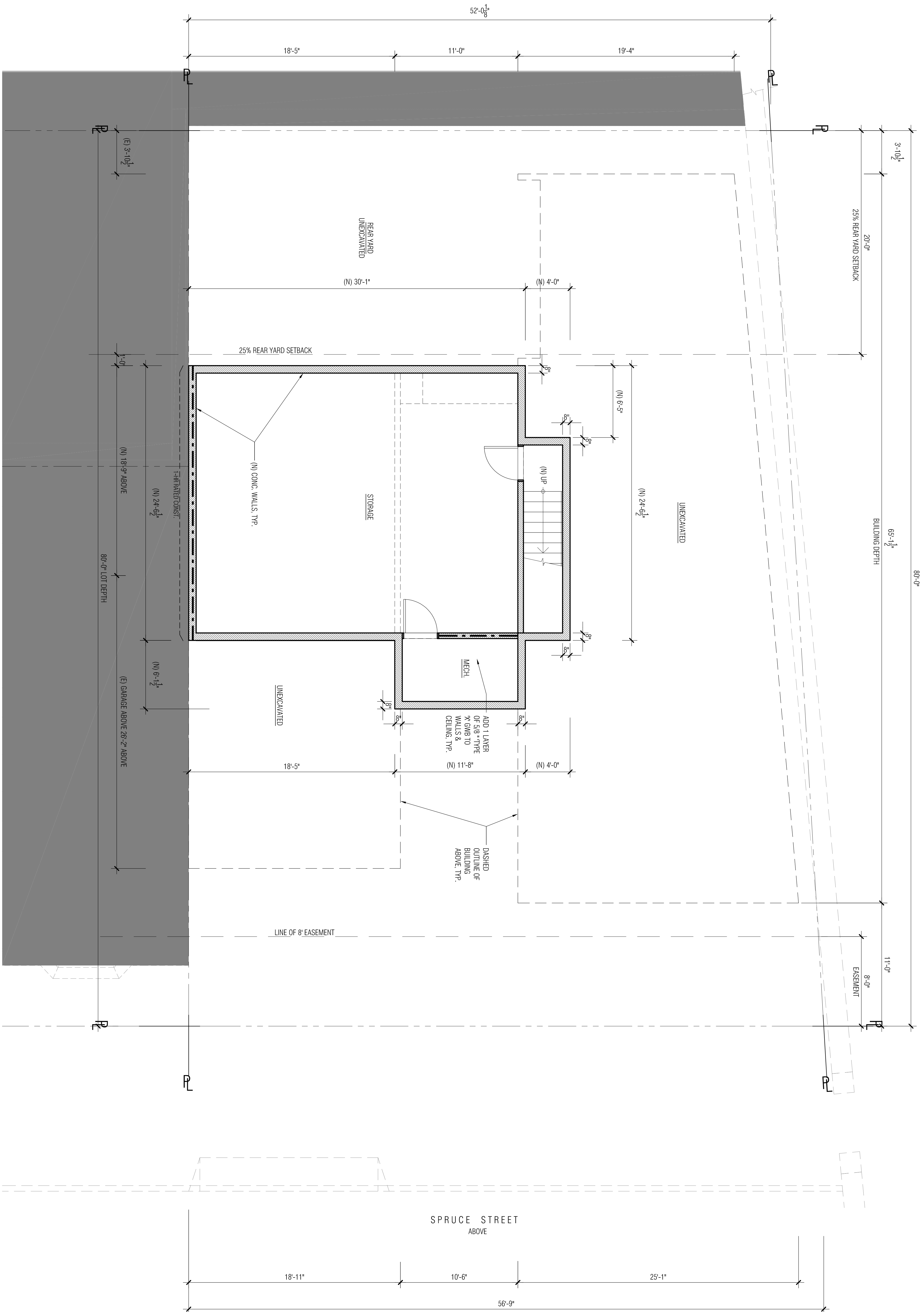
442 GROVE STREET
SAN FRANCISCO, CA. 94102
415.864.9900
415.864.0830



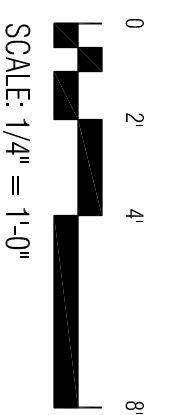
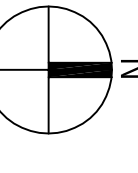
- 1. PREAPPLICATION MEETING 02.15.12
- 2. EE APP./DDP 02.20.12
- 3. DDP 311 12.19.12

EXISTING &
PROPOSED
PLOT PLAN

A1.1



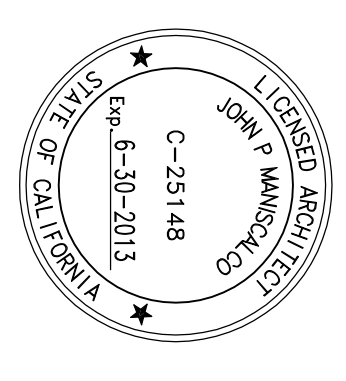
PROPOSED PLAN - BASEMENT LEVEL



A2.0

PROPOSED
BASEMENT LEVEL
FLOOR PLAN

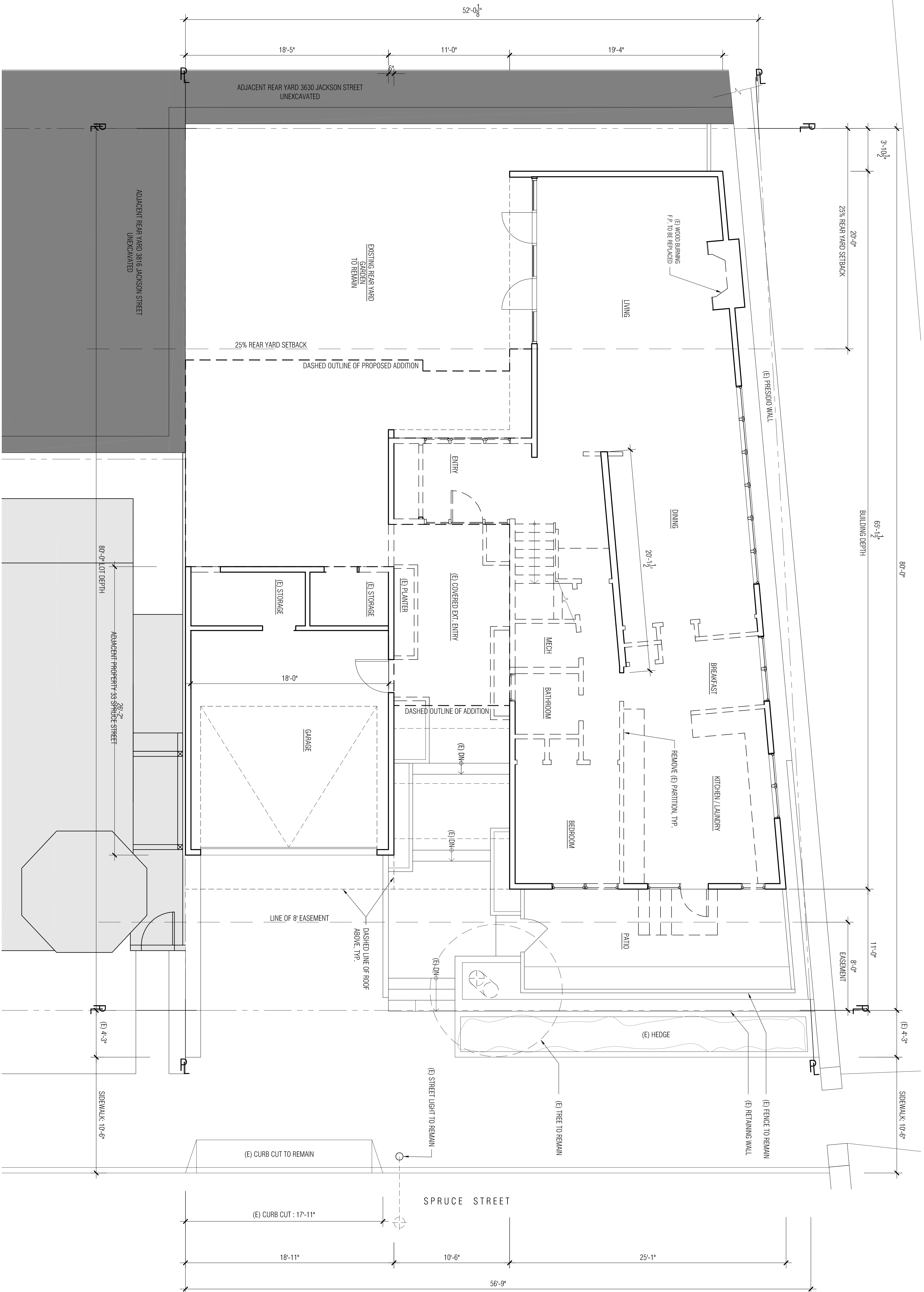
1. PREAPPLICATION MEETING 02.15.12
2. EE APP /DOP 02.20.12
3. DOP 311 12.19.12



JOHN MANISCALCO
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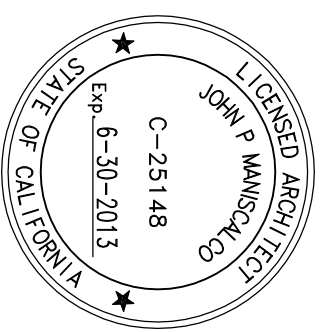
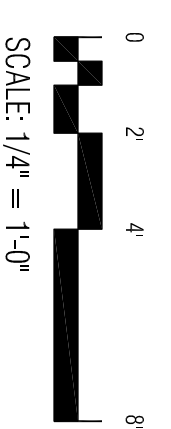
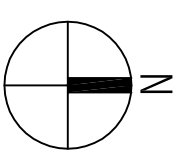
442 GROVE STREET
SAN FRANCISCO, CA 94102
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415.864.0830

1 SPRUCE STREET
SAN FRANCISCO, CA. 94118



EXISTING PLAN - LEVEL 1

1/4" = 1'-0"



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442 GROVE STREET
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415.864.9800
415.864.0830

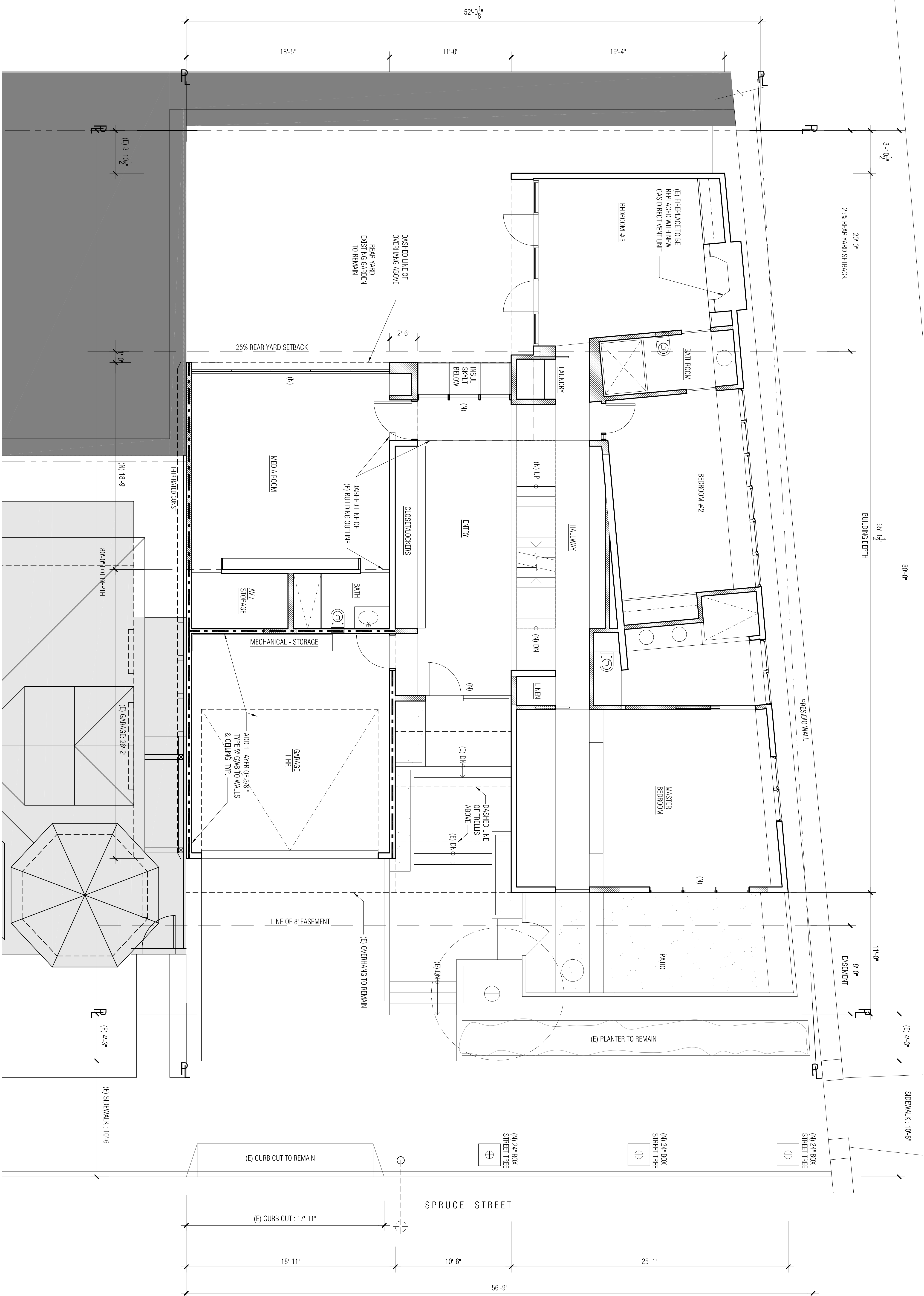
1. PREAPPLICATION MEETING 02.15.12
2. EE APP / DDP 02.20.12
3. DDP 311 12.19.12

EXISTING
FIRST LEVEL
FLOOR PLAN

A2.1

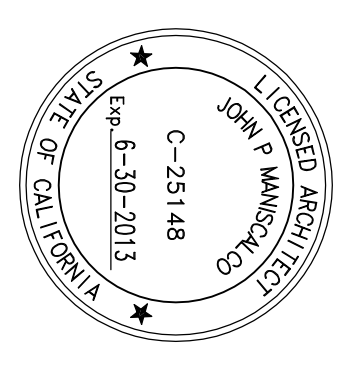
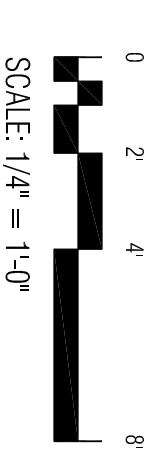
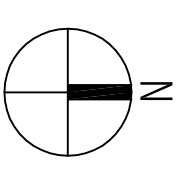
1 SPRUCE STREET

SAN FRANCISCO, CA. 94118



PROPOSED PLAN - LEVEL 1

1/4" = 1'-0"



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ARCHITECTURE**

442 GROVE STREET
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415.864.9900
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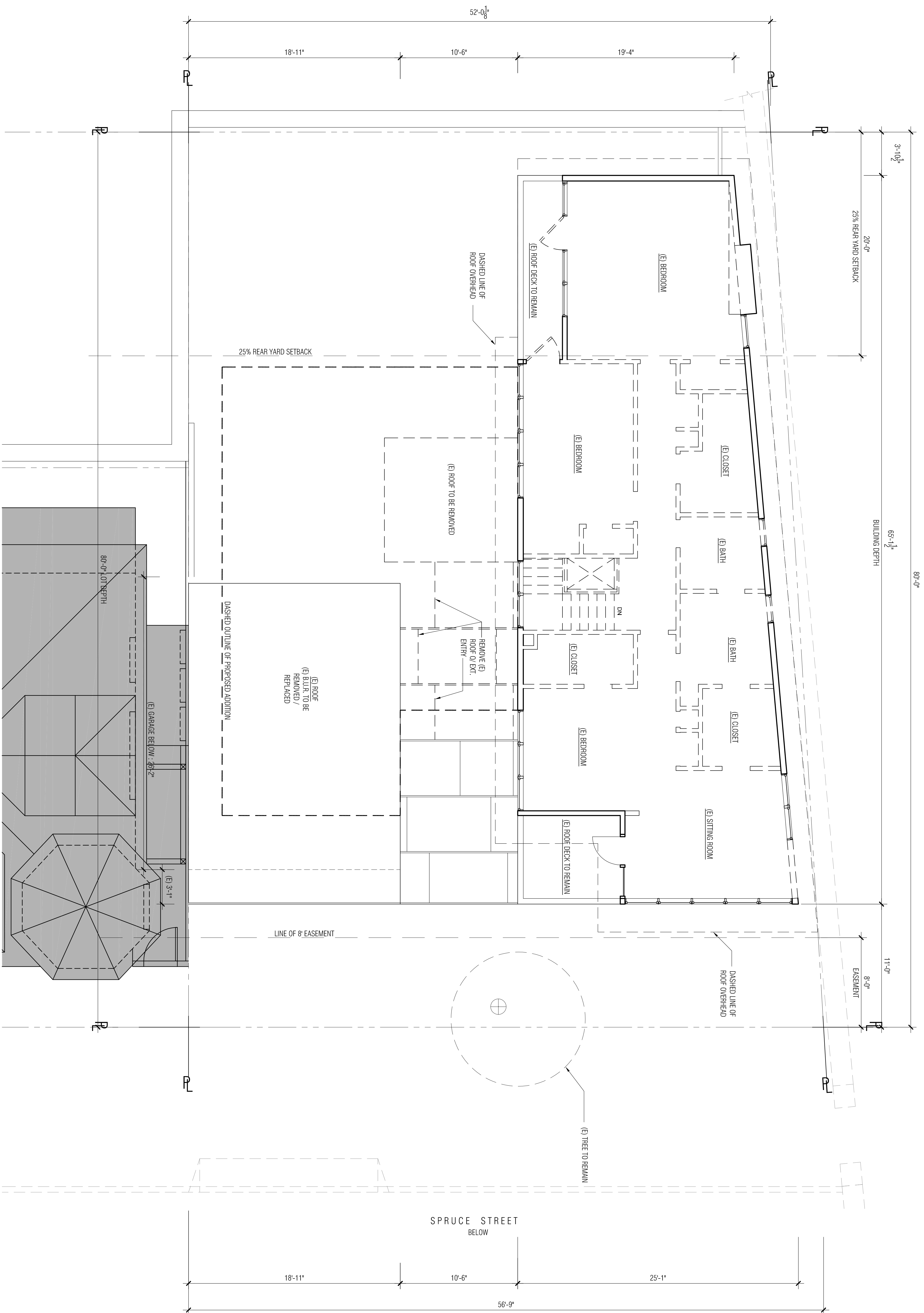
- 1. PREAPPLICATION MEETING 02.15.12
- 2. EE APF /DP 02.20.12
- 3. DP 311 12.19.12

PROPOSED
FIRST LEVEL
FLOOR PLAN

A2.2

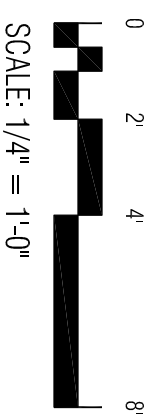
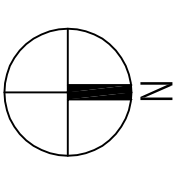
1 SPRUCE STREET

SAN FRANCISCO, CA. 94118



EXISTING PLAN - LEVEL 2

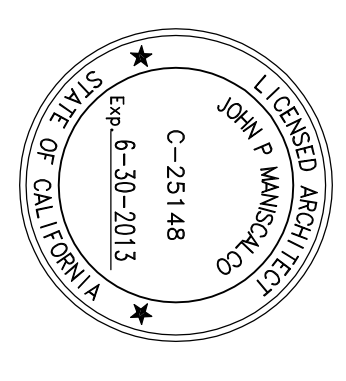
1/4" = 1'-0"



A2.3

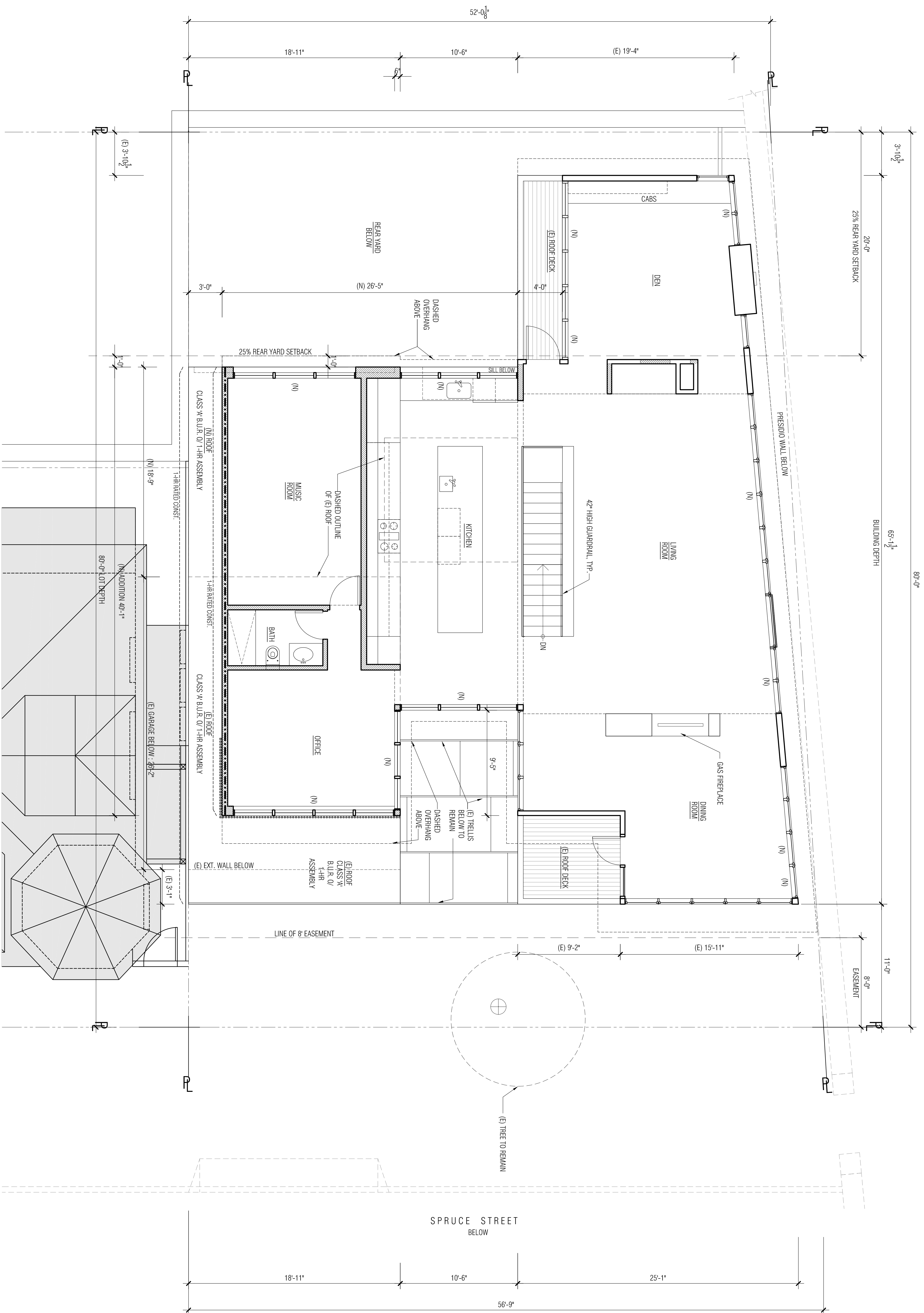
EXISTING
SECOND LEVEL
FLOOR PLAN

- 1. PREAPPLICATION MEETING 02.15.12
- 2. EE APP / DP2 02.20.12
- 3. DP2 311 12.19.12

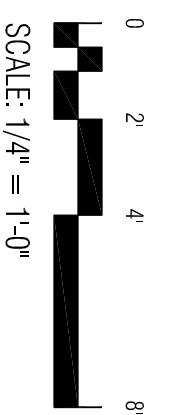
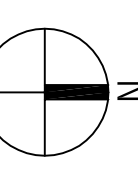


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442 GROVE STREET
SAN FRANCISCO, CA 94102
415.864.9800
415.586.0830

1 SPRUCE STREET
SAN FRANCISCO, CA. 94118

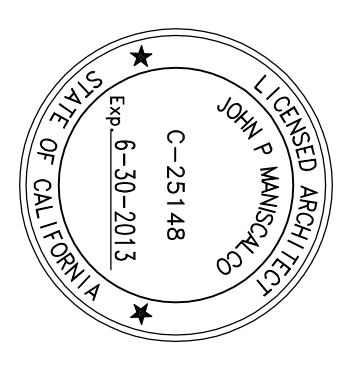


PROPOSED PLAN - LEVEL 2



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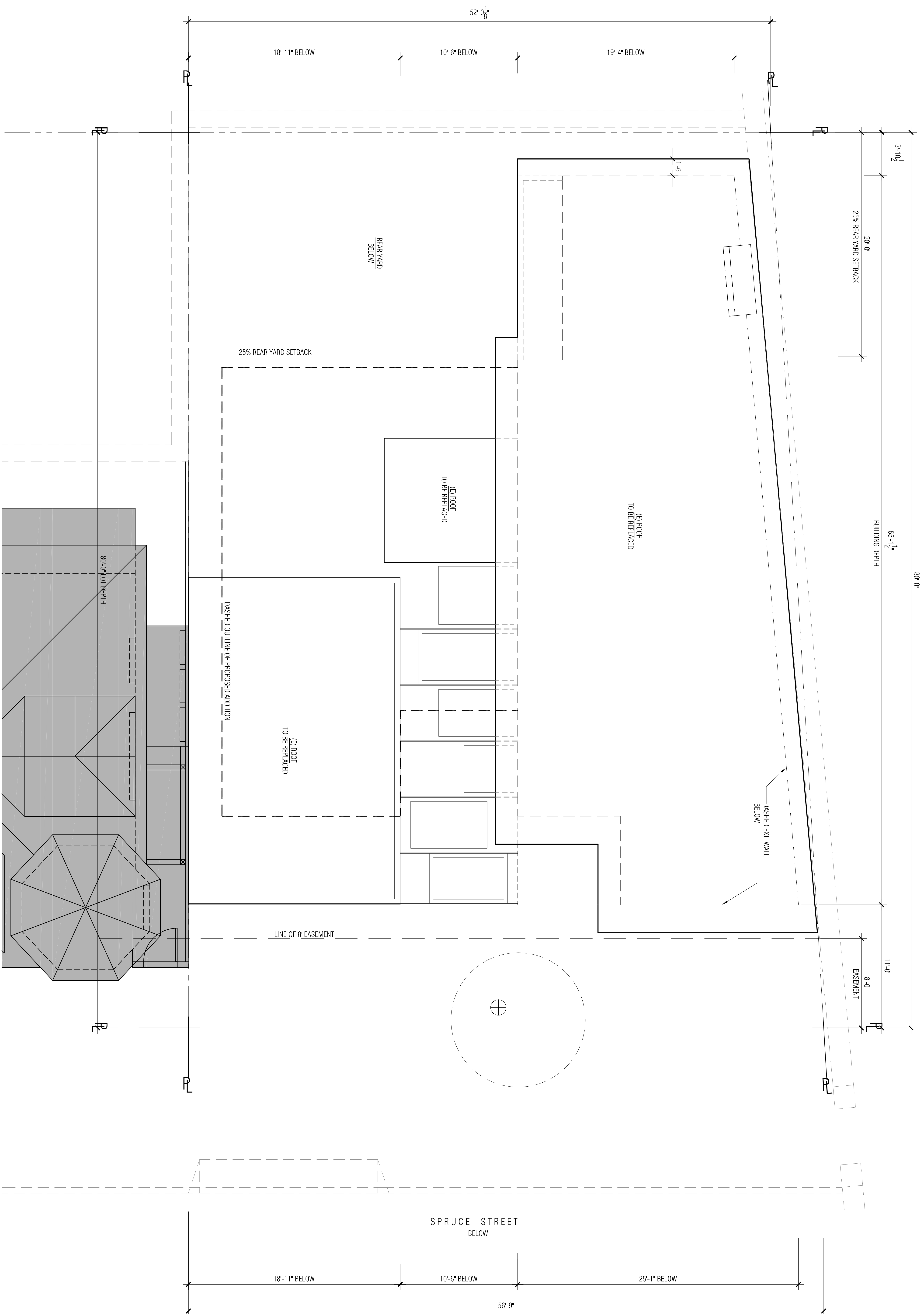
442 GROVE STREET
SAN FRANCISCO, CA 94102
415.864.9800
1415.864.0830



- 1. PREAPPLICATION MEETING 02.15.12
- 2. EE APF /DP² 02.20.12
- 3. DP² 311 12.19.12

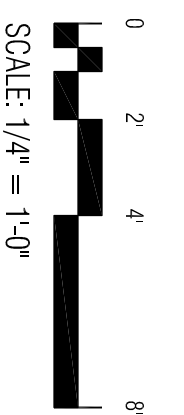
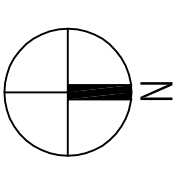
PROPOSED
SECOND LEVEL
FLOOR PLAN

A2.4



EXISTING ROOF PLAN

1/4" = 1'-0"



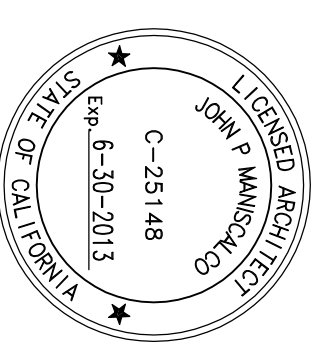
A2.5

1 SPRUCE STREET

SAN FRANCISCO, CA. 94118

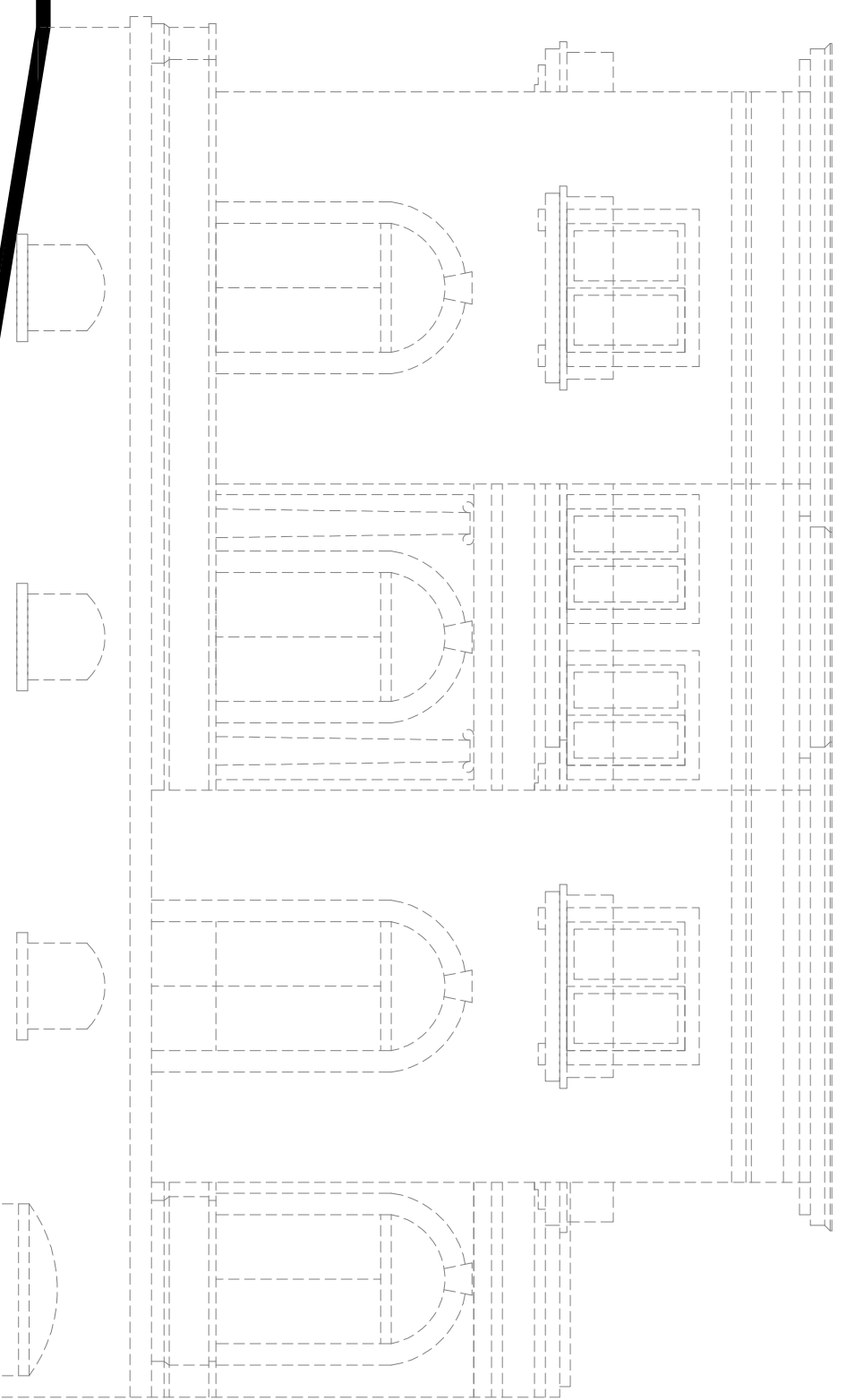
JOHN MANISCALCO
ARCHITECTURE

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415.864.9900
415.864.0830



- 1. PREAPPLICATION MEETING 02.15.12
- 2. EE APF /DDP 02.20.12
- 3. DDP 311 12.19.12

EXISTING
ROOF PLAN



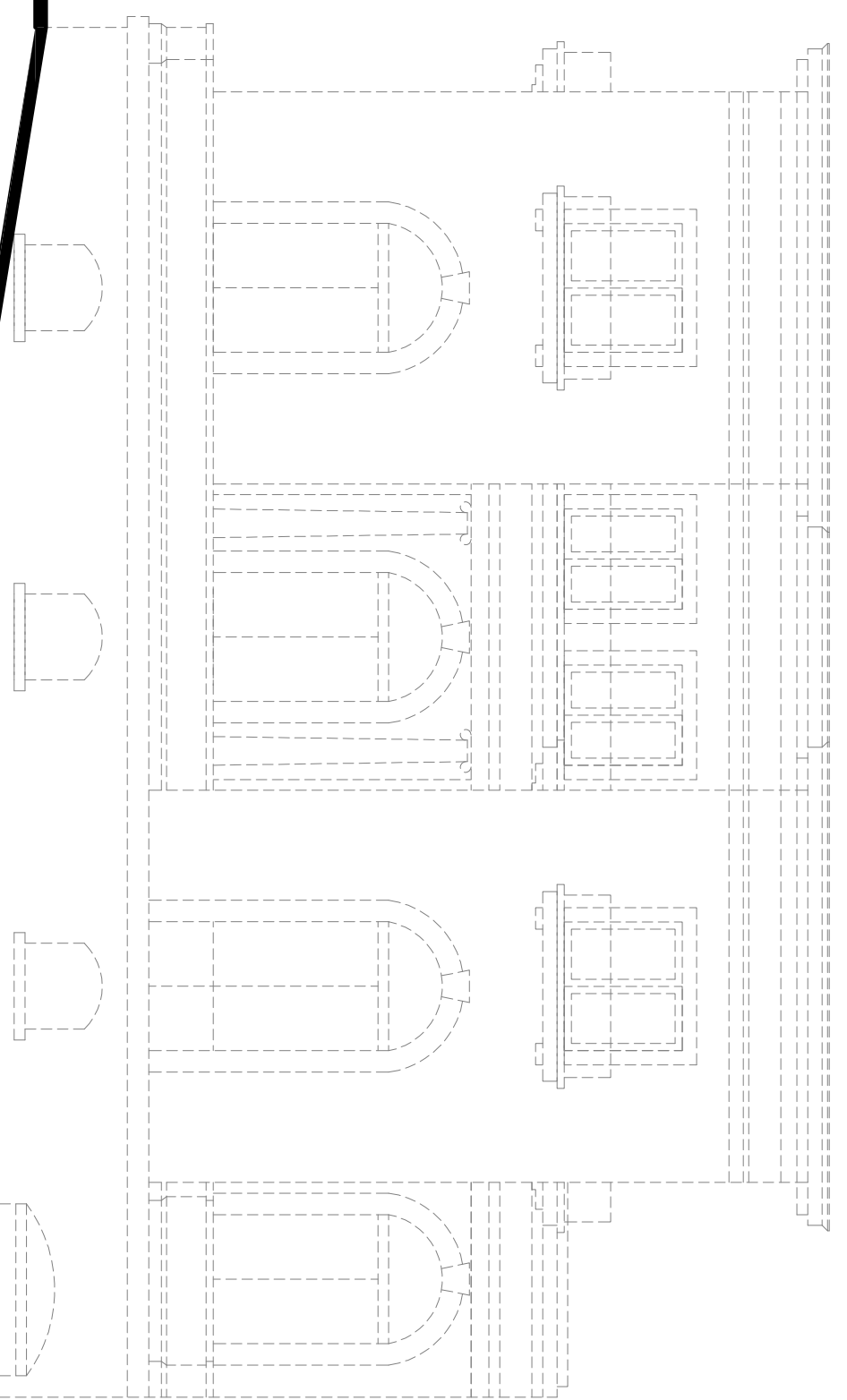
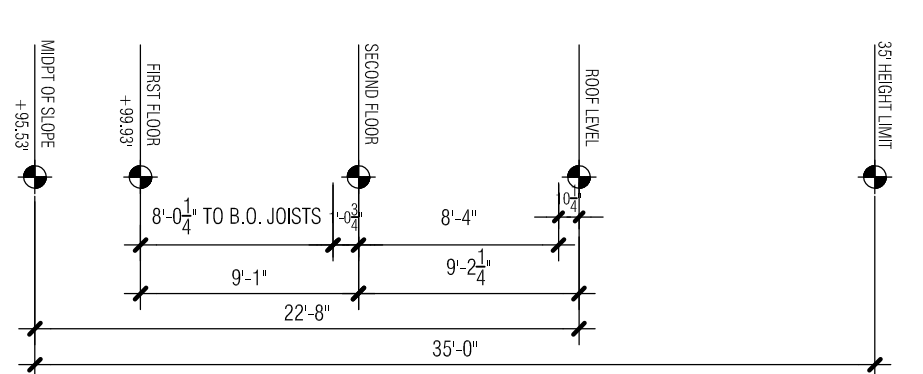
3600 JACKSON STREET

33 SPRUCE STREET

1 SPRUCE STREET

1 EXISTING EAST (FRONT) ELEVATION - SPRUCE STREET

1/8" = 1'-0"



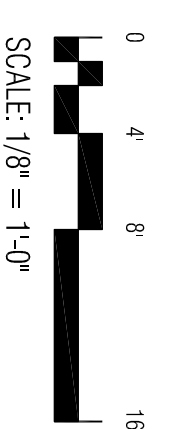
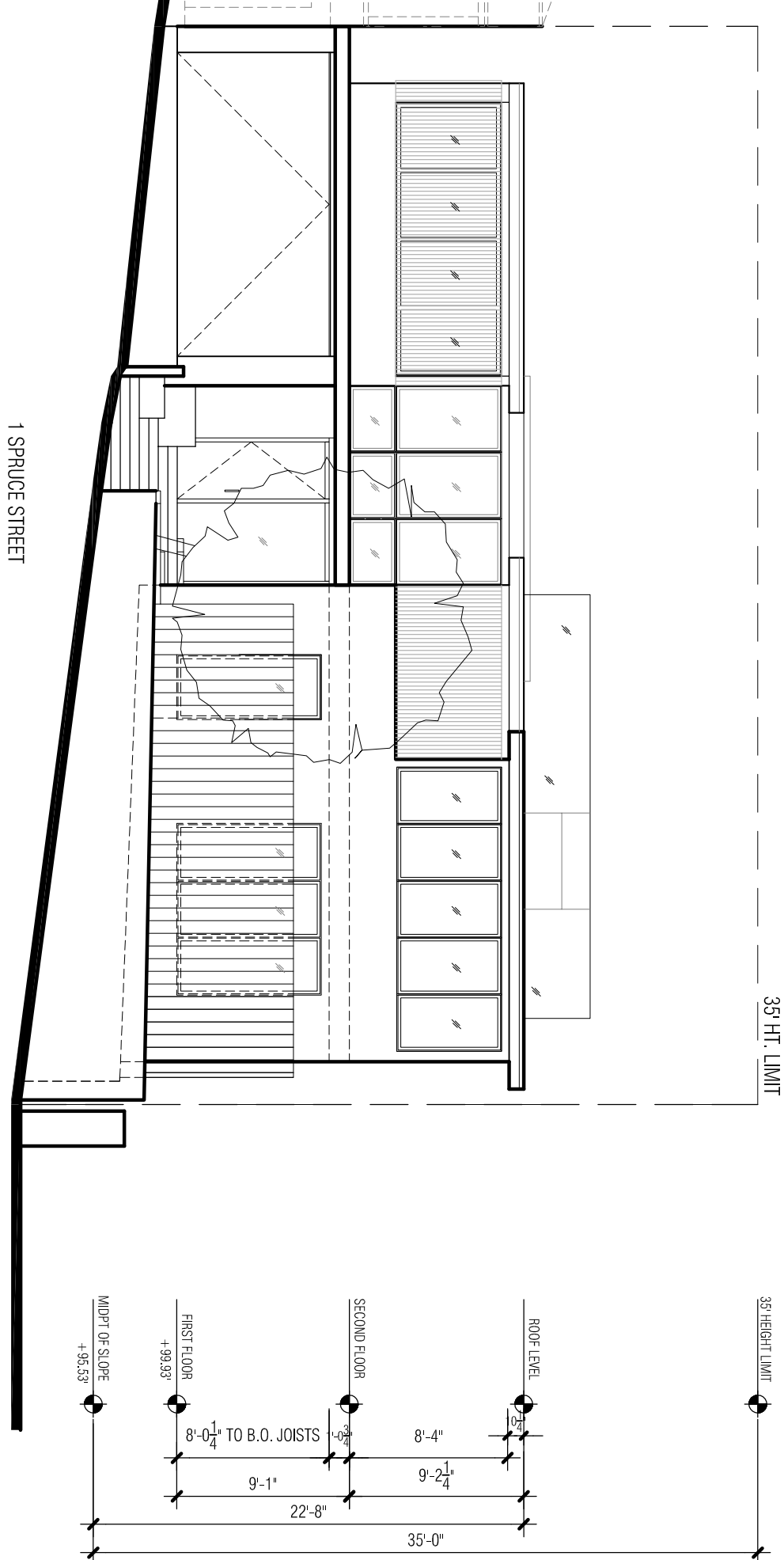
3600 JACKSON STREET

33 SPRUCE STREET

1 SPRUCE STREET

2 PROPOSED EAST (FRONT) ELEVATION - SPRUCE STREET

1/8" = 1'-0"



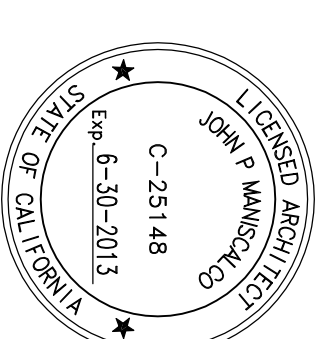
SCALE: 1/8" = 1'-0"

1 SPRUCE STREET

SAN FRANCISCO, CA. 94118

JOHN MANISCALCO
ARCHITECTURE

442 GROVE STREET
SAN FRANCISCO, CA. 94102
415.864.9900
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- 1. PREAPPLICATION MEETING 02.15.12
- 2. EE APP /DDP 02.20.12
- 3. DDP 311 12.19.12

EXISTING AND
PROPOSED
EXT ELEVATIONS

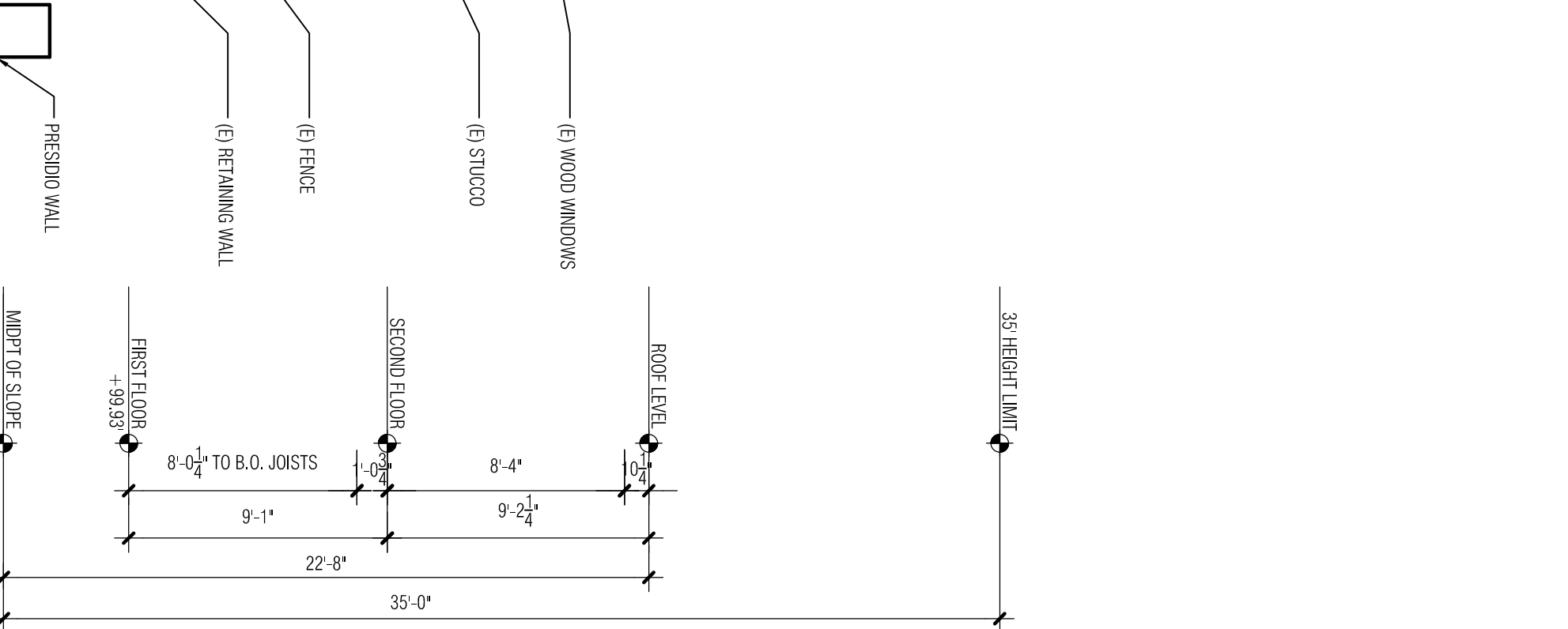
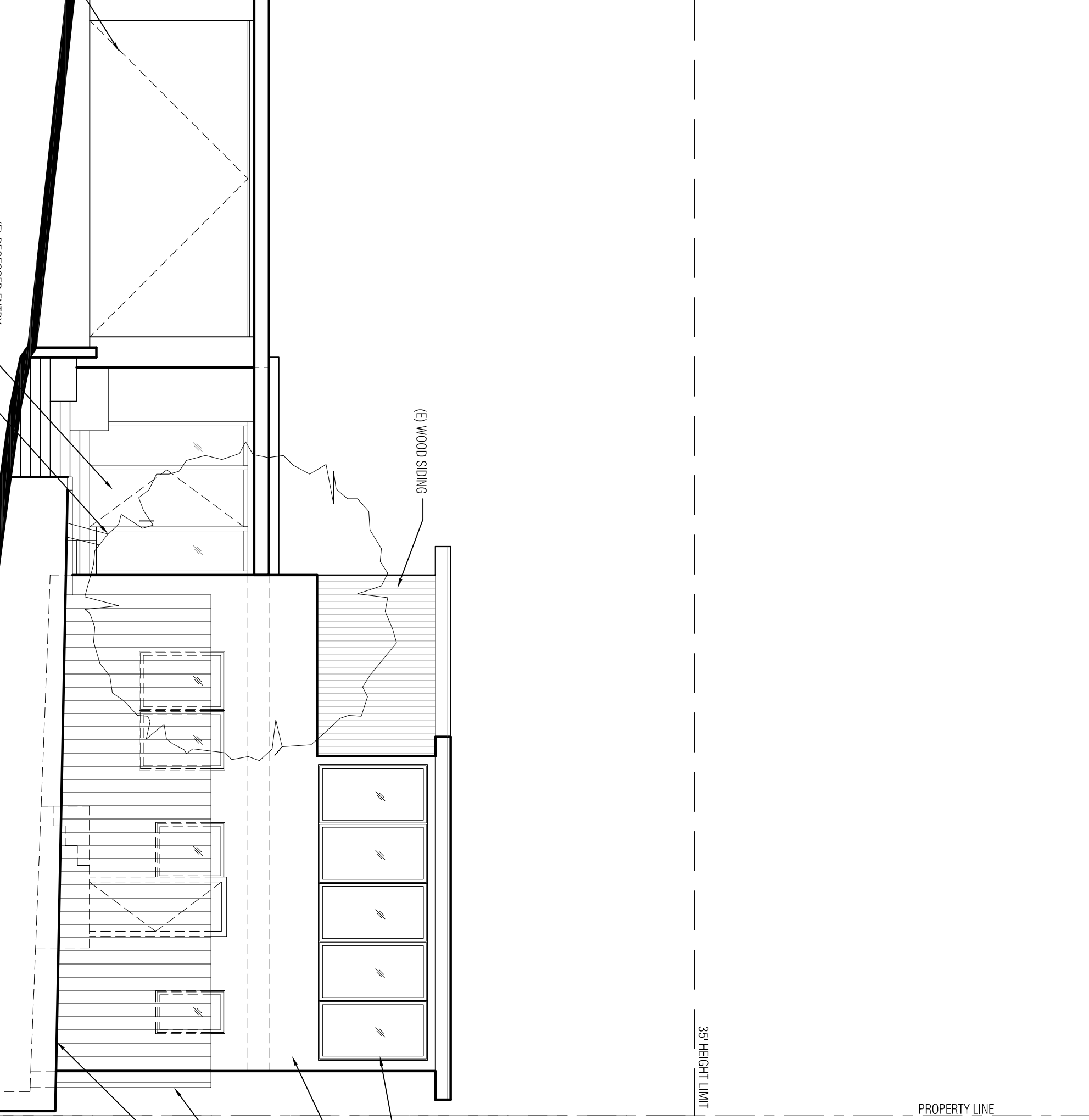
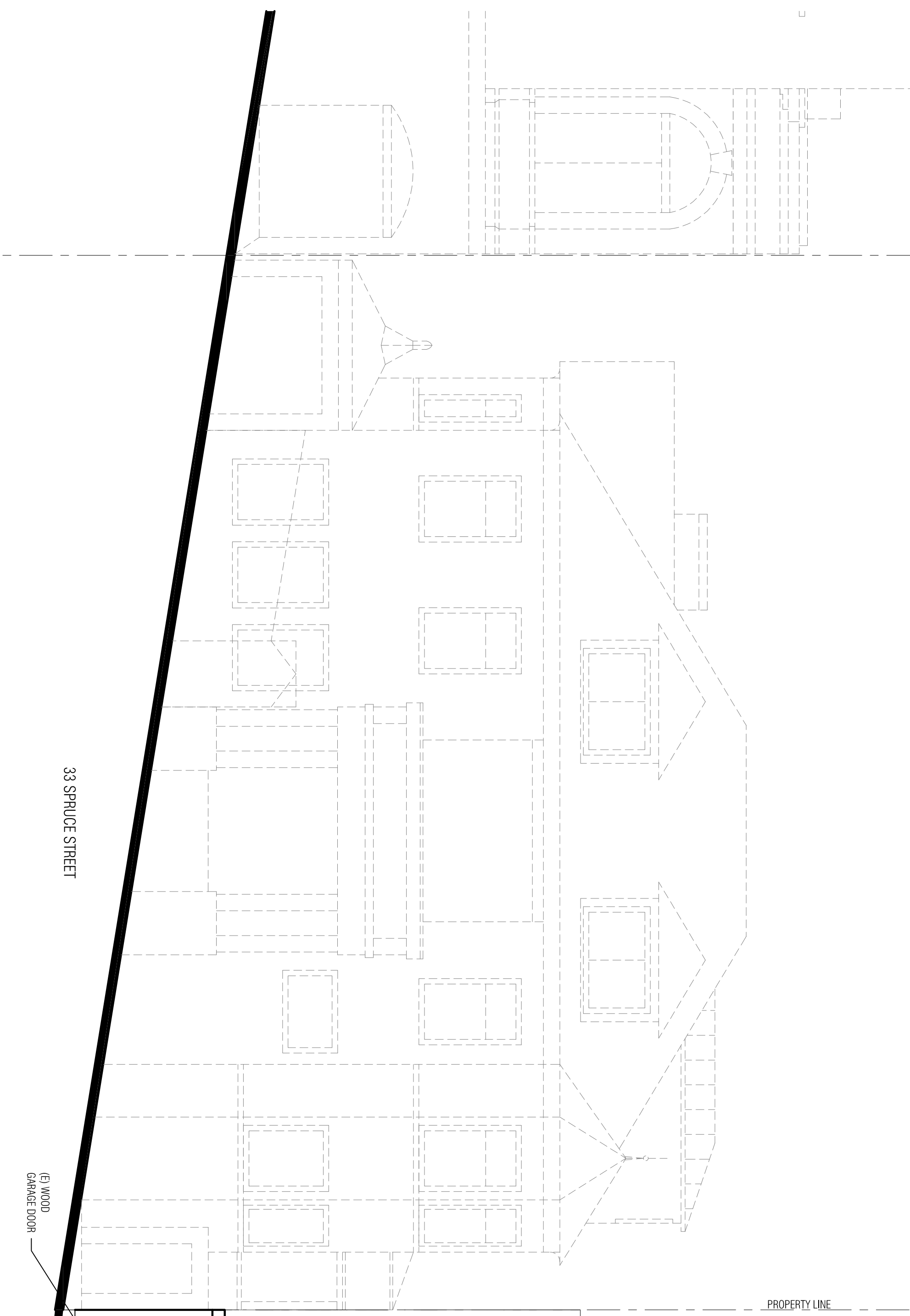
A3.0

1 EXISTING EAST (FRONT) ELEVATION - SPRUCE STREET

3/16" = 1'-0"

33 SPRUCE STREET

1 SPRUCE STREET - SUBJECT PROPERTY

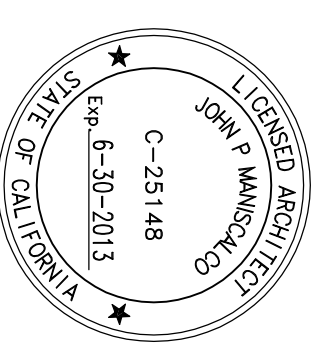
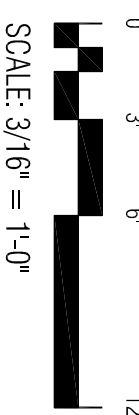
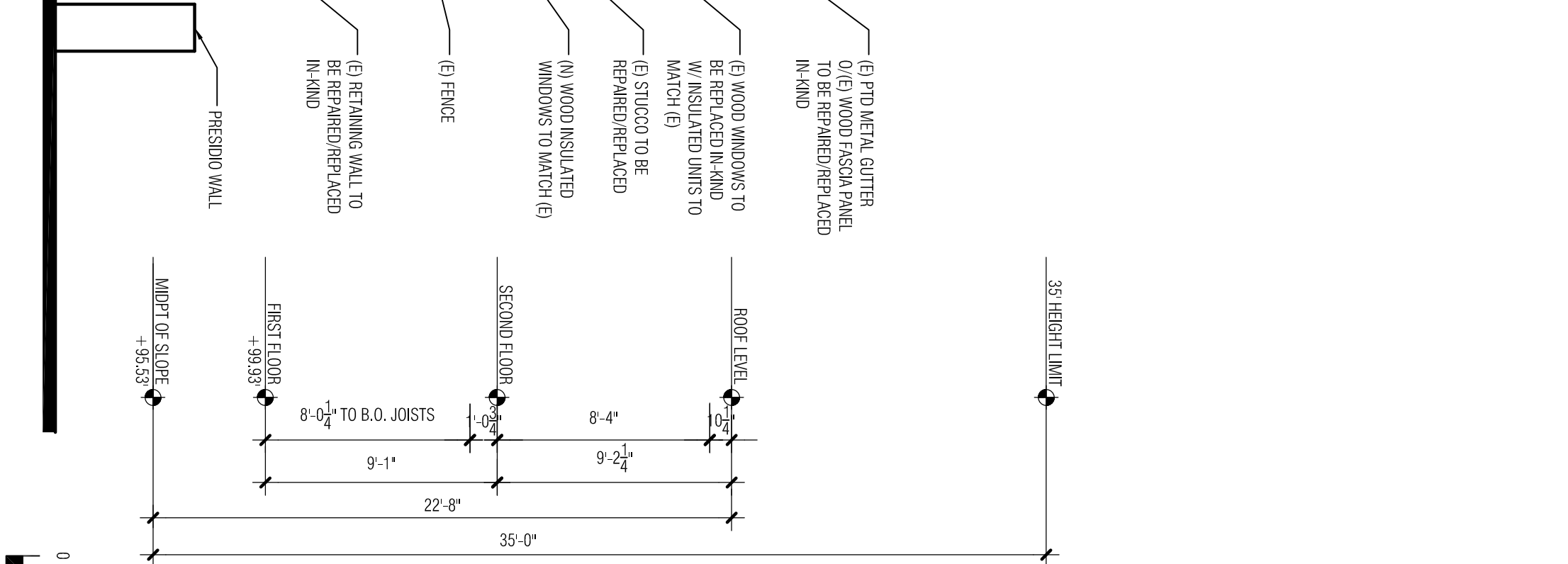
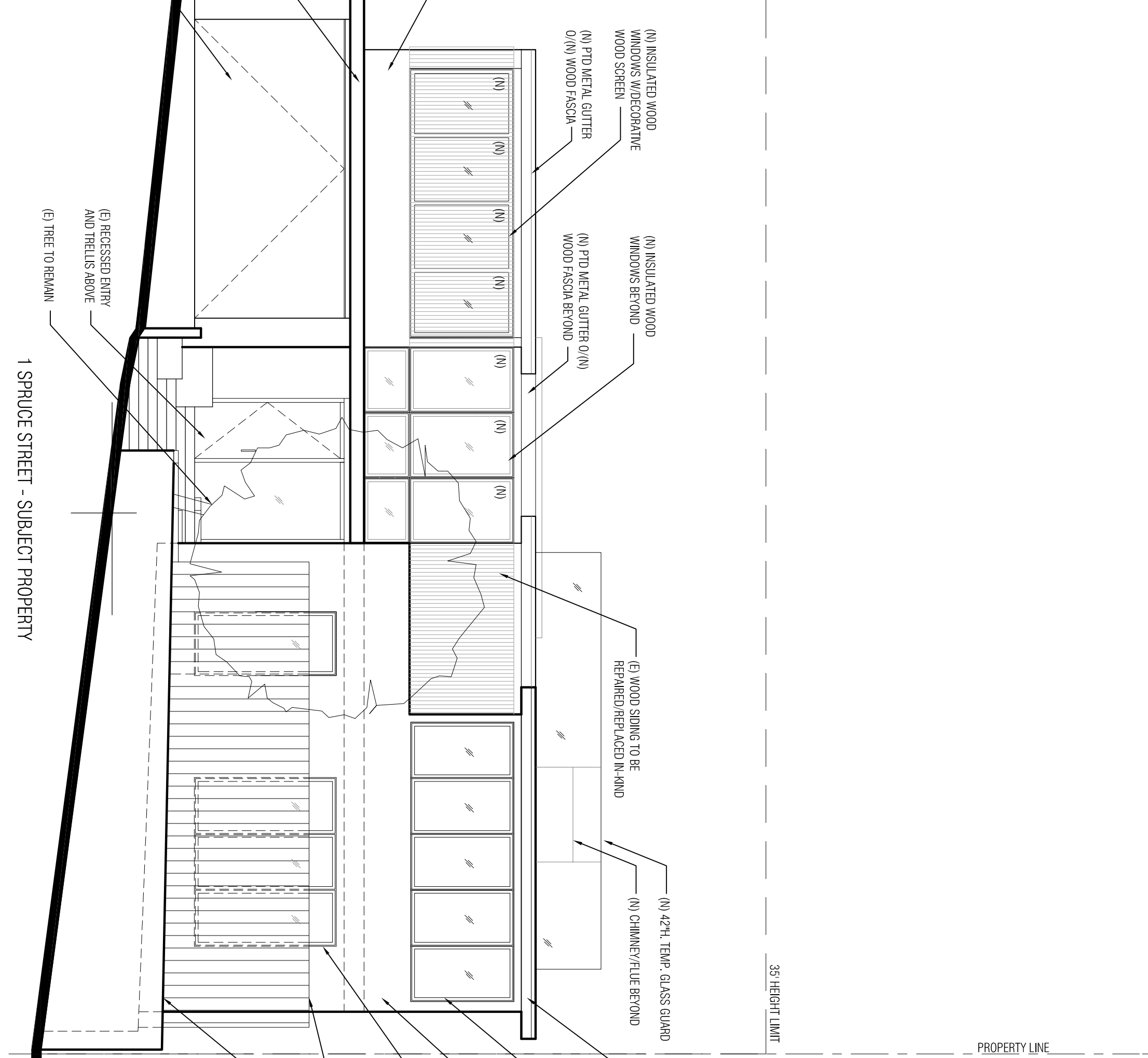


2 PROPOSED EAST ELEVATION - SPRUCE STREET

3/16" = 1'-0"

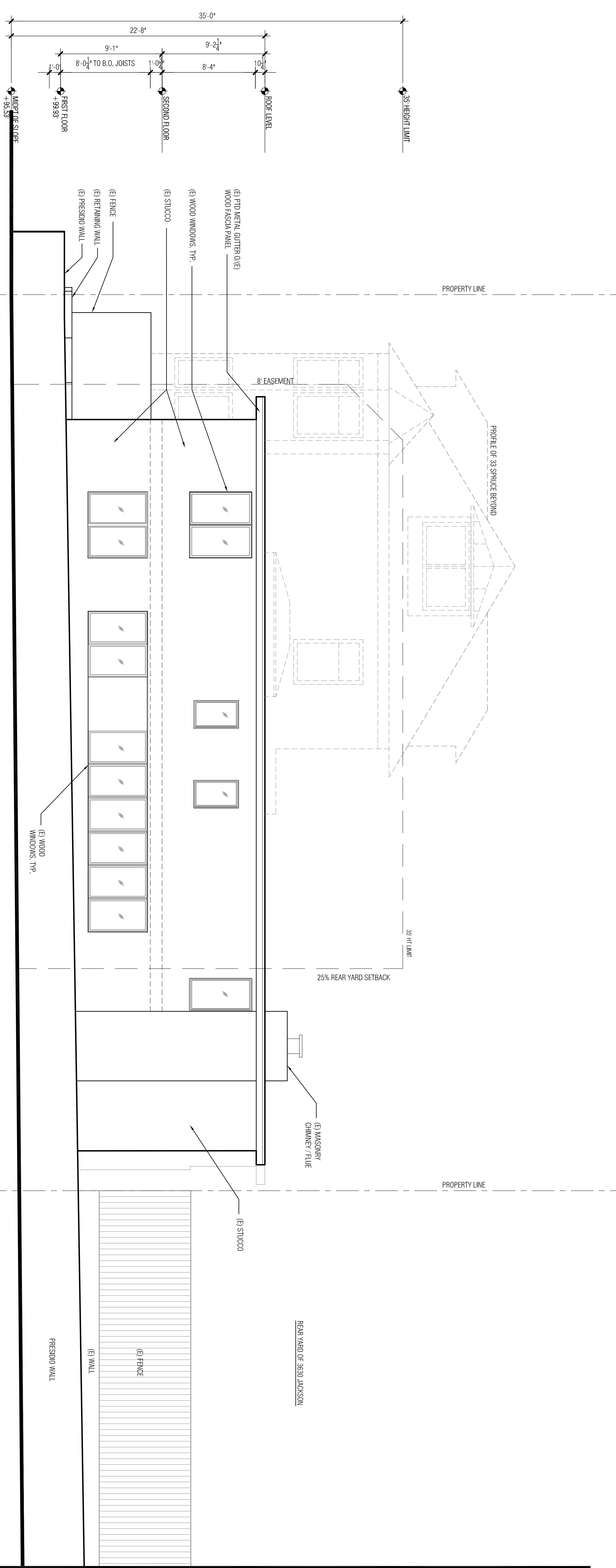
33 SPRUCE STREET

1 SPRUCE STREET - SUBJECT PROPERTY

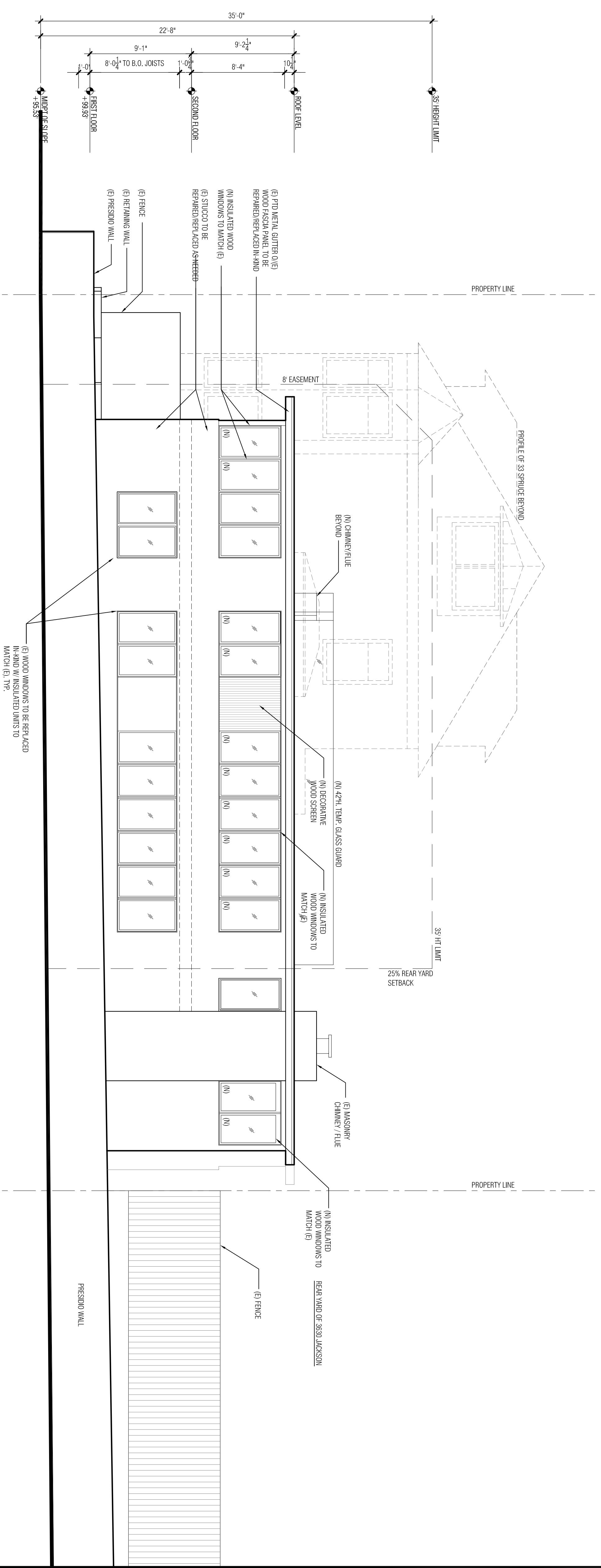


- 1. PREAPPLICATION MEETING 02.15.12
- 2. EE APP./DOP 02.20.12
- 3. DOP 311 12.19.12

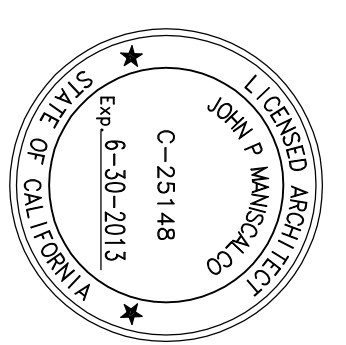
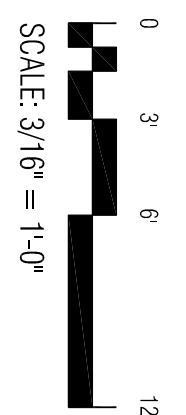
1 EXISTING NORTH ELEVATION
3/16" = 1'-0"



2 PROPOSED NORTH ELEVATION
3/16" = 1'-0"



NOTE: NEW GLAZING TO BE TREATED/PAINTED TO ADDRESS SPARKING STANDARDS FOR BRND SMT BUILDINGS

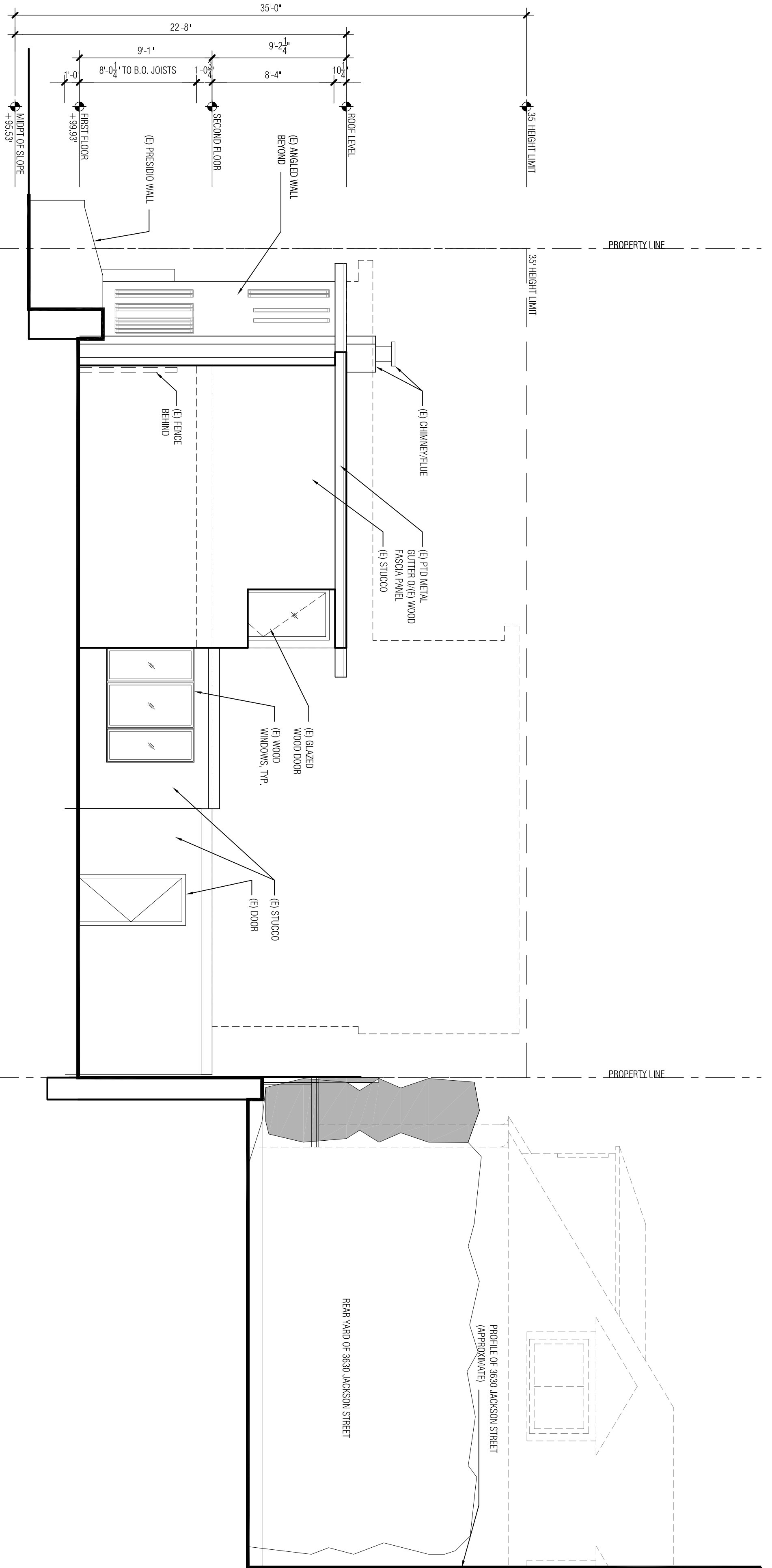


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442 GROVE STREET
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1 415.864.9900
1 415.864.0830

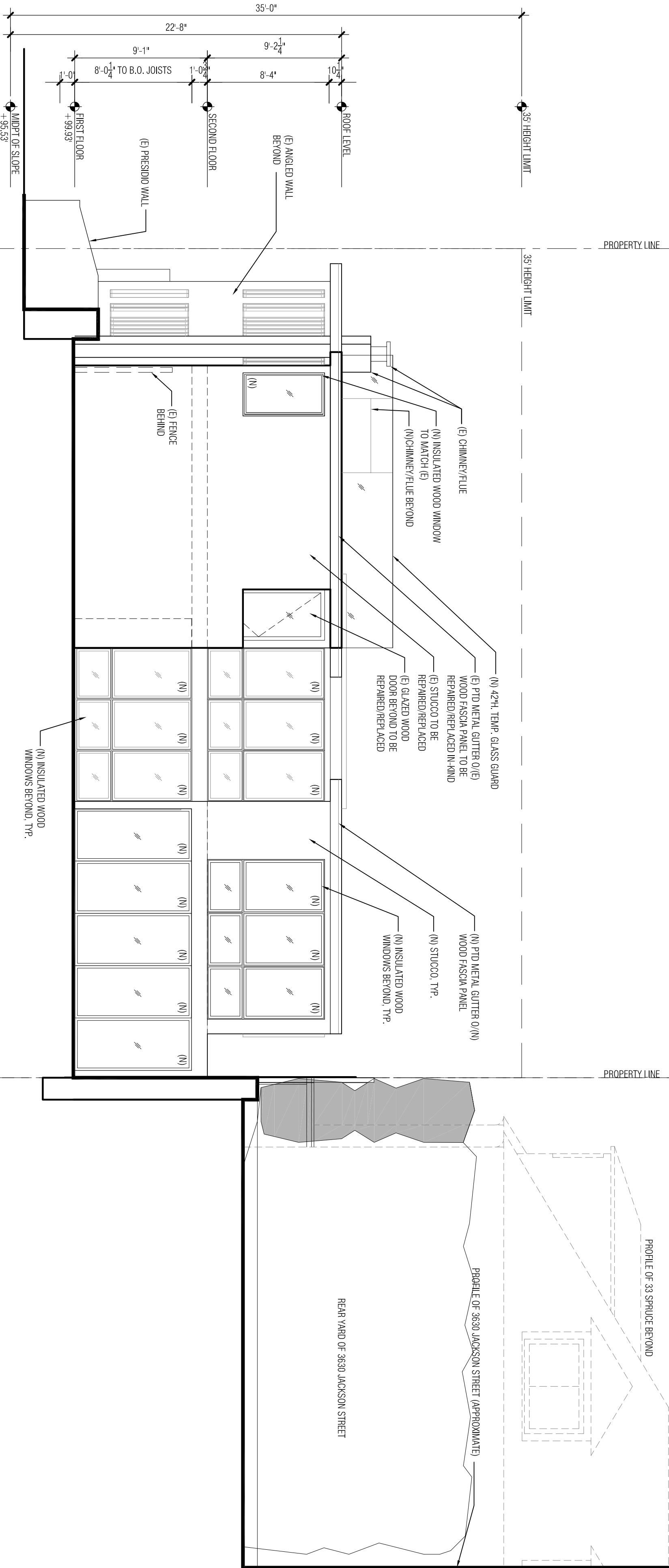
- 1. PREAPPLICATION MEETING 02.15.12
- 2. E.E.A.P./DDP 02.20.12
- 3. DDP-311 12.19.12

(E) EXTERIOR ELEVATIONS

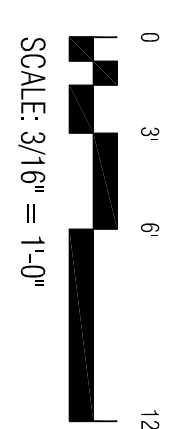
A3.2



1 EXISTING WEST ELEVATION
3/16" = 1'-0"



2 PROPOSED WEST ELEVATION
3/16" = 1'-0"



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- 1. PREAPPLICATION MEETING 02.15.12
- 2. EE APP./DDP 02.20.12
- 3. DDP 311 12.19.12

(E) EXTERIOR
ELEVATIONS

A3.3

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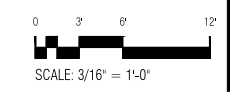
442 GROVE STREET
SAN FRANCISCO, CA 94102
1 415.864.9900
1 415.864.0830



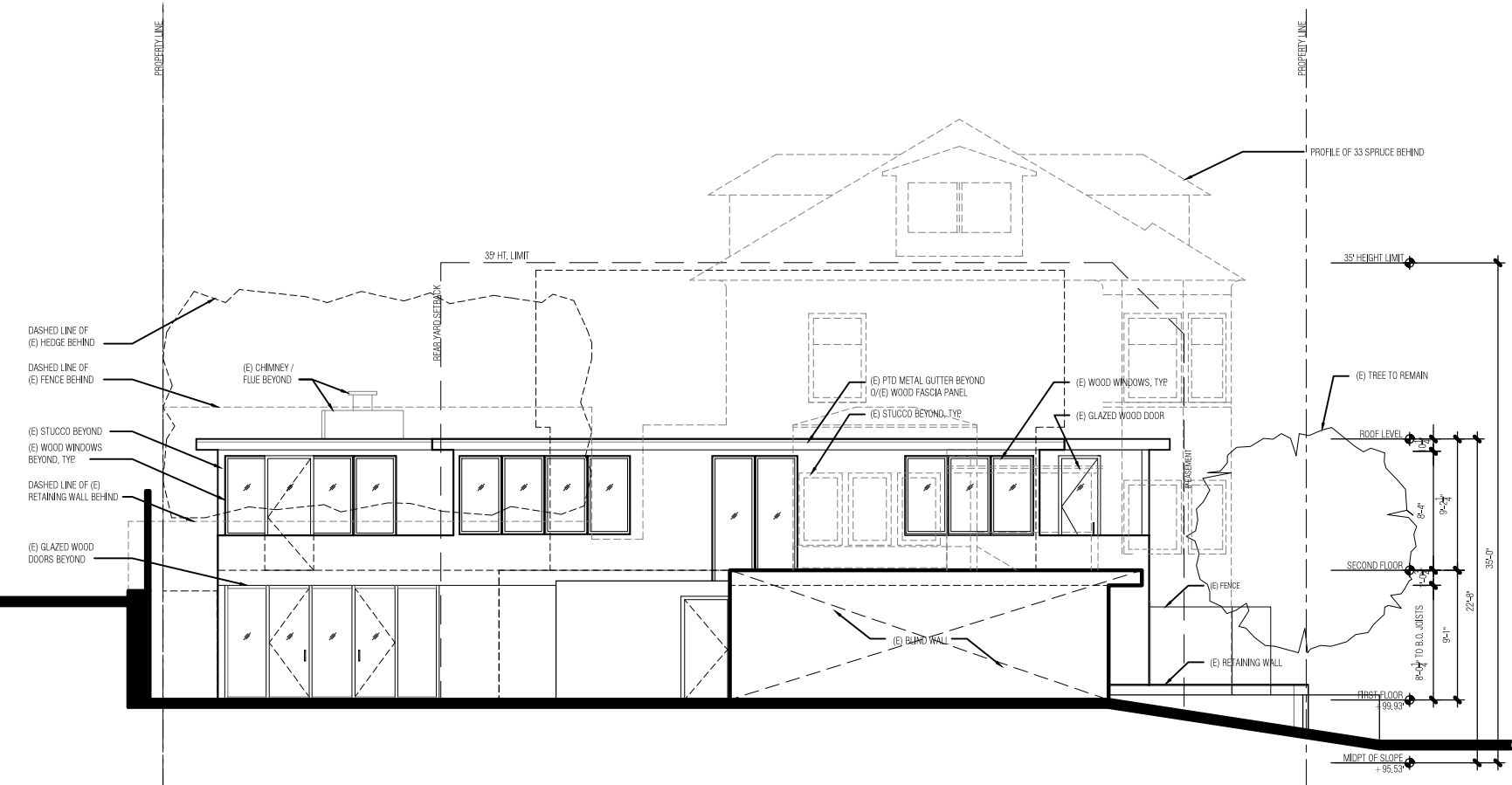
- | | |
|---------------------------|----------|
| 1. PREAPPLICATION MEETING | 02.15.12 |
| 2. EE APP / DCP | 02.20.12 |
| 3. DCP 311 | 12.19.12 |

(E) EXTERIOR
ELEVATIONS

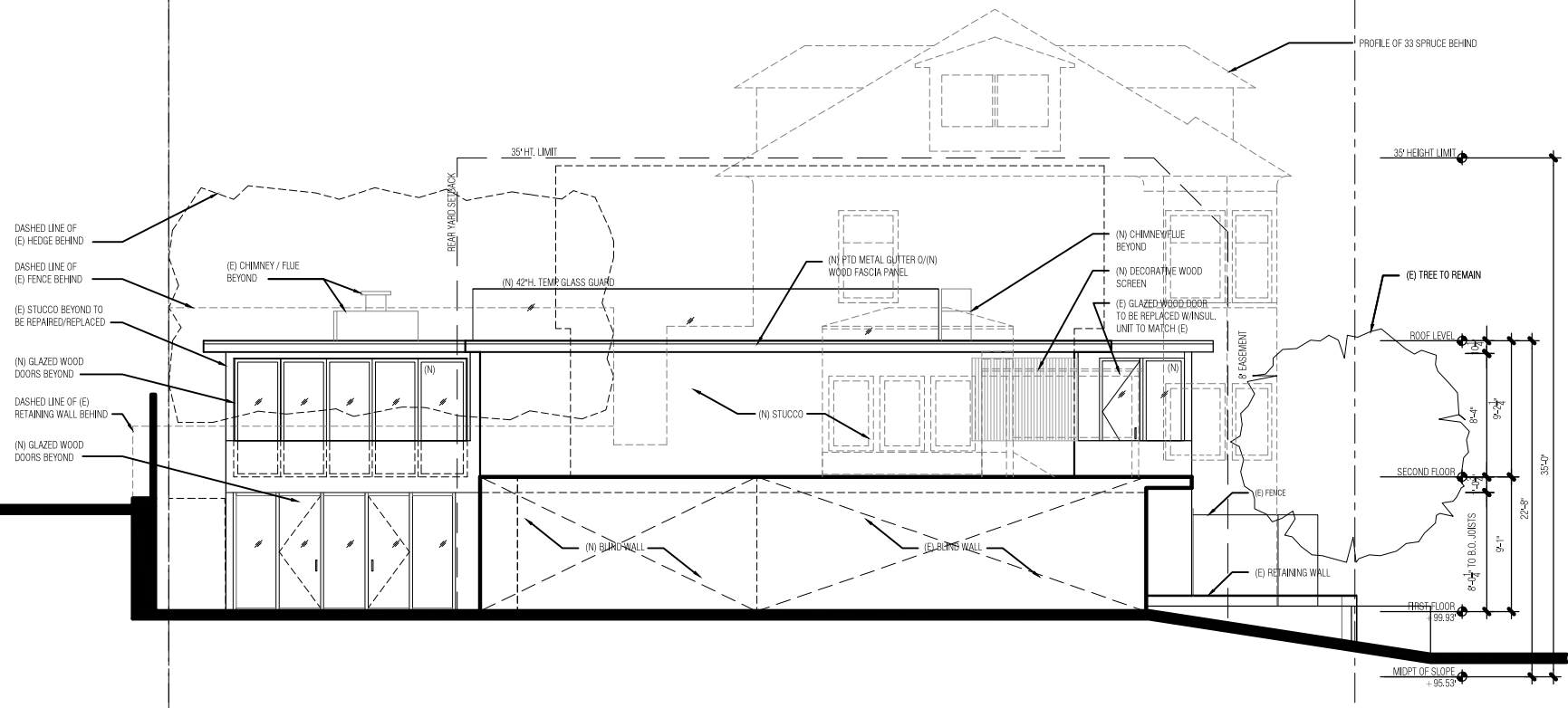
A3.4

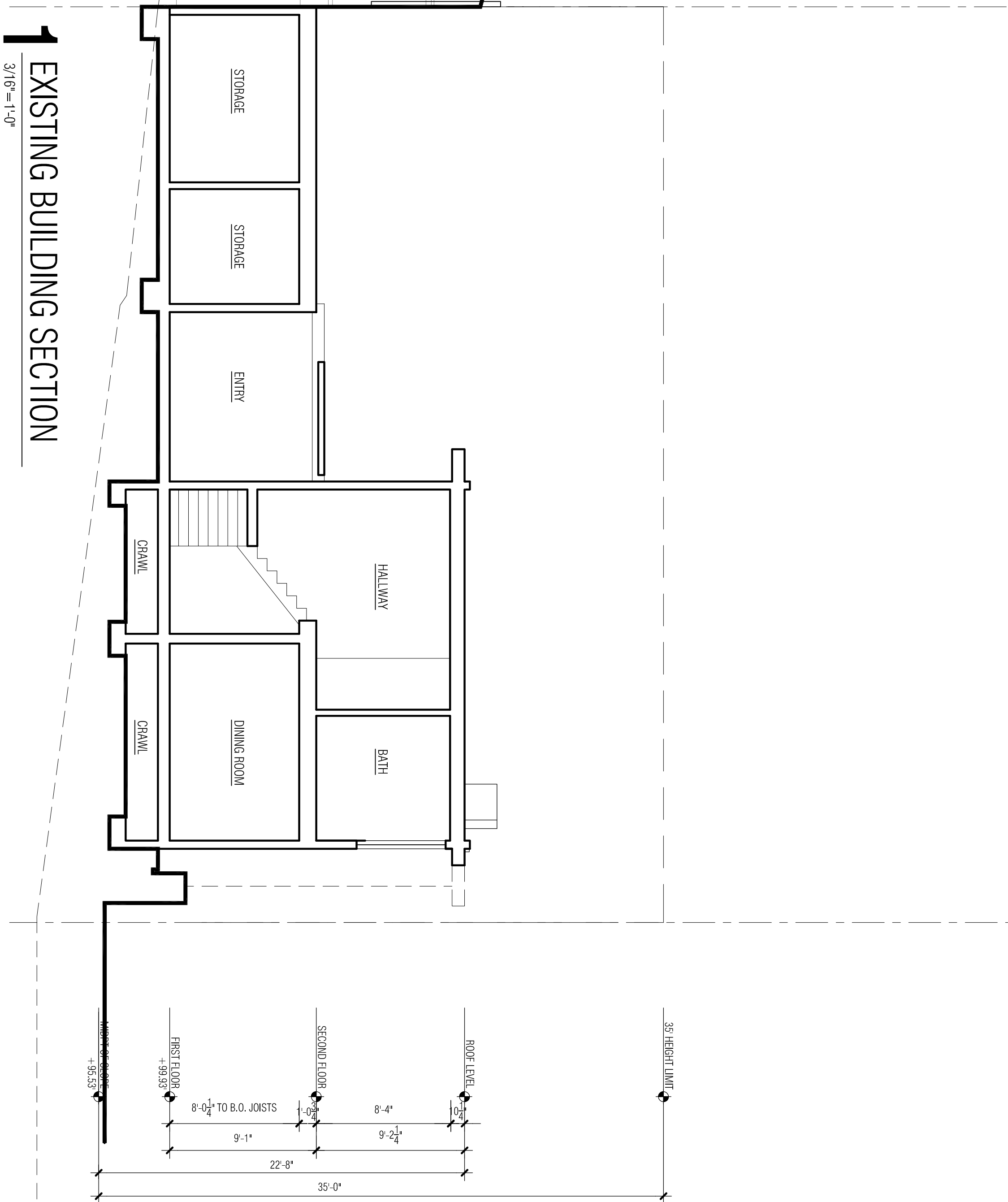
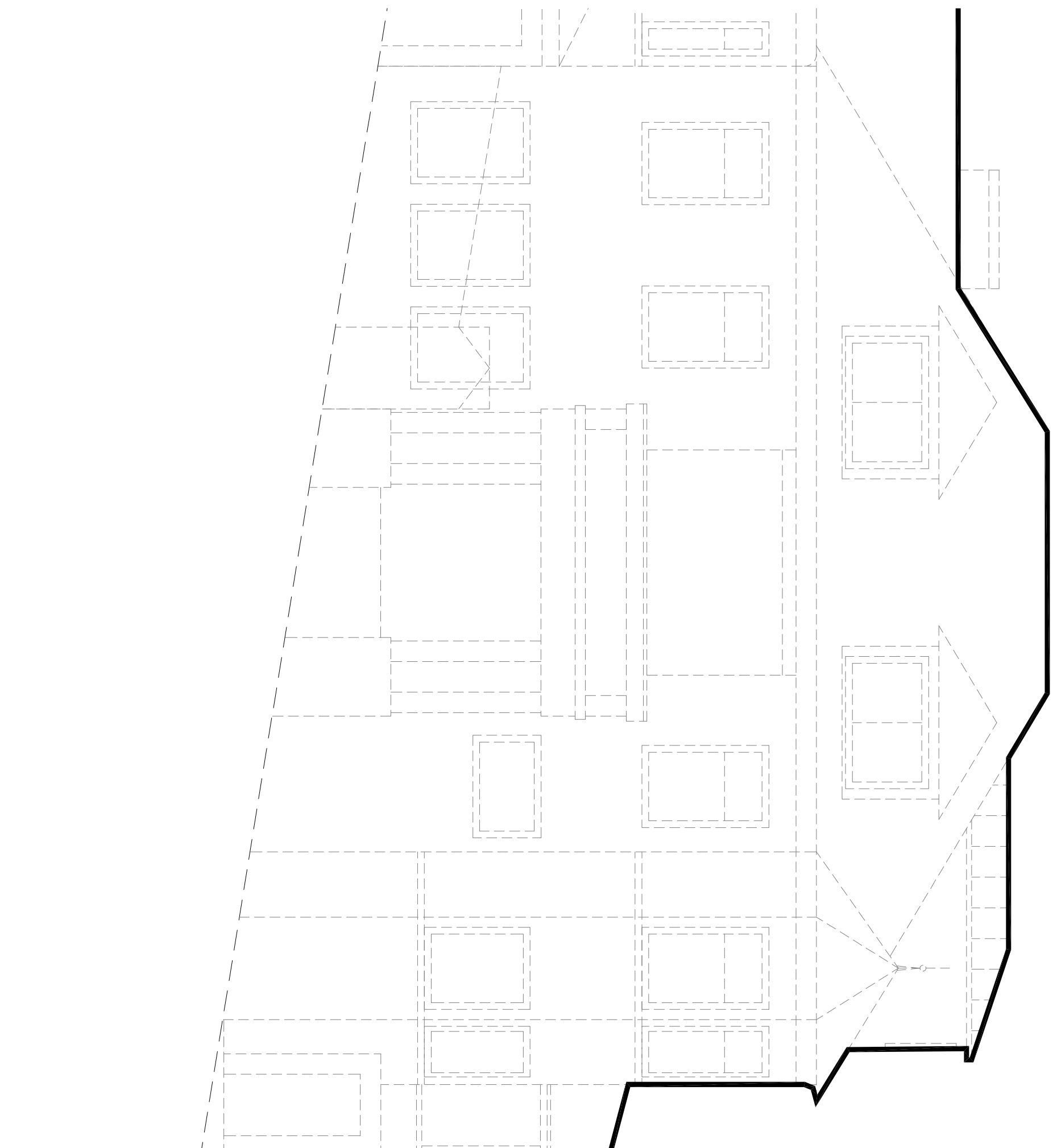


1 EXISTING SOUTH ELEVATION
3/16" = 1'-0"

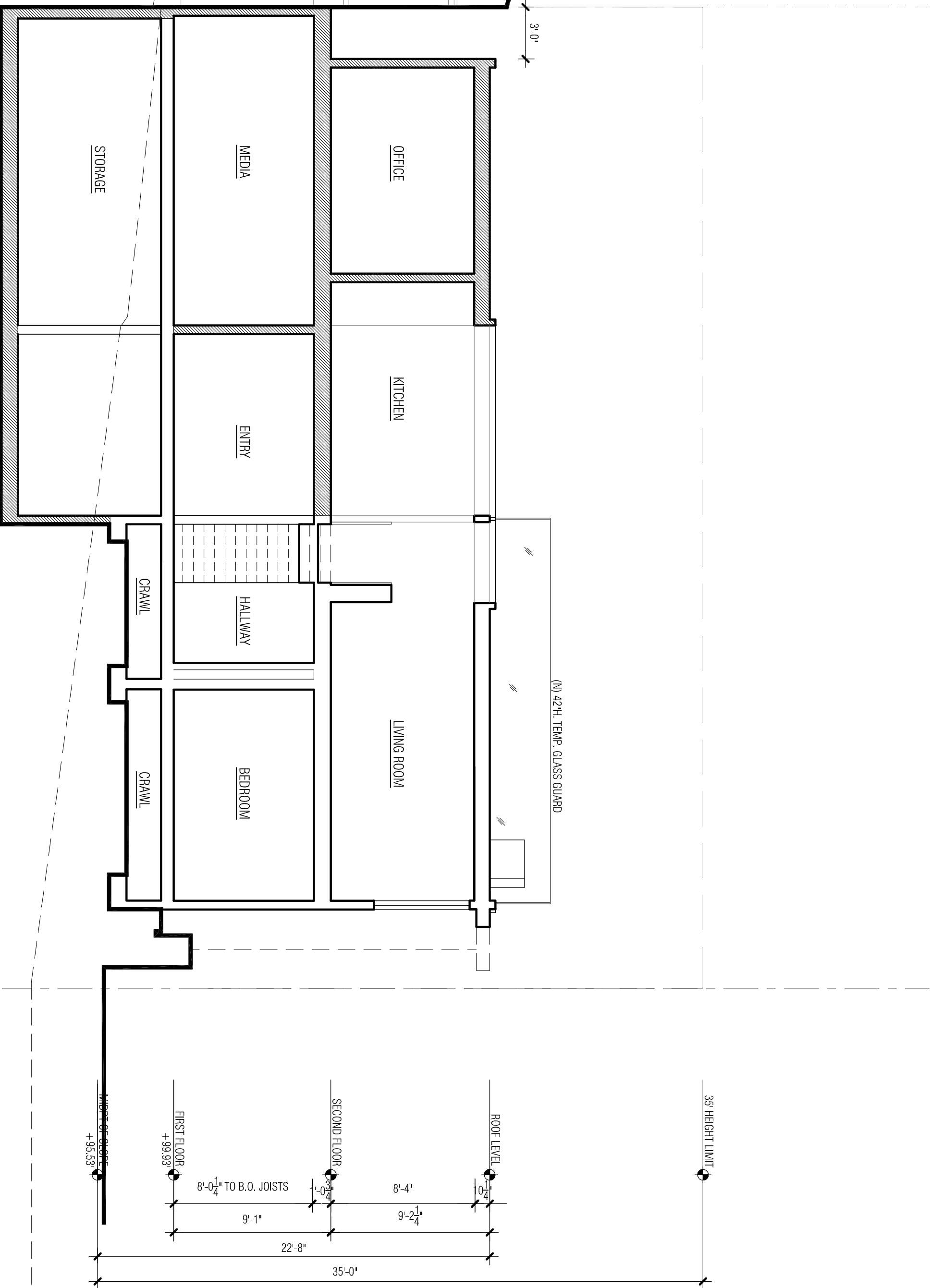
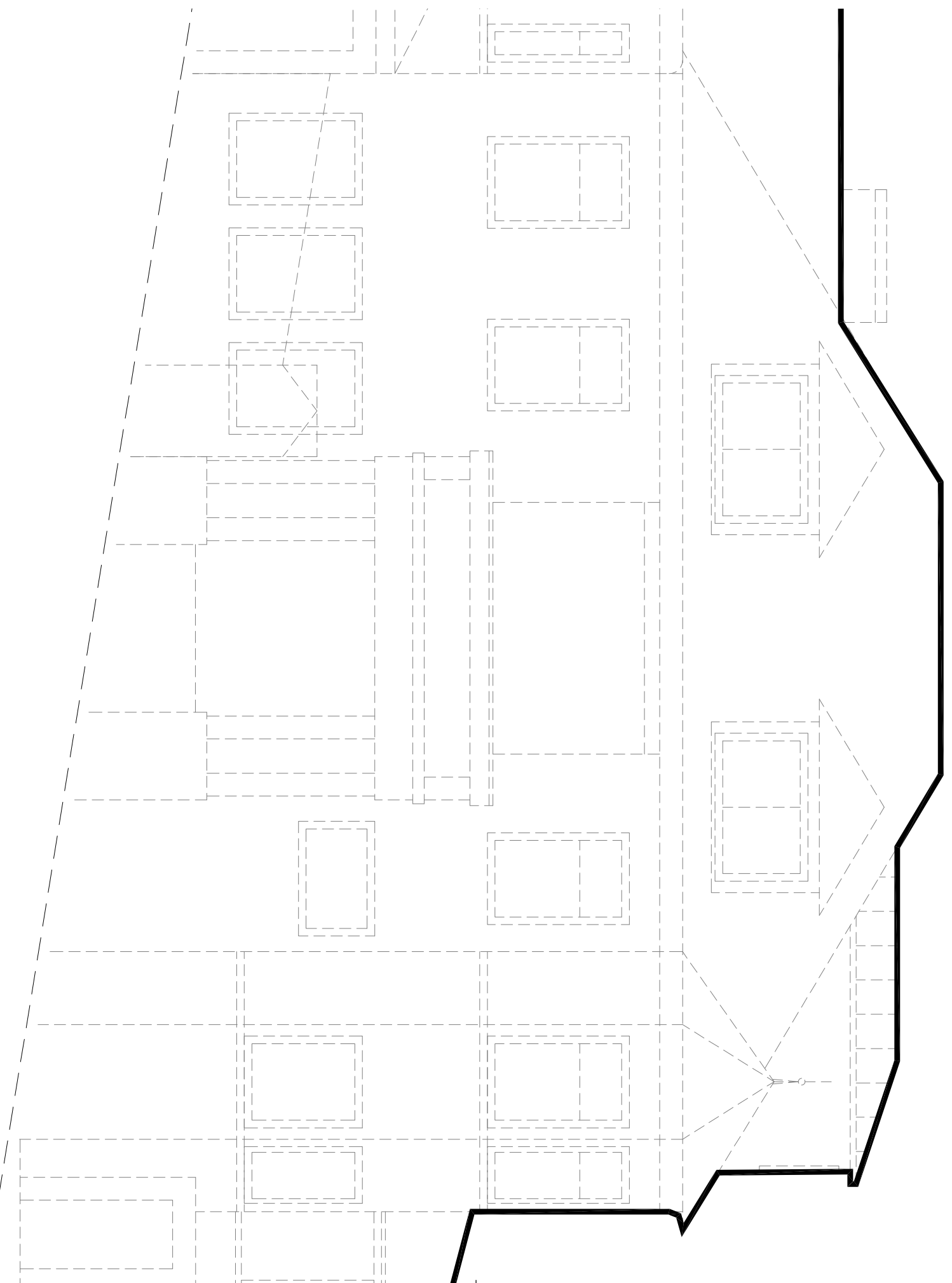


2 PROPOSED SOUTH ELEVATION
3/16" = 1'-0"





1 EXISTING BUILDING SECTION
3/16"=1'-0"



2 PROPOSED BUILDING SECTION
3/16"=1'-0"

