



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis

HEARING DATE OCTOBER 7, 2010

(continued from September 2, 2010 hearing)

Date: September 30, 2010
Case No.: 2010.0323D
Project Address: 640-642 Shotwell Street
Zoning: RH-3 [Residential House, Three-Family]
40-X Height and Bulk District
Block/Lot: 3611/039
Project Sponsor: Ryan Knock
Knock Architecture + Design
1405 Franklin Street, #307
San Francisco, CA 94109
Staff Contact: Pilar LaValley – (415) 575-9084
pilar.lavalley@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

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CA 94103-2479

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PROJECT DESCRIPTION

The proposal is to remove existing one-story rear addition(s) of the two-story, two-family building, and construct a three-story, horizontal and vertical rear addition with flat roof and roof deck. The addition will be setback approximately 43' from the front façade and associated infill in the existing south side yard will be setback 47' from the front façade. Adjacent to the existing lightwell on the DR Requestor's property, the first and second floors of the proposed addition maintain the existing 4'8" side yard and the proposed third floor is setback approximately 7' from the side property line.

SITE DESCRIPTION AND PRESENT USE

The subject property is 122'6" deep by 25' wide and is located on the west side of Shotwell Street between 20th and 21st Streets. The subject building is a two-story, two-family residence with no off-street parking spaces, constructed circa 1880. The existing building is built to the north side property line and has an approximately 24' deep front yard setback and 4'8" wide south side yard.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located on the west side of Shotwell Street between 20th and 21st streets in the Mission neighborhood. The subject block is fully developed with residential buildings and has parallel parking along both sides of the street. The immediate context is characterized by one- to two-story-over-basement, single- and multi-family, residential buildings with deep front setbacks and flat or gable roofs behind tall parapets. Buildings on the west side of the street are raised above the street and have deep front yard setbacks with retaining walls at the street. Buildings range in date with the majority constructed between circa 1875 and circa 1915 with several properties from the 1920s. There is strong

visual and architectural continuity amongst the buildings such that this section of Shotwell Street appears to be a potential historic district as a collection of Victorian-era buildings from the streetcar suburb period of development in the Mission.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	April 2, 2010 – May 2, 2010	April 28, 2010	October 7, 2010 (cont. from Sept. 2, 2010)	162 days (126 days)

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	August 23, 2010	August 23, 2010	10 days
Mailed Notice	10 days	August 23, 2010	August 23, 2010	10 days

PUBLIC COMMENT

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

During the 311 notice period, the Department received several telephone calls regarding the project; a neighbor to the north was concerned about the impact to their views and to an existing palm tree, and the neighbor to the south (DR Requestor) was concerned about impacts to light, air, and views.

The Department has received written comments and/or petition signatures collected and provided by the Project Sponsor and DR Requestor. The Project Sponsor has provided 18 letters in support and 3 of non-opposition to the project. The DR Requestor has provided a petition with 35 signatures in opposition to the project.

DR REQUESTOR

Galen Joseph
 646 Shotwell Street
 San Francisco, CA 94110

DR Requestor's house is located on the parcel south of the subject property. The owners of the lower level unit (648 Shotwell Street) in the DR Requestor's building are interested parties to the DR.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The DR Requestor is concerned about impacts to light and privacy at the lightwell windows located on the north side of their building at the property line.

Issue #2: The DR Requestor is concerned that the proposed project is not consistent with neighborhood character, specifically side spacing and scale at the mid-block open space.

Issue #3: The DR Requestor does not believe that the project has undergone adequate historic review and does not believe that the proposal conforms with the Secretary of Interior's Standards for Rehabilitation (Secretary's Standards).

As alternatives, the DR Requestor proposes:

- That the project incorporates a side setback of between 2' and 4'8" on all floors of the proposed addition along the south property line.
- That the project incorporates a sloped or pitched roof rather than a flat roof.
- That the project undergoes additional environmental review.
- That the addition matches the height and width of the existing building and building footprint.

See *Discretionary Review Application*, dated April 30, 2010, for more information on the DR Requestor's concerns (available in the original packet submitted for September 2, 2010 hearing).

PROJECT SPONSOR'S RESPONSE

See *Response to Discretionary Review*, dated August 20, 2010 (available in the original packet submitted for September 2, 2010 hearing).

PROJECT ANALYSIS

Light and privacy impacts. The DR Requestor is concerned that the bulk and mass of the proposed addition will impact light and privacy of existing windows located in a lightwell at the north elevation of their property. When initially submitted, the proposed project included an enclosed stair penthouse and larger third floor footprint. The Project Sponsor subsequently revised the proposal to eliminate the penthouse, reduce the height of the parapet to minimum required by Building Code, and provide additional setback of third floor addition adjacent to the neighboring lightwell, as shown in the plans submitted to the Commission. The proposed project also incorporates additional design modifications identified in the RDGs to minimize impacts to light and air with use of glass railings at the roof deck, use of a fire-rated roof to minimize parapet height, and by maintaining an open area that more than matches the configuration of the adjacent lightwell and leaves the existing sideyard undeveloped from the lightwell to the front property line. In their review of the project, the Residential Design Team (RDT) found that the proposed project meets the requirements of the RDGs and adequately minimizes light impacts. Given that it meets the requirements of the RDGs and is situated to the north of the DR Requestor's property, it appears that the proposed addition appropriately minimizes impacts to light and air. Proposed third floor windows break the line of sight with adjacent lightwell windows in a manner consistent with the RDGs to minimize privacy impacts.

Neighborhood Character. The DR Requestor is concerned that the proposed project is not consistent with neighborhood character, specifically side spacing and scale at the mid-block open space. While the subject property has historically had an open side yard extending the full depth of the parcel, review of the surrounding block indicates that there no consistent pattern of such spacing on the block. Based on review of the block, the RDT determined that as there is no consistent pattern of open side yards, the partial infill proposed in the project appears to conform to the RDGs and would be similar to the sideyard configuration of the immediately adjacent buildings to the south, which are most like the existing building in architectural style and footprint. In regards to scale at the mid-block open space, the RDT found the pattern of mid-block open space and massing of buildings therein is inconsistent in that there are several properties with rear buildings and/or full lot coverage, and buildings ranging in height from one- to three-stories at the mid-block open space. Based on this information, the RDT determined that the massing at the rear conformed to the RDGs as it was half a story taller than buildings to the south and well within the range of height allowed by the RDGs, and, further, that it was consistent with the range of heights and massing in a mid-block open space with extremely mixed character.

Historic review. The DR Requestor does not believe that the project has undergone adequate historic review and does not believe that the proposal conforms with the Secretary of Interior's Standards for Rehabilitation (Secretary's Standards). The proposed project was reviewed by a Preservation Technical Specialist in the context of appearing eligible as a contributor to a potential historic district (Shotwell Street), and a determination was made that the scope of work appeared to conform with the Secretary's Standards. Based on this review, it appears that completion of the Historic Resource Review Form was adequate documentation of the historic review for a Categorical Exemption.

The principle considerations of staff review were whether the proposal conformed to the Secretary's Standards, and whether the proposed work had the potential to materially impair the building or potential historic district. As recommended by the Secretary's Standards, the proposed addition is placed on a secondary elevation in a manner that will not obscure character-defining architectural features of the building and is differentiated from but compatible with the existing building. The proposed addition will be clad in wood siding with fiberglass casement or fixed windows; the addition will be compatible with the design of the existing building while also being clearly contemporary. The vertical addition is setback approximately 43-feet from the front building wall and the horizontal addition in existing sideyard is setback approximately 47-feet from the front elevation. When measured from the front property line, the side and vertical additions will be setback approximately 67-feet from the public right-of-way. As proposed, the setbacks are at a depth that staff believes adequately minimize visibility of the vertical addition, allow the existing configuration of the building to continue to read from the street, and make the massing and scale of the addition compatible with the building and neighborhood. The massing of the addition, while visible from the street, is subordinate to the main body of the building, does not overwhelm the existing building when viewed from the street, and is compatible with the existing building and potential historic district in conformance with the Secretary's Standards.

The existing building, while historically maintaining an open side yard, is most similar in configuration and architectural style to the two buildings to the south, which both have partially infilled side yards. The partial infill of these side yards appears to be a historical feature of these neighboring properties as is the case for many similar buildings within the potential historic district. The existing side yard at the subject property does not appear to be a character-defining feature of the property such that its partial infill would materially impair the ability of the building or district to convey its historic significance. The

infill will be substantially setback from the front elevation in a manner that will maintain the relationship between building and setting at the front of the parcel. The proposal would partially infill the side yard in a manner that is consistent with the historic configuration of similar building types on the block and within the potential district, in conformance with the Secretary's Standards.

ENVIRONMENTAL REVIEW

Due to its age of construction (circa 1880), previous surveys of surrounding properties, and preliminary findings of the draft South Mission survey, the building appears to be potentially eligible for listing in the California Register as a contributor to a historic district centered along Shotwell Street. The existing building was assumed to be a historical resource for the purposes of CEQA and the proposed project was reviewed in this context. The proposed project was reviewed for conformance with the Secretary's Standards and a Historic Resource Review Form was completed by a Preservation Technical Specialist for the project.

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).

RESIDENTIAL DESIGN TEAM REVIEW

The request for Discretionary Review was reviewed by the Residential Design Team (RDT) on May 6, 2010. Based on this review, the RDT supports the project as proposed as they find it is appropriately massed and consistent with the Residential Design Guidelines. The RDT finds, further, that the project does not present exceptional or extraordinary circumstances. See above for additional explanation of the RDT findings.

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.

BASIS FOR RECOMMENDATION

The Department believes the project does not have exceptional or extraordinary circumstances for the following reasons:

- The Project has been designed to minimize impacts to light and privacy for neighboring properties.
- The Project has been designed with front setbacks for the addition to break up the massing, minimize the visibility, and maintain existing building scale at the street.
- The Project uses high quality materials and is designed in a manner that is consistent with the Residential Design Guidelines and the surrounding neighborhood character.
- The Project will not interrupt the mid-block open space and is compatible with the scale and form of surrounding buildings at the mid-block open space.
- The Project will expand two existing residential units, improving the City's housing stock of family-sized units.

- That Project shall preserve, and shall not damage or destroy those exterior features that characterize the potential historic building or district in conformance with the *Secretary of the Interior's Standards for Rehabilitation*.

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

Attachments in this submittal:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Reduced Plans
Project Sponsor amended packet with renderings
DR Requestor amended packet

The original packet for September 2, 2010 hearing contained the following and is available on-line:

DR Abbreviated Analysis staff report
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
Historic Resource Review Form
DR Application
Response to DR Application dated August 20, 2010
Reduced Plans
DR Requestor packet and petition

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

Comments: The subject property is located on the west side of Shotwell Street between 20th and 21st streets in the Mission neighborhood. The subject block is fully developed with residential buildings and has parallel parking along both sides of the street. The immediate context is characterized by one- to two-story-over-basement, single- and multi-family, residential buildings with flat or gable roofs behind tall parapets and deep front setbacks. Buildings on the west side of the street are raised above the street and have deep front yard setbacks. Buildings range in date with the majority constructed between circa 1875 and circa 1915 with several properties from the 1920s. There is strong visual and architectural continuity amongst the buildings.

SITE DESIGN (PAGES 11 - 21)

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

Comments: The proposal respects the topography of the site, its position on the block, and placement of surrounding buildings. The proposal matches the lightwell of the adjacent neighbor to south and provides front setbacks for the vertical and horizontal rear addition to minimize impacts to light and air and privacy to adjacent properties.

BUILDING SCALE AND FORM (PAGES 23 - 30)

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

Comments: The proposal will not interrupt the mid-block open space and is compatible with the scale and form of surrounding buildings.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

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

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

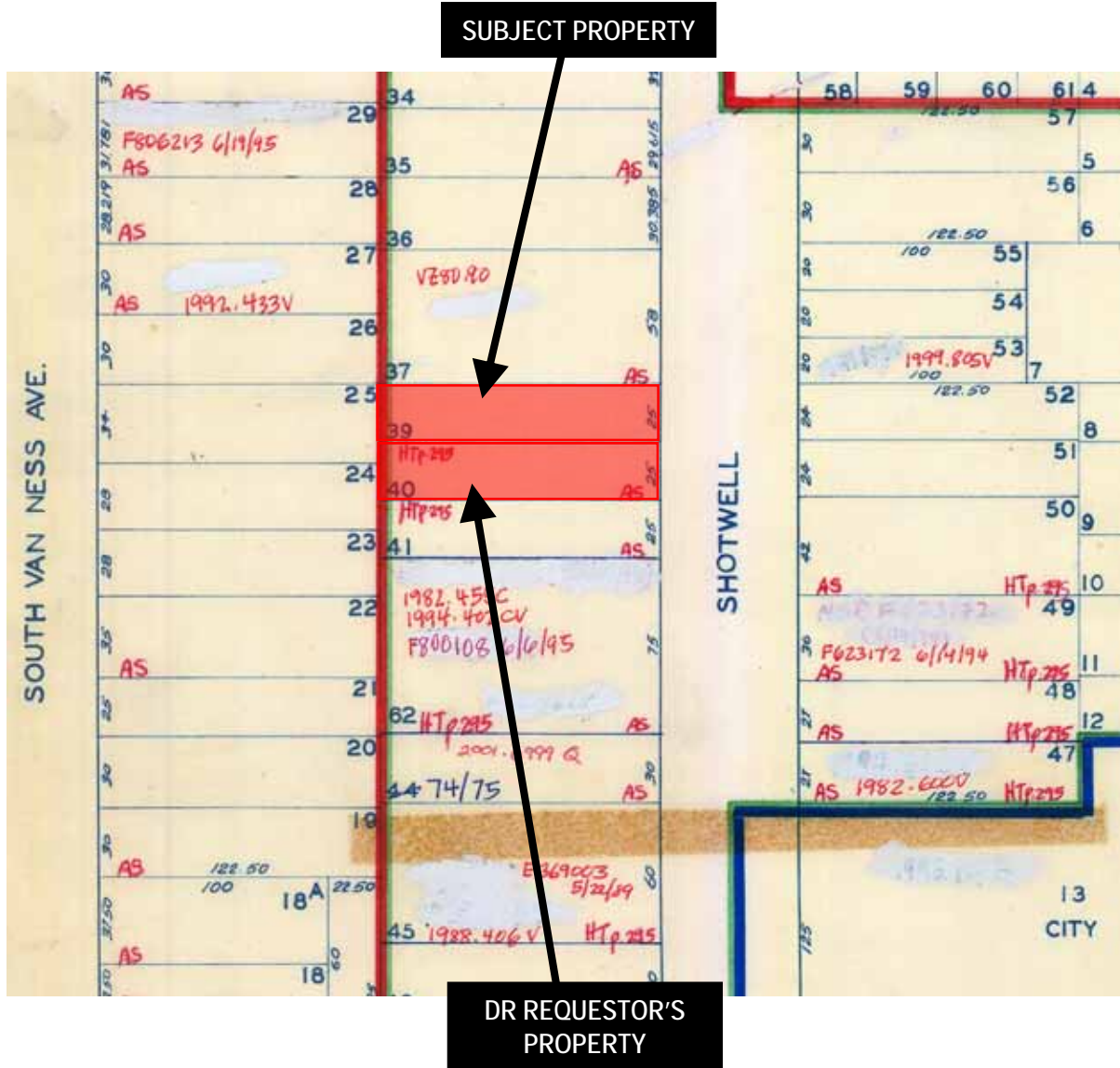
Comments: With the exception of a small change to one existing front door, no work is proposed at the front façade of the existing building. The original configuration, fenestration, entrance, and front yard setback that characterize the existing building will be retained and preserved.

BUILDING DETAILS (PAGES 43 - 48)

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

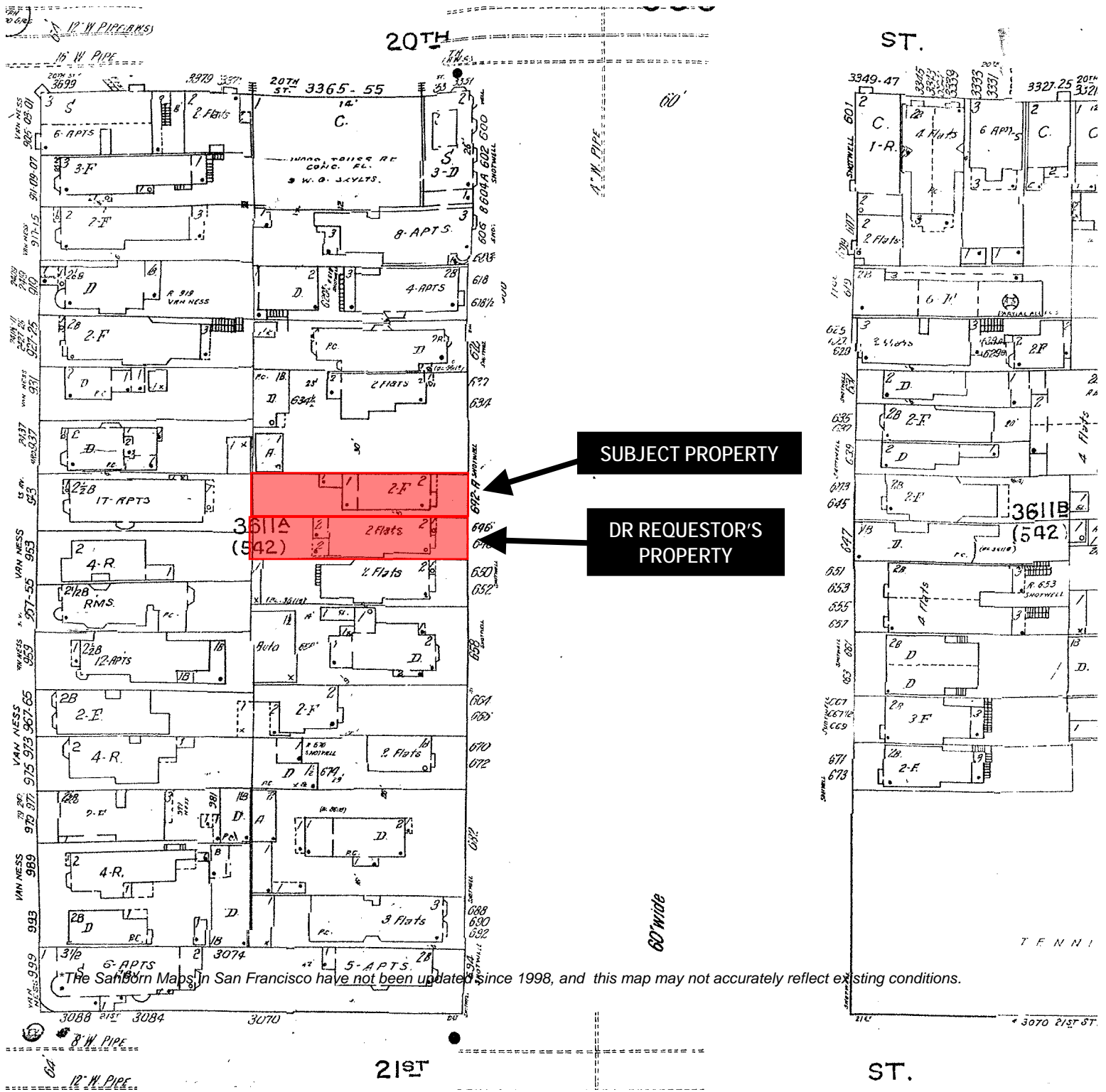
Comments: The vertical and side addition will be clad in wood siding with fiberglass casement or fixed windows and simple wood trim; the addition will be compatible with the design of the existing building while also being clearly contemporary. Exterior materials will be consistent with both the existing and surrounding buildings.

Parcel Map



Discretionary Review Hearing
Case Number 2010.0323D
640-642 Shotwell Street

Sanborn Map*



SUBJECT PROPERTY

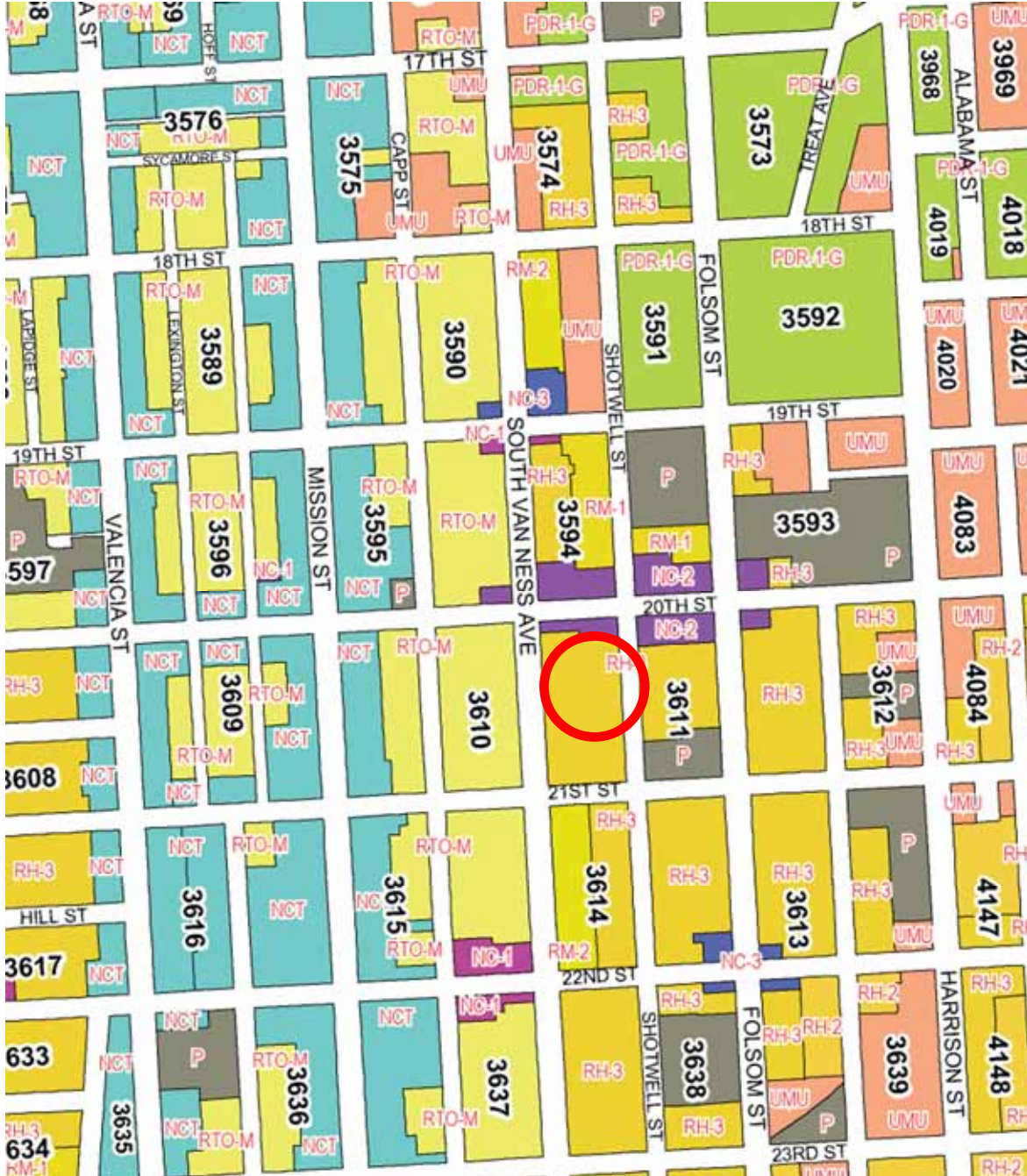
DR REQUESTOR'S PROPERTY

Discretionary Review Hearing
 Case Number 2010.0323D
 640-642 Shotwell Street



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

Zoning Map



Discretionary Review Hearing
Case Number 2010.0323D
640-642 Shotwell Street

Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2010.0323D
640-642 Shotwell Street

Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



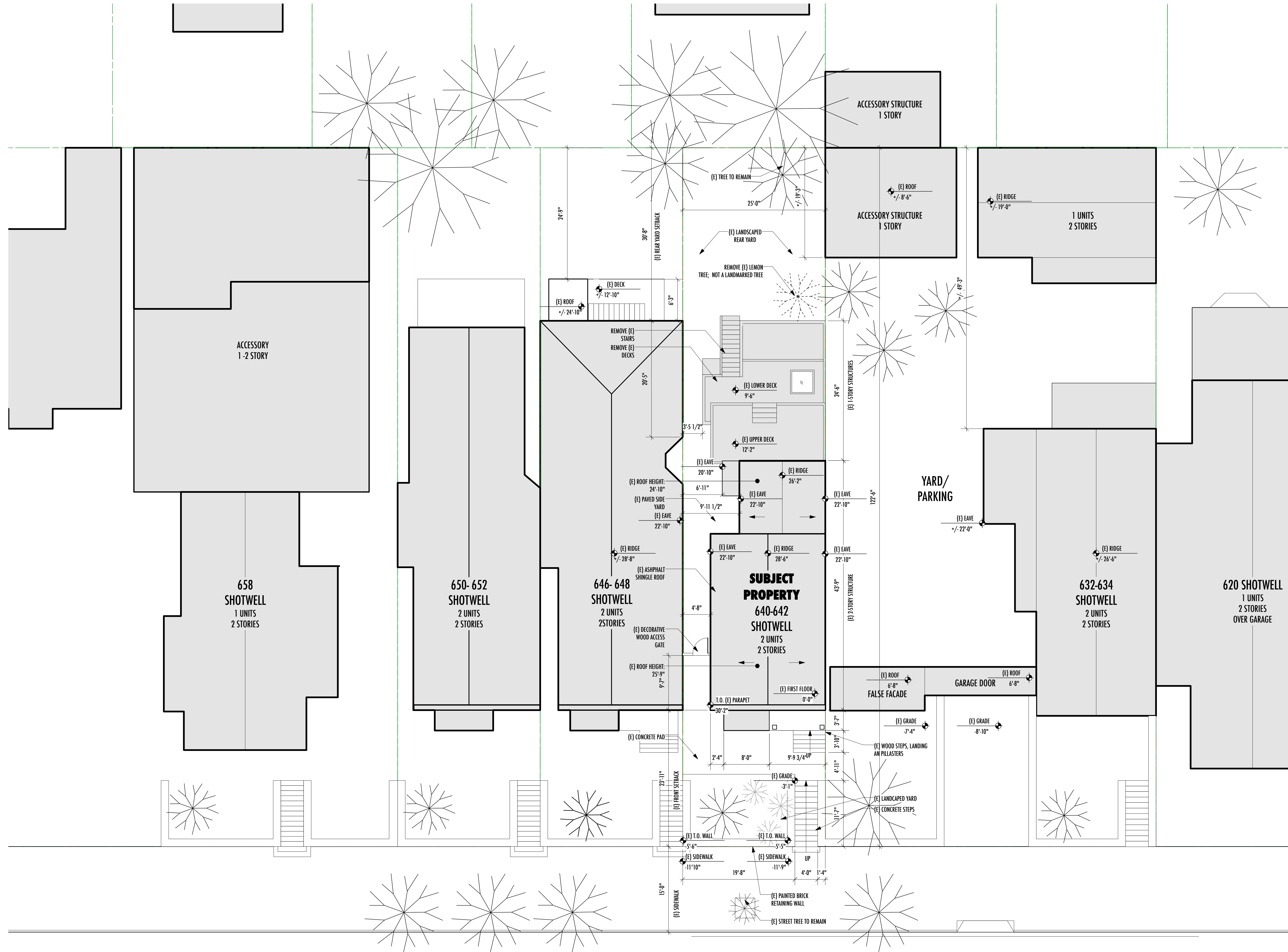
Site Photo



DR REQUESTOR'S
PROPERTY

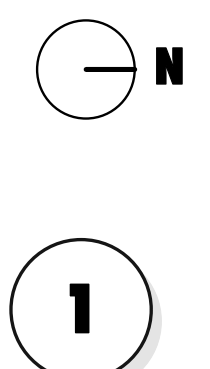
SUBJECT PROPERTY





SHOTWELL STREET

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



11.20.09	PREAPP
12.02.09	REVISIONS



MANZO RESIDENCE ADDITION
640-642 SHOTWELL STREET, SAN FRANCISCO, CA 94118

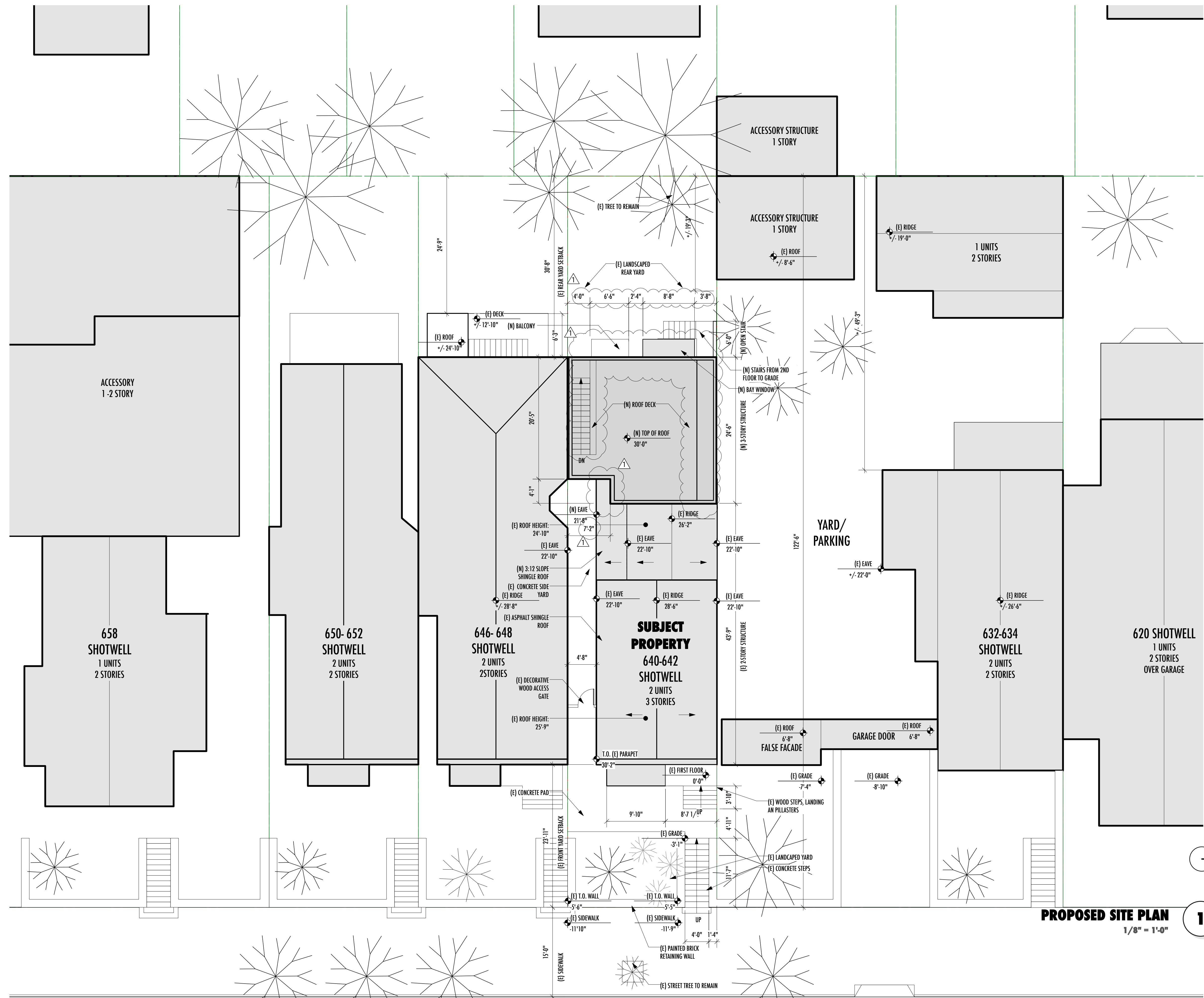
permit #:

EXISTING SITE PLAN

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

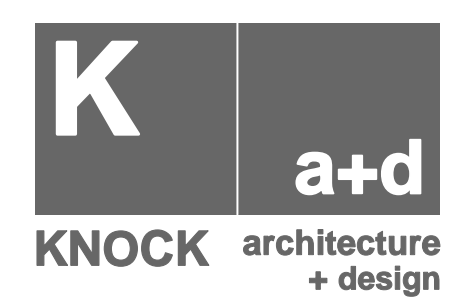
A1.0

SCALE:
PLOT DATE: 11.20.09



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

11.20.09	PREAPP
12.02.09	REVISIONS
03.05.10	REVISIONS



MANZO RESIDENCE ADDITION
640-642 SHOTWELL STREET, SAN FRANCISCO, CA 94110

permit #:

PROPOSED SITE PLAN

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A1.1

SCALE:
PLOT DATE: 11.20.09

11.20.09	PREAPP
12.02.09	REVISIONS
03.05.10	REVISIONS



MANZO RESIDENCE ADDITION
 640-642 SHOTWELL STREET, SAN FRANCISCO, CA 94110
 permit #:

SECOND FLOOR PLANS

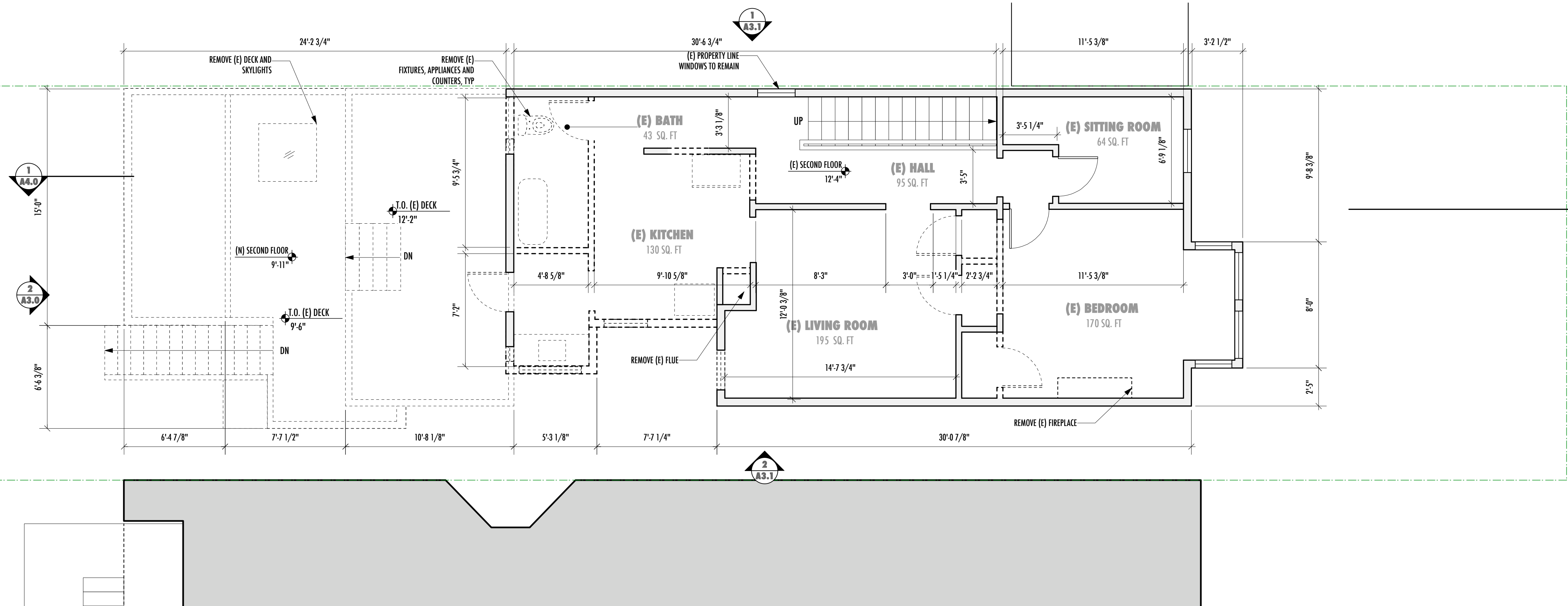
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A2.1

SCALE: NTS
 PLOT DATE: 11.20.09

WALL TYPE LEGEND

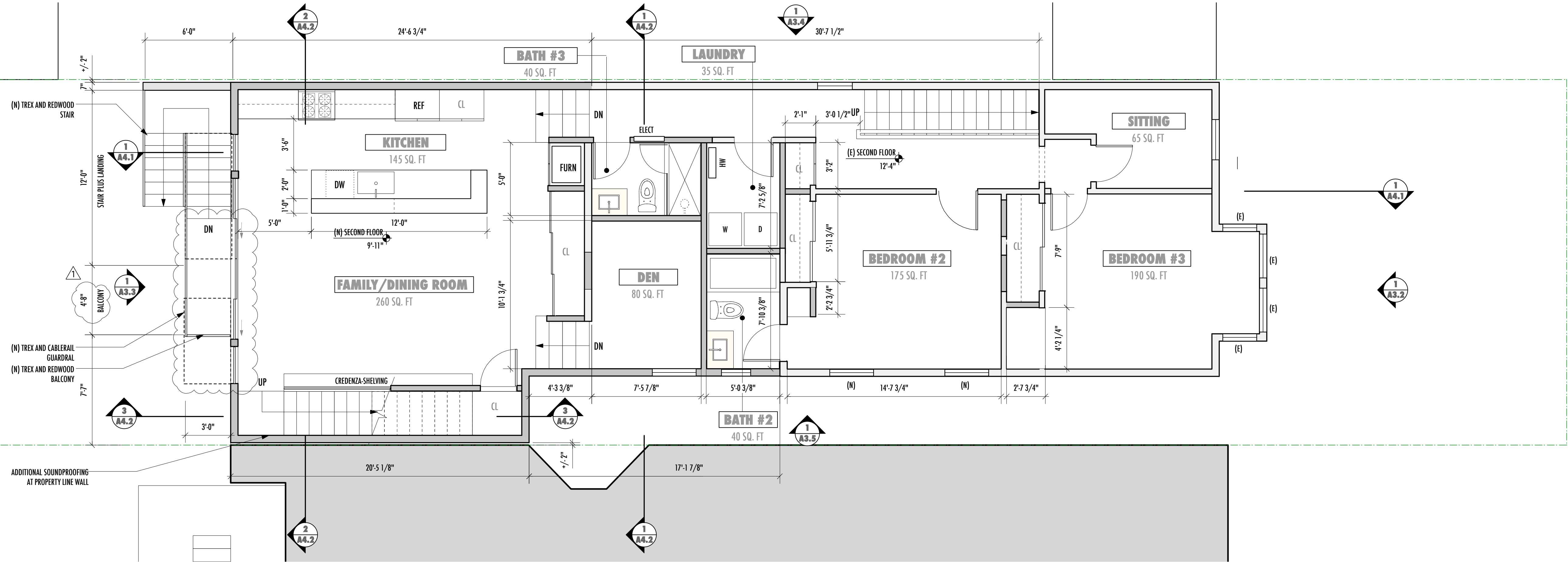
DEMO WALL	---
(E) WALL TO REMAIN	▬
(N) WALL	▬
(N) 1 HR RATED WALL	▬



EXISTING SECOND FLOOR PLAN (640 SHOTWELL)
 1/4" = 1'-0" **1**

WALL TYPE LEGEND

DEMO WALL	---
(E) WALL TO REMAIN	▬
(N) WALL	▬
(N) 1 HR RATED WALL	▬



PROPOSED SECOND FLOOR PLAN (640 SHOTWELL)
 1/4" = 1'-0" **2**

11.20.09	PREAPP
12.02.09	REVISIONS
03.05.10	REVISIONS



MANZO RESIDENCE ADDITION
 640-642 SHOTWELL STREET, SAN FRANCISCO, CA 94110
 permit #:

THIRD FLOOR, ROOF PLANS

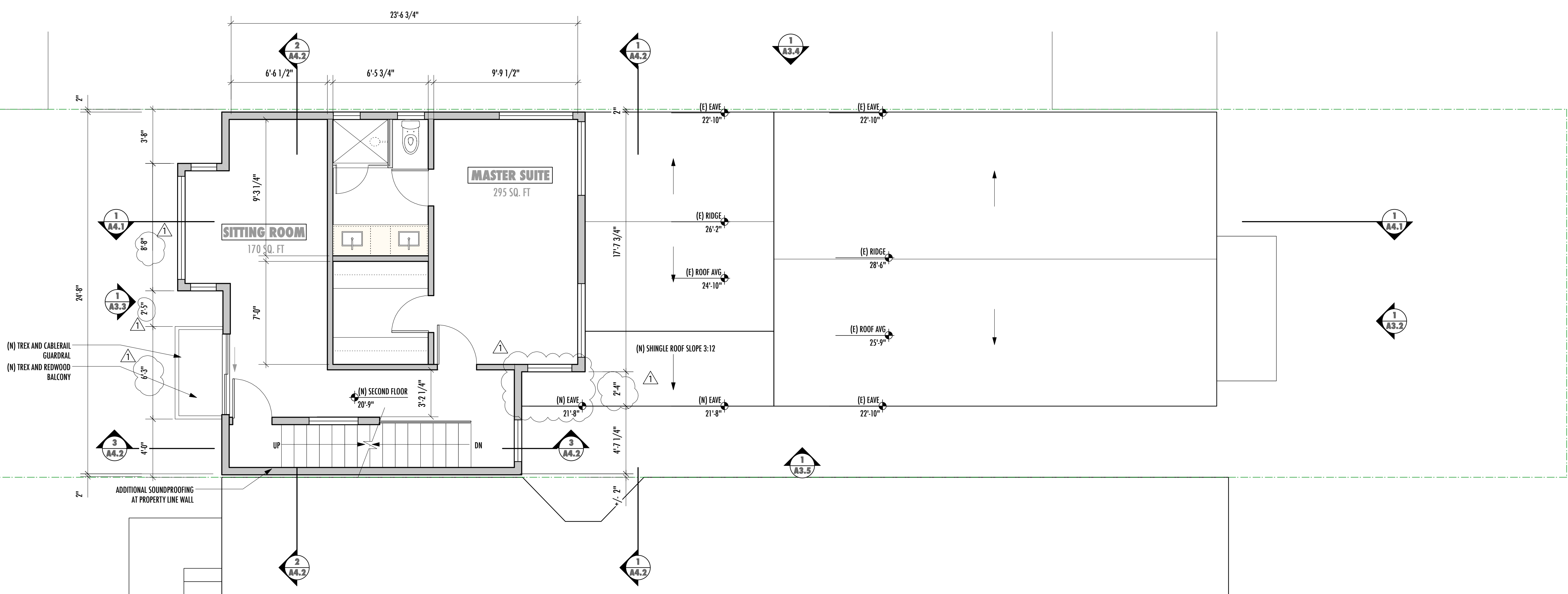
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A2.2

SCALE: NTS
 PLOT DATE: 11.20.09

WALL TYPE LEGEND

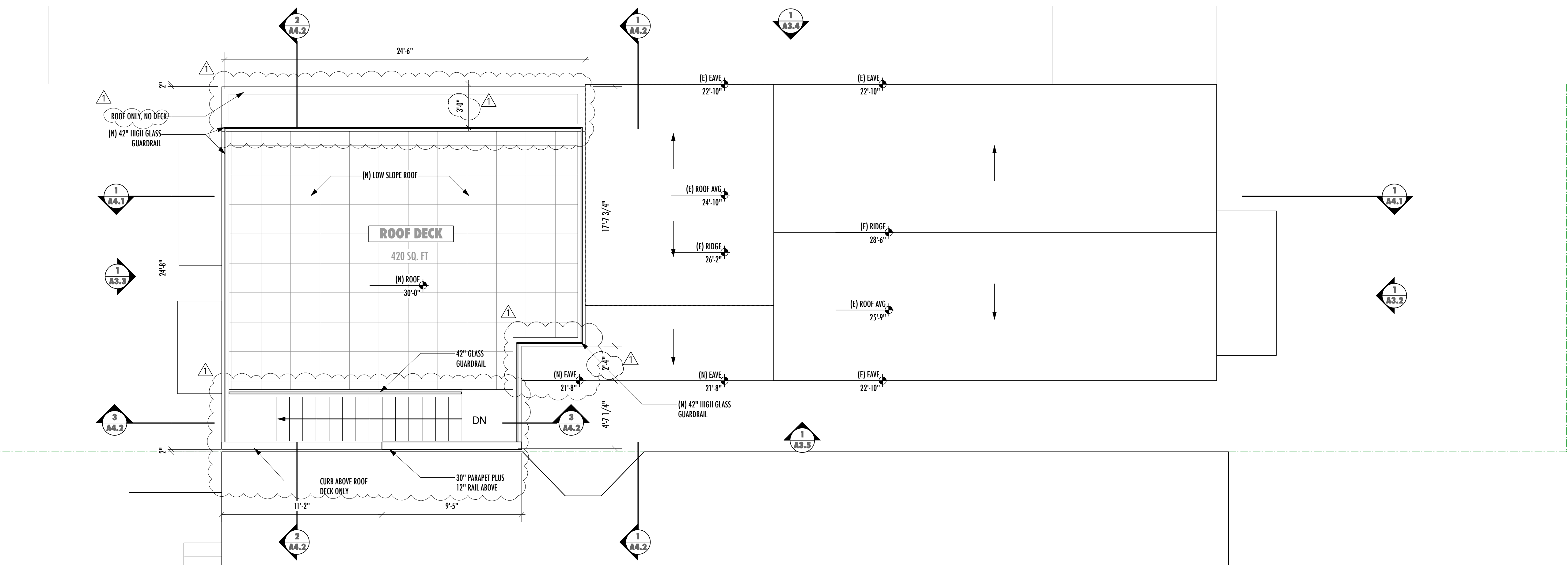
(N) LOW WALL	
(N) WALL	
(N) 1 HR RATED WALL	



PROPOSED 3RD FLOOR PLAN (640 SHOTWELL)
 1/4" = 1'-0" 1

WALL TYPE LEGEND

(N) LOW WALL	
(N) WALL	
(N) 1 HR RATED WALL	

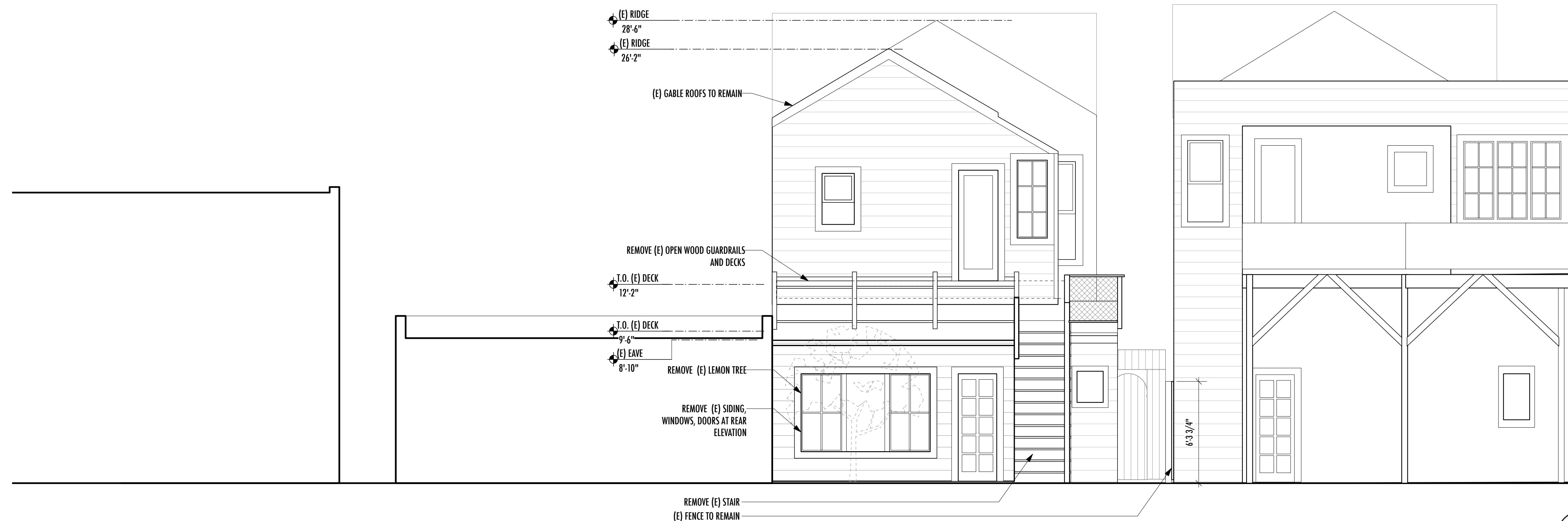


PROPOSED ROOF PLAN (640 SHOTWELL)
 1/4" = 1'-0" 2



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

1



EXISTING WEST ELEVATION
1/4" = 1'-0"

2

11.20.09	PREAPP
12.02.09	REVISIONS



MANZO RESIDENCE ADDITION
640-642 SHOTWELL STREET, SAN FRANCISCO, CA 94118

permit #:

EXISTING ELEVATION

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A3.0

SCALE: NTS
PLOT DATE: 11.20.09

September 3, 2010

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Discretionary Review Request, 640-642 Shotwell Street, 2010.0323D

Dear President Miguel and Members of the Commission,

We are very much interested in ensuring that our proposal satisfies the needs of the property owners and the community while preserving the historical fabric of the neighborhood. Toward this end, we were very interested to meet again with F. Joseph Butler and the DR requester in Mr. Butler's office on the morning of the initial hearing on September 2, 2010 to review their new proposal. We will briefly comment on that meeting in this letter.

In attendance at the meeting:

- F. Joseph Butler, representing the DR Requester
- Galen Joseph, DR Requester
- Bonnie Feinberg, neighbor at 646-648 Shotwell Street
- Gail Freedman, neighbor at 646-648 Shotwell Street
- Michael Manzo, 640-642 Shotwell Street owner and resident
- Ryan Knock, Architect and Project Sponsor
- Arnie Lerner, representing the property owners and project sponsor

At the meeting, we were hoping to see a new proposal that could better address the needs of all the stakeholders than our proposal. Unfortunately Mr. Butler's proposal was essentially identical to the DR Requester's proposal several months earlier. We will reiterate the shortcomings of their proposal below.

The DR Requester's proposal would be bound by a design that:

- Completely removes any structure in a 5' spacing to the south of 640-642 Shotwell ("the subject property"). Note that the existing subject property is, at various points, only 3'-6" from the DR Requester's property to the south.
- Allows a 20' wide, 3-story proposal approximately 20'-3" deep and set back 5' from the southern property line (and west of the DR Requester's northern light well). The third story would be bound by the following restrictions:

(1) A sloped roof form that would allow only 5' of height in the interior space on the southern and northern walls, rising to approximately 10'8" at the center ridge. After adding necessary structural elements, this would result in a roof that slopes from approximately 26'-10" to 32'-6" above grade.

(2) Dormers could be added to both the north and south sides, most likely following the guidelines that the dormer be no more than 8' and be centered on the addition.

The DR Requester's proposal would be detrimental for the owners of the subject property and remove incremental family housing from the proposal:

- Mr. Butler's proposal would entail a drastic reduction to the square footage of the proposal. We have included some floor plan diagrams showing the impact that their proposal would have to our project (see Appendix A).
- In sum, the DR Requester's proposal would eliminate the following spaces from the house: (i) one bedroom on the first floor would be eliminated, resulting in a 2 bedroom unit instead of a 3 bedroom unit; (ii) one closet in the second bedroom would be eliminated, rendering it inappropriate for a bedroom; (iii) the family/dining room and table on the second floor would be eliminated; (iv) the usable space in the master bedroom suite on the third floor would be drastically reduced, resulting in minimal closet space inappropriate for a master bedroom, rendering the area an enclosed attic space and not a proper bedroom, reducing the unit from 3 bedrooms to 2 bedrooms.

While the detriments of their proposal are clear and significant, the benefits are negligible:

- The subject property is located to the north of the DR Requester's property so the impact to available light is negligible. The DR Requester's proposal adds an inconsequential amount of light compared to our proposal. We produced a shadow study of their proposal, finding that the difference is about 1' of incremental light for about 1 hour on the solstice and 30 minutes in mid August and March.
- The subject property respects the DR Requester's access to air by leaving the entire span of the side spacing east of their light well open to the street.
- As the historical preservationists Arnie Lerner and Jay Turnbull have indicated, our proposal does not disrupt the historical fabric of the neighborhood. If this is the case, there is no benefit to altering the proposal. (See Appendix B).

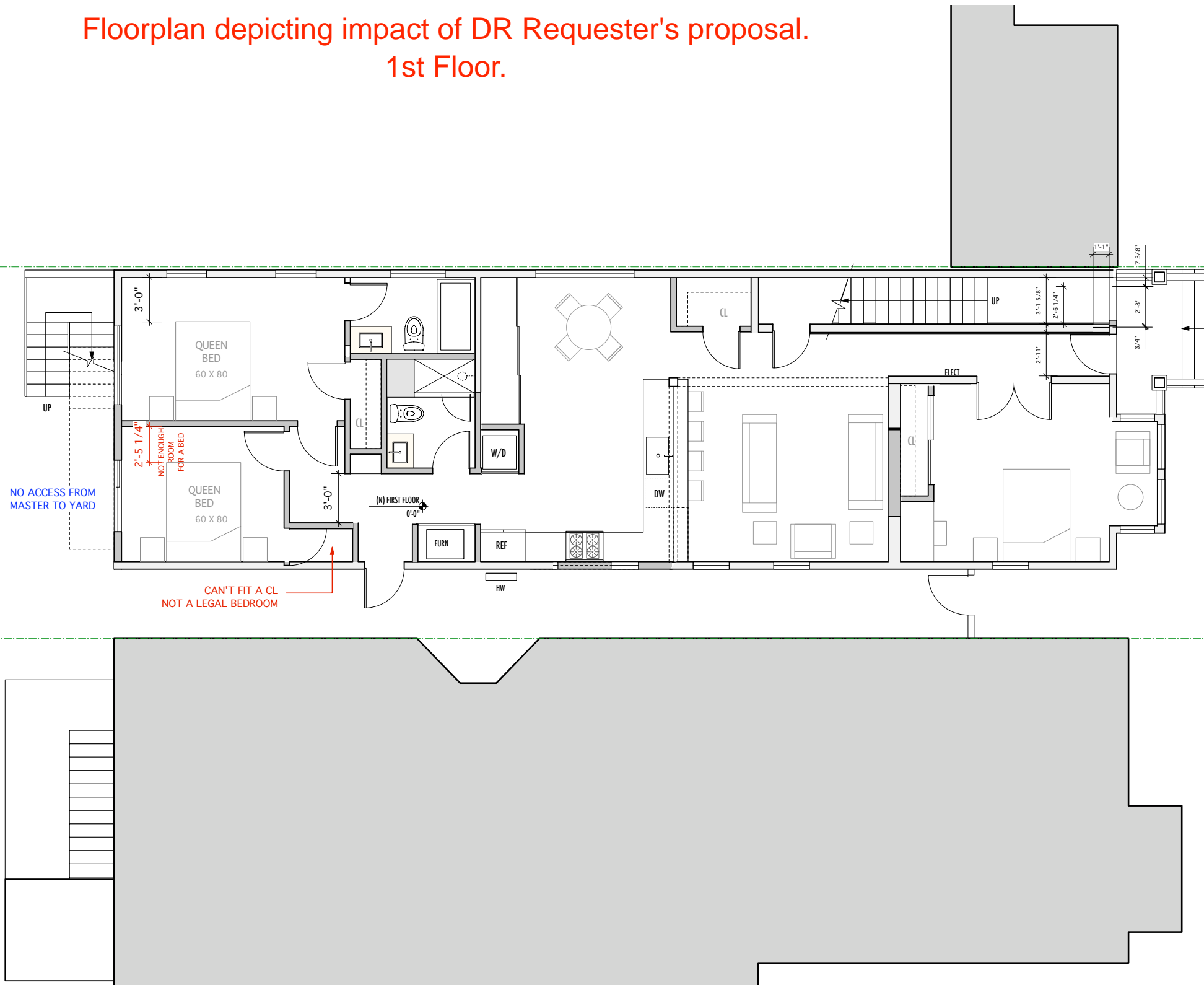
We have made numerous concessions to accommodate the DR Requester's concerns while at the same time providing an addition that respects the historical integrity of this contributory resource and the neighboring resources.

I respectfully request that the Commission not take Discretionary Review Request of our project.

Sincerely,

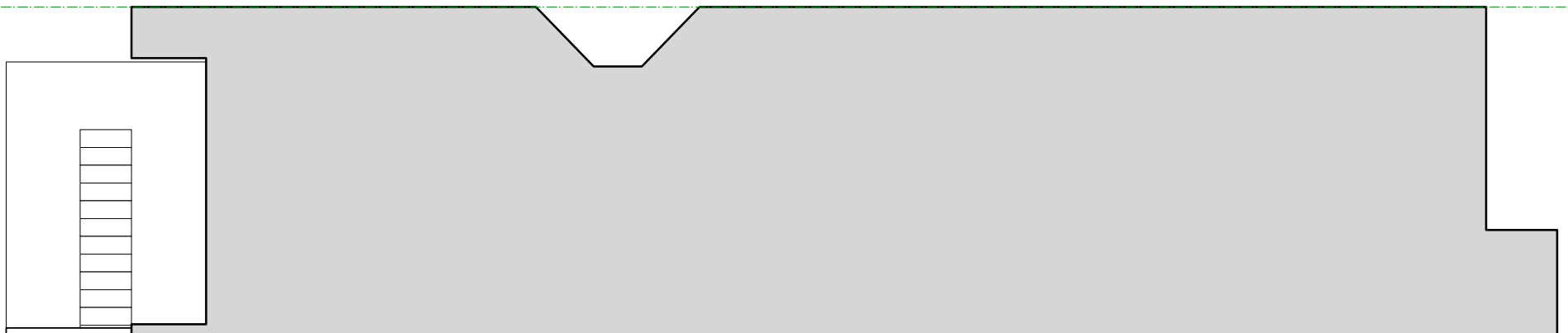
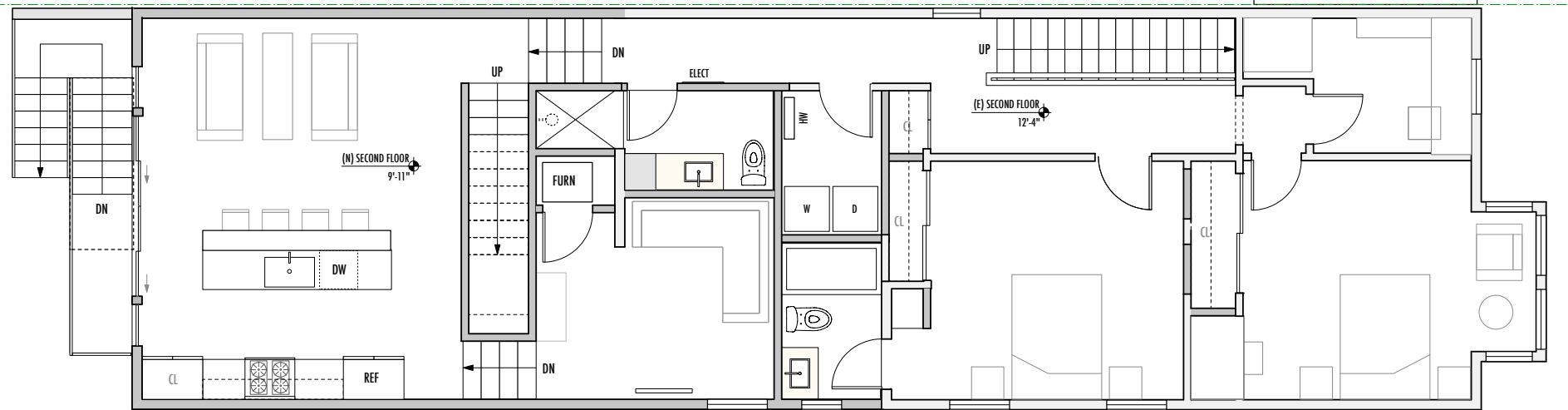
Ryan Knock, Architect, LEED AP, CGBP
Project Sponsor

Floorplan depicting impact of DR Requester's proposal. 1st Floor.



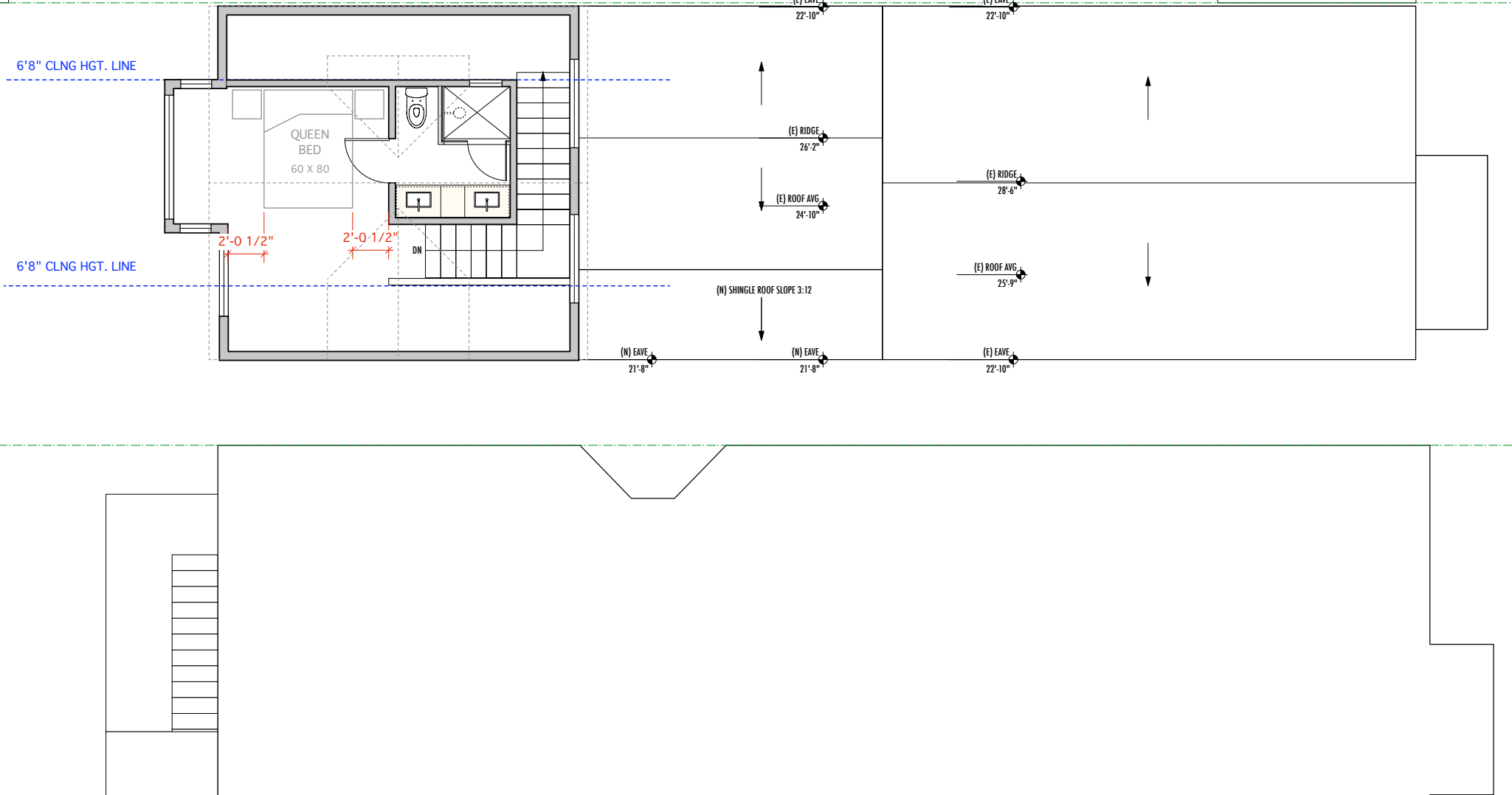
Floorplan depicting impact of DR Requester's proposal. 2nd Floor.

LOSE FAMILY DINING ROOM AND TABLE



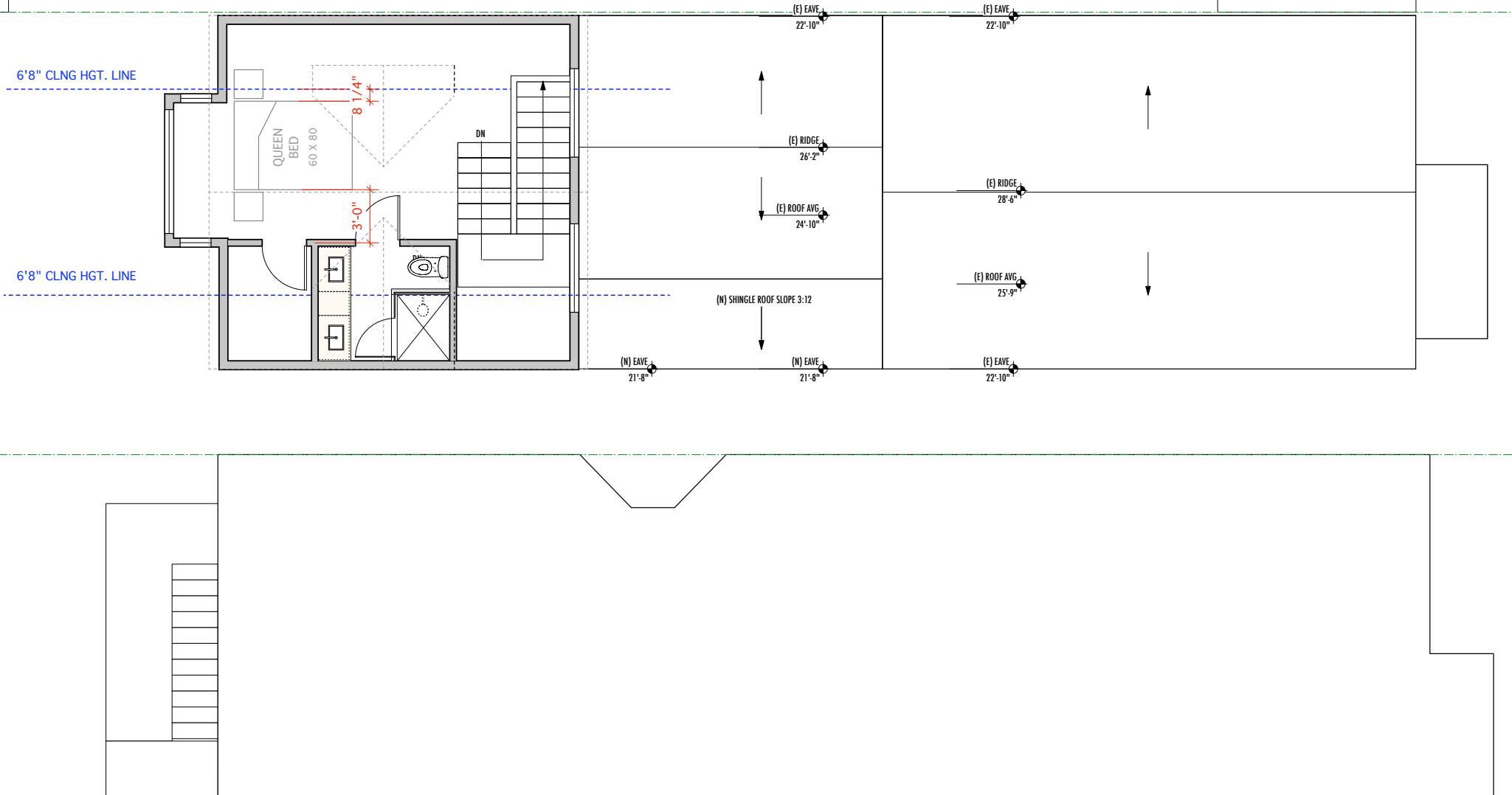
Floorplan depicting impact of DR Requester's proposal. 3rd Floor.

BEDROOM DOESN'T FIT
SITTING ROOM IS GONE
NO MASTER CLOSET



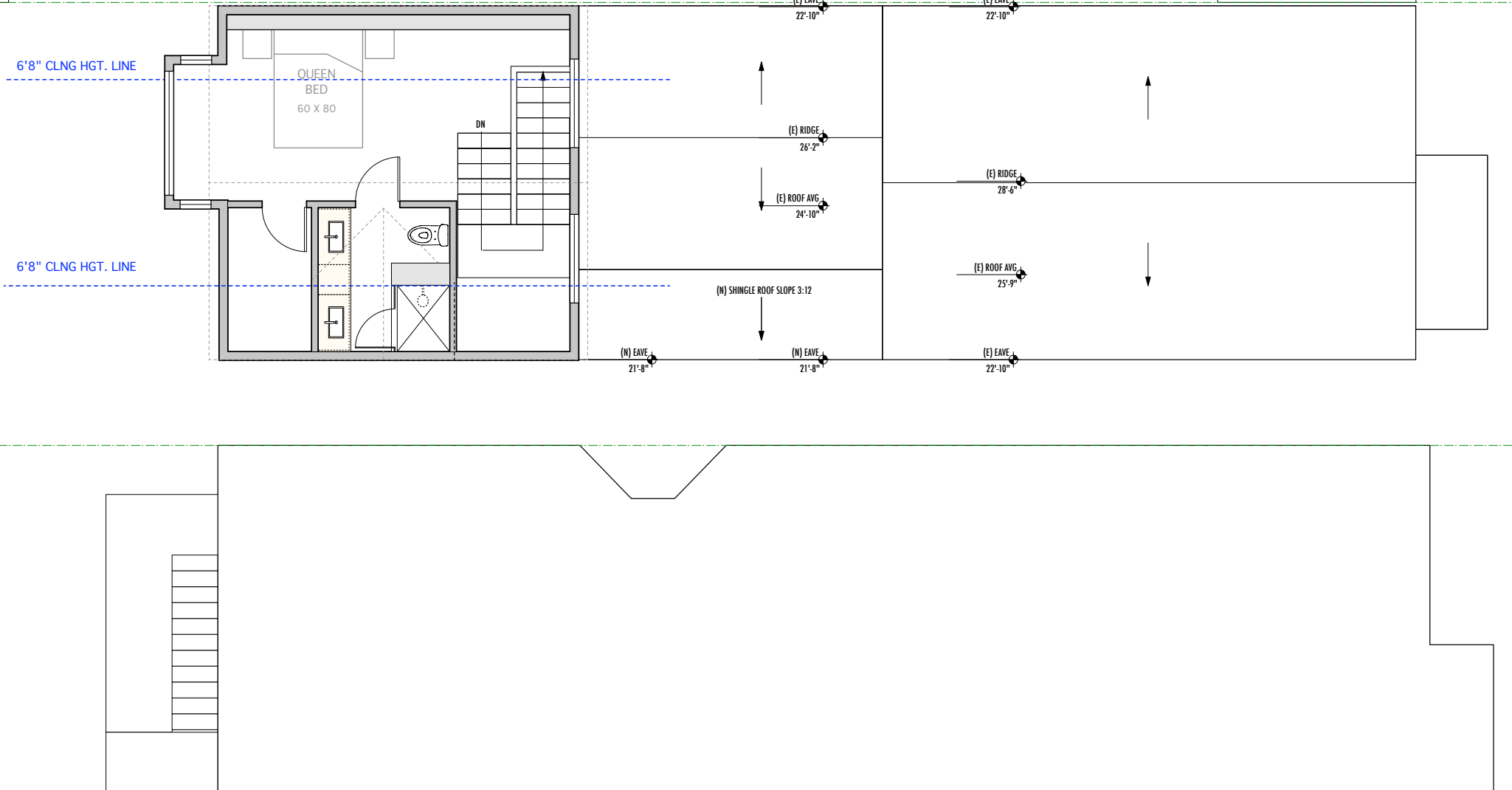
Floorplan depicting impact of DR Requester's proposal. 3rd Floor.

BEDROOM DOESN'T FIT
SITTING ROOM IS GONE
NO MASTER CLOSET



Floorplan depicting impact of DR Requester's proposal. 3rd Floor.

SITTING ROOM IS GONE
NO MASTER CLOSET



September 1, 2010

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103
Attn: Linda Avery, Commission Secretary

RE: Discretionary Review Request, 640-642 Shotwell Street, 2010.0323D

Dear President Miguel and Members of the Commission,

I have been asked by Mike Manzo, project sponsor for the residence addition at 640-642 Shotwell Street, to comment on the request for Discretionary Review (DR). I would concur with the recommendation of the Planning Department, that further review of the design is unnecessary and that the project should be approved as proposed.

The DR Requestor and others commenting on his behalf, including F. Joseph Butler, make much of the historic importance of this house and others on its block, and make numerous references to the Secretary of the Interior's *Standards*. But the aspects of this property that should be maintained are those that are seen by the public and these will change very little. The proposed alterations are within planning and zoning requirements and, according to the Residential Design Team, are consistent with the Residential Design Guidelines.

Regarding whether the 'freestanding' aspect of the subject property should be character defining, it is the only one of the three similar structures between 640 and 652 Shotwell that is truly freestanding now, and I would note that the DR Requestor's building has long been built to property line on both sides. More important are the front volumes and facades. These are separated from each other and will continue to be so.

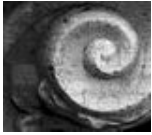
Concerning side aisles to the rear of the property, these cannot be seen by the public and their presence or absence should not rise to the level of historic importance.

Concerning trees in the rear yard of the subject property, the project sponsor states he will attempt to save all three of them. The only one in apparent danger is a lemon tree within about eight feet of the new foundation line. The hope is that pruning and careful construction will save that as well.

Thank you for allowing me to comment on this matter. Sincerely yours,



J. Gordon Turnbull, FAIA, Preservation Architect



September 1, 2010

Ron Miguel, President
San Francisco Planning Commission
1650 Mission Street, 4th floor
San Francisco, CA 94103-2414

Re: 640-642 Shotwell Street, SF, CA
Discretionary Review / Historic Resource Analysis
Case No. 2010.0323D
Lot 039 in Assessor's Block 3611
Hearing Date: September 2, 2010

Dear President Miguel and Members of the Planning Commission:

Lerner + Associates Architects (L+A) has been retained by the owners and the project sponsor, Mike and Tony Manzo and Knock Architecture, to comment on the proposed addition and alterations to 640-642 Shotwell Street in terms of their appropriateness for a historic resource review. The appropriate standards against which such an analysis is based are **The Secretary of Interior's Standards for Rehabilitation**. The Standards are ten common-sense principles to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. My qualifications to render this opinion far exceed the minimum requirements the National Park Service requires for historic architecture and are summarized at the end of this letter.

The 10 standards are listed below with an evaluation of how the proposed project should be judged against those standards (*in bold italics*):

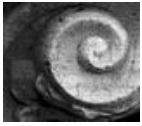
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The use will continue to be residential, the historic purpose of the site.

The proposed project is, therefore, consistent with this 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.

The historic character of the property and its presentation to the scale of the streetscape is being retained. As can be seen in the 1899-1900 Sanborn map which is attached, the original 2 story building is basically untouched by the proposed alterations. The proposed alterations and additions occur at the rear of the property and involve later additions to the building. Much has been made of the building being freestanding and when viewed in the group of buildings adjacent to it, it definitely reads as a separate and "freestanding" member of the



group. The rear addition, which includes expansion into the rear sideyard some 43 feet back from the front, does not change this view from the street much as similar properties on the block maintain their separateness in the streetscape.

The siding of the original building has been altered (or covered over) with wood shakes but the character defining features of the building are being preserved. The front entrance doors are being shifted 4" to comply with current codes for life safety, a change that will be imperceptible to everyone except the readers of this report. (See attached photo rendering)

The proposed project is, therefore, consistent with this Standard.

3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.

The addition is clearly distinguished from the original as it is a distinctly understated and significantly setback (43 feet) modern design which respects the grandness of the original design. No attempt to create a false sense of history has been attempted.

The proposed project is, therefore, consistent with this Standard.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The only changes that have occurred are modest rear additions that represent minor significance and are for the most part being incorporated into the proposed design.

The proposed project is, therefore, consistent with this Standard.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

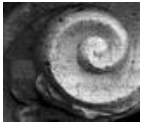
All of these features and finishes, including the later applied wood shakes, are being preserved.

The proposed project is, therefore, consistent with this 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.

The only feature being changed is the 4" relocation of the front doors to meet current exiting requirement widths, an imperceptible change. Otherwise, all features are being retained.

The proposed project is, therefore, consistent with this Standard.



-
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

No chemical treatments will be used.

The proposed project is, therefore, consistent with this Standard.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

The proposed project involves minimal excavation and to our knowledge there is nothing to suggest there are any significant archaeological resources on this site

The proposed project is, therefore, consistent with this Standard.

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

The three story rear addition is set back approximately FORTY THREE feet from the front of the house. As a result, the project design does not interfere with the primary historic aspect of the house, as viewed from the public way. The addition is easily differentiated from the original house in that it is a distinctly modern, yet restrained design. The historic house, as noted in the 1899-1900 Sanborn maps, remains untouched by the proposed alterations. Its place in the streetscape would remain as it has for over 110 years, despite the fact that a rear addition would partially occupy the rear side as do other buildings, INCLUDING the DR requestors building and others on the street. The issue of removing the free standing nature of the home is not an issue for the proposed alterations and additions.

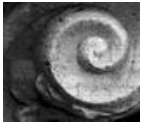
The proposed project is, therefore, consistent with this Standard.

10. New additions and adjacent or related new construction shall 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.

The addition is built at the far rear of the property and does not impact the original historic resource as shown by the 1899-1900 Sanborn maps. The essential form and integrity of the resource is preserved and the view from the public way remains as that of a house from the 19th century in a group of similarly sited homes in a block of elegant victorians.

The proposed project is, therefore, consistent with this Standard.

In conclusion, I respectfully submit that the proposed alterations and additions will result in a project that is consistent with the Secretary of the Interior's Standards for Rehabilitation. For all the reasons



LERNER + ASSOCIATES
ARCHITECTS

PROJECT: 640-642 Shotwell Street, SF, CA
FOR: Mike & Tony Manzo,
Knock Architecture
SUBJECT: Proposed Addition & Alterations &
The Secretary of the Interior's Standards.

DATE: 9/1/10
Page 4

stated above, the impact of the proposed project on the building is not significant and should allow an environmental exemption with no further environmental review required. I therefore see no exceptional circumstances or reasons for you and the Commissioners to take discretionary review. I welcome any comments or questions you may have.

Sincerely,

Arnie Lerner, AIA
Principal

cc. John Rahaim , Scott Sanchez, Linda Avery, Pilar LaValley, Julian Banale, DCP; Mike and Tony Manzo; Knock Architecture; Joe Butler, AIA; Bonnie Feinberg; Beth Freedman; and Galen Joseph (DR Requestor)

Qualifications: My qualifications to render this opinion far exceed the minimum requirements the National Park Service requires for historic architecture which are: a professional degree in architecture or a State license to practice architecture, plus one of the following:

1. At least one year of graduate study in architectural preservation, American architectural history, preservation planning, or closely related field; or
2. At least one year of full-time professional experience on historic preservation projects.

My qualifications include a Bachelor of Architecture degree from the University of Kansas School of Architecture and Urban Design (a professional degree). I have been a licensed architect in the State of California for more than 28 years. I was staff Architect for San Francisco's Architectural Heritage for 4 years from 1983-1987 and currently serve on their Board of Directors which includes being vice-chair of their Issues Committee. I have served sixteen years as a member of the City of San Francisco's Code Advisory Committee representing Historic Preservation. In addition, I have written a number historic resource reports for buildings on Alcatraz Island as well as for buildings in the City of San Francisco. My firm has won four preservation design awards including the 2002 Governor's Award for Historic Preservation and the California Preservation Foundation (CPF) Design Award for the restoration of the historic Del Mar Theater in downtown Santa Cruz as well as CPF Design Awards for work on the Alameda County Courthouse, Chateau Agape (John McMullen House in San Francisco) and most recently for the renovation of the Cerrito Theater.



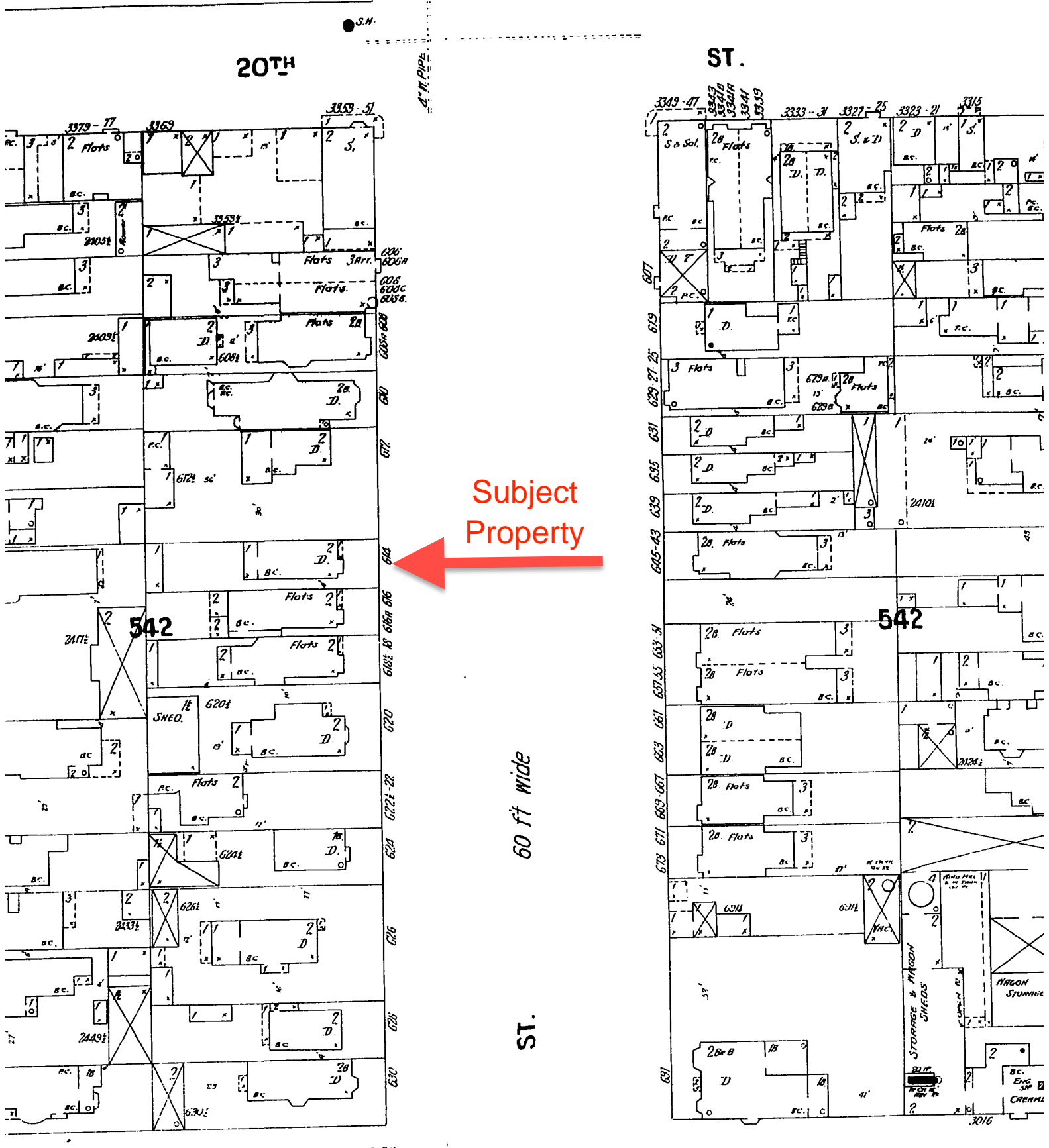
EXISTING DOOR CONFIGURATION



NEW DOOR CONFIGURATION

1899-1900 Sanborn map

508



Subject Property

60 ft wide

ST.



Appendix E - Existing Street View From the South



Appendix E - Proposed Street View From the South



Appendix E - Existing Street View From the North



Appendix E - Proposed Street View From the North

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

August 2010

Dear Planning Commission,

I am writing to express my support for Building Permit Application No. 2009.12.07.2710 for the remodel of the residence at 640-642 Shotwell Street, San Francisco, CA.

I live near the residence and support the application since it is well within the guidelines of the San Francisco Planning Code and the Residential Design Guidelines. In addition, the project is within the character of the neighborhood and preserves the facade of the structure. There are no exceptional or extraordinary circumstances which warrant Discretionary Review of the proposed project.

Sincerely yours,

Julyne Lesko

Name

607A Shotwell St. SF CA 94110

Address

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

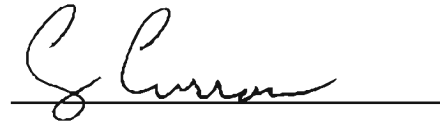
August 2010

Dear Planning Commission,

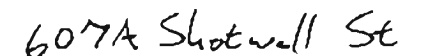
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Sincerely yours,

A handwritten signature in cursive script, appearing to read "S. Curran", is written above a horizontal line.

Name

A handwritten address "607A Shotwell St" is written above a horizontal line.

Address

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

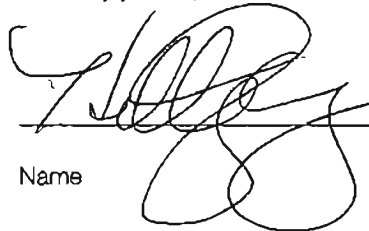
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Sincerely yours, .


Hillary Mills

Name

470 Shotwell St.
SF, CA 94110

Address

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

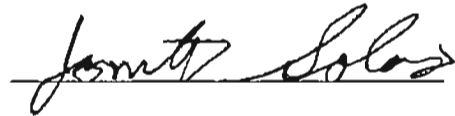
August 2010

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Sincerely yours,

A handwritten signature in black ink, appearing to read "Janet Solas", written over a horizontal line.

Name

A handwritten address in black ink, "692 SHOTWELL ST", written over a horizontal line.

Address

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

August 2010

Dear Planning Commission,

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Sincerely yours,

Sabrina Ketter

Name

3354 20th St apt 101

Address

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

August 2010

Dear Planning Commission,


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Sincerely yours,



Name



Address

SF, CA 94110

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479


August 2010

Dear Planning Commission,

I am writing to express my non-opposition to Building Permit Application No. 2009.12.07.2710 for the remodel of the residence at 640-642 Shotwell Street, San Francisco, CA.

I live near the residence and I do not oppose the project. I entrust the Planning Commission to make a reasoned decision on the matter. I understand that the project is well within the guidelines of the San Francisco Planning Code and the Residential Design Guidelines.

Sincerely yours,

Martin Q. Mealy 8/28/10
Name 

943 So. Van Ness

Address

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479


August 2010

Dear Planning Commission,

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Sincerely yours,

Brett Welch 

Name

639 Shotwell, unit C

Address

F. JOSEPH BUTLER
ARCHITECT

Sept
25 August 2010

Ron Miguel, President
San Francisco Planning Commission
1660 Mission Street
San Francisco, CA 94133

RECEIVED

SEP 30 2010

CITY & COUNTY OF S.F.
DEPT. OF CITY PLANNING
ADMINISTRATION

324 Chestnut Street
San Francisco CA 94133
415 533 1048
fjosephbutler@hotmail.com

Re: Case No. 2010.0323D 640-642 Shotwell Street: (*Here Today, 295*) Historic Resource, Contributing building to a Historic District:

Permit Application Number 2009.1207.2710 Alteration and Addition

Dear President Miguel:

Our Office represents DR Requesters Feinberg, Freedman, Joseph, in the above referenced case. What a delight to cycle the length of Shotwell Street to a client meeting. Shotwell is a mid-block Street, between South Van Ness and Folsom Streets, On first glance it appears tucked away from the 20th Century in its architectural decor. The South Mission Survey has confirmed it, this block of Shotwell Street is one of six blocks of National Register quality as a Victorian Street Car Suburb.

Description of the Site

The subject block of 600 Shotwell is a level street from one end to the other, but the yards rise steeply behind retaining walls perpendicular from the sidewalks, then gently towards the rear yards of the lots from the top of the walls.

640-642 (built in 1894) Shotwell is on such a lot whose front property line is a six foot high retaining wall. This condition exists over much of both sides of this block, from the subject property to the south to the corner of Shotwell and 21st. Stairs up from the sidewalk lead one first up the hill, then a second run up to the house.

640-642 Shotwell is at the north end of a row of 3 fairly identical homes Built at different times, all three are set well above the street atop retaining walled front gardens. **(EXH 1 plus detail)** 640-642 was built as a detached house next door to 646-648 (1884) which predated it.

The facade of the subject house is altered from its 1894 version (subject is the third oldest building on this block face) with the removal of stick detailing and the covering of the original wood siding with wood shakes. The doors' and windows' frames appear intact, the sash of the windows appears original. The building retains a fair amount of integrity.

The facades of the two detached houses to the south, 646-648, and 652 Shotwell are much less altered through time than that of 640-642. These homes are both in the South Mission Survey **(EXH. 2)**, as well as listed (among the eight (8) on this block) in Here Today **(EXH 3)**. All three buildings have identical retaining walls at the street, site stairs coming up to the yard then another stair into the building **(EXH 1)**.

640- 642 shares a side yard between itself and the zero lot line 646-648 Shotwell adjacent to the South **(EXH 4)**. The subject property also 'shares' a side yard with the building to the north whose lot is extra wide and has only a one story cottage, not its principal structure on the lot, up against the subject building's two story height. One can see over the fences from Shotwell Street and into the rear yards of the common mid-block open space over the un-built portions of 632 Shotwell **(EXH 5)**.

Into this very stable residential setting, this National Register quality District, comes a new construction application, an addition in the rear. It seems that the first thing any application would face in light of the quality of the history of the house, its neighbors, the block's, the Districts' quality; is a requirement for a strict compliance with the Secretary of the Interior Guidelines for the Rehabilitation of Historic Buildings.

Below, we have quoted extensively from the *Guidelines* themselves, not just the Standards which they inform. The bullet items contrast the recommendations of the *Guidelines* to the inadequate course pursued in this review. Let's see what those Guidelines, if followed, would have this project do and not do:

Identify Retain and Preserve

“The Guidelines (for Preserving Rehabilitating, Restoring and Reconstructing Historic Buildings) pertain to both exterior and interior work on Historic Buildings of all sizes, materials and types. Those approaches to work treatments that are consistent with *The Secretary of the Interior’s Standards for the Treatment of Historic Properties* are listed in the *Recommended* column on the left; those which are inconsistent with the Standards are listed in the *Not Recommended* column on the right.

Guidelines for Rehabilitating Historic Buildings

Introduction

In **Rehabilitation**, historic building materials and character defining features are protected and maintained as they are in treatment Preservation: however an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required.

Of the four treatments, only Rehabilitation includes an opportunity to make possible efficient contemporary use through alteration and additions.

Identify, Retain, and Preserve Historic Materials and Features

Like **Preservation**, guidance for the treatment Rehabilitation begins with recommendations to identify the form and detailing of those architectural materials and features, that are important in defining the building’s historic character and which must be retained in order to preserve that character.

Protect and Maintain Historic Materials and Features

After identifying those materials and features that are important and must be retained in the process of **Rehabilitation** work, then **protecting and maintaining** them are addressed.”

- This step, identifying materials and features is not currently part of the written Staff Work product, e.g. it is not on the form.
- There is no record of this work even being contemplated.

“Alterations/Additions for the New Use

Some exterior and interior alterations are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes.”

- elimination of the side yard is the radical change or loss of the feature(s): detached houses, suburban garden setting, visual access to the planting in the rear yards.

“Building Site

Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.”

The District’s qualities and features to be preserved would include those listed in a District nomination form or a context statement for the District. The newly issued South Mission Survey and Context Statement has been years in the making. From our review of this Discretionary Review Case, the materials available to the public by the survey have been studied. Neighbors at a Meeting (Wed 22 September) had questions about properties which they knew to be older but were not listed or evaluated as resources. On Shotwell Street alone the abbreviated form of the Survey methodology is evident;

Here is a look at what should have been listed:

- Shotwell retaining walls, front stairs, front yard. porches
- Detached houses on this side of the block 12 houses in a row including the subject are all free standing.
- Side yards predominate on this side, across Shotwell Street, as well and in the 700 block south of 21st Street.
- The back yard trees appear from the street through the side yards, enhancing the perception of space around each building.

“Recommended

Alterations/Additions for the New Use

Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserves the historic relationship between the building or buildings and the landscape.

“Not Recommended

Introducing new construction onto the building site in a location which is visually incompatible in terms of size, scale, design, materials, color or texture; which destroys historic relationships on the site; or which

damages important landscape features.

Removing a historic building in a complex of buildings; or removing a building feature, or a landscape feature which is important in defining the historic character of the site.”

This application would result in a:

- Loss of detached aspect of houses
- Loss of side yard visual access to rear yard space, and vegetation
- Addition as proposed is not subsidiary to the height nor width of the historic resource.
- The application does not meet the Secretary of the Interior Standards for the Rehabilitation of Historic Buildings.

“Setting/District Neighborhood

Recommended

Identifying retaining and preserving building and landscape features which are important in defining the historic character of the setting. Such features can include roads and streets, furnishings such as lights or benches, vegetation, gardens and yards...

Not recommended

Removing or relocating historic buildings and landscape features, thus destroying their historic relationship within the setting.

*The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of **Rehabilitation** projects and should only be considered after the preservation concerns listed above have been addressed.*

Recommended

Alterations/Additions for the New Use

... and constructing new additions to historic buildings when required by new use. New work should be compatible with the historic character of the setting in terms of size, scale, design, material, color, and texture.

Not Recommended

Introducing new construction in historic districts that is visually incompatible or that destroys historic relationships within the setting.”

- Filling in side yards with new construction is visually

incompatible.

- Following the slope uphill with a three story addition is visually intrusive compared to the other houses in the District which get lower at the rear, not higher.

“Removing a historic building, building feature, or landscape feature that is important in defining the historic character of the setting.”

- Confusing detached houses of a suburban nature with attached buildings mars the integrity of the design, setting, and association of the houses within the District.

“New Additions to Historic Buildings

Not Recommended

Attaching a new addition so that the character defining feature of the historic building are obscured damaged or destroyed.

Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design materials workmanship location or setting”

- Location and setting both matter to the historic integrity of this building, its relationship to the buildings adjacent and to the historic district. The record shows 640-642 Shotwell was constructed as a detached building with front, side, and rear yards, consistent with other detached homes in the “proto-typical Victorian Suburb” District.

- The integrity of a Historic District comprised of 19th Century detached dwellings, is diminished by the needless zero lot line condition proposed for 640-642 Shotwell. In this case an addition which could be located elsewhere, consistent with the Secretary of the Interior Standards.

“Designing a new addition that obscures damages or destroys character defining features of the historic building.”

- This permit application review, particularly one that will be “formed out” without these District analyses in writing, without expectations of the project in terms of the retention of original materials and new construction workmanship issues, is bound to fail to fit in, and may be visually disruptive to the District.

Any review less than this recommended minimum is less than adequate review according to the Secretary of the Interior. Unknown is whether the project scope may expand to include new siding and new windows? Already the application contemplates moving the original entry door four inches! Couldn't the State Historic Building code be invoked to retain this feature in place if this is not a life safety issue?

Requirements of CEQA for Environmental Review; Process

If projects involving additions to Historic Buildings, in Historic Districts, are to be found Exempt from Environmental Review, what building could then need one? This is the wrong end of the resource spectrum to short change the Historic Resource Evaluation Requirement.

Yes, the history of the building is already known, (2010 Mission Survey) but the *Secretary of the Interior Guidelines* require other findings be made, which could be easily accomplished by an "expert" qualified to do evaluations of historic buildings. They should determine what the character defining features of the resource are, and as it is a contributor to at least a six block long Historic District on Shotwell Street, what are the character defining features of the District?

That should be the work of the HRE here. Instead, the barest of forms was used to pass this on, with the blessing of the RDT review as not exceptional or extraordinary?

Exceptional and Extraordinary

If stumbling over six blocks of Historic District is not exceptional, then nothing could be. If finding that District with its 125 year old Historic character still legible to the lay viewer is not extraordinary, then show me a dozen more six block long Districts, or a hundred more, or a thousand?

Here we have a uniquely well preserved, older stable neighborhood. A block where the trees are grown in, people have lived here a long time, Those who live here love that character, and want to protect it. CEQA also wants it protected.

But proper environmental review of permit applications to add to and alter this environment needs more than a front and back form analysis, as the only course of action.

Shall Planning guide this block, this neighborhood, this project through this latest wave of speculation in a way that continues to erode the density of unaltered lots and buildings?

Hopefully not. Instead let's follow the *Guidelines*, not their "Exemption Form" version but the actual text and spirit of the *Guidelines* so that the integrity of the environment we pass judgment on and leave behind however quickly here today is worth the 125 years this place has waited for your decisions.

The proposed addition should be subsidiary to the historic building, no higher, no wider, whether or not it is "minimally visible from the street." Let the projects' requirements preclude replacing original materials, like its existing wood sash windows, and other character defining features of the house which should be spelled out in its review, identified, and mapped out in the plans for rehabilitation. Without those conditions of approval this application needs a Certificate of Appropriateness from the Historic Preservation Commission.

Residential Design Guidelines

Wanting projects to be respectful of historic buildings on adjacent parcels (as we have here) the RDG expects that consideration will be given to the historic buildings adjacent. Here then the proposed addition to the building is 30 feet high at the rear yard, and replaces two mature fruit trees in the yard with a three story wall of glass. The other free standing Shotwell buildings are only two story in height at their rear yards.

The Guidelines state plainly that you may not always get the height the Code allows. This is one such case, making it necessary for the Discretion of your Commission. The Application for an addition is both exceptional and extraordinary in the age and state of preservation of the house, its neighbors, and its neighboring blocks of buildings.

Conclusion

Your Commission should take Discretionary Review. Require the side yard be maintained, and an addition matching height and width of the footprint of the Historic Building, be made Conditions of Approval. Require a more thorough environmental review and conditions of approval for District and *Guidelines* issues.

Sincerely,

A handwritten signature in black ink that reads "F. Joseph Butler, AIA". The signature is written in a cursive, flowing style.

F. Joseph Butler, AIA

cc. Members of the Commission

Julian Banales

Pilar LaValley

Susan Brandt-Hawley

(Exh 1)



Shotwell street, near Twentieth. Snowfall, February 5, 1887

EAST SIDE SHOTWELL @ 20TH

(Exh 1)



SHOTWELL ST NEAR 20TH 5F FEB 5 1887

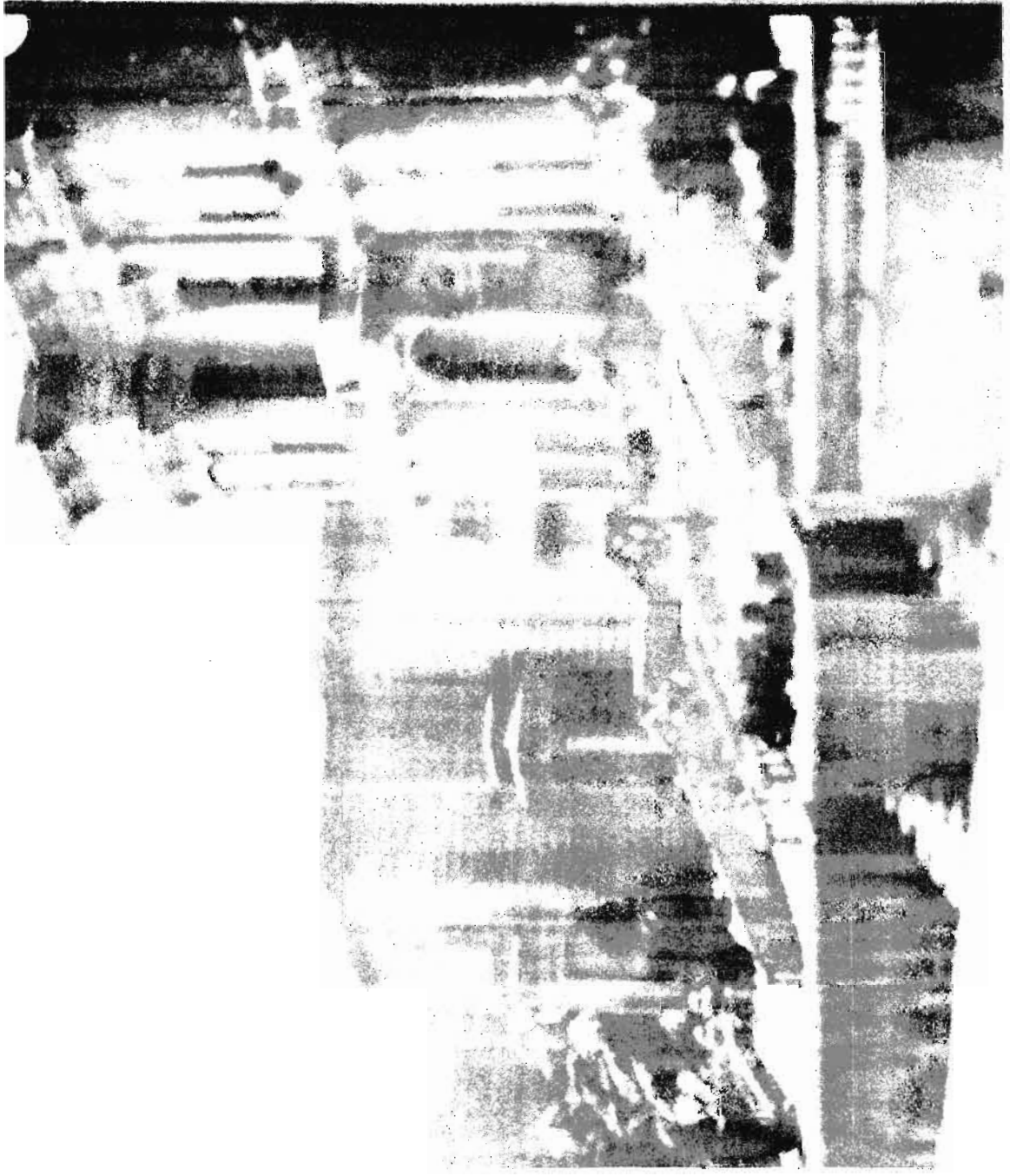
Shotwell street, near Twentieth. Snowfall, February 5, 1887

WEST SIDE SHOTWELL @ 20TH

(Exh 3)

SUBJECT
640 642

B.R. Y.B.
649 949



DETAIL 1887 WEST SIDE

SUBJECT (Exh 2)



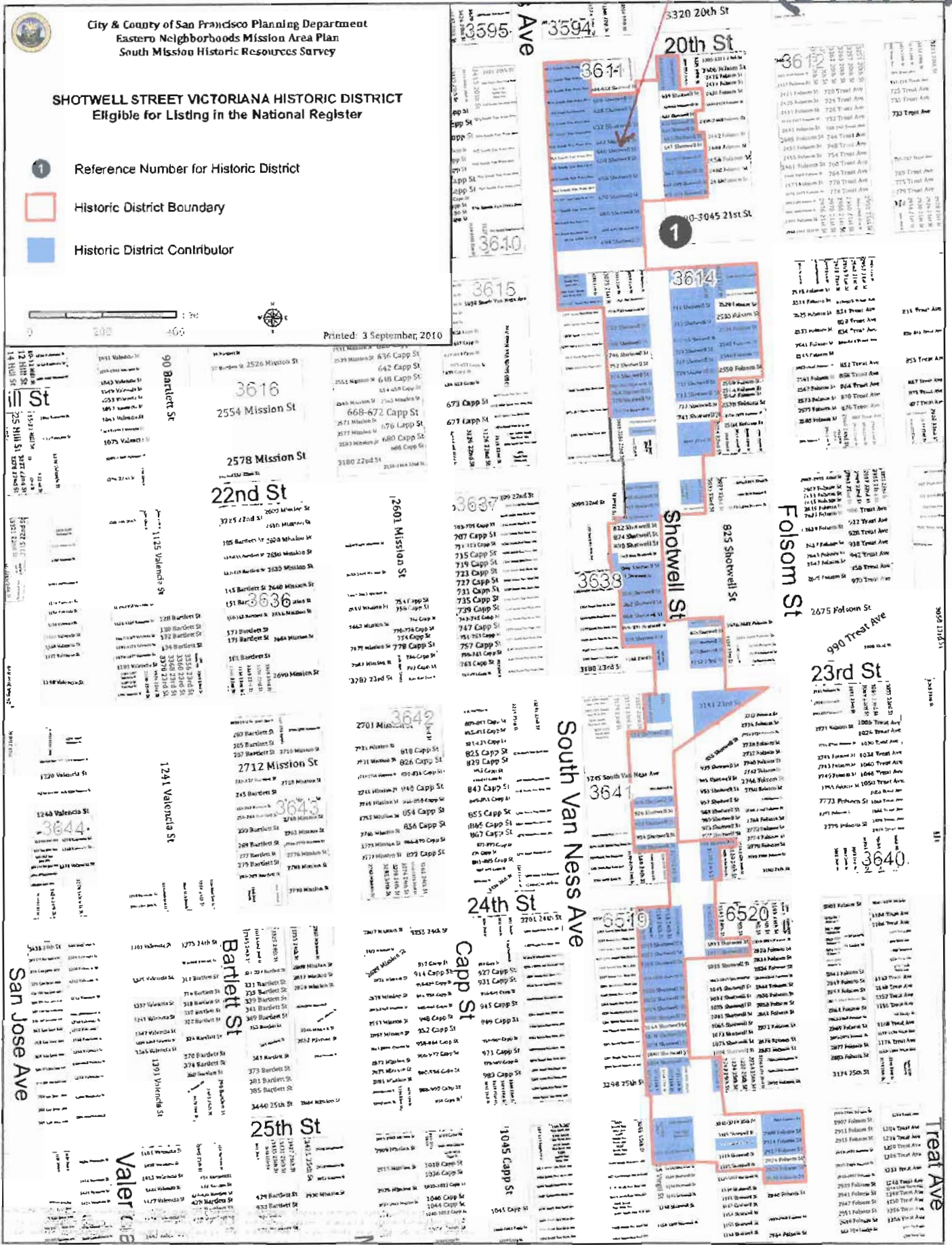
City & County of San Francisco Planning Department
Eastern Neighborhoods Mission Area Plan
South Mission Historic Resources Survey

SHOTWELL STREET VICTORIANA HISTORIC DISTRICT
Eligible for Listing in the National Register

- 1 Reference Number for Historic District
- Historic District Boundary
- Historic District Contributor



Printed: 3 September, 2010



San Jose Ave

Valer St

Treat Ave

(Exh 2)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
CHR Status Code: _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 Resource Name or #: (Assigned by recorder) 646 SHOTWELL ST

P1. Other Identifier: 646 - 648 Shotwell Street

*P2. Location: Not for Publication Unrestricted

*a. County: San Francisco

*b. USGS Quad: San Francisco North, CA Date: 1995

c. Address: 646 SHOTWELL ST City: San Francisco ZIP 94110

d. UTM Zone: Easting: Northing:

e. Other Locational Data: Assessor's Parcel Number 3611 040

*P3a. Description: (Describe resource and major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

646 - 648 Shotwell Street is located on a 3,062 square foot rectangular lot on the west side of Shotwell Street, between 20th and 21st Streets. Built ca. 1889, 646 - 648 Shotwell Street is a 2-story over raised basement, wood frame residential flats building designed in the Stick/Eastlake style. The rectangular-plan building, clad in flush wood siding, is capped by a gable roof. The foundation is not visible. The primary façade faces east and includes 2 structural bays. Entrances include a pair of partially-glazed wood doors with glazed transoms beneath a portico. Typical fenestration consists of arched, double-hung wood-sash windows with pilaster surrounds. Architectural and site features include landscaping, a brick site wall, ornamental metal gate, a flight of concrete stairs, a porch screen, extended brackets, and a bracketed cornice with sawtooth molding and stickwork. The building appears to have been originally identical in design to the adjacent buildings at 642 and 650 Shotwell Street.

The building appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photo



P5b. Description of Photo:

View of primary façade. 3/13/2008

*P6. Date Constructed/Age:

Historic Prehistoric Both

Ca. 1889 Sanborn Map Estimate

*P7. Owner and Address

SANDRA B MARKS ESTATE OF STEVEN MARKS

SAN FRANCISCO CA

*P8. Recorded By:

Page & Turnbull, Inc. (GH/RS)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded: 3/26/2008

*P10. Survey Type:

Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "None")

Eastern Neighborhoods Mission Survey

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list):

(Exh 2)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 2 of 2 Resource Name or #: (Assigned by recorder) 646 SHOTWELL ST

*Recorded By: Page & Turnbull, Inc. (GH/RS) *Date Recorded: March 2008 Continuation Update



Detail of primary entrance.
Source: Page and Turnbull



Detail of cornice.
Source: Page and Turnbull

(Exh 2)

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 CHR Status Code: _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 2 Resource Name or #: (Assigned by recorder) 642 SHOTWELL ST

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Francisco

*b. USGS Quad: San Francisco North, CA Date: 1995

c. Address: 642 SHOTWELL ST City: San Francisco ZIP 94110

d. UTM Zone: Easting: Northing:

e. Other Locational Data: Assessor's Parcel Number 3611 039

***P3a. Description:** (Describe resource and major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

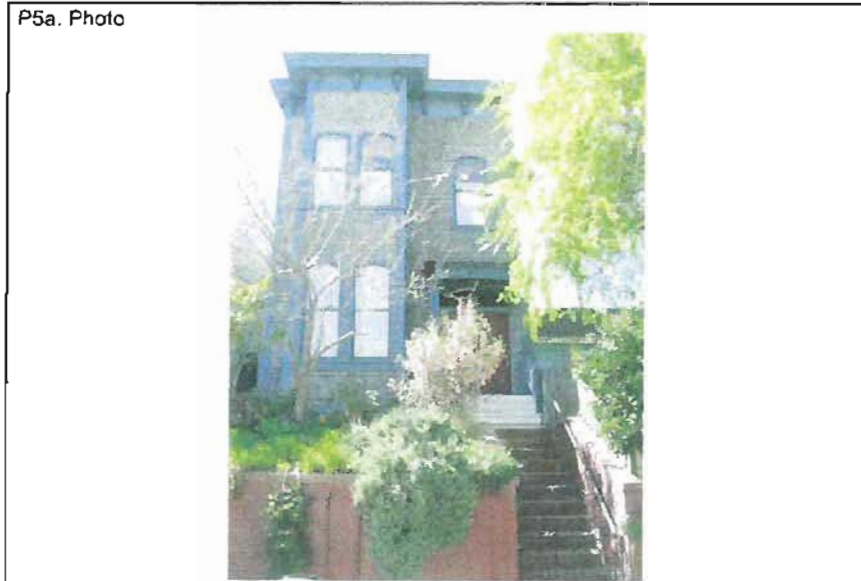
642 Shotwell Street is located on a 3,062 square foot rectangular lot on the west side of Shotwell Street, between 20th and 21st Streets. Built ca. 1889, 642 Shotwell Street is a 2-story over raised basement, wood frame residential flats building originally designed in the Stick/Eastlake style. The rectangular-plan building, clad in square and fishscale wood shingles on the primary façade and flush wood siding on the secondary façade, is capped by a gable roof. The foundation is not visible. The primary façade faces east and includes 2 structural bays. Entrances include a pair of paneled wood doors with glazed transoms set beneath a portico supported by wood posts. Typical fenestration consists of arched, double-hung wood-sash windows with molded surrounds. Architectural and site features include landscaping, a site wall with a metal gate, a cornice with brackets, and a parapet. The building appears to have been originally identical in style to the adjacent buildings at 646 and 650 Shotwell Street.

The building appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photo



P5b. Description of Photo:

Primary façade of 642 Shotwell St
3/26/2008

***P6. Date Constructed/Age:**

Historic Prehistoric Both

Ca. 1889 Sanborn Map Estimate

***P7. Owner and Address**

GRISWOLD BELINDA REVOCABLE
B GRISWOLD TRUSTEE
640 SHOTWELL
SAN FRANCISCO CA

***P8. Recorded By:**

Page & Turnbull, Inc. (GH/RS)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded: 3/26/2008

***P10. Survey Type:**

Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources, or enter "None")

Eastern Neighborhoods Mission Survey

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list):

(Exh 2)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

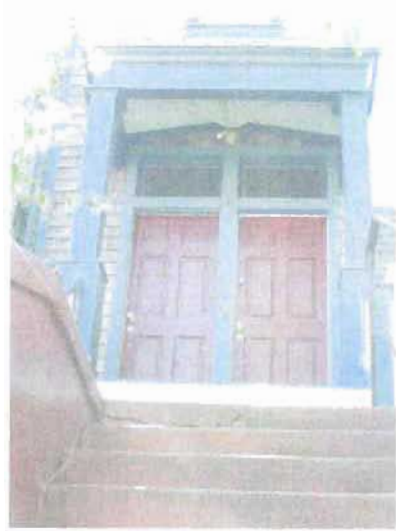
Page 2 of 2

Resource Name or #: (Assigned by recorder) 642 SHOTWELL ST

*Recorded By: Page & Turnbull, Inc. (GH/RS)

*Date Recorded: March 2008

Continuation Update



Detail of primary entrance.
Source: Page and Turnbull



Oblique view of primary and secondary facades.
Source: Page and Turnbull

Shotwell Street Victoriana



East side of Shotwell Street between 21st and 22nd Streets.

Boundaries: Shotwell Street between 20th and 25th Streets, as well as portions of South Van Ness Avenue and Folsom Street

Period of Significance: 1865 – 1905

Eligibility: National Register of Historic Places



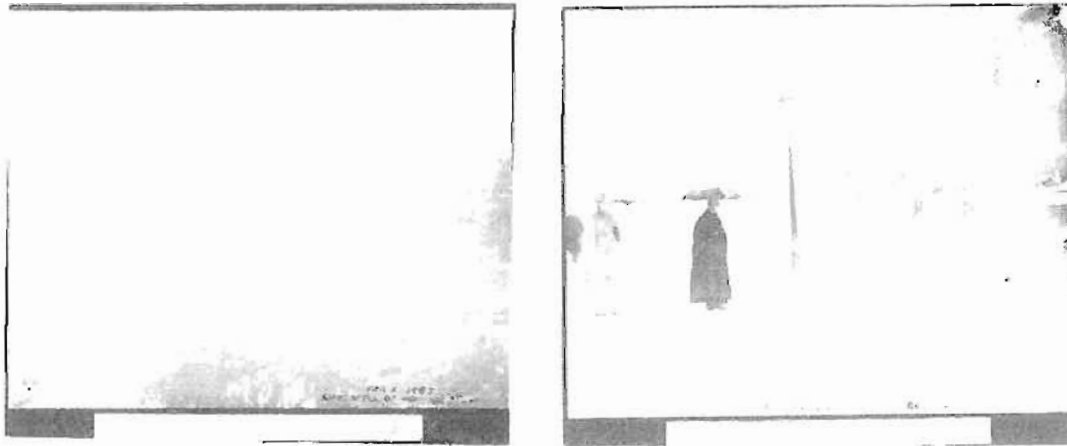
Thematic Summary: This north-south linear area in the central Mission District resembles an “ideal” Victorian-era suburban neighborhood: a corridor of mostly high-style architecture and detached, single-family dwellings for the 19th-century middle classes. Located between very early streetcar lines on Howard (South Van Ness Avenue) and Folsom Streets, the area developed as one of the Mission’s early, prototypical residential neighborhoods.



This historic district, comprised of 134 contributors and 182 total properties, contains significant concentrations of some of the oldest extant properties in the Mission District, as well as some of the area’s finest architectural examples. Here may be found extraordinarily well-preserved buildings that date to the mid-1860s, including largely unaltered Greek Revival and “National” style folk

*San Francisco Planning Department – South Mission Historic Resources Survey
Historic District Description*

residences, as well as extremely early Italianate style dwellings. In addition, the district includes grand townhomes, flats and residences from the early 1870s through the turn of the century. Shotwell Street, one of San Francisco's most representative and best-preserved 19th-century streetscapes, serves as the north-south spine of the district. The district also includes remnants of the famed "mansion row" along South Van Ness Avenue, formerly prestigious Howard Street, and portions of Folsom Street.



Shotwell Street near 20th Street, February 5, 1887. (San Francisco Public Library Historical Photograph Collection Photo ID AAB-5310 and AAB-5309).

In the 1850s and early 1860s, the district area, which runs through the center of the Mission District valley, was occupied by a pair of racetracks. The northern portion contained the Union Race Course. The half-mile racetrack was renovated in 1862 and renamed the Willows Trotting Park, but the increasing value of land in the Mission District proved more valuable than spectator ticket fees, and the final race was run on July 18, 1863. The area's development as one of the Mission's earliest residential suburbs followed soon thereafter, spurred on by the extension of horse-drawn streetcar lines on Folsom and Howard Streets.

To the south lay the Pioneer Race Track, owned and built in the early 1850s by pioneer settler George Treat, who was a racing aficionado, an ardent Abolitionist, and a U.S. Army veteran. During late 1861 and early 1862, the Pioneer Race Track briefly served as "Camp Alert" for Civil War volunteers. Though racing continued afterward, the increasing value of Mission District real estate pressured the Treats to sell off some of their holdings. The San Francisco Homestead Association purchased the racetrack in 1863, and twelve blocks of the tract were auctioned on February 15, 1864. As occurred to the north with the

*San Francisco Planning Department – South Mission Historic Resources Survey
Historic District Description*

former Union Race Course, the western portion of the Pioneer Race Course (the area nearest to early transit lines on Folsom and Howard Streets) was subdivided and built out as one of the Mission's first neighborhoods. Extensions and improvements to these transit lines in the 1880s and 1890s promoted a near complete build-out of the area.



West side of Folsom Street south of 25th Street.

★ Highlights of the historic district include the block bounded by South Van Ness Avenue and Shotwell, 20th, and 21st Streets, which is one of the best-preserved ★ historic blocks in the southern Mission District. The Shotwell Street segment features Greek Revival-style and Italianate-style residences, generously set back from the street on their lots, and dating from the mid-to-late 1860s. The South Van Ness Avenue (Howard Street) portion likewise includes 1860s Italianate-style buildings, as well as several outstanding residences including the John Coop home at 959 South Van Ness—one of San Francisco's most dramatic Queen Anne-style mansions. Further south along Shotwell Street between 21st and 22nd Streets are more examples of Greek Revival-style dwellings, mirrored rows of Italianate-style townhouses with angled bays, flat-front Italianate-style residences, and a very rare example of an L-shaped one-story Italianate-style cottage. Another highlight of this district includes seven single-family dwellings designed in early Italianate styles (ca. 1875) located on the west side of Folsom Street south of 25th Street. Five of the houses are flat-front designs and two feature angled bay windows running full height to the cornice. This grouping is

*San Francisco Planning Department – South Mission Historic Resources Survey
Historic District Description*

distinguished by a shared development history, architectural cohesion and remarkable state of preservation. Several buildings appear to retain their original site walls and iron fencing, and none have garage additions to their front facades.

The district area is bisected by the former right-of-way of the San Francisco-San Jose (later Southern Pacific) Railroad, which was constructed in 1863-1864, approximately the same time as residential development began in the area. The railroad, which ran through the middle of several residential blocks in the Mission, crossed Shotwell Street at a southeast-northwest angle between 23rd & 24th streets. The railroad right-of-way was abandoned in the 1940s, leaving behind a historic condition, a break in the otherwise continuous residential streetscape.

HERE TODAY

San Francisco's
Architectural Heritage

Text by Roger Olmsted and T. H. Watkins
Photos by Morley Baer and others
Sponsored by the
Junior League of San Francisco, Inc.

1. Street and Number <i>Stowell bl. n. 20th & 21st - w. side</i>	Block <i>3611</i>	Lot <i>west side</i>	Zoning <i>R-3</i>	Year Built
2. Present Owner and/or Occupant		Present Use <i>Mostly converted flats</i>		
3. Interim Owner (s)		Interim Use (s)		
4. Original Owner		Original Use <i>private homes - farm houses?</i>		
5. Architect		Builder		
6. Architecture:		F. Notable Features (Continue second sheet)		
A. Construction Material <i>Wood</i>		<i>This block is mostly old victorians</i>		
B. Number Stories <i>2 stories</i>		<i>good condition with false fronts flat roof</i>		
C. Style of Architecture		G. Architectural Significance <i>Historical</i>		
D. Physical Conditions		as example of its style		
Excellent _____		Exceptional _____		
Fair _____		Fair _____		
Good <input checked="" type="checkbox"/>		Excellent _____		
Poor _____		Good <input checked="" type="checkbox"/>		
E. Exterior Deseccration of Original Design		H. Future		
None or Little <input checked="" type="checkbox"/>		Secure _____		
Moderate Amount _____		Holding <input checked="" type="checkbox"/>		
Considerable _____		Threatened _____		
7. Neighborhood Information:		C. Architecturally Strong Neighborhood		
A. Compatibility With Neighborhood		Entire Block _____		
Structure Yes <input checked="" type="checkbox"/> No _____		Both Sides of Street <input checked="" type="checkbox"/>		
Use Yes <input checked="" type="checkbox"/> No _____		Row of Houses <input checked="" type="checkbox"/>		
B. Importance to Neighborhood		Number in Row _____		
Great _____		Comments:		
Moderate <input checked="" type="checkbox"/>				
Minor _____				
8. Historical Information:		B. Facts (Continue, Attach second sheet)		
A. Significance		<i>Several houses have scalloped</i>		
National or State _____		<i>single decoration & peaked roof</i>		
Community _____				
9. Open to Public/Hours		12. Cross Street Reference		
10. Spetial Research Sources		<i>See above</i>		
Name/Item				
Where				
11. Screening (Date) _____				
Community Advisors: Accept _____				
Reject _____				
Comments:				
		13. Number of Photos Attached _____		
		14. Surveyor Signature _____		

Seventh Street

750
1895) Constructed of solid brick and occupying a complete block, this warehouse is one of the few that survived the fire and earthquake unscathed.

Sharon Street

79
1895) A suggestion of Eastlake (especially in the portico) creeps into this Stick Style cottage. The original stairs and door grace the house.

Sharp Place

12
1902) An entranceway, enclosed with stained glass, is located on the south side of this house. The gable roof has curled corner brackets with dentil molding.

Shotwell Street

306
328-30,
334-36,
340-42,
346-48,
and 352
c. 1879) Here is an almost complete block of Victorian homes, around the corner from Saint Charles School. The structures are all Stick Style except 306, which has slanted bays, decorative cornice and gabled roof and was built in the 1880's.

522
c. 1870) A quiet witness to the past is this Italianate house, which lacks the verticality usual in that style.

648
c. 1884) This interesting false-front Italianate structure has a limited amount of detailing.

650-52
c. 1899) This Stick Style residence with semi-Mansard roof is notable for its identical pediment hoods over the lower bay and entrance.

658
c. 1899) This frame residence in Colonial Revival Style is heavily quoined and has a slanted bay on the lower floor.

651-57
661-63,
667-79
and
671-73
c. 1895) The flat-fronted Italianate house at 661-63 stands out in this row of essentially Stick Style buildings with assorted details.

682
c. 1870) Owned by the same family since its construction, this residence is centered on an uncommonly large lot. The uncomplicated design of the house is

enhanced by fishscale shingles and shuttered windows.

1150-52
c. 1875) Window detailing is essential to the character of this flat-front Italianate. The lower floor windows are arched and capped by squeezed pediments.

1164
c. 1899) Designed and built by German architect-builder Robert Tost as his own residence, this Tudor house displays definite influences from the architecture of his native land.

Sixteenth Street

3150
1908) Engine #7 Firehouse. Under the Van Ness Ordinance this site was reserved for Fire Department purposes in 1867-68. This—the third structure on the site—was one of several "temporary" frame firehouses constructed after the quake. The Classic Revival building will either be demolished or sold when Engine Company #7 moves to Red Rock Hill.

3281
1907) Saint Matthew's Lutheran Church. The only church in the city offering complete services in both German and English, this green shingled Gothic structure displays lancet arches, turrets, and a beautiful rose window.

South Van Ness Avenue

1321
c. 1884) The details have been carefully handled on this fine Italianate.

Spofford Alley

39-49
1907) Kwang Ym Temple—a Buddhist temple—was once on this site. After the fire this brick building, which shows some Chinese influence, was built.

Spruce Street

100
1909) This brown shingled, multi-gabled house, had a third floor added by Hyman and Appleton in 1922.

Stanyan Street

1248
c. 1903) Recalling the 1890's, this residence has an unusual turreted Queen Anne corner tower

Steiner Street

908
1888) The Corinthian pilasters entrance and the cornice bracketed cornice of this are of interest here

1057
1890) This amazing Queen Anne a broad facade which is posed of corner towers, a a dormer, double-arched transeway with brackets above, a frieze, and unspaced windows.

1823
1881) This handsomely-proportioned Italianate has quoined prominent brackets at the cornice.

1827-29
c. 1885) Nice details—including quoined appear on this Italianate house.

2030-30½
1884) A sculptural effect is achieved in the facade of this Italian set of flats, which is adjacent to commercial properties California Street.

2126
1884) A prominent portico and unusual vertical use of brackets under the eaves are interesting facets of this house's Stick Style architecture.

2148
1876) Details on this late Italianate Stick Style house are so disciplined that the front porch becomes Classic Revival

2150
1877) Meticulously-handled intermediate cornices are of interest on this Italianate house, which had red brick steps and a garage added.

2204,
2206 and
2208
1873) A row of three outstanding Italianates, these were not constructed by the same builder. Variations occur mainly in the entrance porches, although 2204 is now distinct from the others because of the addition of shingles and the loss of a window trim.

2231
1874) This trim flat-fronted Italianate has a roof that would appear to be newer than the house. Thomas Church garden adds charm to the back and side

3)

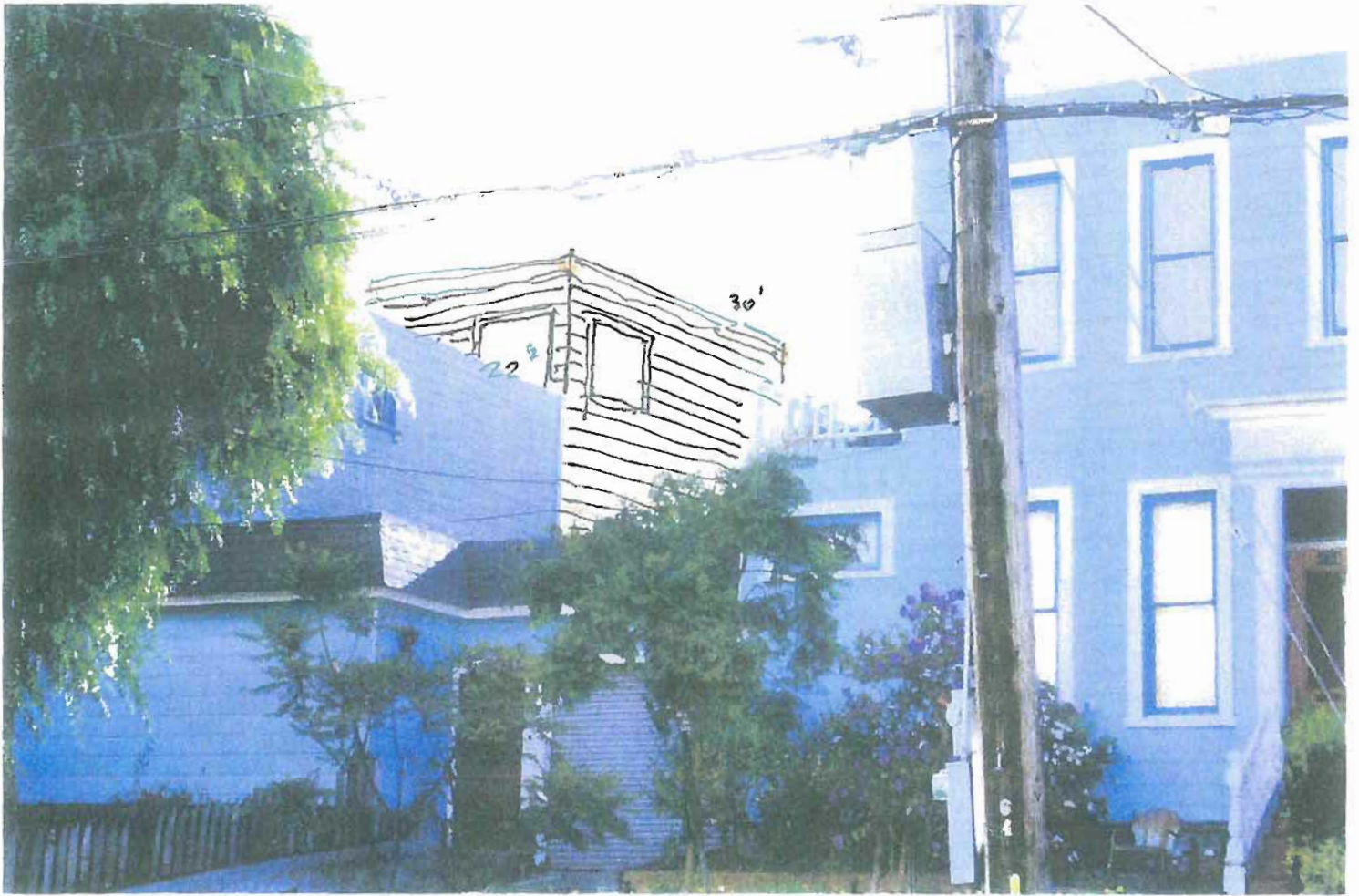
(Exh 4)



SUBJECT
640 - 642

849 - 648
DR REQ

(Exh 5)





SHOTWELL STREET EAST



SUBJECT WEST

Following are the materials
submitted for the
September 2, 2010 hearing



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: SEPTEMBER 2, 2010

Date: August 26, 2010
Case No.: 2010.0323D
Project Address: 640-642 Shotwell Street
Zoning: RH-3 [Residential House, Three-Family]
40-X Height and Bulk District
Block/Lot: 3611/039
Project Sponsor: Ryan Knock
Knock Architecture + Design
1405 Franklin Street, #307
San Francisco, CA 94109
Staff Contact: Pilar LaValley – (415) 575-9084
pilar.lavalley@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is to remove existing one-story rear addition(s) of the two-story, two-family building, and construct a three-story, horizontal and vertical rear addition with flat roof and roof deck. The addition will be setback approximately 43' from the front façade and associated infill in the existing south side yard will be setback 47' from the front façade. Adjacent to the existing lightwell on the DR Requestor's property, the first and second floors of the proposed addition maintain the existing 4'8" side yard and the proposed third floor is setback approximately 7' from the side property line.

SITE DESCRIPTION AND PRESENT USE

The subject property is 122'6" deep by 25' wide and is located on the west side of Shotwell Street between 20th and 21st Streets. The subject building is a two-story, two-family residence with no off-street parking spaces, constructed circa 1880. The existing building is built to the north side property line and has an approximately 24' deep front yard setback and 4'8" wide south side yard.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located on the west side of Shotwell Street between 20th and 21st streets in the Mission neighborhood. The subject block is fully developed with residential buildings and has parallel parking along both sides of the street. The immediate context is characterized by one- to two-story-over-basement, single- and multi-family, residential buildings with flat or gable roofs behind tall parapets and deep front setbacks. Buildings on the west side of the street are raised above the street and have deep front yard setbacks. Buildings range in date with the majority constructed between circa 1875 and circa 1915 with several properties from the 1920s. There is strong visual and architectural continuity amongst the buildings such that this section of Shotwell Street appears to be a potential historic district as a collection of Victorian-era buildings from the streetcar suburb period of development in the Mission.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	April 2, 2010 – May 2, 2010	April 28, 2010	September 2, 2010	126 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	August 23, 2010	August 23, 2010	10 days
Mailed Notice	10 days	August 23, 2010	August 23, 2010	10 days

PUBLIC COMMENT

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

During the 311 notice period, the Department received several telephone calls regarding the project; a neighbor to the north was concerned about the impact to their views and to an existing palm tree, and the neighbor to the south (DR Requestor) was concerned about impacts to light, air, and views.

The Department has received written comments and/or petition signatures collected and provided by the Project Sponsor and DR Requestor. The Project Sponsor has provided 12 letters in support and 1 of non-opposition to the project. The DR Requestor has provided a petition with 35 signatures in opposition to the project.

DR REQUESTOR

Galen Joseph
 646 Shotwell Street
 San Francisco, CA 94110

DR Requestor’s house is located on the parcel south of the subject property. The owners of the lower level unit (648 Shotwell Street) in the DR Requestor’s building are interested parties to the DR.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated April 30, 2010.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated August 20, 2010.

ENVIRONMENTAL REVIEW

Due to its age of construction (circa 1880), previous surveys of surrounding properties, and preliminary findings of the draft South Mission survey, the building appears to be potentially eligible for listing in the California Register as a contributor to a historic district centered along Shotwell Street. The existing building was assumed to be an historical resource for the purposes of CEQA and the proposed project was reviewed in this context. A Historic Resource Review Form was completed by a Preservation Technical Specialist for the project.

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).

RESIDENTIAL DESIGN TEAM REVIEW

The RDT supports the project as proposed as they find it is appropriately massed and consistent with the Residential Design Guidelines. The RDT finds, further, that the project does not present exceptional or extraordinary circumstances.

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.

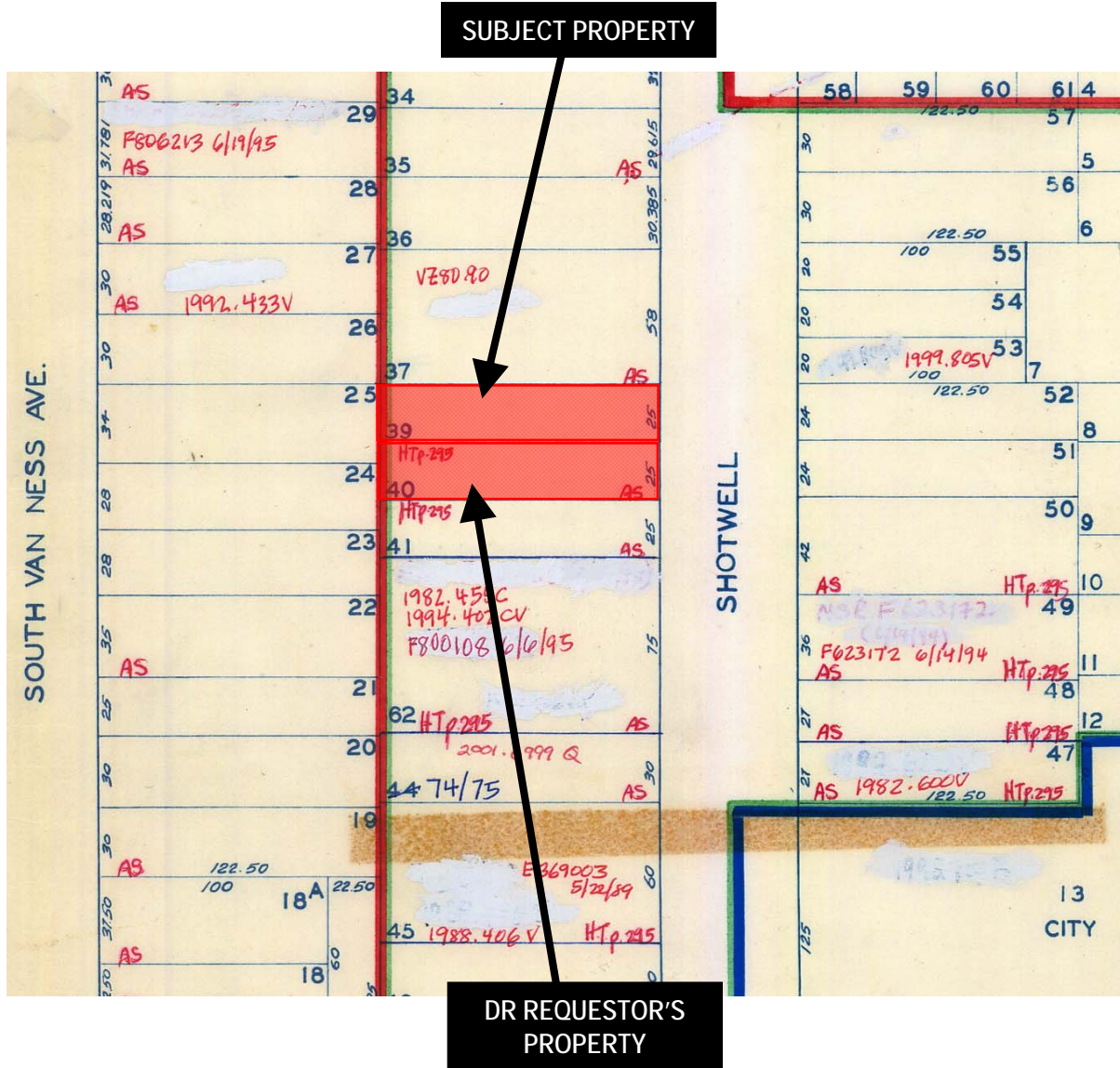
RECOMMENDATION: Do not take DR and approve project as proposed
--

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
Historic Resource Review Form
DR Application
Response to DR Application dated August 20, 2010
Reduced Plans
DR Requestor packet and petition

PL: G:\DOCUMENTS\640-642 Shotwell\DR - Abbreviated Analysis.doc

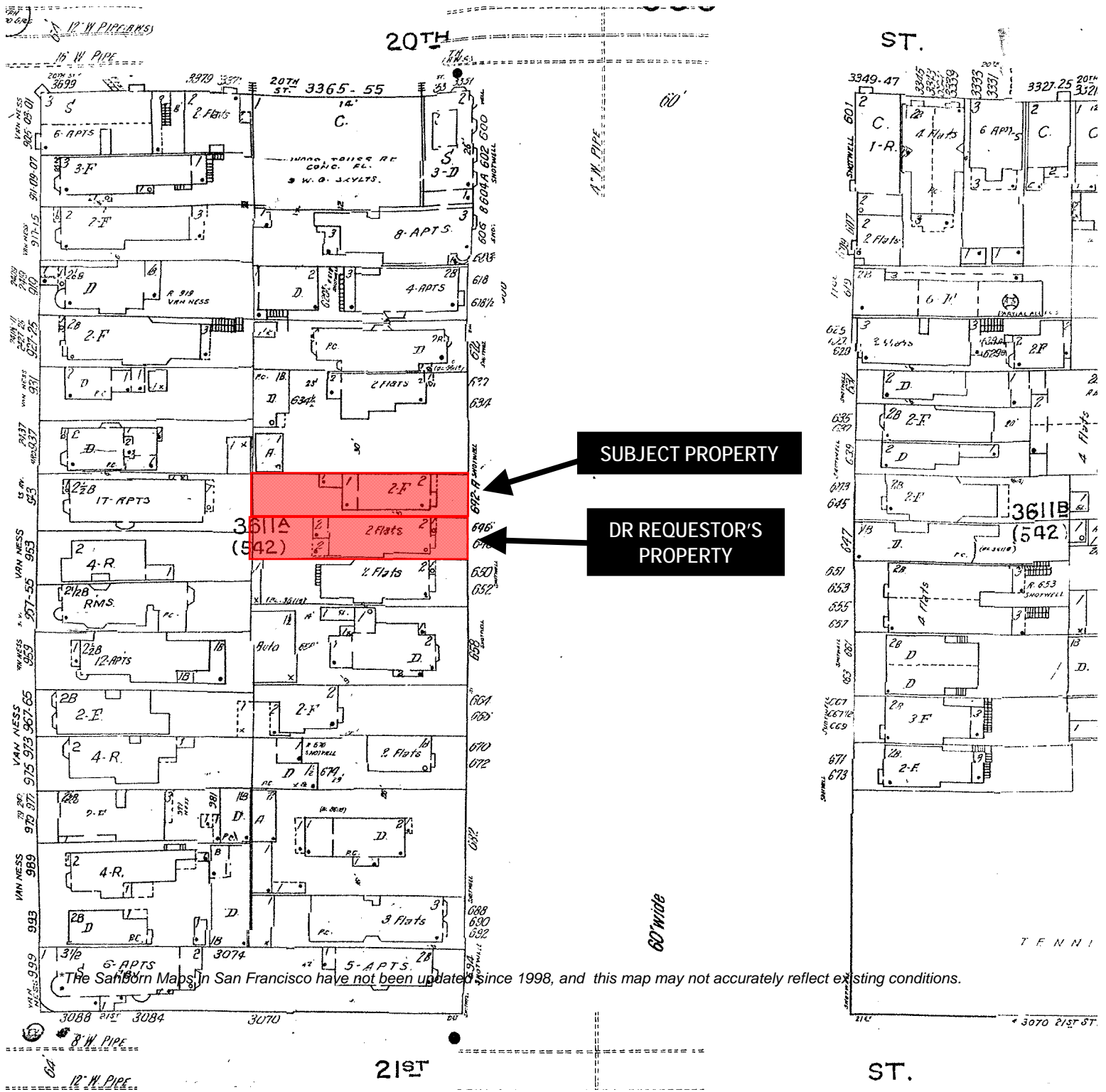
Parcel Map



Discretionary Review Hearing
Case Number 2010.0323D
640-642 Shotwell Street



Sanborn Map*



SUBJECT PROPERTY

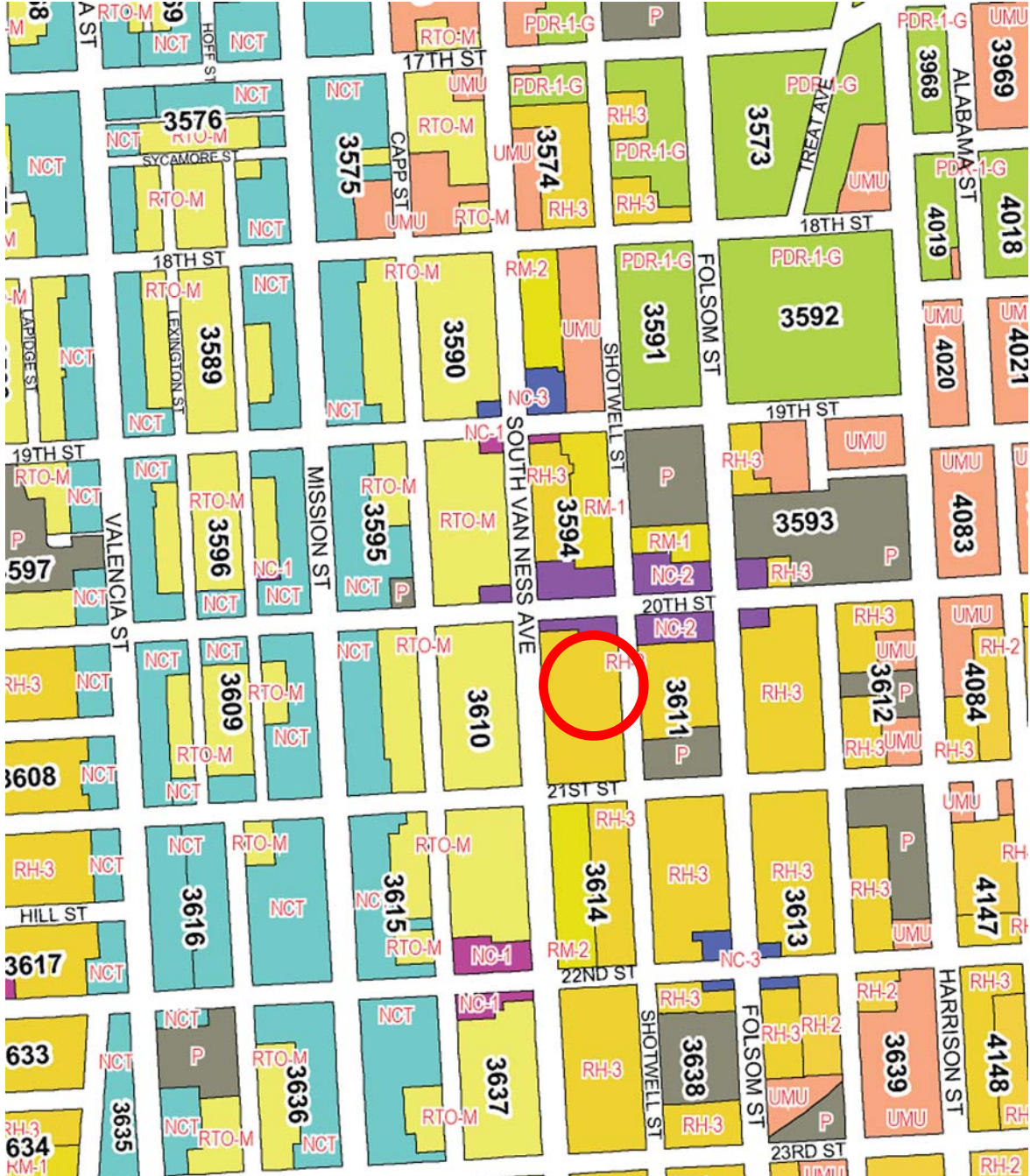
DR REQUESTOR'S PROPERTY

Discretionary Review Hearing
 Case Number 2010.0323D
 640-642 Shotwell Street



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

Zoning Map



Discretionary Review Hearing
Case Number 2010.0323D
640-642 Shotwell Street

Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2010.0323D
640-642 Shotwell Street

Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Site Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On December 7, 2009, the Applicant named below filed Building Permit Application No. 2009.12.07.2710 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Ryan Knock, Knock Arch. + Design	Project Address:	640-642 Shotwell Street
Address:	1405 Franklin Street, #307	Cross Streets:	20 th and 21 st
City, State:	San Francisco, CA 94109	Assessor's Block /Lot No.:	3611/039
Telephone:	(415) 215-2647	Zoning Districts:	RH-3 / 40-X

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

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input checked="" type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input 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	Two-Family Dwelling	No Change
FRONT SETBACK	+24 feet	No Change
SIDE SETBACK (north)	None	No Change
SIDE SETBACK (south)	+4 feet 8 inches	No Change (partial)
BUILDING DEPTH	+68 feet 3 inches	No Change
REAR YARD (to rear wall)	+30 feet 2 inches	No Change
REAR YARD (to projecting stair)	+30 feet 2 inches	+24 feet 2 inches
HEIGHT OF BUILDING (front)	+32 feet	No Change
HEIGHT OF BUILDING (rear)	+9 feet	+30 feet
NUMBER OF STORIES	2	2 (at front), 3 (at rear)
NUMBER OF DWELLING UNITS	2	No Change
NUMBER OF OFF-STREET PARKING SPACES	0	No Change

PROJECT DESCRIPTION

The proposal is to remove the existing one-story rear addition, construct a three-story addition at rear of building, and remodel the interior of the two existing units. The addition will be setback approximately 43 feet from the front property line, will be built to the side property lines, and will have a roof deck. See attached plans.

PLANNER'S NAME: Pilar LaValley
 PHONE NUMBER: (415) 575-9084
 EMAIL: pilar.lavalley@sfgov.org

DATE OF THIS NOTICE: 4-2-10
 EXPIRATION DATE: 5-2-10

NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the site plan and elevations (exterior walls), and floor plans (where applicable) of the proposed project, including the position of any adjacent buildings, exterior dimensions, and finishes, and a graphic reference scale, have been included in this mailing for your information. Please discuss any questions with the project Applicant listed on the reverse. You may wish to discuss the plans with your neighbors and neighborhood association or improvement club, as they may already be aware of the project. Immediate neighbors to the project, in particular, are likely to be familiar with it.

Any general questions concerning this application review process may be answered by the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00 a.m. - 5:00 p.m. Please phone the Planner listed on the reverse of this sheet with questions specific to this project.

If you determine that the impact on you from this proposed development is significant and you wish to seek to change the proposed project, there are several procedures you may use. We strongly urge that steps 1 and 2 be taken.

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. Call the nonprofit organization Community Boards at (415) 920-3820. They are specialists in conflict resolution through mediation and can often help resolve substantial disagreement in the permitting process so that no further action is necessary.
3. Where you have attempted, through the use of the above steps, or other means, to address potential problems without success, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects, which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission over the permit application, you must make such request within 30 days of this notice, prior to the Expiration Date shown on the reverse side, by completing an application (available at the Planning Department, 1660 Mission Street, 1st Floor, or on-line at www.sfgov.org/planning). You must submit the application to the Planning Information Center during the hours between 8:00 a.m. and 5:00 p.m., with all required materials, and a check for \$300.00, for each Discretionary Review request payable to the Planning Department. If the project includes multi building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the approval (or denial) of the permit application by the Planning Department or Planning Commission may be made to the Board of Appeals within 15 days after the permit is issued (or denied) by the Superintendent of the Department of Building Inspection. Submit an application form in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including their current fees, contact the Board of Appeals at (415) 575-6880.



SAN FRANCISCO PLANNING DEPARTMENT

Historical Resource Review Form

Address of Project: 640 - 642 Shotwell St.
 Cross Streets: 20th + 21st Block/Lot: 3611/039
 Case No. _____ Permit No. 2009-12-07-2710

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
 Information:
415.558.6377

STEP 1: EXEMPTION CLASS

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

- Class 1 – Existing Facilities:** Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of this determination.
- Class 3 – New Construction or Conversion of Small Structures:** Construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

STEP 2: HISTORICAL RESOURCE STATUS (Refer to *Preservation Bulletin 16.*)

- Category A: Known Historical Resource** Proceed to Step 3.
 Preservation Technical Specialist Review
- Category B: Potential Historical Resource** Proceed to Step 3.
- Category C: Not a Historical Resource** Proceed to Step 4.
 No Further Historical Resource Review Required.

STEP 3: APPROVED WORK CHECKLIST

Per plans dated: 3/18/10

- Project falls within the scope of work described below. **Proceed to Step 4.** No Further Historical Resource Review Required.
- Project does not fall within the scope of work described below. **Proceed to Step 4.** Further Historical Resource Review Required.
- If 4 or more boxes are initialed, Preservation Technical Specialist review is required.

Planner's Initials	Work Description
<u>MPL</u>	1. Interior alterations. Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require Preservation Technical Specialist review.
	2. Regular maintenance or restorative work that is based upon documentation of the building's historic appearance (i.e., photographs, physical evidence, historic drawings or documents, or matching buildings).
	3. In-kind window replacement at visible facades. (The size, configuration, operation, material, and exterior profiles of the <i>historic</i> windows must be matched.)

	4. Window replacement or installation of new openings at non-visible facades.
MPL	5. Construction of deck or terrace that is not visible from any immediately adjacent public right-of-way.
	6. Installation of mechanical equipment at the roof which is not visible from any immediately adjacent public right-of-way.
	7. Installation of dormers that meet the requirements for exemption from public notification under <i>Zoning Administrator Bulletin: Dormer Windows, No. 96.2.</i>
	8. Installation of garage opening that meets the requirements of the <i>Guidelines for Adding Garages and Curb Cuts</i>
	9. Horizontal addition that is not visible from the 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; and does not have a footprint that is more than 50% larger than that of the original building.
	10. Vertical addition that is not visible from the adjacent public right-of-way for 150' in each direction; is only a single story in height; and does not cause the removal of architectural significant roofing features such as ornate dormers, towers, or slate shingles.

Preservation Technical Specialist Review Required for work listed below:

	11. Window replacement at visible facades that is not in-kind but meets the <i>Secretary of the Interior Standards for the Treatment of Historic Properties.</i>
	12. Sign installation at Category A properties.
	13. Façade alterations that do not cause the removal or alteration of any significant architectural features (i.e. storefront replacement, new openings, or new elements).
	14. Raising the building.
MPL	15. Horizontal or vertical additions, including mechanical equipment, that are minimally visible from a public right-of-way and that meet the <i>Secretary of the Interior Standards for the Treatment of Historic Properties.</i>
	16. Misc.

STEP 4: RECOMMENDATION

- No Further Historical Resource Review Required.
- Further Historical Resource Review Required: File *Environmental Exemption Application.*

Notes: _____

Planner Name: _____

Signature: _____ Date: _____

Preservation Technical Specialist Name: M. PILAR LAVARDE

Signature: [Handwritten Signature] Date: 3/15/10

Save to [I:\Building Permit Applications or I:\Cases].

If "Category A," save to [I:\MEA\Historical Resources\Category A Admin Catex].

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

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

D.R. Applicant's Name

Beth Freedman and Bonnie Feinberg (648 Shotwell St.)

Galen Joseph (646 Shotwell St.)

415-279-1129

Telephone No.

D.R. Applicant's Address:

648 Shotwell St. and 646 Shotwell St.

Number & Street (Apt. #)

San Francisco, CA 94110

City Zip Code

D.R. Applicant's telephone number (for Planning Department to contact): 415-279-1129 (Galen Joseph)

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

Name _____ Telephone No: _____

Address _____

Number & Street (Apt. #)

City Zip Code

Address of the property that you are requesting the Commission consider under the Discretionary Review: 640 Shotwell

Name and phone number of the property owner who is doing the project on which you are requesting D.R.:

Mike Manzo (510-3848760), Tony Manzo 415-595-4140

Building Permit Application Number of the project for which you are requesting

D.R.: 200912072710

Where is your property located in relation to the permit applicant's property?

Next Door (Adjacent to the South)

A. ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

Citizens should make very effort to resolve disputes before requesting D.R. Listed below are a variety of ways and resources to help this happen.

1. Have you discussed this project with the permit applicant? YES NO

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

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3. Did you participate in outside mediation on this case? Community Board Other NO

4. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the results, including any changes that were made to the proposed project so far.

We met with the applicants and their architect at the pre-application meeting where we initially expressed our concerns.

We requested a subsequent meeting at our homes so the applicants and their architect could view the impact of their proposed plans on our homes. One applicant attended a brief meeting without the architect, and told us there was no modification that could minimize the impact on our properties.

We then spoke with Pilar Lavalley, the planner assigned to the project to express our concerns.

After speaking with Ms. Lavalley, and we understood that modifications to the project were required, we requested an additional meeting with the applicants and their architect by email, and by certified mail which was returned to us for refusal to sign. (Attachment #1: correspondence with project applicants) We subsequently put a copy of the letter under the applicants' door. We received no response from the owners or their architect. In addition, we have attempted to mediate via the Community Board process, but again have received no response from the Project applicants.

Planning Department Response:

Ms. Lavalley required a setback of 2.5 feet directly across from the lightwell at the third floor only. In addition, because the building is considered an historical resource (CEQA), the planner required that the applicants remove an enclosed rooftop staircase ("stair penthouse"), and that they differentiate the North elevation. Ms. Lavalley also required that the stairs/landing on the back of the building be set back from the north and south property lines.

B. DISCRETIONARY REVIEW REQUEST

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

While we acknowledge our neighbors right to improve their home, we believe they can do so in a way that does not impose an extraordinary and dramatic loss of light to our properties, and preserves the character of our historic block. Therefore we are requesting a DR to preserve:

(1) Natural Light and Privacy for 646-648 Shotwell Street Homes

RDG: Articulate the building to minimize impacts on light and privacy to adjacent properties.

The proposed project will impact the light to our homes in a dramatic and unnecessarily negative manner. It will significantly impact the quality of life for the owners of 646 (second floor) and 648 (ground floor) Shotwell St. If the project goes forward as planned, we will lose most of the light provided by the windows in the lightwell on the north side of our home, as well as privacy.

Light:

Although on the North side, these lightwell windows are angled toward the East and the West, and therefore they provide substantial natural light to our kitchens and our dining rooms. These are the only windows on the north side of 646 and 648 Shotwell (except for one small stained glass window on the second floor).

The proposed 3-story addition plus rooftop deck will place a three-story wall facing our West-looking lightwell windows, and will be immediately adjacent to the East facing windows on the North side of our home.

While both units will be dramatically impacted by the proposed project, the ground floor unit (648 Shotwell) is especially dependent on the light from these windows as a primary source of natural light in the apartment; most of the other windows are obstructed by overhangs. The three-story wall will darken the home significantly and create a boxed in feeling that does not currently exist. (Attachment #2 before and simulated after pictures).

Privacy:

By closing off the side spacing between our homes, the project will also diminish privacy. In particular, we are dismayed by the placement of a garbage closet adjacent to our lightwell on the ground floor and a window adjacent to our lightwell on our second floor (their third floor). The new garbage closet, with associated smells and noise, will be right outside our kitchen window. On our second floor, the new window will have a direct view into our kitchen.

(2) Neighborhood Character: Side Spacing and Scale

The Planning Code's Priority Policy #2: That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

Side Spacing: RDG –Respect the existing pattern of side spacing (p.15)

The proposed project building and our own were built prior to 1887. (Attachment #3: photograph from 1887) The proposed project will interrupt the side spacing that has existed for over 100 years between our properties and many of the properties on the 600 block of Shotwell St. (Attachment #4: 600 block Shotwell photographs)

Scale: RDG –Design the height and depth of the building to be compatible with the existing building scale at the mid block open space. (p.25-27)

The proposed design of the addition is out of character with the neighboring buildings as neighboring buildings either have pitched roofs or have setbacks. The addition on the building is also out of scale, creating a significant intrusion to the mid-block space including shading and a loss of privacy for neighboring properties.

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

Our Property:

The properties at 646 and 648 will be significantly adversely affected, as access to light in kitchens and dining rooms will be dramatically reduced and privacy diminished.

Adjacent Property to the North: The neighbors to the south at 634 will also be adversely affected, as their outdoor space will be cast in shade by the scale of the building. (See Attachment #5: Letter from owners of 634 Shotwell)

Adjacent Property to the West: The neighbor to the west at 943 South Van Ness will be adversely affected by the scale of the project and the impact on his historic Inn. The height and width of the addition and the roof deck, coupled with the removal of the trees, will eliminate significant privacy for the Inn guests in their rooms and in the garden. (See Attachment #6: Letter from owner, 943 South Van Ness)

Neighborhood/Properties of Others:

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The changes to the rear of the building will no longer be consistent with the character and scale of neighboring properties (RDG p. 27; Planning Code's Priority Policies: #7, *That landmarks and historic buildings be preserved*).

Residents of nearby properties with access to the midblock space also object to the scale of the proposed project. Neighbors who live across Shotwell Street have expressed concern about the closure of the side spacing which would impact the light from the West to their homes (#7 Letters from owners and occupants directly across street from Project applicants and those with access to midblock space).

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

While the planner's requirement of a 2.5 foot setback for the third floor opposite our lightwell is an appreciated gesture, and technically addresses the RDG (p.16-17) for providing a shared lightwell, it will not effectively preserve light for 646 and 648 Shotwell since the southwestern extension of the proposed project, by removing existing side spacing, would severely diminish the amount of light and air circulation reaching these windows. This is especially true for the ground floor, as this modification has minimal impact.

We as the neighboring property to the proposed project are going to experience a dramatic loss of light to our homes, which we can remedy in no way through modifications of our own homes. Therefore, we are requesting that the Planning Commission consider the following suggestions as modifications so that the expansion of one property is not detrimental to the other.

We would like the Planning Commission to consider alternatives that preserve some or all of the side spacing between the buildings on all floors, such as a southern wall setback of between 2' and 4'8" (the current width). This simple solution addresses both our light and privacy concerns as adjacent neighbors, and the concerns of most of the surrounding neighbors, as it allows light to flow through the buildings and maintains the historic nature of this portion of the block featuring detached Victorian houses.

We would also like the Planning Commission to consider alternatives that feature a sloped or pitched roof rather than a flat roof (p.16 RDG). This would address both the light/privacy issue and the character/scale issue described above.

Thank you very much for your consideration.

List of Attachments:

- #1: Correspondence with project applicants
- #2: Before and after pictures
- #3: Photograph from 1887
- #4: 600 block Shotwell photographs
- #5: Letter from owners of 634 Shotwell (adjacent property to North)
- #6: Letter from owner of 443 South Van Ness (adjacent property to West)
- #7 Letters from owners and occupants directly across street from Project applicants and those with access to midblock space

10.03230

4. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the results, including any changes that were made to the proposed project so far.

B. DISCRETIONARY REVIEW REQUEST

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

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

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

1

Beth Freedman, Bonnie Feinberg, Galen Joseph
646-648 Shotwell St.
San Francisco, CA 94110

January 8, 2010

Tony and Mike Manzo
640 Shotwell St.
San Francisco, CA 94110

Dear Tony and Mike,

As we discussed with you at your Pre-Application meeting, and again with Mike during a meeting at our homes, we have serious concerns about the impact of your proposed project on our light and air.

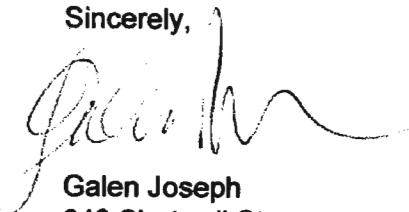
At the pre-application meeting and with Mike at our homes, we asked that you consider reducing your lateral extension on the southwest corner of your building in order to reduce the impact on us. While this would minimally reduce your square footage, it would substantially preserve our access to light and air in our kitchens and dining rooms. The windows impacted are the only sources of natural light in these rooms, and on that side of our homes.

In addition, we have asked that you consider relocating the staircase up to your proposed roof deck (from the south side of your building to the north), as this would also help protect our light and air. The staircase would increase the height of your building to 40 feet. The property on the other side of you has substantial open space and thus the impact on them would not be as significant as it would be for us.

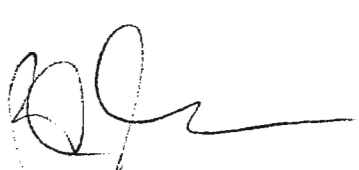
While we are aware that you have already submitted your plans to the SF Building Department, there is still time to make modifications, and we respectfully ask that you reconsider our concerns and suggestions. We would be happy to meet with you, your architect and the Planner assigned to your project, Pilar Lavalley, at the SF Planning Department.

Please call any one of us at your earliest convenience to discuss this matter further.

Sincerely,



Galen Joseph
646 Shotwell St.
415-279-1129



Beth Freedman
648 Shotwell St.
415-867-3535



Bonnie Feinberg
648 Shotwell St.
415-710-2266

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646/648 Shotwell

Unclaimed
certified letter
sent 1/9/10
returned by mail
cancer 3/19/10



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my & Mike Manzo

110 Shotwell Street

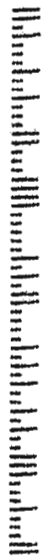
San Francisco, CA

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94110

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#1
Galen Joseph <galengalen@gmail.com>

640 Shotwell project

Galen Joseph <galengalen@gmail.com>

Mon, Feb 15, 2010 at 8:21 PM

To: Mike <mike@manzo.org>, Tony Manzo <tonymanzo@gmail.com>, ryan@knock-ad.com

Cc: Beth <bethgailfreedman@gmail.com>

Hi Mike and Tony,

We understand that you are going through the planning review process and are required to make adjustments to your construction plans. Pilar Lavalley explained the changes to us, and they begin to address some of the concerns we expressed at your pre-application meeting, and our follow-up meeting with Mike.

As you are in the process of revising your plans, we would be happy to meet with you and your architect to discuss how your new design can meet your needs while also addressing our concerns (specifically, preserving the light and air to the windows on the north side of our house). We hope in this way we can avoid going through the discretionary review process.

We trust that there is a mutually beneficial design solution.

We are available most evening and weekends. Please feel free to call or email to schedule a time.

Sincerely,

Galen Joseph

646 Shotwell Street

415-279-1129

Beth Freedman and Bonnie Feinberg

648 Shotwell Street

415-867-3535

10.0323D

6458 Shotwell West-facing Lightwell Window "Before" (current)

2



10.0323D

648 Shotwell West-facing Lightwell Window "After"

2



10.0323D

(3)



646-648
 Spofwell →

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 Site
 640
 Spofwell

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10.0323D



680-52 Shuteell

616-648 Shuteell

Project Site
640 Shuteell

634 Shuteell

10.03250



658 Shattell

650-52 Shattell

646-648 Shattell

Project Site

(4)

10.0323D

672 Showtwell

668 Showtwell

658 Showtwell

668 Showtwell St, San Francisco, CA, United States

Photos



10.0323D

(F)

#5

Hans Reiman and Emil Reiman
637 Shotwell St.
San Francisco, CA 94110

April 18, 2010

Dear Beth Freedman, Bonnie Feinberg and Galen Joseph,

I am writing in support of your Discretionary Review Application and your efforts to modify the plans for the third story addition and expansion of 640-642 Shotwell Street.

I am extremely concerned about the impact of the third story and roof deck on the sunlight to our property. Our property is adjacent to the north of 640-642 Shotwell. Therefore, the southern light we currently receive in our yard and in our home will be substantially blocked by the proposed project.

In fact, we are planning to add solar panels to the former stable house on our property, and the proposed project will cast a shadow that will render solar panels much less effective.

While we acknowledge the rights of our neighbors to expand their home, we hope that the planning commission can ensure that they do so in a way that does not so negatively impact our home. We believe that a pitched roof design would permit expansion of the 640 property while preserving the sunlight to ours.

Sincerely,



Emil Reiman, on behalf of myself and my father Hans Reiman

10.03230

#6

Adjacent property to
west

April 24, 2010

Dear Beth Freedman, Bonnie Feinberg and Galen Joseph,

I am writing in support of your Discretionary Review Application and your efforts to modify the plans for the third story addition and expansion of 640-642 Shotwell Street.

I am particularly concerned about the closure of the side spacing in the proposed plans which will have a negative impact on the sunlight that reaches my home.

I am also concerned about the change in character of the neighborhood that the proposed plan will have. The square shape of the three-story addition will interrupt the pattern of pitched roofs among the houses on the block.

I acknowledge the rights of the owners of 640 Shotwell to improve and expand their home. However, I hope they can do so in way that preserves the light to neighboring homes and the character of our block.

Sincerely,

Name Martin A. Meely
Address 943 South Van Ness Avenue
San Francisco, CA 94110

10.0323D

#7

Directly across from
project site

April 24, 2010

Dear Beth Freedman, Bonnie Feinberg and Galen Joseph,

I am writing in support of your Discretionary Review Application and your efforts to modify the plans for the third story addition and expansion of 640-642 Shotwell Street.

I am particularly concerned about the closure of the side spacing in the proposed plans which will have a negative impact on the sunlight that reaches my home.

I am also concerned about the change in character of the neighborhood that the proposed plan will have. The square shape of the three-story addition will interrupt the pattern of pitched roofs among the houses on the block.

I acknowledge the rights of the owners of 640 Shotwell to improve and expand their home. However, I hope they can do so in way that preserves the light to neighboring homes and the character of our block.

Sincerely,

Name ART + CINDY RAZEIŁICE

Address 645 SHOTWELL ST. SF, CA

10.03230

Directly across from
project site

April 24, 2010

Dear Beth Freedman, Bonnie Feinberg and Galen Joseph,

I am writing in support of your Discretionary Review Application and your efforts to modify the plans for the third story addition and expansion of 640-642 Shotwell Street.

I am particularly concerned about the closure of the side spacing in the proposed plans which will have a negative impact on the sunlight that reaches my home.

I am also concerned about the change in character of the neighborhood that the proposed plan will have. The square shape of the three-story addition will interrupt the pattern of pitched roofs among the houses on the block.

I acknowledge the rights of the owners of 640 Shotwell to improve and expand their home. However, I hope they can do so in way that preserves the light to neighboring homes and the character of our block.

Sincerely,

Name Thomas Eisele
Address 643 Shotwell St. S.F. CA. 94110

10.03230

Directly Across From
Project Site

#7

April 24, 2010

Dear Beth Freedman, Bonnie Feinberg and Galen Joseph,

I am writing in support of your Discretionary Review Application and your efforts to modify the plans for the third story addition and expansion of 640-642 Shotwell Street.

I am particularly concerned about the closure of the side spacing in the proposed plans which will have a negative impact on the sunlight that reaches my home.

I am also concerned about the change in character of the neighborhood that the proposed plan will have. The square shape of the three-story addition will interrupt the pattern of pitched roofs among the houses on the block.

I acknowledge the rights of the owners of 640 Shotwell to improve and expand their home. However, I hope they can do so in way that preserves the light to neighboring homes and the character of our block.

Sincerely,

Name Kimberly Hunter
Address 631 Shotwell St.

10:03230

Directly Across from
Project Site

#7

April 24, 2010

Dear Beth Freedman, Bonnie Feinberg and Galen Joseph,

I am writing in support of your Discretionary Review Application and your efforts to modify the plans for the third story addition and expansion of 640-642 Shotwell Street.

I am particularly concerned about the closure of the side spacing in the proposed plans which will have a negative impact on the sunlight that reaches my home.

I am also concerned about the change in character of the neighborhood that the proposed plan will have. The square shape of the three-story addition will interrupt the pattern of pitched roofs among the houses on the block.

I acknowledge the rights of the owners of 640 Shotwell to improve and expand their home. However, I hope they can do so in way that preserves the light to neighboring homes and the character of our block.

Sincerely,

Name

Jaimie Randolph

Address

635 Shotwell St

10.03230

Directly Across
from Project Site

#7

April 24, 2010

Dear Beth Freedman, Bonnie Feinberg and Galen Joseph,

I am writing in support of your Discretionary Review Application and your efforts to modify the plans for the third story addition and expansion of 640-642 Shotwell Street.

I am particularly concerned about the closure of the side spacing in the proposed plans which will have a negative impact on the sunlight that reaches my home.

I am also concerned about the change in character of the neighborhood that the proposed plan will have. The square shape of the three-story addition will interrupt the pattern of pitched roofs among the houses on the block.

I acknowledge the rights of the owners of 640 Shotwell to improve and expand their home. However, I hope they can do so in way that preserves the light to neighboring homes and the character of our block.

Sincerely,



Name

Kelly Vogel

Address

639 b. shotwell st 94110

10.0323D

Directly Across from
Project Site

#7

April 24, 2010

Dear Beth Freedman, Bonnie Feinberg and Galen Joseph,

I am writing in support of your Discretionary Review Application and your efforts to modify the plans for the third story addition and expansion of 640-642 Shotwell Street.

I am particularly concerned about the closure of the side spacing in the proposed plans which will have a negative impact on the sunlight that reaches my home.

I am also concerned about the change in character of the neighborhood that the proposed plan will have. The square shape of the three-story addition will interrupt the pattern of pitched roofs among the houses on the block.

I acknowledge the rights of the owners of 640 Shotwell to improve and expand their home. However, I hope they can do so in way that preserves the light to neighboring homes and the character of our block.

Sincerely,



Name NICOLE T. TATROW

Address 647 SHOTWELL ST #2 SF-CA 94110

10.0323D

Directly Across
from Project Property

#7

April 24, 2010

Dear Beth Freedman, Bonnie Feinberg and Galen Joseph,

I am writing in support of your Discretionary Review Application and your efforts to modify the plans for the third story addition and expansion of 640-642 Shotwell Street.

I am particularly concerned about the closure of the side spacing in the proposed plans which will have a negative impact on the sunlight that reaches my home.

I am also concerned about the change in character of the neighborhood that the proposed plan will have. The square shape of the three-story addition will interrupt the pattern of pitched roofs among the houses on the block.

I acknowledge the rights of the owners of 640 Shotwell to improve and expand their home. However, I hope they can do so in way that preserves the light to neighboring homes and the character of our block.

Sincerely,

Name Rebecca Watson
Address 647 Shotwell St. #3, SF. CA

10.0323D

#7
Neighbors with
access to mid-block
space

April 24, 2010

Dear Beth Freedman, Bonnie Feinberg and Galen Joseph,

I am writing in support of your Discretionary Review Application and your efforts to modify the plans for the third story addition and expansion of 640-642 Shotwell Street.

I am particularly concerned about the closure of the side spacing in the proposed plans which will have a negative impact on the sunlight that reaches my home.

I am also concerned about the change in character of the neighborhood that the proposed plan will have. The square shape of the three-story addition will interrupt the pattern of pitched roofs among the houses on the block.

I acknowledge the rights of the owners of 640 Shotwell to improve and expand their home. However, I hope they can do so in way that preserves the light to neighboring homes and the character of our block.

Sincerely,

Name

Beth Freedman

Address

650 Shotwell St #7
SF CA 94110

10.03230

7

Neighbors with access
to mid-block space

April 24, 2010

Dear Beth Freedman, Bonnie Feinberg and Galen Joseph,

I am writing in support of your Discretionary Review Application and your efforts to modify the plans for the third story addition and expansion of 640-642 Shotwell Street.

I am particularly concerned about the closure of the side spacing in the proposed plans which will have a negative impact on the sunlight that reaches my home.

I am also concerned about the change in character of the neighborhood that the proposed plan will have. The square shape of the three-story addition will interrupt the pattern of pitched roofs among the houses on the block.

I acknowledge the rights of the owners of 640 Shotwell to improve and expand their home. However, I hope they can do so in way that preserves the light to neighboring homes and the character of our block.

Sincerely,

Name

Q. Long

Address

652 Shotwell Street, SF, CA 94110

10.03230

Neighbors with access
to mid-block space #7

April 24, 2010

Dear Beth Freedman, Bonnie Feinberg and Galen Joseph,

I am writing in support of your Discretionary Review Application and your efforts to modify the plans for the third story addition and expansion of 640-642 Shotwell Street.

I am particularly concerned about the closure of the side spacing in the proposed plans which will have a negative impact on the sunlight that reaches my home.


I am also concerned about the change in character of the neighborhood that the proposed plan will have. The square shape of the three-story addition will interrupt the pattern of pitched roofs among the houses on the block.

I acknowledge the rights of the owners of 640 Shotwell to improve and expand their home. However, I hope they can do so in way that preserves the light to neighboring homes and the character of our block.

Sincerely,

Name

Address


672 Shotwell St SF 94110

10.03230

Neighbors with access
to mid-block space

#7

April 24, 2010

Dear Beth Freedman, Bonnie Feinberg and Galen Joseph,

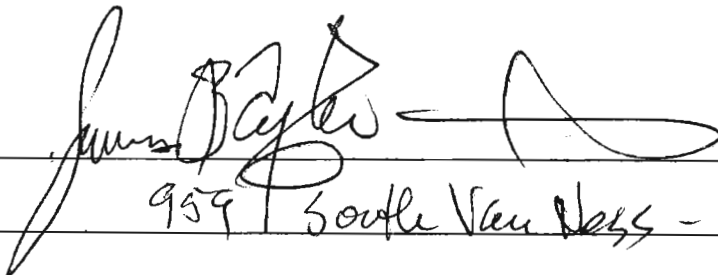
I am writing in support of your Discretionary Review Application and your efforts to modify the plans for the third story addition and expansion of 640-642 Shotwell Street.

I am particularly concerned about the closure of the side spacing in the proposed plans which will have a negative impact on the sunlight that reaches my home.

I am also concerned about the change in character of the neighborhood that the proposed plan will have. The square shape of the three-story addition will interrupt the pattern of pitched roofs among the houses on the block.

I acknowledge the rights of the owners of 640 Shotwell to improve and expand their home. However, I hope they can do so in way that preserves the light to neighboring homes and the character of our block.

Sincerely,

Name 
Address 959 South Van Ness - 94110

10.0323D

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 10.0323D

Building Permit No.: 200912072710

Address: 640-642 Shotwell Street

Project Sponsor's Name: Ryan Knock

Telephone No.: 415-215-2647

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

Our proposal should be approved because it is well within the bounds of the San Francisco planning code and uses many if not all of the suggestions in the Residential Design Guidelines in regards to light, air, privacy and neighborhood character. It is our belief that the DR applicants are over estimating the actual impacts our proposal will have on adjacent properties, have not recognized the significant reductions we have already made to the impact of our project on adjacent properties, and do not realize that if we followed their suggestions for alternatives that we would no longer have a viable project.

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

While crafting the original design, we had the impact to the neighboring property already in mind. We looked at several options where we would infill on both sides of the light well, but chose not to pursue them in deference to the neighboring properties.

- We created a stepped down design at the back, reducing the ceiling heights so the whole building would only be 30' high, rather than the 40' allowed by code.
- We reduced the size of the 3rd floor footprint to only 25' x 25' to minimize the impact to the neighboring structures.
- We removed infill on the east side of the light well from several options we considered. We kept the entire east side of the light well open for light and air access to the adjacent structure to the south.

We made additional changes to the proposal after the pre-application meeting with the DR applicants to address concerns brought up there.

- We reduced the bulk and footprint of the stair penthouse
- We made more glass railings around the light well area on the south
- We switched the bay and balcony locations at the back of the house, which reduced the bulk to the south
- We provided additional acoustic treatments to the property line walls at the south.

The neighbors at 646 and 648 Shotwell Street asked us to consider moving the penthouse to the north side of our property in the pre-application meeting, but we realized that would have a much more negative impact to the property to the north than keeping it in the original location.

After submitting and discussing the project more with the planner, we followed all of her suggestions:

- We fully removed the stair penthouse
- We made all the railings glass instead of solid parapets (except where required for fire code)
- We reduced the width of the balcony at the back of second floor of the property
- We reduced the bulk of the proposal around light well by setting back the addition

These changes have already added significant costs to the project as a result of a fire rated roof, more glass railings, more complicated waterproofing at the stairs, and a more complicated structural design.

We would have liked to be able to move some of the third floor areas on top of the existing two story structure to allow for a greater spacing between the two buildings on the top floors, but that has proven prohibitively expensive as it would require a full seismic upgrade to the structure. It would require extremely costly upgrades to the existing historic structure, and would result in a removal of some historic finishes and detailing.

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

The project will not have any adverse effect on the surrounding properties for several reasons.

- The project is to the north of the DR Requestors, so there is very minimal shadow impact on their property, and only late in the day during the middle of summer.
- The shadow impact on the neighboring property to the north will be minimal since the southern half of their property (closest to the project) is largely used as a paved parking lot.
- The neighbors to the west will not be greatly impacted since there are 2 to 4-story tall trees in the neighboring yards (including a dense 4-story walnut tree taller than the proposed project) which will keep the proposed project out of view. In addition, the western properties are significantly taller than the proposed project.
- The project will not impact any of the other neighbors since the changes are all to the rear of the property, essentially out of sight.

We have addressed all the neighboring issues to the full extent with respect the light, air and privacy to the neighboring properties. Their requests, which include lowering the roof in a sloped form, and stepping back the spacing from their property, would make our project physically and financially infeasible. The bottom two floors would each have one less bedroom as we would need to reconfigure the spaces and move the bedrooms into different living areas. In addition, it would effectively kill the top floor of our proposal. The stair would have to be moved from near the property line to an inward location, and would take up much more room on the top floor. There would be much less usable floor space due to the sloped roof. These two items together would make fitting a master bedroom suite on the third floor impossible. As mentioned above, to keep the already compact square footage that we have proposed upstairs, we would have to move some of the bulk onto the historic structure, which is prohibitively expensive and would make the project financially infeasible.

The property owners need this additional space because the existing owners' unit is severely underbuilt and constricting at roughly 800 square feet. In particular, one "bedroom"

measures only 52 square feet. There is only one undersized bathroom. There is no dining room. The storage and closet space for the entire unit is only 15 square feet. The additional space will be necessary to accommodate the brothers' families, including caring for their 72 year-old mother.

Please See attachment "Responses to Individual Points made in the DR Request"

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).....	2	2
Occupied stories (all levels with habitable rooms).....	2	3
Basement levels (may include garage or windowless storage rooms).....	0	0
Parking spaces (off-street).....	0	0
Bedrooms.....	2	6
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas.....	2,182	3,605
Height.....	25-9"	30'-0"
Building depth.....	68'-3"	68'-3"
Most recent rent received (if any).....	2,400	
Projected rents after completion of project.....	3,000	
Current value of property.....	900,000	
Projected value (sale price) after completion of project (if known).....	1,100,000	

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



08.20.10

Ryan Knock

Signature

Date

Name (please print)

RESPONSE TO INDIVIDUAL POINTS IN THE DR REQUEST

Case No.: 10.0323D

Building Permit No.: 200912072710

Address: 640-642 Shotwell Street

SECTION B1-1, NATURAL LIGHT AND PRIVACY FOR 646 TO 648 SHOTWELL HOMES

LIGHT

Our proposal will not affect the light in the neighboring properties in a “dramatic and unnecessarily negative manner.” The windows on the neighboring property in question are to the south of the proposed project, in a light well. There are four windows in this light well, and only two windows of the four windows in the light well – those facing northwest – will receive a slight reduction in direct light. There will be no direct impact on the northeast facing windows in the light well. The reduction in light to the two northwest windows will be minimal and occurs only from March to September. The following is a schedule of the reduction of direct light to these two northwest facing windows:

Lower Window *partial blockage* occurs:

- 5:30 pm to 6:30 pm in mid-March
- increasing to 4:15 pm to 6:20 pm on the summer solstice
- then back down to 5:30 to 6:30 in mid-August

Upper Window *partial blockage* occurs:

- 5:30 pm to 6:45 pm in mid-March
- 4:15 to 7:45 on the summer solstice
- then back to 5:30 to 6:30 in mid-August

Note that we have not included the existing tree shading in our calculations as this is difficult to estimate. The existing trees in the surrounding properties undoubtedly diminish the incremental impact on the neighboring property. These trees are currently between 15 and 20 feet tall.

As mentioned in the DR Application, the images provided in the DR Application were a subjective simulation, not a precise light study using a computer modeling program. We have included an accurate computer-modeled light study.

See appendix A, Light and Shadow Study, to see our images and calculations using light modeling software.

The RDG mentions some light reductions can be allowed and expected since it is mostly for buildings of “greater impact” that the RDG are concerned. The proposed project is to the north of the DR requester’s property, so the proposal naturally would not have a “greater impact.” The shadow study only reinforces our point that the reduction is minimal. Despite all of these findings in our favor, we used every one of the suggestions in the RDG to reduce the impact of our property including:

- Providing setbacks at the upper floors of buildings
- Including a sloped roof form in the design
- Providing shared light wells
- Open railings on decks and stairs
- Eliminating the need for parapet walls by using a fire rated roof

It also should be noted that we have chosen to leave the east side of the DR requester’s light well completely unobstructed.

The DR Requesters claim that the windows along the north are a primary source of natural light to the downstairs unit. However, the downstairs unit receives substantially more natural light from the east, west and south sides of their property. Our proposal will not be significantly reducing the direct light to this unit. The applicants claim they are unable to increase the light to their downstairs in any way, yet they recently sought and received a variance to keep an existing two story deck and stair to grade that blocks much of their light coming from the west. This would have been an appropriate time to evaluate their light issues for the downstairs unit, not when their neighbors are working on a proposal to north of their property.

PRIVACY

The DR application asserts that the proposed project will change the location and “associated smells and noise” of the trashcans. The drawings show the trashcans enclosed in the small room adjacent to the lightwell on the first floor, which we consider an improvement since they are enclosed, whereas currently they are not. We would be happy to revert to placing the trash and recycling/composting cans to their current location, just behind the gate near the entrance to the property.

The proposed project incorporates a doorway for egress on the south, which is essentially in the same location as an existing doorway into the property. Since there is essentially no change to the location or purpose of the entryway, there will be no impact to privacy of the neighboring properties.

To mitigate the noise impact on the neighboring property to the south, we have placed the least used space (the stairwell) next to their property, and have added acoustical treatments to the wall assembly in order to block noise from coming across. It should be also noted that the proposed property line wall will not be touching their property line wall, but will rather be set back one to two inches as required by the San Francisco Building Code. Almost all sound should be effectively stopped by this air gap in combination with the acoustical treatments.

We have placed all of our windows so that they do not look directly into the neighboring light well windows to the south wherever possible. The two locations where we could not do this were on the third floor bedroom and hallway. The bedroom there requires an egress window per the California Building Code, and this is the only location we could fit a legal egress window in the whole room. However, it should be noted, this is not directly across from their kitchen window. In addition, we chose to place a window at the top of the stairwell, both as a daylighting feature for the stairwell and as a passive ventilation technique to remove heat from the lower floor via the stack effect. Both of these are green features of the home we would like to keep, and as they are in a circulation area, not a habitable area, we believe the privacy impact will be minimal. We consider the proposal an improvement on the existing conditions because we no longer have two windows looking directly across from one another as they are currently.

See appendix B, existing conditions of window adjacencies to see current window conditions

SECTION B1-2, NEIGHBORHOOD CHARACTER: SIDE SPACING AND SCALE

SIDE SPACING

Although our proposal will change the side spacing between the residences at the rear, the proposal will not change the spacing between the original, historical portions of those residences. It will only change the spacing between their residence and our non-historical additions.

The historical and non-historical photos included by the DR applicant do little to show the spacing between the units. We have found that that many properties on the block have this spacing filled in. The DR applicant’s property has 1 story area that fills in this spacing, as do many other properties (See appendix C, Side Spacing Map). The dominant pattern in the neighborhood is not to have a side space over the full depth of the property. There is an almost equal mixture of residences with a full depth side space and

residences where the side space is filled in (typically the properties are separated in the front and filled in the rear, as we are proposing).

See appendix C, Side Spacing Map

SCALE

There are many instances of flat roofs, properties with greater than two story buildings, and encroachments into the mid-block open space found throughout the block. There are two story encroachments to the mid-block open space on both the properties to the south (the DR applicant's property) and the property to the north of the proposed project. We are asking for a flat roof deck so we can have a sunnier, more usable outdoor space as the properties to each side are encroaching on our rear yard open space.

In addition, our proposed height is only 4'-3" taller than the existing roof height, is 10' under the height limit for the property, is minimally visible from the street, and does not physically encroach on the mid-block open space (25% of the lot depth) as many other properties do.

It also should be noted than many sloped roofs on the block do not read as such, as they have parapets and cornices which make the profiles read as flat from the sidewalk.

Please see Appendix D, Mid-block open space and height analysis, and Appendix E, view of proposed structure from the street.

SECTION B2, AFFECTED PROPERTIES

The impact to 646 and 648 Shotwell has already been discussed above.

The massing and light impact to the Property to the North at 632-634 Shotwell will be the most significant out of any properties. However, this impact will be seen mostly in the off street parking area and the accessory structure on the south portion of the site, not the residence, carriage house and garden on the north end of the site. The impact of our project will not impede efforts to effectively place solar panels on the roof of the carriage house, as can be seen in the shadow study in Appendix A.

The mid-block open space has been discussed above. There is a pattern in the mid-block open space of various interruptions by structures and decks that encroach on the open space. This, along with the large amount of trees and shading in the mid-block open space, should render the incremental shadow of our building negligible on the light to this space. There are second floor decks encroaching into the mid-block open space at 646-648 Shotwell and 650-652 Shotwell. In addition, there is already a roof deck at the Inn at 943 South Van Ness, which is much taller and more intrusive on the mid block space than our proposal.

The effect on the neighbors across Shotwell Street will be immaterial. The closing of the side spacing will not have an effect on their light. Their homes are across Shotwell Street, and over one hundred and thirty feet from our proposed addition.

SECTION B3, ALTERNATIVES

The alternatives suggested by the DR applicants would create a spatially and/or financially infeasible project for the property owner. We have reviewed options which consider the request, but we cannot afford to move any of the addition onto the existing historic structure, as several structural consultants have told us this will trigger a full seismic upgrade, which we cannot afford, and will place some of the detailing on the existing historic structure at risk.

The setback that the DR applicants are requesting would only minimally reduce the project's impact on the DR applicants, but would significantly increase the cost of the project, as discussed above. Our building is

640-642 SHOTWELL STREET

LIST OF LETTERS OF SUPPORT

610 SHOTWELL #2

610 SHOTWELL #7

618 ½ SHOTWELL

620 SHOTWELL

627 SHOTWELL

633 SHOTWELL

637 SHOTWELL

653 SHOTWELL

661 SHOTWELL

663 SHOTWELL

673 SHOTWELL

959 VAN NESS

LIST OF LETTERS OF NON-OPPOSITION

619 SHOTWELL #2

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

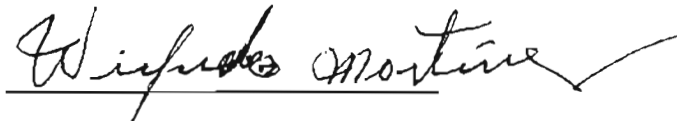
July 2010

Dear Planning Commission,

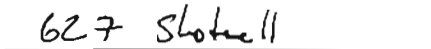
I am writing to express my support for Building Permit Application No. 2009.12.07.2710 for the remodel of the residence at 640-642 Shotwell Street, San Francisco, CA.

I live near the residence and support the application since it is well within the guidelines of the San Francisco Planning Code and the Residential Design Guidelines. In addition, the project is within the character of the neighborhood and preserves the facade of the structure. There are no exceptional or extraordinary circumstances which warrant Discretionary Review of the proposed project.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "W. J. Mortimer", written over a horizontal line.

Name

A handwritten address "627 Shotwell" written over a horizontal line.

Address

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

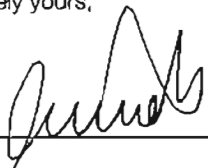
July 2010

Dear Planning Commission,

I am writing to express my support for Building Permit Application No. 2009.12.07.2710 for the remodel of the residence at 640-642 Shotwell Street, San Francisco, CA.

I live near the residence and support the application since it is well within the guidelines of the San Francisco Planning Code and the Residential Design Guidelines. In addition, the project is within the character of the neighborhood and preserves the facade of the structure. There are no exceptional or extraordinary circumstances which warrant Discretionary Review of the proposed project.

Sincerely yours,


Name _____

RAFAEL DUMETT

637 Shotwell St.
Address _____

Address

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

July 2010

Dear Planning Commission,

I am writing to express my support for Building Permit Application No. 2009.12.07.2710 for the remodel of the residence at 640-642 Shotwell Street, San Francisco, CA.

I live near the residence and support the application since it is well within the guidelines of the San Francisco Planning Code and the Residential Design Guidelines. In addition, the project is within the character of the neighborhood and preserves the facade of the structure. There are no exceptional or extraordinary circumstances which warrant Discretionary Review of the proposed project.

Sincerely yours,

SHEHAN JAYATILAKA

Name

653 SHOTWELL ST.

Address SF, CA 94110

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

July 2010

Dear Planning Commission,

I am writing to express my support for Building Permit Application No. 2009.12.07.2710 for the remodel of the residence at 640-642 Shotwell Street, San Francisco, CA.

I live near the residence and support the application since it is well within the guidelines of the San Francisco Planning Code and the Residential Design Guidelines. In addition, the project is within the character of the neighborhood and preserves the facade of the structure. There are no exceptional or extraordinary circumstances which warrant Discretionary Review of the proposed project.

Sincerely yours,

Daniel Barbara

Name

959 S. Van Ness

Address

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

July 2010

Dear Planning Commission,

I am writing to express my support for Building Permit Application No. 2009.12.07.2710 for the remodel of the residence at 640-642 Shotwell Street, San Francisco, CA.

I live near the residence and support the application since it is well within the guidelines of the San Francisco Planning Code and the Residential Design Guidelines. In addition, the project is within the character of the neighborhood and preserves the facade of the structure. There are no exceptional or extraordinary circumstances which warrant Discretionary Review of the proposed project.

Sincerely yours,



Name

673 SHOTWELL ST.

Address

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

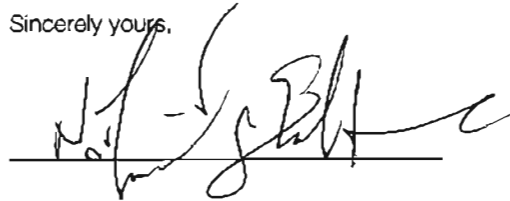
July 2010

Dear Planning Commission,

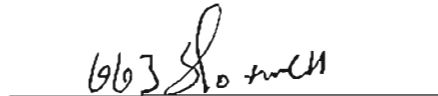
I am writing to express my support for Building Permit Application No. 2009.12.07.2710 for the remodel of the residence at 640-642 Shotwell Street, San Francisco, CA.

I live near the residence and support the application since it is well within the guidelines of the San Francisco Planning Code and the Residential Design Guidelines. In addition, the project is within the character of the neighborhood and preserves the facade of the structure. There are no exceptional or extraordinary circumstances which warrant Discretionary Review of the proposed project.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Neil J. Blum", written over a horizontal line.

Name

A handwritten address in black ink, appearing to read "663 Shotwell", written over a horizontal line.

Address

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

July 2010

Dear Planning Commission,

I am writing to express my support for Building Permit Application No. 2009.12.07.2710 for the remodel of the residence at 640-642 Shotwell Street, San Francisco, CA.

I live near the residence and support the application since it is well within the guidelines of the San Francisco Planning Code and the Residential Design Guidelines. In addition, the project is within the character of the neighborhood and preserves the facade of the structure. There are no exceptional or extraordinary circumstances which warrant Discretionary Review of the proposed project.

Sincerely yours,

Michael Grille

Name

661 Shotwell St. SF, CA 94110

Address

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

July 2010

Dear Planning Commission,

I am writing to express my support for Building Permit Application No. 2009.12.07.2710 for the remodel of the residence at 640-642 Shotwell Street, San Francisco, CA.

I live near the residence and support the application since it is well within the guidelines of the San Francisco Planning Code and the Residential Design Guidelines. In addition, the project is within the character of the neighborhood and preserves the facade of the structure. There are no exceptional or extraordinary circumstances which warrant Discretionary Review of the proposed project.

Sincerely yours,

Ganover James Vigil

Name

633 Shotwell St

Address

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

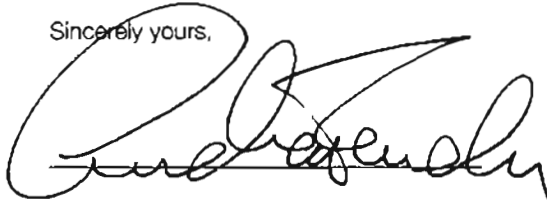
July 2010

Dear Planning Commission,

I am writing to express my support for Building Permit Application No. 2009.12.07.2710 for the remodel of the residence at 640-642 Shotwell Street, San Francisco, CA.

I live near the residence and support the application since it is well within the guidelines of the San Francisco Planning Code and the Residential Design Guidelines. In addition, the project is within the character of the neighborhood and preserves the facade of the structure. There are no exceptional or extraordinary circumstances which warrant Discretionary Review of the proposed project.

Sincerely yours,



Name

610 Shotwell #2 94110

Address

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

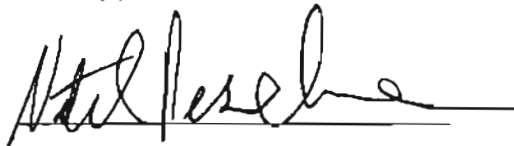
July 2010

Dear Planning Commission,

I am writing to express my support for Building Permit Application No. 2009.12.07.2710 for the remodel of the residence at 640-642 Shotwell Street, San Francisco, CA.

I live near the residence and support the application since it is well within the guidelines of the San Francisco Planning Code and the Residential Design Guidelines. In addition, the project is within the character of the neighborhood and preserves the facade of the structure. There are no exceptional or extraordinary circumstances which warrant Discretionary Review of the proposed project.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Neil Resche", written over a horizontal line.

Name

610 SHOTWELL ST. #7

Address

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

July 2010

Dear Planning Commission,

I am writing to express my support for Building Permit Application No. 2009.12.07.2710 for the remodel of the residence at 640-642 Shotwell Street, San Francisco, CA.

I live near the residence and support the application since it is well within the guidelines of the San Francisco Planning Code and the Residential Design Guidelines. In addition, the project is within the character of the neighborhood and preserves the facade of the structure. There are no exceptional or extraordinary circumstances which warrant Discretionary Review of the proposed project.

Sincerely yours,

A handwritten signature in black ink that reads "Lawrence J. Haack". The signature is written in a cursive style with a horizontal line underneath the name.

Name

620 Shotwell St. SF CA 94110

Address

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

July 2010

Dear Planning Commission,

I am writing to express my support for Building Permit Application No. 2009.12.07.2710 for the remodel of the residence at 640-642 Shotwell Street, San Francisco, CA.

I live near the residence and support the application ~~since it is well within the guidelines of the San Francisco Planning Code and the Residential Design Guidelines~~. In addition, the project is within the character of the neighborhood and preserves the facade of the structure. There are no exceptional or extraordinary circumstances which warrant Discretionary Review of the proposed project.

M/C

Sincerely yours,

M. Ryan Calo
Name M. Ryan Calo

618 1/2 Shotwell Street
Address

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

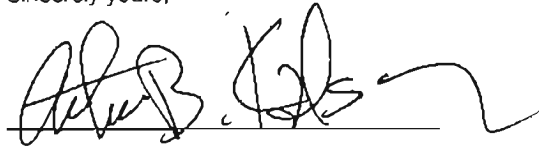
July 2010

Dear Planning Commission,

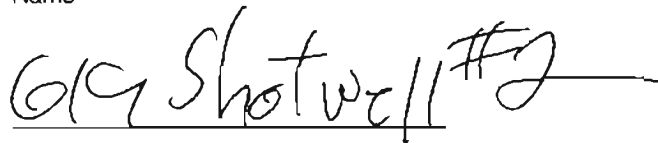
I am writing to express my non-opposition to Building Permit Application No. 2009.12.07.2710 for the remodel of the residence at 640-642 Shotwell Street, San Francisco, CA.

I live near the residence and I do not oppose the project. I entrust the Planning Commission to make a reasoned decision on the matter. I understand that the project is well within the guidelines of the San Francisco Planning Code and the Residential Design Guidelines.

Sincerely yours,

A handwritten signature in black ink, appearing to be "A. B. K. S.", written over a horizontal line.

Name

A handwritten address "619 Shotwell #2" written in black ink over a horizontal line.

Address

Explanation of Attached Shadow Study Images:

The Shadow Study enclosed uses Google Sketchup technology to map the shadows and their effects on the Adjacent Properties both in 2d and 3d.

Study One: Effect on Carriage House at 632-634 Shotwell

The worst case scenario for shadows effecting the carriage house at the northwest corner of the property would be on the Winter Solstice, when the sun is the furthest south for the whole year. This falls around December 21-22nd. You can see in the images, sheets A1-A2, that around noon, where the sun is the furthest south and strongest that day, it does not reach the roof of the carriage house, either currently or proposed.. You can see that around 8:30 am, some of the existing house would block the sun. Our proposal blocks slightly more, however, at this low of an angle, the incident angle to the solar panels would be so low that it would not activate the panels anyway. The net effect on the solar panels is thus zero.

Study Two: Effect on Property and 646-648 Shotwell – North Light well

The worst case scenario for shadows effecting the north light well at 646-648 Shotwell would be on the Summer Solstice, when the sun is the furthest north all year.

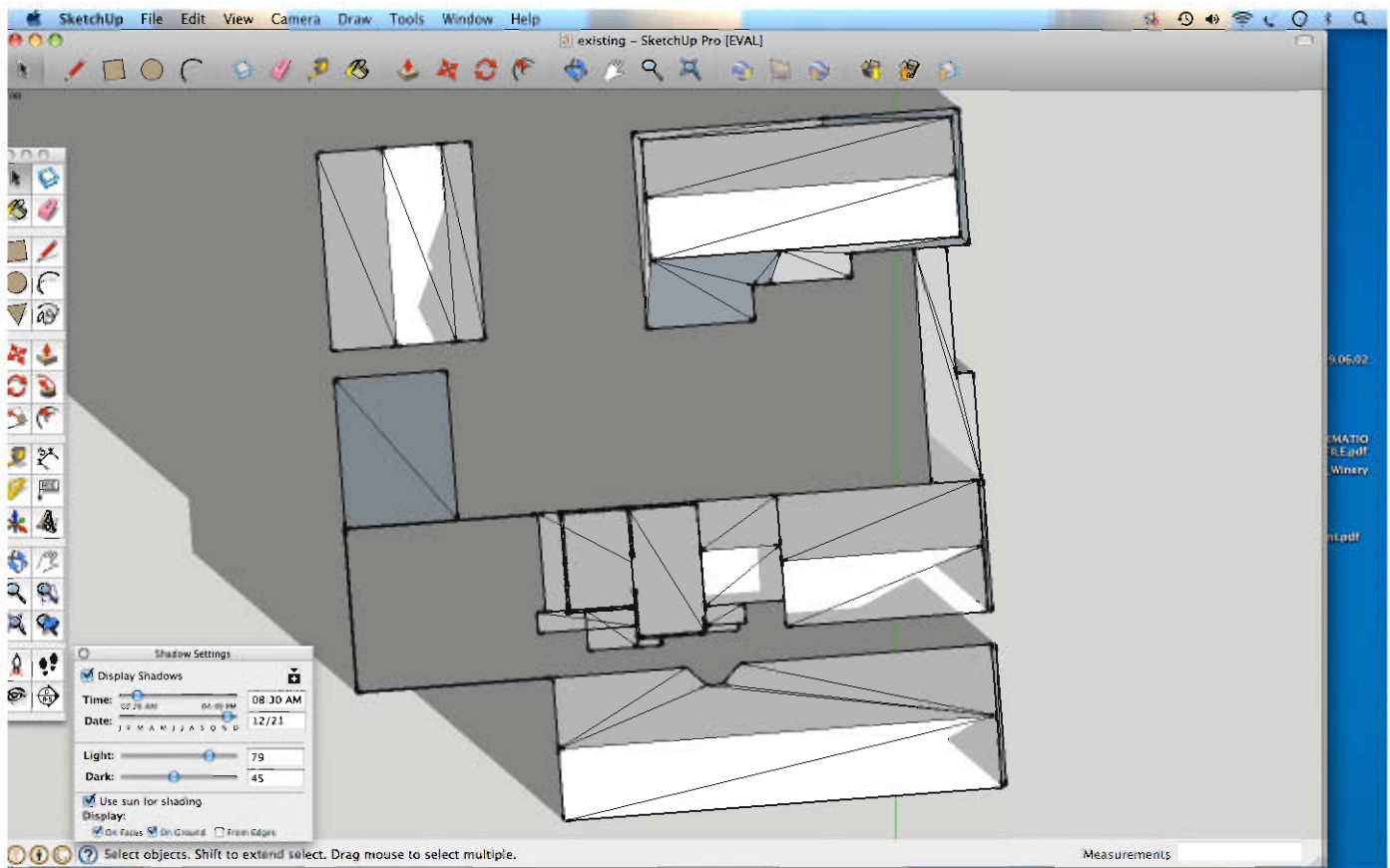
The light reaching the light well in the morning does not change. You can see that before 7:10 or so in the AM, the existing structure at 640-642 Shotwell blocks the light to the light well. After this time, up through the afternoon, the existing building 646-648 blocks the light to the light well. You can see in the images on A3 that the lighting is the same in the existing and proposed on the light well. You can see in the images on sheet A4 that the existing building on 646-648 blocks its own light well far into the afternoon.

On sheet A5, you can see how the existing building at 640-642 Shotwell starts to effect the shadow on the neighboring building. Around 4:50 pm., some light begins to reach the west facing windows, as seen on pages A5 and A6. This light does not last for long, for after 6:20 no light reaches the lower west facing windows, and by 7:30 no light reaches any of the windows, as seen on A7.

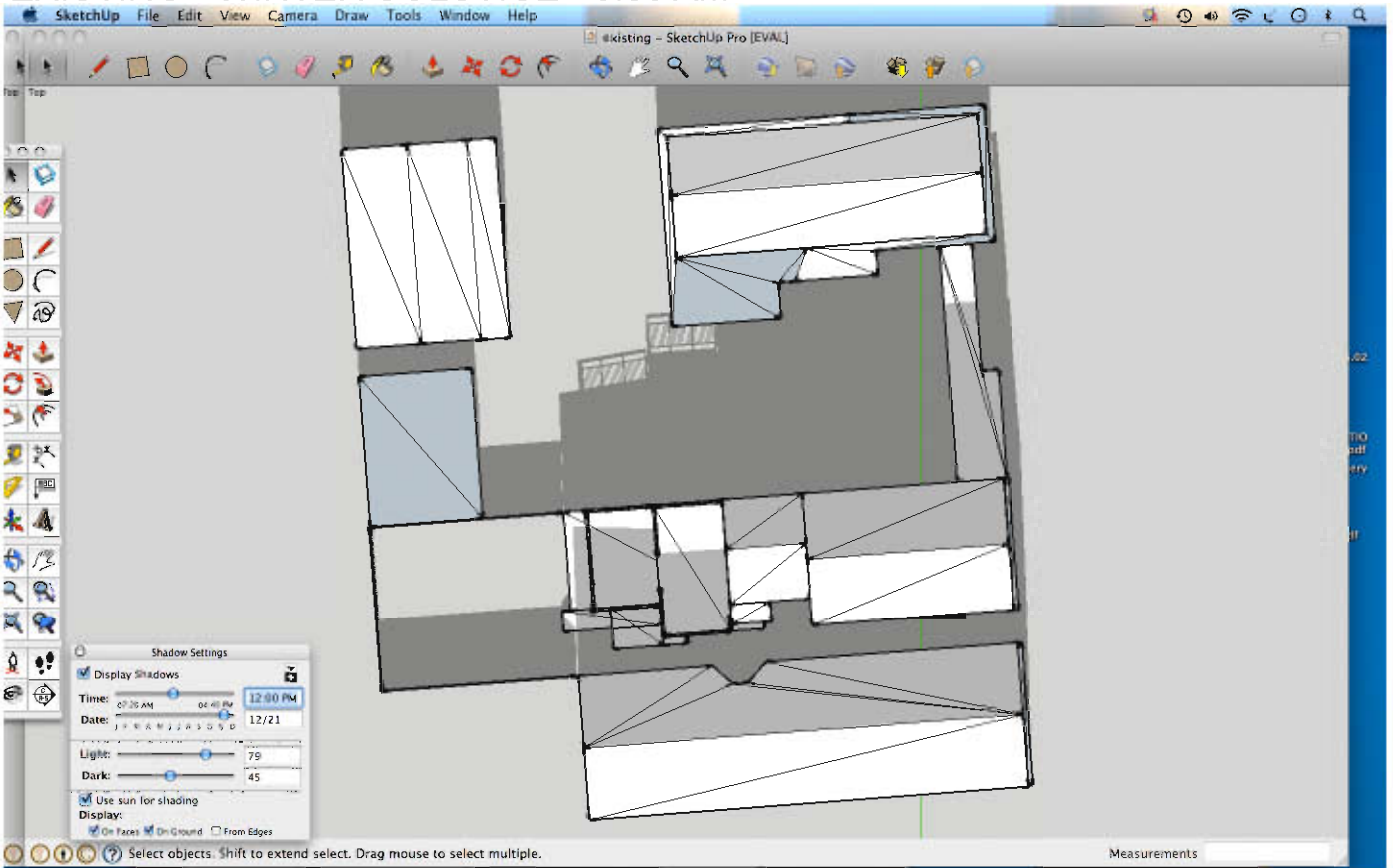
On the Solstice, more sun reaches these windows than on any other day. Only from about mid May to mid July does much light currently reach these windows, and from September to March, no light reaches these windows at all., see A8, A9.

The proposal begins to cast a shadow on the neighboring building around 3:30 on the solstice and does not end until dusk, see A10, A11. However, as shown above, under the current condition, the light doesn't begin to reach until around 4:50 and ends around 7:30. So from 4:50 til 7:30, the light is worse for the upper window, and from 4:50 to 6:20, the light is worse for the lower window.

The impact is much less before and after the solstice. For the lower window, around mid march, it is reduced from 5:30 pm to 6:30 pm, and the reduction increases until the solstice, and then back until mid-august. For the upper window, around mid march, it is reduced from 5:30 to 6:45, then the reduction increases until the solstice, then back until mid-august. See A12.



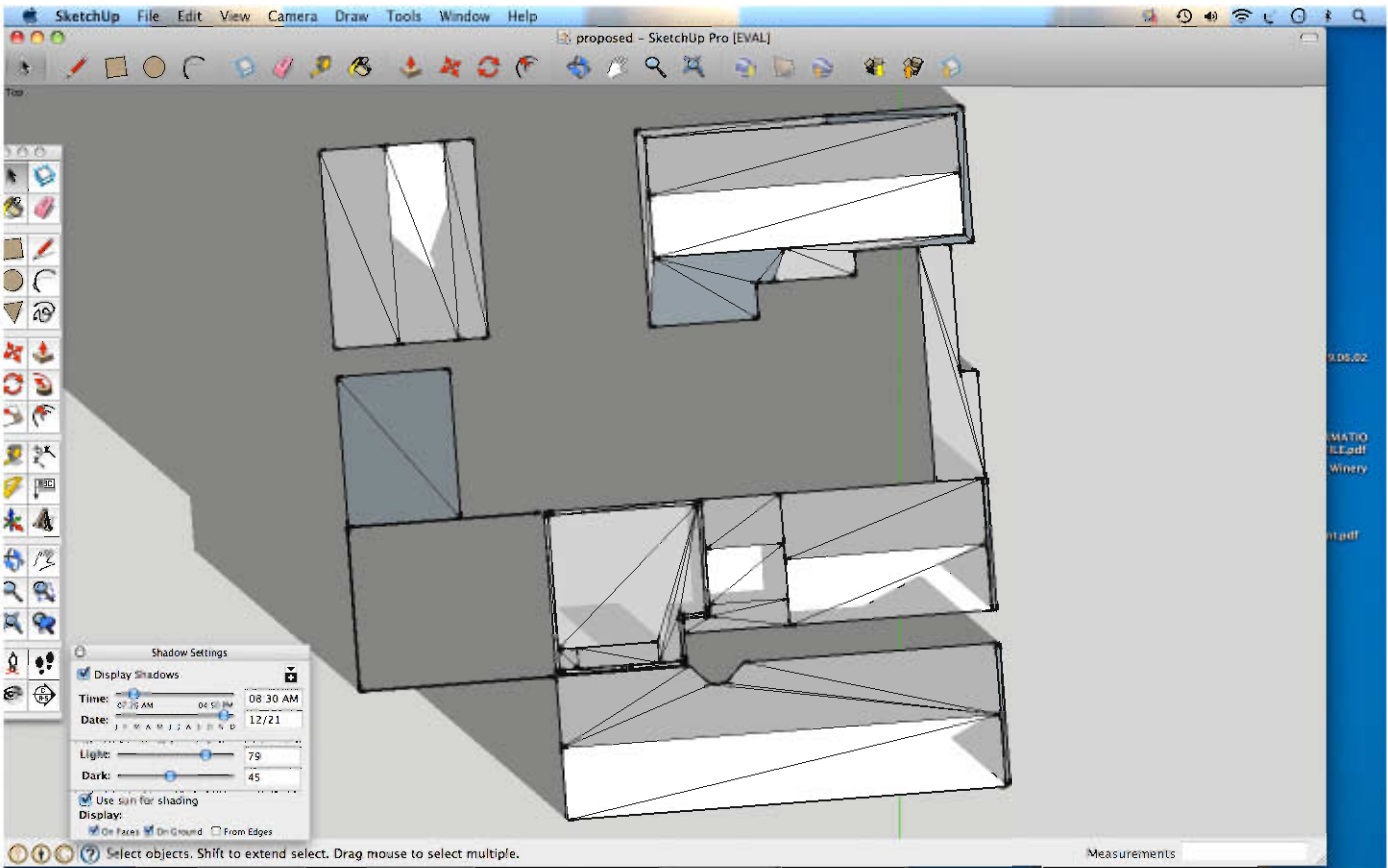
EXISTING - WINTER SOLSTICE - 8:30 AM



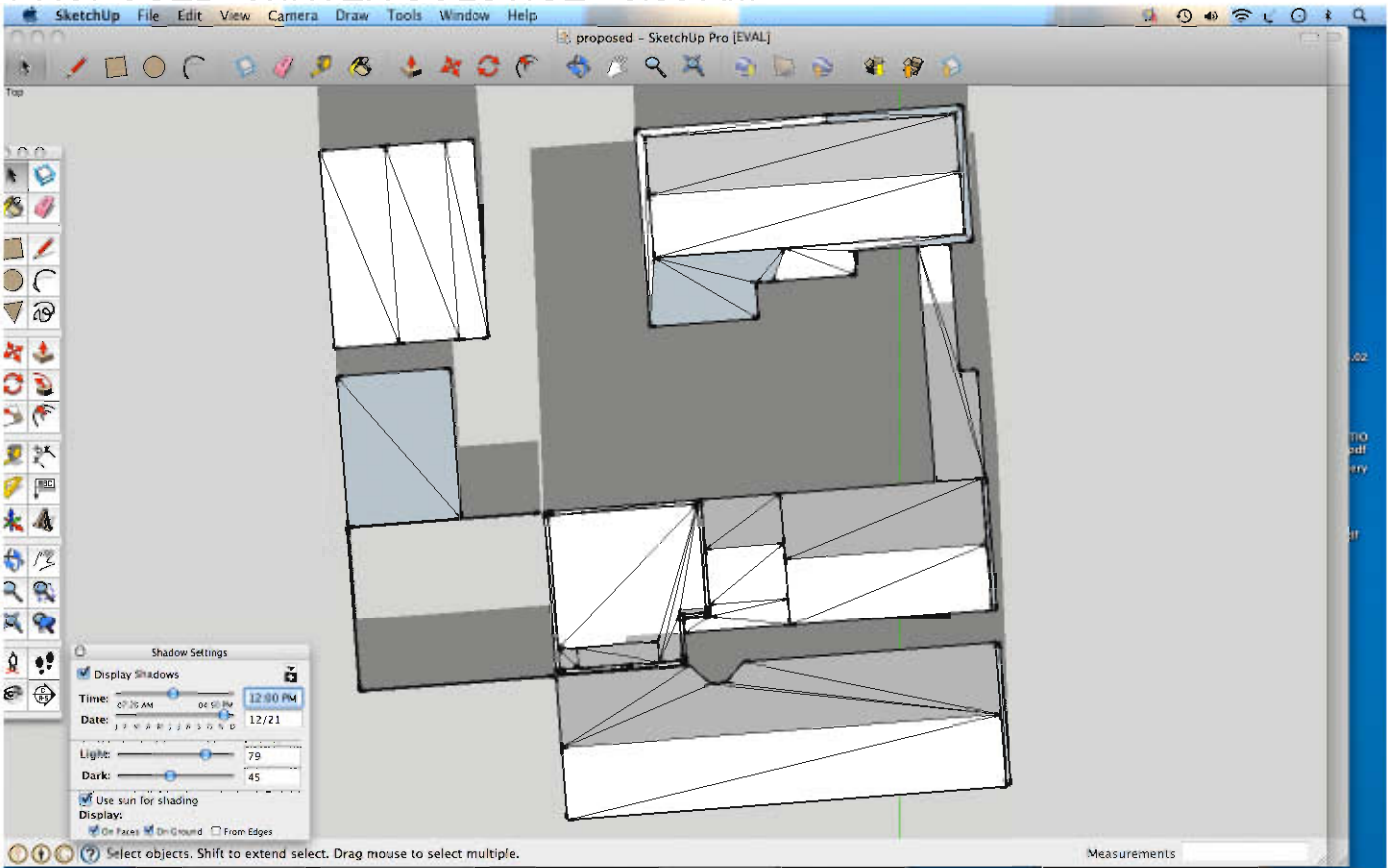
EXISTING - WINTER SOLSTICE - NOON

APPENDIX A - SHADOW STUDY

SHADOW STUDY FOR SOLAR PANELS NEXT DOOR :ON WINTER SOLSTICE (WORST CASE SCENARIO FOR SHADOWS COMING FROM OUR BUILDING)



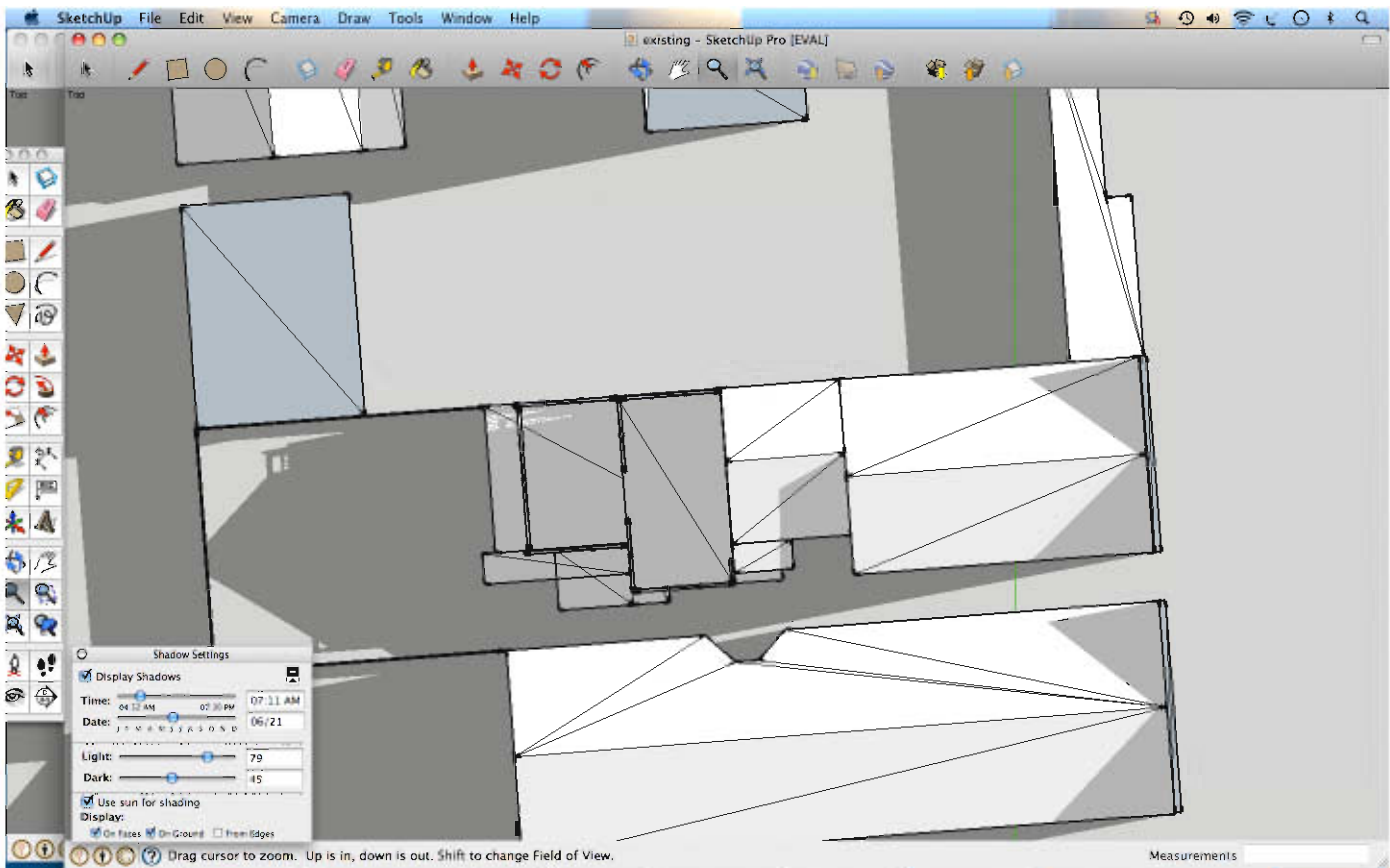
PROPOSED- WINTER SOLSTICE - 8:30 AM



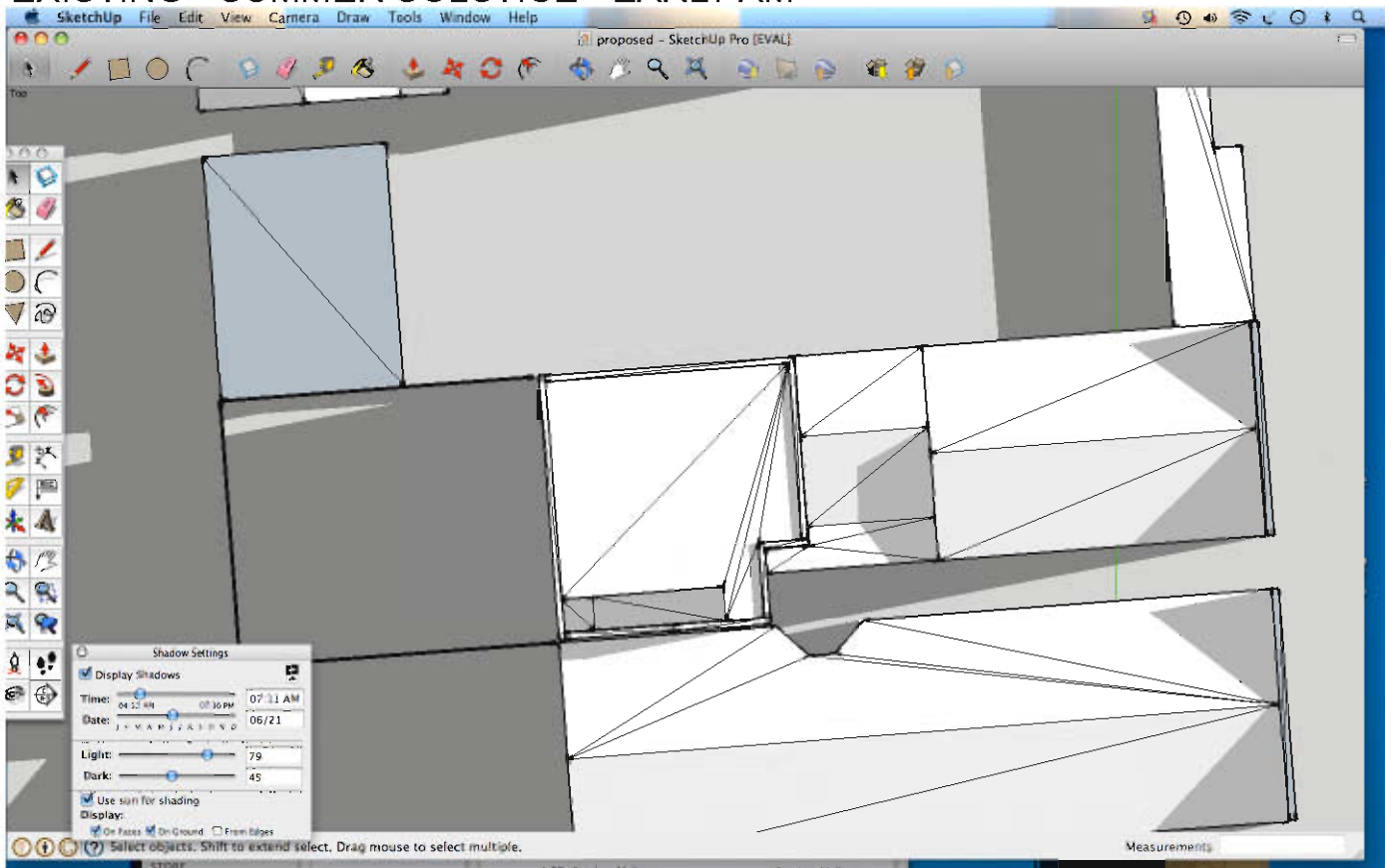
PROPOSED- WINTER SOLSTICE - NOON

APPENDIX A - SHADOW STUDY

SHADOW STUDY FOR SOLAR PANELS NEXT DOOR :ON WINTER SOLSTICE (WORST CASE SCENARIO FOR SHADOWS COMING FROM OUR BUILDING)



EXISTING- SUMMER SOLSTICE - EARLY AM

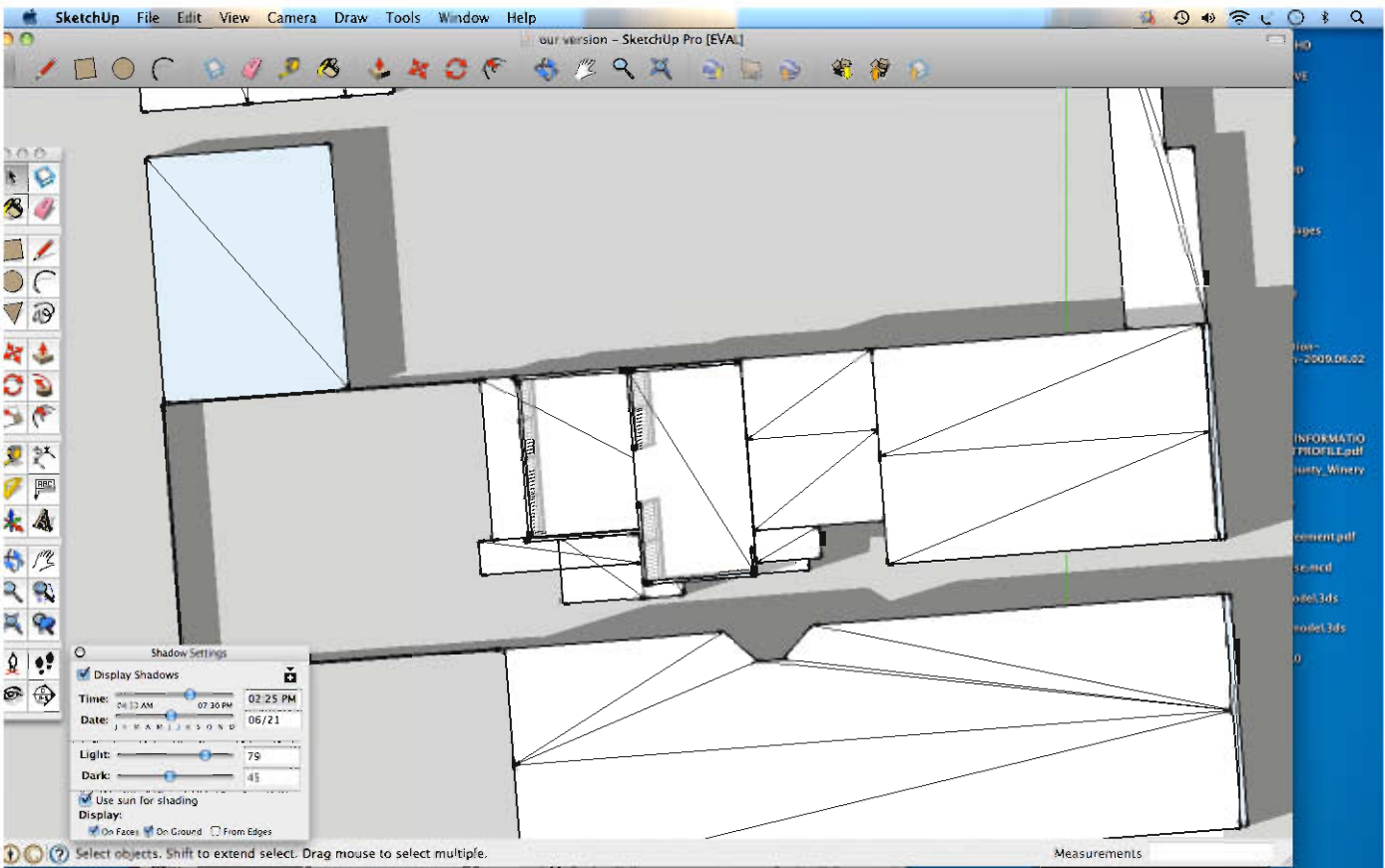


PROPOSED - SUMMER SOLSTICE - EARLY AM

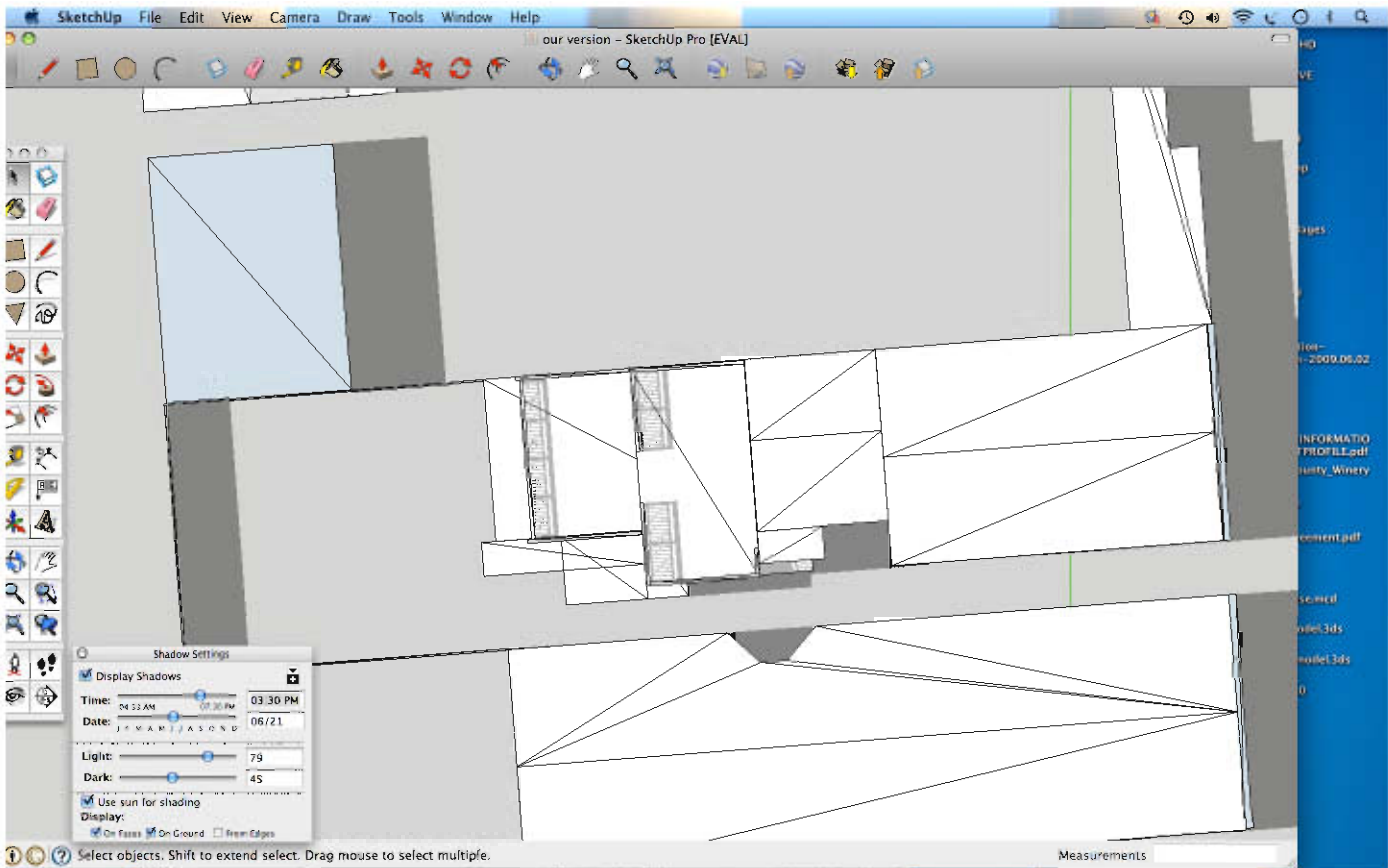
A3

APPENDIX A - SHADOW STUDY

SHADOW STUDY FOR IMPACT TO 646-648 SHOTWELL :ON SUMMER SOLSTICE (WORST CASE SCENARIO FOR SHADOWS COMING FROM OUR BUILDING - SUN IS FURTHEST NORTH)



EXISTING- SUMMER SOLSTICE - 2:30 PM

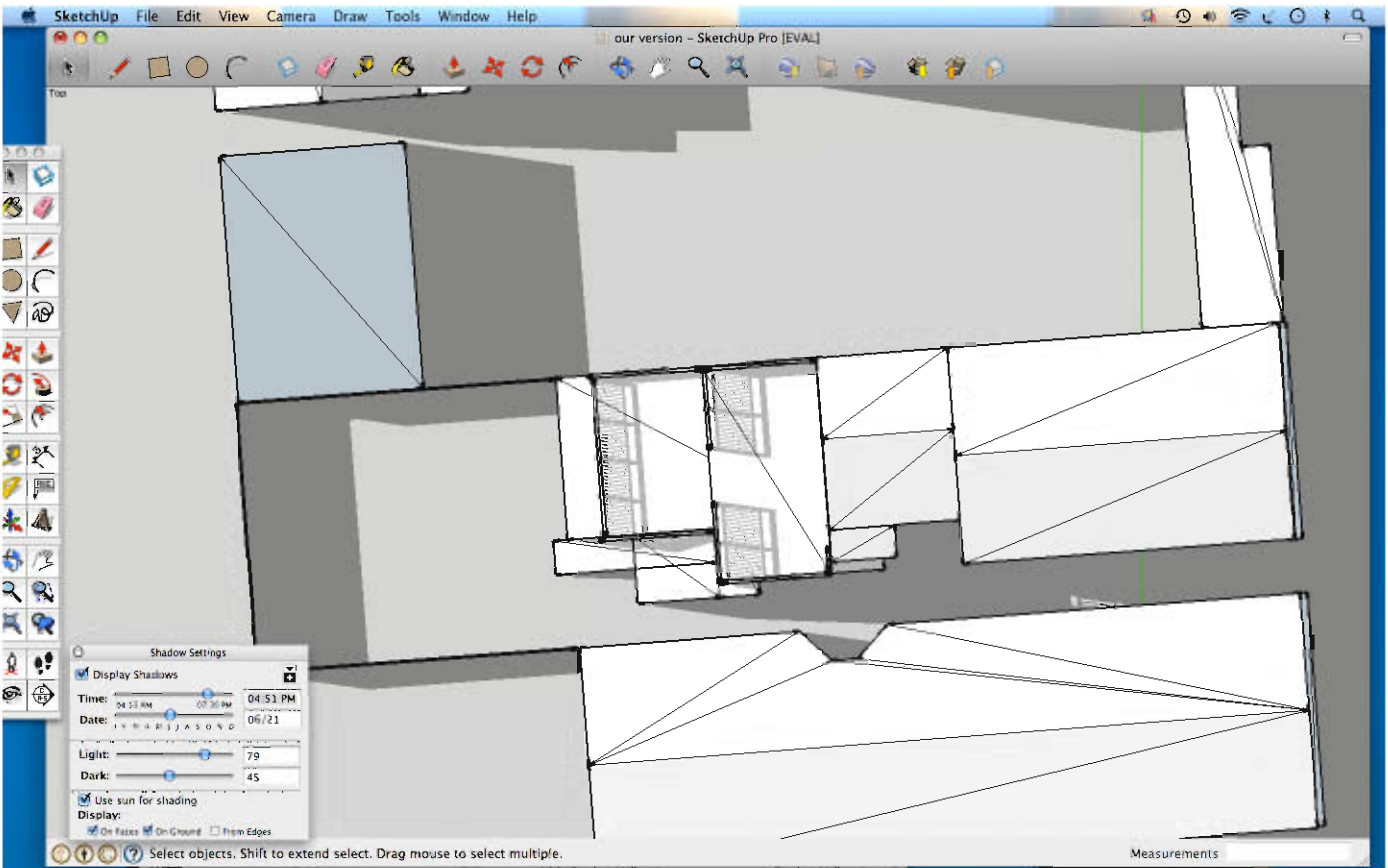


EXISTING - SUMMER SOLSTICE - 3:30 PM

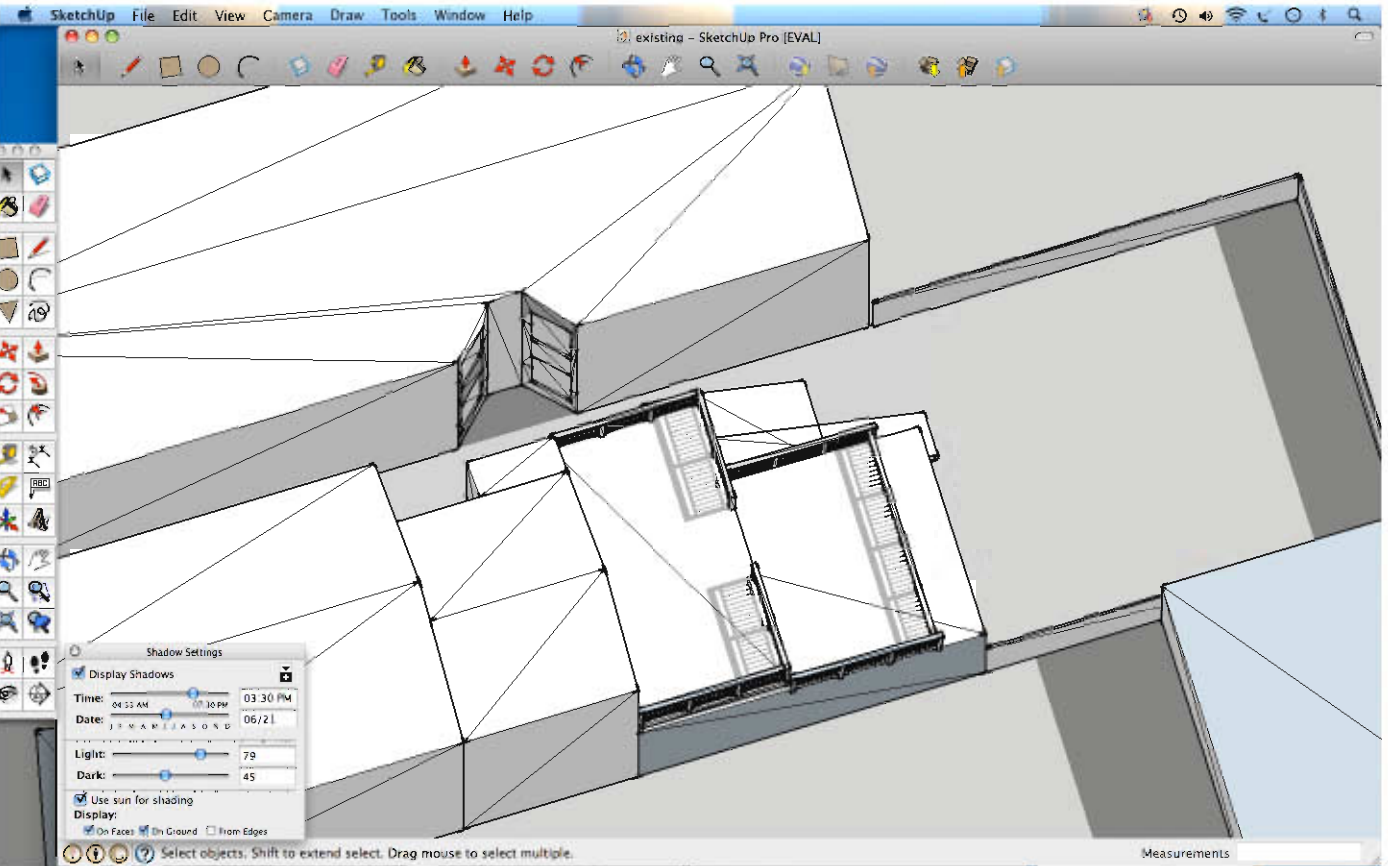
A4

APPENDIX A - SHADOW STUDY

SHADOW STUDY FOR IMPACT TO 646-648 SHOTWELL :ON SUMMER SOLSTICE (WORST CASE SCENARIO FOR SHADOWS COMING FROM OUR BUILDING - SUN IS FURTHEST NORTH)



EXISTING- SUMMER SOLSTICE - 4:50 PM

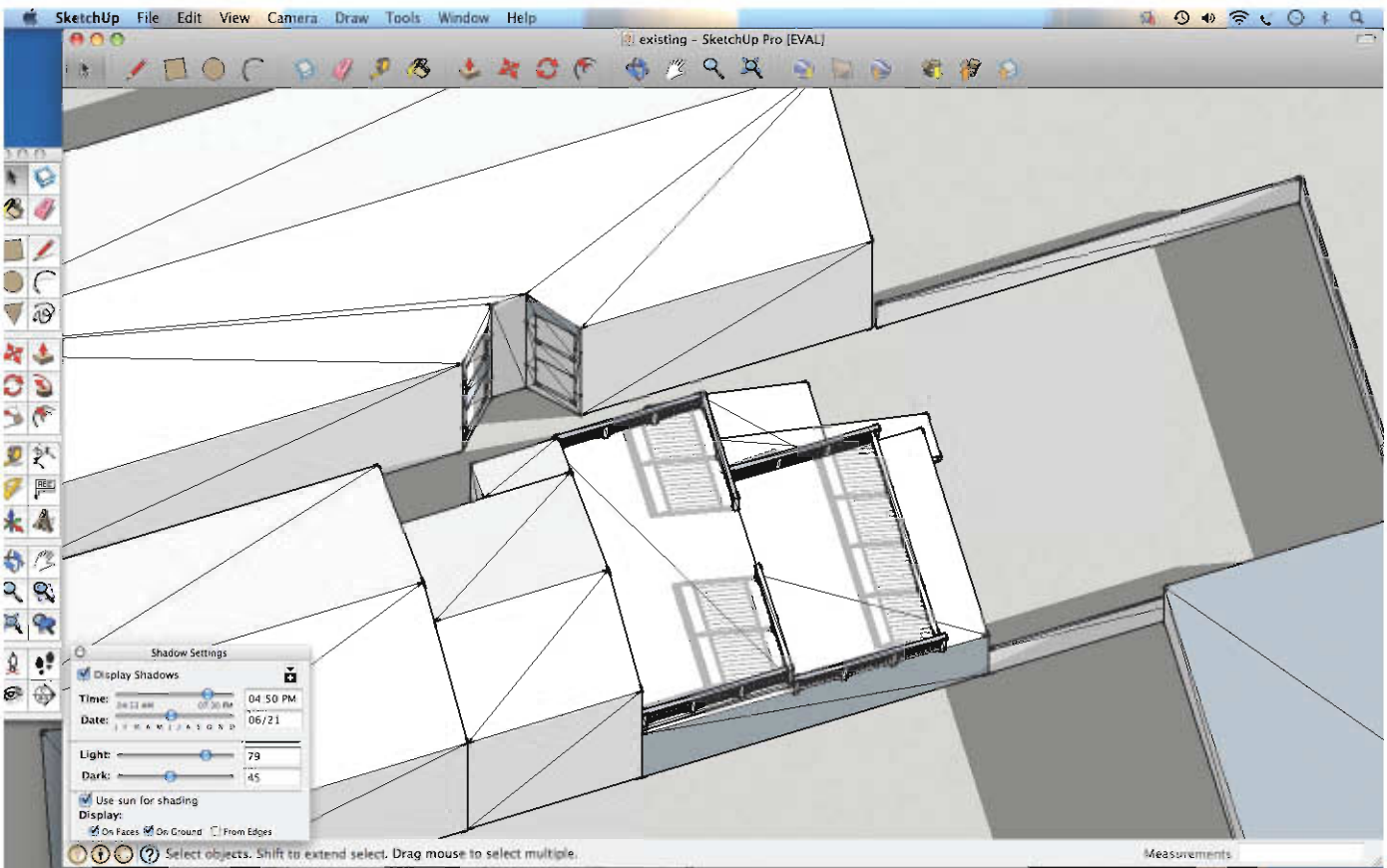


EXISTING - SUMMER SOLSTICE - 3:30 PM

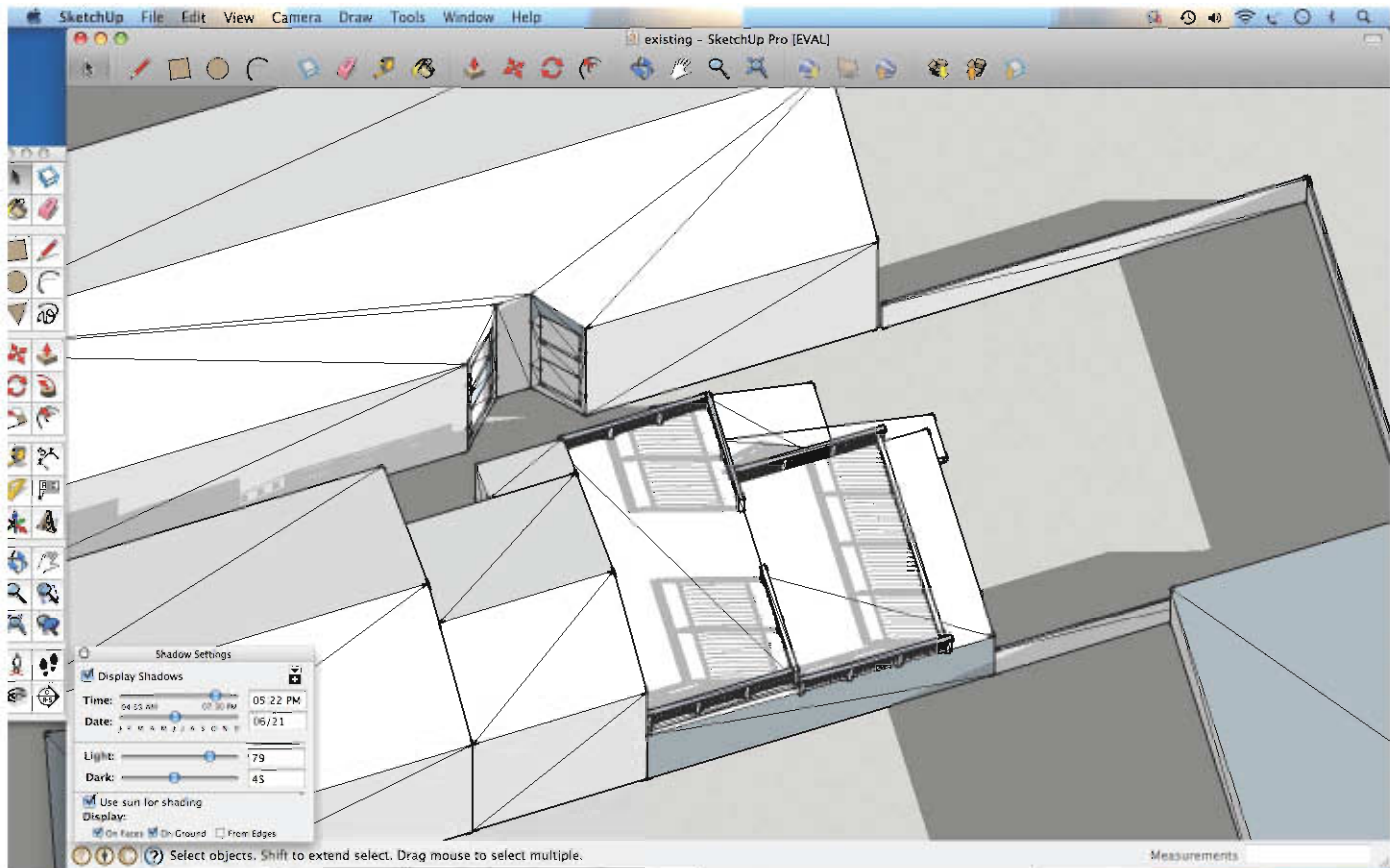
A5

APPENDIX A - SHADOW STUDY

SHADOW STUDY FOR IMPACT TO 646-648 SHOTWELL :ON SUMMER SOLSTICE (WORST CASE SCENARIO FOR SHADOWS COMING FROM OUR BUILDING - SUN IS FURTHEST NORTH)



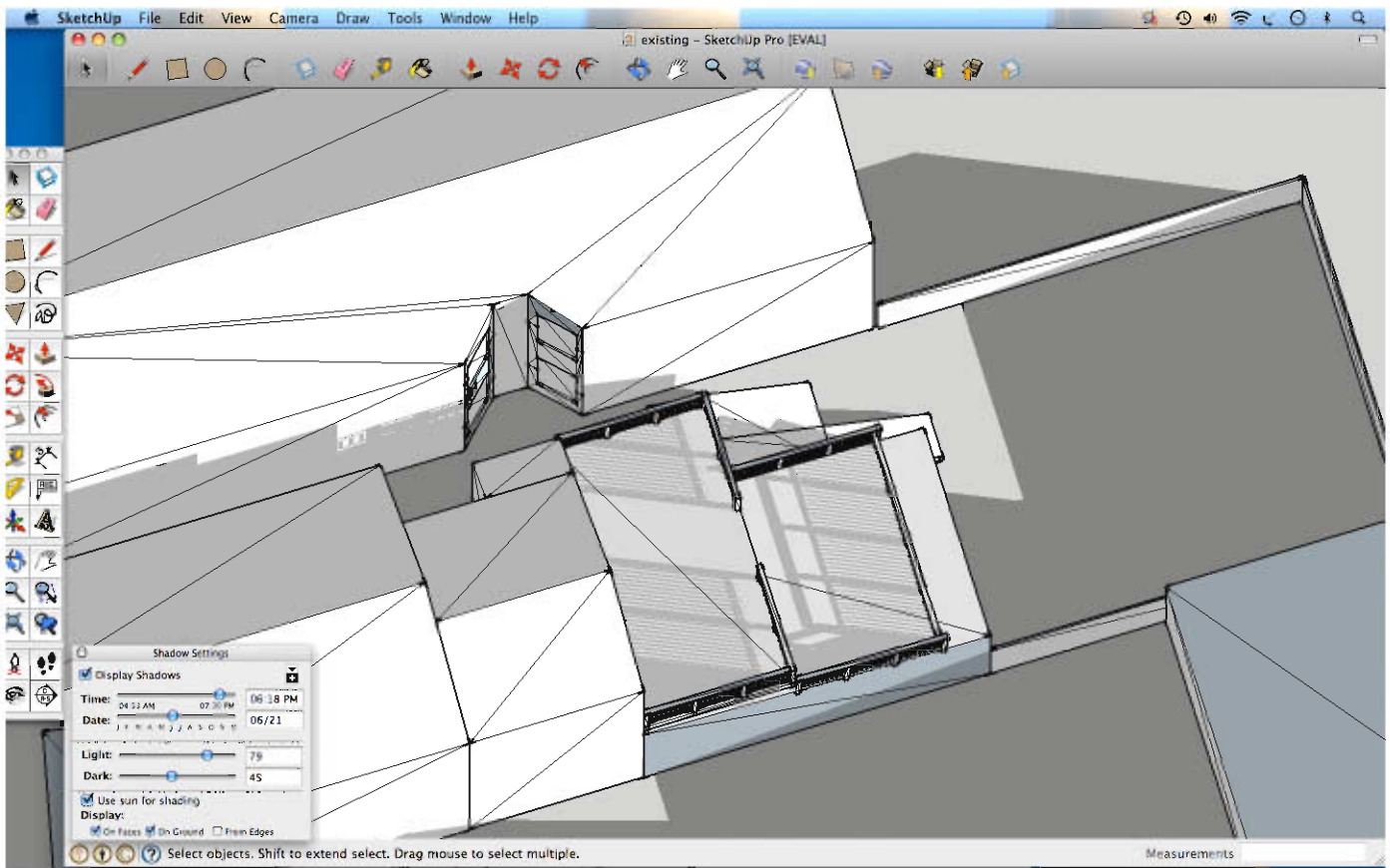
EXISTING- SUMMER SOLSTICE - 4:50 PM



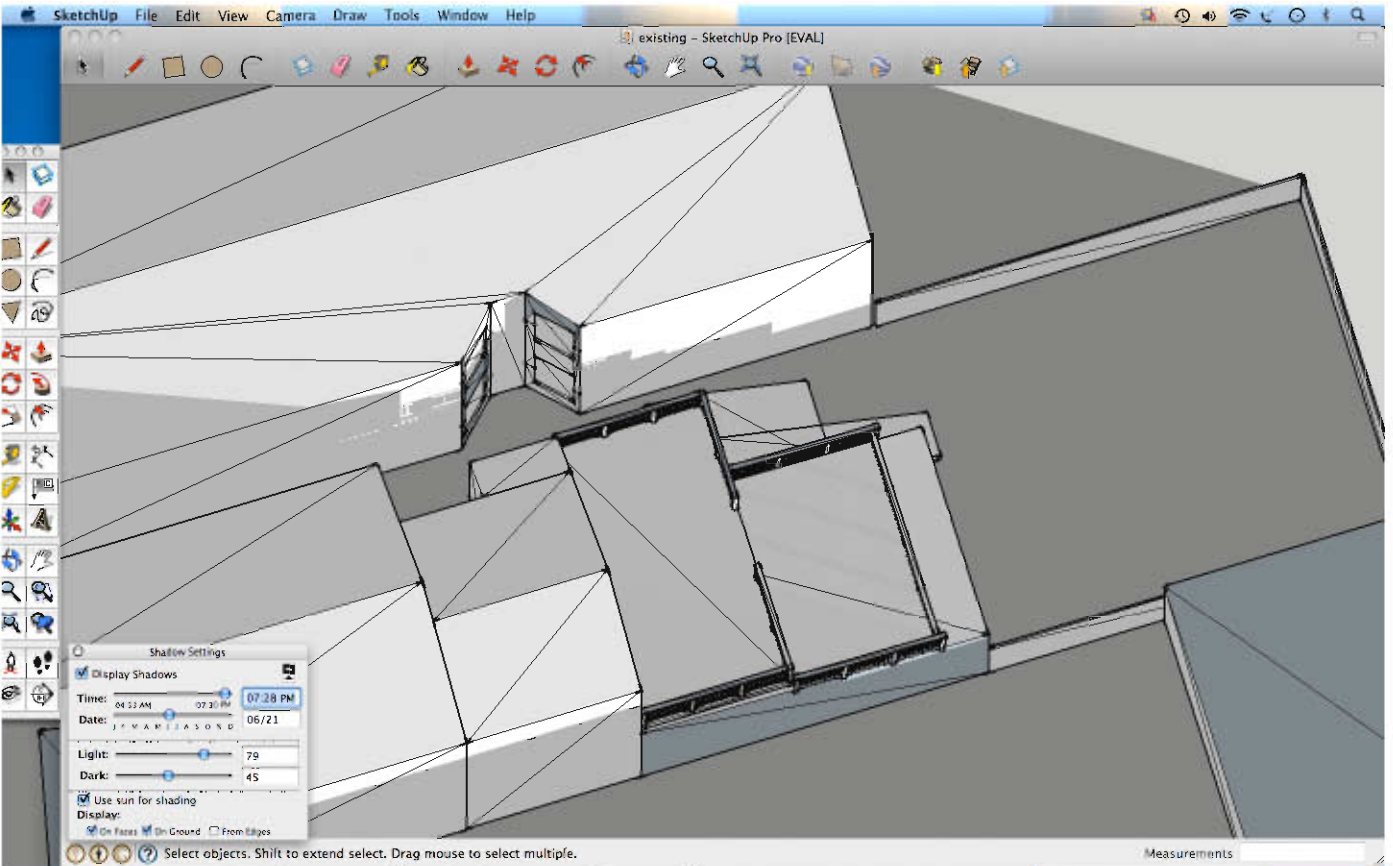
EXISTING - SUMMER SOLSTICE - 5:20 PM

APPENDIX A - SHADOW STUDY

SHADOW STUDY FOR IMPACT TO 646-648 SHOTWELL :ON SUMMER SOLSTICE (WORST CASE SCENARIO FOR SHADOWS COMING FROM OUR BUILDING - SUN IS FURTHEST NORTH)



EXISTING- SUMMER SOLSTICE - 6:20 PM

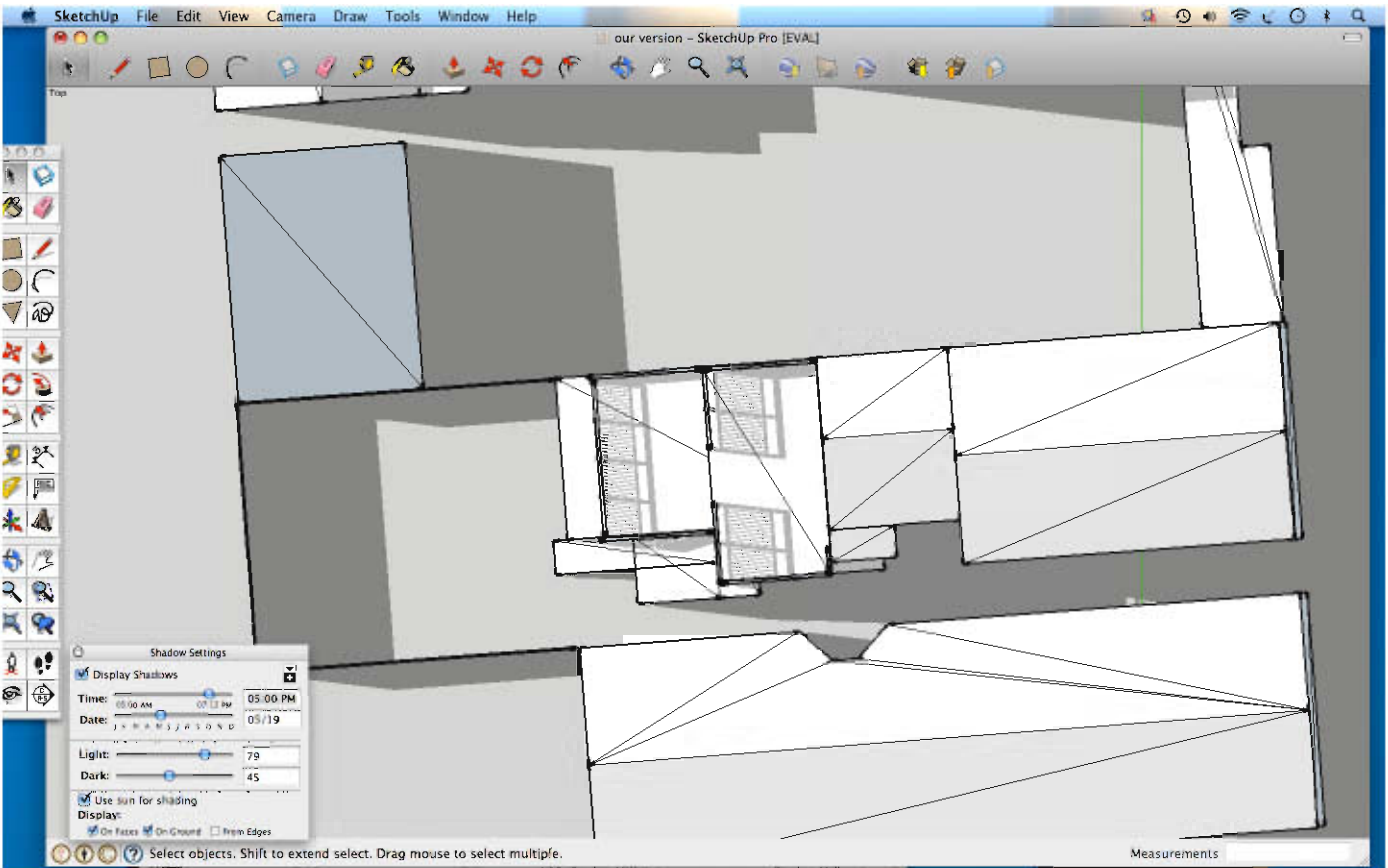


EXISTING - SUMMER SOLSTICE - 7:30 PM

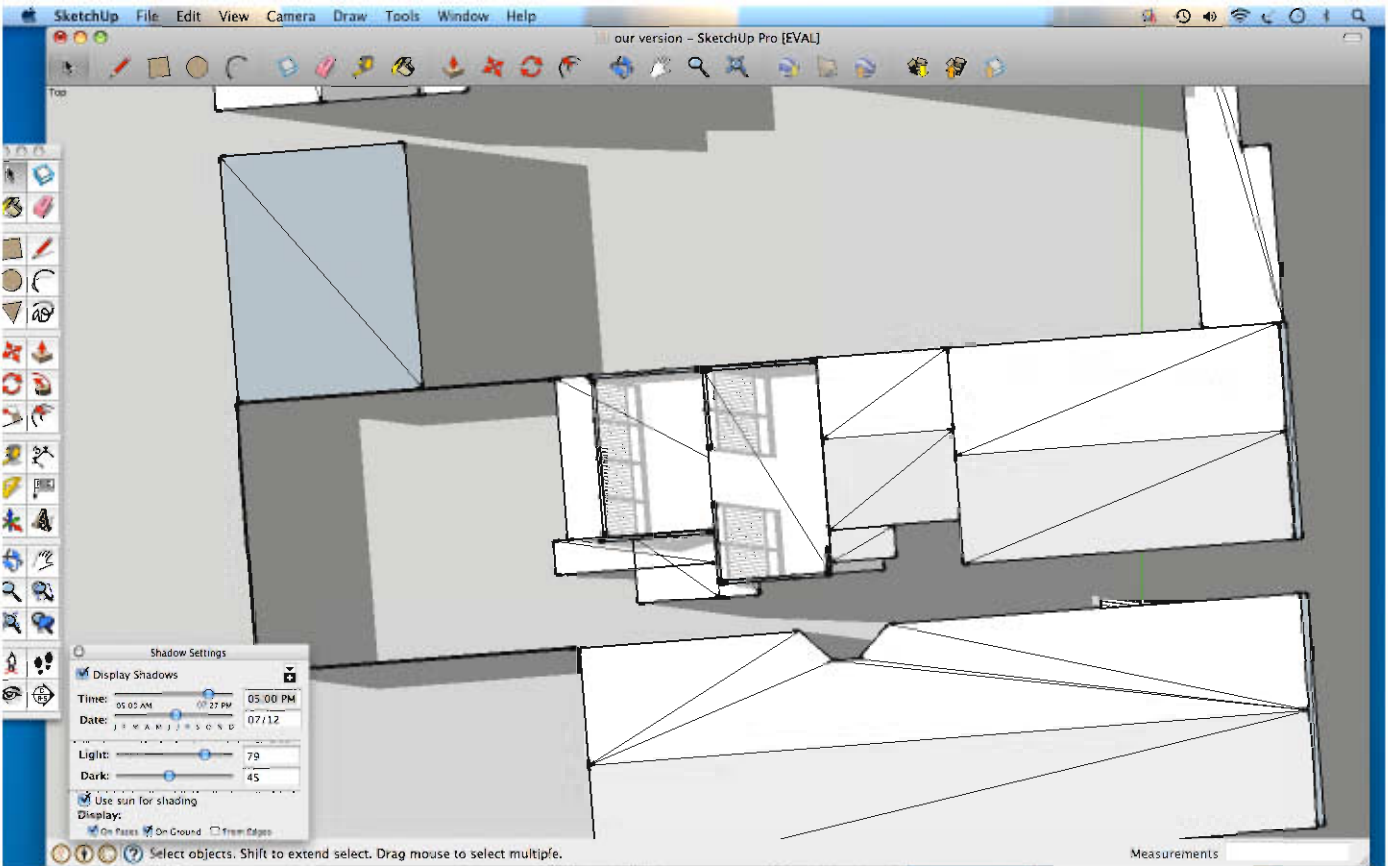
A7

APPENDIX A - SHADOW STUDY

SHADOW STUDY FOR IMPACT TO 646-648 SHOTWELL :ON SUMMER SOLSTICE (WORST CASE SCENARIO FOR SHADOWS COMING FROM OUR BUILDING - SUN IS FURTHEST NORTH)



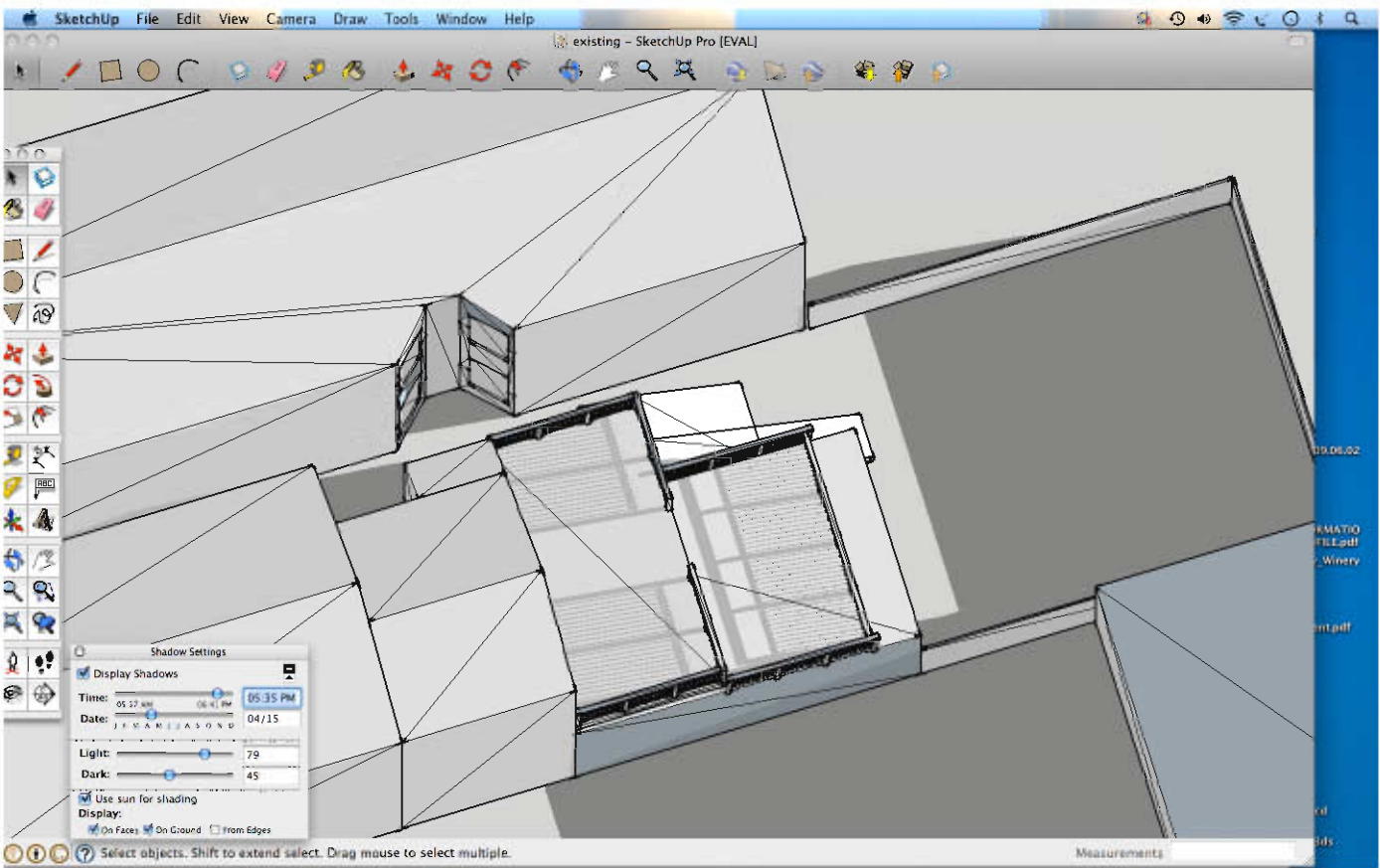
EXISTING - MAY 19TH - 5:00 PM



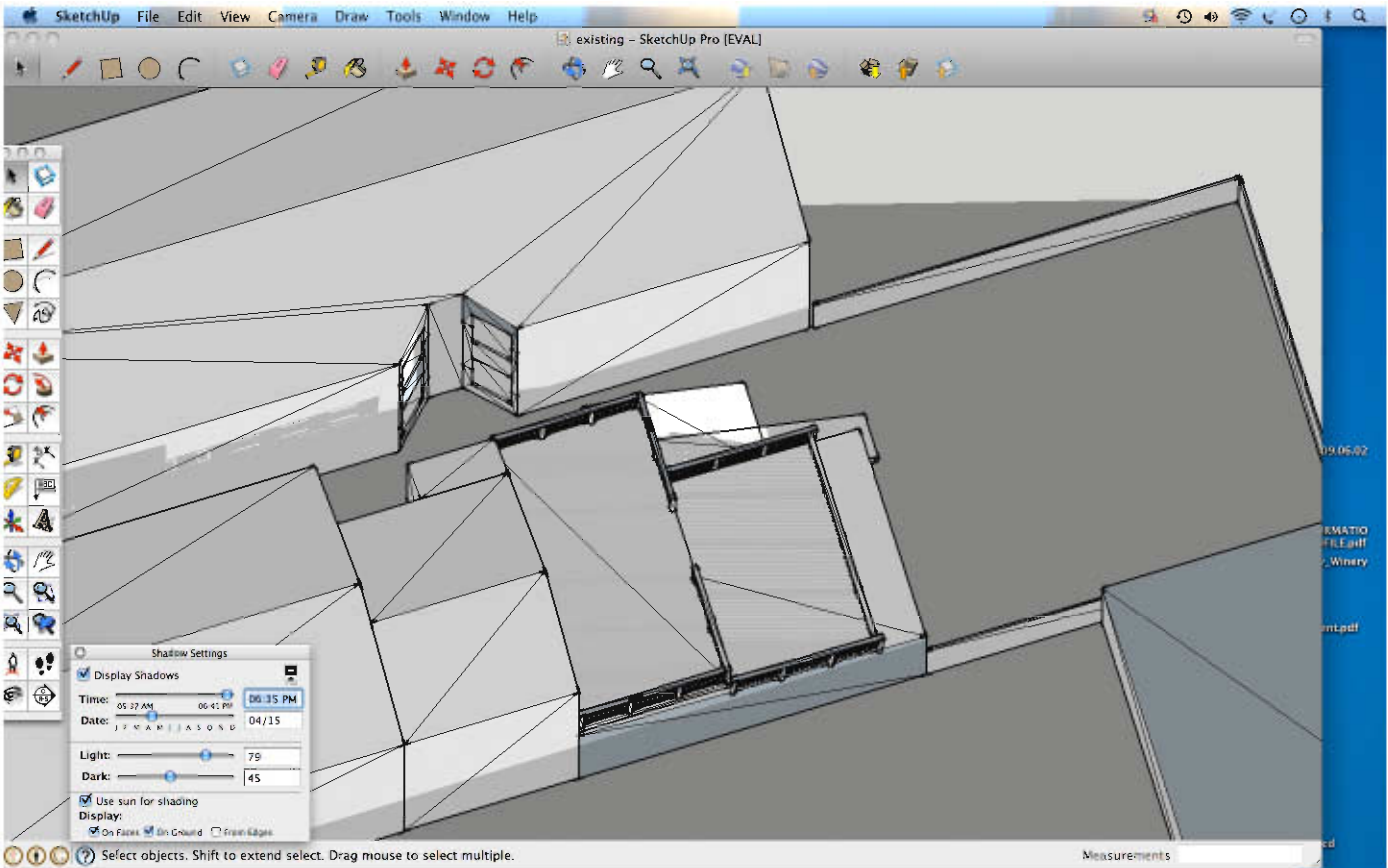
EXISTING - JULY 12TH - 5:00 PM

APPENDIX A - SHADOW STUDY

SHADOW STUDY FOR IMPACT TO 646-648 SHOTWELL :ON SUMMER SOLSTICE (WORST CASE SCENARIO FOR SHADOWS COMING FROM OUR BUILDING - SUN IS FURTHEST NORTH)



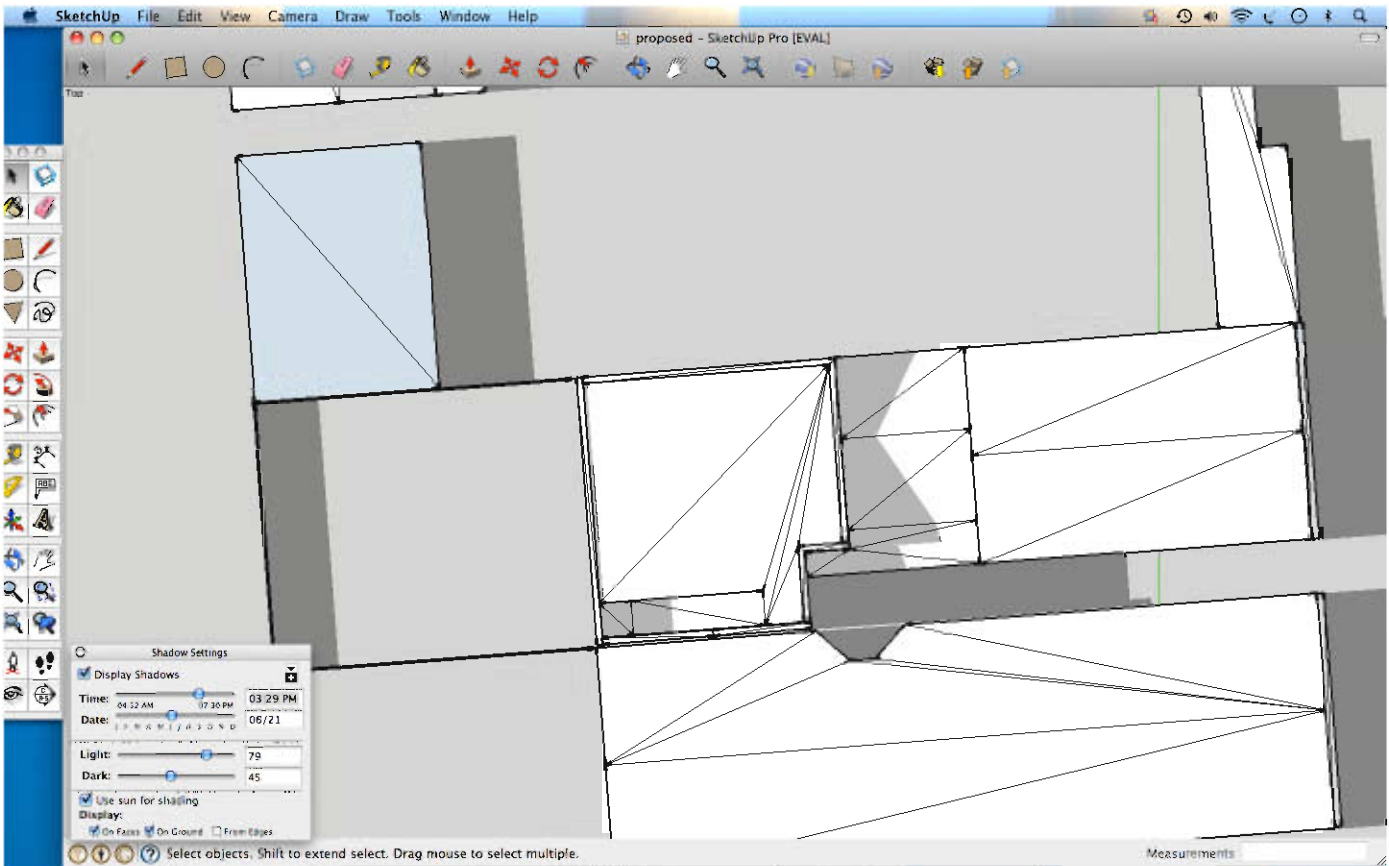
EXISTING - APRIL 15TH- 5:30 PM



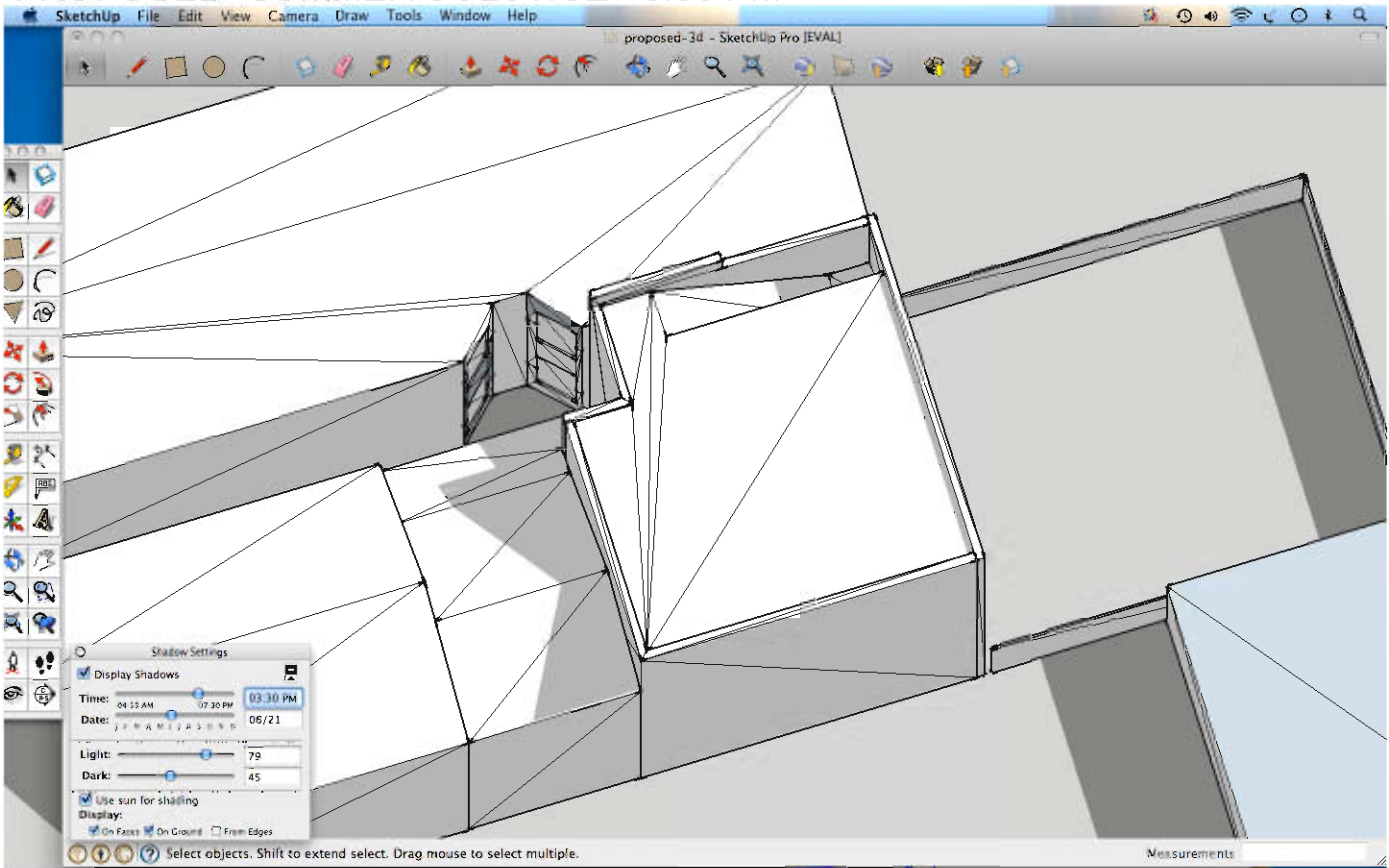
EXISTING - APRIL 15TH - 6:30 PM

APPENDIX A - SHADOW STUDY

SHADOW STUDY FOR IMPACT TO 646-648 SHOTWELL :ON SUMMER SOLSTICE (WORST CASE SCENARIO FOR SHADOWS COMING FROM OUR BUILDING - SUN IS FURTHEST NORTH)



PROPOSED- SUMMER SOLSTICE - 3:30 PM

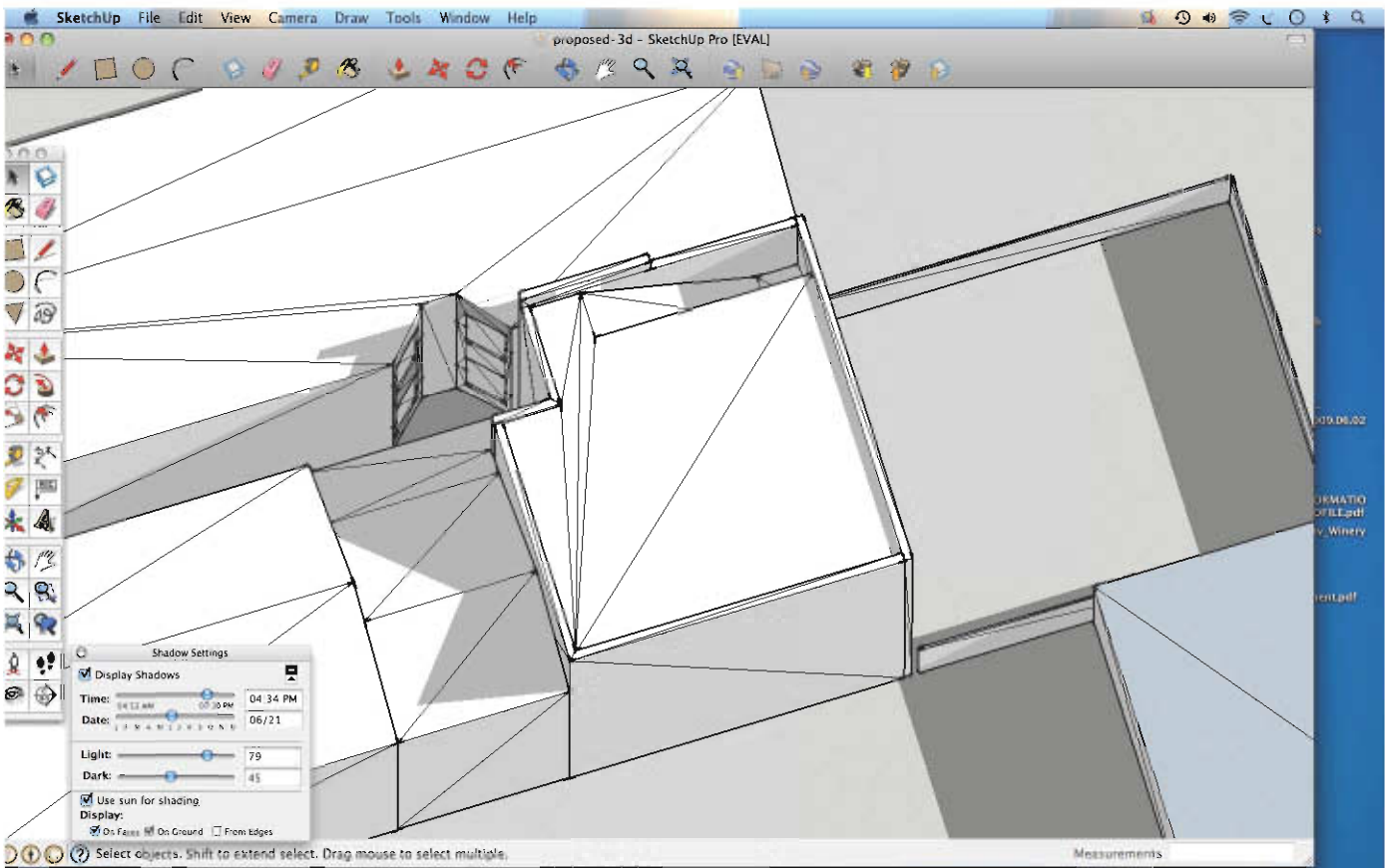


PROPOSED - SUMMER SOLSTICE - 3:30 PM

APPENDIX A - SHADOW STUDY

SHADOW STUDY FOR IMPACT TO 646-648 SHOTWELL :ON SUMMER SOLSTICE (WORST CASE SCENARIO FOR SHADOWS COMING FROM OUR BUILDING - SUN IS FURTHEST NORTH)

A10

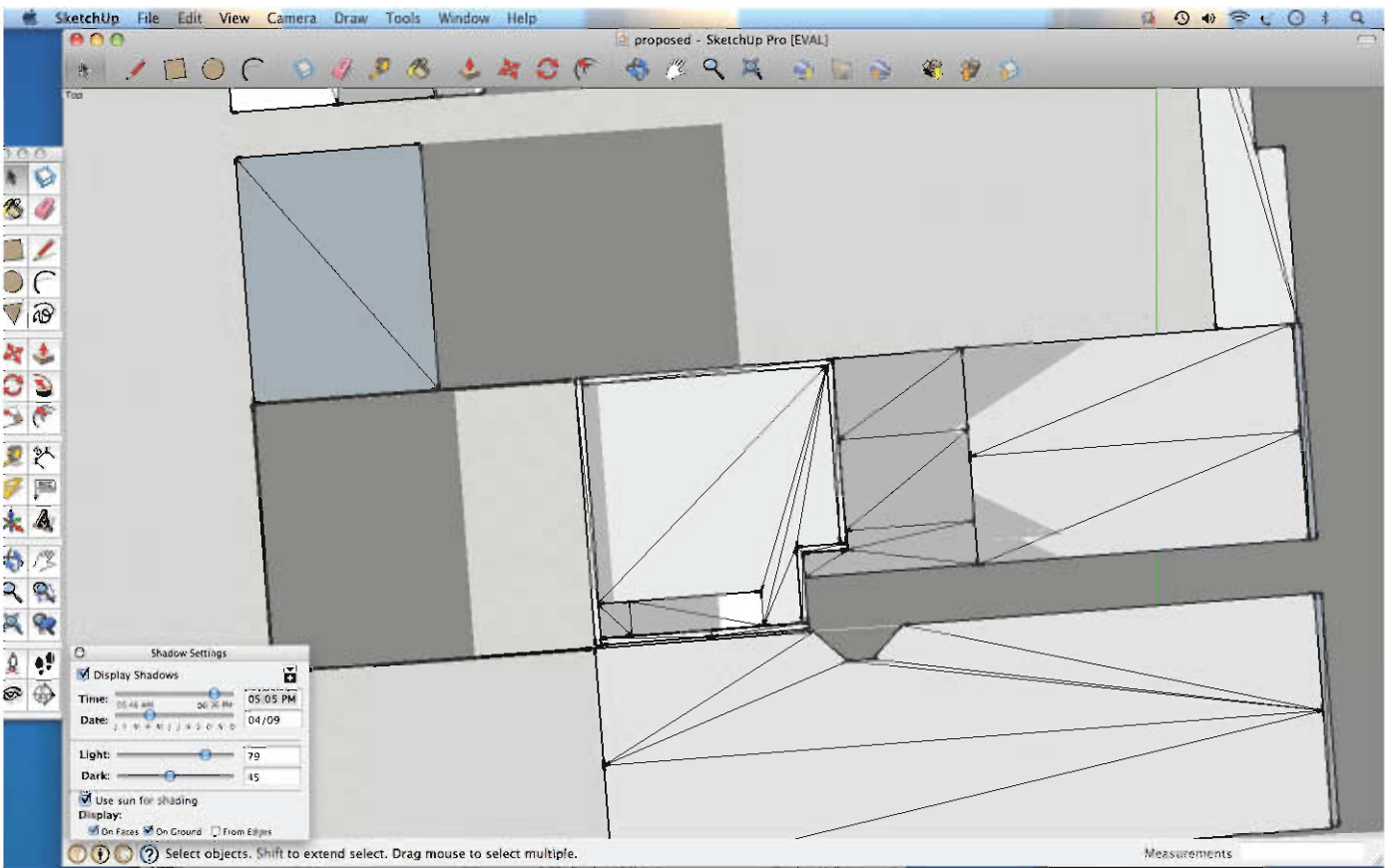


PROPOSED- SUMMER SOLSTICE - 4:30 PM

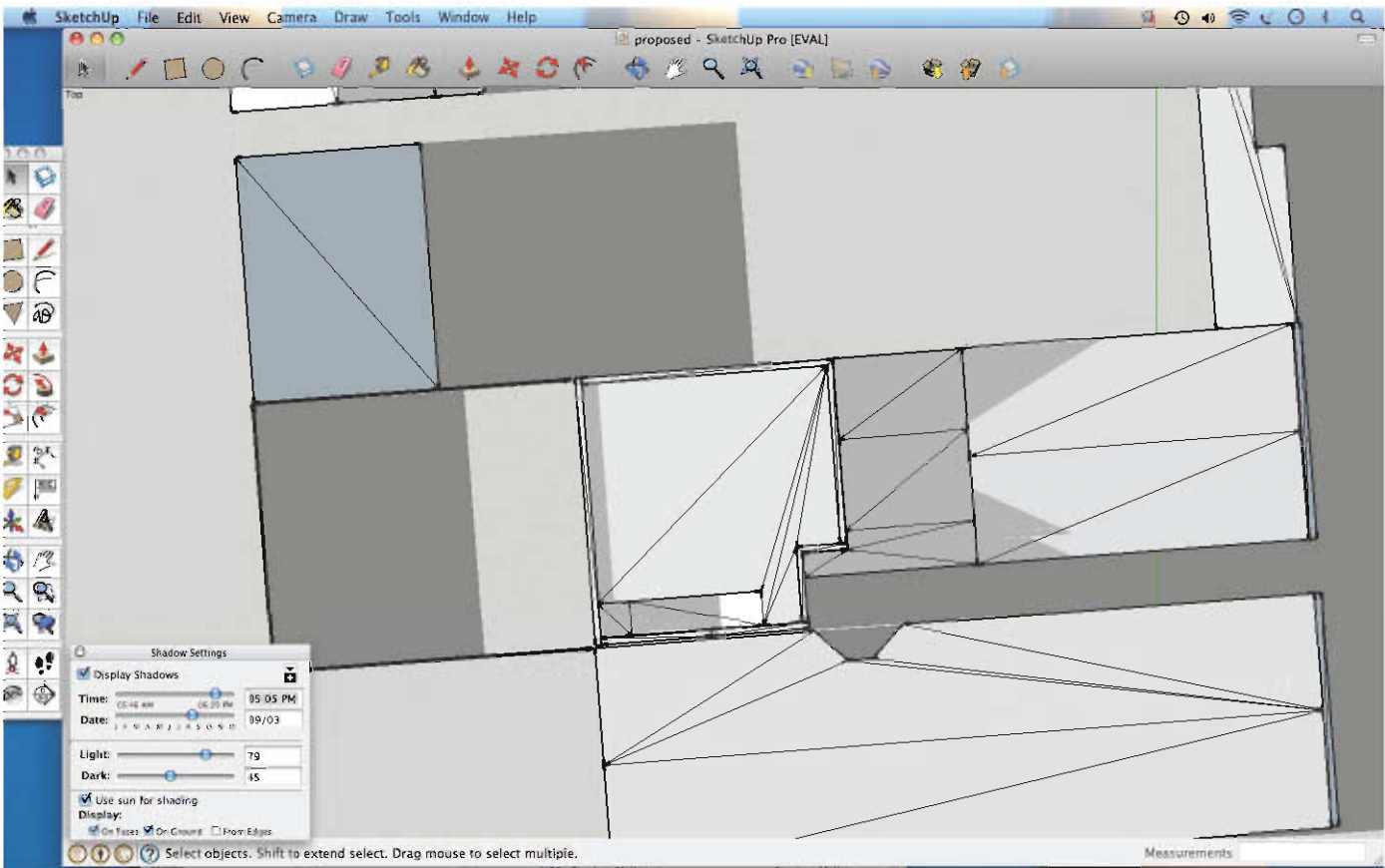
APPENDIX A - SHADOW STUDY

SHADOW STUDY FOR IMPACT TO 646-648 SHOTWELL :ON SUMMER SOLSTICE (WORST CASE SCENARIO FOR SHADOWS COMING FROM OUR BUILDING - SUN IS FURTHEST NORTH)

A11



PROPOSED- APRIL 9 - 5:00 PM

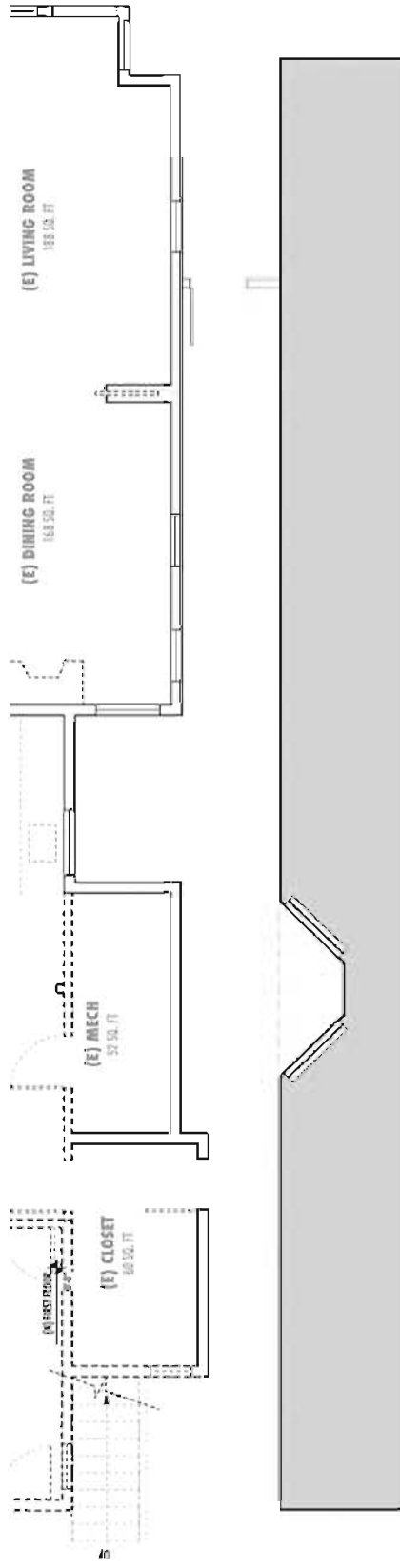


PROPOSED - SEPTEMBER 9 - 5:00 PM

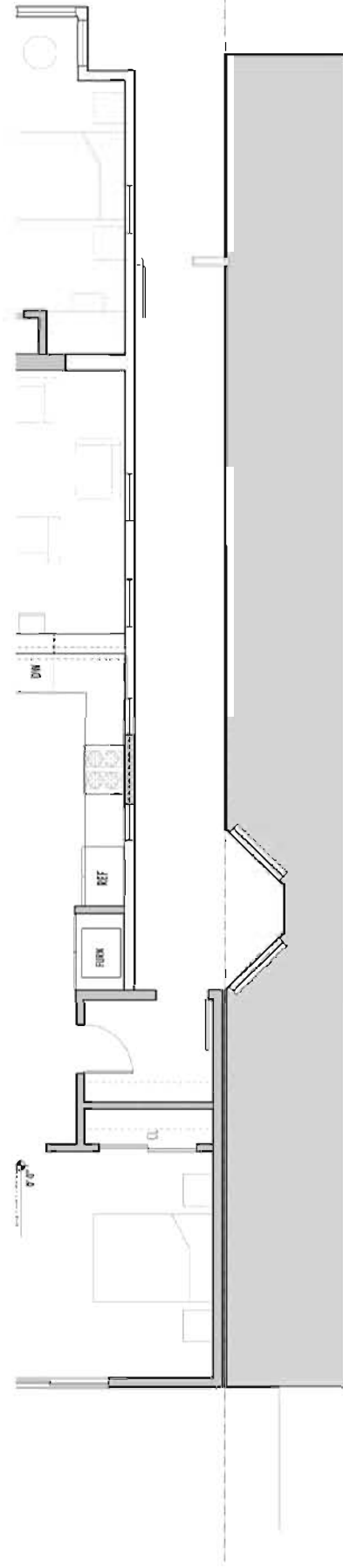
APPENDIX A - SHADOW STUDY

SHADOW STUDY FOR IMPACT TO 646-648 SHOTWELL :ON SUMMER SOLSTICE (WORST CASE SCENARIO FOR SHADOWS COMING FROM OUR BUILDING - SUN IS FURTHEST NORTH)

A12

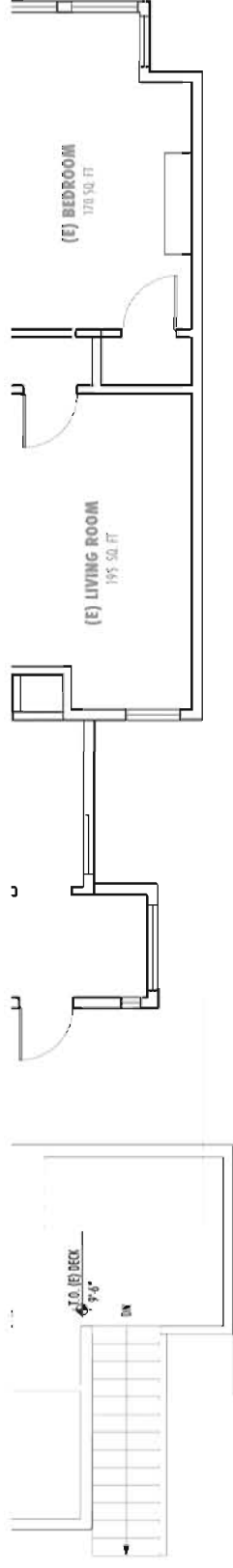


EXISTING

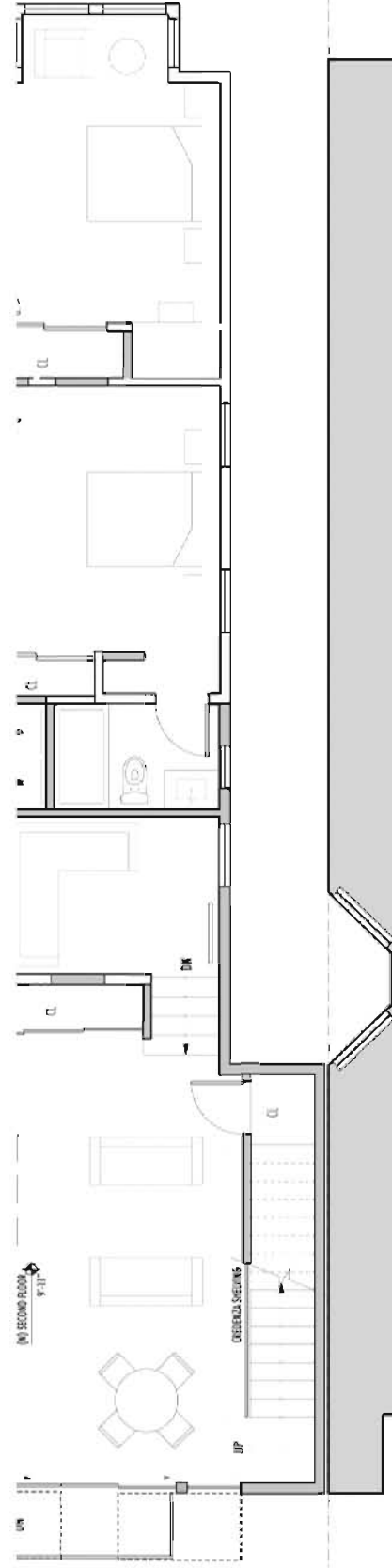


PROPOSED

Appendix B - Window Adjacencies, 1st Floor Existing and Proposed Plans

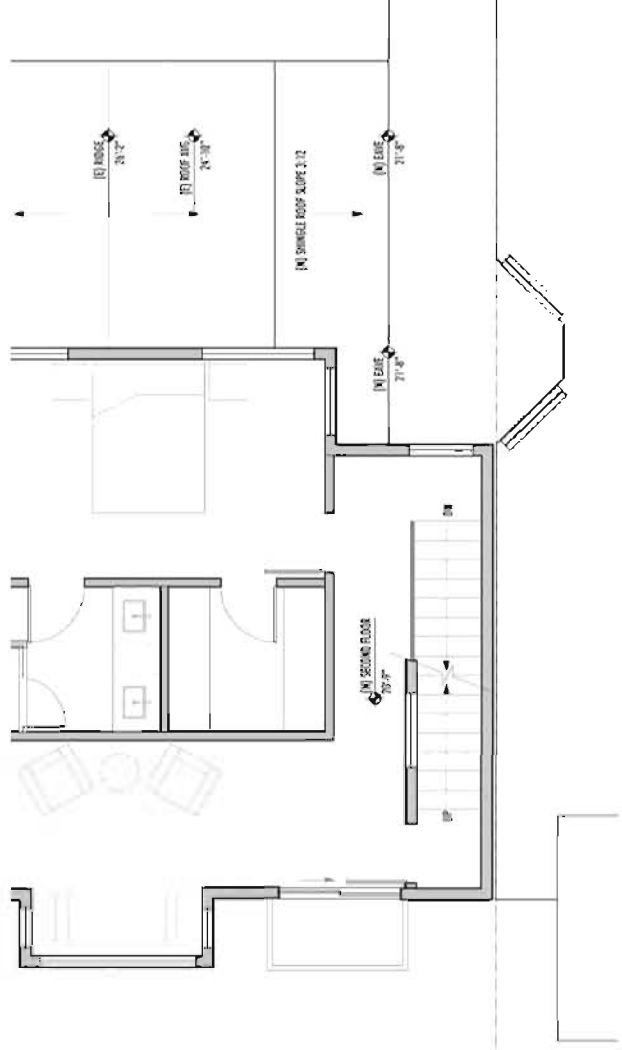


EXISTING






PROPOSED

Appendix B - Window Adjacencies, 2nd Floor Existing and Proposed Plans



Appendix B - Window Adjacencies, 2nd Floor Existing Photo, 3rd Floor Plan

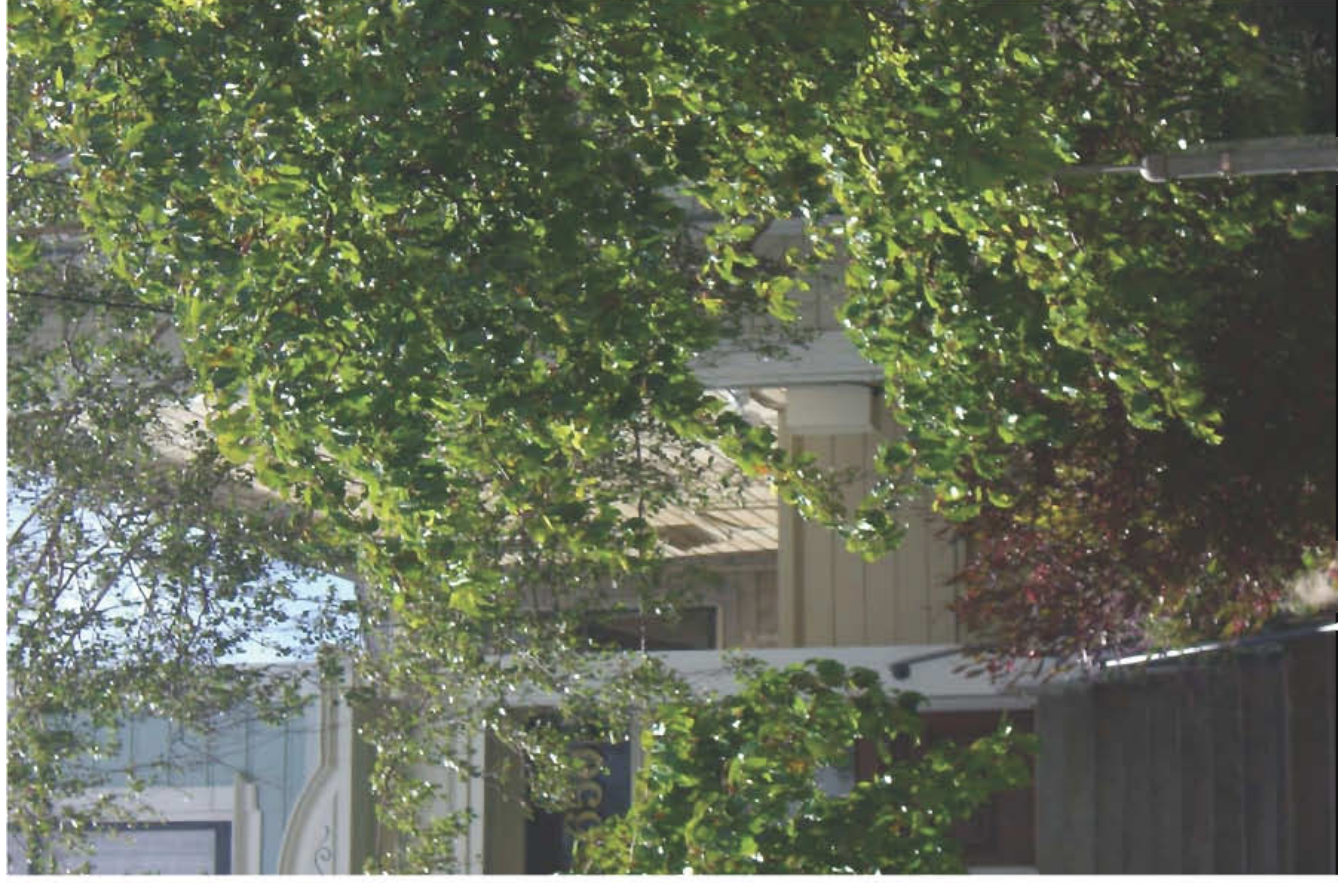


-  Properties with different development pattern - larger lots, corner lots, lots developed mostly in the back
-  Properties with different development pattern - filled in from property line to property line at the front
-  Properties with similar pattern, spacing filled in between properties - See Numbered Photos for Evidence

Appendix C - Side Spacing Map



#1 - 650 Shotwell
Appendix C - Side Spacing Photos



#2 - 646-648 Shotwell



#3 - 628 Shotwell
Appendix C - Side Spacing Photos



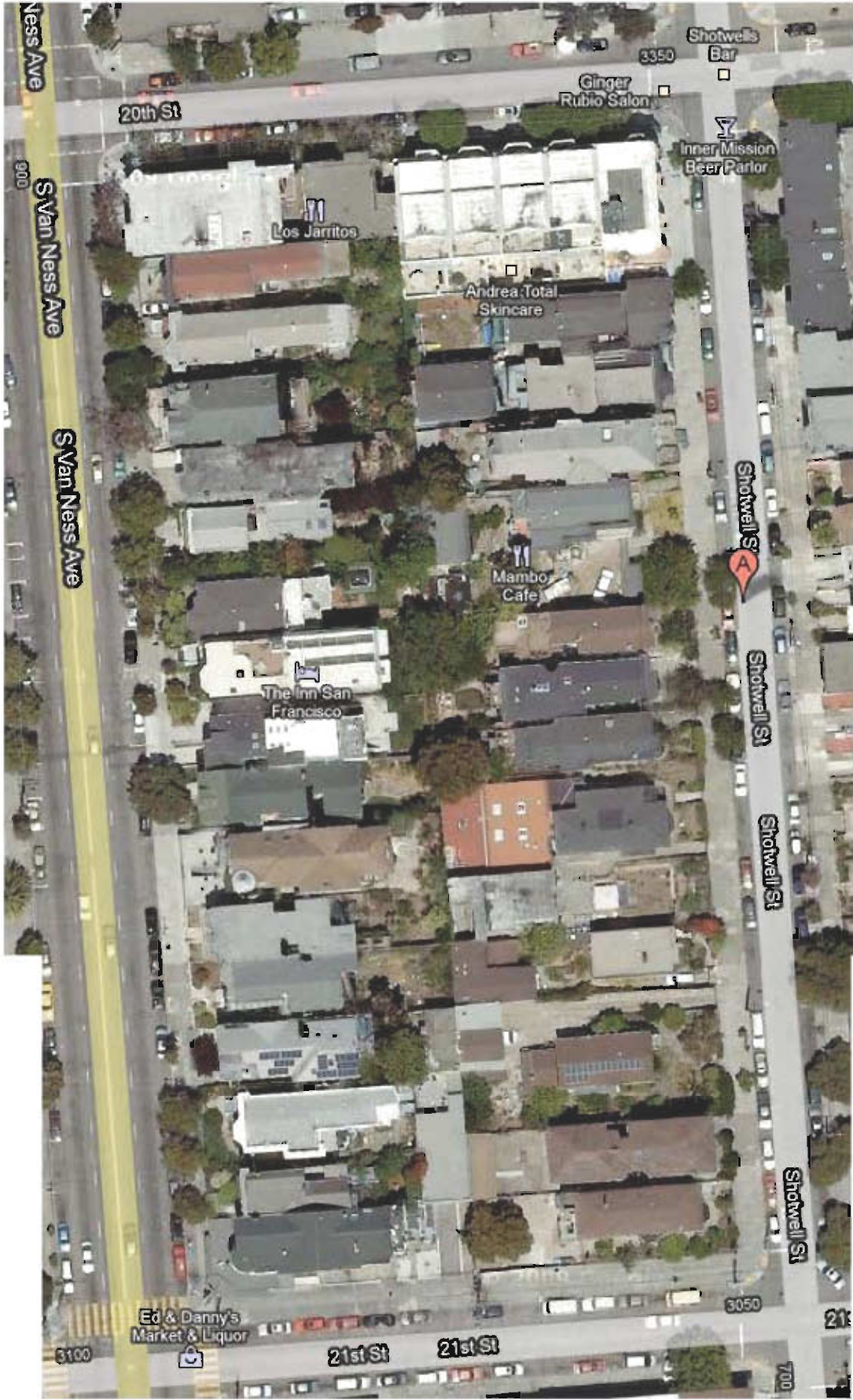
#4 - 610 Shotwell



#6 - 643-645 Shotwell



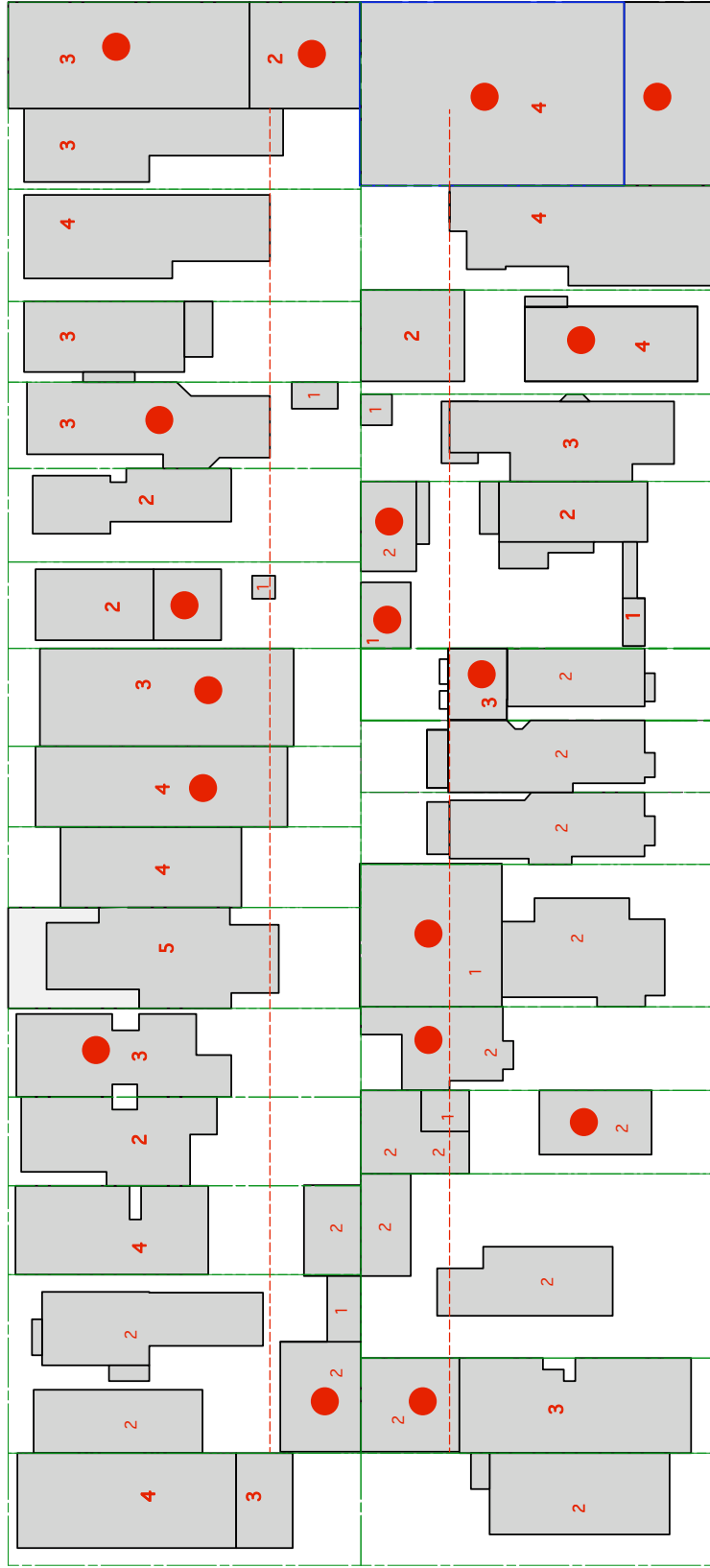
#5 - 639 Shotwell
Appendix C - Side Spacing Photos



Appendix D - Mid-Block Open Space Study - Aerial Photo

source: Google Maps

SOUTH VAN NESS



21ST STREET

20TH STREET

SHOTWELL STREET

- FLAT ROOF, OR ROOF WITH A RIDGE RUNNING NORTH-SOUTH
- - - REQUIRED OPEN SPACE LINE, 25% OF LOT DEPTH
- - - PROPERTY LINE
- NUMBERS INDICATE STORIES ABOVE GRADE



Appendix E - Existing Street View From the South



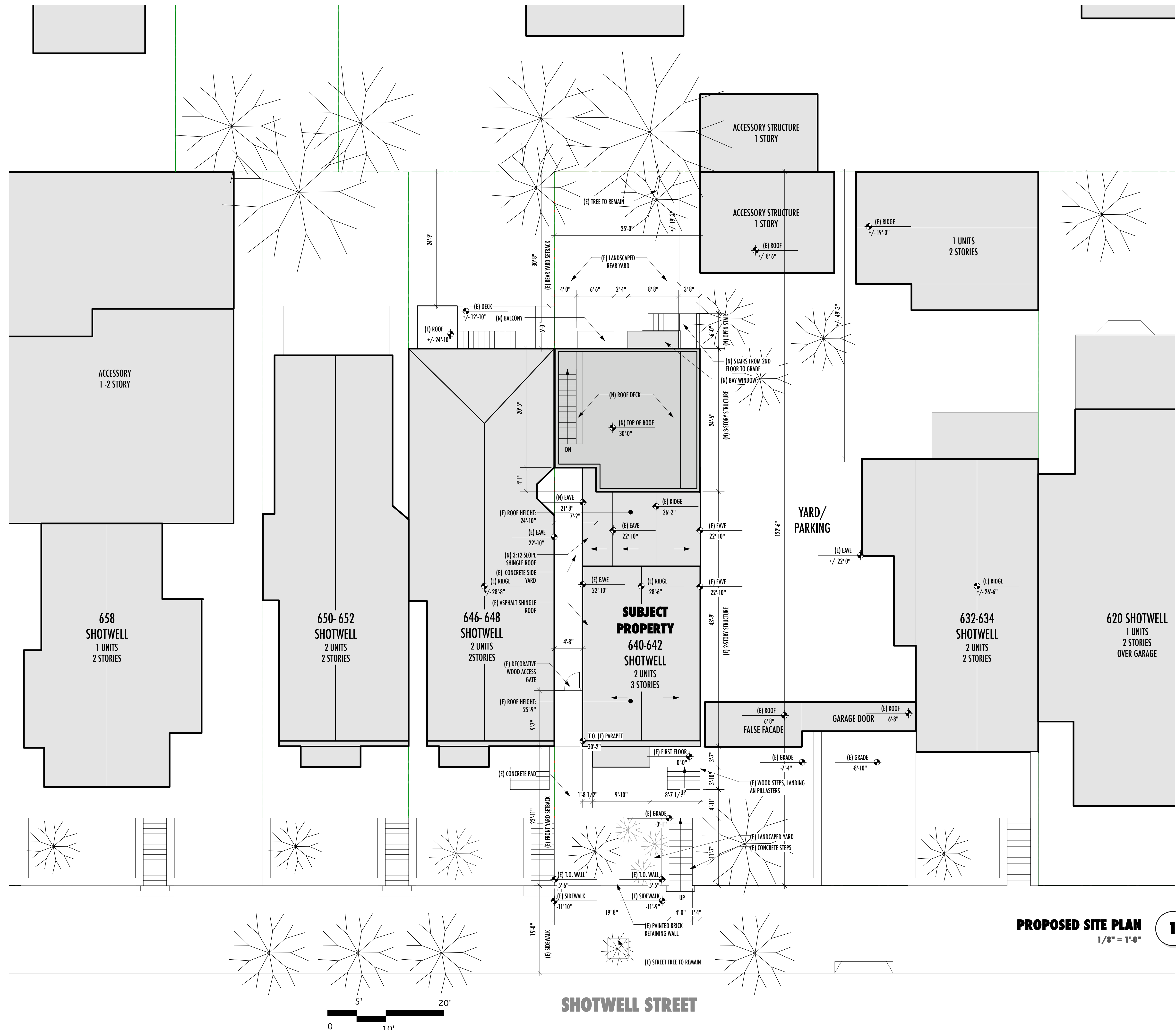
Appendix E - Proposed Street View From the South



Appendix E - Existing Street View From the North

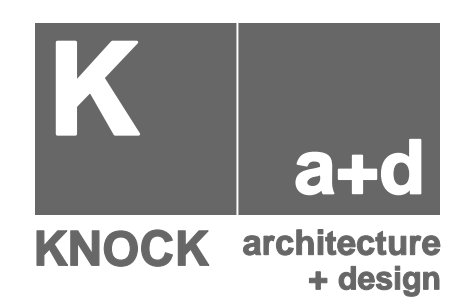


Appendix E - Proposed Street View From the North



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

11.20.09	PREAPP
12.02.09	REVISIONS
03.05.10	REVISIONS
03.18.10	REVISIONS



www.knock-ad.com
ryan@knock-ad.com
415-215-2647

MANZO RESIDENCE ADDITION
640-642 SHOTWELL STREET, SAN FRANCISCO, CA 94110

permit #:

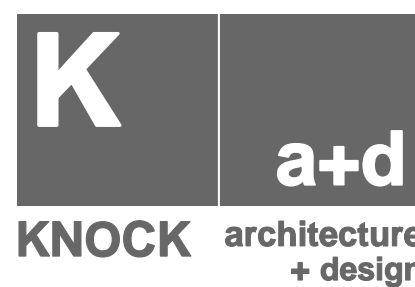
PROPOSED SITE PLAN

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

A1.1

SCALE:
PLOT DATE: 11.20.09

11.20.09	PREAPP
12.02.09	REVISIONS
03.05.10	REVISIONS
03.18.10	REVISIONS



www.knock-ad.com
ryan@knock-ad.com
415-215-2647

MANZO RESIDENCE ADDITION

640-642 SHOTWELL STREET, SAN FRANCISCO, CA 94110

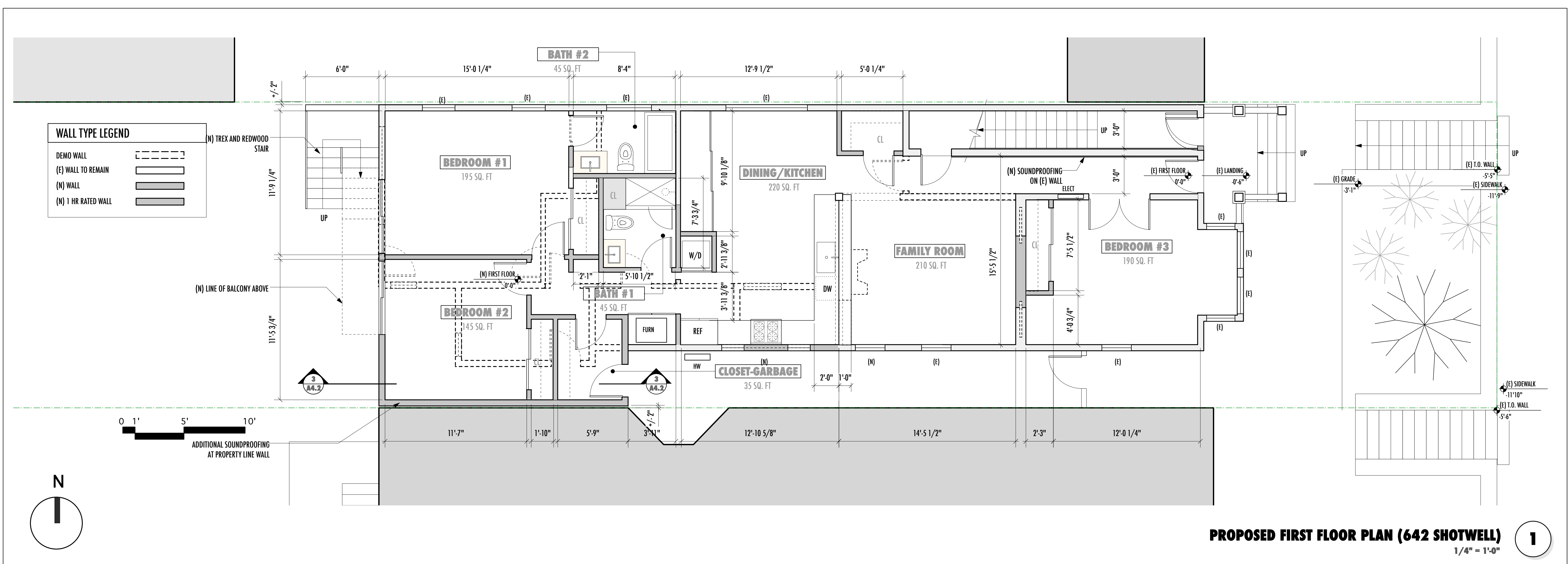
permit #:

FLOOR PLANS

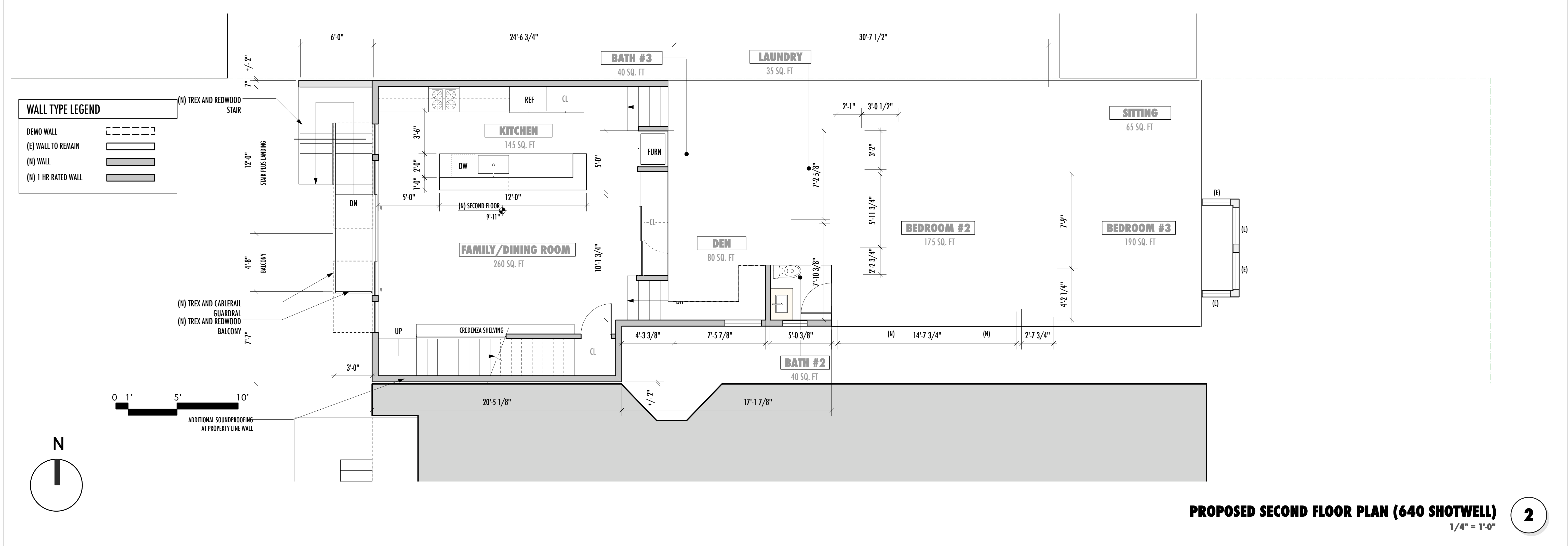
All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

A2.0

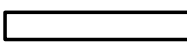


SCALE: NTS
PLOT DATE: 11.20.09



PROPOSED FIRST FLOOR PLAN (642 SHOTWELL) 1
1/4" = 1'-0"

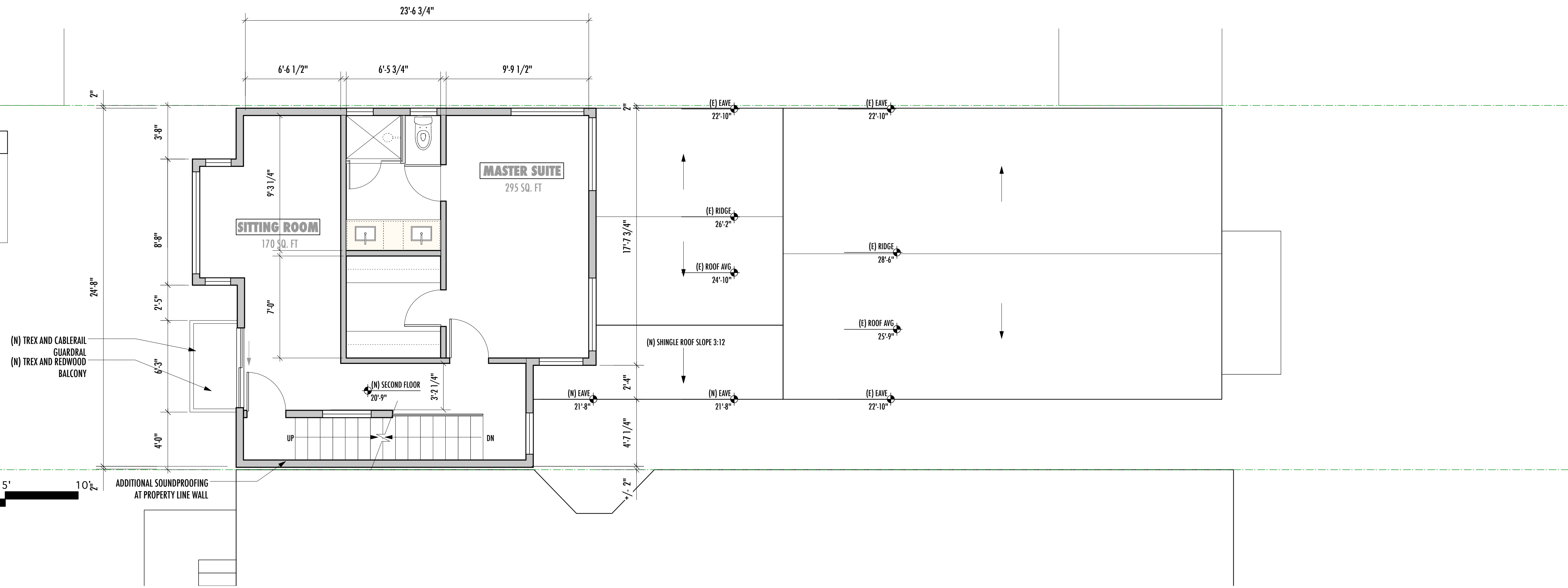
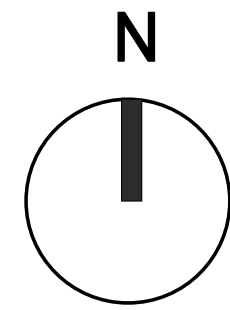


PROPOSED SECOND FLOOR PLAN (640 SHOTWELL) 2
1/4" = 1'-0"

WALL TYPE LEGEND	
(N) LOW WALL	
(N) WALL	
(N) 1 HR RATED WALL	

(N) TREX AND CABLERAIL
GUARDRAIL
(N) TREX AND REDWOOD
BALCONY

ADDITIONAL SOUNDPROOFING
AT PROPERTY LINE WALL



PROPOSED 3RD FLOOR PLAN (640 SHOTWELL)
1/4" = 1'-0"

1

DATE	REVISIONS
11.20.09	PREAPP
12.02.09	REVISIONS
03.05.10	REVISIONS
03.18.10	REVISIONS



www.knock-ad.com
ryan@knock-ad.com
415-215-2647

MANZO RESIDENCE ADDITION

640-642 SHOTWELL STREET, SAN FRANCISCO, CA 94110

permit #:

FLOOR PLANS

All drawings and written material appearing herein constitute original and copyrighted work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

A2.1

SCALE: NTS
PLOT DATE: 11.20.09

To: San Francisco Planning Commission

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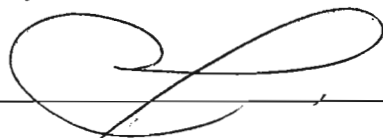
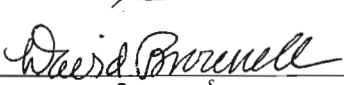

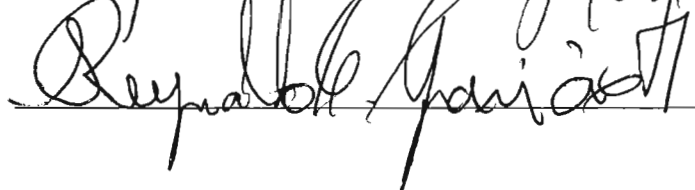
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Sincerely,

The Undersigned

Name (printed)	Signature	Address
EMILIA REIMAN		637 Shotwell
J. Pandolfo		635 Shotwell
David Brownell		618 Shotwell St
Joyce Ferman		650 Shotwell St
Reynold Garcia		(415) 240-8727 562 SHOTWELL ST S.F. CA. 94110

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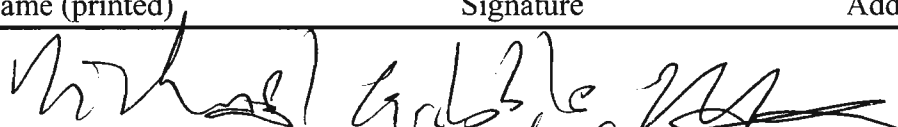
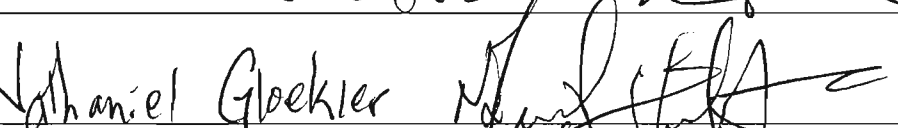
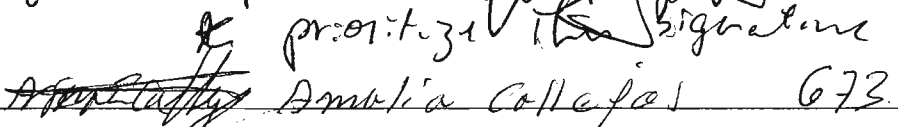
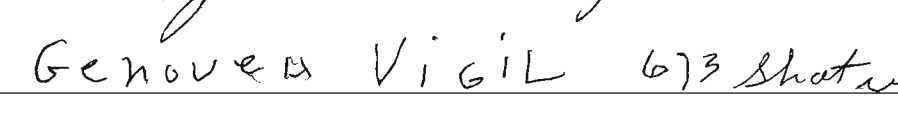
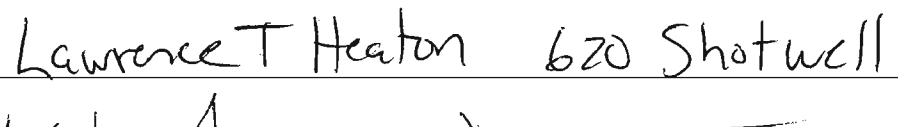

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Sincerely,

The Undersigned

Name (printed)	Signature	Address
Michael Ardable		661 Shotwell
Nathaniel Goeckler		* 663 Shotwell
Amelia Collopy Amelia Collopy		673 Shotwell - St.
GENOUVA VIGIL		673 Shotwell S Genouva Vigil
Lawrence T Heaton		620 Shotwell St.
Lilla Monroe		1344 STEVENSON

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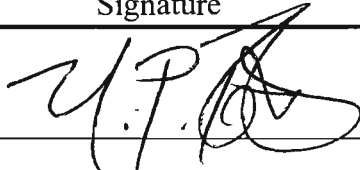
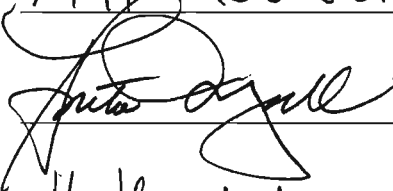

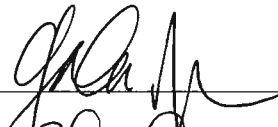

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The Undersigned

Name (printed)	Signature	Address
Nat Robson		3354 20TH ST.
	ANITA MARGILL	672 SHOTWELL
Heather Ludemann		646 Shotwell St.
Galen Joseph		646 Shotwell St.
Beth Freedman		648 Shotwell St

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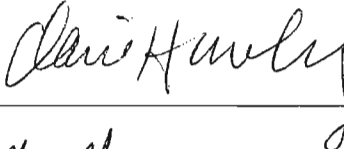
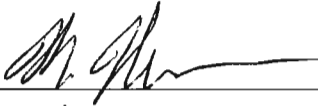
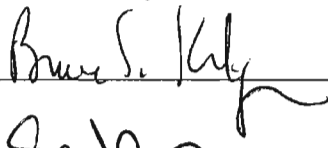
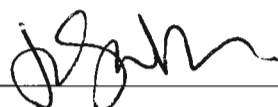
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Name (printed)	Signature	Address
Clarre Hawley		670 Shotwell
Mark Henrickson		634 Shotwell
MARK SMIGELSKI	Mark Smigelski	3354 20TH ST
Bruce Kikuyama		3354 20th St
Lily Lam		3354-20th St

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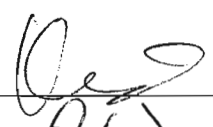
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Name (printed)

Signature

Address

Kimberly Churton	K. Churton	631 Shotwell St.
Jaymas Lister	JAGMAR EISELE	643 Shotwell St.
Michael Dowd		637 A Shotwell St
Kelly Vogel		639 b shotwell st
Luther Watson	P. Watson	647 Shotwell St.

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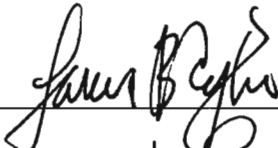
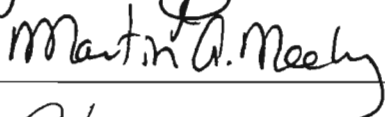

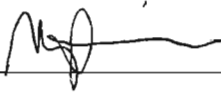
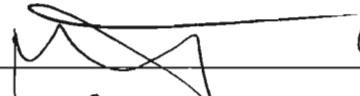

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Name (printed)	Signature	Address
James B. Tyler		959 S. Van Ness Ave
Martin A. Meely		943 So. Van Ness Ave.
JULIAN GAY		652 SHOTWELL ST.
Michelle Kim		652 Shotwell St
Bonnie Weinberg		648 Shotwell ST.
Alfonso P. Reyes		694 Shotwell St.

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Name (printed)

Signature

Address

ANDREW OGLESBY And O

554 SHOTWELL

Andrea Squaballo

554 Shotwell St

David Paul (Shotwell's) 3349 20th St.

25 August 2010

Ron Miguel, President
San Francisco Planning Commission
1660 Mission Street
San Francisco, CA 94133

324 Chestnut Street
San Francisco CA 94133
415 533 1048
fjosephbutler@hotmail.com

Re: Case No. 2010.0323D 640-642 Shotwell Street:
Historic Resource, Contributing building to a Potential Historic
District: Permit Application Number 2009.1207.2710 Alteration
and Addition

Dear President Miguel:

Our Office represents DR Requesters Feinberg, Freedman, Joseph, in the above referenced case. What a delight to cycle the length of Shotwell Street to a client meeting. Shotwell is a mid-block Street, between South Van Ness and Folsom Streets, On first glance it appears tucked away from the 20th Century in its architectural decor.

Description of the Site

The subject block of Shotwell Street is one of six blocks identified in the Planning Department's Mission Survey as a Historic District.

640-642 (built in 1894) Shotwell is on a steeply upsloping lot whose front property line is a six foot high retaining wall. This condition exists over much of this block, from the subject property to the south to the corner of Shotwell and 21st. Stairs up from the sidewalk lead one first up the hill, then a second run up to the house.

640-642 Shotwell is at the north end of a row of 3 fairly identical homes Built at different times, all three are set well above the street atop retaining walled front gardens. **(EXH 1 plus detail)** 640-642 was built as a free standing structure from 646-648 (1884) which predated it. The facade of the subject house is altered from its 1894 version (subject is the third oldest building

on this block face) with the removal of stick detailing and the covering of the original wood siding with wood shakes. The doors' and windows' frames appear intact, the sash of the windows appears original.

The facades of the two houses to the south, 646-648, and 652 Shotwell, also built freestanding, are much less altered through time than that of 640-642. These homes are both in the Architectural Survey (EXH. 2), as well as listed (among the eight (8) on this block) in Here Today (EXH 3). All three buildings have identical retaining walls at the street, site stairs coming up to the yard then another stair into the building (EXH 1).

640- 642 shares a side yard between itself and the zero lot line 646-648 Shotwell adjacent to the South (EXH 4). The subject property also 'shares' a side yard with the building to the north whose lot is extra wide and has only a one story cottage, not its principal structure on the lot, up against the subject building's two story height. One can see over the fences from Shotwell Street and into the rear yards of the common mid-block open space over the unbuilt portions of 628 Shotwell.

Into this very stable residential setting comes a new construction application, an addition in the rear. It seems that the first thing any application would face in light of the quality of the history both of the house and its neighbors and the block's, is a requirement for a strict compliance with the Secretary of the Interior Guidelines for the Rehabilitation of Historic Buildings.

Below I have quoted extensively from the *Guidelines* themselves, the bullet items contrast the recommendations of the *Guidelines* to the inadequate course pursued in this review. Let's see what those Guidelines, if followed, would have us do and not do:

Identify Retain and Preserve

"The Guidelines (for Preserving Rehabilitating, Restoring and Reconstructing Historic Buildings) pertain to both exterior and interior work on Historic Buildings of all sizes, materials and types. Those approaches to work treatments that are consistent with *The Secretary of the Interior's Standards for the Treatment of Historic Properties* are listed in the

Recommended column on the left; those which are inconsistent with the Standards are listed in the *Not Recommended* column on the right.

Guidelines for Rehabilitating Historic Buildings

Introduction

In **Rehabilitation**, historic building materials and character defining features are protected and maintained as they are in treatment Preservation: however an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required.

Of the four treatments, only Rehabilitation includes an opportunity to make possible efficient contemporary use through alteration and additions.

Identify, Retain, and Preserve Historic Materials and Features

Like **Preservation**, guidance for the treatment Rehabilitation begins with recommendations to identify the form and detailing of those architectural materials and features, that are important in defining the building's historic character and which must be retained in order to preserve that character.

Protect and Maintain Historic Materials and Features

After identifying those materials and features that are important and must be retained in the process of **Rehabilitation** work, then **protecting and maintaining** them are addressed.”

- This step, identifying materials and features is not currently part of the written Staff Work product, e.g. it is not on the form.

“Alterations/Additions for the New Use

Some exterior and interior alterations are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes.”

- elimination of the side yard is the radical change or loss of the feature

“Building Site

Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.”

- Here is a look at what might have been listed:
- Shotwell retaining walls, front stairs, front yard. porches
- Free Standing houses on this side of the block 12 houses in a row including the subject are all free standing.,
- Side yards predominate on this side, across Shotwell Street, as well and in the 700 block south of 21st Street.
- The back yard trees appear from the street through the side yards, a perception of space around each building.

“Recommended

Alterations/Additions for the New Use

Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserves the historic relationship between the building or buildings and the landscape.

“Not Recommended

Introducing new construction onto the building site in a location which is visually incompatible in terms of size, scale, design, materials, color or texture; which destroys historic relationships on the site; or which damages important landscape features.

Removing a historic building in a complex of buildings; or removing a building feature, or a landscape feature which is important in defining the historic character of the site.”

This application would result in a:

- Loss of freestanding aspect of houses
- Loss of side yard access to rear yard space and vegetation
- Addition not subsidiary to the height nor width of the historic resource.

“Setting/District Neighborhood

Recommended

Identifying retaining and preserving building and landscape features which are important in defining the historic character of the setting. Such features can include roads and streets, furnishings such as lights or benches, vegetation, gardens and yards...

Not recommended

Removing or relocating historic buildings and landscape features, thus destroying their historic relationship within the setting.

*The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of **Rehabilitation** projects and should only be considered after the preservation concerns listed above have been addressed.*

Recommended

Alterations/Additions for the New Use

... and constructing new additions to historic buildings when required by new use. New work should be compatible with the historic character of the setting in terms of size, scale, design, material, color, and texture.

Not Recommended

Introducing new construction in historic districts that is visually incompatible or that destroys historic relationships within the setting.”

- **Filling in side yards with new construction is visually incompatible.**

“Removing a historic building, building feature, or landscape feature that is important in defining the historic character of the setting.”

- **Confusing which buildings were constructed free standing and which were not, mars the integrity of the design, setting, and association of the houses within the District.**

“New Additions to Historic Buildings

Not Recommended

Attaching a new addition so that the character defining feature of the historic building are obscured damaged or destroyed.

Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design materials workmanship location or setting”

- **Location and setting both matter to the historic integrity of this building, its relationship to the buildings adjacent and to the historic district. The record shows 640-642 Shotwell was constructed as a free standing building with front, side, and rear yard, consistent with other homes in the District.**

- The integrity of a Historic District comprised of 19th Century free standing dwellings, is diminished by the needless zero lot line condition proposed for 640-642 Shotwell. In this case an addition which could be located elsewhere, consistent with the Secretary of the Interior Standards.

“Designing a new addition that obscures damages or destroys character defining features of the historic building.”

- Any permit application review, particularly one that will be “formed out” without these analyses in writing, with expectations of the project in terms of the retention of design materials and workmanship issues. Anything less than this recommended minimum is less than adequate review according to the Secretary of the Interior.

Unknown is whether the project scope may expand to include new siding and new windows. Already the application contemplates moving the original entry door four inches, couldn't the State Historic Building code be invoked to retain this feature in place if this is not a life safety issue?

Requirements of CEQA for Environmental Review; Process

If projects involving additions to Historic Buildings, in Historic Districts, are to be found Exempt from Environmental Review, what building could then need one? This is the wrong end of the resource spectrum to short change the Historic Resource Evaluation Requirement.

Yes, the history of the building is already known, (2010 Mission Survey) but the *Secretary of the Interior Guidelines* require other findings be made, which could be easily accomplished by an “expert” qualified to do evaluations of historic buildings. They should determine what the character defining features of the resource are, and as it is a contributor to at least a six block long Historic District on Shotwell Street, what are the character defining features of the District?

That should be the work of the HRE here. Instead, the barest of forms was used to pass this on, with the blessing of the RDT

review as not exceptional or extraordinary?

Exceptional and Extraordinary

If stumbling over six blocks of Historic District is not exceptional, then nothing could be. If finding that District with its 125 year old Historic character still legible to the lay viewer is not extraordinary, then show me a dozen more Districts, or a hundred more, or a thousand?

Here we have a uniquely well preserved, older stable neighborhood. A block where the trees are grown in, people have lived here a long time, Those who live here love that character, and want to protect it. CEQA also wants it protected. But proper environmental review of permit applications to add to and alter this environment needs more than a front and back form analysis, and course of action.

Shall Planning guide this block, this neighborhood, this project through this latest wave of speculation in a way that continues to erode the density of unaltered lots and buildings?

Hopefully not. Instead let's follow the *Guidelines*, not their "Exemption Form" version but the actual text and spirit of the *Guidelines* so that the integrity of the environment we pass judgment on and leave behind however quickly here today is worth the 125 years this place has waited for our decisions. The proposed addition should be subsidiary to the historic building, no higher, no wider, whether or not it is "minimally visible from the street." Let the projects' requirements preclude replacing original materials, like its existing wood sash windows, and other character defining features of the house which should be spelled out in its review, identified, and mapped out in the plans for preservation, or rehabilitation.

Residential Design Guidelines

Wanting projects to be respectful of historic buildings on adjacent parcels (as we have here) the RDG expects that consideration will be given to the historic buildings adjacent. Here then the proposed addition to the building is 30 feet high at the rear yard, and replaces two mature fruit trees in the yard

with a three story wall of glass. The other free standing Shotwell buildings are only two story in height at their rear yards.

The Guidelines state plainly that you may **not** always get the height the Code allows. This is one such case, making it necessary for the Discretion of your Commission. The Application for an addition is both exceptional and extraordinary in the age and state of preservation of the house, its neighbors, and its neighboring blocks of buildings.

Conclusion

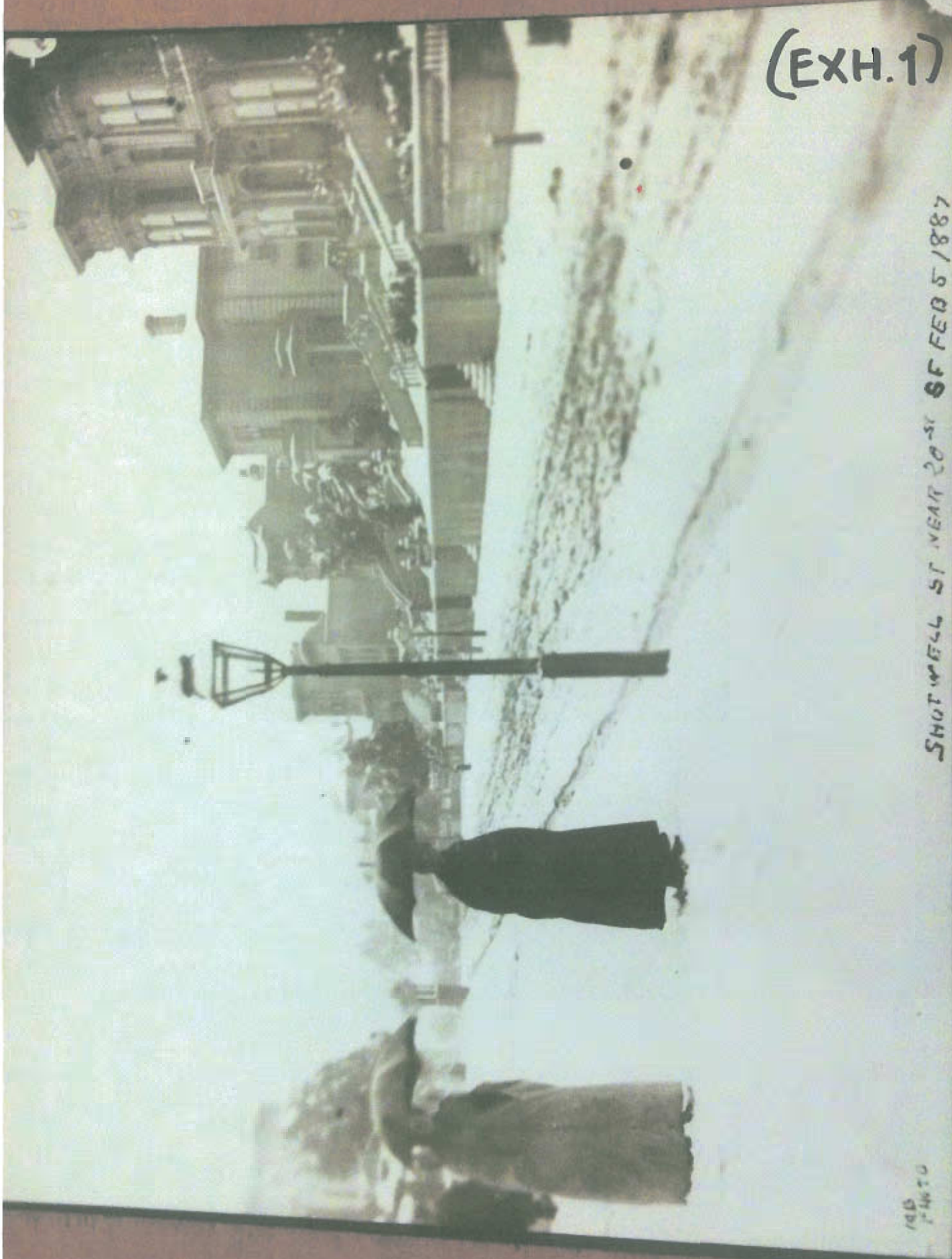
Your Commission should take Discretionary Review. Require the side yard be maintained, and an addition matching height and width of the footprint of the Historic Building, be made Conditions of Approval. Require a more thorough environmental review and conditions of approval for District and *Guidelines* issues.

Sincerely,

Handwritten signature in black ink that reads "F. Joseph Butler, AIA". The signature is written in a cursive style with a large initial "F." and a period.

F. Joseph Butler, AIA

cc. Members of the Commission
Julian Banales
Pilar LaValley
Susan Brandt-Hawley



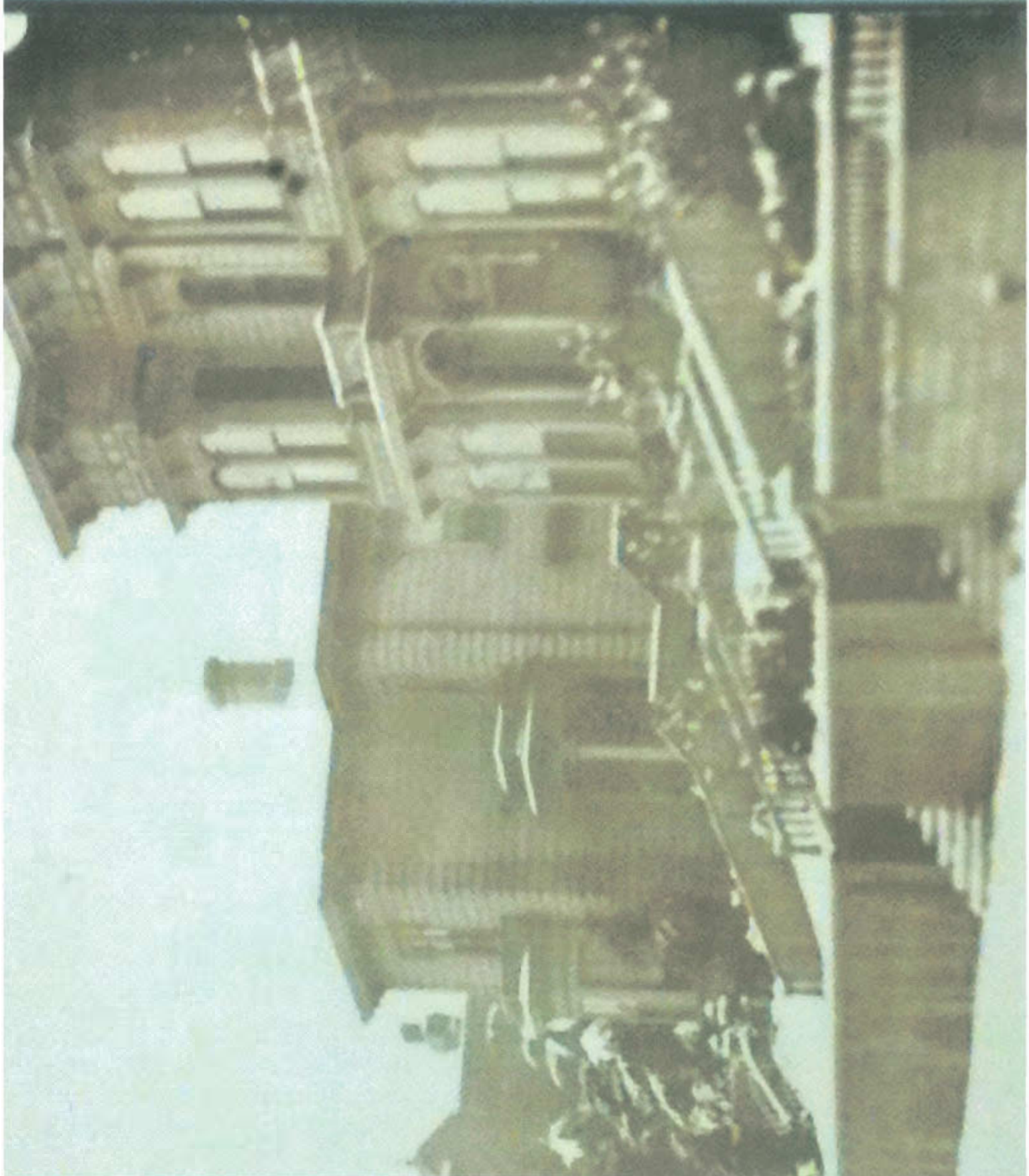
(EXH. 1)

SHOTWELL ST NEAR 20th SF FEB 5 / 1887

Shotwell street, near Twentieth. Snowfall, February 5, 1887

148
1-14-70

1)
DETAIL



12 OF 24 LOTS
FACING SHOTWELL

(EXH. 2)

25 OF 69 LOTS ON 2 BLKS, 3611
CONTAIN SURVEY
BUILDINGS.

LOTS MERGED
Lots 14 15 into lot 13 - 1983
38 - 37-1952

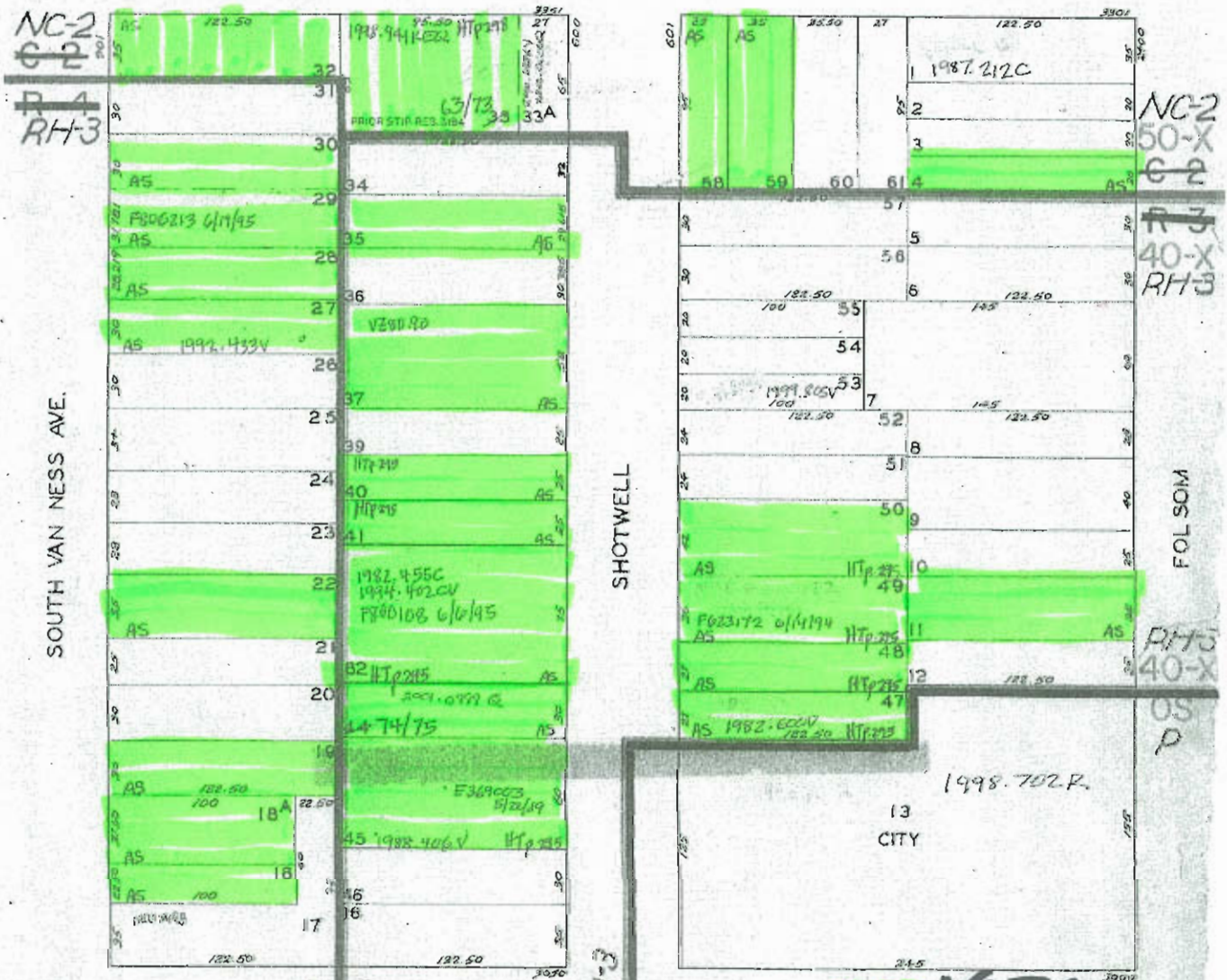
REVISED '67



MISSION ALCOHOL SUD
MISSION ALCOHOLIC BEVERAGE
SPECIAL USE DISTRICT
See Section 781.8

NCRS
NEIGHBORHOOD COMMERCIAL
REZONING STUDY
Planning Commission: 1984 88272, Dallas 17485-32887
Permit No. 1984-0156724, Exp. 03-87, Date 4/12/87
Print: 1088-016724, Ord. 444-87, Date 10/12/87

20TH



J

50-X
40-X

40-X
OS

AS

AS

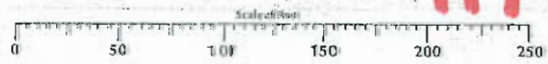
1976
ARCHITECT
SURVEY or

HT

HT

HERE
TODAY

plot/parcel
map



street address 10410-8 SNOTWELL block number 3011 lot number 40 summary 3

building type/use/number of floors 8 2 landmark number 2

RELATIONSHIP WITH SURROUNDING BUILDINGS
 Relationship of setting to building -2 -1 0 1 2 3 4 5
 Importance as contribution to a cluster/streetscape -2 -1 0 1 2 3 4 5

ARCHITECTURAL DESIGN VALUATION
 Facade proportions -2 -1 0 1 2 3 4 5
 Richness/Excellence of detailing/decoration -2 -1 0 1 2 3 4 5
 Unique visual feature of interest 0 1 2 3 4 5
 Example of a rare or unusual style or design 0 1 2 3 4 5
 Overall architectural quality -2 -1 0 1 2 3 4 5

PROPOSED FOR FURTHER INVESTIGATION

CORNICE, PARAPET, APPENDAGE
 Importance of cornice to building design -2 -1 0 1 2 3 4 5
 Cornice contribution to streetscape -2 -1 0 1 2 3 4 5

FACADE CONDITION
 Physical condition -2 -1 0 1 2 3 4 5
 Paint/Material color -2 -1 0 1 2 3 4 5

REMODELING
 Appropriateness of improvements -2 -1 0 1 2 3 4 5

ENGLE 10-2-75
 date

Field Notes

AS

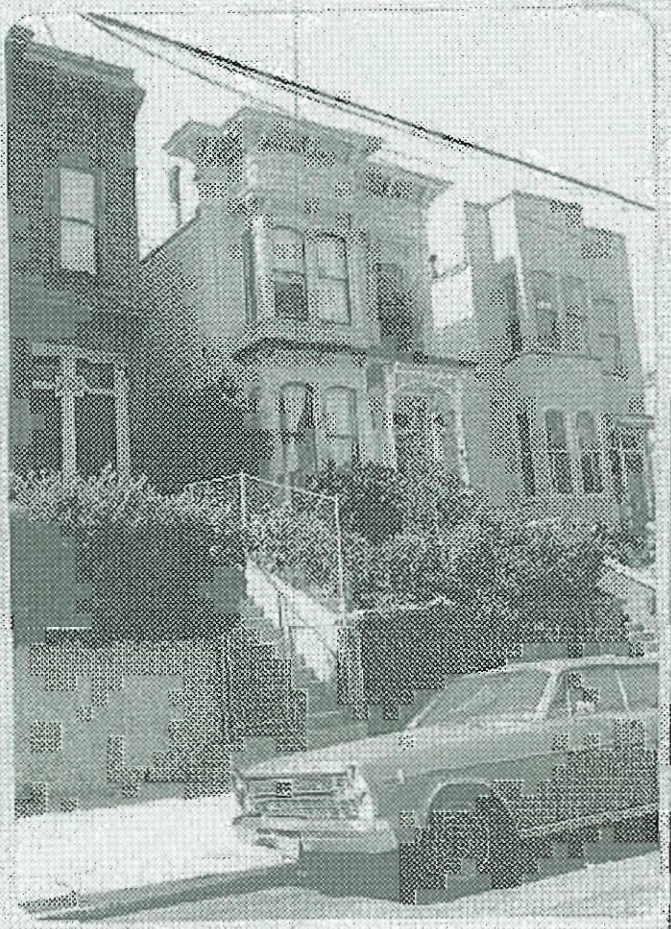


photo 20A-31
 AS ratings

Review Notes

Junior League Listing
 text index file
 Northern California Guide
 Other Listing _____

24

street address 1000 Taylorville block number 3411 lot number 43 summary 3

building type/use/number of floors stick R 2 landmark number 21

RELATIONSHIP WITH SURROUNDING BUILDINGS

Relationship of setting to building -2 -1 0 1 2 3 4 5
 Importance as contribution to a cluster/streetscape -2 -1 0 1 2 3 4 5

ARCHITECTURAL DESIGN VALUATION

Facade proportions -2 -1 0 1 2 3 4 5
 Richness/Excellence of detailing/decoration -2 -1 0 1 2 3 4 5
 Unique visual feature of interest 0 1 2 3 4 5
 Example of a rare or unusual style or design 0 1 2 3 4 5
 Overall architectural quality -2 -1 0 1 2 3 4 5

PROPOSED FOR FURTHER INVESTIGATION

CORNICE, PARAPET, APPENDAGE
 Importance of cornice to building design -2 -1 0 1 2 3 4 5
 Cornice contribution to streetscape -2 -1 0 1 2 3 4 5

FACADE CONDITION

Physical condition -2 -1 0 1 2 3 4 5
 Paint/Material color -2 -1 0 1 2 3 4 5

REMODELING

Appropriateness of improvements -2 -1 0 1 2 3 4 5

ENGLE 10-2-75
 date

Field Notes



photo 46A-30

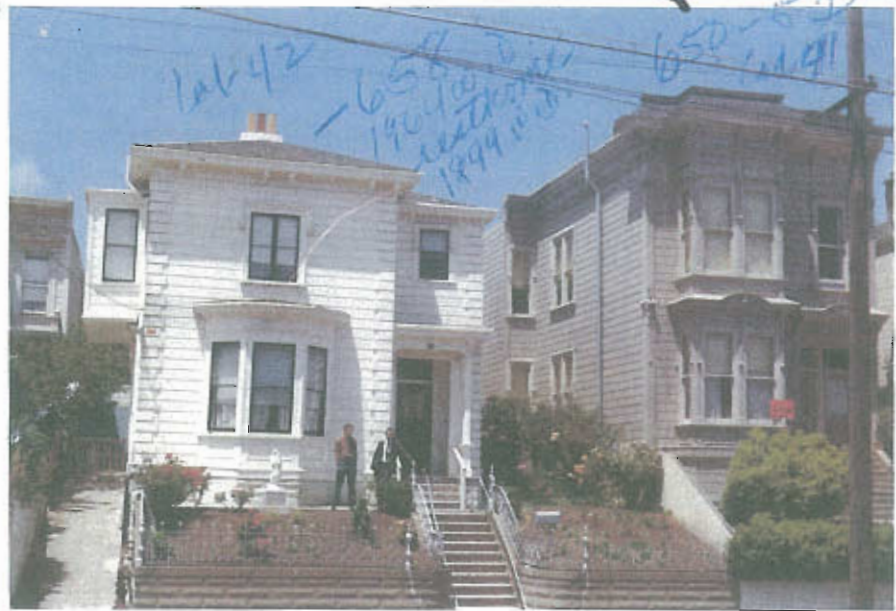
AS

Review Notes

Junior League Listing
 text index file
 Northern California Guide
 Other Listing _____

A.S. Palmer *BD*

(EXH. 3)



JUNIOR LEAGUE PHOTOS 1965



650
652

646
648

subject

Junior league documents
SF library
HT

1. Street and Number <i>Patwell Bl. 20th + 21st - w hole west side</i>		Block <i>3611</i>	Lot <i>west side</i>	Zoning <i>R-3</i>	Year Built
2. Present Owner and/or Occupant			Present Use <i>Mostly converted flats</i>		
3. Interim Owner (s)			Interim Use (s)		
4. Original Owner			Original Use <i>Private homes - farm houses?</i>		
5. Architect			Builder		
6. Architecture:			F. Notable Features (Continue, second sheet)		
A. Construction Material <i>Wood</i>			<i>This block is mostly old victorians</i>		
B. Number Stories <i>2 stories</i>			<i>good condition with false fronts, flat roofs</i>		
C. Style of Architecture			G. Architectural Significance <i>believed</i>		
D. Physical Conditions			as example of its style		
Excellent <input type="checkbox"/>			Exceptional <input type="checkbox"/>		
Fair <input type="checkbox"/>			Fair <input type="checkbox"/>		
Good <input checked="" type="checkbox"/>			Excellent <input type="checkbox"/>		
Poor <input type="checkbox"/>			Good <input checked="" type="checkbox"/>		
E. Exterior Desecration of Original Design			H. Future		
None or Little <input checked="" type="checkbox"/>			Secure <input type="checkbox"/>		
Moderate Amount <input type="checkbox"/>			Desperate <input type="checkbox"/>		
Considerable <input type="checkbox"/>			Holding <input checked="" type="checkbox"/>		
			Unknown <input type="checkbox"/>		
Threatened <input type="checkbox"/>					
7. Neighborhood Information:			C. Architecturally Strong Neighborhood		
A. Compatibility With Neighborhood			Entire Block <input type="checkbox"/>		
Structure Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			Both Sides of Street <input checked="" type="checkbox"/>		
Use Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			Row of Houses <input checked="" type="checkbox"/>		
B. Importance to Neighborhood			Number in Row <input type="checkbox"/>		
Great <input type="checkbox"/>			Comments:		
Moderate <input checked="" type="checkbox"/>					
Minor <input type="checkbox"/>					
8. Historical Information:			B. Facts (Continue, Attach second sheet)		
A. Significance			<i>Several houses have scalloped</i>		
National or State <input type="checkbox"/> Community <input type="checkbox"/>			<i>single decoration & peaked roofs</i>		
9. Open to Public/Hours			12. Cross Street Reference		
10. Special Research Sources			<i>see above</i>		
Name/Item					
Where					
11. Screening (Date) _____					
Community Advisors: Accept <input type="checkbox"/>			HT		
Reject <input type="checkbox"/>					
Comments:			13. Number of Photos Attached _____		
			14. Surveyor Signature _____		

3)

HERE TODAY

San Francisco's
Architectural Heritage

Text by Roger Olmsted and T. H. Watkins
Photos by Morley Baer and others
Sponsored by the
Junior League of San Francisco, Inc.

HT

CHRONICLE BOOKS
San Francisco

Seventh Street

700 (1905) Constructed of solid brick and occupying a complete block, this warehouse is one of the few that survived the fire and earthquake unscathed.

Sharon Street

79 (1895) A suggestion of Eastlake (especially in the portico) creeps into this Stick Style cottage. The original stairs and door grace the house.

Sharp Place

12 (1902) An entranceway, enclosed with stained glass, is located on the south side of this house. The gable roof has curled corner brackets with dentil molding.

Shotwell Street

306 (c. 1879) Here is an almost complete block of Victorian homes, around the corner from Saint Charles School. The structures are all Stick Style except 306, which has slanted bays, decorative cornice and gabled roof and was built in the 1880's.

522 (c. 1870) A quiet witness to the past is this Italianate house, which lacks the verticality usual in that style.

648 (c. 1884) This interesting false-front Italianate structure has a limited amount of detailing.

650-52 (c. 1899) This Stick Style residence with semi-Mansard roof is notable for its identical pediment hoods over the lower bay and entrance.

658 (c. 1899) This frame residence in Colonial Revival Style is heavily quoined and has a slanted bay on the lower floor.

651-57, 661-63, 667-79 and 671-73 (c. 1895) The flat-fronted Italianate house at 661-63 stands out in this row of essentially Stick Style buildings with assorted details.

682 (c. 1870) Owned by the same family since its construction, this residence is centered on an uncommonly large lot. The uncomplicated design of the house is

enhanced by fishscale shingles and shuttered windows.

1150-52 (c. 1875) Window detailing is essential to the character of this flat-front Italianate. The lower floor windows are arched and capped by squeezed pediments.

1164 (c. 1899) Designed and built by German architect-builder Robert Trost as his own residence, this Tudor house displays definite influences from the architecture of his native land.

Sixteenth Street

3150 (1908) Engine #7 Firehouse. Under the Van Ness Ordinance this site was reserved for Fire Department purposes in 1867-68. This—the third structure on the site—was one of several "temporary" frame firehouses constructed after the quake. The Classic Revival building will either be demolished or sold when Engine Company #7 moves to Red Rock Hill.

3281 (1907) Saint Matthew's Lutheran Church. The only church in the city offering complete services in both German and English, this green shingled Gothic structure displays lancet arches, turrets, and a beautiful rose window.

South Van Ness Avenue

1321 (c. 1884) The details have been carefully handled on this fine Italianate.

Spofford Alley

39-49 (1907) Kwang Yin Temple—a Buddhist temple—was once on this site. After the fire this brick building, which shows some Chinese influence, was built.

Spruce Street

100 (1909) This brown shingled, multi-gabled house, had a third floor added by Hyman and Appleton in 1922.

Stanyan Street

1248 (c. 1903) Recalling the 1890's, this residence has an unusual turreted Queen Anne corner tower

surmounted by a finial. Its architectural simplicity, the patch of the roof, and the later date.

Steiner Street

908 (1888) The Corinthian pillars at entrance and the combined bracketed cornice of this house are of interest here.

1057 (1890) This amazing Queen Anne has a broad facade which is composed of corner towers, a zebra dormer, double-arched entranceway with balustrade above, a frieze, and unevenly spaced windows.

1823 (1881) This handsomely-proportioned Italianate has quoining at prominent brackets at the cornice.

1827-29 (c. 1885) Nice details—including quoining—appear on this Italianate house.

2030-30 1/2 (1884) A sculptural effect is achieved in the facade of this Italianate set of flats, which is adjacent to commercial properties on California Street.

2126 (1884) A prominent portico and unusual vertical use of board under the eaves are interesting facets of this house's Stick Style architecture.

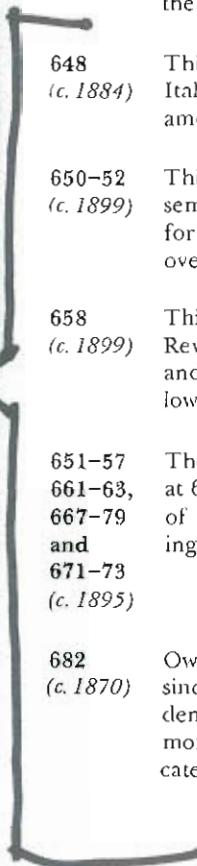
2148 (1876) Details on this late Italianate Stick Style house are so disciplined that the front almost becomes Classic Revival.

2150 (1877) Meticulously-handled intermediate cornices are of interest on this Italianate house, which had red brick steps and a garage added.

2204, 2206 and 2208 (1873) A row of three outstanding Italianates, these were no doubt constructed by the same builder. Variations occur mainly in the entrance porches, although 2204 is now distinct from the others because of the addition of shingles and the loss of some window trim.

2231 (1874) This trim flat-front Italianate has a roof that would appear to be newer than the house. Thomas Church garden adds charm to the back and like it

3)



HT



SHOTWELL STREET

EAST



SUBJECT

WEST