



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: May 27, 2010
TO: Historic Preservation Commission
FROM: Shelley Caltagirone, Preservation Staff, tel. (415) 558-6625
REVIEWED BY: Tim Frye, Acting Preservation Coordinator
RE: **June 2, 2010 Hearing**
1269 Lombard Street
Case No. 2009.0443DDEV/2010.0165DD

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The attached materials were submitted to the Planning Department (Department) by the Project Sponsor, Gladstone & Associates, for review and comment by the Historic Preservation Commission (HPC). The Project is currently undergoing Mandatory Discretionary Review by the Planning Commission per Section 317 of the Planning Code. The project proposes to demolish the existing single-family, two-story building and to construct two new single-family buildings on a property located within an RH-2 (Residential House, Two-Family) District and a 40-X Height/Bulk District. During the hearing of April 8, 2010, the Planning Commission denied a request for demolition of the existing building and also requested that the HPC comment on the project due to the age of the subject building and the property's association with a potential historic district.

ENVIRONMENTAL REVIEW

The Project was issued a Categorical Exemption, Classes 1 and 3 (State CEQA Guidelines Sections 15301(l)(1) and 15303(a)) on March 11, 2010 (attached).

BACKGROUND

In 1998, Building Permit Application Nos. 9710402 and 9711296 and Variance Application No. 97.487V were approved with conditions for the subject property in conjunction with a project at 1271-79 Lombard Street. The 1998 project was halted after completion of the proposed addition at the 1271-79 Lombard Street site and excavation of the 1269 Lombard Street site. Construction of the proposed garages, stairs, and additions at 1269 Lombard Street were never completed and the property has remained in a state of suspended construction since 1998.

PROPERTY DESCRIPTION

The property at 1269 Lombard Street is located on the south side of Lombard Street between Polk and Larkin Streets. The property has approximately 25' of lot frontage along Lombard Street with a lot depth of 112'-6". The lot slopes steeply uphill to the east and south away from the street. The lot currently contains a single-family, two-story, 21'-1"-tall, 975-sf house. The dwelling is placed in the rear half of the lot, set back approximately 55'-6" feet from the front property line and 18'-6" feet from the rear property line. The building rests atop an approximately 31-foot tall retaining wall and is

currently inaccessible from the street. City records indicate that the structure was originally constructed circa 1904.

PROJECT DESCRIPTION

The Project is to demolish the existing single-family, two-story building located towards the rear of the lot and construct two new single-family buildings, located at the front and rear of the lot separated by an open yard. The project would provide three off-street parking spaces (one independent space and two tandem spaces accessed by a car lift). The Project requires approval of rear yard and front setback variances.

STAFF ANALYSIS

Although the subject building is more than 50-years old, a review of the Historic Resource Evaluation report prepared by Frederic Knapp resulted in a determination that the existing building is not an historic resource and that the project will have no adverse impact on surrounding historic resources. Please refer to the attached Historic Resource Evaluation report and Response Memo for further details.

REQUESTED ACTION

The Planning Commission and the Department seek comments on the historic resource issues related to the proposed project.

ATTACHMENTS

- Project Sponsor packet

**RESIDENTIAL DEVELOPMENT
1269 LOMBARD STREET**

**Historic Preservation Commission Hearing
June 2, 2010**

M. BRETT GLADSTONE

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May 26, 2010

VIA HAND DELIVERY

President Charles Chase and Historic Preservation Commission
c/o Shelley Caltagirone
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Hearing of 1269 Lombard Street

Dear President Chase and Commissioners:

We represent Redwood Mortgage Investors VIII, a California Limited Partnership, the owner of the property located at 1269 Lombard Street (the "Property"). Redwood proposes to demolish the building for the new construction of two single family homes. (See Exhibit K.) The lender Redwood became the owner six years ago after the original developer (borrower) defaulted on his construction loan. Planning Commission President Ron Miguel instructed Staff to place before your Commission the issue of whether the building is an historic resource. Thus, we are not addressing in this letter the issue of whether the new buildings are consistent with a potential historic district. However, that is addressed in various Staff memos attached hereto as Exhibits L and M and highlighted in yellow.

The Planning Commission heard the demolition application on April 8, 2010. It decided that it would like the opinion of your Architecture Review Committee or full Commission as to whether the building is an historic resource. The Commission continued the hearing on the project to a later date and the matter is now proposed for continuance to June 24.

The proposed rear building has been modified since the most recent Planning Commission hearing to address an adjacent renting neighbor's concern about loss of light. This neighbor did not allow us access to his unit until two days before the Planning Commission hearing. Now that Redwood's architect has seen the unit's interior, which included a wind wall which was not visible from the exterior, the architect has developed a revised plan that includes a light well opposite the neighbor's property line windows, which is attached as Exhibit N.

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We enclose our letter to the Planning Commission for your review. For the sake of brevity, we will not repeat the information contained in that letter. We wish to call three main points in our letter to your attention.

1. The Property Is Not A Historic Resource Individually Or As A Contributor To A Potential Historic District. The Department's Historic Resource Evaluation Report determined the Property is not a historic resource. The West Slope of Russian Hill context statement prepared by William Kostura, and adopted by the Historic Preservation Commission earlier this year, confirmed the HRER's finding that the building had been significantly altered. Mr. Kostura's survey form for this property for the context statement came to the same conclusion as the HRER. (See Exhibits E and O.) The Planning Department historic preservation consultant on our client's proposal, Frederick Knapp, concurred with Mr. Kostura. Mr. Kostura's survey was initiated in part by Mr. Joseph Butler. For additional information please review Section 2 page four of our attached Commission brief.

The Property is not an historic resource because the building and site were significantly altered in the 1970s, 1980s and 1990s. In 1980s, the original front facade was removed and approximately 10 feet were added to the front and side. The addition formed an L-shape covering what was remaining of the original building; which also was an L-shape. (See Exhibit P.) In the late 1990s, the former owner started to demolish the building and completely removed the hillside in the front, in connection with a 1998 Planning Commission approval.

The setting of the proposed building is consistent with the Secretary of Interior's Guidelines. For more information on this see Section 3 of page 5 of our Commission brief and the highlighted sections of the attached Staff reports.

The building's western wall has been removed at the first floor level, and the building is supported on shoring cribs and has no floor in several places. Massive temporary retaining concrete walls were installed to support the steep, up-sloping lot. The attached report by Santos and Urrutia notes warping of beams and posts due to the primitive shoring used by the previous owner. (See Exhibit Q.) Furthermore, the original front yard open space and access to the subject lot from adjoining properties have been removed and therefore, have lost integrity.

2. The Project Would Not Detract From A Contributor To A Potential Historic District. The massively excavated front yard and retaining walls detract from a feeling of an intact historic setting and the integrity of a potential historic district. While the project would diminish in a small way the public's view of the rear building on the eastern adjacent lot known as 1265 Lombard, this building is not a landmark or listed building. Further, the diminishment of the public's view of non-historic nearby properties is not a significant environmental impact.

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As to setting, your Planning Staff states that the new building preserves "the setting and feeling of these [adjacent] resources." See further Staff explanation on the bottom of page two of the Certificate of Determination of Exemption from Environmental Review, attached.

3. Redwood Mortgage Has Taken Steps To Prevent The Building's Deterioration. Redwood Mortgage took possession of the Property in 2004 and immediately took some steps to protect the building from further deterioration, secure the site, and develop plans for the Property. (See chronology at Exhibit R.)

We have enclosed an engineer's Soundness Report to show you the building's current condition as well as the cost to rehabilitate the building. We understand that you will not be making a decision on whether the building meets the financial formula of being "unsound." However, we believe it is important for you to understand the depth of disrepair and work and costs involved to rehabilitate this building.

We are fully aware of the controversy surrounding the sudden demolition of the building at 1268 Lombard Street, across from the Property. However, the circumstances are very different here. 1268 Lombard involved an emergency demolition order. Redwood Mortgage went through the permitting process by filing a demolition application and has been waiting for a permit for over three to four years. While we do not know the circumstances of 1268 Lombard, we do know that Redwood Mortgage actively took steps to protect the Property. *We also do know that it took Redwood Mortgage two years to foreclose on the Property, during which time the former owner allowed the building to deteriorate by leaving large parts open to the elements. By the time Redwood Mortgage actually acquired the Property, the building was sagging and had been greatly weather damaged caused by open exterior wall areas, floor areas, and roof portions, when the previous owner abandoned the property in early stages of renovation. We have Frederick Knapp's report and photos of the great damage that had already been done as of 2007.*

Redwood Mortgage did not replace the temporary shoring with permanent shoring or rehabilitate the building for several reasons: first, the Planning Department has backed a demolition permit for several years; second, it would have been an enormous expense; third, all adjacent neighbors on Lombard Street (including one tenant) and the neighborhood association wished to see a demolition; and fourth Redwood expected the approval process to last 1-2 years and not four, caused in part by reduction of personnel at Planning. Had it known the process would have taken so long, or had it thought Redwood did not have the support for demolition of adjacent owners, the Russian Hill Neighbors Association and Staff, it might have done corrective and better shoring of the weather exposed building.

Redwood decided to spend money instead on restoring damages caused by the original developer to the vintage building next door at 1263-67 Lombard. Redwood Mortgage also

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ATTORNEYS AT LAW

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agreed to pay for work on both adjoining buildings at 1263-67 Lombard to move and/or replace windows that would be affected by the plans.

We have garnered the support of the Russian Hill Neighbors, who have reviewed the project on two separate occasions. Again, all adjacent property owners on Lombard Street have written letters in support of this project. (See Exhibit S.) In conclusion, the building is not historic or a contributor to a potential historic district.

We appreciate your consideration of this matter.

Very truly yours,

A handwritten signature in black ink, appearing to be "M. Brett Gladstone", written over a horizontal line.

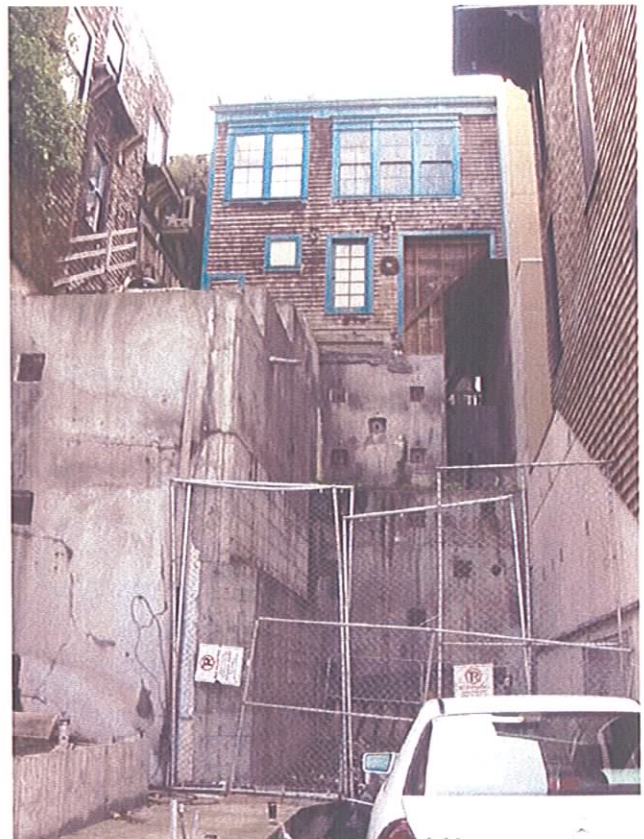
M. Brett Gladstone

Enclosures

cc: Thomas Burwell
Charles Bloszies
Frederic Knapp
Joe Butler
John Horvers
Greg Campbell
Frank Morrow

RESIDENTIAL DEVELOPMENT
1269 Lombard Street

Planning Commission Hearing
April 2010



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M. BRETT GLADSTONE

March 31, 2010

VIA HAND DELIVERY

President Miguel and Commissioners
Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: 1269 Lombard Street

Dear President Miguel and Commissioners:

We represent Redwood Mortgage Investors VIII, a California Limited Partnership, the owner of the property located at 1269 Lombard Street (the "Property"). Our client is a lender that took possession of the Property after a developer was unsuccessful in his efforts to develop two units on it.¹ After acquiring the Property, our client reduced the scale of the original developer's proposed project and now is seeking approval from the Planning Commission to develop the Property with two new (but smaller) residential units (the "Project"). (See Exhibit A.) The oldest and largest neighborhood association on Russian Hill, the Russian Hill Neighbors, fully supports this Project. It is also supported by three adjacent property owners.²

I. BACKGROUND AND HISTORY.

The Property is located on the south side of Lombard Street between Polk and Larkin Streets. The Property and surrounding lots slope steeply uphill from the front to the rear and the block slopes uphill from west to east.

The building block has an established pattern of development of open space that occurs in the middle of each lot. There are nine lots between 1215 and 1275 Lombard Street that have structures at the rear, and eight (*all but the subject parcel*) have structures at the front. In the photo attached as Exhibit A, page 1, you will see the open space and density patterns. The

¹ RMI did not have a financial interest in the prior owner's development and certainly was not a financial partner of the developer.

² The owner of 1275 Lombard Street is a limited liability company of Redwood Mortgage.

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Project would mirror these patterns by locating one unit at the front and one unit at the rear, leaving open space in the middle. (See Exhibit A, page 1.)

The prior owner (the "Prior Owner") of the Property, a speculative developer, also owned the immediately western lot. In the late 1990s, the Prior Owner received approvals to develop the immediately western lot and he completed the construction work. During that same time, the Prior Owner sought to develop the Property. During the course of the Prior Owner's construction on the western lot and in his efforts to develop the Property, the subject Property and building were significantly altered (partly for staging of the new development on the western lot). The subject Property underwent a massive excavation at the front requiring 30-foot high retaining walls and eliminating access to the building. Today, the Property contains a vacant building, which is held up by temporary shoring.

II. PROPOSED PROJECT.

The Prior Owner started to demolish the existing vacant building. This Project involves the completion of the demolition of the building. It is in extremely poor condition with deflecting and sagging walls and missing sections of a wall and a floor. The Project involves the new construction of two buildings (each containing one unit), separated by open space in the same pattern as the adjacent buildings. The new front building will have 2,800 square feet (excluding the common areas and parking garage) and a two-car garage. A pedestrian entrance will be shared by both houses at the street level along Lombard Street. The front building/unit will have three bedrooms on three levels above the garage. The upper level is set back from the street with a landscaped terrace to present a façade that is in scale with neighboring buildings. The façades of the two units are a modern interpretation of the shingle style architecture which is so common in the neighborhood. The rear unit/building is proposed to be an 1,880 square feet, three-bedroom unit also on three levels.

The two units will share the garage and the Lombard Street entry. Both units are accessible via a shared elevator or stairway connecting the street level to the entry level of the front unit approximately 25 feet above the street. A pathway and exterior stair leads to the rear unit.

Although the official record is not clear, we believe that the former project (as proposed) was 8,500 square feet (with garage). The new Project will be two units with 5,955 square feet (including common areas and parking garage). (See Exhibit B.) The first project drew criticism from many neighbors because of its volume, depth and height. The current Project sponsor and architect considered the concerns of these neighbors when they designed the Project to be smaller than the one presented by the Prior Owner.

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Although it has been claimed that a negotiated settlement exists in relation to the Prior Owner's project and that such a settlement binds our client to an even smaller development than the Project, there is no evidence of such agreement and there are no recorded restrictions on the Property's title limiting development. The Project has a new building permit application unrelated to the previous project.

III. THE DR REQUESTORS CLAIMS ARE UNFOUNDED.

Although the Project is supported by the owners of three adjacent buildings, there is a DR Requestor (John Horvers) who is a tenant residing in the rear building of the uphill adjacent property, and his unit is known as 1265 Lombard Street.⁴ Yet the owner of the same property supports the Project since our client has carefully tried to keep as many property line windows on this building as possible (whether they are legal or not). That owner's building (and his tenants) are also benefited by foundation work that our client will help to fund. A second DR Requestor, Little House Committee, also is the agent for the Horvers. Thus, we collectively refer to Little House Committee and the Horvers as the "DR Requestor". A photograph of the location of the Horvers' unit and of the buildings of adjacent neighbors can be found at Exhibit C.

The DR Requestor's concerns and our responses follow:

1. ***The building is not sound as alleged.*** The DR Requestor fails to provide any evidence that the building is sound. The building has been held up by wooden shoring cribs and vacant for over ten years. The shoring was installed as temporary support for the building during construction and was not designed to resist seismic forces. During the years the Prior Owner was trying to develop the Property, the Prior Owner did not enclose the exposed areas of the building at the first floor including the floor itself and the building was left with only a partial roof. This was likely intended to be a temporary situation, but the Prior Owner ceased work on this building due to construction and financing problems, and then the building quickly deteriorated. *The temporary shoring has now been in place many more years than intended and is showing significant signs of deterioration due to age and exposure.* Santos & Urrutia Engineers reported on the soundness of the building and determined the prolonged temporary shoring "has left the building with an excessive cantilever, which has caused significant permanent deflection and settlement throughout the building". (Page 5 of the Santos & Urrutia report at Exhibit D.) Our client has prevented the deterioration from accelerating by doing the following: erecting a fence to secure the Property, closing the windows, repairing a broken window, removing graffiti,

⁴ The entire property containing three units is known as 1263 – 1267 Lombard Street.

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trimming ivy, and removing garbage.⁵ Nevertheless, Santos & Urrutia determined the building is unsound. (See excerpts from Santos & Urrutia report at Exhibit D.)

The Planning Staff Report indicates that it is difficult for Staff to reach the conclusion that our experts do, that the building is "unsound". This is because the building has been left unfinished and there is no photographic evidence of the condition of the building ("soundness") before the Prior Owner started work pursuant to a previous Planning Commission approval. Of course, today's owner RMI VIII is not a developer, and did not open this building to the elements. RMI VIII had taken back the property reluctantly when the Prior Owner stopped payments on its loan.

My client feels that the Commission should concur in finding this building "unsound" because strictly on the numerical standard of what is unsound, this is not even a close call. There is no published policy or law that requires the Staff to ignore a numerical finding of unsoundness, under unusual circumstances such as this. However, whether or not your Commission finds the building "unsound" is not as relevant as before, since there is a DR hearing here for other reasons.

2. *The building is not a historic resource, as alleged, and thus should not be restored.* Based on a Historic Resource Evaluation Report ("HREER") prepared by historic preservation specialist Frederic Knapp, the Planning Department determined the Property, including its setting, is not a historic resource in itself, nor a contributory property to a potential historic district. The West Slope of Russian Hill Context Statement prepared by noted Russian Hill expert William Kostura (and actually adopted as the City's official historic survey by the Historic Preservation Commission earlier this year), found that the building had been significantly altered, but did not state if what remained is an "historic resource." However, the survey forms for this Context Statement came to the conclusion that the building is not an "historic resource," the same conclusion as Frederick Knapp, the preservation consultant to the Planning Department on this Project. (See Exhibit E.)

Over the years, the building and its site, along with the lot to the west, have been significantly altered. The first extensive alteration occurred in 1980 when Permit Application No. 8002947 was issued for the subject lot for a remodel and horizontal addition. The plans attached to this permit show the original front facade was removed and approximately 10-feet were added to this front side (the side visible from public property). A Certificate of Final Completion was issued on January 31, 1981. (See Exhibit F.) This new facade in the front 10 feet eliminated the possibility of this building being an historic resource.

⁵ RMI removed a tree that was leaning and growing into the retaining wall because it was concerned that the tree would undermine the retaining wall.

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In 1998, the Prior Owner began to file permit applications to alter the building and construct a new building at the front. Around this time, he also received approvals to develop the immediately western lot. The Prior Owner completed development of the western lot. During the course of that construction the subject property and its building were additionally altered (partly for staging of the new development on the western lot).

In order to do the construction work on the western property and in anticipation of development of the subject Property by the same owner, the Prior Owner started to demolish the 1269 Lombard building and completely removed the hillside in the front and put in a concrete pad and retaining wall. As part of the partial demolition, the building's entire western wall (as well as part of the north and south perimeter walls) has been removed at the first floor level, and the building is supported on shoring cribs. In addition, approximately ½ of the first floor framing has been removed. Massive, temporary concrete retaining walls were installed so as to facilitate difficult construction of this proposed new two-unit building on this quite steep hillside. As a result, the retaining walls are approximately 31 feet high today. (See Exhibit G.) Thereafter, the Prior Owner ran into difficulties developing the Property, resulting in our client foreclosing on the Property.

3. *The setting is a not an historic resource, as alleged.* Mr. Knapp and the Planning Department determined the front yard open space and circulation pattern using adjoining properties for access are not historic because those features have been removed. All that remains is a concrete pad and an adjoining concrete retaining wall installed in 1998. During the various renovations, access to the building from the street (through adjacent lots) was removed. Today, the building is inaccessible from the street. To gain access, our client's consultants have had to climb down a ladder from a deck on the rear building of the western property, to reach the rear yard of the subject lot.

This Project's HRER concluded that any historical integrity attributable to the Property or its setting (including the former open front yard) has been lost. In commenting on the original setting of open space at the front yard, the HRER states:

"The stairs from Lombard Street to the cottage at 1269 went through what is a separate property at 1271-1275 Lombard Street. This condition changed with demolition, new construction, and [a] lot split in the 1990s. This aspect of the historic relationship between the cottage and the street cannot be re-created. Another change is that 1271 Lombard Street, the historic building immediately downhill and to the east [actually the west] of the subject property, was significantly altered [during construction of the 1990s project on the subject lot]. It was moved closer to the street and the stairs on the east side of it were altered. Before that [1990's] project, the open space at the front of 1269 Lombard Street was continuous with that on the front of 1271-75 Lombard Street, with the circulation for both properties moving up the hill on the side of this open space. It is

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space. It is not possible to restore this condition, as 1271 Lombard Street is built practically at the property line and the circulation now runs inside the building."

Also, the survey on the building prepared by noted Russian Hill expert William Kostura found the building not to be an historic resource.

Unfortunately, to restore a deep front yard open space (which would be the only front yard open space amongst the many adjacent lots) would create several challenges that could not be overcome. **First**, due to the necessity of matching the open space of adjacent lots, it would be difficult to construct a single family home building in the rear with a large enough size to economically justify the expense of building on a difficult and expensive site to build on. **Second**, in-fill multiunit housing would not be created and the Property would remain below the RH-2 permitted density. **Third**, the removal of the retaining wall would be very difficult and pose a danger to the stability of the hillside. In fact, the retaining wall constrains what can now be built in significant ways. **Fourth**, the restoration of an entirely removed hill in the front yard and the preservation of a sagging old structure which is severely deteriorated and weather exposed would be enormously expensive, and the Project would not pencil out at all.

Fifth, the original circulation pattern cannot be restored. The original access to the building occurred through the downhill property's original building. That building has been demolished for new construction of two buildings, one located at the rear and one at the front on the adjoining property. The easement affording access has been rescinded. Thus, the owner of the adjacent front building has no legal obligation to provide such access. Furthermore, his building physically cannot provide such access. The only way to provide access to the existing weakened rear building is over the front of the Property, and that would require a large stairway which prevents a restoration of an open front yard hillside which previously existed.

4. ***The Project will not block light and air to the DR Requestor's windows, as alleged.*** Although the owner of this adjacent property supports the Project, the DR Requestor's unit does not since his unit will be slightly affected. The drawing enclosed on the right side of Exhibit H shows that one existing window discussed by the DR Requestor would be slightly moved; however, the intent is to maintain the square footage of the new window. The DR Requestor also claims that a downstairs room which has light from a courtyard on the next door lot will become much darker. Actually, this window is being moved to the north and again, the intent is that the replacement window will be the same square footage as before.⁶

Whether the property line windows are legal or not, our client and its architect have worked hard to either move property windows or enclose those windows only partially; and our

⁶ Our client will actually greatly improve the DR Requestor's structure because our client has agreed to pay a portion of the cost for a foundation for that structure, which that structure has never had before.
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client plans to change property windows only for those rooms which have at least one, and in some cases several, other windows. To the best of our knowledge, no room is being left without light. Since the subject property is shorter in length than the structures on the DR Requestor's lot, and its height is substantially diminished from what was approved previously, there would be little space left in a new rear yard structure if it contained light wells matching each window of the DR Requestor's unit. Moving some and only partially closing others is necessary. (See Exhibit I for an analysis of the Property's constraints.)

5. *The Project will not block the view of the uphill lot at 1263 - 1267 Lombard and therefore will not have an impact on a historic resource.* The nearby buildings located at 1263 - 1267 Lombard are not landmarks or listed buildings. Further, the massively excavated front yard and 30-foot high retaining walls are a sharp contrast to the intact historic setting that the DR Requestor is trying to establish using the 1263 - 1267 Lombard buildings. In fact, the excavated front yard and retaining walls actually detract from any sense of a historic setting. Most important, the diminishment of the public's view of non-historic nearby properties is not a significant environmental impact.

IV. DR REQUESTOR HORVERS INCORRECTLY BELIEVES THAT THE COMMISSION SHOULD APPROVE A PROJECT APPROVED FOR THIS SITE OVER TWELVE YEARS AGO.

Just this week DR requestor Horvers has produced an April 8, 1998 Action Report summarizing the action of the Commission in DR Case No. 97.487. That Report has no plans attached. It appears to limit the project approved on that date to one which increases the buildable square footage from 1800 square feet (existing) to an amount larger by only 1409 square feet. However, it appears this project was abandoned immediately after the DR hearing, as DBI has no records of a submission of building permit plans to build what was approved. We must assume the builder could not find a lender or equity because the severely reduced building no longer penciled out; or that the builder found that the redesign imposed by the Commission during the hearing resulted in too many engineering or architectural problems not understood during the hearing.

In any event, any building permit that would have issued for 1998 Commission action would have expired by now, and thus the conditions of approval attached to it have no validity. Second, the decision of the Commission at the hearing is not binding upon future owners because neither the neighbors nor the City recorded any building constraints in City Records, so the design of that building did not become a constraint on future owners. Although there are assertions by DR Requestor that the smaller building mentioned in the DR Decision was agreed to by the developers in a Settlement Agreement signed with neighbors, DR Requestors cannot come up with any such agreement, although requested by the Planning Department. And the terms of such an alleged agreement were not recorded so as to bind future owners.

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But most importantly, since the time of that decision, a new building was constructed next door at 1271 - 1275 Lombard which makes the building approved by that Commission decision impossible to carry out. That is because the proposed new building approved by the Commission required access through the next door building at 1275 Lombard, and that access was not provided.

Finally, the hillside still in place at the time of that 1998 DR hearing is now gone and huge retaining walls are in place, which stand in the way of construction of the building approved then. Those retaining walls cannot come down without great damage to adjacent properties. Given the expensive nature of restoring the entire hillside today, the increased construction costs in the 12 years since approval, and the small square footage of the buildings approved by that DR, the building approved by that DR is no longer financially feasible.

V. THE PROJECT SPONSOR HAS MADE A NUMBER OF PROJECT CHANGES, WHICH HAVE GIVEN THE PROJECT SIGNIFICANT NEIGHBORHOOD SUPPORT, INCLUDING THE SUPPORT OF THE RUSSIAN HILL NEIGHBORS ASSOCIATION.

Three adjoining property owners all support the Project, as well as the Russian Hill Neighbors and the Planning Department. (See the letters at Exhibit J.)

The Project sponsor received this support (1) after substantially reducing square footage and height of the Prior Owner's project and (2) making many modifications to the Project that our client originally filed with the Planning Department, including the following:

1. Eliminated the stair penthouse on the rear building (which was the equivalent of removing a floor of height);
2. Reduced the height of the rear building approximately 3 feet by reducing ceiling heights and by excavating further;
3. Changed rooftop parapets from solid to glass, and reduced the height of planters on the deck;
4. Separated the front building an additional three feet from the rear building;
5. Set back the top floor of the rear building an additional three feet from its façade to reduce shadow on mid-lot open space;
6. Increased the mid-lot open space between the two units from 20 feet to 25 feet;
7. Removed the parapet on the top floor of the front unit decreasing the mass of this building; and
8. Modified the Lombard Street elevation of the front unit at a neighbor's suggestion, resulting in a facade that looks more traditional.

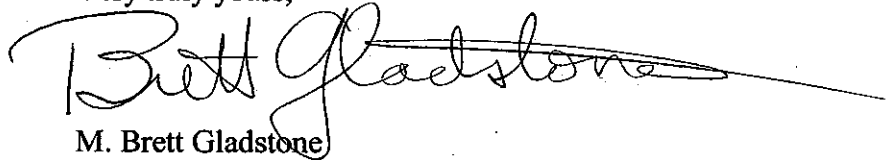
VI. CONCLUSION.

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ATTORNEYS AT LAW

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The Project will provide in-fill housing that fits in the context of the surrounding properties and hillside, and eliminates the most unsightly portion of this block. Therefore, we respectfully request that you approve the Project.

Very truly yours,



M. Brett Gladstone

Enclosures

cc: Tom Burwell
Charles Bloszies
Fred Knapp
Kelton Finney
Rodrigo Santos
John Horvers
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PLANNING DEPARTMENT

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FAX: 558-6426

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 2009.0443 /2010.1065

Building Permit No.: 2009/06/09/0027 and

Address: 2009/06.09/0028

1269 Lombard Street

Project Sponsor's Name: Redwood Mortgage Investors

Telephone No.: c/o Charles Bloszies (for Department of City Planning to contact)
(415) 834-9002

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.)

Please see attached

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.

Please see attached

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.

Please see attached

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

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

Number of	Existing	Proposed
Dwelling units (only one kitchen per unit -- additional kitchens count as additional units).....	<u>1</u>	<u>2</u>
Occupied stories (all levels with habitable rooms).....	<u>2</u>	<u>3 (unit 1)</u> <u>3 (unit 2)</u>
Basement levels (may include garage or windowless storage rooms).....	<u>0</u>	<u>1</u>
Parking spaces (off-street).....	<u>0</u>	<u>2</u>
Bedrooms.....	<u>0</u>	<u>3 (unit 1)</u> <u>3 (unit 2)</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas.....	<u>975 st</u>	<u>Unit 1-2800sf</u> <u>Unit 2-1880sf</u> <u>Garage - 675sf</u> <u>Common area-600sf</u>
Height.....	<u>20'6"</u>	<u>36'-3" (unit 1)</u> <u>30'-2" (unit 2)</u>
Building depth.....	<u>38'-6"</u>	<u>56'-4" (unit 1)</u> <u>31'-2" (unit 2)</u>
Most recent rent received (if any).....	<u>\$0</u>	<u> </u>
Projected rents after completion of project.....	<u>unknown</u>	<u> </u>
Current value of property.....	<u>unknown</u>	<u> </u>
Projected value (sale price) after completion of project (if known).....	<u>unknown</u>	<u> </u>

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

Brett Gladstone
Signature

March 31, 2010
Date

M. Brett Gladstone
Name (please print)

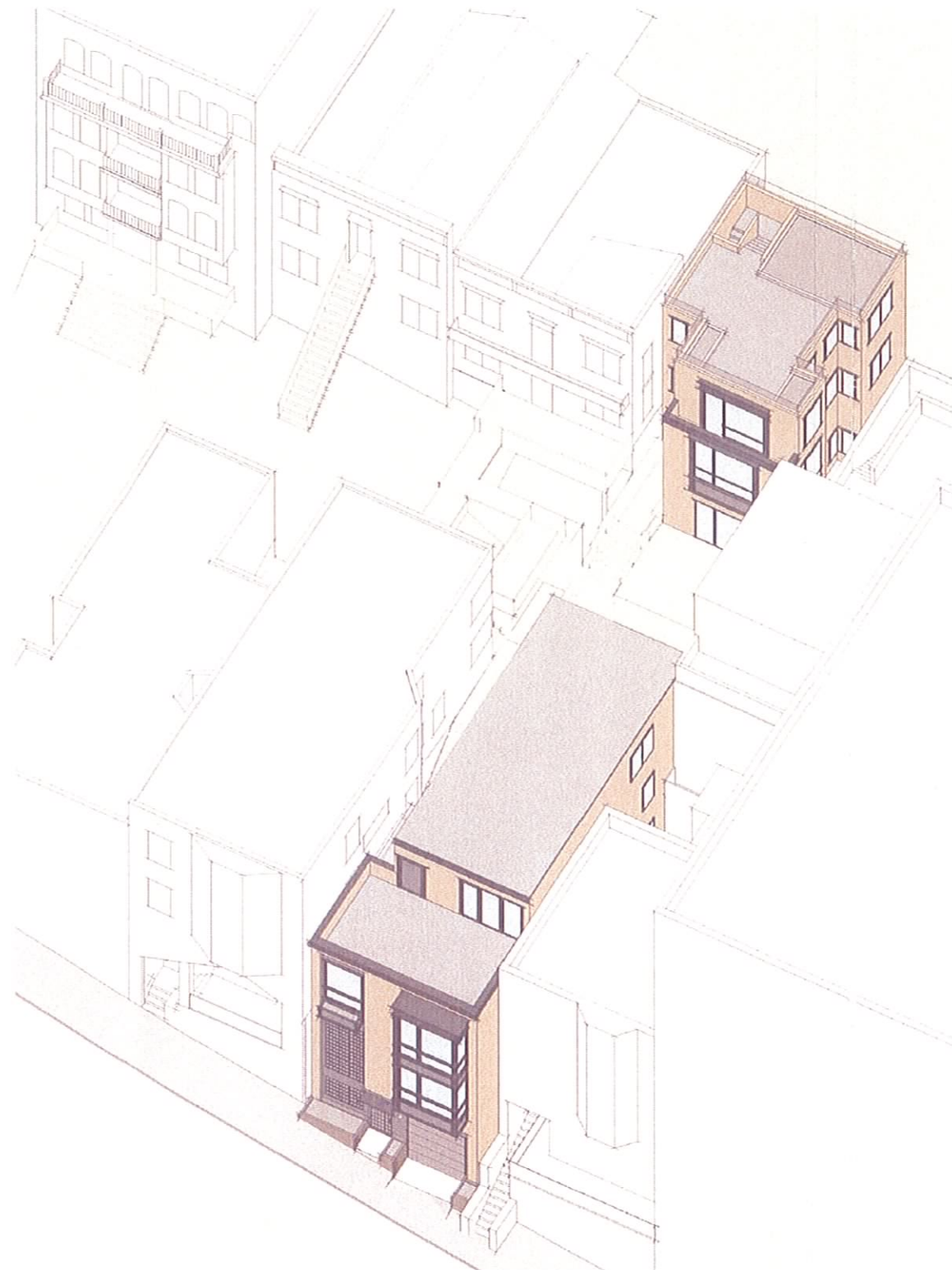
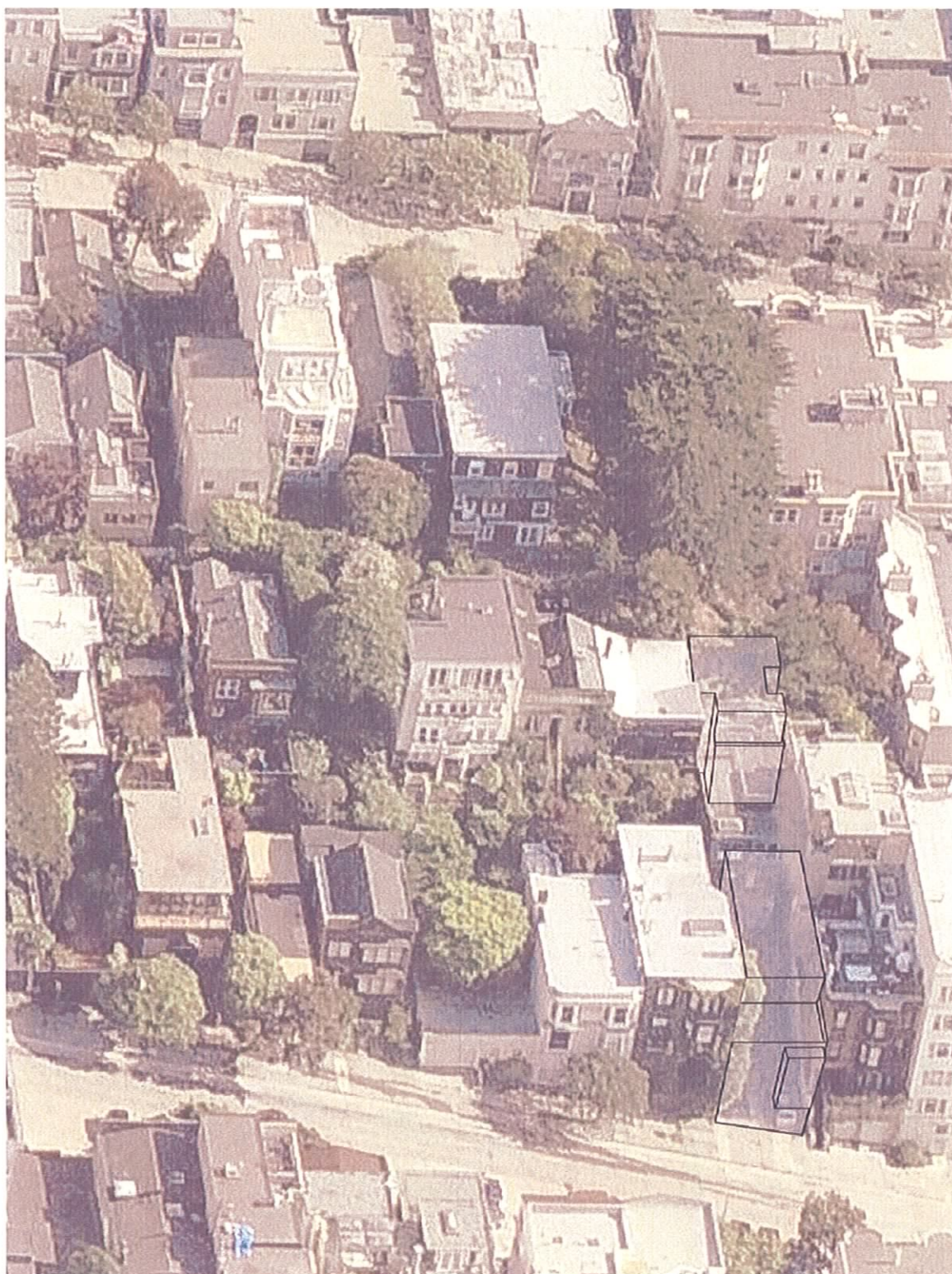


Exhibit A

page 1 of 6

RESIDENTIAL DEVELOPMENT
1269 Lombard Street

April 2010

Bird's Eye Views

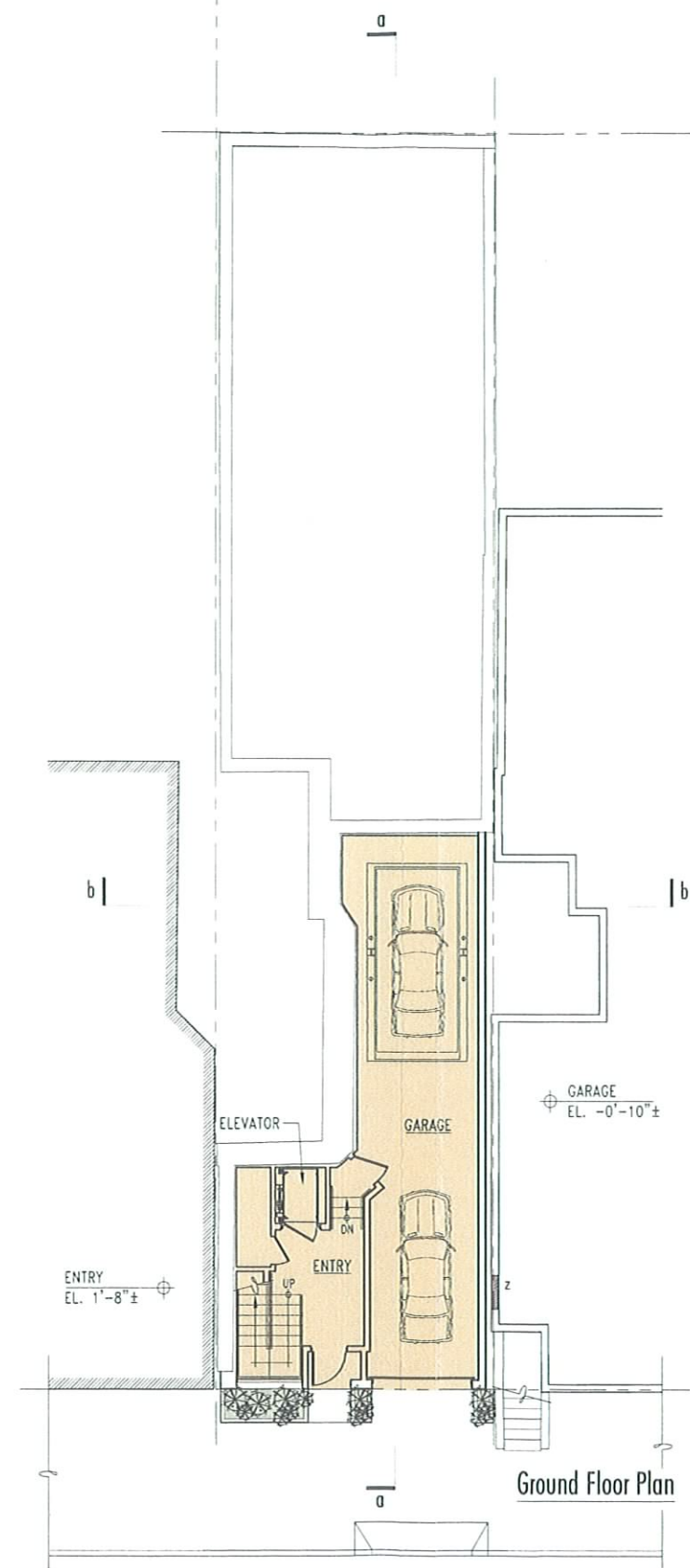
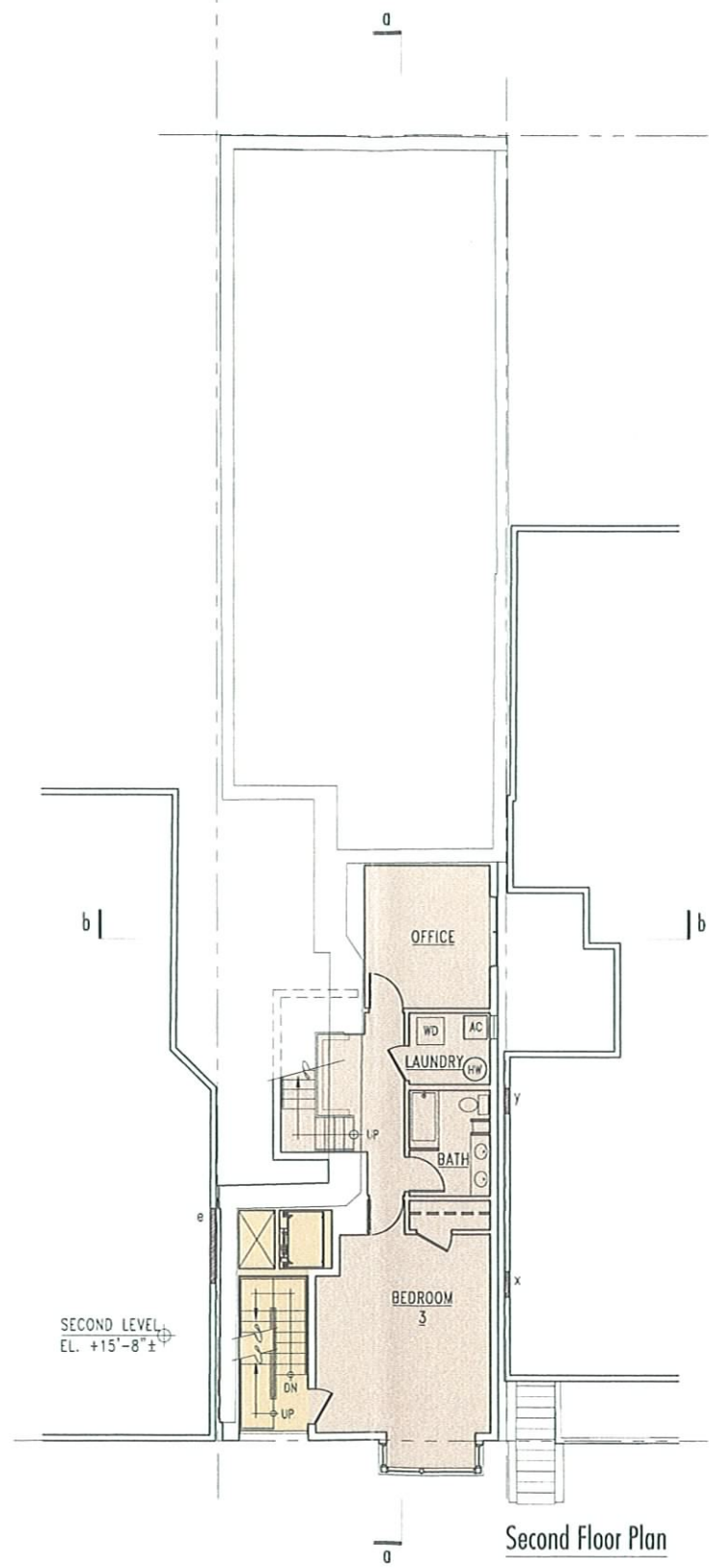
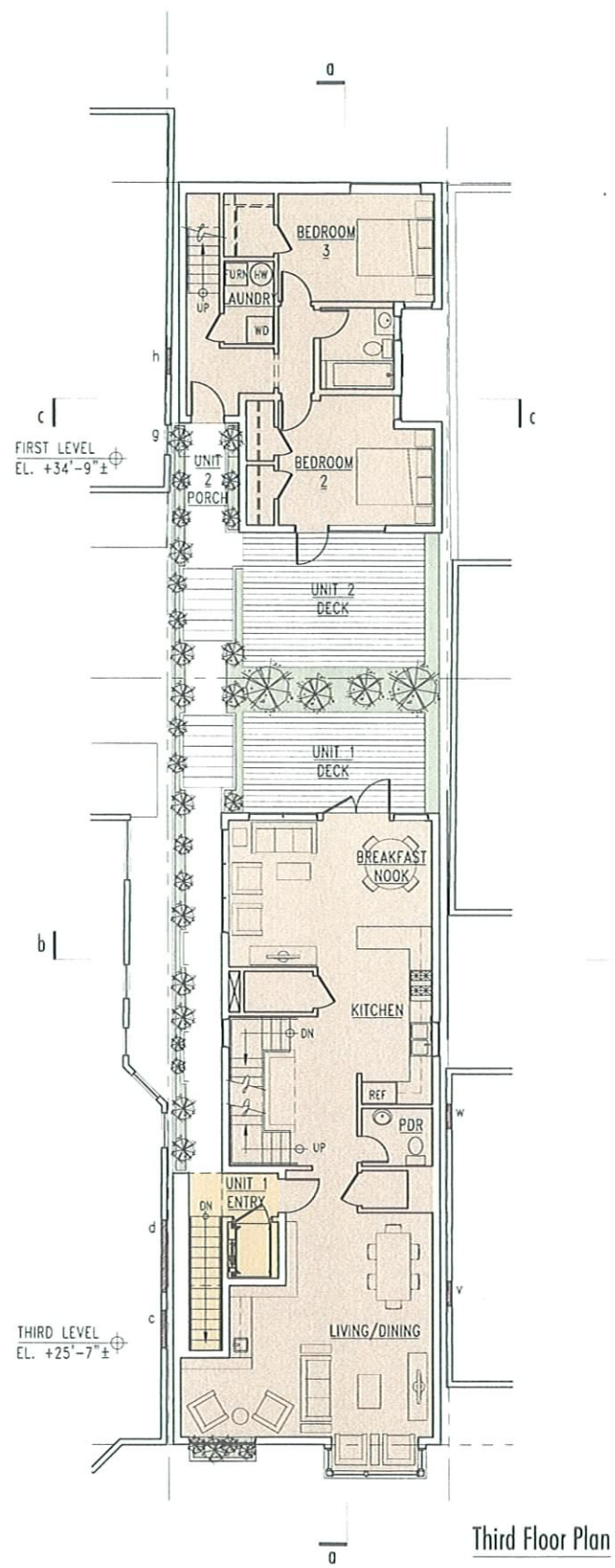
RESIDENTIAL DEVELOPMENT
1269 Lombard Street

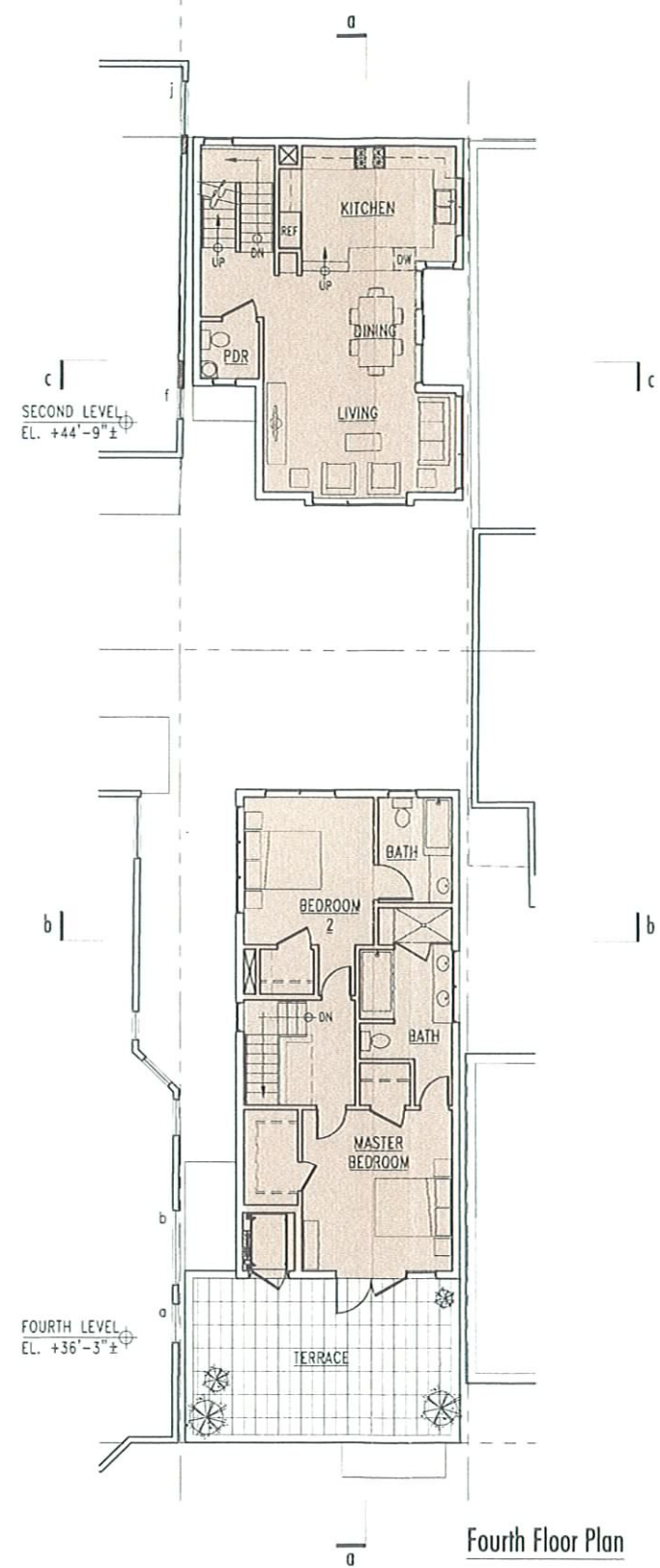
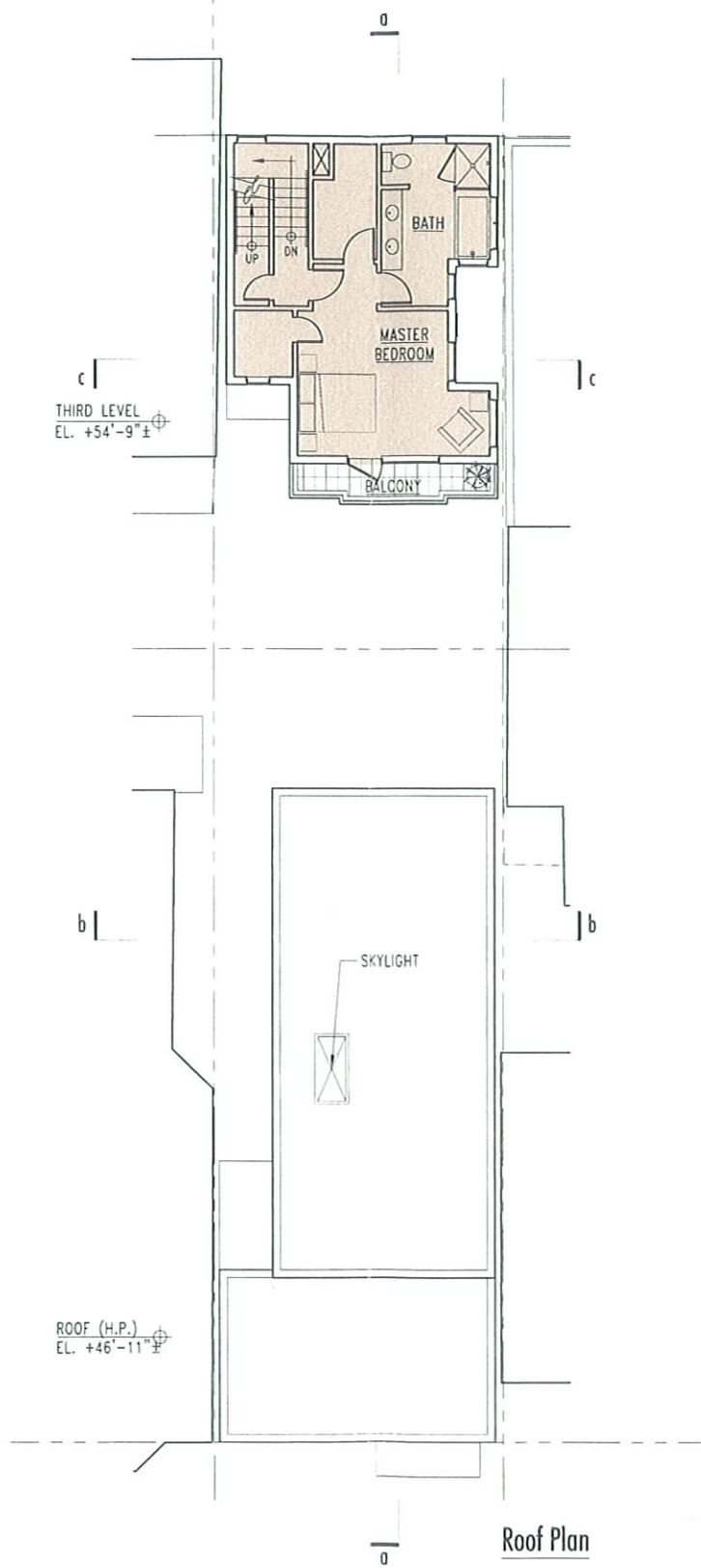
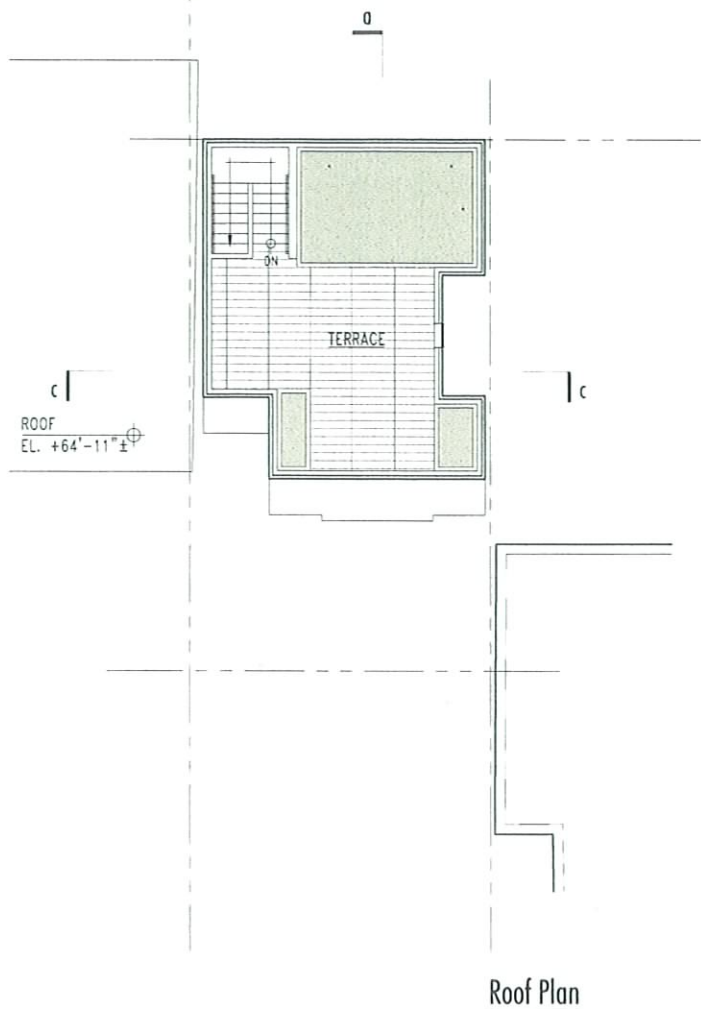
April 2010

Front Elevation



Lombard Street Elevation

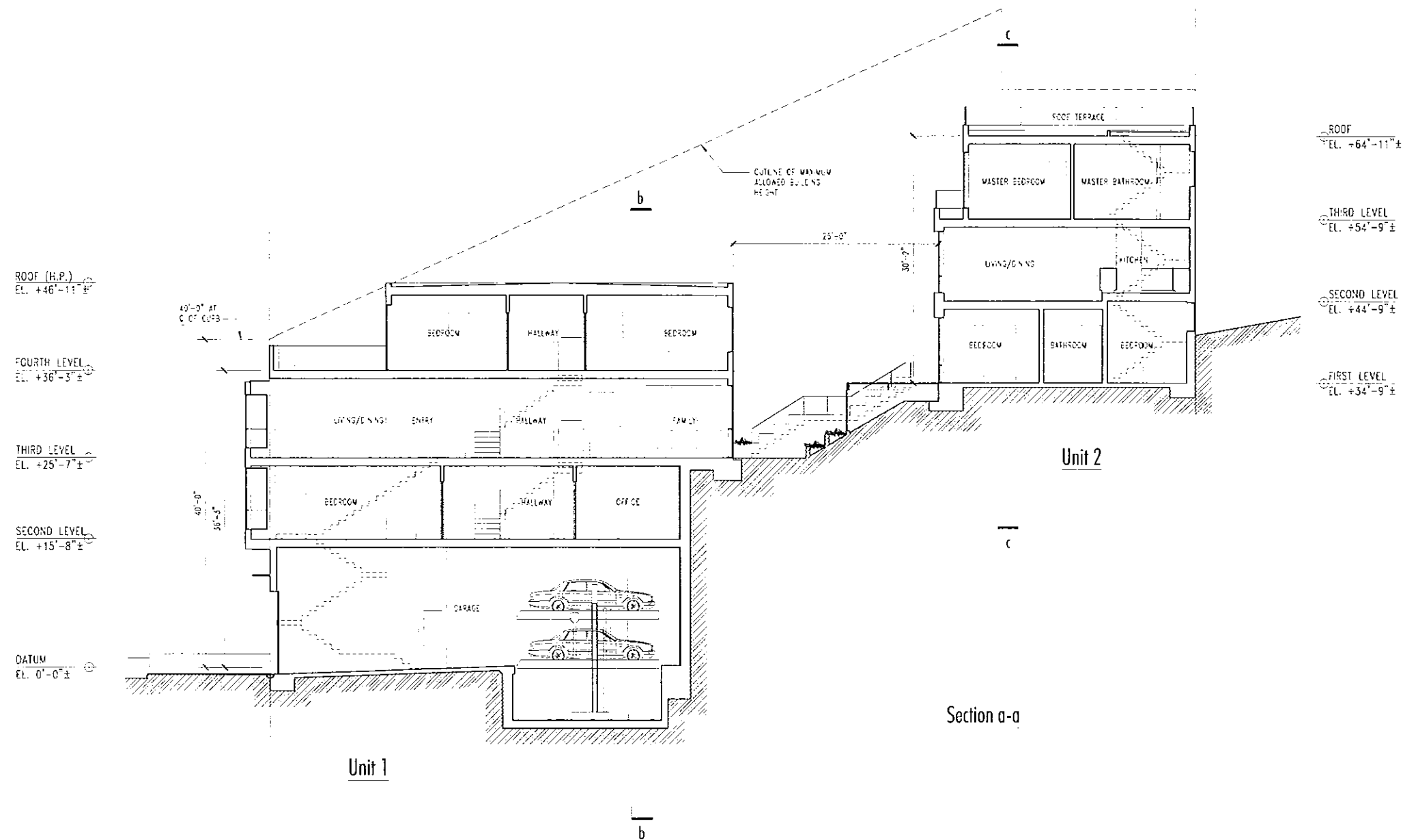




RESIDENTIAL DEVELOPMENT
1269 Lombard Street

April 2010

Longitudinal Section



Cross Sections

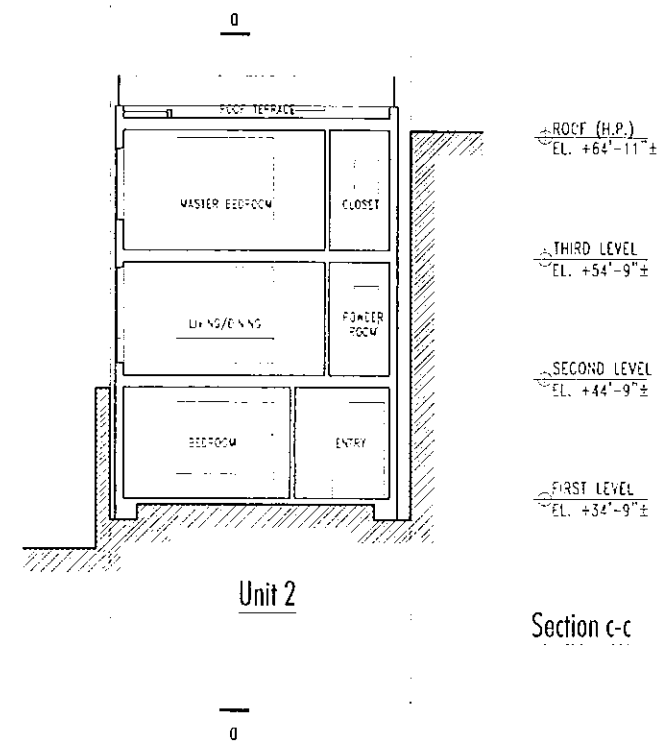
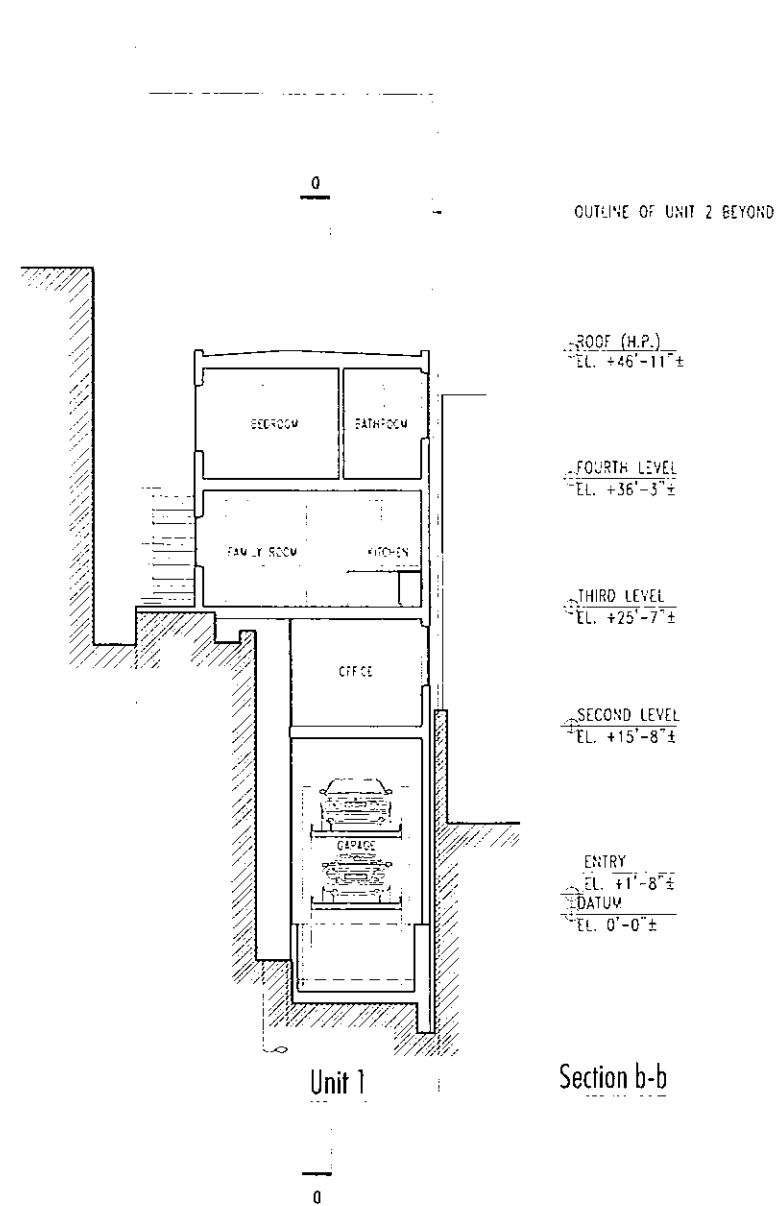


Exhibit C

RESIDENTIAL DEVELOPMENT

1269 Lombard Street

April 2010

Bird's-eye view of Rear Buildings



LEGEND:

1249/1251 LOMBARD:	FRANK MORROW'S PROPERTY.
1261 LOMBARD:	REAR BUILDING ON GREG CAMPBELL'S PROPERTY.
1265 LOMBARD:	REAR BUILDING ON ADJACENT LOT OCCUPIED BY TENANT/DISCRETIONARY REVIEW REQUESTOR JOHN HORVERS (OWNER OF BUILDING SUPPORTS PROJECT)
1269 LOMBARD:	SUBJECT PROPERTY
1275 LOMBARD:	REAR UNIT ON ADJACENT LOT (OWNERS OF BOTH UNITS ON THIS LOT SUPPORT PROJECT).

**Excerpts
from
Santos & Urrutia
Soundness Report**

1269 Lombard Street

- It is important to note that the shoring for the building was intended to be temporary, and that the placement of support has left the building with an excessive cantilever, which has caused significant permanent deflection and settlement throughout the building at 1269 Lombard. Finally, roughly half of the entire first floor has been removed, leaving the first floor exposed the elements. (Page 5)
- The shoring techniques employed at 1269 Lombard, i.e. floor framing supported by beams on built-up cribs, is common enough. However, the shoring beam in this case was placed below the central bearing line, leaving an excessive cantilever of approximately 8-feet to the western property line wall. Some braces were installed to compensate for the cantilever, but they are undersized, over-spanned, and improperly supported, and have already buckled, causing the second floor to sag towards the adjacent west property line. At this point the shoring has been left in place for close to ten years and the deflection has taken a permanent set. (Page 6)
- The existing building at 1269 Lombard has suffered greatly from the fact that it was shored and abandoned in the middle of a major alteration project. As a result, this building now has some significant deficiencies that need to be addressed. First and foremost, the temporary shoring system has begun to deteriorate to the point where it is no longer safe or stable. Further, half of the first floor and the entire western property line bearing wall have been removed. The floor framing and wall framing systems are considered *unsafe* by current standards. These represent major structural deficiencies that need to be addressed. Some of the existing roof rafters would have to be strengthened, floor framing would have to be upgraded, and foundations would have to be replaced with an engineered foundation system. There are also significant dry rot problems that need to be addressed. Finally, the steep terrain of the site and the history of complications with excavation and shoring significantly complicate potential repairs to the foundation system at 1269 Lombard. To bring the existing structure up to acceptable habitability standards would exceed the 50% replacement cost threshold. (Pages 17 and 18)

David Brown – carpenter

1269 Lombard Street

1876-1920 (44 years)

David Brown and his wife Rosa were also natives of England. He came to San Francisco in the 1860s and lived at three locations on Russian Hill before buying a lot and building a home on the 1200 block of Lombard Street in 1876. The Browns were then ages 42 and 24, respectively, and they stayed for the rest of their lives. He died in 1914, and she in about 1920, after 44 years of residency here. Their home, now numbered 1269 Lombard, still stands, but its façade had been completely remodeled, and the front yard has been excavated.

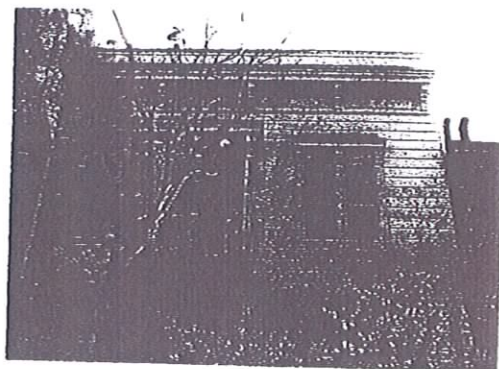


John Ambrose – carpenter

1261 Lombard Street

1876-1892 (16 years)

The third Englishman, John Ambrose built his house in 1876, at age 24, and lived here with his wife Charlotte (a native of Illinois) and their two daughters for sixteen years. Their flat-front Italianate house is essentially unchanged on the exterior, and is one of the three best examples of 19th century architecture remaining in the study area.



Charles Tidd – carpenter

2614 Polk Street (site of today's #2652)

1877-ca. 1897 (20 years)

The fourth carpenter to build in this block, Charles Tidd, was a native of Maine. He moved first to Illinois, and then in 1868 to San Francisco, where he and his wife Caroline lived at several North Beach addresses before buying land and building a house in 1877, at 2614 Polk Street, between Greenwich and Lombard. Tidd always worked as a carpenter. He must have worked at times in the employ of building contractors, but he is known to have built at least one house as a contractor himself, and one house speculatively on his own account. In 1876, just before he built his own house, he built the home of his next door neighbor, Nelson Hawks, at 2612 Polk. Hawks' diaries survive, and are at the California Historical Society. An October 1876 entry reads "I let a contract to Charles Tidd to build my house for \$1700. He got it done in October. He acted very mean and didn't do a good job."

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 1269 Lombard Street

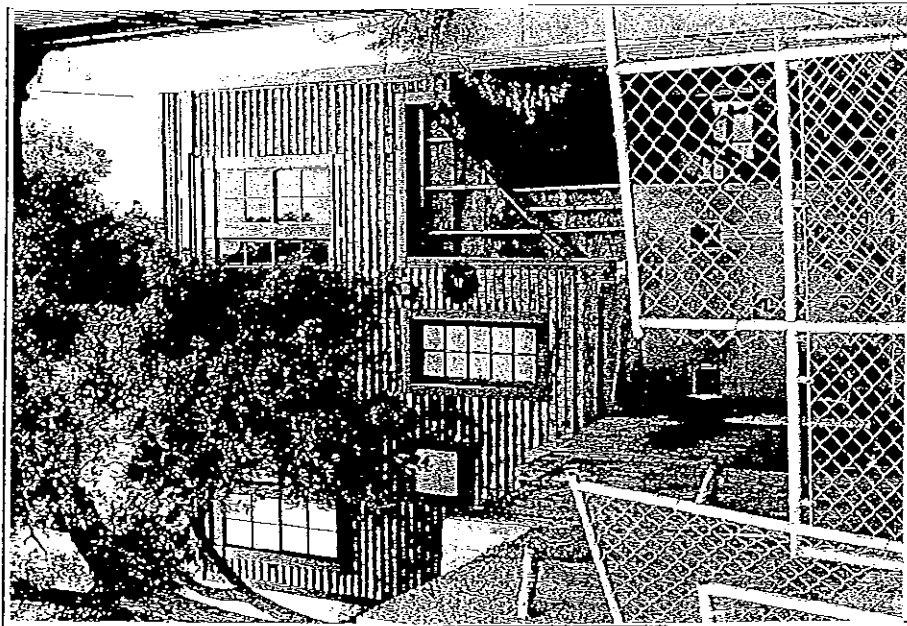
- P1. Other Identifier: _____
P2. Location: ☐ Not for Publication ☒ Unrestricted *a: County San Francisco
and (P2c, P2e, and P2b or P2d. Attach Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ % of _____ % of Sec _____; _____ B.M.
c. Address 1269 Lombard Street City San Francisco Zip 94109
d. UTM: (Give more than one for large and/or linear resources) Zone _____ mE/ _____ mN
*e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Block 501, lot 23

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

Although this wood-framed house was built in 1876, its façade was completely remodeled in a Neo-Italianate and Shingle style in 1975-1980. It is two stories in height, is clad in wooden shingles, and has a profiled and paneled cornice at the top of the house. Windows are paired and tripartite, and double-hung, with four-over-four sash and broad wooden frames. The first story door is wooden and has full-length glazing divided by muntins into ten lights. A large open portal is to the right of this doorway. The portal and the door both overlook a large open pit that is the result of excavation that was performed in the late 1990s. This pit has concrete retaining walls and is enclosed behind a chain link fence.

*P3b Resource Attributes: (List attributes and codes) HP3 — house

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View looking south, September 2006

*P6. Date Constructed/Age and Source: ☒ Historic
☐ Prehistoric ☐ Both
1876; title search, city directory listings

*P7. Owner and Address: _____

*P8. Recorded by: (Name, affiliation, and address)

William Kostura

P. O. Box 60211

Palo Alto, CA 94306

*P9. Date Recorded: _____

October 2006

*P10. Survey Type: (Describe)
intensive

P11. Report Citation*: (Cite survey report and other sources, or enter "none".) William Kostura, *The West Slope of Russian Hill: A Historical Context and Inventory of Historic Resources for Residential Buildings around Lombard and Larkin Streets*. 2006.

*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) _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 4

*NRHP Status Code 6

*Resource Name or # (Assigned by recorder) 1269 Lombard Street

B1. Historic Name: David Brown house

B2. Common Name: _____

B3. Original Use: residential

B4. Present Use: residential

*B5. Architectural Style: Neo-Italianate, with wood shingles added

*B6. Construction History: (Construction date, alterations, and date of alterations)

The house was built in 1876. The façade was completely remodeled in 1975-1980. The yard in front of the house was excavated in the late 1990s.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____ Original Location: _____

*B8. Related Features:

none

B9a. Architect: none (1876); unknown (1975-1980)

b. Builder: David Brown (1876)

*B10. Significance: Theme _____ Area _____

Period of Significance _____

Property Type _____

Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
History

A carpenter and native of England named David Brown purchased this empty lot in 1876 and in that year built a house here for himself and his wife Rosa, also known as Rose. He continued working as a carpenter through the 1890s and became semi-retired in about 1900. He lived here until his death in ca. 1914, and Rosa remained at this residence until 1920, when she sold the property to Elton and Heloise Davis, who lived next door at 1271-1275 Lombard. Heloise Davis retained ownership until 1971.

In 1975 and 1979-1980 new owners remodeled the entire façade of the house. The remodeling was sympathetic to the original, and the new exterior was shingled, but very little of the original fabric or design was retained. The cornice, windows, and door were all new, and their position or arrangement

(See Continuation Sheet, page 3.)

B11. Additional Resource Attributes: (List attributes and codes)

(Sketch map with north arrow required)

*B12. References:

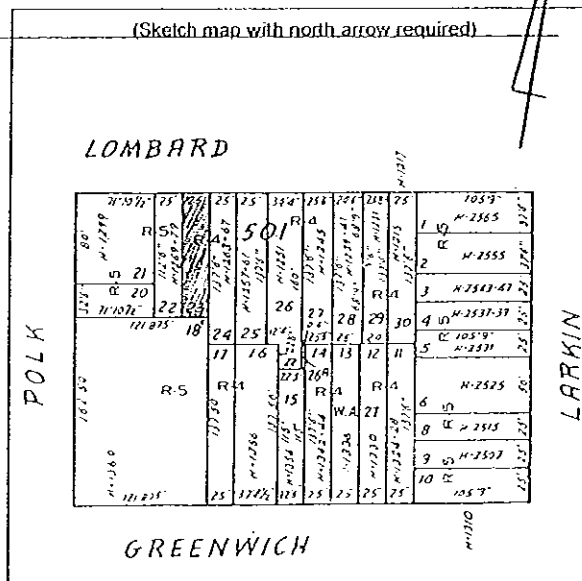
See Continuation Sheet, page 3.

B13. Remarks:

*B14. Evaluator: William Kostura

Date of Evaluation: October 2006

(This space reserved for official comments.)



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

Primary # _____
HRI/Trinomial _____

Page 3 of 4
Recorded by William Kostura

Resource Identifier: 1269 Lombard Street
*Date October 2006 ☒ Continuation ☐ Update

History (continued)

is different from that of the original ones. A comparison of photos before and after the remodeling reveals that the design of the new cornice is slightly different from the original, and that of the windows, while of high quality, is very different.

In the late 1990s new work was commenced on this house and was never completed. Excavation of most of the front yard was performed, but new construction that would fill this area was not done.

Integrity

Due to the work that was performed in 1975, 1979-1980, and the late 1990s, this property has lost integrity of design, materials, workmanship, feeling, and association. The house has never been moved, so it retains integrity of location. The neighborhood has changed little since the 1920s, so the property retains integrity of setting dating back to the 1920s.

Evaluation

Due to very substantial loss of integrity, this house has no potential for eligibility to the California Register, under criteria 1, 2, or 3, neither individually nor as a contributor to a potential historic district that has been identified in the vicinity.

References

Spring Valley Water Company ASI (Application for Service Installation). Available at the San Francisco Water Department. The ASI for this property shows that water was installed for David Brown in 1878.

San Francisco Real Estate Circular, June 1876. Sale of this lot for \$750. The corresponding listing of the sale of this property, identifying the seller and buyer, could not be found in the *San Francisco Newsletter*, but they must have been J. E. Foye and David or Rosa Brown, respectively.

San Francisco city directory listings for David and Rosa Brown, 1877-1920. David Brown is first shown as living here in the 1877 directory, indicating that this house was built in 1876.

Junior League file for 1269-1279 Lombard. At the San Francisco History Center, Main Library.

Sales Ledgers, 1920. At the Recorder-Assessor's office, City Hall.

Charles and Kathleen Blackmer. Telephone interviews by William Kostura, November 1985.

1880 U. S. Census, Enumeration District 195. 1900 U. S. Census, Enumeration District 224.

1910 U. S. Census, Enumeration District 265. 1920 U. S. Census, Enumeration District 175.

FB-501a

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDING INSPECTION

Application Number 800 2947

CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY

NOTE: A separate PERMIT OF OCCUPANCY is required for buildings with a class H occupancy!

Location 1269 Lombard St
House Number (Street or Avenue) (Metes & Bounds, if Applicable)

Type of Bldg. 5m 2 story Occupancy T one family
Description of Construction add back laundry dislown door

The hereinabove described construction is completed and conforms to Ordinances of the City and County of San Francisco and Laws of the State of California effective as of the date on which the hereinabove mentioned application for building permit was filed and proposed occupancy is approved in pursuance to Sec 306.C Article 3 Chapter 1, Part II of the San Francisco Municipal Code.

NOTE BEFORE CERTAIN AREAS ARE OCCUPIED AND BEFORE CERTAIN BUSINESSES ENTERPRISES OR ACTIVITIES ARE CONDUCTED, SEPARATE AND ADDITIONAL LICENSES AND PERMITS MAY BE REQUIRED IN ACCORDANCE WITH PART III OF THE SAN FRANCISCO MUNICIPAL CODE AS WELL AS OTHER APPLICABLE CODES

Approved 12-1- 1981
BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

Approved mt Reg 1981
DEPT. OF PUBLIC HEALTH

This certificate posted on 12-1- 81

SUPERINTENDENT, BUREAU OF
BUILDING INSPECTION

By 100 [signature]
Building Inspector

DEPARTMENT OF PUBLIC WORKS

BUILDING INSPECTION

DISTRIBUTED BY CUSTOMER SERVICE DIVISION

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKSAPPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRSAPPLICATION FOR PERMIT MADE TO THE DEPARTMENT OF PUBLIC WORKS
OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH
THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING
TO THE DECISION AND FOR THE PURPOSE HEREINAFTER SET FORTH:
APR 7 1980

(1) STREET ADDRESS OF JOB

1269 LOMBARD SAN FRANCISCO

\$35,000

(2) ESTIMATED COST OF JOB

ZH - 2

DATE PAID 4-4-80
FILING FEE RECEIPT NO. 91180
PERMIT NO. 460740
ISSUED 3-12-1980

DESCRIPTION OF EXISTING BUILDING									
(1A) TYPE OF CONSTR. 1-4 <input type="checkbox"/> N <input type="checkbox"/> P <input type="checkbox"/> S <input type="checkbox"/> A	(5A) NUMBER OF STORIES OF OCCUPANCY 2	(6A) NUMBER OF BASEMENTS AND CELLARS 0	(7A) PRESENT USE SINGLE FAMILY	(8A) BLDG. CODE OCCUP. CLASS 7	(9A) NO. OF DWELLING UNITS 1				
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION									
(1) TYPE OF CONSTR. 1-4 <input type="checkbox"/> N <input type="checkbox"/> P <input type="checkbox"/> S <input type="checkbox"/> A	(5) NUMBER OF STORIES OF OCCUPANCY 2	(6) NUMBER OF BASEMENTS AND CELLARS 0	(7) PROPOSED USE SINGLE FAMILY	(8) BLDG. CODE OCCUP. CLASS I	(9) NO. OF DWELLING UNITS 1				
(10A) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(10) IF YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT. _____	(11A) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) IF YES, STATE NEW GRADING FLOOR AREA SQ. FT. _____	(12) DOES THIS ALTERATION INVOLVE CHANGING EXISTING FOUNDATION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
(14) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(15) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(16) IS AUTO DRIVEWAY TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(17) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(19) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
(17) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON FLOOR PLANS YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(21) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>						
(23) GENERAL CONTRACTOR METAMORPHOSIS CONST. CORP. ADDRESS 3099 TELEGRAPH BERKELEY PHONE 548-2393 CALIF. LICENSE NO. _____									
(24) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/>) ADDRESS _____ CALIF. CERTIFICATE NO. _____									
(25) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN") ADDRESS _____									
(26) OWNER - (CHECK ONE) ADDRESS _____ PHONE (FOR CONTACT BY BUREAU) _____									
(27) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT): ADD BATHROOM DOWNSTAIRS ADD INTERIOR STAIRWAY CONSTRUCT NEW FOUNDATION ON SE CORNER & E. WALL									

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See Sec. 103, 104.8, 104.8.1, 104.C, 502, 502.1, San Francisco Building Code and Sec. 104, San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

Pursuant to Sec. 302 A.B. San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (15) (16) (17) (20) (21) or (22).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX:

☒ OWNER ☐ ARCHITECT ☐ ENGINEER☐ LESSEE ☐ AGENT WITH POWER OF ATTORNEY☐ CONTRACTOR ☐ ATTORNEY IN FACT

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of this permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. If however, item (VI) is checked then item (V) must be checked as well. Mark the appropriate method of compliance below:

- () I. Certificate of Consent to Self-insure issued by the Director of Industrial Relations.
- () II. Certificate of Workman's Compensation Insurance issued by an admitted insurer.
- () III. An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.
- () IV. I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workman's compensation laws of California.

I further acknowledge that I understand, in the event that I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.

(X) VI. I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or prior to the commencement of any work will file, with the Central Permit Bureau evidence that workman's compensation insurance is carried.

Applicant's Signature: Charles & Kathleen Blackmer Date: 4/4/80

DEPARTMENT OF BUILDING INSPECTION

DISTRIBUTED BY CUSTOMER SERVICE DIVISION

CONDITIONS AND STIPULATIONS

<p><i>Replace notice</i></p> <p><i>4/16/80</i></p> <p>BUILDING INSPECTOR, BUL. OF BLDG. INSP.</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p><i>no entry to work</i></p> <p>NOTIFIED MR. _____</p> <p>DATE: _____</p> <p>REASON: _____</p>
<p>APPROVED: <i>For wall stated. No change in occupancy allowed</i> RH-2</p> <p>FOR SINGLE FAMILY USE ONLY</p> <p>CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW</p> <p><i>Shirley L. Somers</i> APR 21 1980</p> <p>DEPARTMENT OF CITY PLANNING</p>	<p>NOTIFIED MR. _____</p> <p>DATE: _____</p> <p>REASON: _____</p>
<p>APPROVED: _____</p> <p>BUREAU OF FIRE PREVENTION & PUBLIC SAFETY</p>	<p>NOTIFIED MR. _____</p> <p>DATE: _____</p> <p>REASON: _____</p>
<p>APPROVED: _____</p> <p><i>W. J. Somers</i> 5-30-80</p> <p>CIVIL ENGINEER, BUL. OF BLDG. INSPECTION</p>	<p>NOTIFIED MR. _____</p> <p>DATE: _____</p> <p>REASON: _____</p>
<p>APPROVED: _____</p> <p>BUREAU OF ENGINEERING</p>	<p>NOTIFIED MR. _____</p> <p>DATE: _____</p> <p>REASON: _____</p>
<p>APPROVED: _____</p> <p>DEPARTMENT OF PUBLIC HEALTH</p>	<p>NOTIFIED MR. _____</p> <p>DATE: _____</p> <p>REASON: _____</p>
<p>APPROVED: _____</p> <p>REDEVELOPMENT AGENCY</p>	<p>NOTIFIED MR. _____</p> <p>DATE: _____</p> <p>REASON: _____</p>
<p>APPROVED: _____</p> <p>RESIDENTIAL ENV. INSPECTOR, DIV. OF APT. & HOTEL INSP., B.B.I.</p> <p><i>W. J. Somers</i> 4-21-80</p>	<p>NOTIFIED MR. _____</p> <p>DATE: _____</p> <p>REASON: _____</p>

HOLD SECTION — NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS, WHICH ARE HEREBY MADE A PART OF THIS APPLICATION.

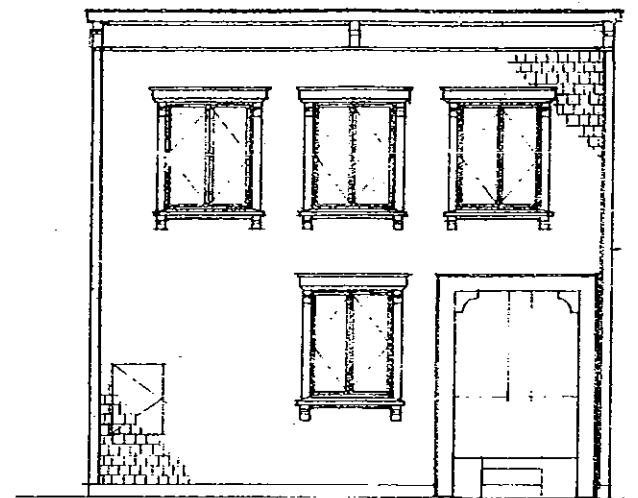
NUMBER OF ATTACHMENTS ☐

W. J. Somers

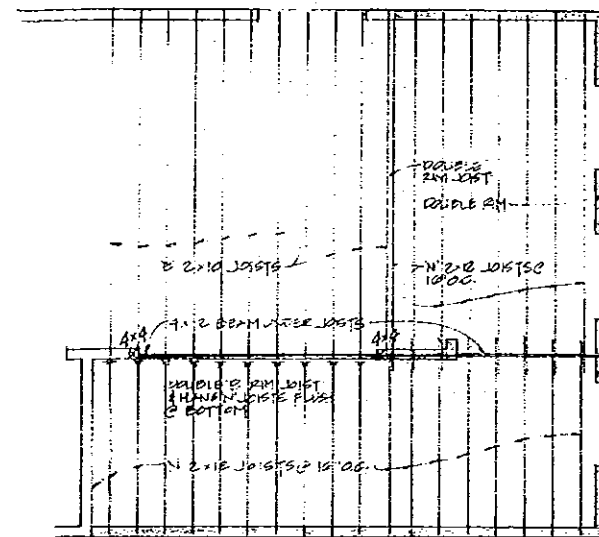
SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE

OWNER OR LESSEE Blackmer		JOB LOCATION 1269 Lombard St.		APP. NO. 8002947		
OWNER OR LESSEE'S ADDRESS Same		BLOCK - LOT 433-1484		HOUSE NO. 8002947		
ESTIMATED COST \$55,000		DATE APPLICATION 4-480				
PERMIT NO. JUN 8 - 1980		PERMIT NO. 460741		INSPECTOR Peters		
ERECT/ALTER	BLDG. TYPE	OCCUPANCY		PLANS	NUMBER OF	
		CODE	DESCRIPTION		STORIES	FAM.
Alt	5	I	Dwg	2	2	1
CONTRACTOR Metamorphosis Const. Corp.		ADDRESS 3099 Telegraph		548-2393		
ARCHITECT		ADDRESS				
ENGINEER		ADDRESS				
<i>add bedroom lower level add interior stairs</i>						
JUN 8 1980						
BUILDING RECORD DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO						
OWNER OR LESSEE		JOB LOCATION		BUILDING INSPECTION		APP NO
Blackmer		1269 Lombard St.		JOB CARD		8002947

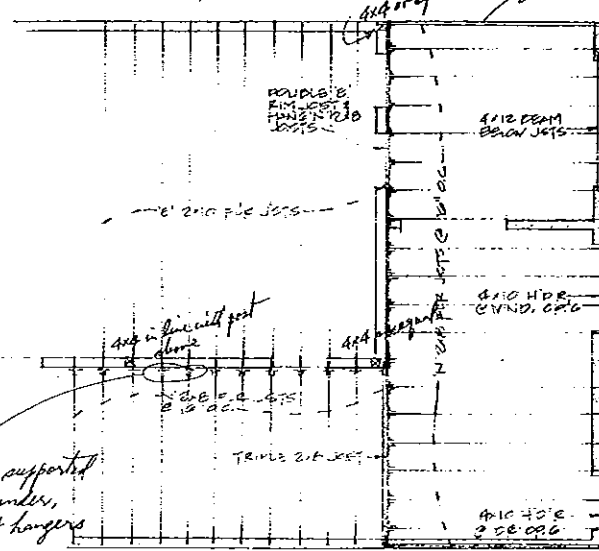
BUILDING INSPECTOR



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

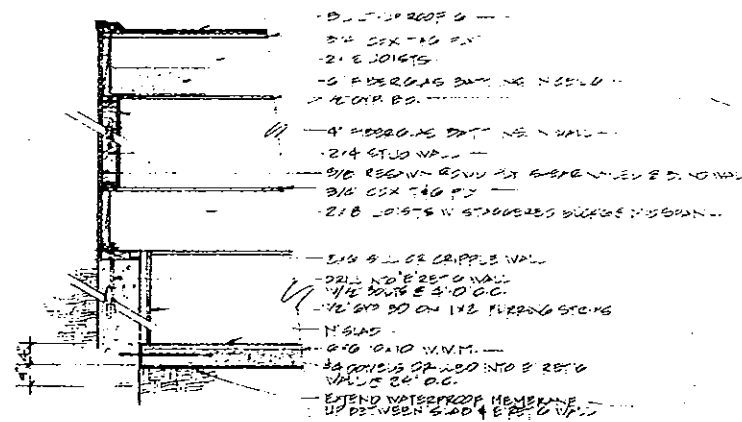


ROOF FRAMING PLAN
SCALE 1/4" = 1'-0"

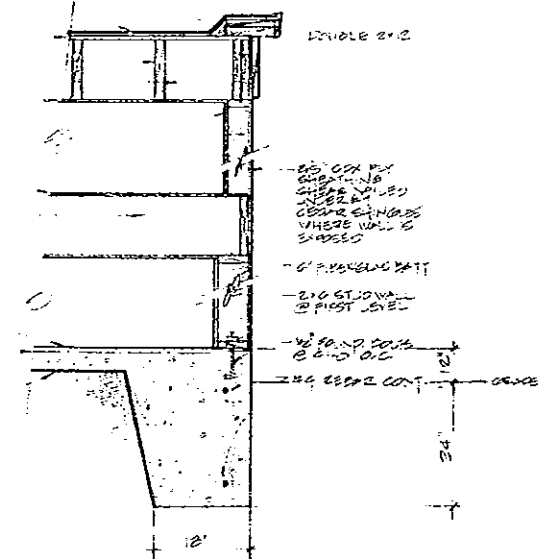


SECOND FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"

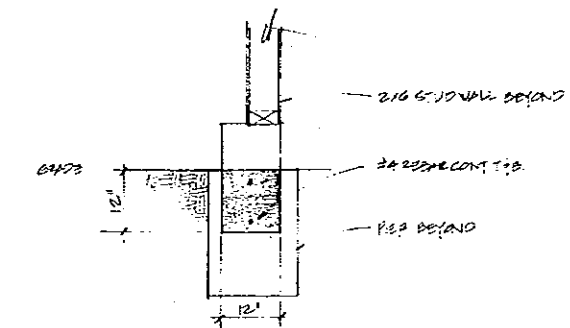
Joists to be supported
by the wall under,
surface mount hangers
not workable



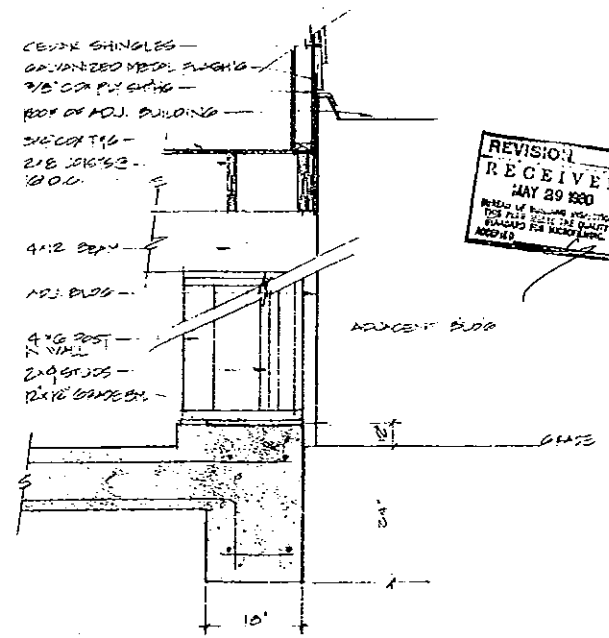
A SLAB @ RETAINING WALL



B SLAB EDGE



D SECTION THRU GRADE BEAM



C PIER @ PT. LOAD TYP

REVISION
RECEIVED
MAY 29 1980

APPROVED
JUL 2 1980

4.3.80
5.1.80
5.20.80
5.27.80

800 2947

EST. F. J. KINKADEE
1201 LOMBARD ST. SAN FRANCISCO, CA

800 2947

25

Exhibit G

Page 1 of 2

RESIDENTIAL DEVELOPMENT 1269 Lombard Street

April 2010

Existing Site

PROJECT SITE



Exhibit G

Page 2 of 2

RESIDENTIAL DEVELOPMENT
1269 Lombard Street

April 2010

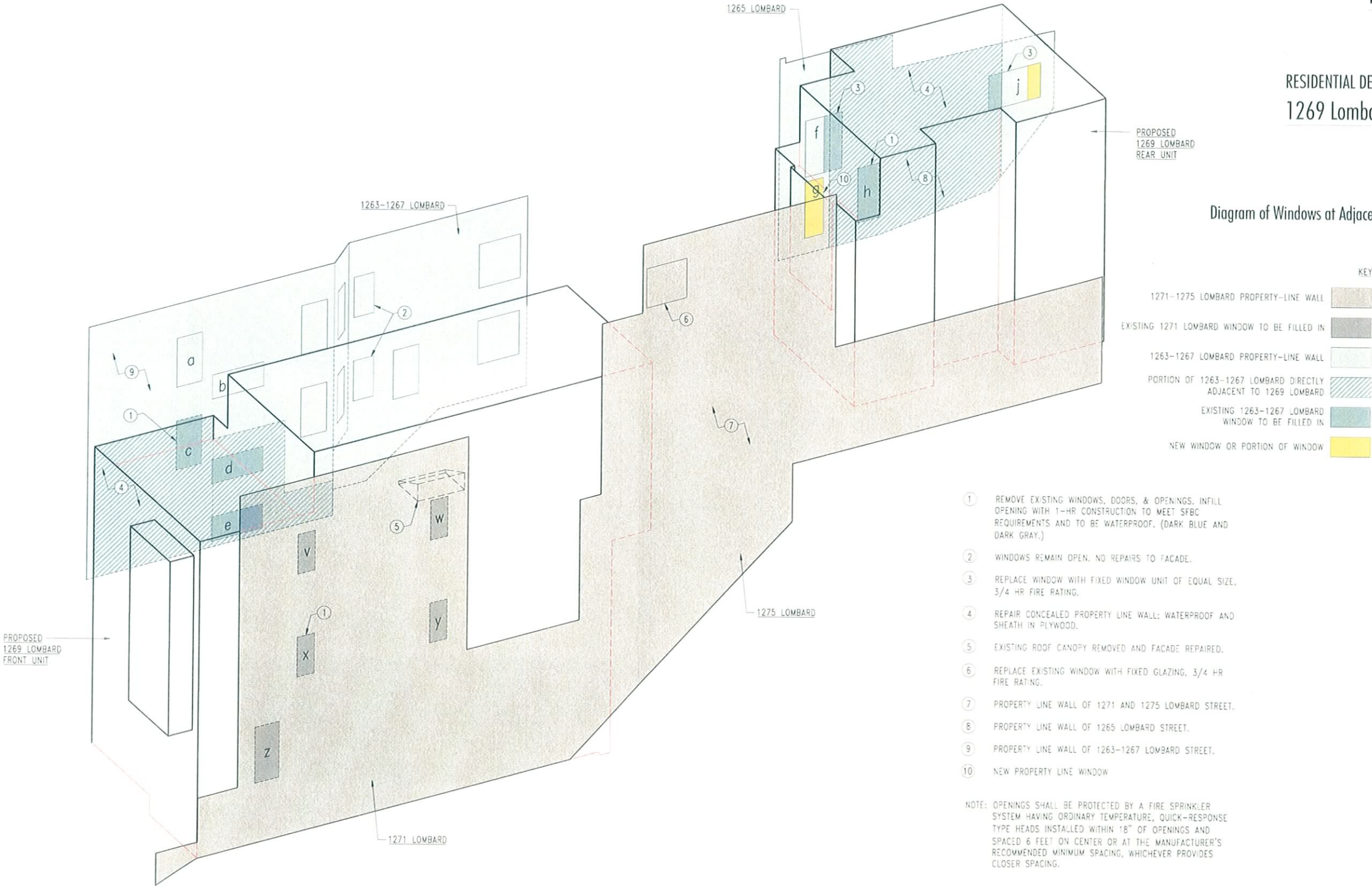
Existing Site



RESIDENTIAL DEVELOPMENT
1269 Lombard Street

April 2010

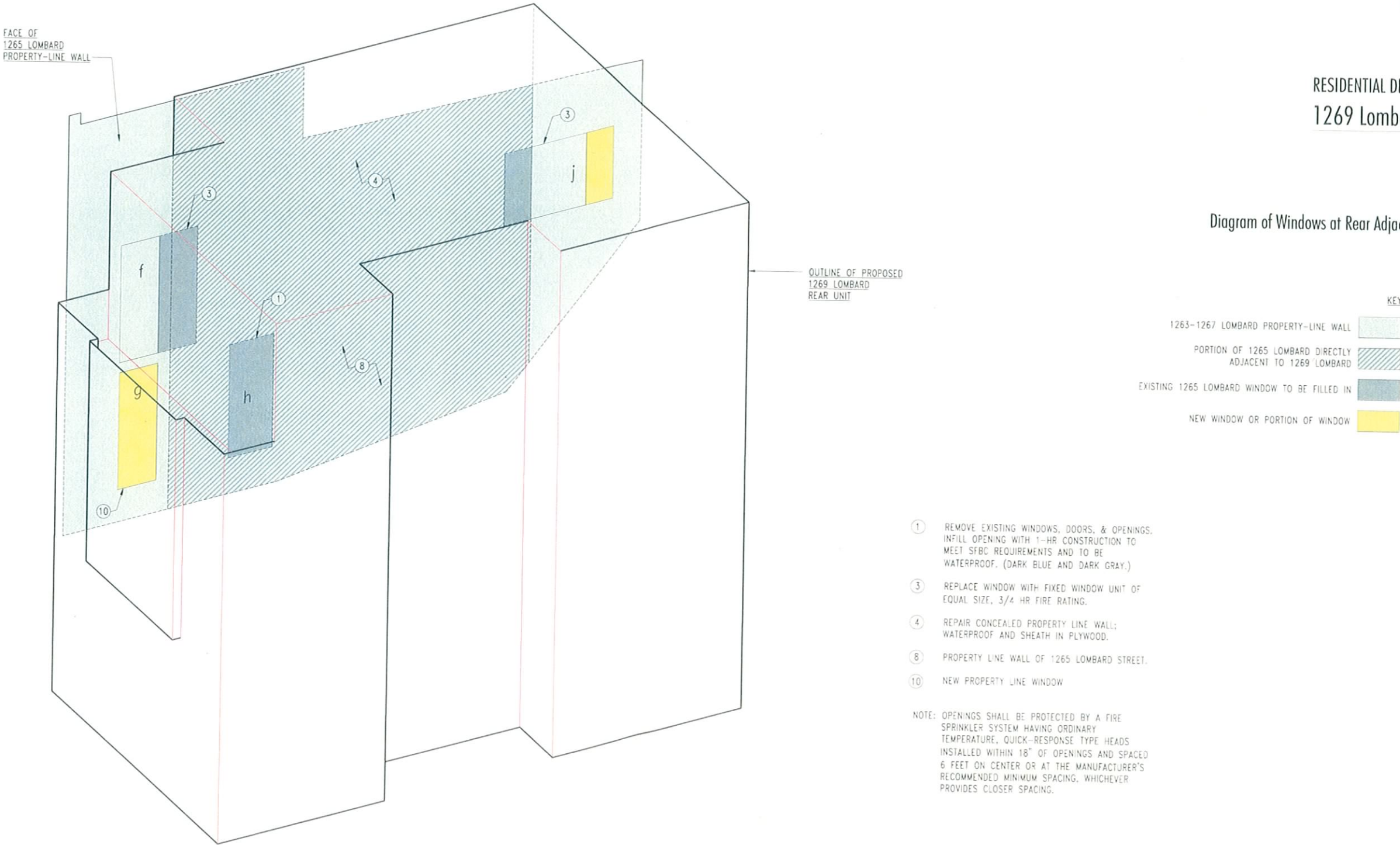
Diagram of Windows at Adjacent Buildings



RESIDENTIAL DEVELOPMENT
1269 Lombard Street

April 2010

Diagram of Windows at Rear Adjacent Building



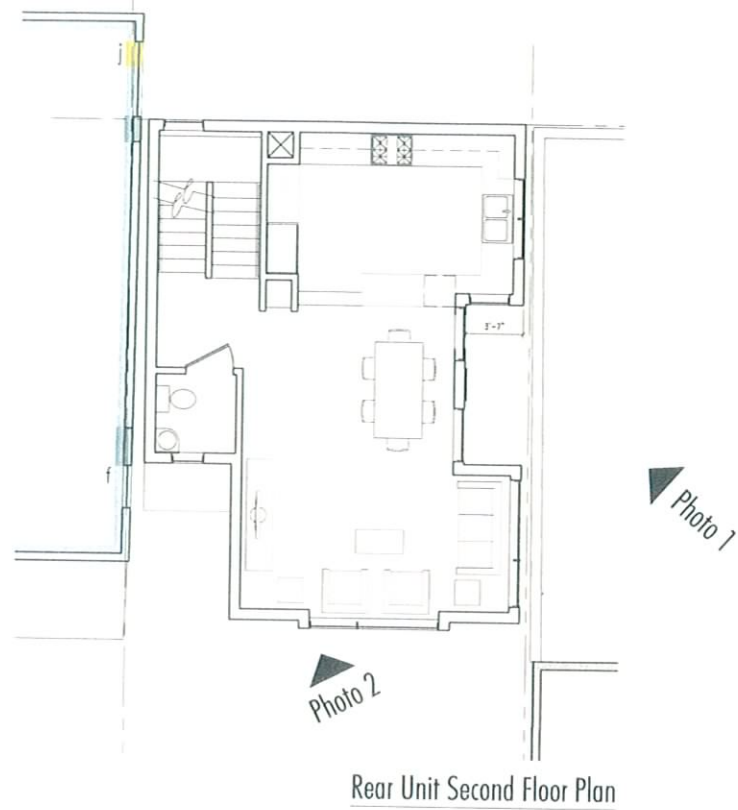


Photo 1

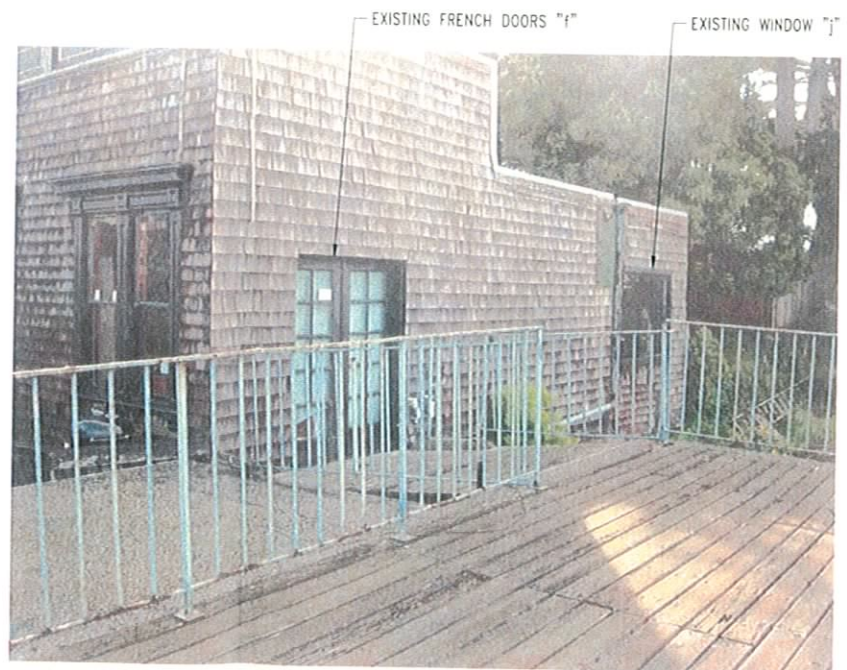
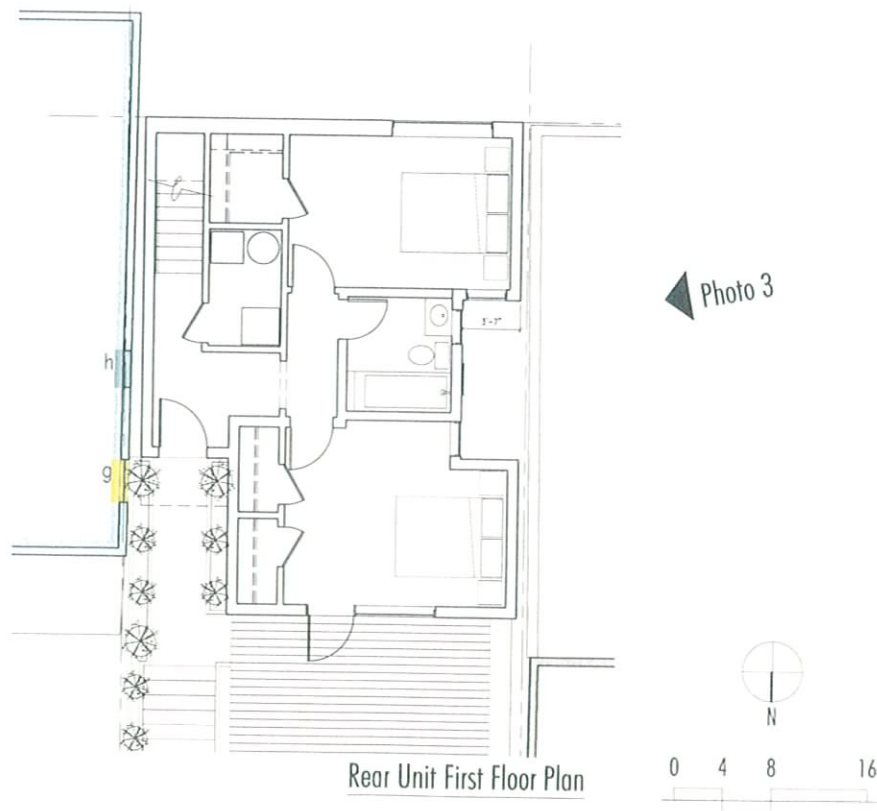


Photo 2

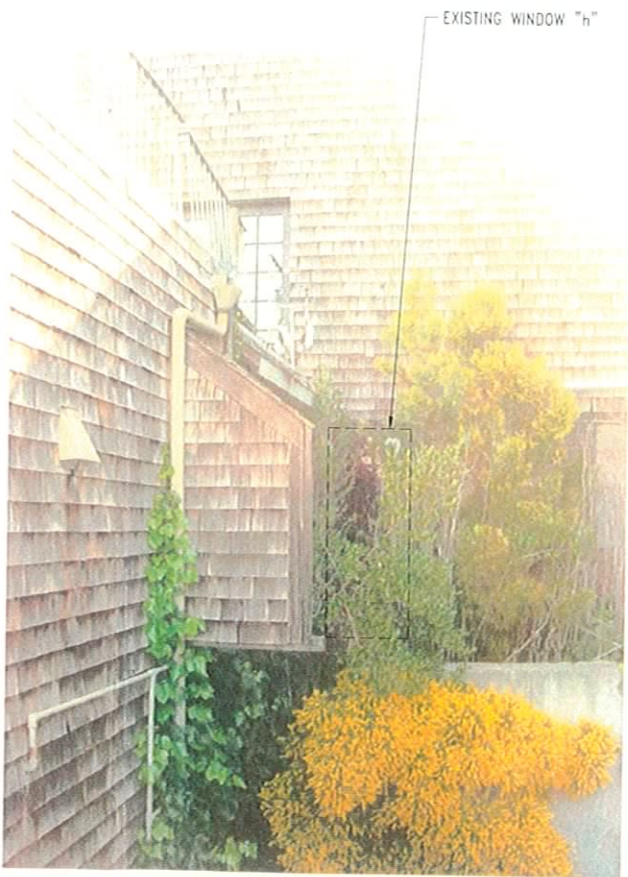


Photo 3

OFFICE OF CHARLES F. BLOSZIES AIA

Charles Bloszies, Principal | Matthew Jasmin, Associate | Katy Perrings Hawkins, Associate

MEMORANDUM

April 8, 2010

EXHIBIT I
page 1 of 2

To: San Francisco Planning Commission
Cc: Thomas Burwell
Redwood Mortgage Investors
Brett Gladstone
Gladstone & Associates
Fr: Charles Bloszies
Re: 1269 Lombard Street
Site Constraints

Commissioners:

The tenant who has requested the Design Review believes that it would be feasible to locate the rear unit of our proposal at a different place on the property. The design we have proposed for 1269 Lombard has been influenced by a number of formidable site constraints that do not allow flexibility in the placement of the primary elements of the plan for the reasons outlined below:

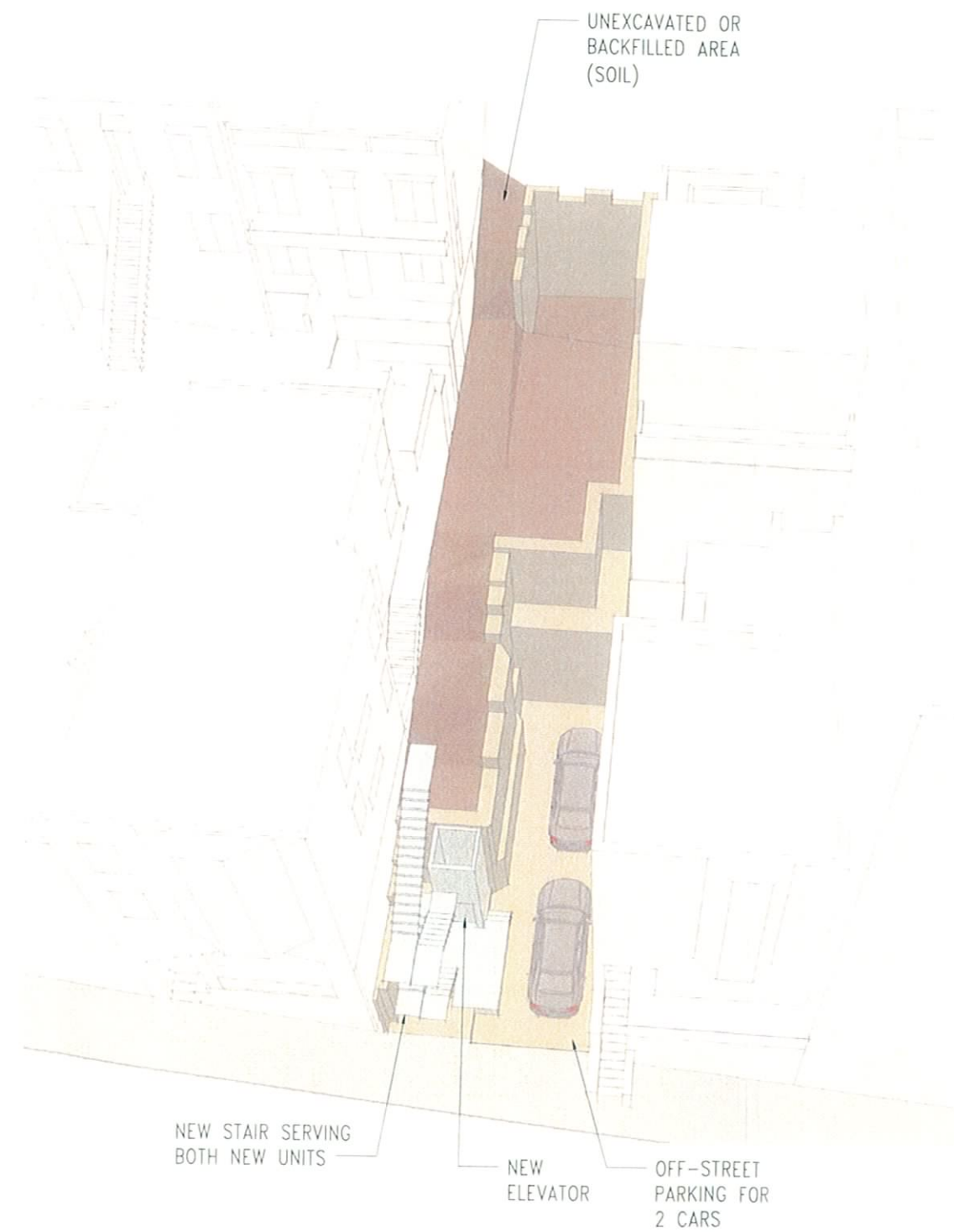
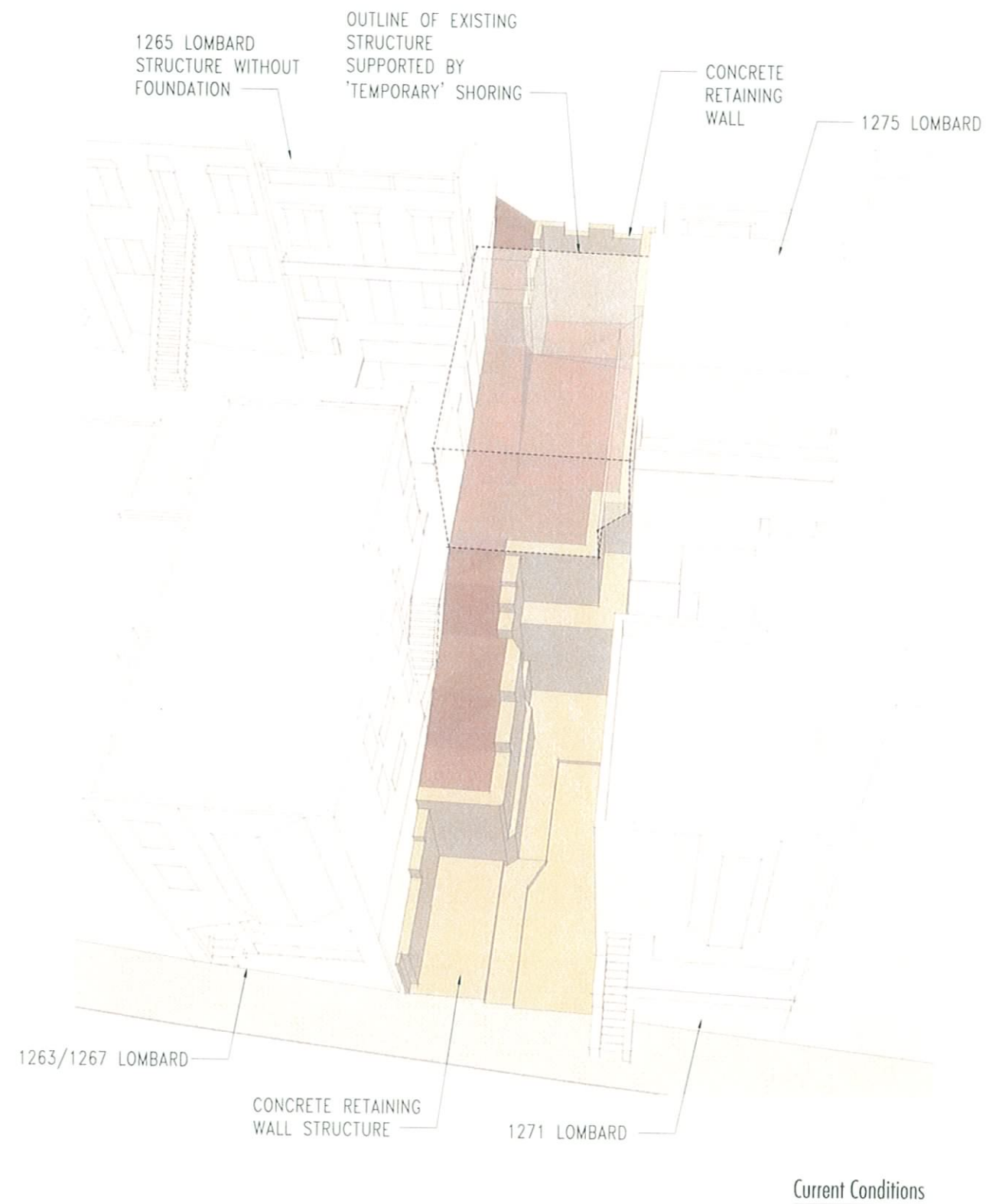
1. The existing concrete retaining wall structure installed by the previous developer should not be altered. This wall is supported by concrete caissons and is tied-back underground for its stability as well as the stability of its uphill neighbor. Disturbing this wall would place the uphill structure and its occupants at risk. As a consequence, our design retains this structure.
2. Because of the retaining wall and the locations of the adjacent buildings, especially on the downhill side, stacking two flats was ruled out due to insufficient opportunity for light and air. Furthermore, the resulting Lombard Street facade would have broken the allowed height limit. The only other viable option was to place one unit at the front of the lot and one unit at the back, extending the prevailing pattern of development on uphill lots.
3. Given the plan configuration of the retaining wall, the only location for off-street parking is in the slot on the downhill side of the property. The uphill side is not deep enough for two cars since it jogs in plan. Refer to the attached sketches on page 2 of this exhibit.
4. The remaining area in front of the retaining wall is the only location left for a stair to provide access to the uphill parts of the site (it barely fits). Because of the height of the retaining wall, an elevator is necessary, which we have placed in a location befitting the street entrance as well as the upper floors. Again, refer to the attached sketches.
5. We have set the elevations of the floors of the front unit as low as possible, with the third floor (main living space) positioned just above the retaining wall. The fourth level is set back to diminish the scale of the facade on Lombard Street.
6. Existing structures are built to the property lines on both sides of the lot perpendicular to Lombard Street. The houses uphill contain property line windows, not allowed by the current building code. We have retained as many of the neighbor's windows as possible, while at the same time satisfying the requirements of the code. The front unit is set back on the side, mirroring its uphill neighbor.
7. The lot slopes upwards from the street and continues upwards beyond the rear property line. The concrete retaining wall at the rear of the property, installed by the previous developer, is below grade on all sides. We set the floor elevations rear unit as low as possible, but high enough to allow code required light and air into the lowest level.

Z:\Projects\07001 1269 Lombard\040 Code\042 Planning\10-04.08 Exhibit I Memo.doc

RESIDENTIAL DEVELOPMENT
1269 Lombard Street

April 2010

Site Constraints &
Circulation Diagrams





RUSSIAN HILL NEIGHBORS

PRESIDENT
Tina Moylan

VICE PRESIDENT
Deborah Garofalo
Lydia Pugliese

SECRETARY
Kalon Gutierrez

TREASURER
Harold Wong

PAST PRESIDENT
Bernie Burke

DIRECTORS
Phoebe Douglass
Kathryn Newberg
Steve Kendrick
Carol Ann Rogers
Suanne Bassett
Pamela Kelley
Alison Collins
Sarah Tabor

**COMMITTEE
CHAIRS**
Design & Zoning
Penelope Clark
Laurie Petipas

History
Al Greening
Membership
Helen Doyle
Newsletter
Miles Daniels

CSFN
Penelope Clark
RH Improvement
Lydia Pugliese

Safety
Deborah Garofalo
Nominating
Bernie Burke

Social
Michele Borges
Pamela Kelley

NERT
Kathryn Newberg
Helen Wills Playground
Alison Collins
Sterling Park
Phoebe Douglass

ADVISORS
Dian Blomquist
Tim Covington
Linda Peterson
Elizabeth Wright
Jovanne Riley
Judy Junghans
Robert D'Arcy
Lucretia Rauh
Karen Donovan

Mr. David Lindsay
San Francisco Planning Department
1650 Mission Street,
San Francisco, California 94103

Dear Mr. Lindsay,

The Board of Directors of Russian Hill Neighbors held a meeting on Monday, August 3rd and were given a well prepared and excellent presentation on the development of the 1269 Lombard Street. Mr. Thomas Burwell and architect Mr. Chuck Bloszies on behalf of Redwood Mortgage Corporation got unanimous support from our Board. We believe in the correctness of the design for the proposed plans to put a new single family home at the front of the lot and one at the rear of the lot; these homes would be similar to the existing homes in the neighborhood. We are happy to support this plan as it was presented.

Many thanks for your consideration.

Sincerely,

Tina Moylan
President, Russian Hill Neighbors

August 20, 2009

Tim Kasta
1271 Lombard Street
San Francisco CA 94109

July 29, 2009

Planning Commission
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: 1269 Lombard Street

Dear Planning Commissioners:

I own and reside in the condominium unit located at 1271 Lombard Street, which is immediately adjacent to 1269 Lombard Street.

I have reviewed the plans and had many conversations with the owner about the proposed demolition and construction work on this property. I support the project. It is well-designed and blends in with the surrounding homes. The previous owner abandoned work on the property leaving a large and unsightly excavated site. We are looking forward to work on the site finally being completed and the property restored to a residential character.

Sincerely,

A handwritten signature in black ink, appearing to be 'Tim Kasta', written over a horizontal line.

Tim Kasta

Rod Handeland
2415 Octavia St.
San Francisco, CA 94109
415-929-8617, rpihand@pacbell.net

April 8, 2009

Mr. Thomas Burwell
Redwood Mortgage Corp.
900 Veterans Blvd, Suite 500
Redwood City CA 94063

RE: 1269 Lombard Street

Dear Tom:

As the owners of the adjacent residences at 1263-67 Lombard, we are writing in support of your plans to construct a home in front of the 1269 Lombard Street property and a smaller home at the rear of the property.

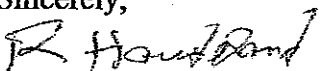
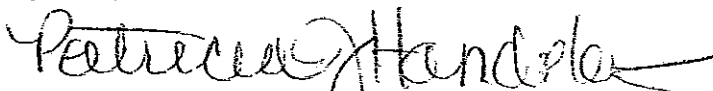
Following our extensive discussions with you and reviews of the plan, we have come to understand what you are proposing. You and your design team have been responsive, and we appreciate some of the changes you have made to protect west wall light and air on our property. Your willingness to work cooperatively with us during the construction in ways that do not add to our expense is also appreciated.

We would prefer to see a front building on your lot, instead of open space and stairs. A building with proper foundations at the front of your lot would result in our building being more stable and secure. Maximizing open space on your lot between the proposed buildings rather than at front or back of your property is also more consistent with other lots on the hill.

After all the long years of delay under previous owners that have left 1269 Lombard as a neighborhood eyesore, we would welcome construction completed as you propose, in a safe and tasteful manner that does not entail risk, threat or cost to our property.

Best wishes as the project progresses.

Sincerely,

Rod and Patricia Handeland

RESIDENTIAL DEVELOPMENT
1269 Lombard Street
April 2010

Current Condition



PROJECT SITE



PROJECT SITE

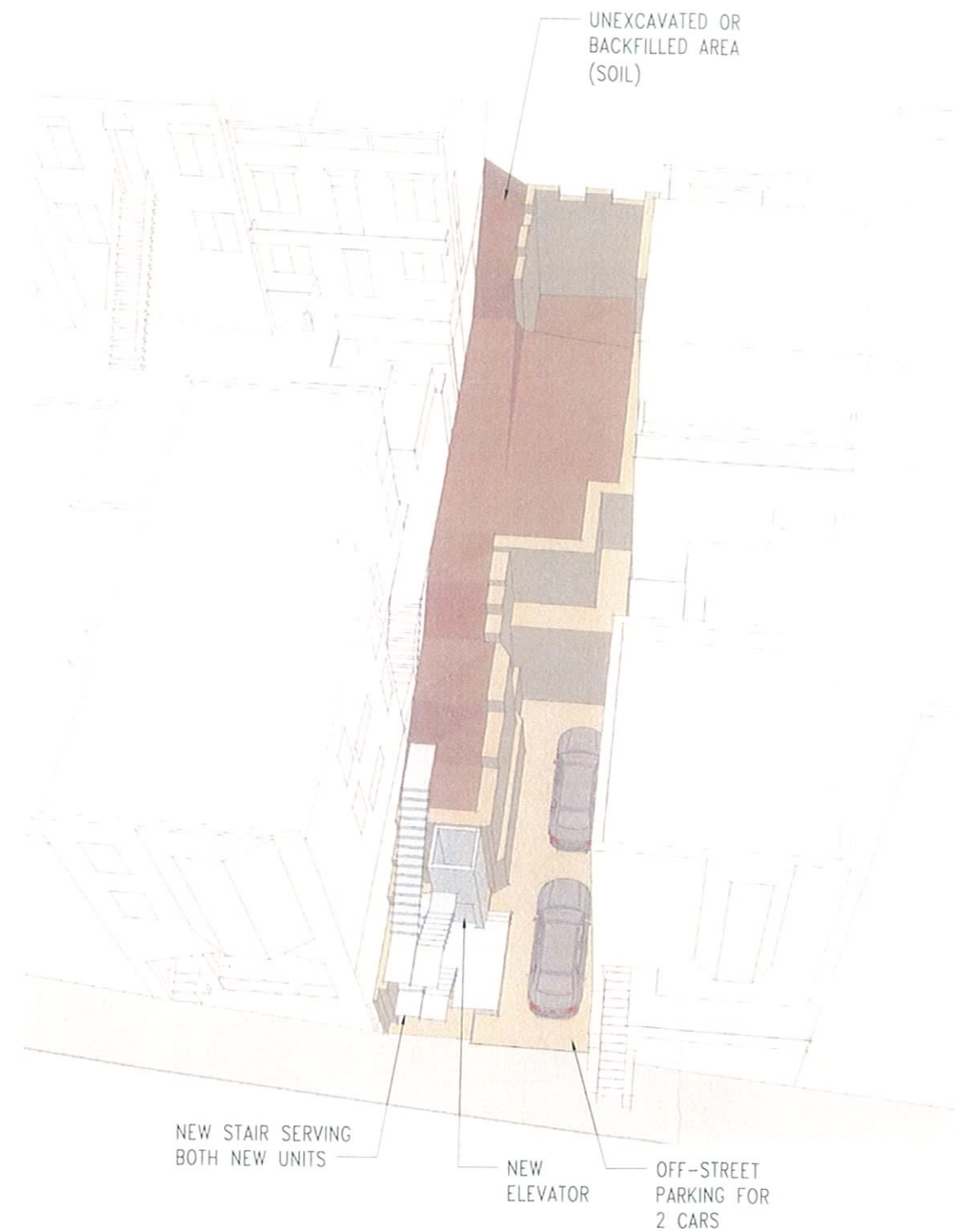
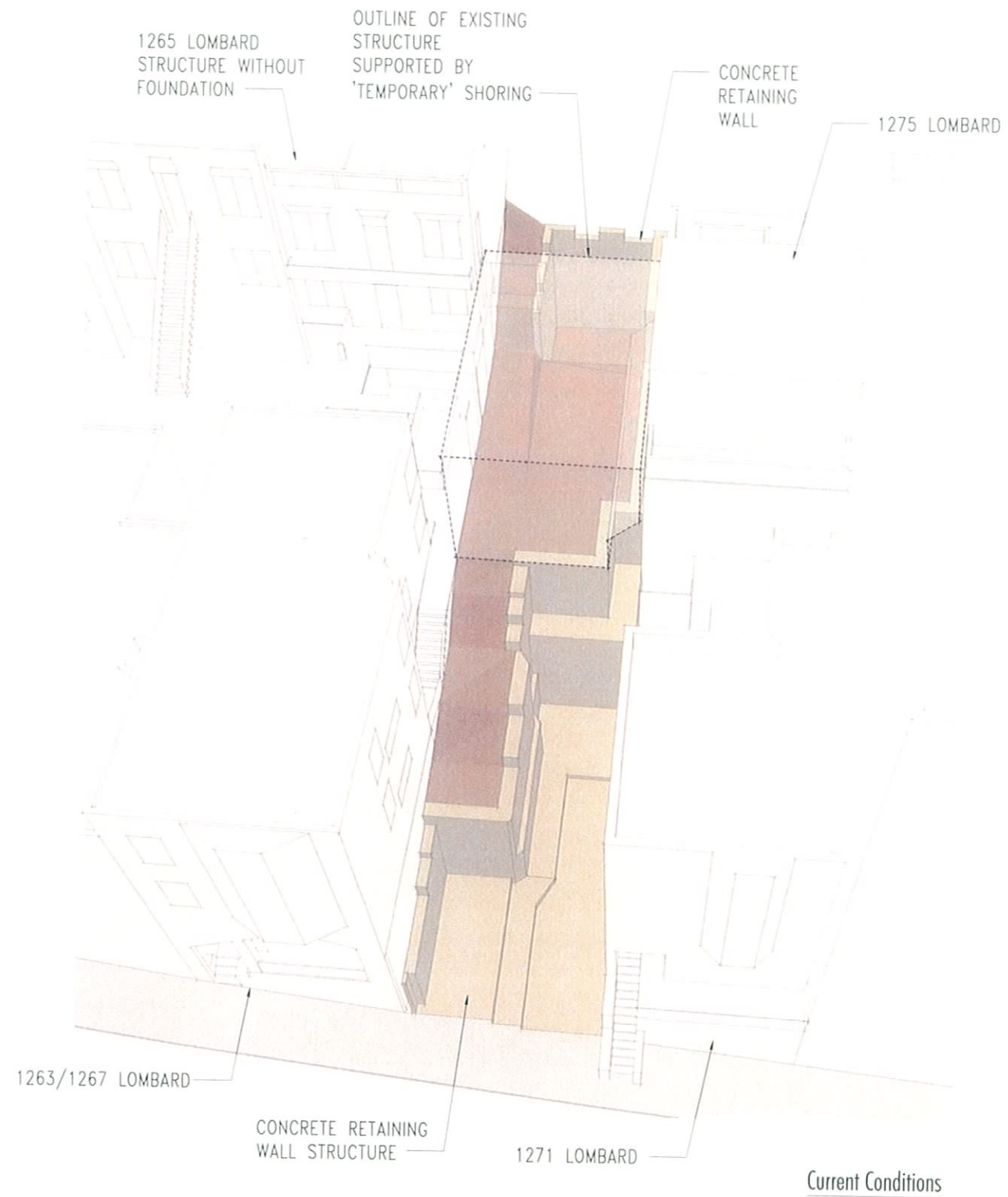


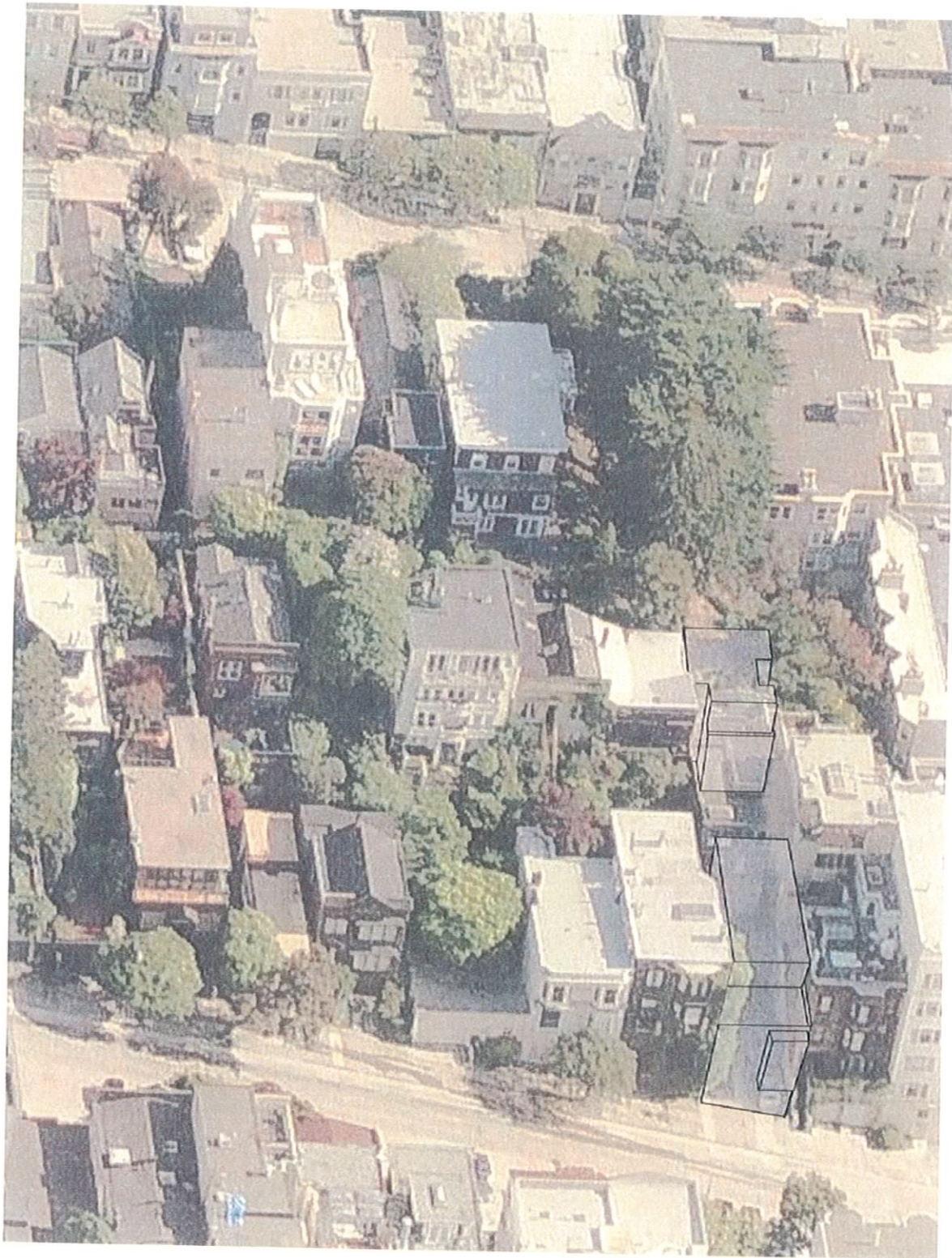


RESIDENTIAL DEVELOPMENT
1269 Lombard Street

April 2010

Site Constraints





Proposed Lombard Street Facade



Elevation

Project Summary

Lot Area = 2,812 SF

3 BEDROOM FRONT UNIT

Gross Area = 2,800 sf

3 BEDROOM REAR UNIT

Gross Area = 1,880 sf

Garage = 675 sf

Common Area = 600 sf

Total Gross Area = 5,955 sf

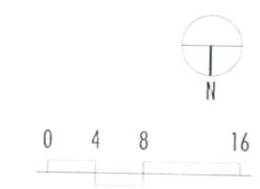
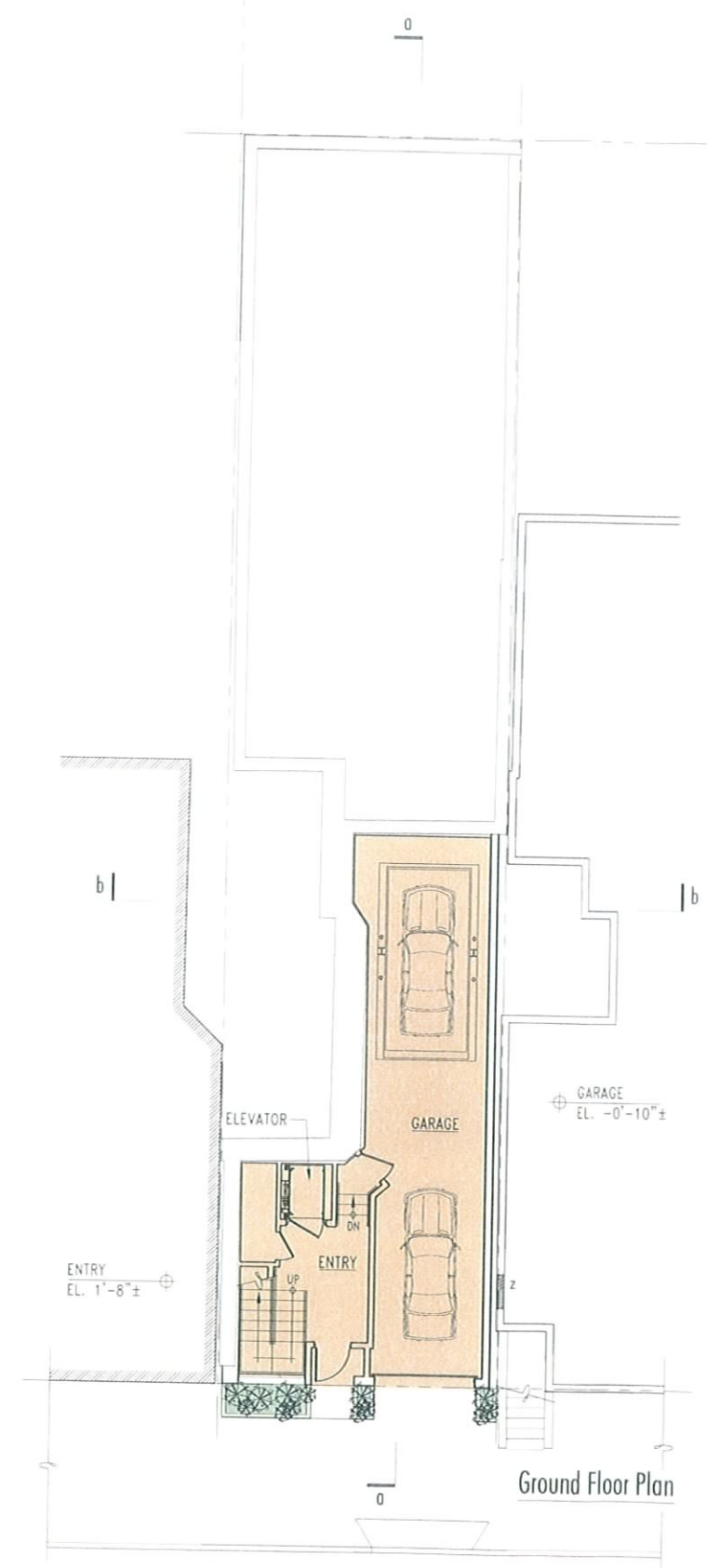
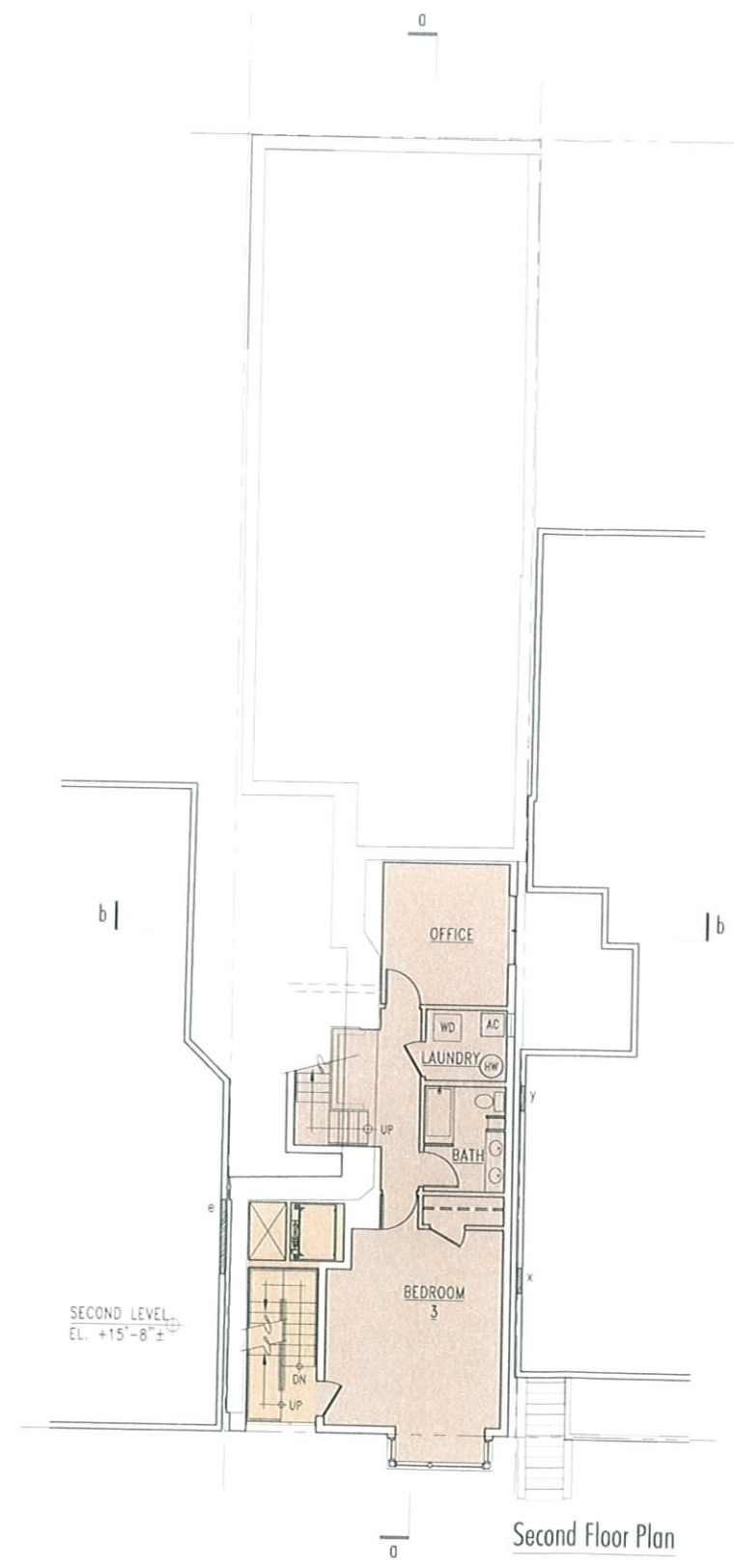
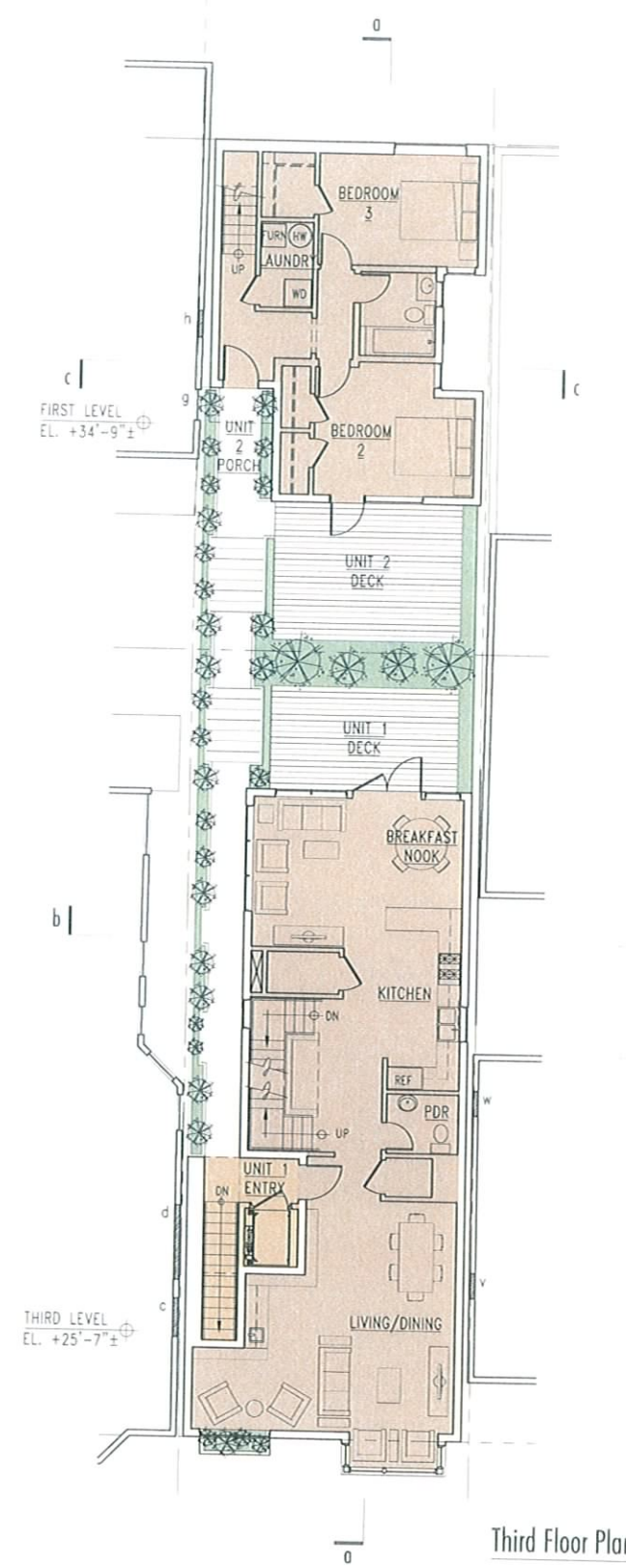


Site Plan

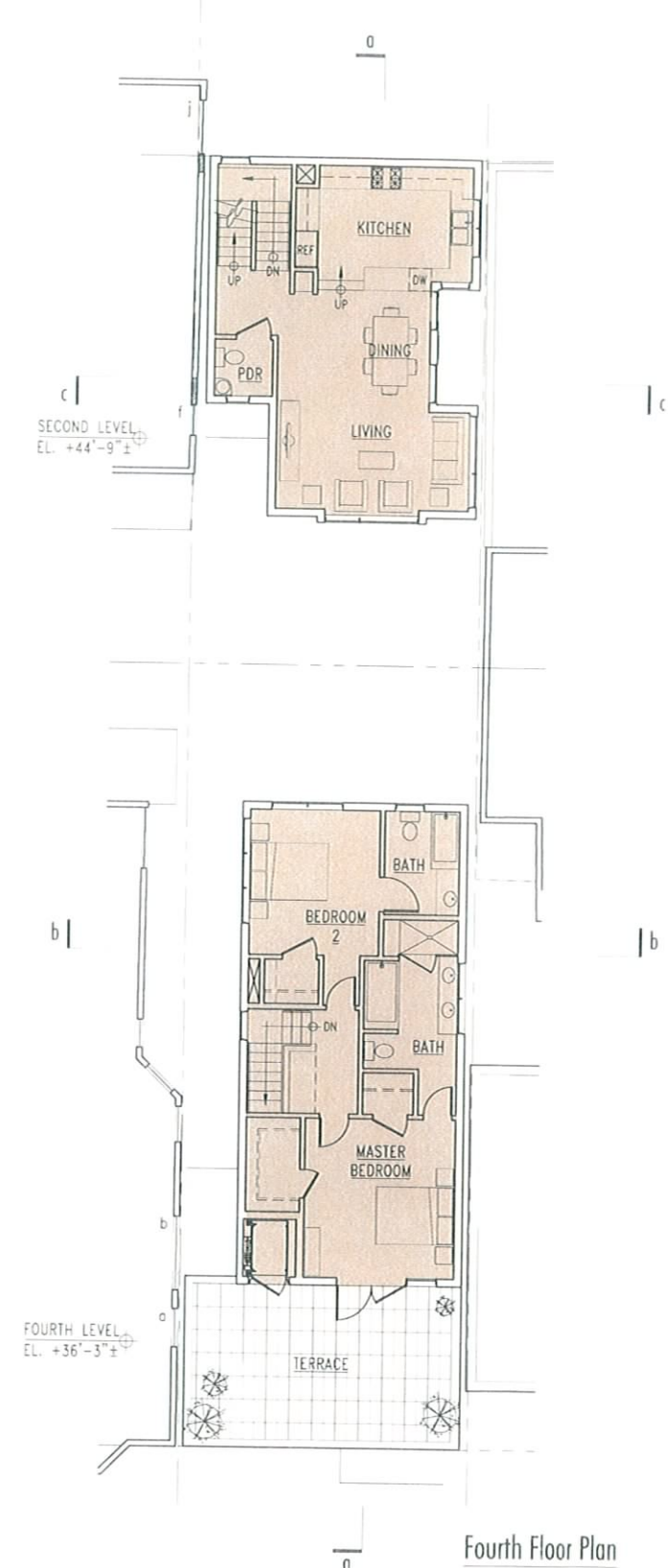
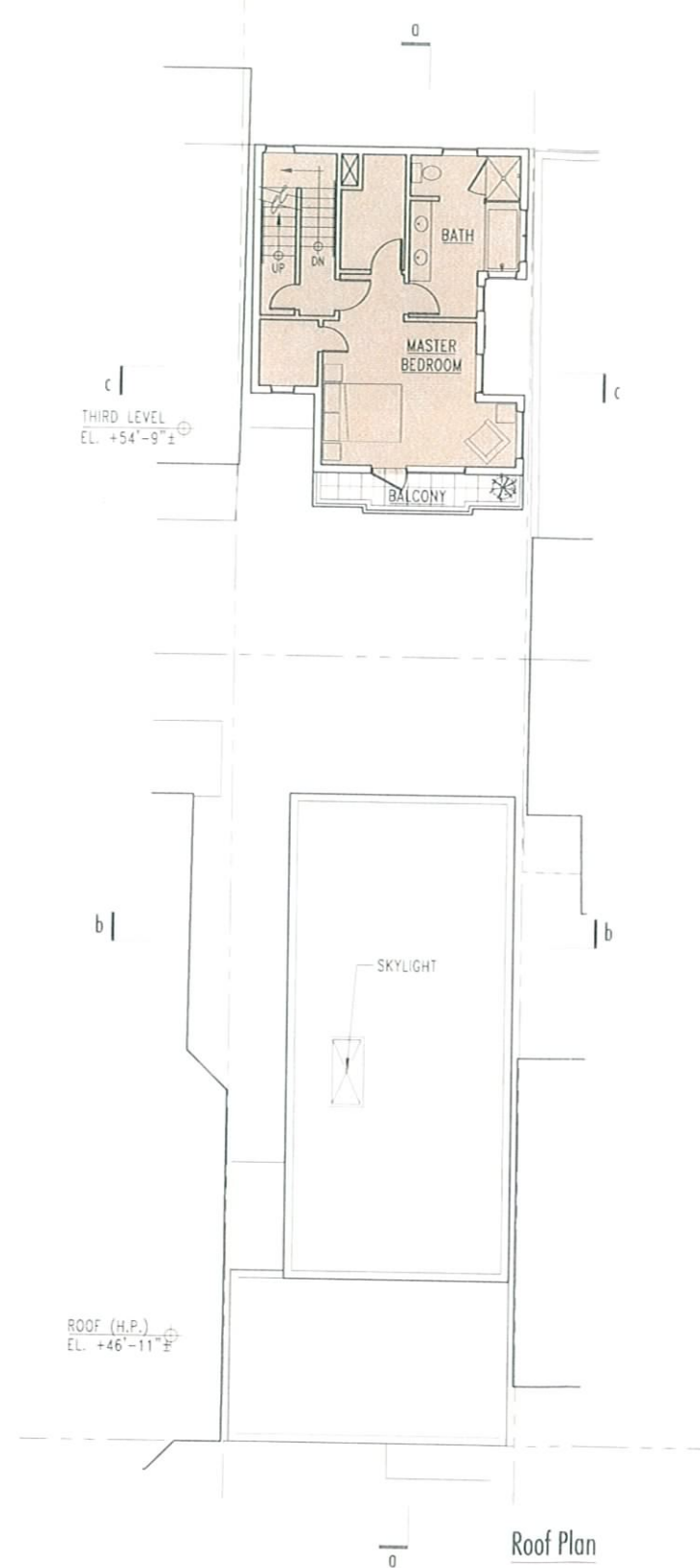
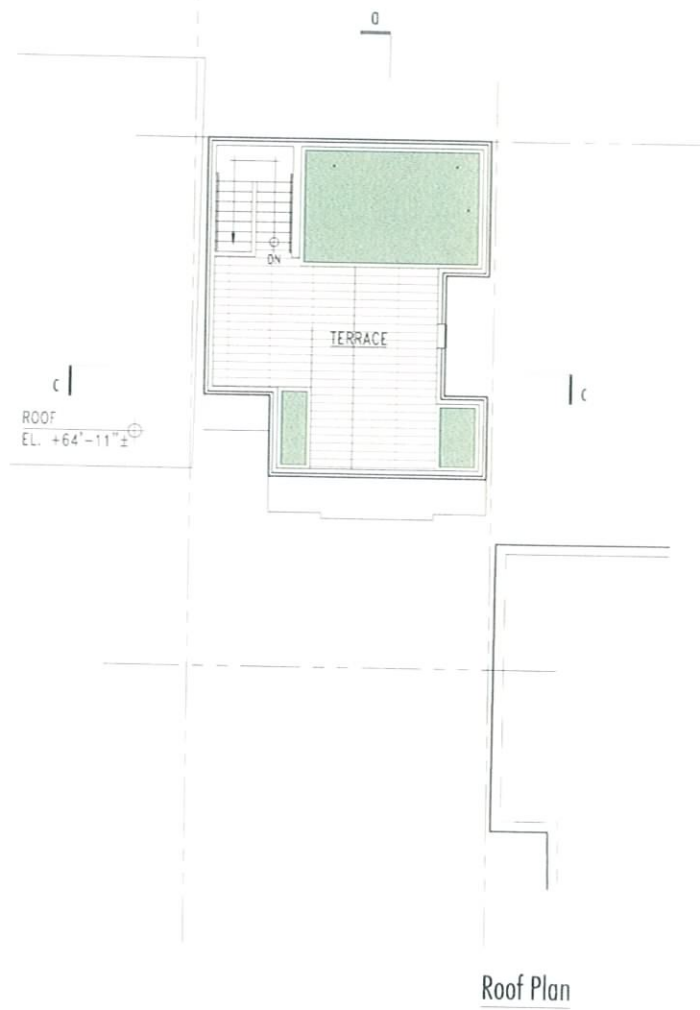
RESIDENTIAL DEVELOPMENT
1269 Lombard Street

April 2010

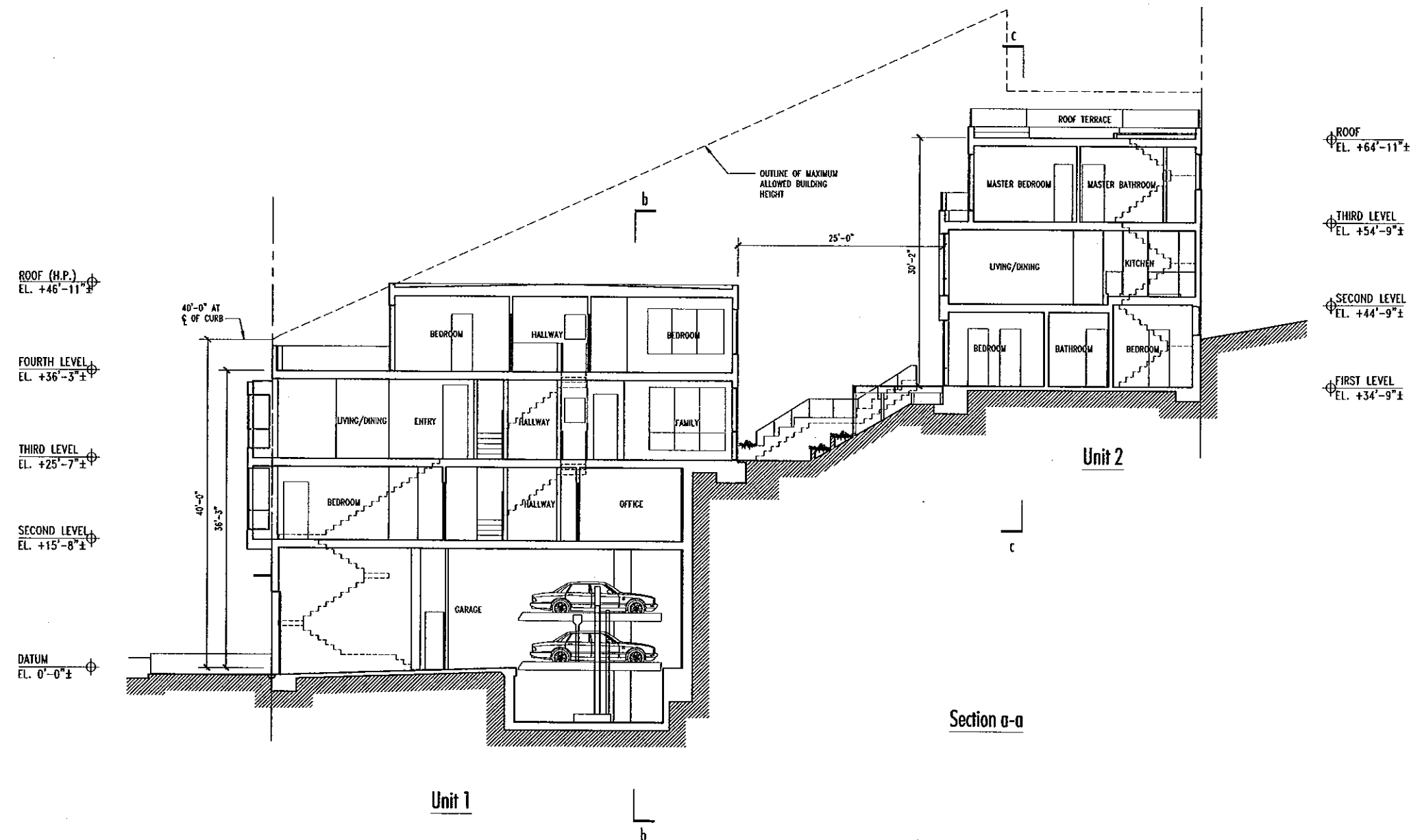
Lower Floor Plans



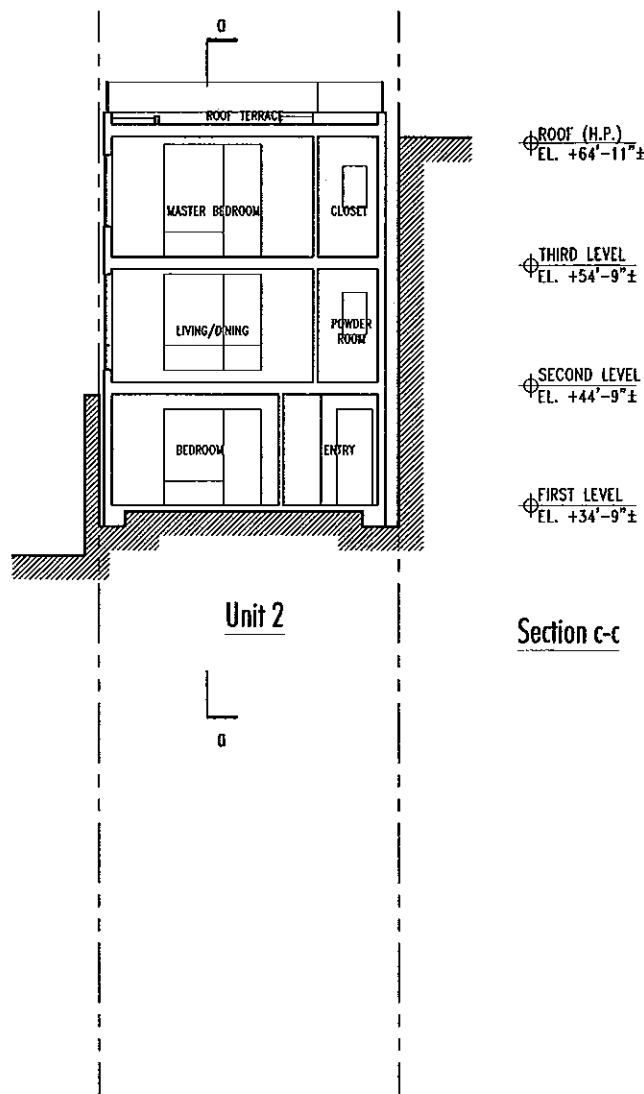
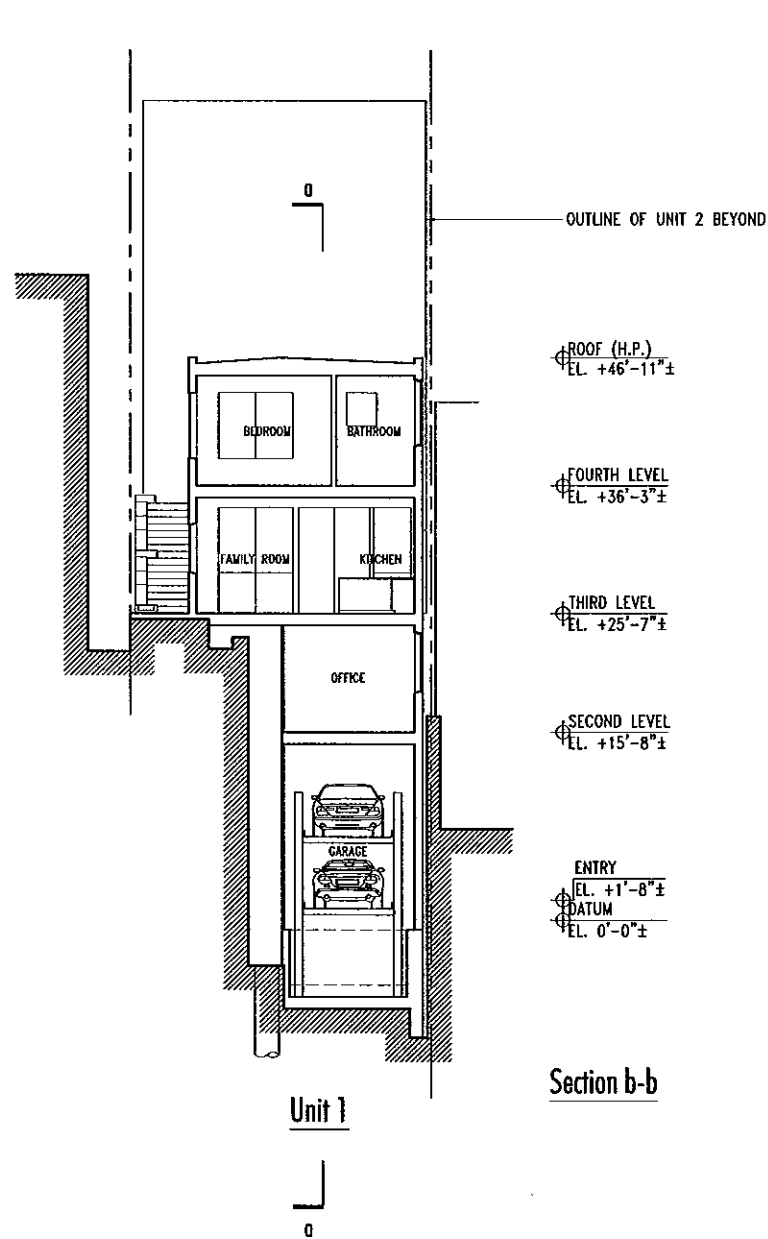
Upper Floor Plans



Longitudinal Section



Cross Sections







SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis Residential Demolition/New Construction

HEARING DATE: APRIL 8, 2010

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: April 1, 2010
Case No.: 2009.0443DD/2010.0165DD
Project Address: 1269 LOMBARD STREET
Zoning: RH-2 (Residential House, Two-Family)
40-X Height and Bulk District
Block/Lot: 0501/023
Project Sponsor: M. Brett Gladstone, Gladstone & Associates
177 Post Street, Penthouse
San Francisco, CA 94108
Staff Contact: Shelley Caltagirone – (415) 588-6625
Shelley.Caltagirone@sfgov.org
Recommendation: Do not take DR and approve demolition and new construction as proposed.

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2009.0443DD	New Building Case Number	2010.0165DD
Recommendation	Do Not Take DR	Recommendation	Do Not Take DR
Demolition Application Number	2009.06.09.0027	New Building Application Number	2009.06.09.0028
Number Of Existing Units	1	Number Of New Units	2
Existing Parking	0	New Parking	1 (+ 2 tandem)
Number Of Existing Bedrooms	3	Number Of New Bedrooms	6
Existing Building Area	±975 Sq. Ft.	New Building Area	±5,015 Sq. Ft.
Public DR Also Filed?	Yes	Public DR Also Filed?	Yes
311 Expiration Date	3/12/10	Date Time & Materials Fees Paid	N/A

PROJECT DESCRIPTION

The Project is to demolish the existing single-family, two-story building located towards the rear of the lot and construct two new single-family buildings, located at the front and rear of the lot separated by an open yard. The project would provide three off-street parking spaces (one independent space and two tandem spaces accessed by a car lift). The Project requires approval of rear yard and front setback variances.

VARIANCES

PER SECTION 132 OF THE PLANNING CODE the property is required to maintain a front setback area that is equal in depth to the average of the adjacent front setbacks, or approximately 2.5 feet. The proposed front building will extend to the front property line leaving no setback; therefore, the project requires a variance from the front setback requirement (Section 132) of the Planning Code.

PER SECTION 134 OF THE PLANNING CODE the property is required to maintain a rear yard that is equal to 45% of the total lot depth, or approximately 50 feet. The proposed rear building will be located entirely within the rear 45% of the lot; therefore, the project requires a variance from the rear yard requirement (Section 134) of the Planning Code.

SITE DESCRIPTION AND PRESENT USE

The property at 1269 Lombard Street is located on the south side of Lombard Street between Polk and Larkin Streets. The Property has approximately 25' of lot frontage along Lombard Street with a lot depth of 112'-6". The lot slopes steeply uphill to the east and south away from the street. The lot currently contains a single-family, two-story, 21'-1"-tall, 975-sf house. The dwelling is placed in the rear half of the lot, set back approximately 55'-6" feet from the front property line and 18'-6" feet from the rear property line. The building rests atop an approximately 31-foot tall retaining wall and is currently inaccessible from the street. The property is within an RH-2 (Residential, House, Two-Family) Zoning District with a 40-X Height and Bulk designation. City records indicate that the structure was originally constructed circa 1904.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The Subject Property is located in a portion of the Russian Hill neighborhood referred to as the West Slope in William Kostura's *Russian Hill the Summit*.¹ In general, the West Slope of Russian Hill is composed of a mixture of single and multi-family residences dating predominantly from the post-1906 period. The neighborhood contains a collection of pre- and post-1906 residential architecture containing a wide yet cohesive range of turn-of-the-century styles (Italianate, Stick East-Lake, Queen Anne, Classical Revival, Shingle, and Spanish Revival) with fine detailing and traditional compositions.

The neighborhood contains buildings of varying heights and depths. Several of the buildings on the subject block contain front and rear structures, creating a pattern of mid-lot courtyards. The adjacent property to the west contains a four-story building at the front of the lot and a 5-story building in the middle of the lot with an approximately 33'-5" rear yard and a small 2-story building connecting the two buildings. The adjacent property to the east contains a three-story building at the front of the lot and a two-story building at the rear of the lot with an approximately 28'-9" mid-lot courtyard.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	March 29, 2010	February 10, 2010	57 days
Mailed Notice	10 days	March 29, 2010	March 29, 2010	10 days

PUBLIC COMMENT

¹ Kostura, William. *Russian Hill the Summit; 1853-1906*. Aerie Publications: San Francisco, 1997.

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	1	0
Other neighbors on the block or directly across the street	0	1	0
Neighborhood groups	1	0	0

REPLACEMENT STRUCTURE

The replacement structures will be located at the front and rear property lines with a 25-foot wide courtyard separating the two buildings. The front building would be a single-family, four-story, 36-foot-tall, 3,133-square-foot house and the rear building would be a single-family, three-story, 30-foot-tall, 1,882-square-foot house. Each building would provide three bedrooms. The buildings would share a street entrance, an entry stair, and a three-car garage located at the ground level of the front building. The front building would be accessed by an entrance at the third floor level of the shared stair and the rear building would be accessed by a path leading from the shared stair and through the mid-lot courtyard. The property currently contains no parking. The project would provide three parking spaces in the ground-floor garage (one independent space and two tandem spaces accessed by a car lift).

The overall scale, design, and materials of the proposed replacement structure are compatible with the block-face and are complementary with the residential neighborhood character. The materials for the front façade are traditional in style, with wood shingle siding and wood casement windows with wood window trim.

PUBLIC COMMENT

The Project has completed the Section 311 and Mandatory DR notification. Joe Butler, member of The Little House Committee, filed a Discretionary Review application for the demolition permit application. John and Mary Horvers, tenants of 1265 Lombard Street (the adjacent lot to the east) and members of The Little House Committee, filed a Discretionary Review application for the new construction building permit application. Staff has also received verbal and written comments from the property owner of 1249-1251 Lombard Street, Frank Morrow, who is concerned about the size and placement of the proposed development (see attached letter).

ISSUES AND RESPONSES

The issues listed in both public Discretionary Review requests are similar in nature and are summarized below.

Issue 1: In 1998, Building Permit Application Nos. 9710402 and 9711296 and Variance Application No. 97.487V were approved with conditions for the Subject Property in conjunction with a project at 1271-79 Lombard Street. The decision documents listing the conditions are attached. The 1998 project was halted after completion of the proposed addition at the 1271-79 Lombard Street site and excavation of the 1269 Lombard Street site. Construction of the proposed garages, stairs, and additions at 1269 Lombard Street were never completed and the property has remained in a state of suspended

construction since 1998. Because the project was not completed, the project failed to comply with the conditions of approval placed upon the building permit application and variance approvals.

Response: *The Department concurs that the 1998 project failed to comply with the conditions placed upon its approval. Among these conditions were requirements for setbacks at the eastern and western property lines to protect light, air, and access to the adjacent properties. Under the current building permit application, the side setbacks are considerably smaller than those described in the 1998 decision documents. However, any action by the Department regarding the new building permit application would supersede the previous project approval. The Department is not recommending any conditions of approval for the current Project as staff believes that the proposed building envelopes comply with the current Department CEQA Review Procedures, the Planning Code, and the Residential Design Guidelines.*

Issue 2: The Discretionary Review Requestors believe that the Project would have adverse impacts to historic resources, which would be avoided by requiring rehabilitation of the subject cottage. They also believe that the historic integrity of the adjacent properties at 1265 and 1271-79 Lombard Street building would be harmed by the Project by disrupting the historic pattern of construction and circulation at the three lots which were jointly owned for 100 years; by causing the removal of lot line windows; and, by preventing the reconstruction of the historic side stairs at the 1271-79 Lombard Street building. They also feel that the replacement building is out of scale and would mar the historic relationships of buildings, which are historic resources and contributors to a potential historic district.

Response: *Staff reviewed impacts to historic resources in the Historic Resource Evaluation Response memo dated December 11, 2009 (attached with Categorical Exemption Certificate) and found that the project would have no significant adverse impacts to historic resources. Staff concurs that the buildings at 1265 Lombard Street and 1271-79 Lombard Street are historic resources as contributors to a potential district. Staff has determined that the alteration of the secondary facades of 1265 Lombard Street and 1271-79 Lombard Street would not cause a significant adverse impact to either building as the work will not remove character-defining features of the buildings that convey their historical significance. Please refer to that document for a full response.*

Issue 3: 1265 Lombard Street will lose light and air if the replacement building is approved by covering existing non-complying lot line windows.

Response: *Staff acknowledges that the Project will reduce light to 1265 Lombard Street by fully blocking one lot line window and partially blocking two lot line windows. These windows are legal, non-conforming windows and are not protected by the Planning Code or the Residential Design Guidelines. The windows are also on a secondary facades and are not considered character-defining features of the historic cottage at 1265 Lombard, so their removal would not cause a significant adverse impact to the resource. The Project has been designed with a 25-foot-deep courtyard to maintain light access to the neighboring buildings. The entrance to the rear cottage has also been recessed to provide greater light access to the western windows at 1265 Lombard Street, and two new windows will be provided for the cottage by the Project Sponsor to compensate for the loss of existing windows.*

Issue 4: 1265 Lombard Street will lose access to roof deck located at 1269 Lombard Street.

Response: *This change in the neighbor's access to 1269 Lombard Street is based upon a private agreement between property owners and is not regulated by the Planning Code.*

Issue 5: The DR Requestors believe that the cottage is a sound habitable structure.

Response: *The Property has been in a state of suspended construction since 1998. In its current state, the building's soundness prior to the halted construction cannot be assessed. Therefore, the Department has no position on whether or not the Project meets the Department's soundness criteria due to lack of information. The Department does not consider the effects of the halted construction to be a state of unsoundness as claimed in the Soundness Report prepared by Santos & Urrutia, Inc.*

Issue 6: Previous building permit applications entitled work which was exceeded by the sponsor.

Response: *A review of the databases for the Department of Building Inspection and the Planning Department did not show any active enforcement cases or notices of violation for the property. Records show that the two 2001 notices of violations have been abated.*

Issue 7: The new construction does not meet the requirements of the Planning Code and requires variances. The hardship arguments for the variances are self-imposed.

Response: *The variance request is reviewed by the Zoning Administrator separately from the Discretionary Review cases, which are the subject of this hearing.*

ENVIRONMENTAL REVIEW

The Project was issued a Categorical Exemption, Classes 1 and 3 (State CEQA Guidelines Sections 15301(l)(1) and 15303(a)) on March 11, 2010.

BASIS FOR RECOMMENDATION

The Department recommends that the demolition of the existing single-family dwelling and the construction of a new two-family dwelling be approved as proposed. The Project meets nine of the eighteen criteria for consideration of demolition under Section 317 of the Planning Code. The Project is also consistent with the Objectives and Policies of the General Plan and complies with the Residential Design Guidelines and Planning Code. The Project meets the criteria set forth in Section 101.1 of the Planning Code in that:

- The Project will result in a net gain of one dwelling-unit.
- The Project will create two family-sized dwelling-units, each with three bedrooms.
- No tenants will be displaced as a result of this Project.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The RH-2 Zoning District allows a maximum of two dwelling-units on this lot. This District is intended to accommodate a greater density than what currently exists on this underutilized lot, and several of the surrounding properties reflect this ability to accommodate the maximum density. The Project is therefore an appropriate in-fill development.

- Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource and that the project will have no adverse impact on surrounding historic resources.

RECOMMENDATION:

Case No. 2009.0443DD – Do not take DR and approve the demolition.

Case No. 2010.0165DD – Do not take DR and approve the new construction as proposed.

DEMOLITION CRITERIA

Existing Value and Soundness

1. Whether the Project Sponsor has demonstrated that the value of the existing land and structure of a single-family dwelling is not affordable or financially accessible housing (above the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months);

Project Does Not Meet Criteria

The Project Sponsor does not claim that the property is valued at or above 80% of the median single-family home prices in San Francisco. As such, the property is considered relatively affordable and financially accessible housing for the purposes of this report and Planning Code Section 317.

2. Whether the housing has been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings);

Criteria Not Applicable to Project

Based on Planning staff's review of the Soundness Report prepared by Santos & Urrutia, Inc. – an independent third party for this Project – the existing structure cannot be evaluated for soundness in its current state. The Property has been in a state of suspended construction since 1998. The Department does not consider the effects of the halted construction to be a state of unsoundness as claimed in the Soundness Report. Neither can the Department consider the cost of completing the halted construction in the calculation of the cost of necessary repairs. Therefore, the Department has no position on whether or not the Project meets the Department's soundness criteria since it cannot determine whether or not the building was sound before the commencement of construction or what the cost of repairing the building would have been at that time.

Existing Building

3. Whether the property is free of a history of serious, continuing code violations;

Project Meets Criteria

A review of the databases for the Department of Building Inspection and the Planning Department did not show any enforcement cases or notices of violation. Records show that the two 2001 notices of violations have been abated.

4. Whether the housing has been maintained in a decent, safe, and sanitary condition;

Project Does Not Meet Criteria

The prior owner did not maintain the existing building in a decent, safe, and sanitary condition. The prior owner's excavation of the site resulted in the installment of temporary shoring to support the building. The current owner acquired the property in this condition. Since then, the current owner has prevented the deterioration from accelerating by doing the following: boarding the windows, removing graffiti, erecting and maintaining a chain link fence in the front and rear of the property, hauling trash, and removing ivy.

5. Whether the property is a "historical resource" under CEQA;

Project Meets Criteria

Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that it is not an historic resource for the purposes of CEQA.

6. If the property is a historical resource, whether the removal of the resource will have a substantial adverse impact under CEQA;

Criteria Not Applicable to Project

The property is not a historical resource.

Rental Protection

7. Whether the Project converts rental housing to other forms of tenure or occupancy;

Criteria Not Applicable to Project

The existing unit is currently vacant and thus not rental housing.

8. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

Project Does Not Meet Criteria

According to the Project Sponsor, the building is not subject to rent control because it is a single-family dwelling that is currently vacant and uninhabitable. However, it appears that if the building were restored to habitable condition, it would be subject to rent control as the building was constructed prior to 1979.

Priority Policies

9. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

Project Does Not Meet Criteria

The Project does not meet this criterion because the existing dwelling will be demolished. Nonetheless, the Project will result in a net gain of housing and thus preserve the quantity of housing. Two family-sized units will replace one single-family home that contains only one bedroom. The creation of these two family-sized units will preserve the cultural and economic diversity within the neighborhood.

10. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

Project Meets Criteria

The Project will conserve the neighborhood character by constructing replacement buildings that are compatible with regard to materials, massing, glazing pattern, and roofline with the dwellings in the surrounding neighborhood. By creating compatible new buildings that increase the density by one unit in a neighborhood defined by one- and two-family units, the neighborhood's cultural and economic diversity will be preserved.

11. Whether the Project protects the relative affordability of existing housing;

Project Meets Criteria

By creating two new dwelling units where one uninhabitable dwelling currently exists, the relative affordability of existing housing is being preserved because the land costs associated with the housing are spread out over two dwellings rather than one. The reduction in land costs per unit reduces the overall cost of housing. The Project also increases the number of family-sized units in San Francisco, increasing housing supply and, thereby, possibly reducing cost.

12. Whether the Project increases the number of permanently affordable units as governed by Section 315;

Project Does Not Meet Criteria

The Project does not include any permanently affordable units, as the construction of two units does not trigger Section 315 review.

Replacement Structure

13. Whether the Project located in-fill housing on appropriate sites in established neighborhoods;

Project Meets Criteria

The Project replaces one single-family dwelling with two dwelling-units in a neighborhood characterized by one- and two-family dwellings.

14. Whether the Project creates quality, new family housing;

Project Meets Criteria

The Project will create two family-sized units – each with three-bedrooms. The floor plans reflect such new quality, family housing.

15. Whether the Project creates new supportive housing;

Project Does Not Meet Criteria

The Project is not specifically designed to accommodate any particular Special Population Group as defined in the Housing Element.

16. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;

Project Meets Criteria

The Project is in scale with the surrounding neighborhood and will be constructed of high-quality materials. The proposed site plan, with separate front and rear buildings divided by a mid-lot courtyard, would match the established block pattern and preserve a character-defining feature of the district. The front building wall would be built flush with the front property line, similar to the placement of most buildings along the street, and the rear building wall would closely align with the front facades of the rear cottages located to the east of the property. The height and massing of both of the proposed buildings would be similar to those of the corresponding front- and rear-lot buildings on the block. Both buildings would have flat roofs, in keeping with the predominant roof form in the district, and simple, rectangular massing. The architectural style of both the front and rear buildings would be a contemporary Shingle style that uses wood shingle cladding, wood-framed windows, moderately proportioned glazing, restrained ornamentation, and traditional features such as a cornice and projecting bay to relate to the vocabulary of the surrounding historic buildings. The contemporary design of the new construction would be easily distinguished from the historic buildings in the area so as not to create a false sense of history. Finally, the new construction would replace the existing retaining walls at the front of the site, which detract from the character of the district.

17. Whether the Project increases the number of on-site dwelling units;

Project Meets Criteria

The Project increases the number of dwelling units on the site from one to two.

18. Whether the Project increases the number of on-site bedrooms.

Project Meets Criteria

The Project increases the number of bedrooms on the site from three to six.



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2009.0443E
Project Title: 1269 Lombard Street
Zoning: RH-2 (Residential, House, Two-Family)
40-X Height and Bulk District
Block/Lot: 0501/023
Lot Size: 2,812.5 square feet
Project Sponsor: M. Brett Gladstone, Gladstone & Associates
(415) 434-9500
Staff Contact: Shelley Caltagirone – (415) 558-6625
shelley.caltagirone@sfgov.org

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CA 94103-2479

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Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project involves demolition of the existing single-family, two-story, 21-foot-tall, 975-square-foot house and construction of two new single-family residential buildings, located at the front and rear of the lot. The front building would be a four-story, 36-foot-tall, 3,133-square-foot house and the rear building would be a three-story, 30-foot-tall, 1,882-square-foot house. The two buildings would be separated by a mid-lot, 25-foot-deep courtyard. The buildings would share a street entrance, an entry (See next page.)

EXEMPT STATUS:

Categorical Exemption, Classes 1 and 3 (State CEQA Guidelines Sections 15301(l)(1) and 15303(a).

REMARKS:

(See next page.)

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

March 11, 2010
Date

cc: Redwood Investors VIII, Owners
Brett Bollinger, MEA Division
Shelley Caltagirone, Preservation Planner
Supervisor Alioto-Pier, District 2

Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

stair, and a three-car garage located at the ground level of the front building. The front building would be accessed by an entrance at the third floor level of the shared stair and the rear building would be accessed by a path leading from the shared stair and through the mid-lot courtyard. The property currently contains no parking. The project would provide three parking spaces in the ground-floor garage (one independent space and two tandem spaces accessed by a car lift). The project site is located on a block bounded by Polk, Greenwich, Larkin, and Lombard Streets in the Russian Hill neighborhood.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is not a historical resource. The subject property contains a single-family, two-story house constructed in 1876. The subject property was evaluated by the Junior League of San Francisco in 1976 and was noted as extensively altered. The property is not included in any other historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures. As described in the Historic Resource Evaluation (HRE) Memorandum¹ (attached), the 1269 Lombard Street property does not appear to be eligible for listing on the California Register. Although the subject building is located within an area that is potentially eligible for listing on the California Register under Criterion 1 (Event) and Criterion 3 (Architecture) as a historic district, the building does not retain sufficient historic integrity of design, workmanship, setting, feeling, or materials to convey its association with the district. Therefore, the building does not contribute to the historic significance of the district and cannot be considered a historic resource.

Since the Planning Department determined that the property is not a historic resource, it was not necessary to assess project impacts to the existing building located at 1269 Lombard Street. The Planning Department did, however, assess whether the proposed project design would materially impair adjacent historic resources, including those associated with the surrounding potential historic district. It was determined that the proposed project would not cause a substantial adverse change to adjacent resources such that the significance of the adjacent buildings or surrounding historic district would be materially impaired. The design of the new construction would be compatible with the architectural character of both the larger and smaller potential districts, thereby preserving the setting and feeling of these resources. Specifically, the project design is compatible with the character of the neighborhood for the following reasons:

- The proposed site plan, with separate front and rear buildings divided by a mid-lot courtyard, would match the established block pattern and preserve a character-defining feature of the district. The front building wall would be built flush with the front property line, similar to the

¹ Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, December 11, 2009.

placement of most buildings along the street, and the rear building wall would closely align with the front facades of the rear cottages located to the east of the property.

- The height and massing of both of the proposed buildings would be similar to those of the corresponding front- and rear-lot buildings on the block. Both buildings would have flat roofs, in keeping with the predominant roof form in the district, and simple, rectangular massing.
- The architectural style of both the front and rear buildings would be a contemporary Shingle style that uses wood shingle cladding, wood-framed windows, moderately proportioned glazing, restrained ornamentation, and traditional features such as a cornice and projecting bay to relate to the vocabulary of the surrounding historic buildings.
- The contemporary design of the new construction would be easily distinguished from the historic buildings in the area so as not to create a false sense of history.
- Finally, the new construction would replace the existing retaining walls at the front of the site, which detract from the character of the district.

The proposed project would demolish an existing single-family, two-story, 21-foot-tall, 975-square-foot house and construct two new single-family residential buildings. The front building would be a four-story, 36-foot-tall, 3,133-square-foot house and the rear building would be a three-story, 30-foot-tall, 1,882-square-foot house. CEQA State Guidelines Section 15301(l)(1), or Class 1, provides for demolition and removal of a single-family residence. The proposed project would demolish one single-family residence, and, therefore, meets the criteria of Class 1. CEQA State Guidelines Section 15303(a), or Class 3, provides for the construction of up to three single-family residences in a residential zone in urbanized areas. The proposed project would construct two new single-family residences in an area zoned for residential use within the City of San Francisco. The proposed project, therefore, also meets the criteria of Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project would not cause a substantial adverse change in the significance of the historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Sections 15301(l)(1) and 15303(a), or Classes 1 and 3, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 1269 Lombard Street
Block/Lot: 0501/023
Case No.: 2009.0443EV
Date of Review: December 11, 2009
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelly.caltagirone@sfgov.org

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PROPOSED PROJECT

☒ Demolition

☐ Alteration

PROJECT DESCRIPTION

The proposed project involves demolition of the existing single-family, two-story, 21'-1"-tall, 975-sf house and construction of two new residential buildings, located at the front and rear of the lot. The front building would be a single-family, four-story, 36'-3"-tall 3,133-sf house and the rear building would be a single-family, three-story, 30'-2"-tall, 1,882-sf house. The two buildings would be separated by a mid-lot 25'-deep courtyard. Please see plans dated November 2, 2009 for details.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property was evaluated by the Junior League of San Francisco in 1976 and was noted as extensively altered. The property is not included in any other historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject parcel is located on the south side of Lombard Street between Polk and Larkin Streets in a portion of the Russian Hill neighborhood referred to as the West Slope in William Kostura's *Russian Hill the Summit*.¹ The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The building is located on a block that was largely spared from the destruction of the 1906 Earthquake and Fire, resulting in a collection of buildings dating from the mid-19th century through the present. In general, the West Slope of Russian Hill is composed of a mixture of single and multi-family residences dating predominantly from the post-1906 period. 1269 Lombard is similar in age to the oldest buildings in the area. A substantial number of parcels in the area have both front and rear buildings with mid-block courtyards.

Architectural historian, William Kostura, has identified the West Slope of Russian Hill as a potential

¹ Kostura, William. *Russian Hill the Summit; 1853-1906*. Aerie Publications: San Francisco, 1997.

historic district containing 28 properties. The boundaries of this potential district are the two blocks that are bounded by Chestnut Street, Polk Street, Greenwich Street, and Larkin Street. Along the subject block of Lombard Street, Kostura has identified five properties that contribute to this district (1215, 1257- 1261, 1263-67, 1271-75, and 1299 Lombard Street). The subject property, 1269 Lombard Street, does not contribute to this district due to its lack of historical integrity (see discussion under Section 2). The district appears to be significant as a collection of pre- and post-1906 residential architecture containing a wide yet cohesive range of turn-of-the-century styles (Italianate, Stick East-Lake, Queen Anne, Classical Revival, Shingle, and Spanish Revival) with "fine detailing and traditional compositions." The district is also noted for the theme of Shingle-style houses and flats and the addition of shingles to 19th century houses. The period of significance is identified as 1876-1928, a period representing the changing aesthetics in residential architecture of this portion of Russian Hill at the turn-of-the-century.² This larger district may also contain a smaller historic district composed of properties designed by prominent San Francisco architects (1263-67, 1257-61, and 1239-41 Lombard Street). This potential district is immediately adjacent to the subject property to the east, but does not include 1269 Lombard Street.³

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unable to determine
Persons: or	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unable to determine
Architecture: or	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unable to determine
Information Potential:	<input type="checkbox"/> Further investigation recommended.		
District or Context:	<input checked="" type="checkbox"/> Yes, may contribute to a potential district or significant context		
If Yes; Period of significance: 1876-1928			

The subject building located at 1269 Lombard Street appears to be located within an area that is eligible for listing on the California Register under Criterion 1 (Event) and Criterion 3 (Architecture). Although 1269 Lombard Street was built within the period of significance (1876) for the potential historic district, it no longer retains historical integrity from the period (see discussion under Section 2). Below is a brief description of the subject property's historical significance per the criteria for inclusion on the California Register. This summary is based upon the Historic Resources Evaluation (HRE) report, dated September 11, 2009, provided by Frederic Knapp Architect (attached). Staff concurs fully with the findings of the Knapp report.

Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*
Due to the subject building's construction date and role in the development of Russian Hill, the

² Ibid.

³ Knapp, Frederic and Melissa Bleier. *Historic Resource Evaluation Report: 1269 Lombard Street*. Knapp Architects. San Francisco: September 11, 2009 (p. 7-10).

building would contribute to a historic district significant for its association with pre- and post-1906 development in this area of Russian Hill if it retained historic integrity. The house is one of the oldest surviving structures on the block and pre-dates the 1906 Earthquake and Fire.

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

The subject building has no known associations with significant persons in our local, regional or national past.

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

Due to the subject building's construction date and original form, the building would contribute to a historic district significant for embodying the distinctive characteristics of pre-1906 architecture in San Francisco if it retained historic integrity. The building's small scale, mid-lot placement, and shingle-clad, classically-detailed façade identify it with the early phase of development within the area.

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

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

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

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☐ Retains ☒ Lacks
Workmanship: ☐ Retains ☒ Lacks

Setting: ☐ Retains ☒ Lacks
Feeling: ☐ Retains ☒ Lacks
Materials: ☐ Retains ☒ Lacks

While the building and site are structurally stable, the building is overall in poor condition and retains little historic integrity.⁴ The building has remained in a state of disrepair and suspended construction since the late 1990s when a large portion of the lot was excavated and shored with concrete retaining walls. At this time portions of the lower floor were also demolished, including the entry stairs.⁵ The building was probably originally clad in horizontal wood cladding and is now clad in wood shingles. An addition was constructed at the front of the house in 1980, changing the location of the original entry altering the "L" shaped plan to a rectangular plan. The hillside setting of the building has been radically altered by the 1990s excavation of the site. The interior appears to

⁴ Urrutia, Albert. *Soundness Report for: Existing Building at 1269 Lombard Street San Francisco, California*. Santos & Urrutia, Inc.: San Francisco, 2009.

⁵ Refer to the Historic Resource Evaluation Report prepared by Frederic Knapp Architect and dated September 11, 2009 for further information regarding the condition of the site (p. 14-15).

consist of a modern wood floor, gypsum board walls, a new ceiling (1975), and new stairs (1980). While portions of the structure appear to date from the original construction and the building's location and association with the adjacent pre- and post-1906 buildings are intact, the building no longer retains sufficient integrity of design, workmanship, setting, feeling, or materials to convey its historical significance. Furthermore, there does not appear to be sufficient documentary evidence to support restoration of the building.

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

☒ No Resource Present (Go to 6 below.)

☐ Historical Resource Present (Continue to 4.)

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

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

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

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

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

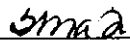
☐ Yes ☒ No ☐ Unable to determine

The proposed project would not have an adverse effect on off-site historical resources. Because the existing building no longer retains sufficient historical integrity to convey its significance and association with the surrounding pre- and post- 1906 buildings, its proposed demolition would not have an adverse effect on the surrounding potential district. Furthermore, the proposed new construction would not have an adverse effect on either the surrounding district or adjacent resources, such as the smaller potential historic district and individual resources identified in the HRE report.⁶ The design of the new construction would be compatible with the architectural character of both the larger and smaller potential districts, thereby preserving the setting and feeling of these resources. Specifically, the project design is compatible with the character of the neighborhood for the following reasons:

⁶ Knapp, Frederic and Melissa Bleier. *Historic Resource Evaluation Report: 1269 Lombard Street*. Knapp Architects. San Francisco: September 11, 2009 (p. 7-10).

- The proposed site plan, with separate front and rear buildings divided by a mid-lot courtyard, would match the established block pattern and preserve a character-defining feature of the district. The front building wall would be built flush with the front property line, similar to the placement of most buildings along the street, and the rear building wall would closely align with the front facades of the rear cottages located to the east of the property.
- The height and massing of both of the proposed buildings would be similar to those of the corresponding front- and rear-lot buildings on the block. Both buildings would have flat roofs, in keeping with the predominant roof form in the district, and simple, rectangular massing.
- The architectural style of both the front and rear buildings would be a contemporary Shingle style that uses wood shingle cladding, wood-framed windows, moderately proportioned glazing, restrained ornamentation, and traditional features such as a cornice and projecting bay to relate to the vocabulary of the surrounding historic buildings.
- The contemporary design of the new construction would be easily distinguished from the historic buildings in the area so as not to create a false sense of history.
- Finally, the new construction would replace the existing retaining walls at the front of the site, which detract from the character of the district.

PRESERVATION COORDINATOR REVIEW

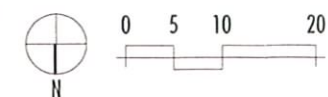
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Tina Tam, *Preservation Coordinator*

Date: 1-8-2010

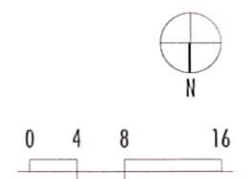
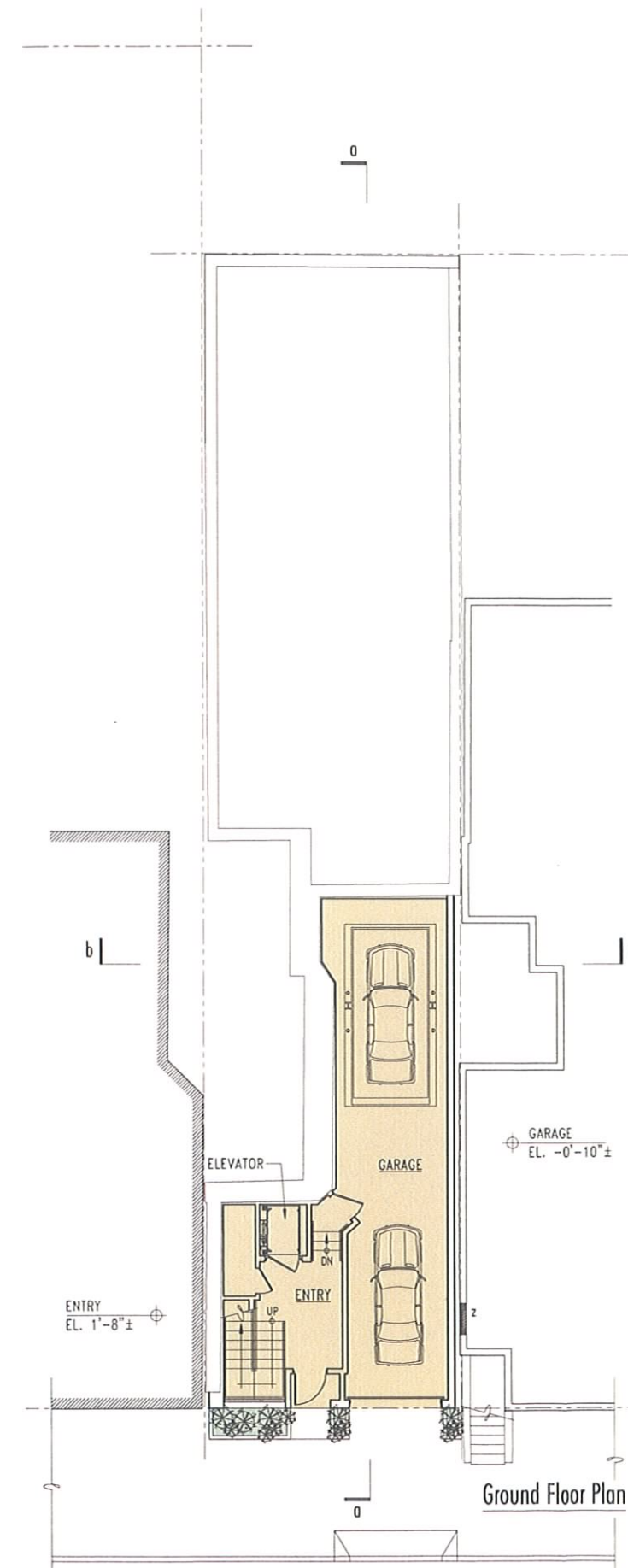
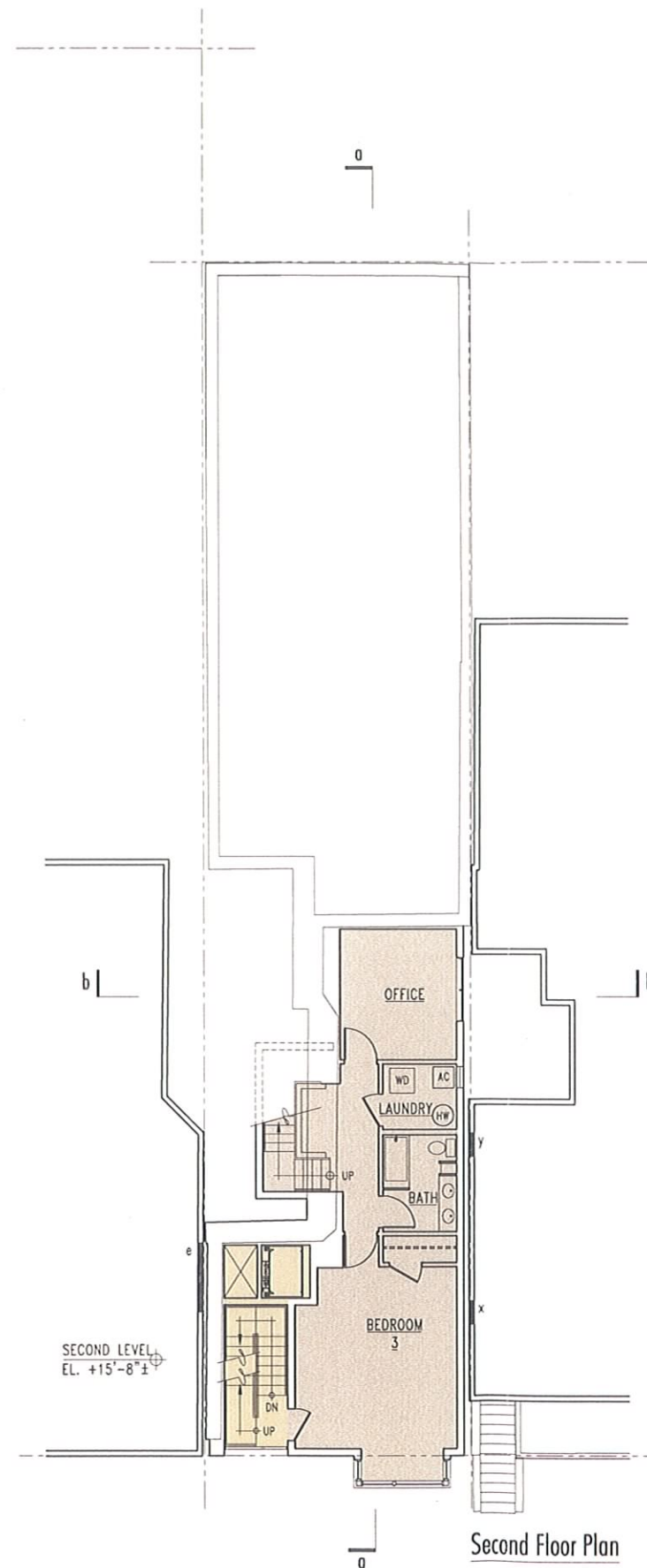
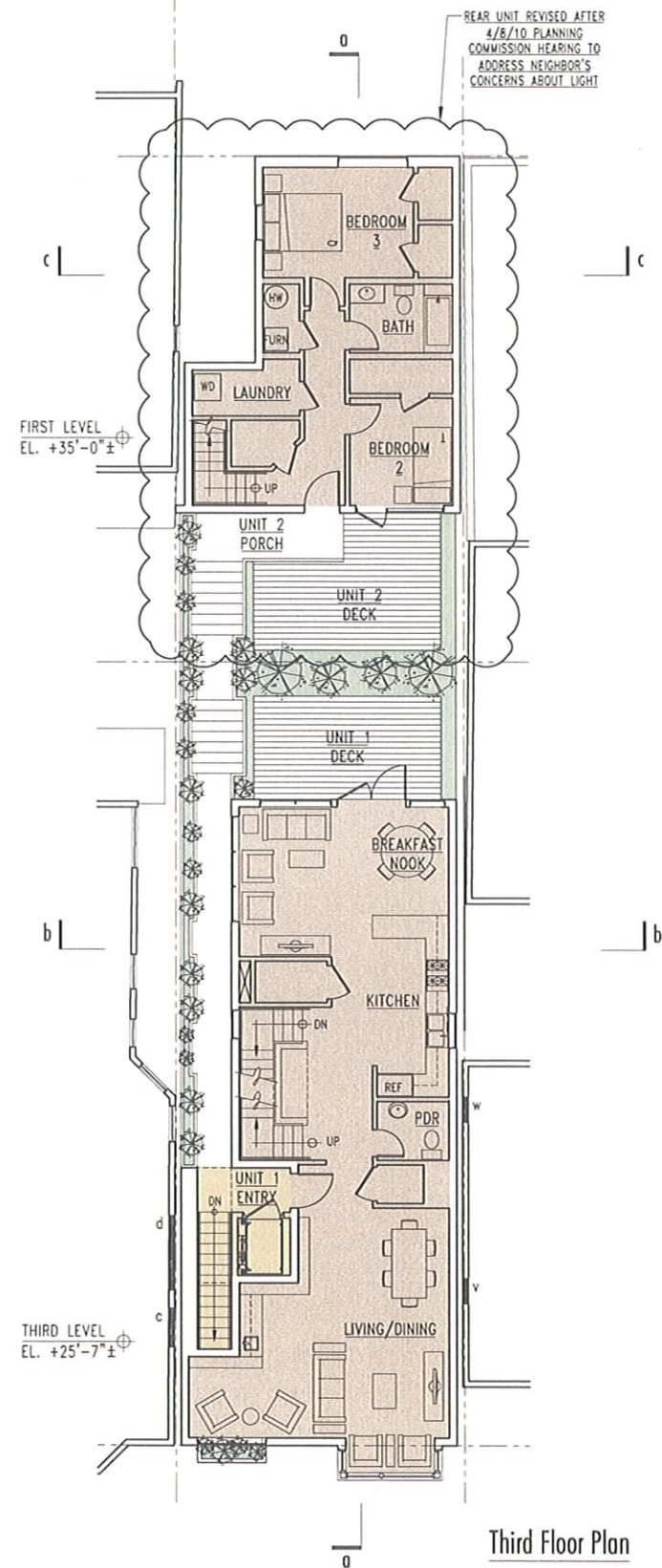
cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
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Attachments: Historic Resource Evaluation Report prepared by Frederic Knapp Architect and dated September 11, 2009.

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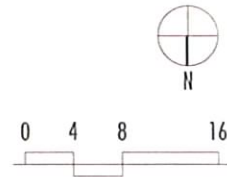
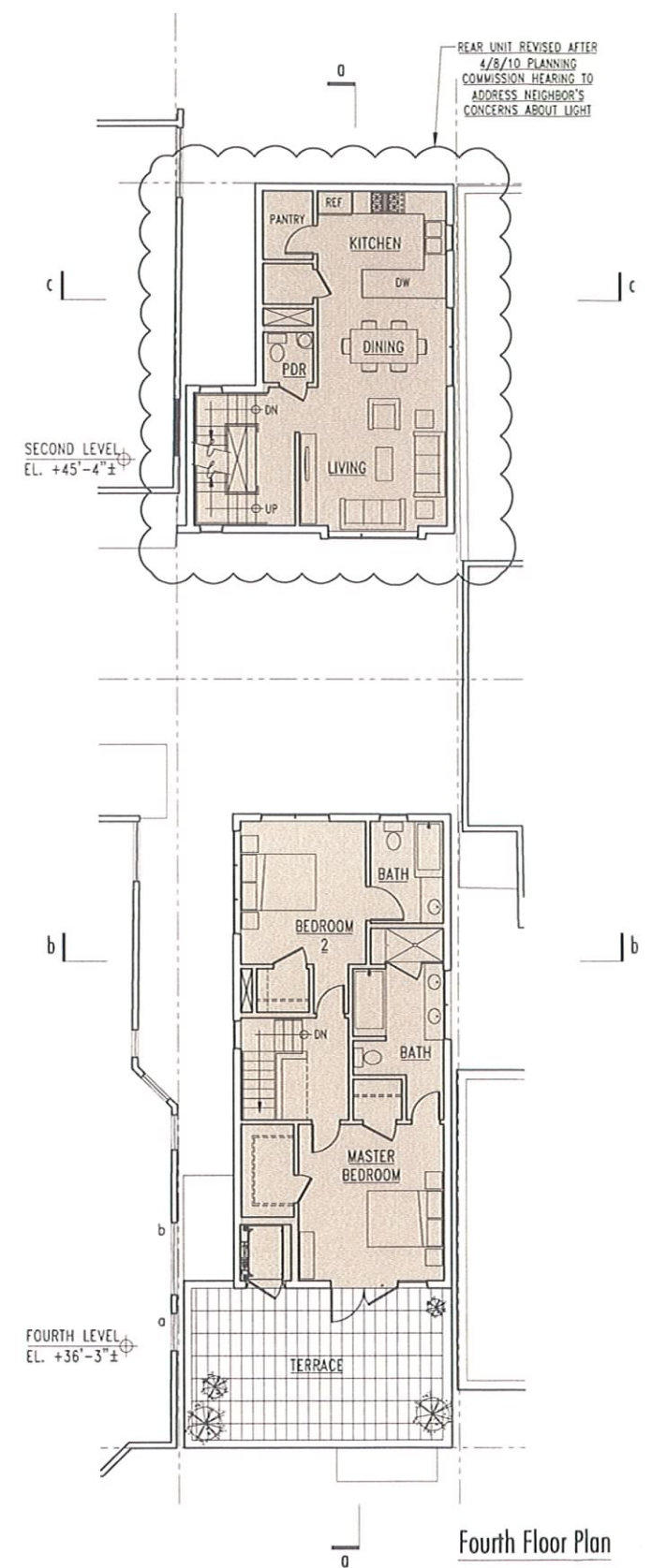
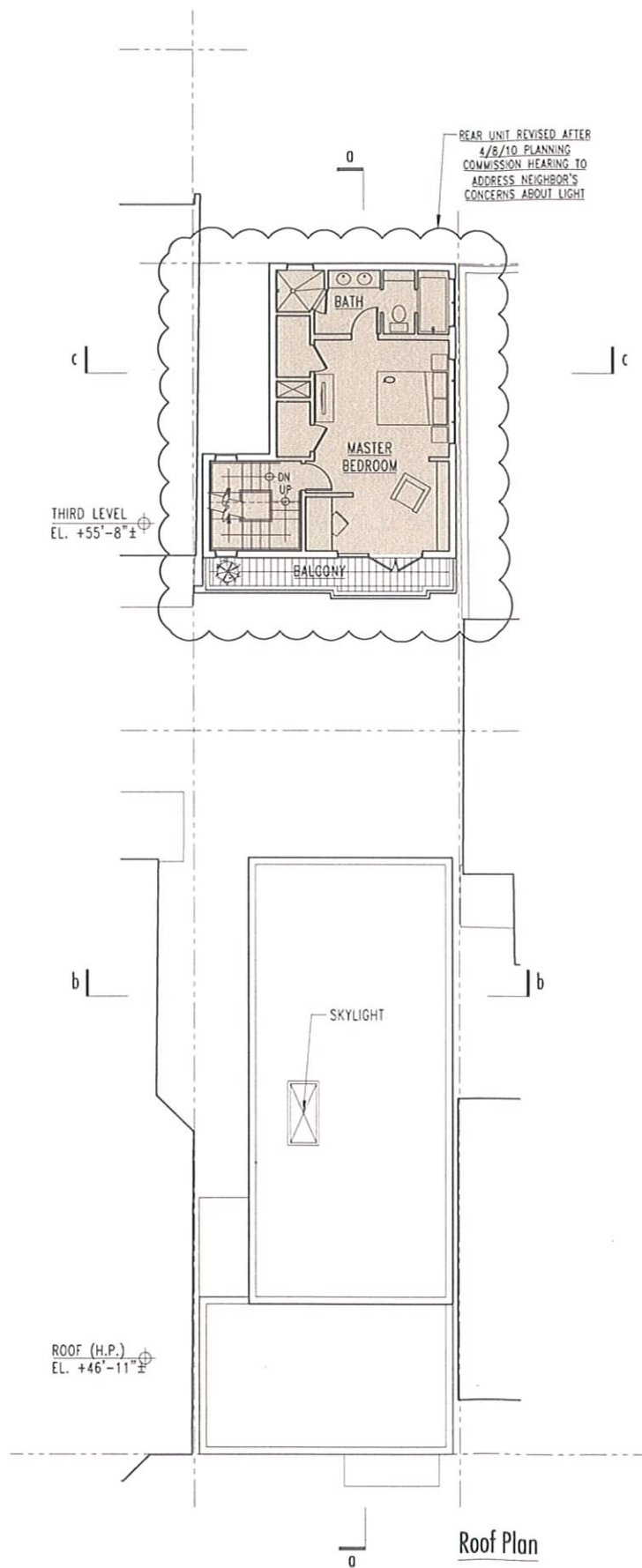
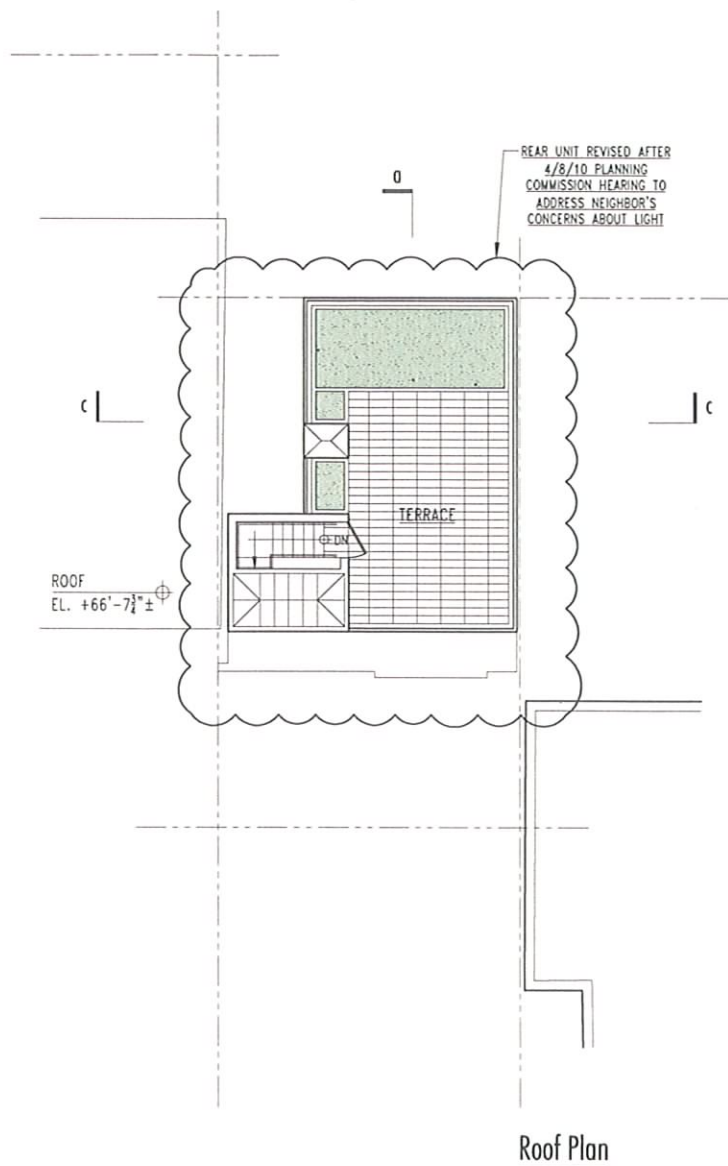


Lower Floor Plans

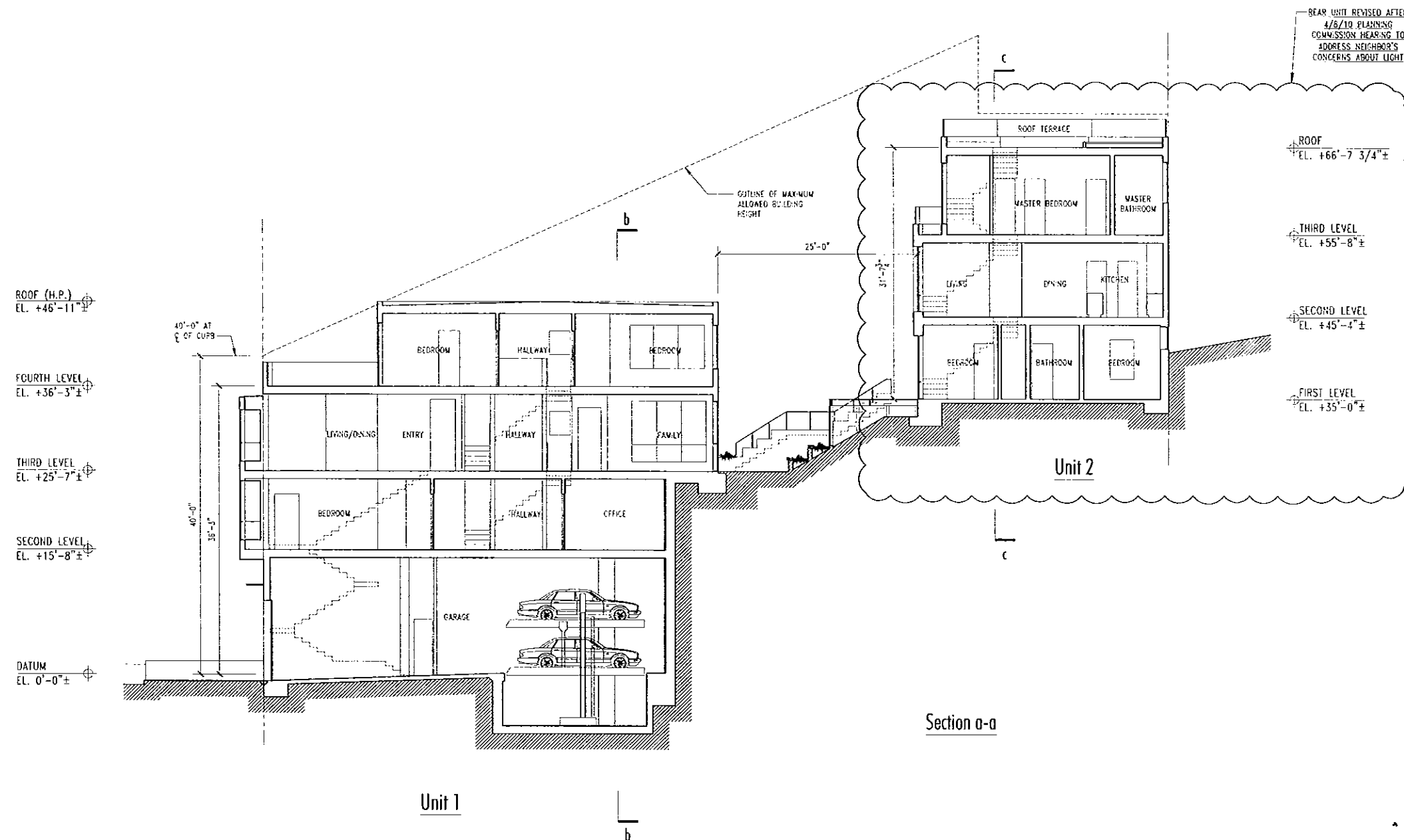


RESIDENTIAL DEVELOPMENT
 1269 Lombard Street
 May 2010

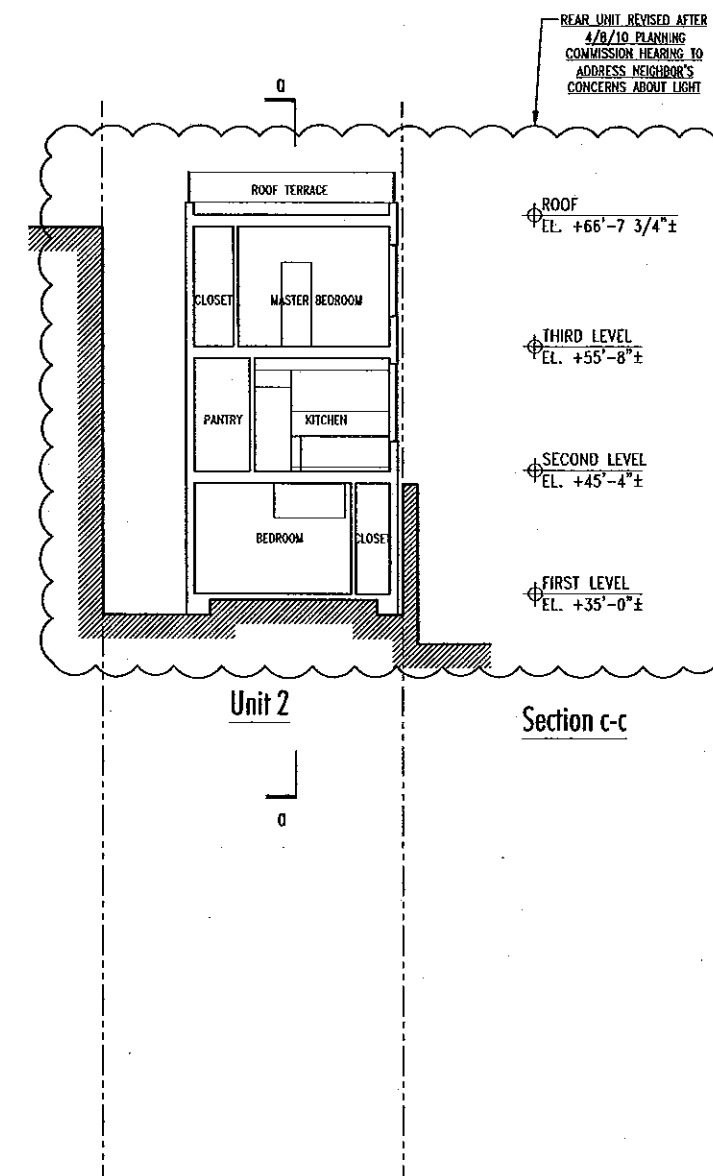
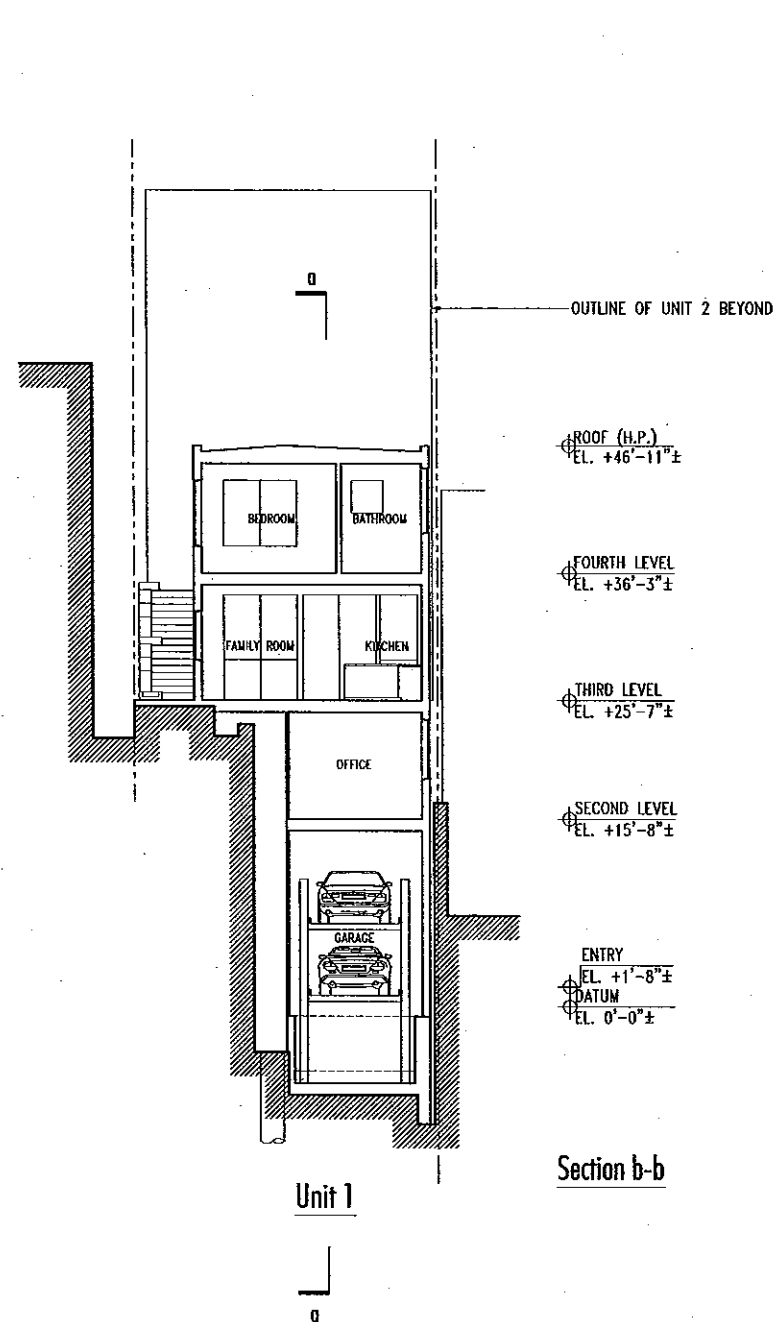
Upper Floor Plans



Longitudinal Section



Cross Sections



**Historic Resource Evaluation Report
1269 Lombard Street**

**Prepared by Frederic Knapp, AIA
and Melissa Bleier**

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1. Summary

This study will evaluate the current ability of the residential building at 1269 Lombard Street to meet the criteria of the California Register of Historic Resources (CRHR or California Register). The subject property does not appear to be eligible to the California Register of Historical Resources. The original 19th Century house was altered significantly in the 1980s and in the 1990s it was partially demolished and much of its site was excavated. The property is adjacent to a potential historic district identified by William Kostura¹ but is not a contributing property. Prior to the alterations in the 1980s, the property may have been individually eligible and would very likely have been eligible as a contributor to that district. The existing building and site no longer have historical integrity. Therefore, the property is not eligible to the California Register, either individually or as a contributing property to a potential historic district. The proposed project would replace the remaining construction with two buildings: at the front of the lot, a new house of three-stories over a garage level, and at the rear of the lot, a three-story house. The proposed construction would be compatible with the historic district identified by William Kostura or with a smaller potential district consisting of other properties on the south side Lombard Street between Polk and Larkin Streets.

2. Introduction

The proposed project calls for the demolition of the house at 1269 Lombard Street, and the construction of two new buildings on the current lot. The new construction will be compatible with the existing buildings in the surrounding area. The new construction will consist of two units; a larger unit will be at the front of the lot, separated from the smaller rear unit by an open space which corresponds to the open space at the adjacent lots to the east.

¹ Kostura, William. *The West Slope of Russian Hill: A Historical Context and Inventory of Historic Resources for Residential Buildings around Lombard and Larkin Streets*. San Francisco: The Russian Hill Historic Resources Inventory Committee, 2006.

Frederic Knapp, AIA, and Melissa Bleier² conducted a detailed survey of the project area in May 2007, photographing and examining the physical fabric of the building and conducting archival research in the San Francisco History Room, San Francisco Public Library, San Francisco Public Utilities Commission, the San Francisco Department of Buildings, and the Office of the Assessor-Recorder, for the City and County of San Francisco. In addition, San Francisco Architectural Heritage, the National Register of Historic Places, Historic Property Data File for San Francisco County, the California Inventory of Historic Resources, California Historical Landmarks and California Points of Historical Interest were consulted for historical listings of the property. In addition a series of investigative openings were performed to determine the extent of the alterations to the structure. In 2009, additional research and consultations about the subject property and adjacent context was conducted in response to evolution of the project design and the project team's communications with the Planning Department.

3. Past Historic Evaluations

Discuss existing historic surveys that the structure has been listed in and what the ratings of the structure are (Refer to Planning Department's list of existing Districts and surveys and the California Historic Resource Inventory System database). Include the purpose of the survey and the methodology used to put the evaluations into a context. Are there any surveys of the area in which the building was obviously left out. Discuss the implications of being included in a survey, or left out of a survey. Include what has not yet been considered by those surveys, or may have been missed, or what has changed since those surveys were conducted.

There are several surveys in which a property in the city of San Francisco can be included. The 1269 Lombard Street house was evaluated by the Junior League of San Francisco during the 1976 survey of the significant buildings within the city of San Francisco. Though the house is included in the overall survey, it is not a featured house in the published book, *Here Today*. The survey sheet for the house details the shingled

² Frederic Knapp, AIA, meets *The Secretary of the Interior's Professional Qualification Standards in Historic Architecture and Architecture* (36 Code of Federal Regulations 61).

siding, and notes the extensive changes that have been made to the property. 1269 Lombard Street is not listed in the Directory of Historic Properties for San Francisco and was not surveyed in the Department of Building Inspection's 1976 Architectural Survey. The Historic Resources Inventory available from the San Francisco Building Department for 1269 Lombard Street lists no additional surveys in which the structure has been included.

The property is immediately adjacent a potential historic district identified in a survey and context statement, and has also been informally put forward as a contributor to a smaller potential district.

William Kostura Survey

According to William Kostura's historic context survey of the Western Slope of Russian Hill, a potential historic district exists in the area. This historic district encompasses most of the western slope. There are twenty eight properties in all. Ten of the properties appear to be individually eligible for the California Register, and twelve more properties appear to be contributors to the potential district. There are also six properties within the boundaries which do not appear to be contributors to the district.³ Each of the DPR 523 forms notes that the subject property is within a potential historic district. The district appears to be eligible for listing under Criterion 3, for residential architecture and its wide yet cohesive range of styles. "Fine detailing and traditional compositions" are noted characteristics of the buildings considered contributing, and a "notable theme in this district is the construction of Shingle style houses and flats, and the addition of wooden shingles to the 19th century houses."⁴

The boundaries of this potential district are the two blocks which are bounded by Chestnut Street, Polk Street, Greenwich Street and Larkin Street. The two blocks are San Francisco City blocks numbers 500 and 501. Kostura notes that the boundaries were determined not by such factors as more than one house on a lot, or by the existence of smaller cottages at the rear of individual lots, but rather by the similarity in

³ Kostura, *The West Slope of Russian Hill*. Included in DPR 523s for potential historic district. 2006.

⁴ Ibid.

their construction dates. The boundaries are also set by the encroachment of more modern construction. The period of significance for this potential district is 1876-1928. Since the period of significance is 52 year long, there are several different architectural styles within the boundaries. These styles include: Italianate, Stick East-Lake, Queen Anne, Classical Revival, Shingle and Spanish Colonial Revival.⁵ The majority of the buildings in the district were built as single family houses. Notable exceptions are the later apartment buildings included in the survey area and some multi-family structures along Lombard Street. There is also a considerable variation in the exterior surface materials of the buildings. The varying age and exteriors of the buildings within the survey area "convey a sense of the changing aesthetics of (this portion of) Russian Hill" during these fifty years.

Along Lombard Street, there are five properties which could be considered eligible as contributors to district. They are: 1215, 1257-1259 and 1261 (shared lot), 1263-1267 and 1265 (shared lot), 1271-1275, and 1299 Lombard Street. These properties have a construction date which falls within the designated period of significance and also have retained a high degree of structural and historic integrity.

1215 Lombard Street was built in 1886 and is rated a contributor to the potential historic district. The house has a single story plus basement. This is one of the few properties which are set at the rear of the lot, rather than the front. A garden is located in front of the house and a single story garage is located at the very front of the lot.

The house, according to the DPR 523 form, is a mix of Italianate, Shingle and Classical Revival styles. Though the landscaping on the property has grown to obscure full view of the building, the survey notes that there are still elements from the 1886 construction present on the house. Shelf molding above the door, the bracketing and trim are examples of the extant exterior elements. Changes to the house include alterations done in 1905 and 1913, well within the period of significance for the district. The house also has applied wooden shingles, which, though added in the early part of the 20th Century, are a notable characteristic of the neighborhood. The survey sheet states this property is eligible under Criterion 3, as part of an important architectural theme.

⁵ Kostura, "The West Slope of Russian Hill." Included in DPR 523s for potential historic district. 2006.

The next property found to be contributing to the historic district is the house at 1257-1259 Lombard Street and the rear house on the lot, 1261 Lombard Street. Both residences on this lot are wood framed. The older house on the lot is the rear cottage, 1261 Lombard Street, built in 1876. The front residence was built in 1904-1905 and is in the Classical Revival style. Both of these residences retain original features and architectural elements.⁶ The DPR 523 sheet notes that the cottage at the rear of the lot has elements that appear to be "original or to date from shortly after the cottage was built."⁷ Likewise, the flats at the front of the lot, 1257-1259 Lombard Street, also appear to have few or no changes since the original construction of the building. Both of the residences on the lot retain all or most of their original design and construction, and are good examples of the architectural styles of the potential historic district. They both appear to be eligible for listing to the California Register under Criterion 3, design. Additionally, both structures have construction or alteration dates which coincide with the period of significance, 1876-1928. The DPR 523 form for these properties also notes that 1257-1259 Lombard Street is a "minor example of the work of a major architect."⁸ The building was designed by C.A. Meussdorffer.

The third property along Lombard Street which appears to be a contributor to the district also has a set of flats at the front of the property and an older cottage at the rear. The rear cottage, 1265 Lombard Street, was constructed in 1877 and the front set of flats, 1263-1267 Lombard Street, was constructed in 1908. Both buildings have been clad in wooden shingles, a common architectural element for the neighborhood. The structures maintain a high level of architectural and structural integrity, and have had little alteration outside the period of significance.⁹

Similar to the flats at 1257-1259 Lombard Street, the flats at 1263-1267 Lombard Street were designed by an architecture firm of some note, though it is a minor example of the firm's work. The architecture firm, Wright, Rushforth, and Cahill, also designed another property within the potential historic district, though not on Lombard Street.

⁶ DPR 523 1257-1261 Lombard Street

⁷ Ibid.

⁸ Ibid.

⁹ DPR 523 1263-1267 Lombard Street

The DPR 523 form for these structures notes that they are potentially eligible for the California Register under Criterion 3, design, because of their architectural integrity and their contribution to the overall architectural theme of the potential district.

The last multi-family residence (which is not an apartment building) on Lombard Street that is considered a contributing resource to the potential historic district is 1271-1275 Lombard Street. This lot has a single structure on it, with a major addition, 1275 Lombard Street, which was constructed in 2001. The rear addition is six stories tall but is difficult to see from Lombard Street. The William Kostura survey reflects the historic condition of the front building. During the 1990s project, this building was moved closer to the street, a garage was added to it, and other changes were made, including removal of the stair which originally led to the upper door on its east elevation, where a canopy now hangs in the air many feet above grade.

The front residence was constructed in 1877, but was significantly altered to its present appearance in 1922.¹⁰ The DPR form for this building suggests that it retains a great deal of integrity despite the large addition to the rear. The survey form clarifies that the structure no longer has integrity as an 1870's Italianate style house due to the alterations made before 1920. However, the DPR form does allow that the house has integrity as a shingled Italianate house which dates from the 1920s.

The house is listed as a potential contributor because it appears to be eligible to the California Register under Criterion 3. Like the other buildings included in this survey, the house at 1271-1275 Lombard Street is eligible as a part of the overall architectural aesthetic of the neighborhood. According to the DPR 523 form, the addition to the original structure does not impact the building because it was carried out following the Secretary of the Interior's Standard's for the Treatment of Historic Properties.¹¹ During the 1990s project, there was much correspondence among the Planning Department, Planning Commission, property developer and his consultants, and community members. Architectural historian Anne Bloomfield submitted an evaluation during the construction period which found the project did not conform to the Secretary's Standards.

¹⁰ DPR 523 1271-1275 Lombard Street

¹¹ Ibid.

The property at 1269 Lombard Street was built within the period of significance (1876) for the potential historic district which William Kostura surveyed. However, the structure at 1269 Lombard Street no longer retains historical integrity. The general survey of the neighborhood does not mention it within the general text of the report.

The DPR 523 sheet for this property describes it as having been “completely remodeled in Neo-Italianate and Shingle style in 1975-1980.”¹² The house is described as having lost integrity of design, materials, workmanship, feeling, and association. The conclusion of the DPR 523 form for this house states that due to its “very substantial” loss of integrity, the house is not eligible to the California Register, either as an individual resource or as a contributor to the potential district.¹³

Smaller Potential District

The possibility of a second, smaller historic district in the area has been posited as well. There are three lots which have both a smaller cottage structure at the rear and a set of flats or single family house at the front of the lot. These three properties could potentially be evaluated as a historic district because of their similarity and their construction dates which all fall within a period of significance similar to the one described above. The two properties with residential flats at the front of the property, 1263-1267 Lombard Street and 1257-1261 Lombard Street, could potentially anchor the historic district due to the fact that they were both designed by significant San Francisco architects. Though these residential flats are minor examples of the work of their respective architects (as noted in their DPR 523 forms in the Kostura Survey) the role of an important architect (or builder) could potentially be explored as a commonality for the potential district.

The architect for the third property, 1239-1241 Lombard Street, which has a single family house at the front of the lot, was not listed in the DPR 523. Future research could determine whether the architect had enough prominence to make this small district significant under California Register Criterion 3 as a concentration of works of important architects.

¹² DPR 523 1269 Lombard Street

¹³ Ibid.

There are two other lots on this block of Lombard Street with cottages at the rear of the lot. Both 1215 Lombard Street and 1269 Lombard Street have a single residential structure on the lot. (1215 Lombard Street also has a garage at the front of the lot.) If the small potential historic district was to be expanded to include lots that contain a rear cottage, there is the possibility that 1215 Lombard Street could be included. 1215 Lombard Street maintains historical integrity, there have been few changes to the structure and many character-defining elements remain. The DPR 523 form for the house at 1215 Lombard states that no major changes made to the structure since 1913.¹⁴

Significance and Eligibility of Smaller District

A smaller district would have to meet the California Register Criteria. Because the William Kostura survey has demonstrated the eligibility of the larger district, there would need to be a distinct significance for the smaller district. Like those of the National Register, the criteria and review procedures for the California Register require that the boundaries of a district encompass all properties which contribute to the significance of that district; subsets of the eligible properties are not to be nominated based on extraneous factors.

In the absence of information showing that properties other than 1257-1261 Lombard Street and 1263-1267 Lombard Street are the work of important architects or builders, this aspect of Criterion 3 would not make a smaller district eligible. The Kostura survey and independent research for the current HRE have not yielded data showing 1269 Lombard Street is significant in this area. A district which is eligible for association with important architects would not include 1269 Lombard Street, and therefore the proposed project would not affect such a district.

Significance under Criterion 3 for cottages placed high on the hillside at the rear of the lot would meet the California Register standard if this siting characteristic were a significant design theme, distinct from the significance of the larger district William Kostura surveyed. The development of the western slope of Russian Hill did include small structures and informal, dense lot coverage related to the economic circumstances

¹⁴ DPR 523 1215 Lombard Street

of property owners and the steep terrain. The rear structures on Lombard Street in Block 501 are at 1215, 1241, 1249-1251, 1261, 1265, and 1275 Lombard Street. The last property, however, is continuous with the front building on its lot and is very recent. 1241 Lombard Street was built in 1954 and could not contribute to significance for the development of the area. Theoretically, a district could therefore include seven lots from 1215 Lombard Street to 1269 Lombard Street. (The easternmost lot in the district would be 1215 Lombard Street; while a much smaller district with its easternmost property at 1249-1251 Lombard Street would be significant, it would erroneously omit the property at 1215 Lombard Street even though it strongly shares the characteristics which underlie the district.) For 1269 Lombard Street to be included, the subject property would have to contribute to the significance of the district, because a non-contributing property cannot form the district boundary.

The smaller district would therefore consist of eight lots, five of which would have historic cottages at the rear. But there are reasons 1269 Lombard Street would not contribute to the district:

- The cottage was expanded in the 1980s and its street façade was entirely replaced, impairing its significance as a design associated with the development of Russian Hill and then greatly further impaired when the cottage was partially demolished in the 1990s;
- The siting of the cottage interrupts the mid-lot open space, reducing the degree to which it follows the development pattern in the district
- The cottage is the only structure on the lot, which also weakens its association with the development pattern of dense lot coverage, as all the other properties convey the historic practice of building structures of limited size on much of the lot area to take advantage of available land while dealing with the steep terrain in a simple and practical way;
- The front of the lot was excavated in the 1990s, impairing the integrity of the site so that the hillside is no longer visible and there is no connection between the cottage and the street.

It is possible a smaller district could be nominated to the California Register instead of the Western Slope of Russian Hill as surveyed by William Kostura. But such a district would not include 1269 Lombard Street as a contributing property, because the existing cottage was heavily altered in the 1980s and partially demolished in the 1990s and the

hillside has been excavated beyond recognition. Development of 1271-1275 Lombard Street has made it impossible to restore the site, which did not follow the pattern of the district in any case. Therefore, 1269 Lombard Street is not a contributor to a smaller potential district and could not be rehabilitated to regain historical integrity and become one. Its location at the edge of the potential district means that as a non-contributing property, it cannot be included within the district boundaries. The subject property thus lies outside the potential district; the proposed project would not have an impact on this district.

4. Description and Development of Property

- *Discuss the structure's character and history. What is the property type? Is this a rare or unique type? Is the structure representative of a specific type? Does it have specific historical associations?*

Built around 1904, this building is an example of the small cottages that appeared in the Russian Hill neighborhood at the turn of the century. The subject building at 1269 Lombard Street sits at the upper rear of a steeply sloped lot, on the south side of Lombard Street between Polk and Larkin Streets. Lombard Street runs west to east and rises sharply toward Larkin Street. The lot is 112 feet deep and twenty 25 feet wide.¹⁵ The structure sits at the rear of the lot, 55 feet back from Lombard Street and rises approximately 45 to 55 feet above the street curb, supported by a series of concrete retaining walls. Behind the house is a yard which is surrounded on three sides by concrete retaining walls; the hill rises to the south of the yard. The north elevation has six windows, five on the upper floor, and one smaller offset windows on the lower level. The front entrance is near the center of the north elevation. A large opening resulting from major demolition in recent years exists to the west, and exposes the siding of the lower levels and the house on the adjacent lot to the west. This opening runs from the north to the south elevation of the first floor, but the grade condition, first floor wall, and soffit/ceiling condition have all been modified and partially removed. The shingles and trim on part of the first floor wall match the other three elevations. There is no longer an

¹⁵ Discretionary Review Application, Building Permit Application 9711296S

exterior front stairway, and access to the cottage from the front of the lot is not possible because of the sharp drop created by the retaining walls.

The block of Russian Hill bounded by Lombard, Larkin, Greenwich, and Polk Streets was saved from the Fire in 1906 by an enterprising neighbor and "a large quantity of vinegar."¹⁶ Though many of the surrounding residences on other blocks were lost, the 18 houses on the 1200 Block of Lombard were all spared.¹⁷ The steep slopes between the houses on this part of Russian Hill and downtown made access difficult. Mass transit, in the form of Andrew Hallidie's Clay Street Cable Railroad in 1873, hastened development of the area. By 1874, a horsecar service had been added to reach the higher areas, and the neighborhood began to expand.¹⁸

- *What aspects or elements add to or are central to its importance?*

The structure at 1269 Lombard Street is most significant for the early construction date and association with the surrounding Russian Hill neighborhoods as one of the earliest structures. Though 1269 Lombard Street is not within the boundaries of a historic or conservation district, it would be considered a significant building if it a district with these associations included this site. The house at 1269 Lombard Street is a small residential cottage, representing an early type of single family house as well as a pre-1906 structure.

Though 1269 Lombard Street has many similarities to the "little houses" on Russian Hill, the fact that this structure was built before the 1906 earthquake excludes it from this group. The "little houses" were built on Russian Hill in the years following the 1906 Earthquake, when emergency funds were distributed. The grander houses that had stood on other parts of Russian Hill were replaced with simple cottages built from these relief funds.¹⁹

¹⁶ Kostura, William. *Historic Context; CGA Strategies. 1269 Lombard Street.*

¹⁷ Ibid.

¹⁸ Ibid.

¹⁹ The Little House Committee, <http://www.rhn.org/historynorth/slopeII.html>

- *What periods of history are relevant for the historical resource determination?*

The years just prior to the 1906 San Francisco Earthquake and Fire, the years in which Russian Hill developed as a neighborhood, and the years immediately following the San Francisco Earthquake and Fire, are most important for this structure.

- *Describe the exterior materials, exterior features, building interior, the setting of the building and its site.*

The subject building at 1269 Lombard Street sits at the upper rear of a steeply sloped lot, on the south side of Lombard Street. Set back 55 feet into the lot, the small 130 year old cottage rests upon a rebuilt concrete foundation, supported by pilings.²⁰ The lot is 112 feet deep and 25 feet wide.²¹

The cottage at 1269 Lombard Street, according to the City of San Francisco Assessor Recorder Real Property Card, is 2813 square feet total.²² Through the front entrance, a hallway runs the length of the lower level, with a stairwell to the upper floor to the east of the vestibule. The lower hallway to the rear of the house opens onto the open bay at west side of the first floor created by relatively recent demolition. Further down the hallway is a bathroom on the north side and at the end of the hall is a second bath. The two bathrooms have similar modern tiling and plumbing. The floor, wall, and ceiling surfaces; interior doors; trim; and mechanical, electrical, and plumbing systems appear to be fairly recent.

The upper floor, reached by a modern stairway from the front entranceway, opens to a large main room, with a kitchen at the rear. The west wall bears a large opening that apparently once held a window, but no longer does. A room with a large skylight adjoins the main room on the east. There is a large bathroom, with water closet, whirlpool bath and sink at the southeast corner of the upper floor. It has a window which looks out to the rear yard.

²⁰ CGA Strategies. *1269 Lombard Street*; Letter to President Chinchilla

²¹ Discretionary Review Application, Building Permit Application 9711296S

The kitchen area is marked by an island counter, and has a modern built-in refrigerator and pantry along the wall east wall separating it from the bathroom. The south (rear) wall has a window as well as a door with a transom. Like the lower floor, the upper level has no visible interior materials or features which appear to be more than 40 years old.

There is a structure similar to 1269 Lombard at the back of the adjacent lot to the east, listed at 1265 Lombard Street; the cottage was built in 1877. To the west of the subject lot is 1271-1279 Lombard Street; the front building was constructed in 1876, but moved to its current location around 1899; the rear building is new construction.²³ William Kostura notes that the shingles on the front structure of the western lot, which are similar to those on 1269 Lombard Street, were added in 1912.²⁴ In general, the neighborhood is a mixture of single and multi-family residences. The older houses on the block are comparable in age to 1269 Lombard Street.

Description of any Change in Conditions on the Subject Property Since November 2007

Engineers Charles Bloszies and Albert Urrutia recently prepared statements about the existing structural condition of the building.²⁵ The engineers do not report a significant change in the physical stability of the structure since the first draft of this report. The shoring is minimally stable now, as it was when originally installed as temporary shoring -- a bad situation that has not gotten significantly worse. As noted in the Soundness Report dated June 5, 2009, the building at 1269 Lombard Street was in a state of disrepair and suspended construction. The report notes that the building overall is "substandard and unsound." The 2009 evaluation is consistent with the condition of the property at the site visit in November of 2007.

There has been no additional shoring or work done to the excavated portion of the lot. The shoring installed in the 1990s was temporary and therefore it can be assumed it has

²² City and County of San Francisco; Real Property Record, 1269 Lombard Street.

²³ All construction dates for neighboring house: Kostura, William. *Historic Context*; CGA Strategies. 1269 Lombard Street.

²⁴ Ibid.

²⁵ Urrutia, Albert. *Soundness Report for: Existing Building at 1269 Lombard Street San Francisco, California*. Santos & Urrutia, Inc. San Francisco, 2009.

Bloszies, Charles. *1269 Lombard Street: Preservation Planner's Questions*. Office of Charles Bloszies, AIA. San Francisco, 2009.

likely deteriorated to some degree since November, 2007. The structure still remains above the concrete shoring, at the back of the lot. The building is supported by shoring that was intended to be temporary and is showing signs of stress and decay. There is no seismic support evident.

There is no entrance way or access to the building, excepting via ladder and the adjacent properties. While no detailed report was given, it can be assumed that there has been some additional structural and interior deterioration due to the continually exposed western portion of the building. Conditions can be expected to worsen rather than stabilize or improve. This cannot be quantified, however, as the observations in 2007 did not measure the degree of deterioration precisely enough to make a comparison.

Most importantly, it should be noted from the engineers' reports that the instability and deterioration of the building are not the result of long-term, cumulative neglect or failure of the building structure or weather envelope. The building, its site, and its foundations were modified in the 1990s – as a temporary phase – during the construction project for 1271-1275 Lombard Street, which then had the same owner as 1269 Lombard Street. Applications were filed to demolish 1269 Lombard Street and replace it with new construction. The second project never occurred, and 1269 Lombard Street was abandoned on a site with shoring that was intended to be temporary, an incomplete foundation, missing walls, and temporary wood cribbing and steel shoring supporting the second floor. The engineers' reports describe in detail how this condition could not have been intended to be permanent and was inadequate in some serious respects even temporarily. The work in the 1990s can be characterized as a combination of temporary stabilization and the preliminary phases of demolition; the building remains in that condition, as it was in November, 2007.

Analysis of Whether the Building Is More or Less Stable Today as Compared to Last Visit

The engineers did not perform a similar study in 2007, nor did the preservation consultant. It is therefore not possible to document in what specific way, or to what degree, the building is less stable than it was in November, 2007. But the engineers'

report makes clear that from the time both the site and building were partially removed in the 1990s, neither has been stable.

- *What are the historic and character defining features that make the resource significant?*

The house has had many alterations since being constructed, but it was originally a simple cottage. The roof trim shows the simple forms of the classical revival style. According to Bill Kostura, the two styles of trim used on Russian Hill when the building was built were "Victorian or classical" and "all were sheathed in horizontal style trim."²⁶ The front window trim also has elements of the classical style, but the door, side windows and rear window are all plain, and without ornamentation.

5. Significance

- *Does the potential resource satisfy any of the criteria for listing on the California Register? Why or why not?*

By virtue of its construction date and role in the development of Russian Hill, the subject property would be eligible to the California Register of Historical Resources as a contributor to a potential district (if such a district encompassing this site were nominated) under Criterion 1, for a historical resource "associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States."²⁷ The 1269 Lombard Street house is one of the oldest surviving structures on the block marked by Lombard, Larkin, Polk, and Greenwich Streets, is also one of the remaining structures in the neighborhood that survived the 1906 Earthquake and Fire. (However, the extent of the alterations to the building have definitively eliminated its historical integrity; see below. Because of the relatively recent, overwhelming physical changes, it is not possible to assess whether the house might be eligible under Criterion 3.) The historic context for 1269 Lombard Street is pre-1906 construction in San Francisco, structures which survived the Earthquake and Fire, and the redevelopment of San Francisco in the years following.

²⁶ Kostura, William. *Historic Context*; CGA Strategies. *1269 Lombard Street*.

²⁷ <http://ohp.parks.ca.gov>

The period of significance can be described by the years 1875, near the date of construction for this cottage and four other structures within the block and 1920, the year which the Davises shingled the structures which they owned.

1269 Lombard Street could be considered a contributor to a district significant for its association with pre-and post-1906 development, if it had enough overall integrity to convey this association. Since it no longer has overall integrity, 1269 Lombard Street is not eligible to the California Register as a contributing building, or as an individual structure.

- *Explore the chain of ownership to see if there is any association with a significant person.*

There are no known associations with significant persons and the chain of title for 1269 Lombard Street does not reveal any important or significant owners. David and Rosa Brown completed the house at 1269 Lombard Street in 1876. David Brown was a carpenter, and originally came from England. He first appears on the Census for San Francisco in 1870, married to Sarah Brown, also from England. Her occupation is listed as "keeping house" while Rosa Bailey, also listed at the same residence, is listed as "domestic."²⁸ Ten years later, the 1880 Census lists the Brown residence at Lombard Street, and Rosa Bailey is now listed as Rosa Brown.²⁹ Sarah apparently passed away, and David Brown remarried, although there is no death record available for Sarah Brown. The San Francisco Junior League Survey of 1964 lists the contemporary owner as Heloise C. Davis.³⁰ The earliest building permits available, for 1975, list Charles Blackmer as the owner.

- *Are there any associations with important events that have made a contribution to local, state or national history?*

There are no known associations with 1269 Lombard Street and any important local, state or national events.

²⁸ San Francisco 1870 Census. www.heritagequest.com

²⁹ San Francisco 1880 Census

- *Are there any changes? If so, are the changes easily reversible? Do the changes affect the historic architectural character of the resource?*

The house at 1269 Lombard Street has undergone many changes, the majority of which are not reversible. The house was probably originally covered in horizontal siding, and is now covered in wooden shingles. The shingles and the trim are flush to each other, indicating that the shingles were added on without the original siding being removed first. The shingles are present on all visible sides of the house, including the exposed western side of first floor under the open space on the west side.

The flooring at the upper level is an oak strip 3-½ inches wide, which does not appear to be original. This wooden flooring is present in both the upper and lower floors of the structure. The lower floor also has had modern carpeting installed.

The walls are gypsum board and not plaster, and the baseboards match the current partitions, indicating that they were installed at the same time that the newer walls were put in. The permit history reflects that a new ceiling was built in 1975, and the permit also lists "replace existing wall" and it is possible that at this time the baseboard was replaced.³¹

At the place where a window has been removed on the west wall at the upper floor, the studs are 1-7/8" by 2-7/8" (actual dimensions), spaced 16 inches on center. Nailed directly on them is 1 X 10" drop siding with nine inches to weather. There was no evidence of sheathing. This construction appears to be quite old, and jibes with the square nails observed in the ceiling of the open bay on the west side of the lower level. The second floor decking is uniform 1X6 tongue-and-groove planking where visible from the incomplete bay on the west side of the first floor. The joists are a mixture of nominal 2X8s (1-½X7-½ actual) and full two inch joists. There is no rim joist, and some of the joists have been tripled for support. Square nails are visible, indicating that much of the decking is probably original to the structure. The interior structure of the vestibule is partially visible; it has modern framing and plywood. The stairway was altered in 1977 (permit #112118) when a code handrail was installed.

³⁰ Junior league Survey Sheet, 1964-1965 1269-1277-1279 Lombard Street.

The building plans for Permit 460740 mark the severe alterations to the building's footprint and call out the front addition to the house. The addition, added to the northern front face of the house is clearly marked "addition" The demolition of the interior and exterior stairs is also marked on the plan.³² The additions to the structure create an entirely different shape than is present on all the Sanborn Insurance Maps for 1269 Lombard Street. The Sanborn Insurance maps indicate that the building is "L" shaped, with the longer façade of the house running north to south.³³ The original entrance to the house would have been along the eastern façade, set back from the front of the house. These stairs were demolished in 1980, when the addition was built onto the house. With the addition, the footprint become rectangular in shape. The addition altered the entire front of the house, as well as the point of entry.

The full available building permit history can be seen below in Table 1.

Table 1. Building Permit History, 1269 Lombard Street

Date	Work	Contractor	Owner	Permit No.
7/18/1975	Repair exterior stair Level kitchen floor New plaster and board ceiling at 2 nd floor. Install new kitchen and bathroom as plan.	same	Blackmer	449211 This made a complete 2 nd story out of the 1 ½ story structure.
5/18/77	Build handrail to comply with BBI complaint #17489	Owner	Charles Blackmer	703100
4/4/80	Add downstairs bath Add interior stairway Construct new foundation on SE corner & E wall	Metamorphosis	Blackmer	460740
5/2/80	Build bulkhead per plans Excavate and shore existing foundations	Same	Blackmer	459764
7/28/80	New long block retaining walls and	Same	Blackmer	8004931

³² See Appendix I; Building Permit and Plans #460740

³³ Sanborn Fire Insurance Map, 1913, corrected to 1950.

Date	Work	Contractor	Owner	Permit No.
	footing			
6/20/97	Add one floor (bath, deck) addition in rear	Cancelled		
3/31/98	Excavate to accommodate work at 1275	Wagner Const	Peinado	09805479
6/17/98	Construct permanent retaining walls for temp shoring. Excavation	Wagner	Peinado	09811276
10/8/98	Emergency revision- to retaining walls	Wagner	Peinado	
10/23/98	Foundation repairs, underpinning, construct retaining walls		Peinado	09821808
4/8/99	Foundation		Peinado	09904469
12/8/99	Foundation work- retaining wall		Peinado	09924444
2/5/02	Retaining wall		Peinado	2002020J847 6
From Building Card:	No Original Permit. Alterations began (recorded 1975)	Built 1904		David and Rosa Brown (see census)

6. Integrity

Integrity is the retention of physical characteristics which allow a resource to convey its historical significance. A resource can be historically significant, but lack integrity, and thus be ineligible for listing in the California Register (or National Register of Historic Places). Integrity is assessed in seven aspects, but is ultimately judged holistically either to remain or to be lost. The seven aspects are location, setting, feeling, association, design, materials, and workmanship.

This property has lost its historical integrity. While its early construction date and association with historical patterns could make it historically significant, the extensive demolition, addition, and site reconfiguration which have occurred in the past 30 years fully impair the ability of the physical property which exists today to convey any such associations. Whether considered by mass, square footage, volume, weight or visual

hierarchy, the existing physical fabric of this structure is mostly quite recent, and even its form and size have been substantially altered in the past 30 years.

The cottage at 1269 Lombard Street retains integrity of location, as it still stands where it was originally built. The site itself, and the lot on which the cottage stands, no longer has integrity of design, setting, or feeling because of the retaining walls which have replaced the hillside site characteristic of the original property. (The replacement of the hillside by massive, terraced concrete forms impairs integrity of materials and workmanship as well, though they are not usually site issues.) The site retains its integrity of association.

The exterior of the house does not retain its historic integrity of design, as it has been impaired by the addition to the full width of the front façade of the house. Although greatly diminished because of the retaining walls and visible alterations, the building retains some exterior integrity of association and setting because of its size and massing and its location in relation to the street and surrounding buildings. The exterior has lost its integrity of materials, workmanship, feeling. The interior has been altered greatly and has no integrity with regards to all seven applicable aspects. See Appendix I: Report and Memorandum dated October 11th, which details the investigative openings and findings from this investigation.

7. Context and Relationship

Russian Hill sits at the northern end of San Francisco, reportedly named for the graves of Russian sailors discovered there. The land was subdivided after the Gold Rush and during the early development of San Francisco, and most the buildings there were destroyed in the Fire which followed the Earthquake in 1906. The rebuilding of the area dates many of the structures to the years shortly after 1906.

The district can be divided into five sub-areas, according to San Francisco historian William Kostura.³⁴ They are as follows: the East Slope, the Summit, the North Slope, the Hyde Street Hill, and the West Slope.³⁵ The West Slope is west of Larkin Street and

³⁴ Kostura, William. *Russian Hill the Summit; 1853-1906*. Aerie Publications. (San Francisco, 1997).

³⁵ Ibid.

developed later than the rest of the district. According to Kostura, much of the West Slope was not populated until after 1906.

Analysis of the Building Type in the Area

The predominant building types on Lombard Street – and on the Greenwich and Larkin Street portions of the potential district – are houses, cottages, and apartment buildings. While the great majority of lots have most or all of the street frontage occupied by buildings, a substantial number have a front building, rear building, and mid-block open space. This is most prevalent on the Lombard and Greenwich Street lots in the district.

8. Project-Specific Impacts

What will be the overall effects on the potential resource if the proposed project is carried out? What would happen to character defining or important features as set out in Section 2 (C) above?

The existing building would be demolished. The proposed new structure would match several important patterns of the neighborhood. (Because this is not a designated district, character-defining features have not been described and confirmed through a review process, so only general similarity can be evaluated, not historical compatibility.) The front of the building would be at the property line, as most of the structures in this block are. There would be an open space in the middle of the lot, aligning with the open space in the lots to the east. The height and massing of the proposed structures are similar to those of other houses on the block. While the proposed structure would have wood siding and overall fenestration patterns broadly similar to those found on the block, these features would be candidly contemporary, and would not attempt to replicate the older buildings nearby.

History of when the Existing Foundations Went in and Why, and What the Previous Design Was, and Why This Is Better from a Historical Point of View

As explained in the engineers' reports, the existing concrete is temporary shoring; it should not be described as building foundations or retaining walls. This construction

would not have been intended to last more than 20 years, and it was modified during the 1990s project because it did not perform adequately. During the construction of 1271-1275 Lombard Street, the owner of both properties applied for permits to remove 1269 Lombard Street and replace it. There were a series of applications, communications among the developer, neighbors, and Planning Department and Commission, and a variety of designs. It is beyond the scope of this report to detail how the configuration of the existing concrete compares to each iteration of the design then proposed for 1269 Lombard Street. In any case, the engineers' reports of 2009 make clear the existing concrete would not have been expected to remain in its current state as part of a permanent project.

From a historical point of view, the existing building at 1269 Lombard Street does not retain integrity. William Kostura notes this and does not include it as a contributing property in the potential district.³⁶ The existing site is not mentioned in the Kostura survey as a contributing portion of the district, and it is not compatible with the character of the streets and landscapes in the district. The proposed project would replace the raw, temporary concrete shoring with a finished building façade compatible with the district. While it would not re-create the site's original topography, the proposed condition would match prevailing condition of the district in this respect, thus becoming more compatible. The district is characterized by dense development of moderately-scaled buildings which follow the topography. The hilly streets offer distant views of rear cottages, although many of the cottages are blocked by front buildings and are thus not visible from the curb at the street. Sweeping views up open hillsides to small cottages at the back of lots do not characterize the district, and it is not necessary to create this condition in order to make the development at 1269 Lombard Street compatible with the district.

If the proposal was carried out, would the remaining features be enough to retain the historic significance?

The project proposes the demolition of the residence located at 1269 Lombard Street. Therefore there would be no features remaining. Because the existing property does not meet California Register Criteria, it does not have character-defining features or convey its historical significance.

³⁶ Kostura, pp 39-40 and DPR 523 form in appendices.

9. Cumulative Impacts

If the potentially significant resource is in a recognized district, what changes have occurred in the District since it was designated that are visible from the resource?

1269 Lombard Street is not within an established historic district, though it is located within the general neighborhood known as Russian Hill. There are several smaller historic districts within the area, but the subject property is not within any of the established districts. Because this property does not have integrity, it could not contribute to the significance of a district if one were nominated to include this site. Therefore demolition could not cause an impact on the district.

If the potential resource is outside of a recognized district, is it of a unique, rare, or increasingly at-risk type of structure, the loss of which would lead to an adverse cumulative impact?

If 1269 Lombard Street had not undergone such a substantial amount of alterations over the years, it could be considered to be an "increasingly at risk" type of structure. However, the amount of alterations have completely impaired the integrity of the structure. If the building still had historic integrity, demolition could have an adverse cumulative impact on the area as a whole.

Would the character of adjacent or nearby rated buildings or groups of buildings be adversely affected or compromised?

1269 Lombard Street no longer has historical integrity. New construction at 1269 Lombard Street which is generally compatible with the context of the surrounding area would not further impair the integrity of the area. The existing concrete walls are also incompatible with the design, materials, color, scale, and siting of the surrounding context; new construction within the volume of the concrete walls would not necessarily have a negative impact on the historical integrity of the setting. New construction could mitigate the existing incompatibility of the retaining walls by replacing them with a compatible building and obscuring their massive expanse of crudely detailed concrete.

While visual compatibility with the historic setting would be required in order to keep new construction from conflicting with the setting, creating a false sense of history with a structure that imitates the surrounding historic buildings would have a negative overall effect.

The proposed project would make the subject lot more similar than it now is to the others in the posited smaller historic district, in that the buildings would no longer interrupt the mid-lot open space, the placement of buildings at the front and rear of the lot would match the prevailing pattern in the smaller district, and the existing void and concrete walls at the front of the lot would be replaced with a building. But even so, it would not make the subject lot contribute to the district because the buildings would be new. There is insufficient documentary information to restore the integrity of the existing cottage, so it could not be rehabilitated to regain integrity as a contributing structure. If restoration of the original terrain were possible, the lot would still be anomalous and would not contribute to the significance of the smaller district. The original circulation pattern providing access from Lombard Street – which is a documented condition – could not be restored (because of the 1990s development of 1271-1275 Lombard Street as described above). Renovating the cottage only and not building at the street would make the property contribute less to the smaller historic district than infilling the front of the lot as the proposed project would do – though neither option would make the subject property a contributor the smaller district.

Comparison of the Bulk of the Proposed Buildings to Nearby Historic Buildings

The 501 block of Russian Hill is bounded by Lombard, Larkin, Greenwich, and Polk Streets. In general, the neighborhood is a mixture of single and multi-family residences. All the buildings on the south side of the block, along Lombard Street compensate for the steep east to west grade. Though this is not part of a designated historic district, the majority of the buildings on this block are pre-1906 structures. This block has been identified as a potential historic district eligible to the California Register of Historic Resources;³⁷ this potential district will be the reference for discussions of compatibility and historic impact in this report. There are some exceptions to the historic pattern of

nearby buildings, with newer and modern construction having occurred on some of the lots. However, overall, many buildings on Block 501 have similar construction dates to that of the subject property, 1269 Lombard Street, which was originally constructed in 1876 at the rear of its lot.³⁸

Unlike the other buildings on the block, 1269 Lombard Street has been significantly altered and does not resemble the original construction. The entire subject property was altered significantly in the 1980s; the building permit and physical evidence gathered during investigations in 2007 show the street (north) façade was constructed at that time. A building permit was issued in 1980 (number 8002947) for a remodel and horizontal addition. The plans show the pre-existing front facade of the building was removed and 10-feet was added to the front of the building. In the 1990s, partial demolition of the building occurred and the hillside in front of it was removed, with massive, temporary concrete walls holding the earth in place. As part of the partial demolition, approximately half of the entire first floor has been removed. The temporary concrete walls have been in place longer than intended causing the building to severely cantilever resulting in permanent deflection and settlement throughout the building.

Lombard Street

At the west end of the block on Lombard Street, at the corner of Polk Street and Lombard Street is a 36 unit residential apartment building. Built in 1928, the building sits on the entirety of its lot and is six stories tall. The apartment building occupies the entire corner lot and fronts on both Lombard and Polk Streets. The buildings which are listed for lots 71 and 72 share the next lot to the east on the block. The front building 1271 Lombard Street, was constructed in 1876-1899. The residence has three stories. At the rear of the lot, a five story (2002) single family residence, 1275 Lombard Street, sits high on the grade. The roof line of 1269 Lombard Street is currently lower than 1275 Lombard Street.

³⁷ Kostura, William. *The West Slope of Russian Hill: A Historical Context and Inventory of Historic Resources for Residential Buildings around Lombard and Larkin Streets*. The Russian Hill Historic Resources Inventory Committee. San Francisco, 2006.

³⁸ Historic construction dates for neighboring houses: Kostura, William. *Historic Context*; CGA Strategies. *1269 Lombard Street*. ; San Francisco City and County Assessor Recorder's Parcel Information Database; San Francisco City and County Department of Building Inspection Parcel Information Database. <http://sfgov.org>

The lot neighboring 1269 Lombard Street to the east also has two structures on it. The front residence, 1263-1267 Lombard Street, was constructed in 1908. It is three stories high. There is a cottage similar to 1269 Lombard at the back, listed at 1265 Lombard Street; this residence was built in 1877.³⁹

The next building to the east, 1257-1259 Lombard Street, was built in 1904 and has three stories as well. At the rear of the same lot, 1261 Lombard was built in 1876. Although expanded and altered, the building at the rear of 1249-1251 Lombard Street was originally constructed in 1876; a more recent garage occupies the street front of its lot. 1245 Lombard Street is three stories high and 1239 Lombard Street is two stories at the street. Both 1245 and 1239 Lombard Street were built in 1884. Behind 1239 Lombard Street, 1241 Lombard Street was constructed in 1954 and has two stories. The last two buildings along Lombard Street which face north are 1219 and 1215 Lombard Street. Both of these residences were built before 1900. 1215 Lombard Street is three stories and 1219 Lombard Street is two stories tall.

In general, the buildings along the Lombard Street side of block 501 are two or three stories tall and were built prior to or soon after the 1906 San Francisco Earthquake and Fire. A significant number of properties have a rear cottage, visible from public vantage points in most cases. The rear residential buildings which share a lot with another are smaller and similar to the subject property. Several lots have only a garage at the front, with the main building readily visible behind it up the grade. The buildings occupy most or all of the street frontage of the lots. While many of the front facades feature cornices or parapets, the roofs of buildings on this side of the street are mostly flat and are not visible from the street.

Larkin Street

In general, the Larkin Street side of Block 501 also features residential properties. Most of the residences are two stories high. The exceptions are the apartment building at 2555 Larkin Street which is six stories tall (1926), 2525 Larkin Street (1927) which is eight stories tall and the building at 2543 Larkin Street (1903), which is three stories tall. The residences along Larkin Street are all situated on the front of their lots. The

³⁹ Kostura

buildings also tend to fill their lots more, leaving less space for smaller secondary houses or cottages behind them.

Greenwich Street

The residences along Greenwich Street are closer in construction age to those along Lombard Street. The lots along Greenwich Street of block 501 also tend to have more than one structure on them. The corner lot at Larkin and Greenwich Street has an address of 1310 Greenwich and is three stories high. 1342 Greenwich Street was built in 1984 and is listed as having four stories. The residences and apartment buildings are more varied along the Greenwich Street side of Block 501.

Polk Street

Polk Street is characterized by the two large apartment buildings. The apartment building at the corner of Greenwich Street and Polk Street was built in 1990 and is four stories tall. This building occupies almost the entirety of the Polk Street side of Block 501. At the corner of Polk and Lombard Streets is the 36 unit residential apartment building, which takes up the remainder of the Polk side of Block 501.

Analysis of the Impact the Proposed Buildings May Have on Historic Buildings, If Any

The proposed new construction for 1269 Lombard will not have a significant impact on the potential historic district identified by William Kostura. The proposed buildings would consist of a new building three stories high at the street elevation, with a fourth story set approximately 14 feet back. At the back of the lot would be a second building, three stories high with a roof stair and deck. The two buildings would be 25 feet apart, with the middle of the lot open and mostly contiguous with the mid-lot open space which exists on most of the lots to the east. The elevations of the front building visible from the street would be clad in wood shingles; facades not visible from the street and the rear building would be board siding. The front building would have a projecting bay at the second and third floors and a garage door at the first floor. The buildings would have wood windows, simple cornices, and flat roofs.

The existing site condition at 1269 Lombard Street consists of raw concrete retaining walls which rise about thirty feet above the curb level; the existing cottage and a variety of vegetation dominate the view above the concrete, along with good views of the sides of the front buildings to the east and west of the subject site and views of the rear buildings. The proposed construction would make the subject parcel more similar to the prevailing condition on the street, with a building occupying the full width of the site at the street, and a smaller one higher on the property at the rear but visible only from distant vantage points or upper floors of neighboring buildings. The form and massing of the proposed buildings would be virtually identical to the prevailing character of the district; while the buildings would be among the taller ones in the district, they would fall well within the norm in height.

The proposed buildings would be simple and rectilinear in design, with wood shingles and siding and wood windows, the two most common materials in the potential district for these important elements; they would have simple cornices. The buildings would be clearly contemporary in style, but would follow the pattern of historic districts in many respects, with moderately proportioned glazing, traditional use of trim, and simple massing. The district includes contributing properties in the Italianate, Stick-Eastlake, Queen Anne, Classical Revival, Shingle, and Spanish Colonial Revival styles; the proposed buildings would look contemporary but would be particularly compatible with the Italianate and Shingle styles.

Seven out of the nine lots between 1215 and 1275 Lombard Street have structures at the rear, and eight (all but the subject parcel) have structures at the front. Four of the nine lots have a house or apartment at both the front and the rear. The proposed project would thus fit the pattern on the block in having separate houses at the front and rear.

The height and massing of the proposed buildings would follow the neighborhood pattern, as would the condition where the rear cottage follows the topography and is visible from vantage points in the street. This relationship contributes to the way the small-scaled buildings in the block respond to the topography of the hill. (While the proposed building would be lower than those on both sides at the front property line, the recessed fourth floor would be visible from some vantage points and would help maintain the continuity of building masses stepping with the profile of grade and street.) The terraced succession of front buildings, with a second building visible at the rear on

most lots, characterizes the context. The existing condition at the subject site, a small building set atop and at the rear of the lot, perched over a severely excavated void which does not maintain the original slope, does not match the other lots on the street.

Before the partial demolition and excavation in the 1990s and before 1269 Lombard Street was significantly altered in the 1980s, the subject parcel was both anomalous to the pattern in the block and historically significant. The latter is no longer true, as the building lost its historical integrity in the 1980s when it was significantly altered, and the site lost its integrity a decade later when it was severely excavated. If 1269 Lombard Street were only rehabilitated and its site stabilized, neither the building nor the site could contribute to the significance of a historic district or neighboring property. Neither the building nor the existing site is compatible with the context, and they do not convey historically significant characteristics the property once had.

The stairs from Lombard Street to the cottage at 1269 went through what is now a separate property at 1271-1275 Lombard Street. This condition changed with the demolition, new construction, and lot split in the 1990s. This aspect of the historic relationship between the cottage and the street cannot be re-created. Another change in the context is that 1271 Lombard Street, the historic building immediately to the west of the subject property, was significantly altered in the 1990s project. It was moved closer to the street and the stairs on the east side of it were altered. Before that project, the open space at the front of 1269 Lombard Street was continuous with that on the front of 1271 Lombard Street, with the circulation for both properties moving up the hill on the side of this open space. It is not possible to restore this condition, as 1271 Lombard Street is practically at the property line and the circulation now runs inside the building.

Maintaining a small but non-contributing building set high above the street at the rear of a deep slot of space (with the non-contributing property at 1271-1275 Lombard Street forming one side) would be visually alien to the prevailing pattern of the historic properties to the east, and could create a false sense of historical development. The proposed project would replace the existing condition with a development pattern far more compatible with the historic properties to the east, while the proposed buildings would be clearly contemporary and would read as later infill.

The existing buildings on the block all have some element of green at the street front, ranging from foliage hanging down from a planter at a raised deck to mature trees. The proposed project would have three planters near grade on the street and various levels of plantings in "flower boxes" at upper levels on the front façade, helping it to fit the pattern on this side of the block better than the existing concrete void does. The steep slope to the east and south makes it difficult to locate living spaces near grade at the front of the narrow lots in this block; garage doors occupy much of the building façade near grade on most of the lots. The proposed design would set the second floor relatively close to grade at the uphill (east) side of the street façade, minimizing the scale of blank wall at the pedestrian level.

The proposed project would extend the existing mid-lot (not mid-block) open space which characterizes the north side of block 501. This configuration would extend views within the existing mid-lot open space and would allow more afternoon sun into it. There would be a long slot of open space along the east side of the proposed buildings which would provide access to light and air for the buildings at 1263-1265 and 1267 Lombard Street.

The overall character of the design would fit the pattern of the historic properties to the east while mitigating the most disruptive aspect of the existing site, which is the large and excessively tall concrete void which visually overwhelms the small but heavily modified cottage high at the rear. The property is not historic and does not convey the physical characteristics of the former house and site from the period of significance of the neighborhood. The proposed project would add new construction which is clearly contemporary although deferential to surrounding buildings, following the patterns prevailing in the historic properties to the east so that it would become a background part of the context of Block 501 instead of being an eye-catching exception.

10. Mitigation

*Are there any ways to ameliorate the project-specific or cumulative impacts?
What alternatives should be considered that would reduce or eliminate adverse impacts?*

Since 1269 Lombard Street is not an historic resource under CEQA Guidelines, there will be no significant or cumulative impact upon demolition. The proposed project would be compatible with the development pattern, building scale and placement, and urban design characteristics of the surrounding context and with potential historic districts which have been identified or posited. Therefore, the proposed project would have a less than significant effect on historic resources. No mitigation is required. While documentation of the existing property before demolition is sometimes proposed as a mitigation, it would not yield useful information or record historic conditions in this case because of the significant alterations to the property in the 1980s and the partial demolition in the 1990s.

11. Conclusions

The subject property is not individually eligible to the California Register of Historical Resources and could not be a contributing property in a historic district. Demolition of the existing cottage, which was partially demolished in the 1990s, would not cause an impact on historic resources. The proposed construction of a new house at the front of the property and a second new house at the rear would be compatible with the urban context and potential historic districts. The proposed project would have a less than significant effect on historic resources.

**Exhibit A:
Exterior and Interior Photographs**



Image 1. 1269 Lombard Street, from Lombard Street. Photo Frederic Knapp, 2007.

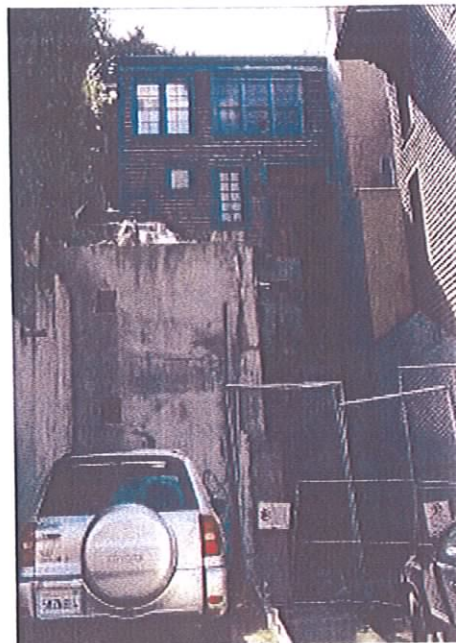


Image 2. 1269 Lombard Street from Lombard Street, with concrete retaining walls visible as well as lack of front entry accessibility. Photo Frederic Knapp, 2007.

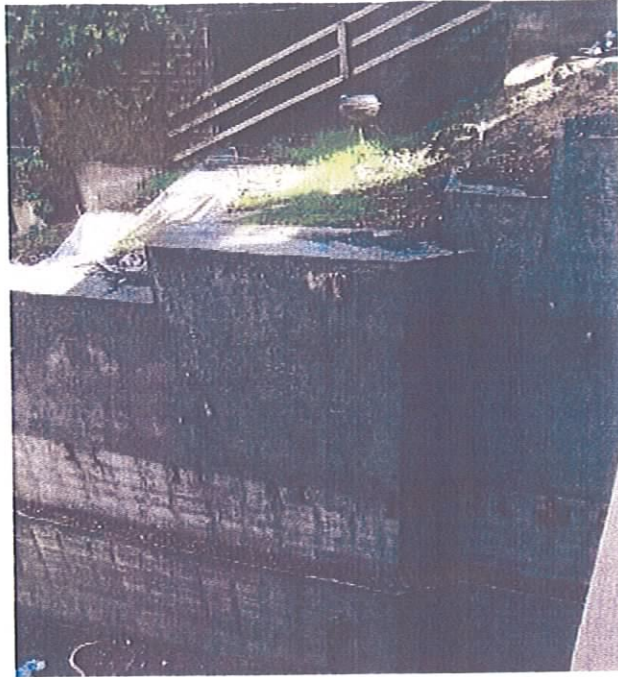


Image 3. Detail of eastern concrete retaining wall from above. Photo Frederic Knapp, 2007.



Image 4. View of building set back of lot as seen from roof of 1269 Lombard. Photo Frederic Knapp, 2007.



Image 5. Rear of 1269 Lombard from adjacent structure to west. Photo Frederic Knapp, 2007.



Image 6. Rear yard from roof of 1269 Lombard. Temporary support beam visible at lower left. The concrete retaining walls which surround the yard on three sides are visible. Photo Frederic Knapp, 2007.



Image 7. Rear of house from yard below. Photo Frederic Knapp, 2007.



Image 8. Temporary support under the house, looking north to Lombard Street.
Photo Frederic Knapp, 2007.



Image 9. Passageway at first floor on the west side of house. Photo Frederic Knapp, 2007.

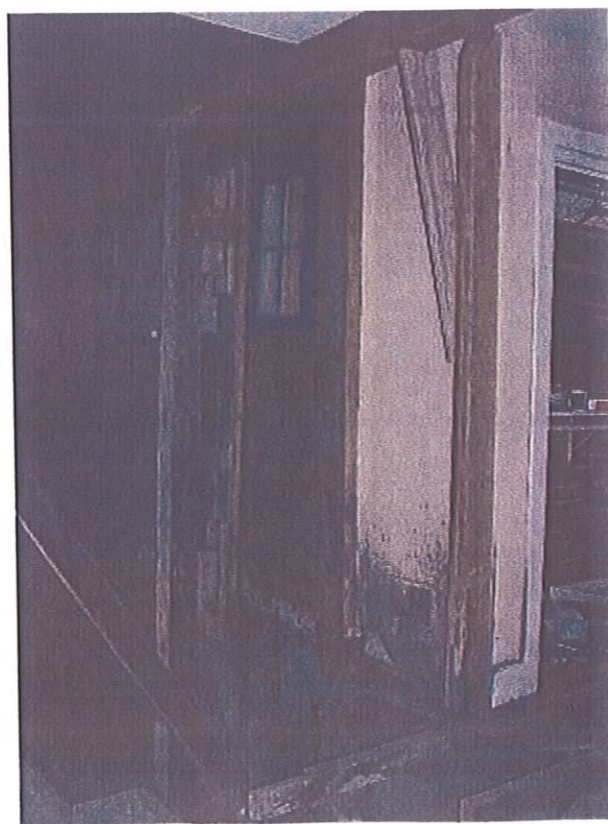


Image 10. Passage way with unfinished wall leading into house. Photo Frederic Knapp, 2007.



Image 11. Detail of wood shingles, visible at passageway at west side of house.
Photo Frederic Knapp, 2007.



Image 12. Detail of wood shingles at passageway. Note that window trim and shingles are flush. Photo Frederic Knapp, 2007.



Image 13. Second floor framing, seen from below at passageway. Photo Frederic Knapp, 2007.



Image 14. Infill at rear west wall of second floor, prior condition unknown. Photo Frederic Knapp, 2007.

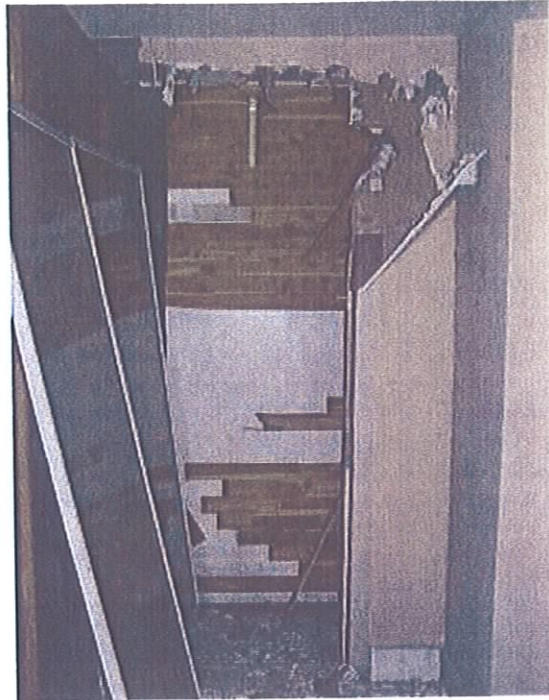


Image 15. Altered interior construction, first floor. Photo Frederic Knapp, 2007.

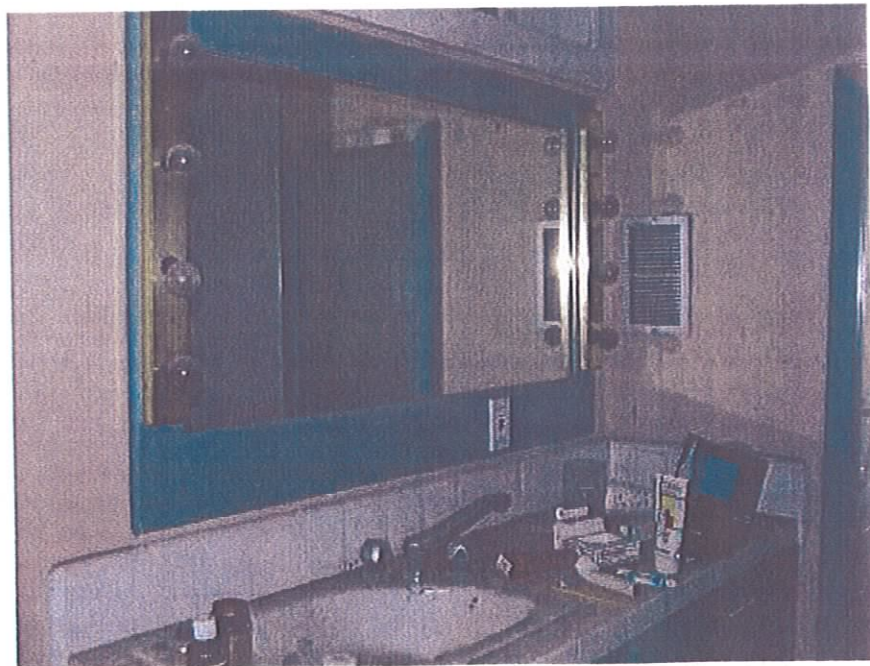


Image 16. Lower bathroom detail. Photo Frederic Knapp, 2007.

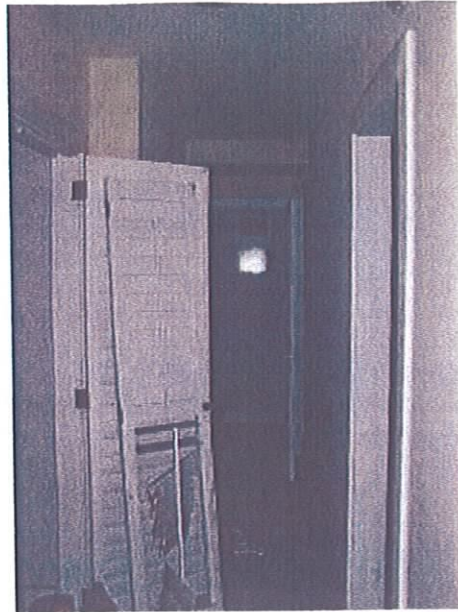


Image 17. From vestibule, lower floor interior hallway, looking south to rear of house. Photo Frederic Knapp, 2007.



Image 18. Looking north towards Lombard Street from the rear of the upper floor. The room and staircase are visible to the right. Photo Frederic Knapp, 2007.



Image 19. Looking out to upper floor from room seen in previous image. Rear window and the west side of the kitchen area is visible. Photo Frederic Knapp, 2007.



Image 20. Detailed view of former window at west wall of upper floor. Photo Frederic Knapp, 2007.



Image 21. Upper floor, looking towards north towards Lombard Street. Opening on west wall that was originally a window visible at left. Photo Frederic Knapp, 2007.



Image 22. Upper floor, looking south. Kitchen area to the rear. Photo Frederic Knapp, 2007.

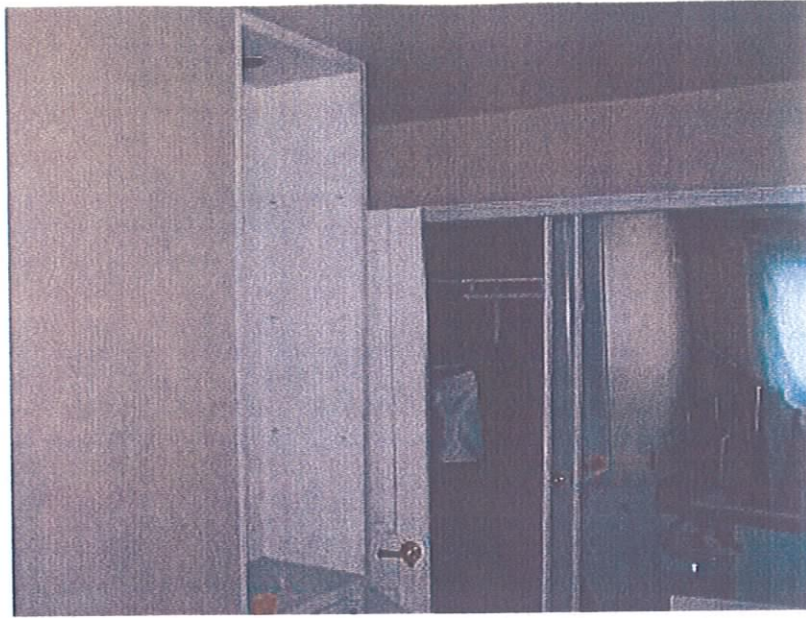


Image 23. Upper bathroom . Photo Frederic Knapp, 2007.

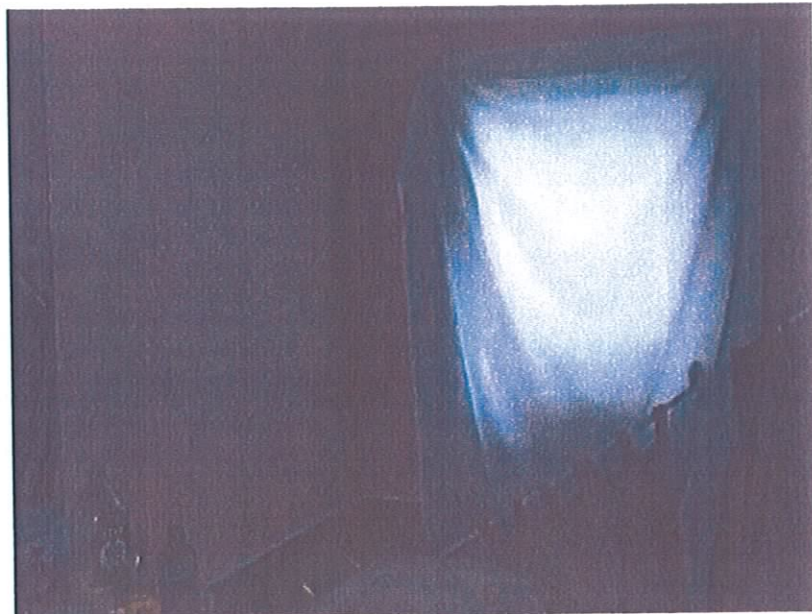


Image 24. Upper bathroom, showing rear window. Photo Frederic Knapp, 2007.



Image 25. Center lot garden of 1267 Lombard to the east. Photo Frederic Knapp, 2007.



Image 26. Roof of 1269 Lombard Street, looking south to the rear of the lot. Neighboring cottage is at the left. Photo Frederic Knapp, 2007.

OFFICE OF CHARLES F. BLOSZIES AIA

Charles Bloszies AIA, SE, Principal | Matthew Jasmin AIA, Associate | Katy Perrings Hawkins, Associate

MEMORANDUM

May 25, 2010

To: San Francisco Historic Preservation Commission
Cc: Thomas Burwell
Redwood Mortgage Investors
Brett Gladstone
Gladstone & Associates
Fr: Charles Bloszies
Re: **1269 Lombard Street**
Existing Structure

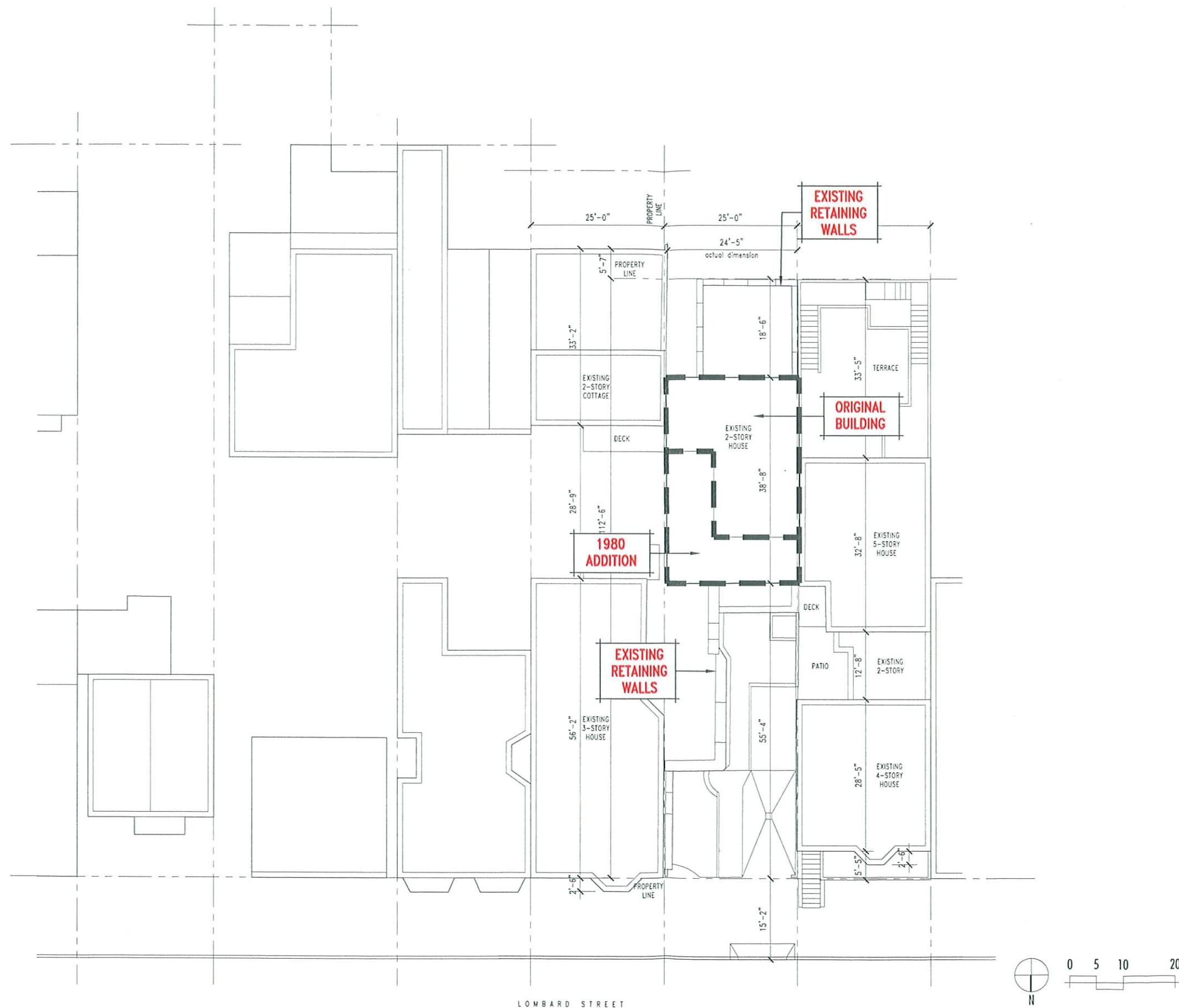
Commissioners:

A full description of the existing structure at 1269 Lombard Street can be found in the Historic Resource Evaluation Report by Frederic Knapp, AIA dated September 2009. According to research in this report as well as copies of building permits obtained from the San Francisco Department of Building Inspection, the original structure has been substantially altered as outlined below:

- 1 1899 Small L-shaped cottage appears on Sanborn Map.
- 2 1975 Permit #449211 Minor repairs and alterations by Charles Blackmer.
- 3 1980 Appl # 8002947 Major addition by Charles Blackmer,
Nearly equal in size to original, changes "L" plan into rectangle.
No evidence of what original facade looked like.
(See attached plan)
- 4 1980 Appl #8004931 Concrete block retaining walls by Charles Blackmer.
- 5 1998 Appl #9805479 Excavation to accommodate work on adjacent property.
Shoring most likely installed at this time.
- 6 1998 Appl #9811276 Retaining walls installed under a series of permits including
emergency repairs of failing wall.
Current wall dates from this construction.

Z:\Projects\07001 1269 Lombard\040 Code\042 Planning\10-06.02 Historic Preservation Commission Hearing\10-05.25 Extg Struct Memo.doc

Existing Site Plan





SOUNDNESS REPORT FOR:

**EXISTING BUILDING AT
1269 LOMBARD STREET
SAN FRANCISCO, CALIFORNIA**

**REPORT PREPARED FOR:
REDWOOD MORTGAGE INVESTORS
900 VETERANS BOULEVARD, SUITE 500
REDWOOD CITY, CA 94063**

**S & U JOB#: 7272
AUGUST 18, 2009**

TOTAL PAGES: 51

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August 18, 2009

Planning Department, 5th Floor
1660 Mission Street, Suite 500
San Francisco, CA 94103-2414

Re: 1269 Lombard Street, San Francisco CA
S & U Project Number: 7272
Subject: Structural Evaluation and Soundness Report

Dear Planner:

This report summarizes the results of our structural evaluation of the existing building located at 1269 Lombard Street. This evaluation is based on numerous site visits during May and June of 2008. Our office was commissioned to review the structural soundness and integrity of the aforementioned building, and the results of our findings conclude that the existing building is substandard and unsound.

Please note that this Soundness Report is based on Section 317 of the San Francisco Planning Code, and the Zoning Controls on the Removal of Dwelling Units, Draft 4.0 dated March 19, 2007 (which represents the only version of this document available at the time of this writing), which have been approved by the San Francisco Planning Commission.

Project History

1269 Lombard Street is currently an abandoned construction site. According to the permit history (see Appendix C), major alterations began in 1998 to extensively excavate the front of the site to construct a garage with two habitable rooms. Permit application 9710402s was approved on November 4, 1998 to erect a private garage, stair, elevator, terraces and two habitable rooms. Although this permit for the garage was later cancelled on June 24, 1999, the first excavation permit (9805479) was issued on March 31, 1998—six months prior to the

issuance of the garage permit. While the stated purpose of this first excavation permit was to accommodate work at 1275 Lombard (under permit 97199135), it is clear that the garage could not be constructed at 1269 Lombard without excavating the site, and the garage permit makes no mention of major excavation in the description of work.

Although the project at 1271-75 Lombard has been completed, the work at 1269 Lombard stopped around 2000, and the site has remained in its current excavated, unfinished condition since that time.

The first shoring permit, PA 9811276, was issued on July 13, 1998 to construct permanent anchored retaining walls for temporary shoring at 1269 Lombard. PA 9811276 links the shoring to the excavation permitted under PA 9805479. An examination of the archived drawings for this first shoring permit shows new retaining walls along the south and east extents of the excavation. The design and placement of these walls followed a common practice of placing the retaining wall in sections from top to bottom. For this method, the sequence of construction begins by excavating the first in a series of benches, installing the first row of rock anchors (tie-backs), and placing a section of the concrete wall. After the concrete has cured sufficiently and the tie-backs have been tightened, then the next level is excavated and the steps are repeated until the bottom of the excavation is reached. For an anchored retaining wall like this, the concrete wall works in conjunction with the tie-backs to resist the horizontal soil forces and the tie-backs support the vertical weight of the wall.

On April 22, 1999, permit application 9820646 was approved as an emergency revision to PA 9811276. This permit shows modifications for the retaining wall along the deepest section of the excavation. It calls for a new section of 24-inch concrete wall supporting a smaller 12-inch section of existing wall at the top of the excavation. The new wall is supported on a 30-inch concrete mat slab, with a series of five new drilled piers ranging from 16-feet to 20-feet deep. The detail for this wall includes a note at the top of the existing section of wall to "Submit a program to monitor movement." Clearly, the first retaining wall began to fail before it was completed, which prompted the emergency revision permit. Based on the design of the revised wall, it appears that the tie-backs were inadequate to support the weight of the first wall, and it began to sag downward. However, a second shoring revision permit suggests that the tie-backs could have also been failing to adequately resist the horizontal soil forces. This is also supported by the fact that the revision drawings show

existing steel braces for temporary shoring. These braces were not shown on the first shoring permit, which suggests that these were added as an emergency measure in between permits.

On May 28, 1999 permit application 9910624 was approved to revise PA 9820646 (the first shoring revision permit) to change the concrete piers to a series of eight wide flange steel beams set in drilled piers filled with concrete. The drawings show new 23-foot deep drilled piers placed just outside the second 24-inch wall, with the steel beams extending 15-feet above the bottom of the excavation. Details show that the intent was to jack the existing section of wall against the cantilevered steel beams prior to removing the existing temporary braces. In addition, this revision added another row of tie-backs at the bottom of the excavation. It seems apparent from this last shoring revision that problems with the retaining wall that had followed the initial phases of excavation under the first shoring permit had persisted.

Currently, the site appears stable, and it appears that the work described under the two shoring revision permits has been completed. However, all three of the shoring permits have expired and we don't have the inspection record to verify conclusively that the permitted scope of work was completed.

One final, but important, note about the permit history pertains to alterations that were completed before the most recent work associated with the excavations. On July 2, 1980 permit application 8002947 was issued for a remodel and horizontal addition. The description of work reads: "Add bathroom downstairs. Add interior stairway. Construct new foundation on south-east corner of existing wall." The archived plans for this permit clearly show a horizontal addition at the front of the building. Based on this information, the preexisting front facade of the building was removed when approximately 10-feet was added to the front of the building. As a consequence, arguments that a demolition would destroy the historical fabric of the facade would be completely inaccurate since this has already happened. A Certificate of Final Completion was issued for this addition on January 31, 1981.

In the aftermath of the excavation and shoring at 1269 Lombard, the existing building now sits atop an approximately 31-foot-high retaining wall. Further, the access to this building was removed in the process of the excavation, and it is now inaccessible from the street. When we conducted our site visit, we accessed 1269 Lombard through the adjacent

property by climbing down a ladder from the uppermost rear deck at 1271-1275 Lombard into the rear yard of the subject property.

Currently the western property line wall at 1269 Lombard has been removed at the first floor level, and the building is supported on shoring cribs. It is unclear exactly why the western property line wall may have been removed, but it is possible that it was done to facilitate the adjacent construction, or it may have been done because of a property line encroachment condition at 1269 Lombard. Presumably the intent was to correct this condition, but the building has been supported by temporary shoring since the project at 1269 Lombard was abandoned. It is important to note that the shoring for the building was intended to be temporary, and that the placement of support has left the building with an excessive cantilever, which has caused significant permanent deflection and settlement throughout the building at 1269 Lombard. Finally, roughly half of the entire first floor has been removed, leaving the first floor exposed the elements.

General Description

The lot is 25-feet by 112.5-feet, located along Lombard Street between Polk and Larkin Streets. The site slopes sharply uphill to the east and south. The lot contains one building consisting entirely of light, wood-framed construction, with a footprint of approximately 37.5-feet by 25-feet. The roof line of this structure is approximately 50-feet above the sloping sidewalk grade. The building faces north towards Lombard Street and is set back from the front property line by approximately 50-feet. At the west and east property lines the site is flanked by timber framed buildings with street level garages. **See Photos 1-3.**

The building has a flat roof with approximately 6" of crawl space. An illegal roof deck was constructed on the building, with the only point of access via the eastern neighbor. **See Photos 4 and 19.** At the front of the building, at the street level, there is a series of concrete retaining walls. Due to the steep hillside, these retaining walls are of varying heights in a stepped layout, with total retention of approximately 31-feet between the two main retaining walls (13-feet plus 18-feet in height). These two main walls are directly adjacent to each other. **See photos 1 and 2 and attached floor plans and building section drawings.**

Currently, there are no front stairs or rear stairs to the structure; both means of egress are missing. The only way to access the building is by using a ladder.

The existing building is set atop the existing concrete retaining walls. The base footings of these retaining walls are not completed in some areas, with the rebar and excavation fully exposed. See **photos 1, 2 and 10 and building section drawing B-B**. The building itself has minimal foundations, made of concrete. The entire western half of the first floor, including flooring, interior walls, and bearing walls, was removed during the active construction phase. See **photos 7 and 9**. The building has remained in this state since active construction was halted and the project was abandoned. As a result, ceiling sheathing, insulation, and other interior finishes, as well as mechanical system have experienced prolonged exposure and degradation.

The shoring techniques employed at 1269 Lombard, i.e. floor framing supported by beams on built-up cribs, is common enough. However, the shoring beam in this case was placed below the central bearing line, leaving an excessive cantilever of approximately 8-feet to the western property line wall. Some braces were installed to compensate for the cantilever, but they are undersized, over-spanned, and improperly supported, and have already buckled, causing the second floor to sag towards the adjacent west property line. At this point the shoring has been left in place for close to ten years and the deflection has taken a permanent set. See **photos 4-8, and photos 16-18 and building section drawings B-B and C-C**. In addition, the shoring cribs are fully exposed to the elements, and showing signs of distress, while the steel shoring beams have rusted. This shoring system was not meant for prolonged service or exposure, and is now unsafe, leaving the western half of the building with inadequate support. In its current state, the building at 1269 Lombard is at risk of collapsing and damaging its adjacent western (downhill) neighbor. The building in its current state is extremely unstable and unsafe.

Our investigations indicate that there are significant structural and habitability deficiencies that need to be corrected in this building to bring it up to minimal levels of safety and habitability. The cost to perform repairs on this building is substantial.

Discussion of Structural Analysis Methods

The following sections address the methods of analysis that we employed in identifying structural hazards. In general, these principles have been applied to any structural member that we categorize as a structural hazard.

Building Codes

The regulation of building standards dates back hundreds of years. However, early regulatory efforts were primarily aimed at limiting the spread of fire in cities, not establishing structural design standards. Today, building standards are established at the state level, typically through the adoption of a model code, such as the International Building Code (IBC). While the state has the authority to adopt minimum standards, municipalities are permitted to include additional requirements based on local conditions.

California enacted the first state law addressing building standards in 1909. However, this law, The Tenement Housing Act, was limited in scope to apartment houses and hotels within cities. From 1909 until the 1970s the history of California law regulating building standards continued a somewhat convoluted history, with various agencies having authority over different aspects of construction and building types. During this period, the establishment of building standards was predominantly left to individual municipalities, and standards varied considerably from city to city. Early efforts to develop a standardized code include the first publication of the National Bureau of Fire Underwriters code in 1905, and the first publication of the Uniform Building Code (UBC) in 1927. These model codes reflected the consensus of design professionals and were often used as the basis of local codes. However, throughout this time the City of San Francisco governed building standards that were not specifically addressed in state law through the adoption of municipal codes. It was not until 1984 that the San Francisco Building Code (SFBC) specifically adopted the UBC by reference. California has since adopted the IBC and the current SFBC is based on this model code. It is important to recognize that the structural design values set fourth in building codes represent the *minimum* requirements for life safety, and that they are governed by state law. Based on our research, the first appearance of a local “code” establishing building standards

in San Francisco was in 1901.¹ We discovered what may have been the earliest building standards in San Francisco published in a trade manual, “The Builder’s Exchange,” from 1895.² In addition, we also found copies of the 1910 edition of Building and Plumbing Law of the City and County of San Francisco³, a copy of the 1927 UBC, and a 1925 publication, “Minimum Live Loads Allowable for Use in Design of Buildings.”⁴

Our research into the early regulation of building standards in San Francisco supports the analysis methods discussed below for determining structural hazards for the purposes of establishing soundness. A comparison of the building standards presented in these early codes is discussed in detail below.

Analysis Methods

At its most basic level, structural design is a balance between demand and capacity. The demands, or loads, imposed on a building must be met or exceeded by the capacity of the structural system to carry those loads. For the purposes of this report, determining structural hazards is a key issue. **If demand exceeds the capacity of a given structural element, then we consider that condition to be a structural hazard.** At issue is what loads are included in the analysis, and how capacity is determined.

The Planning Department policy on residential demolition does not allow for the inclusion of lateral loads, i.e. wind and seismic loads, in the structural analysis of a candidate building. For this reason, our report only addresses vertical loads, i.e. gravity loads. These

¹ City and County of San Francisco Ordinance 328, Approved July 20, 1901 as cited in “The History and Legal Basis of Building Code Development, Adoption and Enforcement as it Applies to San Francisco,” SFDBI Brown Bag Lunch Series, April 20, 2000. Note that this document cites its source as a paper originally presented at the SEAONC spring Workshop, April 18, 1996, the 90th Anniversary of the 1906 San Francisco Earthquake and Fire.

² This manual reprinted the Building and Fire Ordinance of the City and County of San Francisco. The ordinance number is left blank in the 1895 edition, suggesting that perhaps this was an early incarnation of an ordinance that was adopted in 1901.

³ Bill No. 1121, Ordinance No. 1008.

⁴ This book was published by The United States Department of Commerce as part of an effort to establish a national building code. Although this effort failed, it examined the extreme variability in loading requirements found in building standards across the country. It recommended live load requirements that are in line with those

loads are divided into two main categories: dead and live loads. Dead loads include the self weight of the building and any permanently affixed substructure or equipment. Live loads include those loads imposed by the building occupants and furnishings. Obviously, a building's ability to support its own weight is paramount, but for a building to serve its intended purpose, it must be able to safely carry live loads as well. The application of live loads is governed by building codes, and is based on the usage and occupancy class.

We use live load requirements based on the current building code for our analysis. Our research has revealed that this approach is actually favorable to the building because live load requirements in the early 1900s were typically higher than they are now. As model codes were developed and updated over the years, the trend has been to reduce the live load requirements—not to increase them. In the Building and Fire Ordinance of the City and County of San Francisco published in the 1895 edition of The Builder's Exchange trade manual, roof live loads are specified as 40 psf—twice the current live load requirements for roofs. Later, in 1910, the Building and Plumbing Law of the City and County of San Francisco specifies roof live loads as 30 psf. In the first edition of the UBC published in 1927, live load requirements are given as 30 psf. Clearly there was some consensus at the time that roofs should be designed for live loads of 30 psf or more. In all of these codes, floor loads for living spaces followed a similar pattern: 70 psf in 1895, 60 psf in 1910, and 40 psf in 1927. Since that time, accepted live load requirements for (flat) roofs have been further reduced to 20 psf, while live load requirements for floors in dwellings has remained at 40 psf.

It should be noted that these live loads are considered to provide the *minimum* acceptable standard for safety. Further, the current live load requirements for residential buildings are the same in all model codes used throughout the country, including the SFBC, which is based on the IBC and the CBC. The current live load requirements have been in use for decades.

The capacity of a structural member to support imposed loads is a function of its physical dimensions and the properties associated with the material it is made from. The small residential structures that are considered for demolition are almost exclusively wood frame buildings. As a structural material, wood is light, versatile, and relatively inexpensive.

found in the 1927 edition of the UBC, suggesting a convergence among design professionals and academics on the appropriate live load requirements.

However, its properties vary depending on factors such as species, growth rate, and imperfections. This variability of wood is addressed through a grading system that describes the relative quality of lumber. In an effort to provide a fair analysis that accurately represents the capacity of wood structural members, we have recognized that buildings of this era almost exclusively used old-growth redwood from local forests. In calculating the structural integrity of existing joists, rafters, and beams, we have assumed the grade of framing members to be "Select Structural," which is higher than the "No.1" grade that we specify for new construction. This method appropriately addresses the higher quality of wood that was used at the time of construction, while still accounting for more accurate grading methods than those employed in the early twentieth century.

The process of analyzing a structural member requires translating applied loads into internal forces in the member. Once this step is accomplished, the properties of the member can be related to its ability to resist those loads. Horizontal members such as beams, joists, and rafters are analyzed for their ability to resist internal shear, internal bending moment, and overall deflection. Of the three parameters, we focus primarily on the fundamental structural capacity of shear and bending moment to measure resistance. **We consider failure in either shear or bending to be a structural hazard because it represents the inability of a member to support the loads imposed on it, i.e. demand exceeds capacity.** This relates directly to the Soundness Report Requirements, which allow for the elimination of structural hazards associated with members of "insufficient size to safely carry the imposed loads."

The material properties used in our analysis are based on species and grading. They are obtained from the National Design Specification, which is published by the American Forest & Paper Association, and represents the standard adopted in the IBC. Again, in the absence of any clearly defined guidance by the Planning Department's policy, we use material properties adopted by the current building code for our analysis. In addition, we directly calculate values for dimensional properties such as area, section modulus, and moment of inertia from the actual dimensions, rather than use tabulated values, which are based on standard dressed lumber. This method provides a fair analysis because it addresses the use of "rough" lumber that was typical at the time of construction.

A final word on deflection: Deflection frequently relates more to qualitative performance measures like appearance or "bounciness," rather than actual structural performance.

However, for many loading configurations, deflection would be the governing parameter when designing a member based on code limitations imposed on deflection. In other words, many members would fail in deflection before failing in shear or bending. In an effort to avoid over-penalizing the building in question, we typically *do not* include deflection in our evaluation unless it directly affects structural performance. Instead, we concentrate exclusively on the structural parameters of shear and bending capacity.

Structural Analysis

The building is comprised entirely of timber-framed construction. The load path is typical of a building of this era: roof rafters, ceiling joists, and floor joists bear onto the exterior stud walls, and a centerline stud wall or post and beam system supports those members at the middle of the span. The roof is supported by 2x8 rafters at 16" o.c., with a maximum span of 8-feet. There is currently an illegal roof deck (with wood sleeper members placed directly on top of the existing roof). Unfortunately, this roof deck is only accessible via the adjacent east neighbor; in other words, the only point of access to the roof deck is from the east neighbor's illegal bridge. **See photos 4 and 19.** This roof deck is illegal and does not conform to any intention of any building code. Based on our analysis, the centerline beam supporting the roof deck is insufficiently sized for their span and their loads. Although the roof system in this area would require additional strengthening, we seek to abate the roof deck completely as this roof deck is illegal. Our reasoning is that the roof deck is not accessible by the property at 1269 Lombard; only the east neighbor has access to the roof deck.

At the second floor, the current clear floor to ceiling height is approximately 9-1/2-feet. The floor framing consists of 2x8 floor joists at 16-inches on center. The span of these floor joists was found to be adequate. However, due to poor shoring techniques and the fact the entire bearing wall along the western half of the building was completely removed at the first floor, the second floor has deflected significantly. **See photos 4-7 and building section drawings.** The building is currently shored by steel beams and timber cribbing, a shoring system that is commonly utilized and is a time honored system. However, this system was intended for temporary conditions only, while it has actually been in place for years. Further, the placement of shoring has resulted in deflection of the floor joists, which has taken a

permanent set. To bring this building up to minimal levels of habitability, the repairs will require new bearing walls at the western half of the building, and new structural supports at the centerline of the building. While the entire building would have to be re-shored and re-leveled for this work to commence, correcting the deflection in the floor joists can not be accomplished by simply jacking up the western side of the building.

There is substantial warping of the second floor's framing members. **See photos 16-18.** When wood members have been subjected to long term deflection, the framing members display 'timber-memory' or 'creep-memory.' About 30% to 50% of the second floor framing members will need to be removed and replaced because of this permanent deflection. For conservative purposes, we estimated that only 30% of the floor framing members require replacement. The remaining floor joists of the second floor were found to be adequate. Due to the prolonged shoring, the second floor's framing members have deflected out of plumb, the second floor is out of level, and doors and windows have wracked. Exterior sheathing has split in some areas, through a combination of weathering and the framing members being thrown out of alignment. **See photos 16-18.**

At the first floor, current clear floor to ceiling height is 8-feet. The first floor framing consists of 2x8 floor joists at 16-inches on center. Floor joists of the first floor were found to be in direct contact with soil, a condition conducive to termite damage and dry rot. **See photos 7 and 9.** The most cost effective solution is to simply remove the floor joists, and place a new concrete slab-on-grade. All of the first floor's floor framing members must be removed. In order to do this, the interior walls, bathrooms, and finishes would all have to be removed for access.

As stated in the General Description section, the majority of the existing the foundation is missing. Access was limited in the eastern half of the building, so we took a conservative approach in our cost estimate of repairs and we assumed that the foundation is adequate in the eastern half of the building. The building site is supported by a tied-back retaining wall system. This system utilizes a series of soil anchors to brace against lateral loads that are too ~~high for a simple cantilevered retaining wall to resist.~~ These ties provide the primary lateral support mechanism for the existing retaining wall. **See photo 1, 2, and 10.** The retaining wall system requires the integrity of these ties to be maintained. At the centerline and the west property line wall, placement of a new foundation system will be necessary, however

placement will be difficult. The reason for the difficulty is thus: a spread footing system will place a surcharge load directly behind the existing retaining walls, and possibly overload the retaining walls. This is not a safe and viable solution, particularly in light of the shoring difficulties illuminated by the permit history. A deep foundation system, i.e. drilled piers, is the only solution that can be sure to avoid compromising the integrity of the existing foundations and retaining walls. These piers would extend below the base of the retaining walls, thereby achieving support from soils below the level of the retaining wall and adjacent foundations. By contrast, a new structure can be designed to align loads directly over the existing retaining wall system to avoid surcharge loads.

Utilizing the drilled pier system will also prove difficult, as the piers must not intersect with any of the tie-backs below: **see building section drawings**. Any drilling that intersects with the tie-backs will effectively cut the tie back and negate the support mechanism of the retaining wall. **See building section drawings**. For purposes of our report, we will assume that the placement of the drilled piers will not intersect the tie-backs, and that it is in fact a viable solution. Although this is just a theoretical exercise to determine a cost effective solution, we will assume that the drilled pier system represents a viable solution.

At the western property, the drilled pier system will be difficult as well. Due to the steep nature of the hillside, the exact location, depth and condition of the western property line retaining wall is not known, nor is it known if there is a retaining wall for the adjacent western neighbor.

Lastly, the footings of the north-south section of retaining wall section along the west side of the property have not been completed. **See photos 1, 2 and 10 and building section drawing B-B**. Rebar and tie-backs from the retaining wall are exposed and have rusted. For the purposes of this report, we took a conservative approach and assumed that steel has not rusted significantly, and will not have to be replaced. We took this approach in order to provide a lower cost estimate. In reality, we anticipate significant repairs for the steel elements. In addition to the above structural deficiencies, there are other habitability and safety issues.

Discussion

It is important to note that this structural analysis was based on the assumption that all the wood framing members are in excellent condition. This would imply that no dry rot or termite damage has occurred and that the wood framing members were of the highest grade at the time of construction. However, our visual inspection indicates that this is not the case. Nonetheless, our analysis was based on a "best case scenario," and determined that even without the presence of dry rot, many of the framing members are of insufficient size for the spans and loads they are supporting.

As a final note, it is important to briefly discuss why the deflection in major structural elements can not be corrected. First and foremost, the deflection in this case is severe, and has propagated to walls and floors above the first floor. Addressing the first floor deflection would require removing and replacing a significant percentage of floor, and roof elements—a de facto demolition. Second, many of the wood members have assumed a permanent deflected shape. Simply re-leveling does not restore severely deflected members to their original undeflected shape.

Like most materials, wood will deflect elastically—up to a point. Metals, such as steel, behave in this way too. The paperclip example is one that we all have experience with: A paperclip is deflected slightly out of shape to accommodate a stack of papers. When the deflection is relatively small, the paperclip can snap back to its original undeflected shape, but if it is bent vigorously, it only snaps back part of the way. Extreme bending moves the metal beyond its elastic region, past its yield point, and into the plastic region of behavior. Wood behaves in a similar way, but unlike steel, it has a very limited plastic range before it reaches its ultimate strength at failure. However, the plastic behavior of wood varies greatly depending on temperature and moisture content.⁵ A good way to understand this is to look at the practice of steam bending. When wood is heated with steam, it becomes flexible enough to be permanently bent into extreme shapes that would cause failure at room temperature or under "dry" conditions. Although the mechanism for this behavior is not totally understood,

⁵ For this reason, the building code gives reduction coefficients for wood properties when members will experience sustained exposure to elevated temperatures, or wet service conditions. See NDS Section 2.3.3 for Temperature Factor, C_t , and Tables 4A, 4B, 4C, 4D, and 4E for Wet Service factor, C_M .

it is clear that the wood fibers, as well as the lignin binding them together, behave differently when exposed to elevated temperatures and high moisture content. Wood also experiences creep, or permanent deflection resulting from long term application of high loads that are nonetheless below the yield point and applied under standard temperature and moisture content ranges. Again, the mechanism for this behavior is not totally understood, but it appears that the wood responds much as it would at elevated temperature and moisture content, but at a much slower rate. So, when wood is subjected to long-term deflection, it takes a permanent set, and it will not snap back to its undeflected shape.

All cost estimates associated with leveling are based on the assumption that re-leveling and resetting a deflected wood member is possible. In reality, as the previous discussion makes clear, this is not the case. We make this assumption only to make the case that even if it were possible, the repair cost would still exceed the 50% threshold.

Structural Upgrade Issues

In order for the structural framing system to safely support the current loading conditions in a sound manner, the following corrections would be required:

- Remove the existing illegal roof deck and abate it. This will require removal of the roofing in the immediate area, and replacing the roofing material below.
- Remove the guardrails around the illegal roof deck.
- Remove and abate the existing illegal roof bridge that connects the roof deck of 1269 Lombard to its eastern neighbor.
- Install a new stair system leading from the front of the property up to the front door entrance of the first floor as there is no current means of egress. Note that this stair will have a vertical climb of approximately 31-feet. Currently, none exists.
- Install a new rear stair system leading from the second floor's kitchen down into the backyard. Currently, none exists.
- Remove the existing rusted steel beam and timber-cribbing shoring system. The current system is failing and is inadequate. New temporary shoring must be installed during this process. This shoring will be used as part of the re-leveling process.

- Sister new floor joists at the second floor (approximately 30% of the floor area) at the western half of the building, due to prolonged buckling and deflection of the floor in this area.
- Shore and re-level the building because of the prolonged deflection of the western framing members.
- Patch sheetrock, and re-paint any of the second floor's wall and ceiling sheathing as a result of the re-leveling process.
- Repair windows at the second floor's front and rear elevations (2 at the Living Room, 1 at the kitchen, and 1 at the bathroom) because of the re-leveling process.
- Install new exterior walls at the first floor level, as about half of the walls are missing.
- Remove the interior partition walls and floor framing at the first floor to place a new concrete slab, as the existing floor framing is in direct contact with soil, a condition conducive to dry rot and termite damage. Replace partition walls.
- Remove any damaged exterior stud walls at the first floor resulting from the altered load path of the shoring. This will require removal of the sheetrock and patching sheetrock and repainting where required.
- Remove the existing first floor shower stall for placement of the new concrete slab and place a new shower stall in its place.
- Remove all of the existing first floor bathroom fixtures for placement of the concrete slab. The assumption was made that we can re-salvage these items.
- Remove all duct work at the first floor living space due to the weathering and moisture penetration of the first floor. Replace all duct work with new ducts.
- Remove and replace the heating/forced air unit. This is due to the concrete slab placement of the first floor.
- Temporarily remove the hot water heater for removal of the first floor interior walls. It is assumed that the water heater can be salvaged.
- Re-work the electrical system at the first floor, as most of the system will be re-located during the construction of the first floor.
- Provide new interior doors where they are missing, and provide a new exterior door leading to the backyard at the first floor level.

- Place a new drilled pier foundation system at the west property line and along the rear elevation of the building. This would require shoring the entire building and re-leveling the building.
- Reinstall all lighting, mechanical, plumbing, and electrical work as a result of the first floor repairs.
- Infill the 'hole' at the second floor's west property line wall at the Living Room with a property line stud wall with proper exterior sheathing. **See photo 17.**
- Complete the footings at the existing retaining walls at the front of the building (where the existing rusted steel rebar is exposed). **See photos 10.**

Habitability Issues

While all of the basic systems are in place and presumed to be in functional condition, there are signs that the building has been occupied by squatters. Consequently, the kitchen and bathroom fixtures in particular, need extensive cleaning and reconditioning. The following is a list of items that are needed to bring the existing building to a safe and habitable living condition. Some of these items may be beyond our scope of expertise and may require the services of a licensed professional in their respective fields to determine the full extent of the repair work.

- Clean the second floor as a result of deferred maintenance and lack of providing security.
- Repair and/or provide a working stove, toilets, sinks, and bathroom as a result of deferred maintenance. It is assumed that most of the existing fixtures can be re-used.
- Repair the exterior wood siding as called out in the pest report.
- Remove the existing refrigerator, as it is a health hazard.

Conclusion

The existing building at 1269 Lombard has suffered greatly from the fact that it was shored and abandoned in the middle of a major alteration project. As a result, this building now has some significant deficiencies that need to be addressed. First and foremost, the temporary shoring system has begun to deteriorate to the point where it is no longer safe or

stable. Further, half of the first floor and the entire western property line bearing wall have been removed. The floor framing and wall framing systems are considered *unsafe* by current standards. These represent major structural deficiencies that need to be addressed. Some of the existing roof rafters would have to be strengthened, floor framing would have to be upgraded, and foundations would have to be replaced with an engineered foundation system. There are also significant dry rot problems that need to be addressed. Finally, the steep terrain of the site and the history of complications with excavation and shoring significantly complicate potential repairs to the foundation system at 1269 Lombard. To bring the existing structure up to acceptable habitability standards would exceed the 50% replacement cost threshold.

Based on the cost estimates enclosed, the cost to bring the building to acceptable standards for a family to live in outweighs the replacement costs. Given the small area provided for living space, and the extensive scope of necessary repairs and upgrades, I recommend that the existing building should be demolished so that a new building that complies with the current building code can be built in its place.

Sincerely,

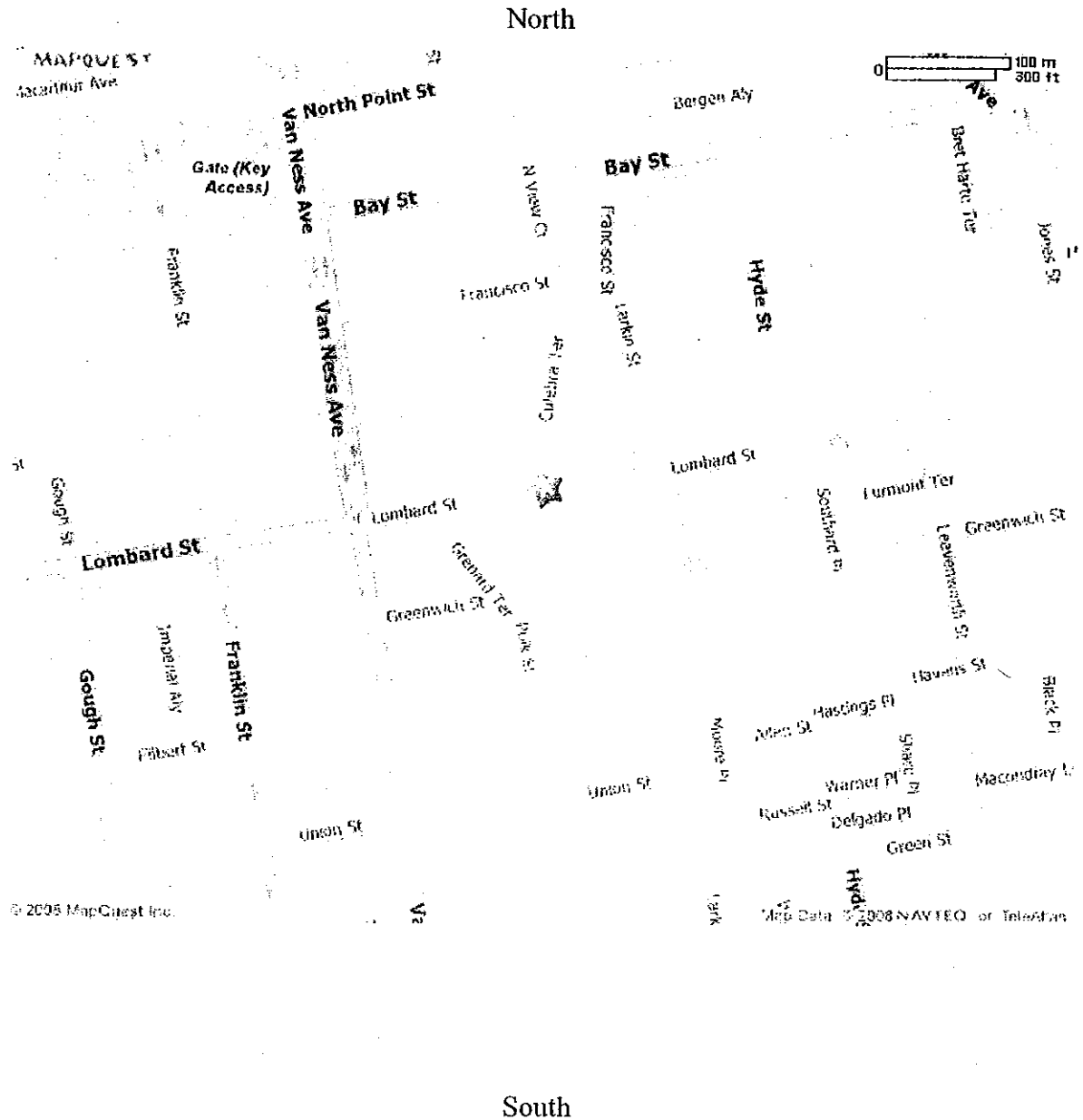
Santos & Urrutia, Inc.

Albert Urrutia, S.E.

Structural Engineer

Enclosures: Map, Replacement Cost Estimates, Repair Cost Estimates, Photographs, Pest Report, and As-Built Plans

cc. Redwood Mortgage Investors



Cost Estimation of New Construction

Note that the Planning Department currently requires that replacement cost figures include a room-by-room breakdown of the living space area for each floor and dwelling unit. The table below represents this breakdown for the living space at 1269 Lombard Street..

First Floor	Unit (sq.ft.)	Second Floor	Unit (sq.ft.)
Stairway	17.00	Living Room	398.00
Stair Closet	21.00	Dining Area	128.00
Mechanical	19.00	Stairway	55.00
Hall Closet	19.00	Kitchen	195.00
Hall	133.00	Kitchen Closet	4.00
Bathroom 1	36.00	Bathroom	81.00
Bathroom 2	38.00	Bath Closet	12.00
Closet 1	20.00		
Closet 2	18.00		
Closet 3	14.00		
Total	335.00	Total	873.00

The following table presents the replacement cost breakdown for each floor, as required by the Planning Department. The figures for living space area are taken directly from the table above, and the cost breakdown is given for each floor. In addition, the replacement cost figure for the 50% threshold is shown here as a reference.

Item	Description	Unit (sq.ft.)	Cost per Unit	Cost
1st Floor Demolished Space	sq.ft.	538	240	\$ 129,120
1st Floor Living Space	sq.ft.	335	240	\$ 80,400
2nd Floor Living Space	sq.ft.	873	240	\$ 209,520
Total				\$ 419,040
50% of Replacement Cost				\$ 209,520

Replacement cost is defined as the current cost to construct a dwelling of the same size as the one proposed for demolition.

The Planning Department has adopted the following unit costs:

1. \$240/sq.ft. for all occupied, finished spaces
2. \$110/sq.ft. for all unfinished space with flat ceiling having > 7'-6" of headroom (eg. basements and garages).

3. \$60/sq.ft. for all unfinished space with sloping ceiling having > 5'-0" of headroom (eg. attic space below pitched roof.
4. \$15/sq.ft. for all non-occupiable space without legal headroom (e.g. 30" high crawl space below raised floor)
5. No allowance is given for site work (eg. walks, driveways, landscaping, or non-structural retaining walls).

This is based Cost Schedule of from the Zoning Controls on the Removal of Dwelling Units, Draft 4.0, dated March 19, 2007.

Many of the repair costs listed in the Markoff Pest Report were more expensive than the Timberline Construction Repairs Costs, and vice-versa. In order to present a fair analysis, the lowest repair costs were utilized. Therefore, the table below shows the distribution of pest report line items between the 50% upgrade costs and excluded costs. The "Excluded" category represents repair costs from the Markoff Pest Report that were excluded because Timberline Construction provided a lower repair cost. These items in the "Excluded" category have therefore been excluded from the Repair Cost Estimate so as to avoid double counting upgrade costs.

Markoff Pest Report Cost Distribution

Markoff Pest Repair Item	50% Category	Excluded
1	\$2,500.00	
2		\$15,000.00
3		\$80,000.00
4		
Total	\$2,500.00	\$95,000.00

Cost Estimate for Repairs

Upgrade Repair Cost Estimation (50% Threshold)				
Cost Estimate by Timberline Construction Company, 1542 Alabama Street, S.F., CA 94110 (415) 206-9580				
ITEM & DESCRIPTION	Unit	Qty	U.Cost	Cost
FOUNDATION & 1st FLOOR REPAIRS (TOTAL)				\$198,603.06
Shoring & Relevelling of Building	SF	900	\$9.75	\$8,775.00
Demolition: Existing Unsafe Shoring System	-	-	\$2,900.00	\$2,900.00
Demolition: Existing Interior Stud Walls for New Slab	SF	432	\$7.25	\$3,132.00
Demolition: Weather Damaged Exterior Stud Walls	SF	96	\$8.50	\$816.00
Remove Weather Damaged Ceiling Sheathing	SF	900	\$7.25	\$6,525.00
Remove Weather Damaged Ceiling Insulation	SF	900	\$4.20	\$3,780.00
Demolish & Abate Bathroom for Slab Repair	EACH	2	\$70.00	\$140.00
Demolish & Abate Ground Floor Ductwork from Weather Exposure	MH	16	\$25.00	\$400.00
Disconnect Plumbing for Bathroom for Slab Repair	MH	8	\$75.00	\$600.00
Disconnect Gas Meter for Slab Repair	MH	4	\$75.00	\$300.00
Disconnect Electrical for Slab Repairs	MH	4	\$75.00	\$300.00
Disconnect Hot Water Heater for Slab Repair	MH	4	\$75.00	\$300.00
Demolition: Existing Ground Floor Joists for New Slab	SF	335	\$10.00	\$3,350.00
Hauling: Construction Debris and Trash	CY	77	\$58.00	\$4,454.19
Excavation: Soil & Sand for Slab	CF	335	\$0.80	\$268.00
Excavation: Soil & Sand for Footing Grade Beams	CF	129	\$0.80	\$103.20
Excavation: Drilling for Drilled Piers	CF	678	\$9.50	\$6,443.28
Hauling: Soil from Slab & Drilled Pier Excavation	CY	56	\$50.00	\$2,813.29
Concrete: New Slab on Grade	SF	795	\$23.50	\$18,682.50
Waterproofing: New Slab On Grade	SF	795	\$2.80	\$2,226.00
Concrete: Footing Grade Beams w/ Stemwalls < 3' Tall	LF	86	\$270.00	\$23,220.00
Concrete: Footing Below Existing Concrete Retaining Wall	LF	21	\$310.00	\$6,510.00
Concrete: Drilled Piers	LF	216	\$180.00	\$38,880.00
Carpentry: New Sill Plate on Footing Grade Beams	LF	86	\$37.50	\$3,225.00
Carpentry: Build Missing Exterior Studwall w/ Siding & Weatherproofing	SF	468	\$15.75	\$7,371.00
Carpentry: Repair/Build Weather Damaged Exterior Studwall	SF	96	\$9.20	\$883.20
Carpentry: New Interior Stud Walls	SF	432	\$9.20	\$3,974.40
Sheetrock: New Sheetrock Walls @ Missing Exterior Studs (Interior Side)	SF	468	\$4.75	\$2,223.00
Sheetrock: New Sheetrock Walls @ Weathered Exterior Studs (Interior Side)	SF	96	\$4.75	\$456.00
Sheetrock: New Sheetrock Walls @ Interior Studs	SF	864	\$4.75	\$4,104.00
Painting: Walls @ Missing Exterior Studs (Interior Side)	SF	468	\$2.25	\$1,053.00
Painting: Walls @ Weathered Exterior Studs (Interior Side)	SF	96	\$2.25	\$216.00
Painting: Walls @ Interior Studs	SF	864	\$2.25	\$1,944.00
Sheetrock: Patch Sheetrock Ceilings	SF	900	\$8.10	\$7,290.00
Painting: Ceilings at Patches	SF	900	\$3.85	\$3,465.00
Provide New Exterior Doors	EACH	2	\$200.00	\$400.00
Re-Install Salvaged Interior Doors	EACH	4	\$65.00	\$260.00
Provide New Interior Doors (Missing Interior Doors)	EACH	2	\$125.00	\$250.00
Hot Water Heater	MH	8	\$80.00	\$640.00
Central Heating Unit	MH	4	\$80.00	\$320.00
New Duct Work	MH	24	\$80.00	\$1,920.00
Plumbing	MH	24	\$80.00	\$1,920.00
Electrical Work	MH	16	\$80.00	\$1,280.00
Re-Install Salvaged Toilets	EACH	2	\$75.00	\$150.00
Re-Install Salvaged Bathtub	EACH	1	\$150.00	\$150.00
New Shower Stall	EACH	1	\$875.00	\$875.00
Re-Install Salvaged Bathroom Sinks	EACH	2	\$800.00	\$1,600.00
Interior Lighting	MH	24	\$80.00	\$1,920.00
Windows	EACH	5	\$200.00	\$1,000.00
New Carpet & Pad	SF	900	\$5.25	\$4,725.00
New Front Stairs from Driveway to 1st Floor (31 vertical feet run)	TREAD	53	\$190.00	\$10,070.00

Upgrade Repair Cost Estimation (50% Threshold), Continued				
2nd FLOOR LEVEL REPAIRS (TOTAL)				\$20,584.85
Demolition: Windows @ Living Room for Re-leveling of Building	EACH	2	\$35.00	\$70.00
Demolition: Windows @ Kitchen & Bathroom for Releveling of Building	EACH	2	\$35.00	\$70.00
New Windows @ Living Room, Kitchen, & Bathroom	EACH	4	\$90.00	\$360.00
New Exterior Rear Stairs @ Kitchen to Backyard Below	TREAD	17	\$190.00	\$3,230.00
Carpentry: Infill Opening @ West side of Living Room	SF	76	\$15.75	\$1,197.00
Carpentry: Sister Joists to Existing Joists @ West side of Building	SF	296	\$11.00	\$3,256.00
Sheetrock Patch @ Walls for Re-leveling of Building	SF	741	\$4.75	\$3,519.75
Sheetrock Patch @ Ceilings for Re-leveling of Building	SF	225	\$5.65	\$1,271.25
Painting: Walls at Patches	SF	1891	\$2.10	\$3,970.05
Painting: Ceilings at Patches	SF	888	\$4.10	\$3,640.80
ROOF LEVEL REPAIRS (TOTAL)				\$11,539.66
Demolition: Remove Existing Roof Decking	SF	464.3	\$3.55	\$1,648.09
Demolition: Remove & Abate Illegal Roof Bridge to Eastern Neighbor	SF	32	\$3.55	\$113.60
Demolition: Remove Guardrails	LF	73	\$6.00	\$438.00
Demolition: Remove Existing Roofing under Roof Deck	SF	464	\$6.25	\$2,901.56
Hauling: Construction Debris and Trash	CY	16	\$55.00	\$867.41
Roofing: Area Under Existing Roof Deck	SF	464.3	\$12.00	\$5,571.00
PEST REPORT REPAIRS (TOTAL)				\$2,500.00
Pest Report-Item 1 of MarkOff Pest Report (Fumigation of 1st Floor)	-	-	\$2,500.00	\$2,500.00
SUBTOTAL				\$233,227.57
PROFIT & PERMIT FEES				\$47,811.65
Contractor's Profit & Overhead (18%)	-	-	-	\$41,980.96
Permits & Fees (2.5%)	-	-	-	\$5,830.69
TOTAL 50% UPGRADE REPAIR COSTS				\$281,039.23
50% Cost Threshold of Replacement Structure				209,520.00

APPENDIX A: PHOTOGRAPHS

**ANALYSIS OF THE
EXISTING BUILDING AT
1269 LOMBARD STREET
SAN FRANCISCO, CALIFORNIA**

**REPORT PREPARED BY:
SANTOS & URRUTIA, INC.
STRUCTURAL ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110
PHONE (415) 642-7722
FAX (415) 642-7590**

**S & U JOB#: 7272
AUGUST 18, 2009**

PAGES: 24-35

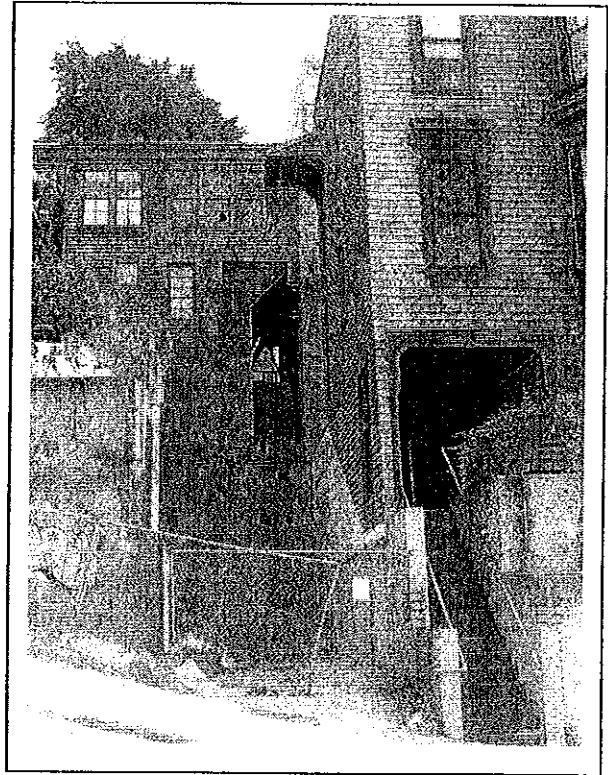
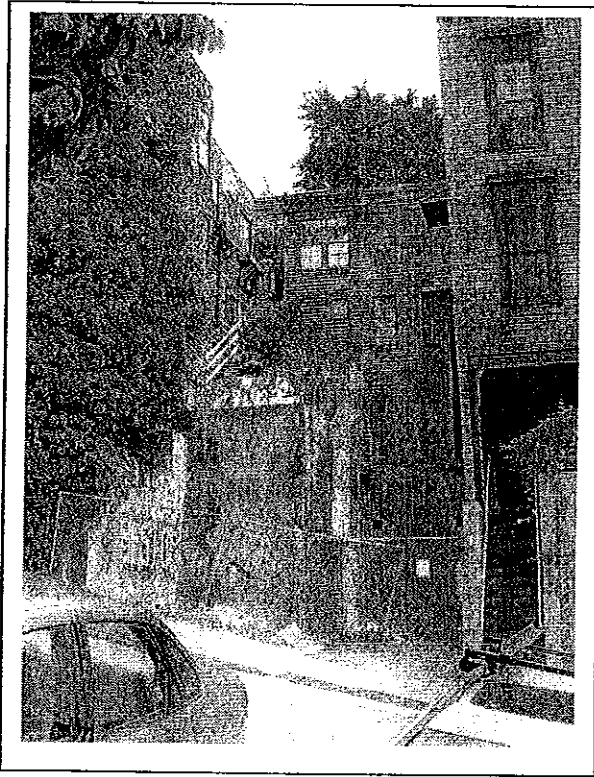


Photo 1: Front Elevation (facing south) of 1269 Lombard Street. Notice steel-tie backs in retaining walls. Notice west property line wall (to the right) of 1269 Lombard is missing at the 1st floor.

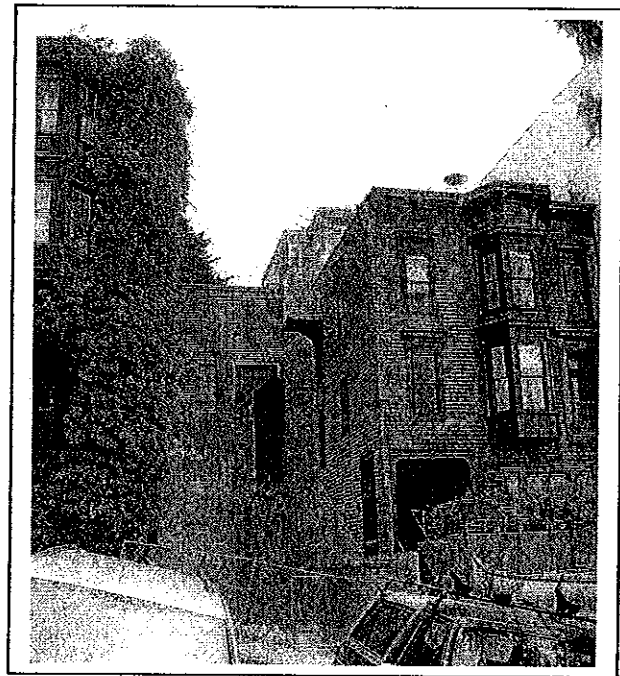
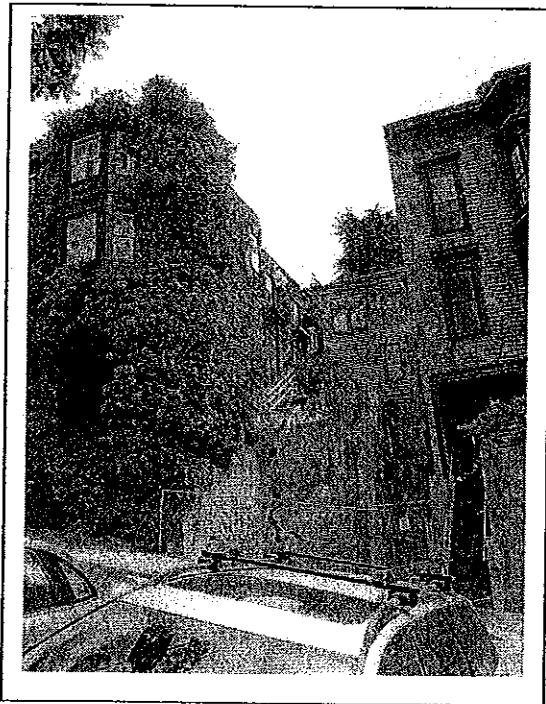


Photo 2: Same view as previous photo. Neighbors to the east and west (left and right, respectively) are 3-stories in height with a basement level. Notice 1269 Lombard is directly adjacent to the west neighbor (photo on right).

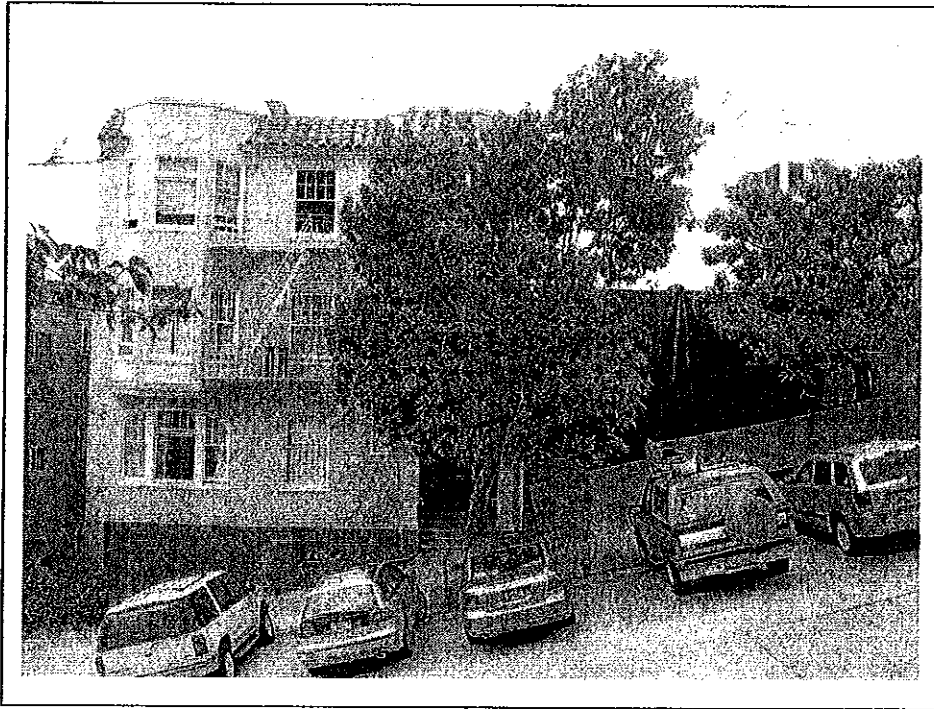


Photo 3: Neighbor's directly across the street of 1269 Lombard. View is facing north (towards Lombard Street).

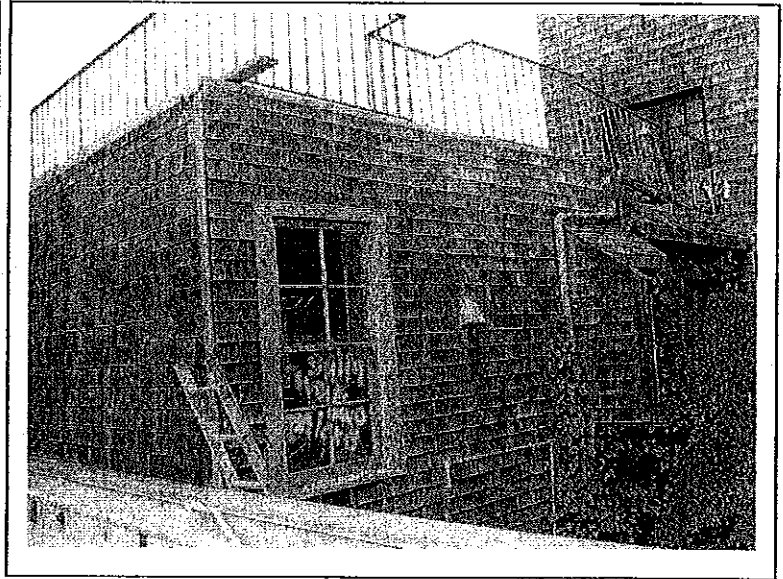
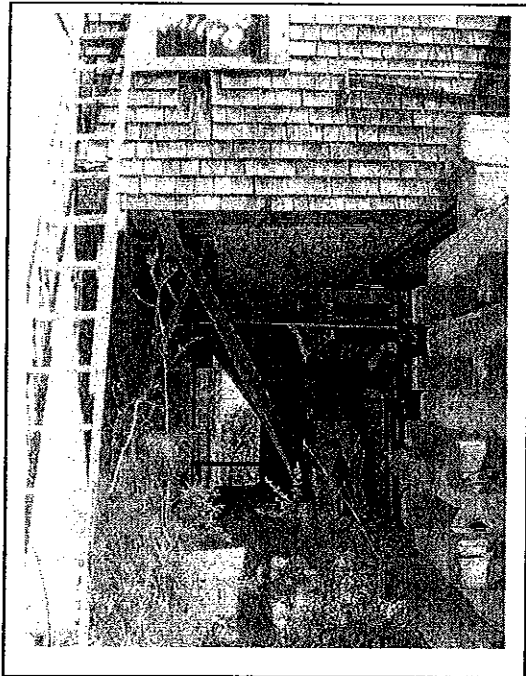


Photo 4: Rear elevations (facing north) of 1269 Lombard. On the left photo, notice the western (left) half of the 1st floor's walls are gone, fully exposing the 1st floor to the elements. Photo on right is the 2nd floor's rear elevation. Notice that the only access to the roof deck of 1269 Lombard is the illegal bridge from the roof deck to the eastern neighbor.



Photo 5: View is from the 1st floor, taken from the interior of the building facing south. Exterior walls of the 1st floor are missing, as per previous photo. Notice the minimal 4x4 cribbing members used for shoring, and the rusted steel beam. The backyard's retaining wall is visible in the background.

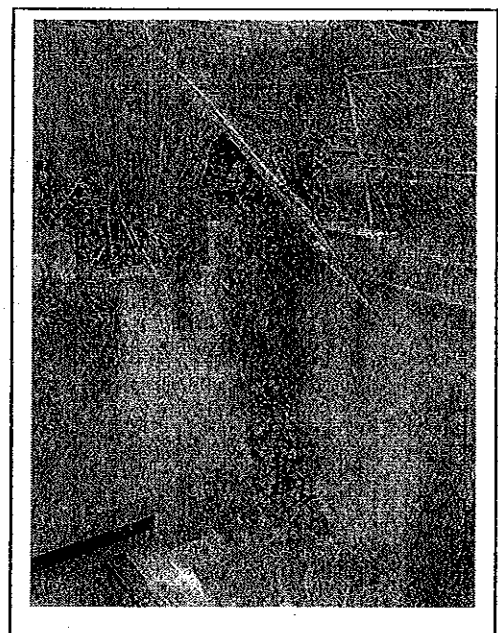
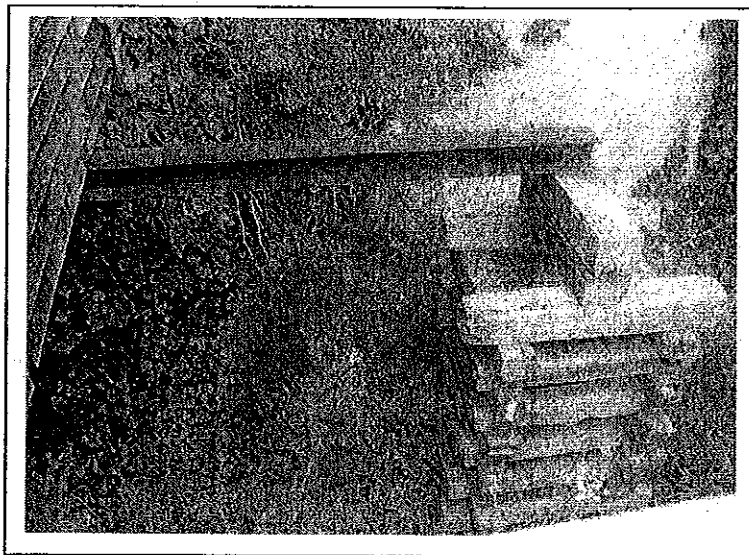


Photo 6: View of backyard, looking down (another view of previous photo). Photo on left is looking down, and a portion of the rear elevation is visible on the left. Photo on the right shows the existing backyard's retaining wall (view is facing southeast).



Photo 7: 1st floor, view is facing north. Notice 1x shoring support post on the far left is braced against the neighbor's exterior stud wall (illegal to lean on neighbor's property). There are minimal 2x diagonal shoring members, bracing back to the shoring cribs.



Photo 8: View of the diagonal 2x shoring members from previous photo. View facing upwards along 2x. Notice the straight string line versus the failed and bowed diagonal shoring. The weight of the building has caused the diagonal shoring to warp; shoring has failed.



Photo 9: 1st floor's floor framing set directly into ground. Top of retaining wall is visible in the foreground of the far left photo. Views are facing northeast.

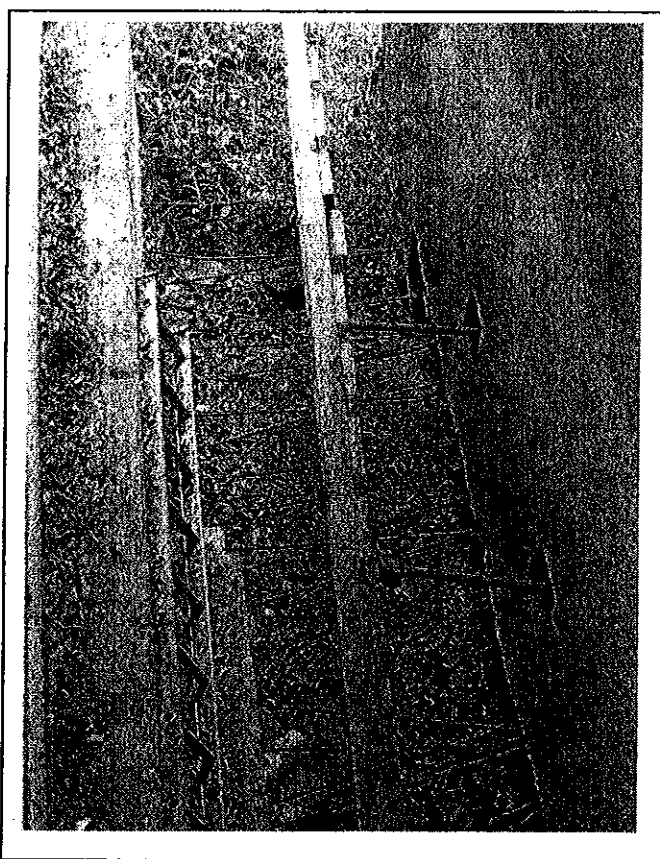
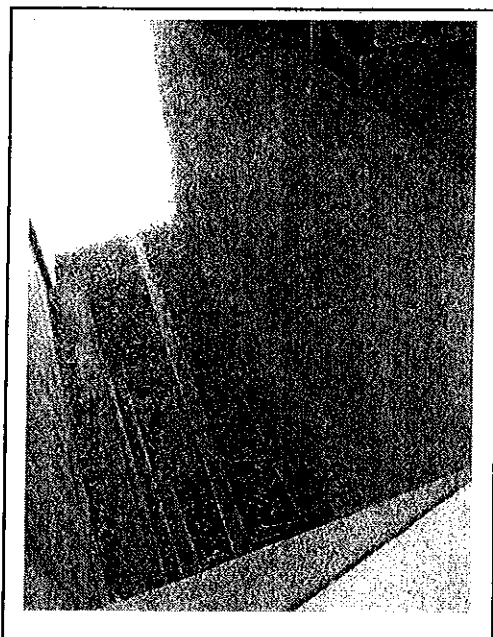


Photo 10: Photo on the left is the same retaining wall mentioned in the previous photo. Photo on the right is a close-up. Notice the footing is incomplete; footing rebar at the base is fully exposed, and the steel tie-backs are fully exposed (protruding from the face of the wall). Views are facing north.

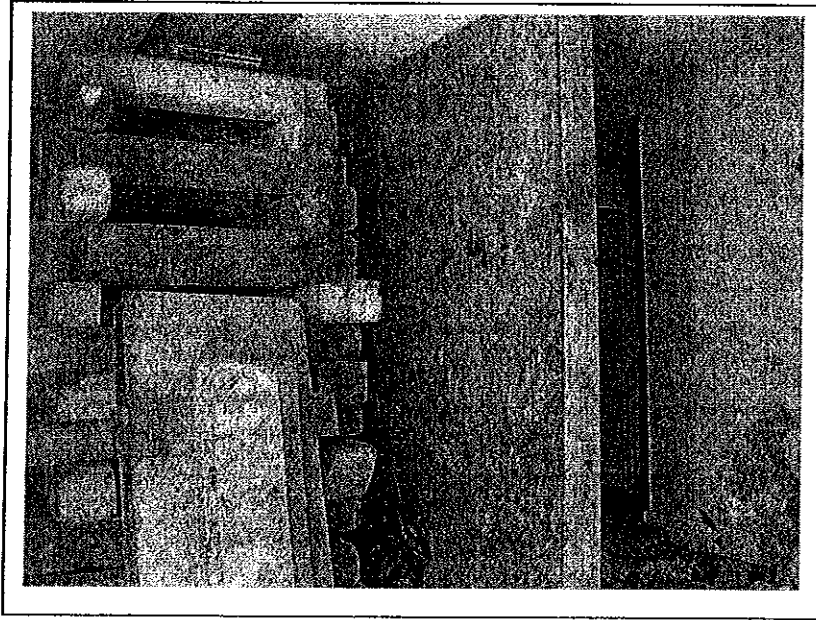


Photo 11: View of 1st floor, facing northeast. Cribbing on left is the same as photo 7. Hallway of the 1st floor is partially viewable on the right of the photo.

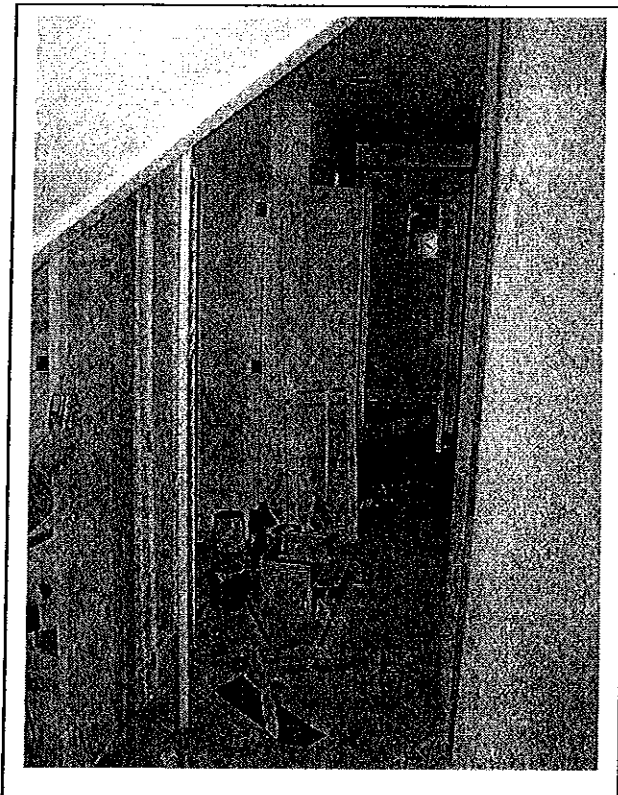


Photo 12: View of 1st floor hallway, facing south.

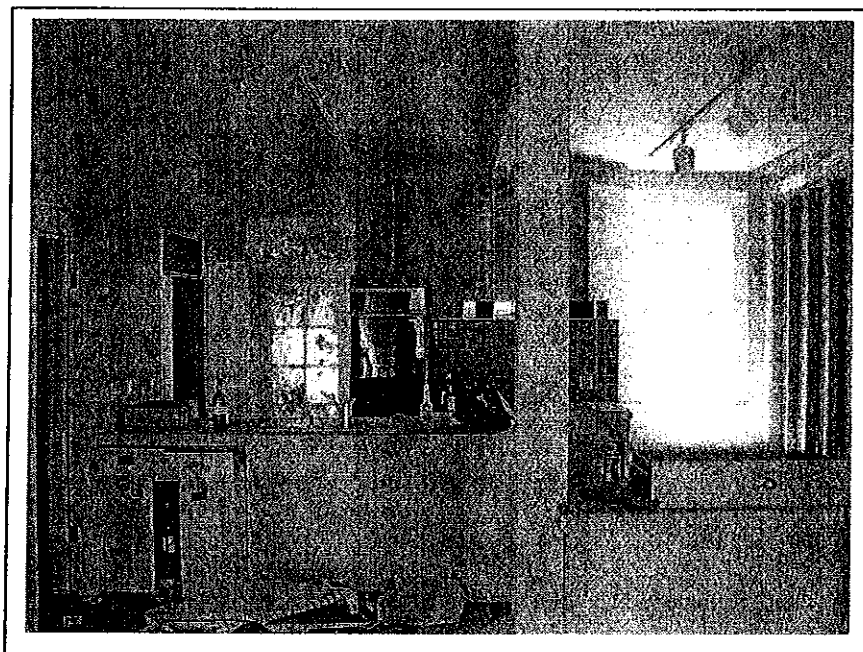


Photo 13: View of 2nd floor kitchen, facing south.

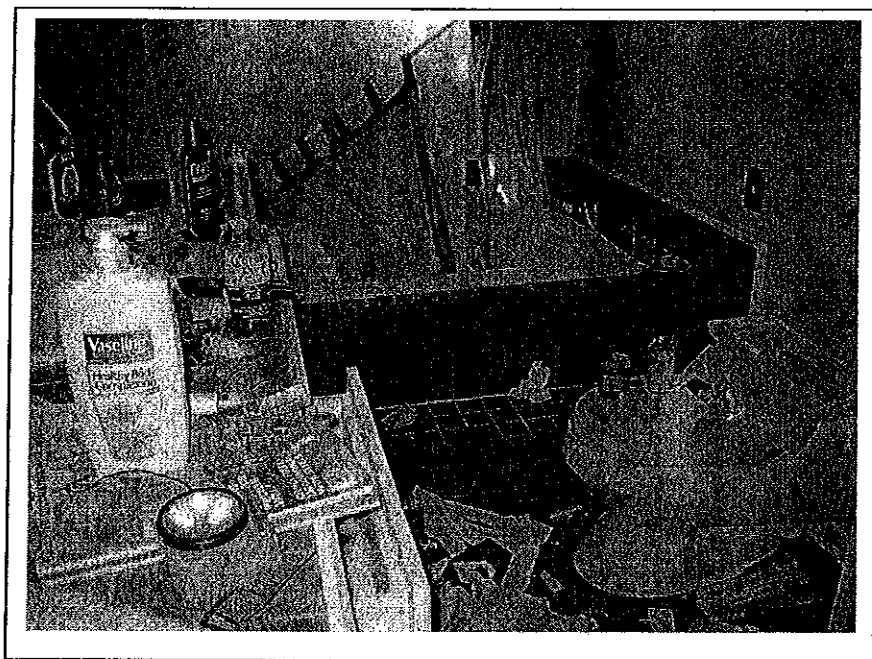


Photo 14: View of 2nd floor bathroom, facing south.

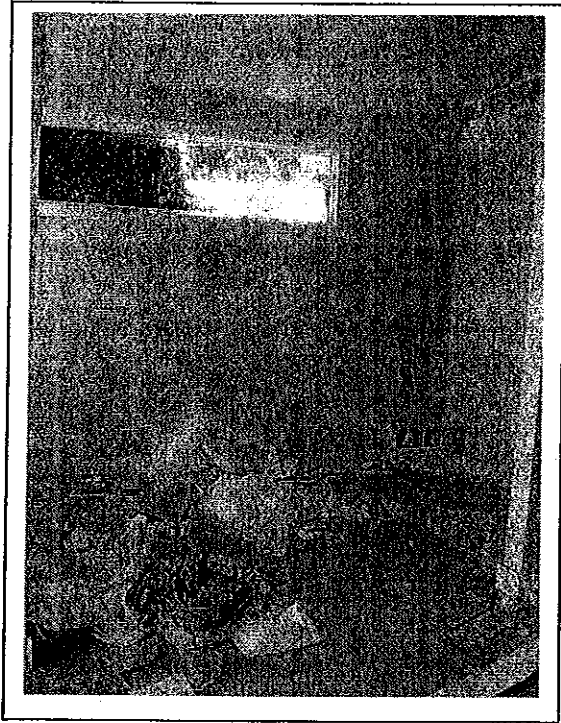


Photo 15: View of 2nd floor Dining Area. View is facing east. Debris, food, and personal hygiene products show signs of squatters.

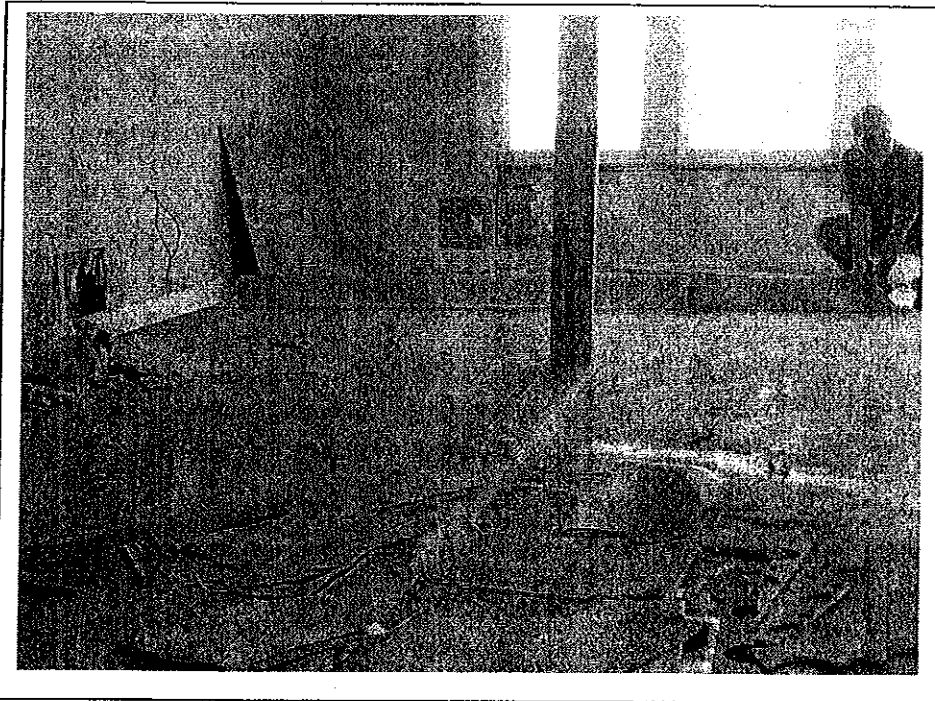


Photo 16: View of 2nd floor Living Room, facing north. Shoring post is in the middle of the room. Notice 1x6 board is laid on its side to demonstrate the floor out of level, with a visible gap at the far west end (left end). The left end is the sagging area shown in photo 8.

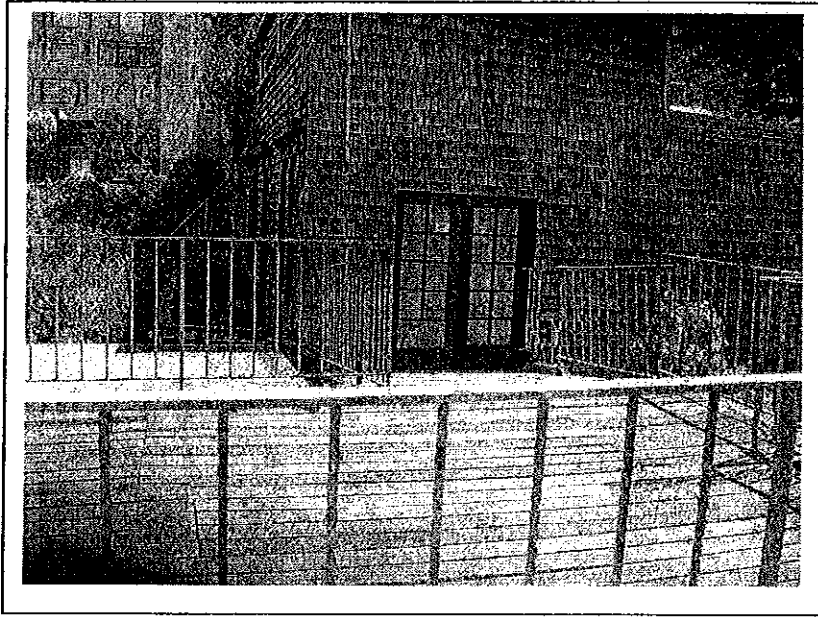


Photo 19: View of roof deck of 1269 Lombard, facing east. The adjacent eastern neighbor is in the background. Notice the only means of access to the roof deck is from the eastern neighbor via the illegal bridge.

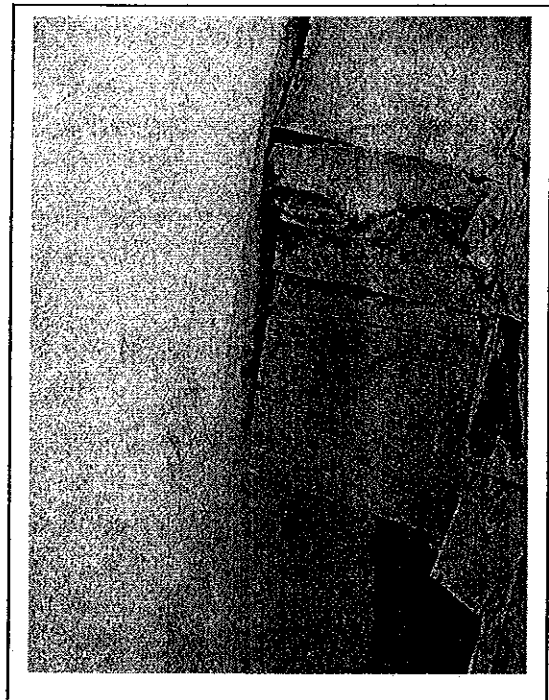
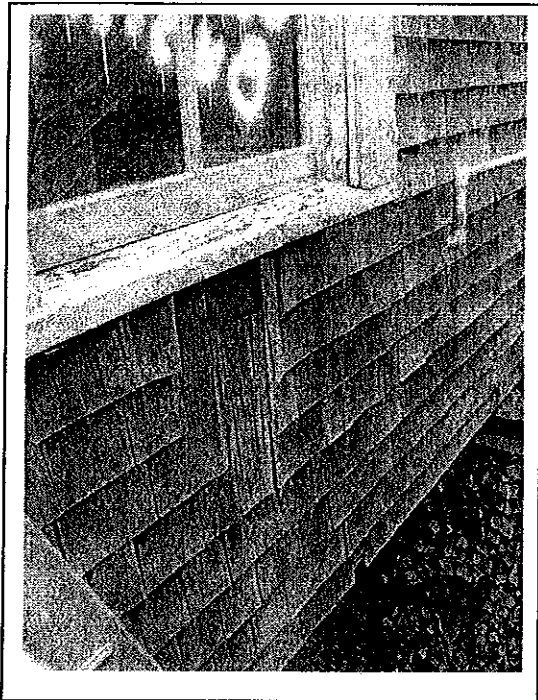


Photo 20: Exterior of the 2nd floor's south elevation . Shingles have rotted per Markoff Pest Report. Photo on the right is a close-up of the west property line condition's shingles.

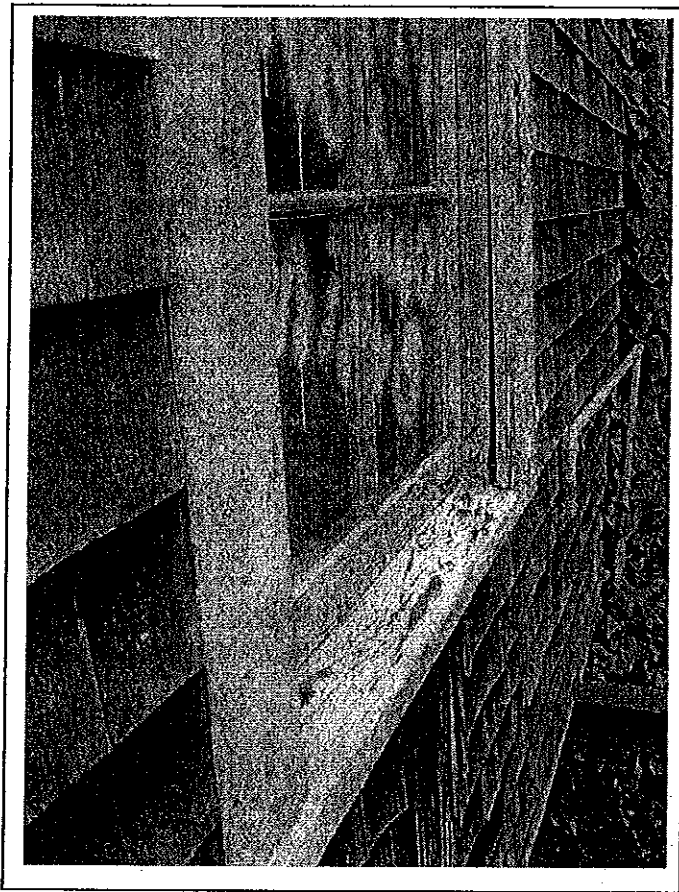


Photo 21: Close-up of previous photo. Notice framing around window has split and deteriorated.

Chronology

1269 Lombard

2004

- September Redwood Mortgage Investor VIII takes title by Trustee's Sale.
- October Secures property by constructing fence at front and rear of property.
- Fall Evaluates feasibility of original builder's plan
- November Remove litter pursuant to city notice
- December Attempt to contact prior owner regarding abandoned truck and compressor per city notice

2005

- January Haul trash and remove litter
- February Hired Jan Threlkeld as new architect
- April Pre-application meeting with Planning Department
- April Pay \$64,477.43 to bring property taxes current
- December Pay property taxes and Insurance

2006

- April Pay Property Taxes
- June Hired GCA Strategies as Consultants-Initiate Neighborhood Outreach
- Fall Conclusion that plans developed by Threlkeld are not in line with city and neighbors
- Fall Interview potential architects
- November Ivy trimming and gardening maintenance
- December Pay property taxes and insurance

2007

April	Retained Frederic Knapp to research historical aspects of 1269 Lombard
	Pay property taxes
May	Retained Charles Bloszies as architect
July	Redwood Mortgage contacted Russian Hill Neighbors regarding steps taken to clean up and secure site
October	Redwood Mortgage explored feasibility of moving building
November	Initial historic prepared identifying building's conditions
December	Pay Property taxes and insurance

2008

March	Meeting with Alioto-Pier on new design
	Meeting with Design Committee of Russian Hill Neighbors
	Initial meeting with all neighbors in immediate surrounding area to meet in a group or one on one to discuss ideas and viewpoints on project, wants and needs
April	Sit downs with adjacent neighbors to further critique current plans
	Paint out graffiti
	Pay Property taxes
May	Retained Santos and Urrutia to complete a Soundness Report
June	Pest Report prepared
October	Paint out graffiti
	Hired Brett Gladstone to draft Neighborhood Agreements
December	Pay property taxes and insurance

2009

April	Open House for neighbors to view most recent design
	Pay Property taxes
May	Submit Check to Department of Building Inspection
	Project Review Meeting with Planning Department
July	Project Review Meeting with Planning Department to present current plans
August	Planner leaves for vacation
	Presentation to Russian Hill Neighbors
September 24	Planner notifies architect that design is acceptable
October 22	Planner notifies G&A that she is behind schedule and unable to schedule a hearing
December 11	Planner notifies G&A that she completed historic review and provided document to supervisor
December	Pay property taxes and insurance



RUSSIAN HILL NEIGHBORS

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Tina Moylan

VICE PRESIDENT
Deborah Garofalo
Lydia Pugliese

SECRETARY
Kalon Gutierrez

TREASURER
Harold Wong

PAST PRESIDENT
Bernie Burke

DIRECTORS
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Steve Kendrick
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Suanne Bassett
Pamela Kelley
Alison Collins
Sarah Tabor

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Design & Zoning
Penelope Clark
Laurie Petipas

History
Al Greening
Membership
Helen Doyle
Newsletter
Miles Daniels

CSFN
Penelope Clark
RH Improvement
Lydia Pugliese

Safety
Deborah Garofalo
Nominating
Bernie Burke

Social
Michelle Borges
Pamela Kelley

NERT
Kathryn Newberg
Helen Wills Playground
Alison Collins
Sterling Park
Phoebe Douglass

ADVISORS
Dian Blomquist
Tim Covington
Linda Peterson
Elizabeth Wright
Jovanne Riley
Judy Jughans
Robert D'Arcy
Lucretia Rauh
Karen Donovan

Mr. David Lindsay
San Francisco Planning Department
1650 Mission Street,
San Francisco, California 94103

Dear Mr. Lindsay,

The Board of Directors of Russian Hill Neighbors held a meeting on Monday, August 3rd and were given a well prepared and excellent presentation on the development of the 1269 Lombard Street. Mr. Thomas Burwell and architect Mr. Chuck Bloszies on behalf of Redwood Mortgage Corporation got unanimous support from our Board. We believe in the correctness of the design for the proposed plans to put a new single family home at the front of the lot and one at the rear of the lot; these homes would be similar to the existing homes in the neighborhood. We are happy to support this plan as it was presented.

Many thanks for your consideration.

Sincerely,

Tina Moylan
President, Russian Hill Neighbors

August 20, 2009

Tim Kasta
1271 Lombard Street
San Francisco CA 94109

July 29, 2009

Planning Commission
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: 1269 Lombard Street

Dear Planning Commissioners:

I own and reside in the condominium unit located at 1271 Lombard Street, which is immediately adjacent to 1269 Lombard Street.

I have reviewed the plans and had many conversations with the owner about the proposed demolition and construction work on this property. I support the project. It is well-designed and blends in with the surrounding homes. The previous owner abandoned work on the property leaving a large and unsightly excavated site. We are looking forward to work on the site finally being completed and the property restored to a residential character.

Sincerely,



Tim Kasta

Rod Handeland
2415 Octavia St.
San Francisco, CA 94109
415-929-8617, rpihand@pacbell.net

April 8, 2009

Mr. Thomas Burwell
Redwood Mortgage Corp.
900 Veterans Blvd, Suite 500
Redwood City CA 94063

RE: 1269 Lombard Street

Dear Tom:

As the owners of the adjacent residences at 1263-67 Lombard, we are writing in support of your plans to construct a home in front of the 1269 Lombard Street property and a smaller home at the rear of the property.

Following our extensive discussions with you and reviews of the plan, we have come to understand what you are proposing. You and your design team have been responsive, and we appreciate some of the changes you have made to protect west wall light and air on our property. Your willingness to work cooperatively with us during the construction in ways that do not add to our expense is also appreciated.

We would prefer to see a front building on your lot, instead of open space and stairs. A building with proper foundations at the front of your lot would result in our building being more stable and secure. Maximizing open space on your lot between the proposed buildings rather than at front or back of your property is also more consistent with other lots on the hill.

After all the long years of delay under previous owners that have left 1269 Lombard as a neighborhood eyesore, we would welcome construction completed as you propose, in a safe and tasteful manner that does not entail risk, threat or cost to our property.

Best wishes as the project progresses.

Sincerely,



Rod and Patricia Handeland