



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Case Report

*Hearing Date:* March 3, 2010  
*Filing Date:* January 21, 2010  
*Case No.:* **2010.0044A**  
*Project Address:* **3224 Market Street**  
*Historic District:* N/A  
*Zoning:* RH-2 (Residential, House, Two-Family)  
40-X Height and Bulk District  
*Block/Lot:* 2704/ 040  
*Applicant:* Michael Bauer and Emily He  
2820 Balboa Street  
San Francisco, CA 94121  
*Staff Contact* Sophie Hayward - (415) 558-6372  
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*Reviewed By* Tina Tam – (415) 558-6325  
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### PROPERTY DESCRIPTION

**3224 MARKET STREET**, west side between 19<sup>TH</sup> and Clayton Streets. Assessor's Block 2704, Lot 040. The modified Italianate, one-story-over-basement, single-family residence is designated San Francisco Landmark 79 under Article 10 of the Planning Code. The building was constructed circa 1867 by Adam Miller as a residence for his family on the same lot on which it is likely that he operated a dairy farm. The structure was subsequently inhabited by Miller's daughter Anna and her husband, Behrend Joost, and was known as the Miller-Joost house. Based on information included in the 1975 Designation Report (attached), it appears that the subject building was constructed in three building campaigns within a short time frame, beginning as early as 1867. The subject property is zoned RH-2 (Residential, House, Two-Family) District and is in a 40-X Height and Bulk District.

### PROJECT DESCRIPTION

The proposed project includes interior alterations in order to accommodate a remodeled kitchen, a new stair to the attic space, remodeled bathrooms, and repair to interior finishes. In addition, exterior alterations include the following components:

1. The demolition of the existing wash house, which is currently located south of the existing single-family home on the subject property;
2. An addition that measures approximately 380 square feet, located on the site of the existing wash house;
3. The addition of roof skylights;
4. The addition of a new roof deck, accessed from the existing attic through a hatch skylight door;
5. Removal of an existing exterior door on the south elevation in order to accommodate the proposed horizontal addition;

6. Removal of an existing window on the south elevation in order to accommodate the proposed horizontal addition;
7. The removal of an existing window on the west (rear) elevation, to be replaced with a new window with a sill height that matches the adjacent window;
8. The addition of one new window and one new door to the exterior on the west (rear) elevation.

## OTHER ACTIONS REQUIRED

None. A Building Permit Application will be filed with the Department of Building Inspection, and the appropriate Planning Department public notification procedures will be followed.

## COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

## APPLICABLE PRESERVATION STANDARDS

### ARTICLE 10

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated Landmark for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.

The proposed work shall be compatible with the historic structure in terms of design, materials, form, scale, and location. The proposed project will not detract from the site's architectural character as described in the designating ordinance. For all of the exterior and interior work proposed, reasonable efforts have been made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which contribute to its significance.

### THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

#### Standard 1.

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

#### Standard 2.

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

**Standard 3.**

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

**Standard 4.**

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

**Standard 5.**

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

**Standard 9.**

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

**Standard 10.**

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

**PUBLIC/NEIGHBORHOOD INPUT**

The Department has received no public input on the project.

**ISSUES & OTHER CONSIDERATIONS**

None.

**STAFF ANALYSIS**

Based on the requirements of Article 10 and the Secretary of Interior's Standards, staff has determined that the proposed work will not adversely impact the subject building.

Staff finds that the proposed exterior alterations will not detract from the historic character of the property and will not cause any significant removal or alteration of historic material, spaces or features which characterize the property.

Staff finds that the proposed new horizontal addition, as well as the new roof deck, skylights, and new windows and door at the rear elevation will be sufficiently distinguished from the historic building and will be compatible with the character of the historic building in terms of scale, placement, and detailing.

Staff finds that the proposed demolition of the wash house would not result in a significant impact to the integrity of the subject property. The proposed project does include the re-use of the existing siding and one window from the wash house to be placed on the horizontal addition.

Furthermore, staff finds that the essential form and integrity of the historic property and its environment would be unimpaired if the proposed horizontal addition, roof deck, skylights and new openings were removed at a future date.

## ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One-Minor Alteration of Existing facility) because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards*.

## DRAFT MOTION FOR CONSIDERATION

The Historic Preservation Commission hereby GRANTS the Certificate of Appropriateness, in conformance with the architectural plans dated February 11, 2010 and labeled Exhibit A on file in the docket for Case No. 2010.0044A.

### Findings:

- That the proposed horizontal addition at the south side of the subject building will not detract from the historic character of the property and will not cause result in a significant impact to historic material, spaces or features which characterize the property.
- That the proposed horizontal addition will read as an addition, rather than as historic fabric, but will be compatible with the form, scale, details, and finishes of the subject building.
- That the new window and door proposed for the rear elevation will not be visible from the public right-of-way, and will be consistent with the existing fenestration pattern.
- That the proposed roof deck on the north side of the subject building will be constructed on an existing flat roof, and that the access to the deck (via a skylight hatch) and the proposed new railing will be sufficiently set back from the front building wall that the new roof deck will be minimally visible from public rights-of-way and will not impact the ability of the subject property to convey its historic significance.
- That the proposed skylights will be flat on the existing roofline in order to minimize the visual impact of the new openings from public rights-of-way.
- That the proposed demolition of the existing wash house will not negatively impact the historic setting of the subject property.
- That the proposal respects the character-defining features of Landmark 79, the Miller-Joost House.

For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the *Secretary of Interior's Standards for Rehabilitation*.

## ATTACHMENTS

Draft Motion

Plans

Photographs

1976 Architectural Survey Photograph

Here Today property citation

1975 Landmark Designation for the Miller-Joost House (Landmark 79).

Sanborn Map

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# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Draft Motion

HEARING DATE: MARCH 3, 2010

1650 Mission St.  
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**ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 040 IN ASSESSOR'S BLOCK 2704, SAN FRANCISCO LANDMARK NUMBER 79, WITHIN AN RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) ZONING DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

WHEREAS, on January 21, 2010, Michael Bauer and Emily He (Project Sponsors) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for exterior alterations include the demolition of the existing wash house, an addition that measures approximately 380 square feet, the addition of roof skylights, the addition of a new roof deck accessed from the existing attic through a hatch skylight door, the removal of an existing exterior door on the south elevation in order to accommodate the proposed horizontal addition, the removal of an existing window on the south elevation in order to accommodate the proposed horizontal addition, the replacement of an existing window on the rear elevation, and the addition of one new window and one new door to the exterior on the rear elevation on the subject building located on Lot 040 in Assessor's Block 2704, San Francisco Landmark Number 79.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on March 3, 2010, the Commission conducted a duly noticed public hearing on the current project, Case No. 2010.0044A ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

**MOVED**, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated February 11, 2010 and labeled Exhibit A on file in the docket for Case No. 2010.0044A based on the following findings:

## **FINDINGS**

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the landmark as described in the designation report dated November 7, 1975.

- That the proposed horizontal addition at the south side of the subject building will not detract from the historic character of the property and will not cause result in a significant impact to historic material, spaces or features which characterize the property.
- That the proposed horizontal addition will read as an addition, rather than as historic fabric, but will be compatible with the form, scale, details, and finishes of the subject building.
- That the new window and door proposed for the rear elevation will not be visible from the public right-of-way, and will be consistent with the existing fenestration pattern.
- That the proposed roof deck on the north side of the subject building will be constructed on an existing flat roof, and that the access to the deck (via a skylight hatch) and the proposed new railing will be sufficiently set back from the front building wall that the new roof deck will be minimally visible from public rights-of-way and will not impact the ability of the subject property to convey its historic significance.
- That the proposed skylights will be flat on the existing roofline in order to minimize the visual impact of the new openings from public rights-of-way.
- That the proposed demolition of the existing wash house will not negatively impact the historic setting of the subject property.
- That the proposal respects the character-defining features of Landmark 79, the Miller-Joost House.

- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

***Standard 1.***

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

***Standard 2.***

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

***Standard 3.***

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

***Standard 4.***

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

***Standard 5.***

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

***Standard 9.***

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

***Standard 10.***

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

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

**I. URBAN DESIGN ELEMENT**

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS



*The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.*

**OBJECTIVE 1**

**EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.**

**POLICY 1.3**

*Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.*

**OBJECTIVE 2**

**CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.**

**POLICY 2.4**

*Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.*

**POLICY 2.5**

*Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.*

**POLICY 2.7**

*Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.*

*The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.*

*The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the Miller-Joost House (Landmark No. 79) for the future enjoyment and education of San Francisco residents and visitors.*

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:
  - A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

*The proposed project includes alterations to a single-family home and will not have any impact on neighborhood serving retail uses.*

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

*The proposed project will strengthen neighborhood character by respecting the character-defining features of Miller-Joost House (Landmark Number 79) in a manner that is consistent with the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties.*

- C) The City's supply of affordable housing will be preserved and enhanced:

*The proposed project will have no impact to housing supply.*

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

*The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.*

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

*The proposed project will not have any impact on industrial and service sector jobs.*

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*Preparedness against injury and loss of life in an earthquake is unaffected by the proposed work. Any construction or alteration associated will be executed in compliance with all applicable construction and safety measures.*

- G) That landmark and historic buildings will be preserved:

*The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standard and Guidelines for the Treatment of Historic Properties.*

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

*The proposed project will not impact access to sunlight or vistas for parks and open space.*

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation.

**DECISION**

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS Certificate of Appropriateness No. 2010.0044A** attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION: APPEAL: Any aggrieved person may appeal this Motion to the Board of Appeals within fifteen (15) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion. For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call 575-6880.**

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on March 3, 2010.

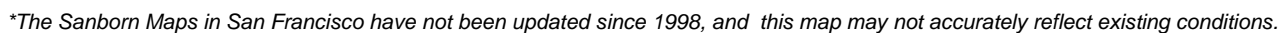
Linda D. Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 3, 2010





MILLER -JOOST HOUSE  
3224-3224A Market St.  
San Francisco, CA

CERTIFICATE OF APPROPRIATENESS  
APPENDIX

Prepared for  
Michael Bauer & Emily He

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## IA. SITE CONTEXT

The Miller-Joost House is located at 3224 Market Street in the Upper Market area of San Francisco. The house was built as a suburban residence in the western end of Eureka Valley (The Castro). The property is one of the more sizeable parcels in the area and is located where Market Street curves around and re-ori-ents in a north-south direction.

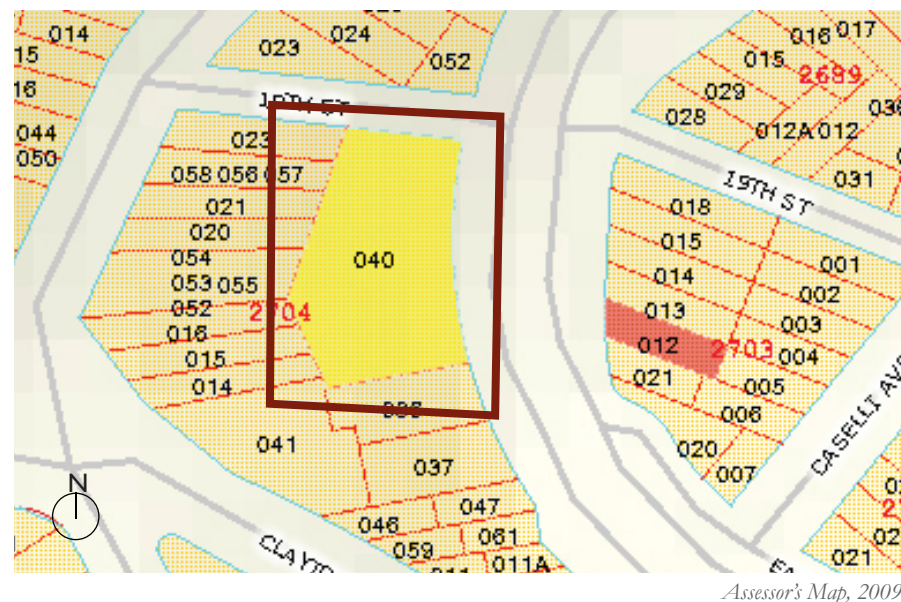
This area of San Francisco was originally developed as farmland. By the late 1800s, the area had been developed by working class residents and had suburban characteristics with single-family homes that had generous yards. After the 1906 earthquake, the neighborhood became a refuge when the “the self-sufficient neighborhood district provided vegetables, milk, water, and shelter for San Francisco refugees.”<sup>1</sup> The area soon became populated by campgrounds that later developed into a densely populated neighborhood.

The neighborhood immediately surrounding the property is now made up of three to four story residential buildings that includes apartment buildings as well as single and two-family residences. Contemporary, three-story apartment buildings abut the property on the south side. Just north of the property along Market Street is a park-like setting created by an undeveloped lot and the yards of the properties that stretch from Corbett Avenue to Market Street. A mural is painted on the retaining wall just north of the Miller-Joost House along Market Street. The two and three story buildings across Market Street were built in the early 1900s in a mixture of historical revival styles.



3224-3224A Market St.

1) Source: Duenwald, Mary. “Noe & Eureka Valleys.” Pacific. June 1980. p. 11



Assessor's Map, 2009

### ASSESSOR'S INFORMATION:

Block: 2704  
Lot: 040  
Address: 3224-3224A Market Street  
San Francisco, CA 94114  
Zoning Code: RH2  
Year Built: Unknown. Cited as 1867 in the final case report of the Landmark Preservation Advising Board dated June 18th, 1975



Aerial, 2009. Source: Google Earth



I.B. VICINITY PHOTOS



1. Looking south on Market St. towards Miller-Joost House



2. Looking south on Market St. Towards Miller-Joost House



3. Looking north on Market St. towards Miller-Joost House



4. Looking west across Market St. towards Miller-Joost House



5. Looking east across Market St. from Miller-Joost House



Site Map



## I.C. BUILDING CONTEXT

### HISTORIC CONTEXT

The Miller-Joost House is located at 3224 Market Street and occupies one of the largest parcels in the Upper Market area of San Francisco. The date of its construction is unknown; however, the Final Case Report produced for the Landmark Designation notes that the construction of the central portion of the house could be as early as 1867. The Office of the Assessor-Record lists the house as built in 1900. The property is City Landmark Number 79, designated in 1975.

The Miller-Joost House is noted in the Final Case Report for its Italianate influence style and for its construction as a separate structure, not typical of San Francisco houses. The wood-framed house is finished with horizontal wood siding. The windows are notable for their wood detailing which include wood panels and heavy cornices as well as wood tabs below the sills. The central portion of the house was originally built with a deck roof surmounted by a decorative wood rail (later replaced with a metal rail). The roof is articulated with a gable that faces Market Street. The house was enlarged with two additions that flank the original construction. The additions have a flat roof with a parapet capped by a heavy cornice.

The site originally included a barn and a windmill which were later removed. The property currently has a wash house, a garden shed and a guest cottage.



Miller-Joost House, 1890's. Source: Unknown

### EXISTING CONDITIONS

The exterior of the Miller-Joost House retains a high degree of integrity and is generally in good condition. Although only the central portion of the house is original, the flanking additions have acquired significance in their own right. The four elevations remain largely intact and unchanged from their original construction.

Alterations to the property include the following:

- The center bay of windows facing Market Street was replaced with a window that is compatible but not a replica of the original.
- Both the house and the wash house were structurally upgraded. Both received a new foundation.
- The deck roof originally had a wood rail that was replaced with a metal rail.
- The windows and doors of the wash house were replaced. The replacements were installed in different locations than the originals.
- The shed roof of the wash house is hidden behind a non-original parapet roof.
- The finish material of the roof (asphalt) is not original.

The original bucolic character of the site still exists although the site suffers from deferred maintenance. The garden shed and wash house remain although the garden shed was moved from its original location and it appears that the wash house was reoriented. A guest cottage has been added to the site. The cottage is in keeping with the architectural character of the house.



Existing building, from Market Street, 2010. Source: Page & Turnbull

### PROPOSED PROJECT

Proposed interior improvements for the house include an interior relocation of the stairs. The kitchen and bathrooms will be remodeled and finishes will be repaired as required. Existing interior walls will largely be retained in order to preserve as much historic fabric as possible.

At the exterior, the addition of a master bedroom suite is proposed to be located at the southwest corner of the house. This location is significantly set back from the front of the house and is not highly visible from Market Street. The addition will result in the removal of some existing windows and one door. The existing bathroom window will be replaced with a new opening to connect the new master bedroom with the rest of the house. The addition will incorporate both the siding (on the east façade) and an original window from the wash house. The new addition will be clad with horizontal wood siding that is one-half the interval of the original siding (at the north, south and west facades) and is thus distinct from the siding of the original house. Replacement windows will be the same width as the existing. A new door and window are also proposed for the west façade. The new door and window will be similar to the existing but will include simplified details to distinguish them from the historic fabric. No changes are proposed for the north façade and east (primary) façade.

New skylights are proposed for the roof to bring light into the attic. The new skylights will match the slope of the roof so that the roof massing will not be impacted. A new roof deck and guardrail are planned above the northernmost flat roof area. The new guardrail will be of wood construction and be simply detailed. Visibility of this new element from Market Street is minimal because of the elevated grade of the house.



Rendered image showing proposed addition.



## 2. HISTORIC PHOTOS



Northeast Elevation: 1890's



Southeast Elevation : 1960's



Southeast Elevation : 1920's



### 3. EAST FACADE: EXISTING CONDITIONS



East Elevation



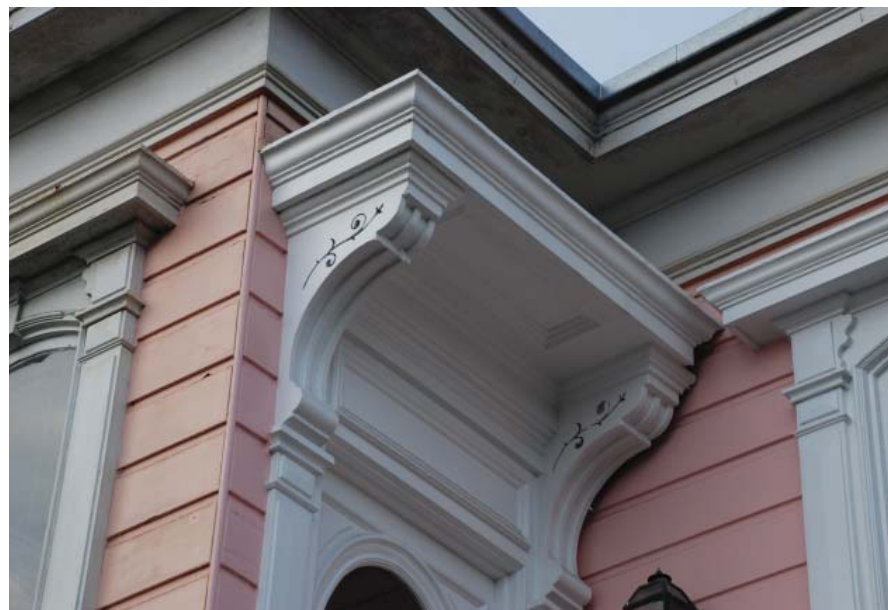
East Elevation



East Elevation



East Elevation Windows



Detail of East Elevation



3. SOUTH ELEVATION & WASH HOUSE: EXISTING CONDITIONS



South Elevation



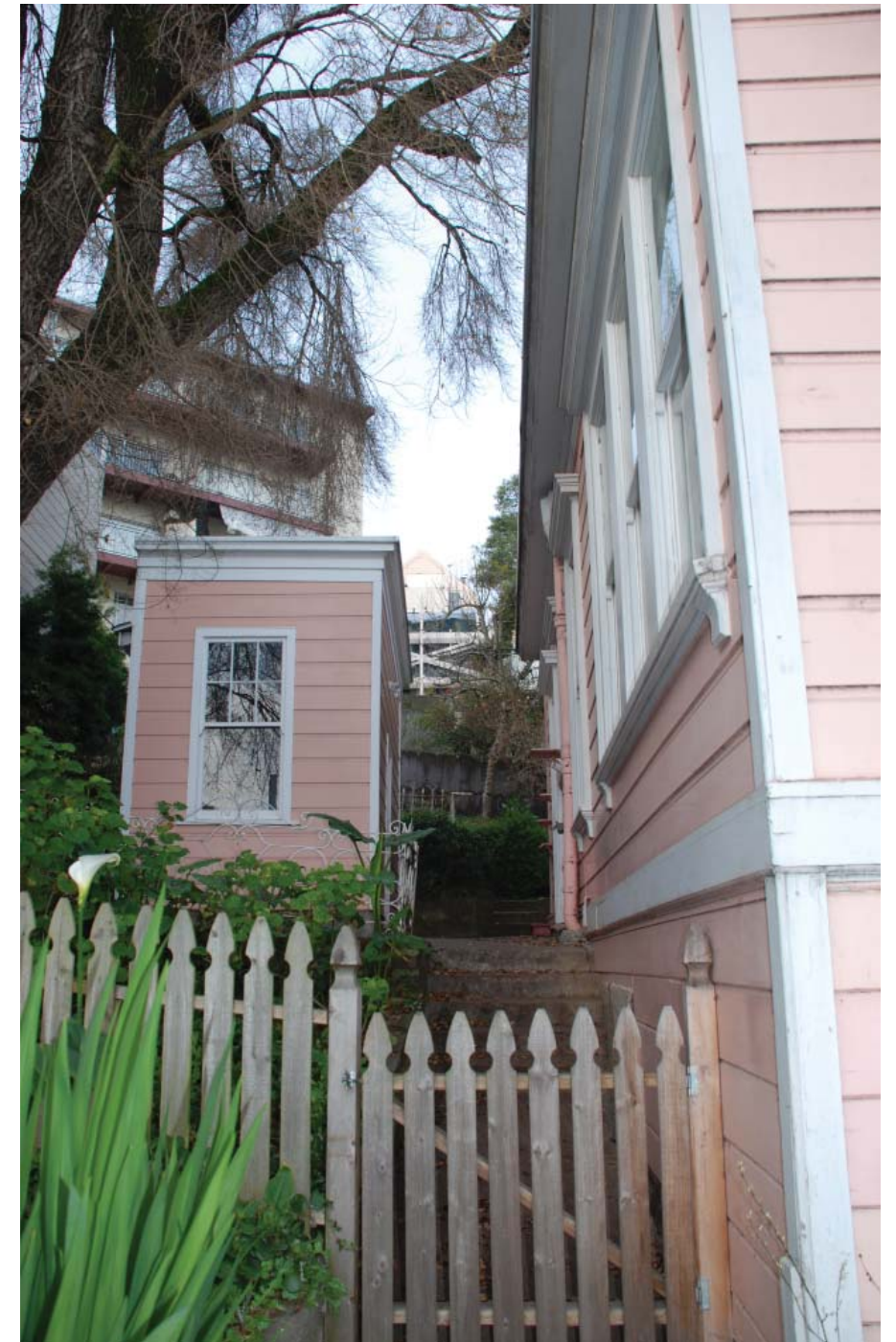
Wash House



South Elevation

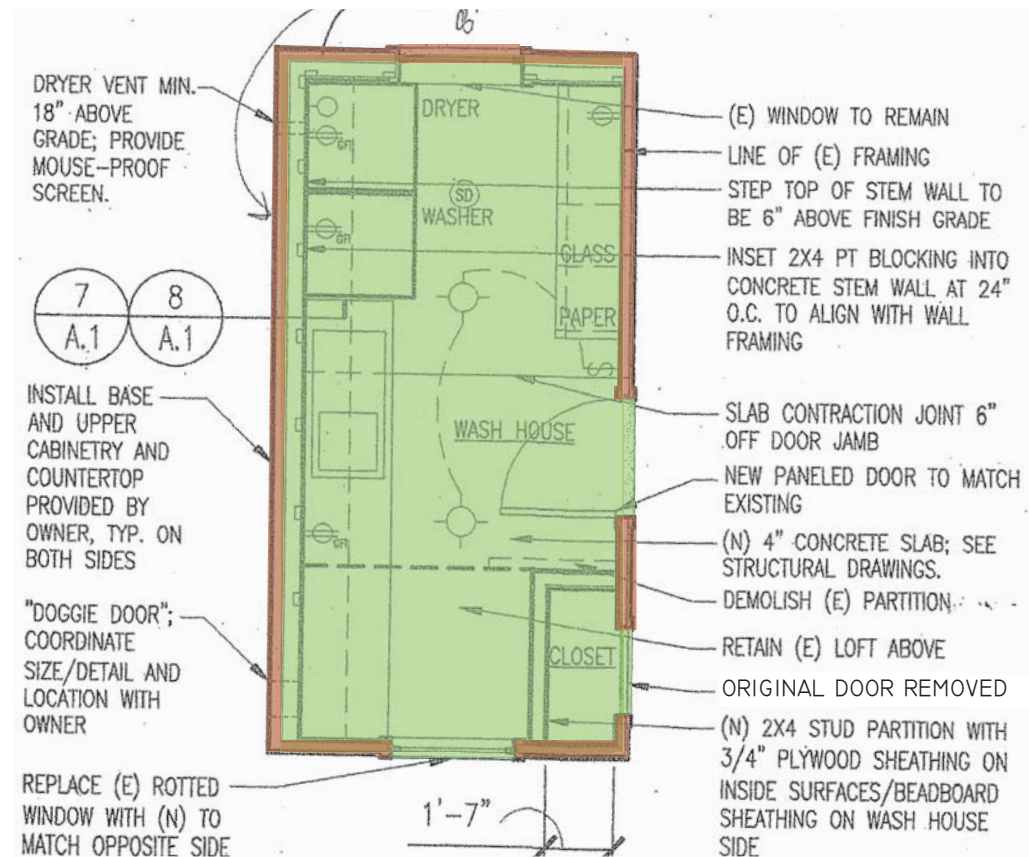


Wash House and South Elevation



Wash House and South Elevation





FLOOR PLAN  
Not to Scale

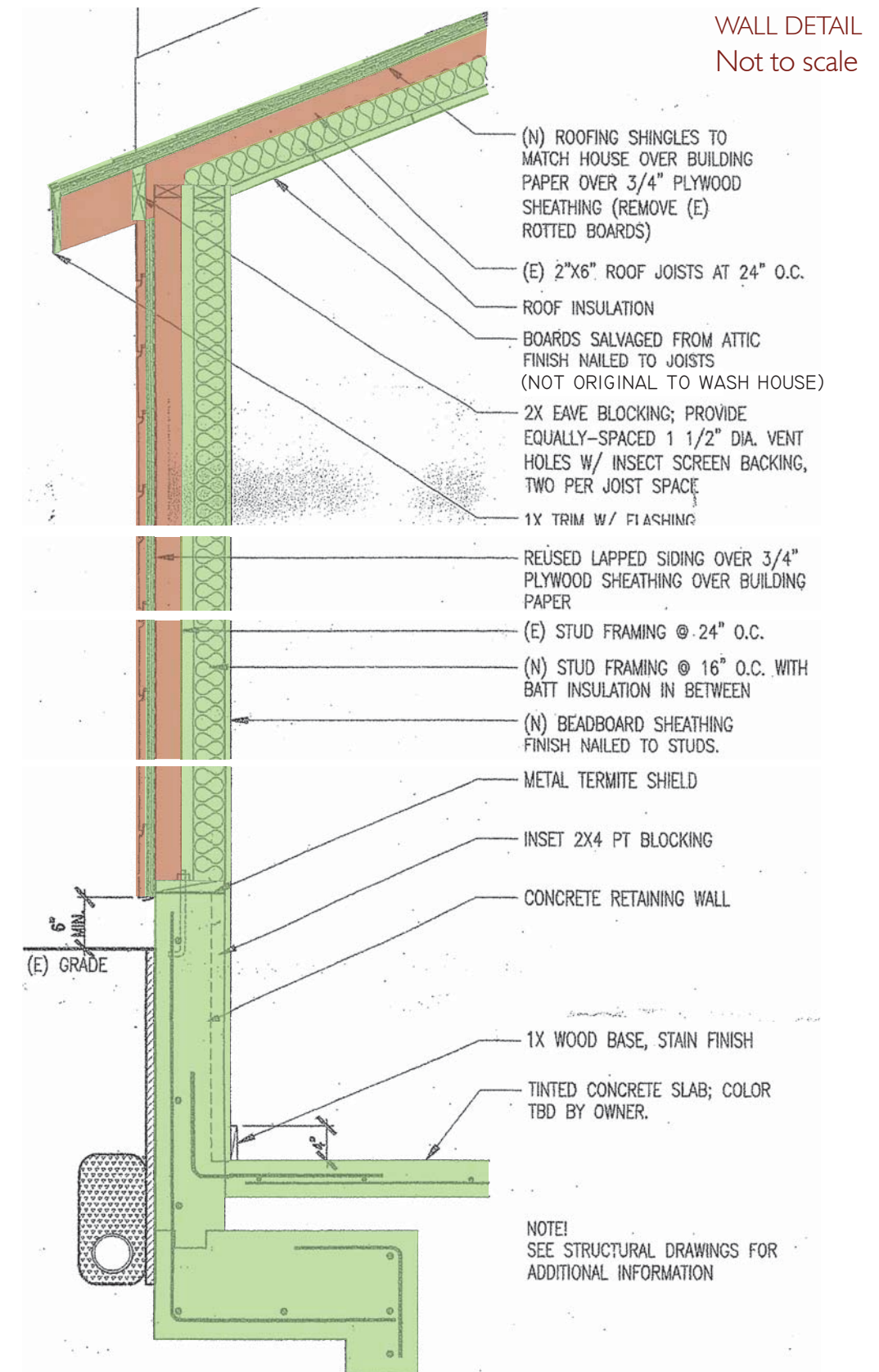
Retained Existing Element  
New Element



## 2002 WASH HOUSE ALTERATIONS

Though part of the property since the 1890s, the wash house has been substantially altered over time. The wash house originally had a shed roof that is now obscured by a parapet. A comparison of old photographs with new, indicate that the wash house may have also been moved from its original location. Repairs in 2002 completely replaced the existing foundation and one original window. The existing siding was removed and reinstalled in order to install new plywood sheathing. New stud framing was constructed at the south and west walls. These diagrams illustrate the changes.

The new addition will result in the removal of the wash house. The siding will be salvaged and reused at the east elevation. The remaining original west window will be salvaged and reused in the east elevation as well.



WALL DETAIL  
Not to scale



### 3. NORTH ELEVATION: EXISTING CONDITIONS



North Elevation



Northwest Elevation



Northwest Elevation



3. WEST ELEVATION: EXISTING CONDITIONS



West Elevation



West Elevation



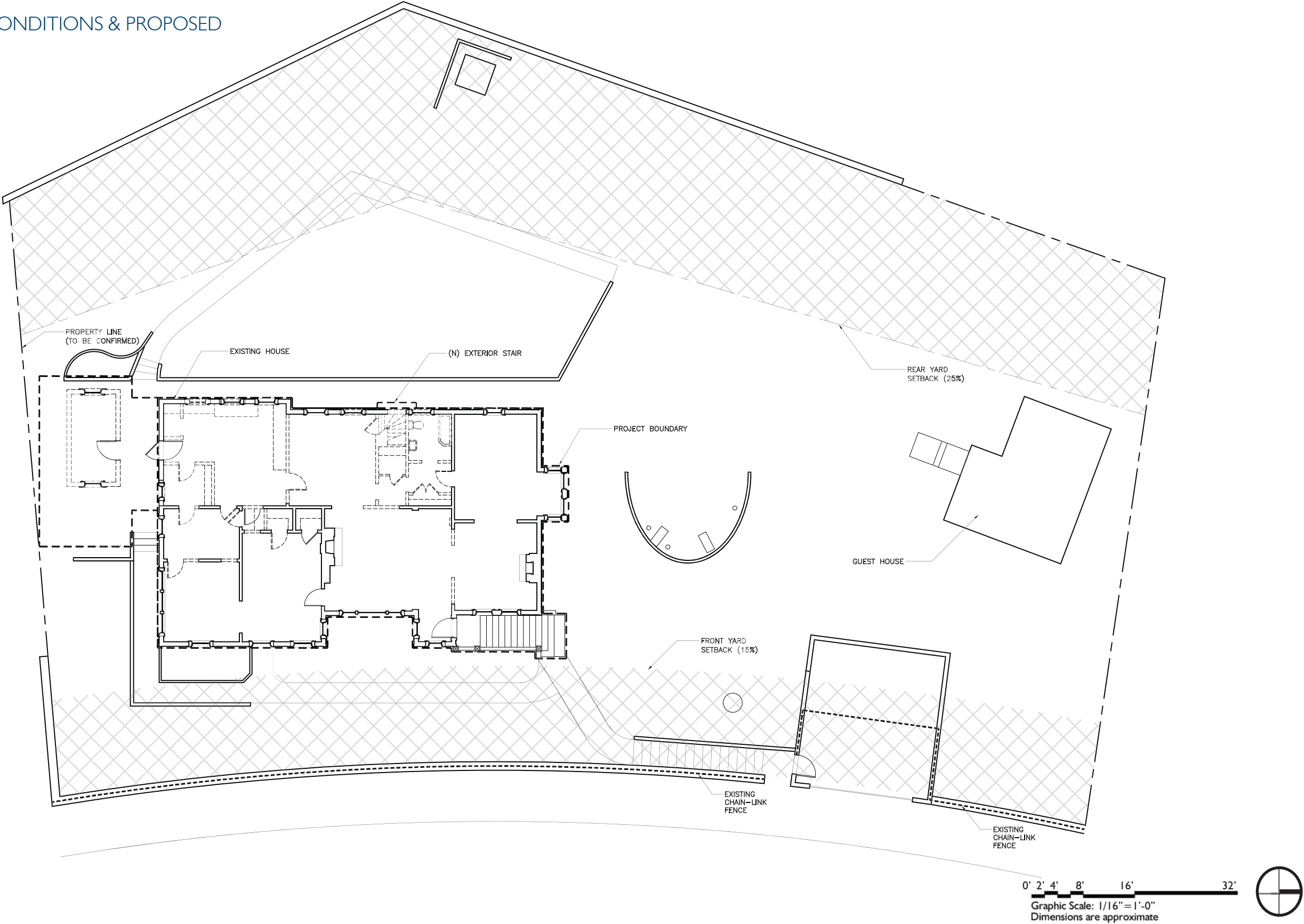
West Elevation



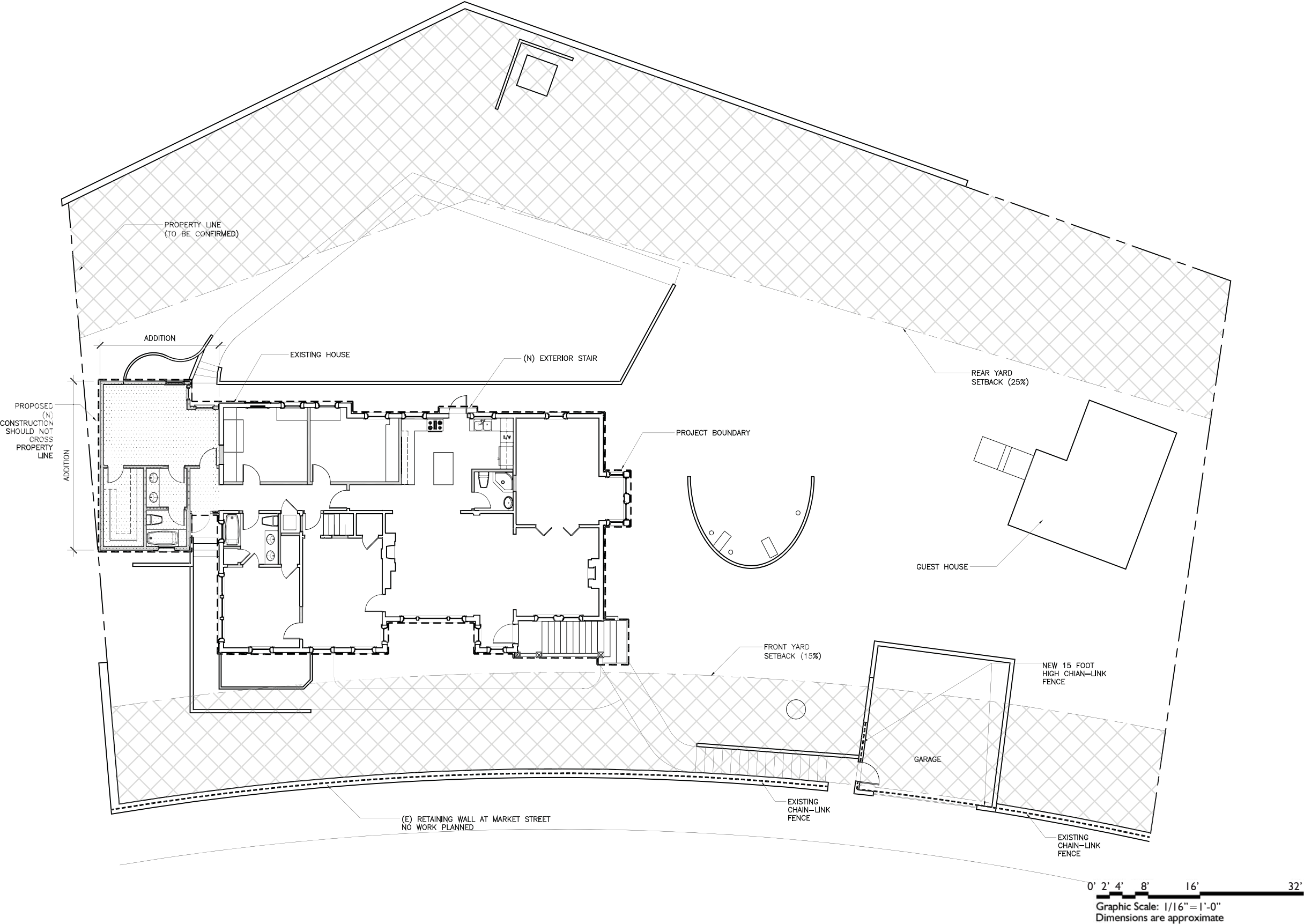
Roof Detail



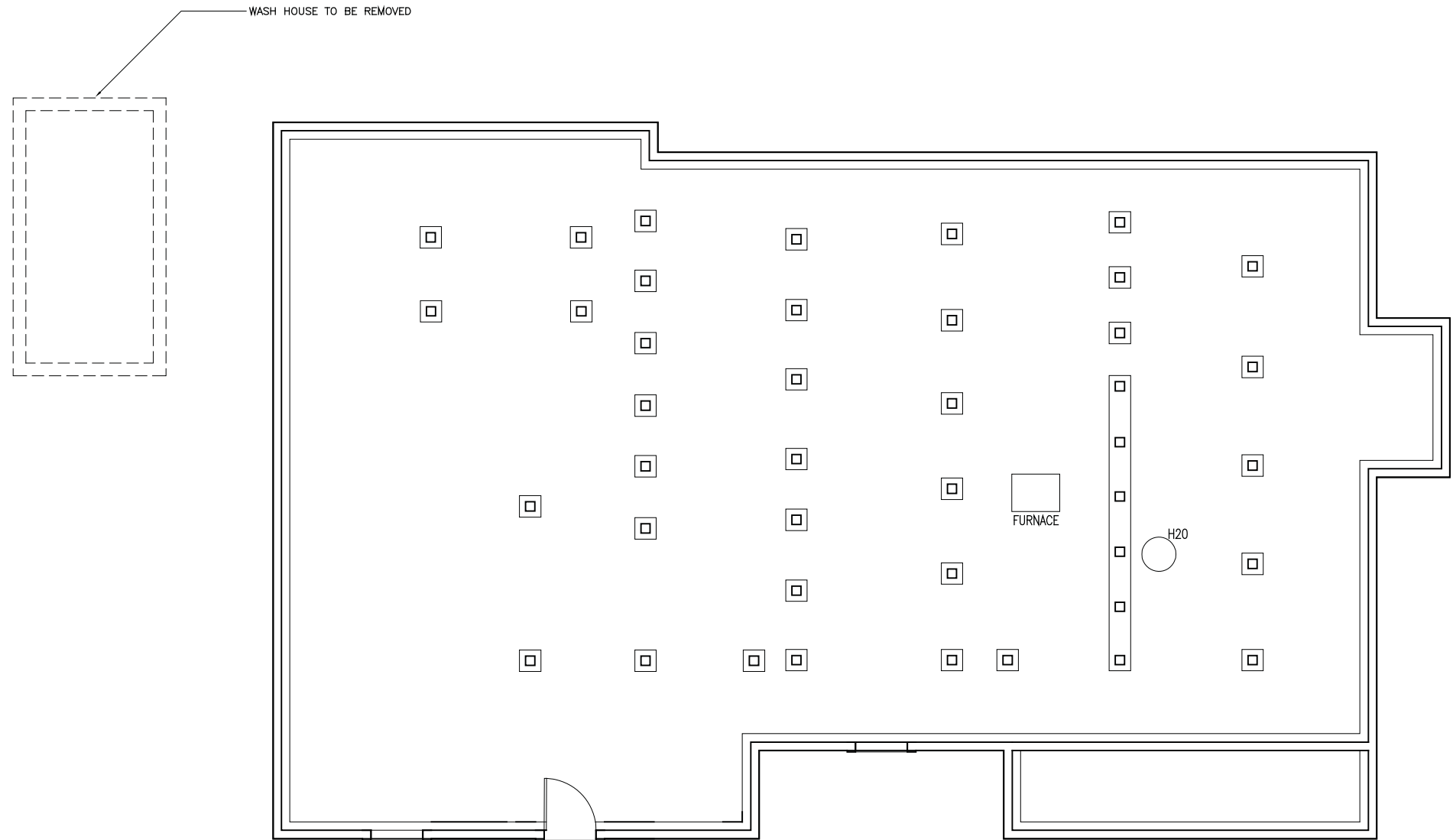
4. DRAWINGS: EXISTING CONDITIONS & PROPOSED



Site  
Existing Plan

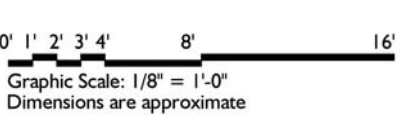


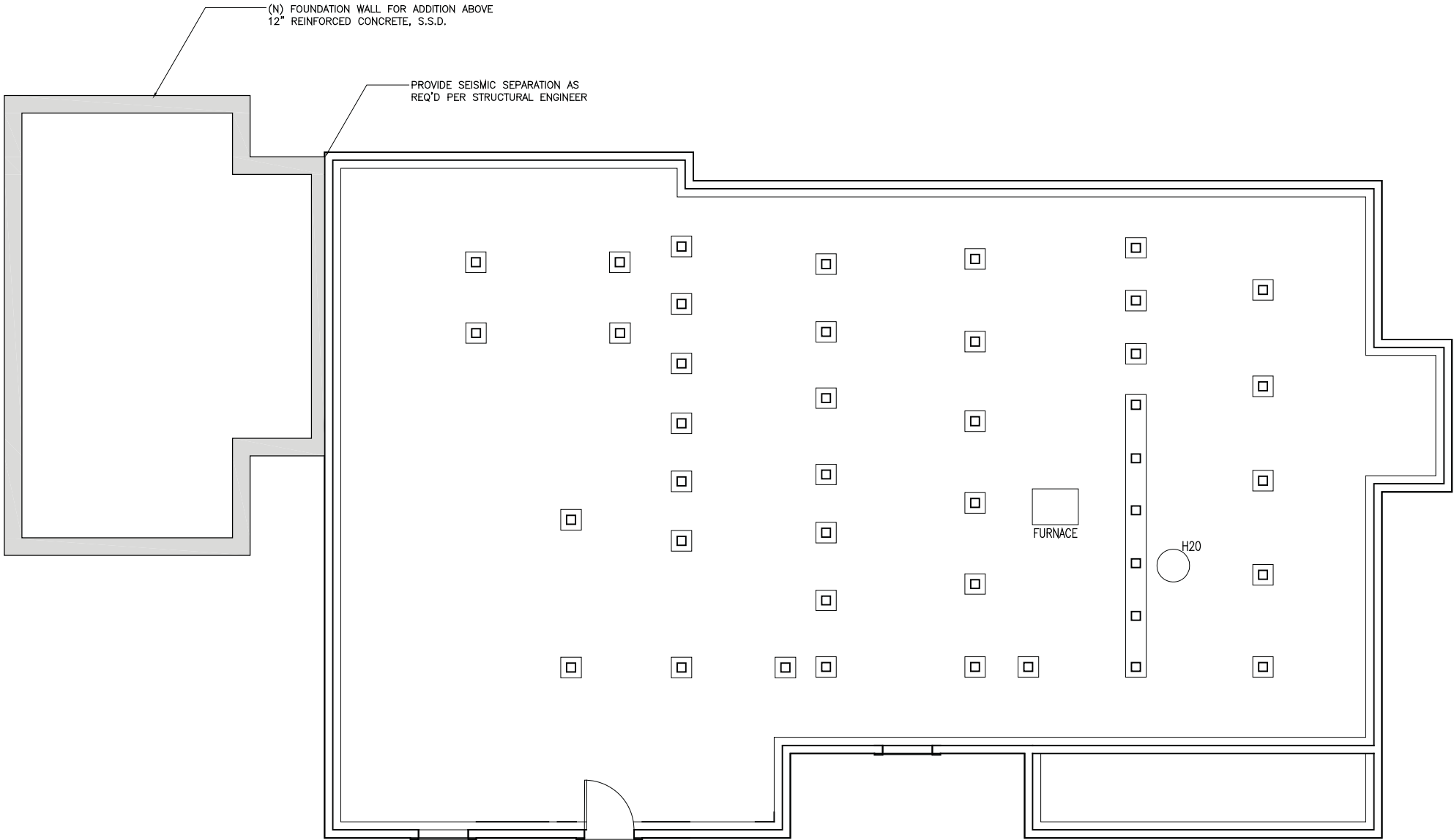
Site  
Proposed Plan



Basement  
Existing Plan

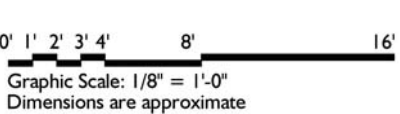
Demolition    - - - -  
New Wall        █

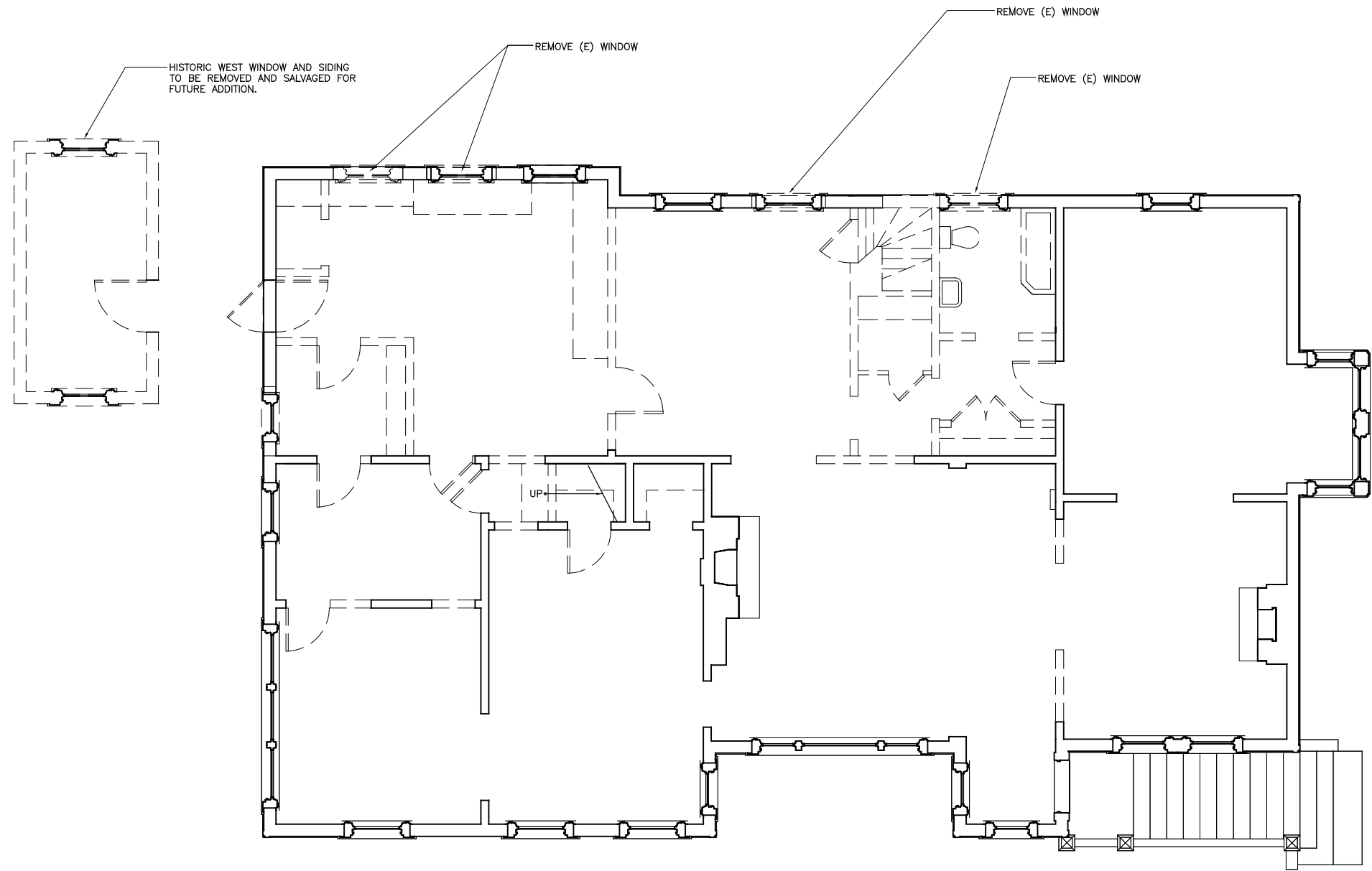




Basement  
Proposed Plan

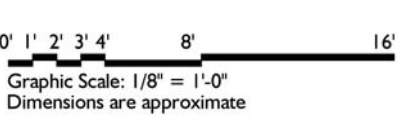
Demolition - - - -  
New Wall

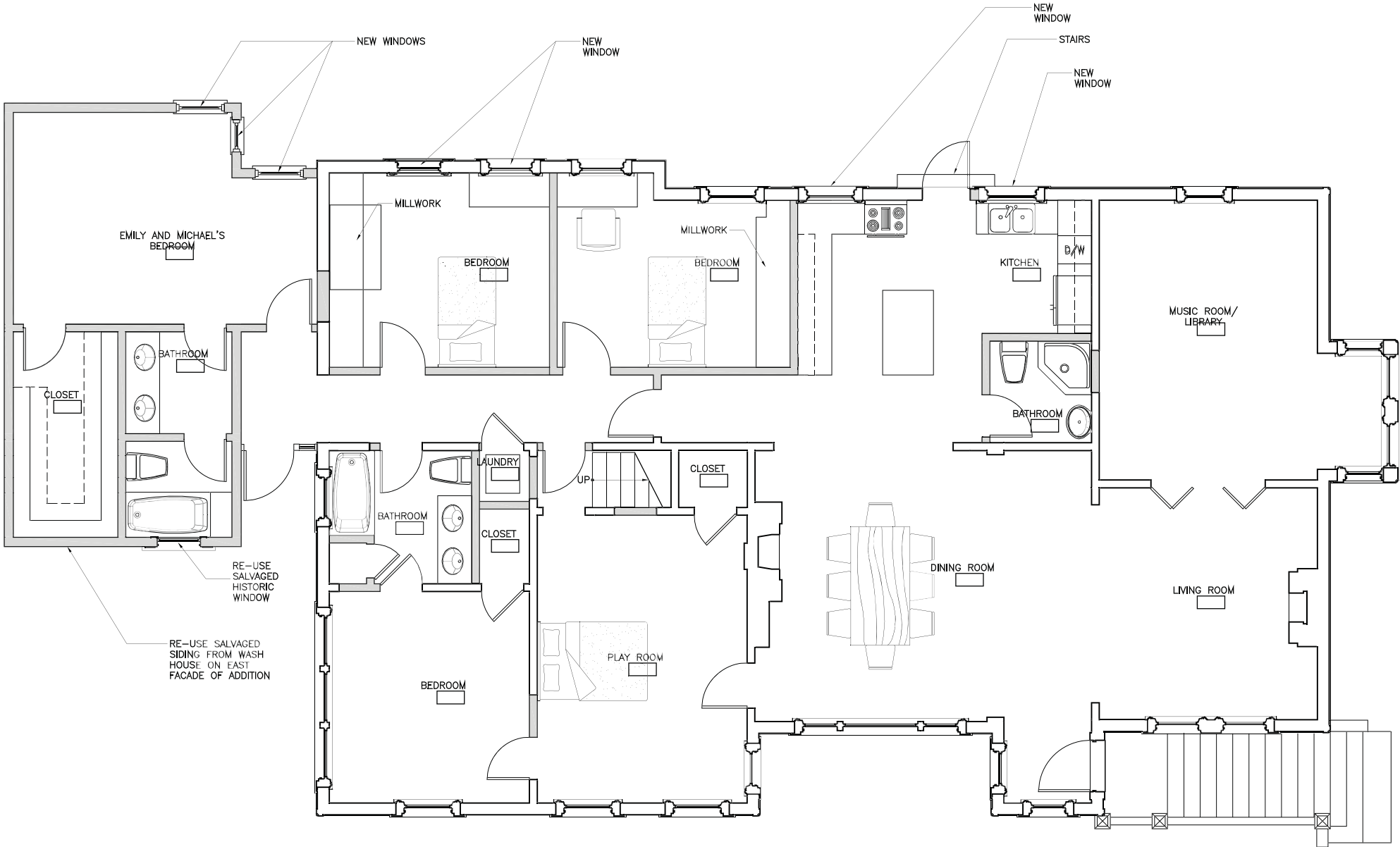




First Floor  
Existing Plan

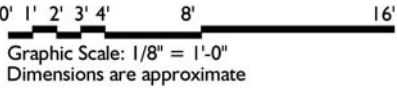
Demolition    - - - -  
New Wall        █

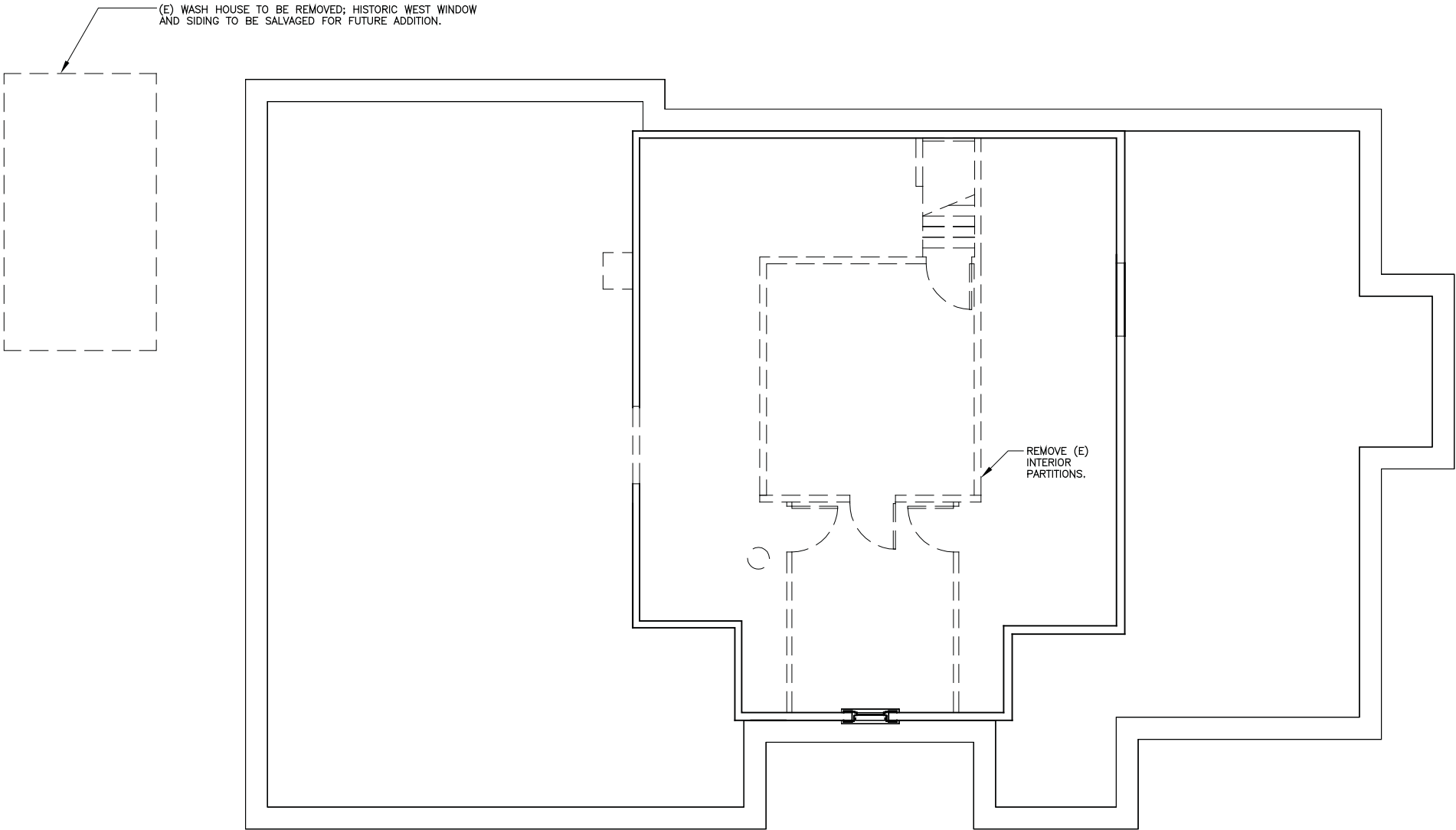





First Floor  
Proposed Plan

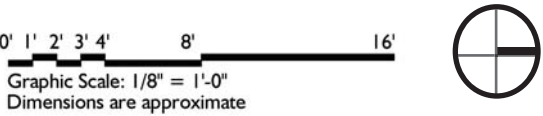
Demolition - - - -  
New Wall [Solid Grey Box]

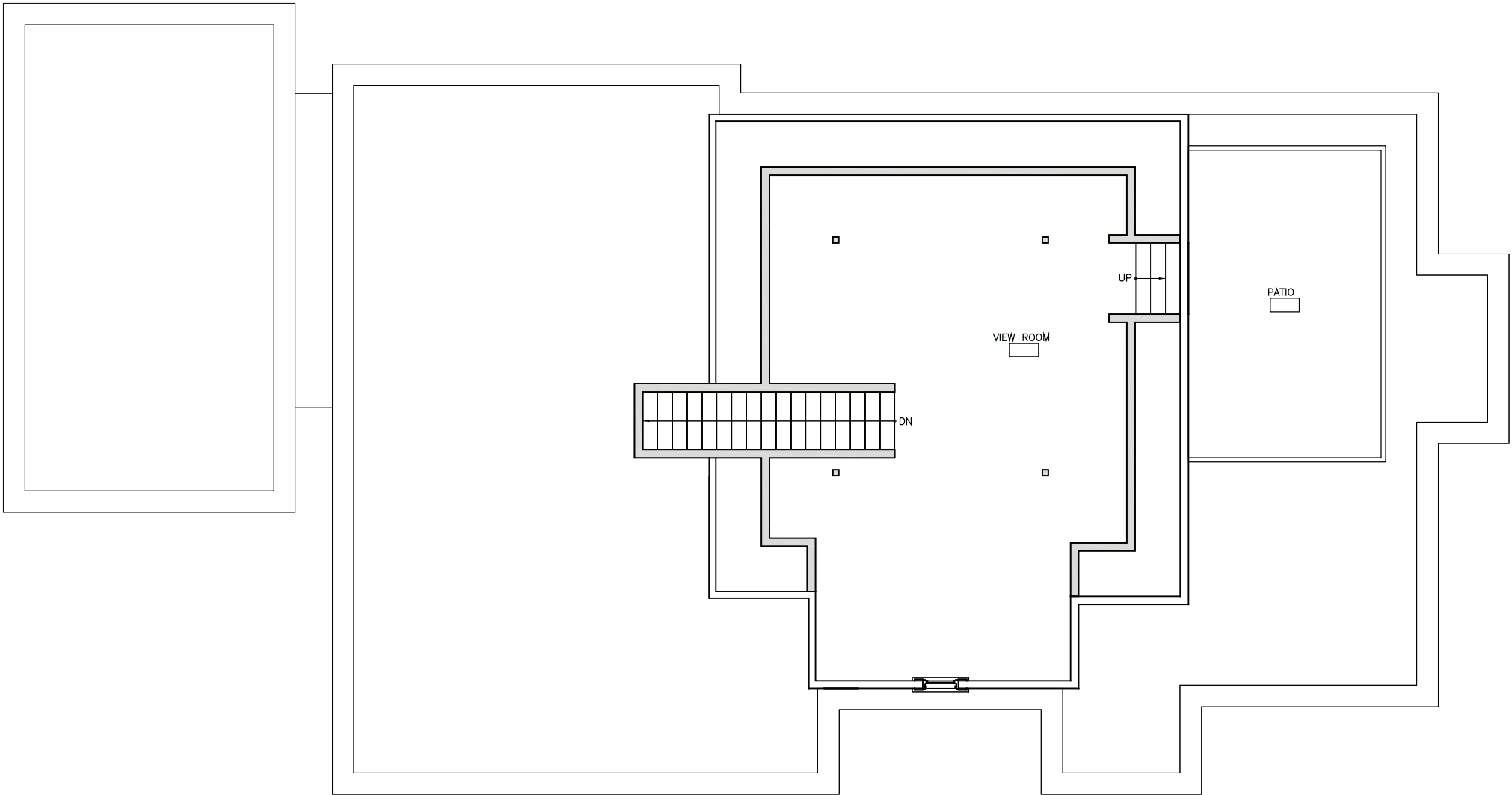




Attic  
Existing Plan

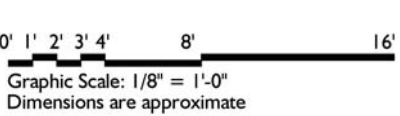
Demolition    - - - -  
New Wall      



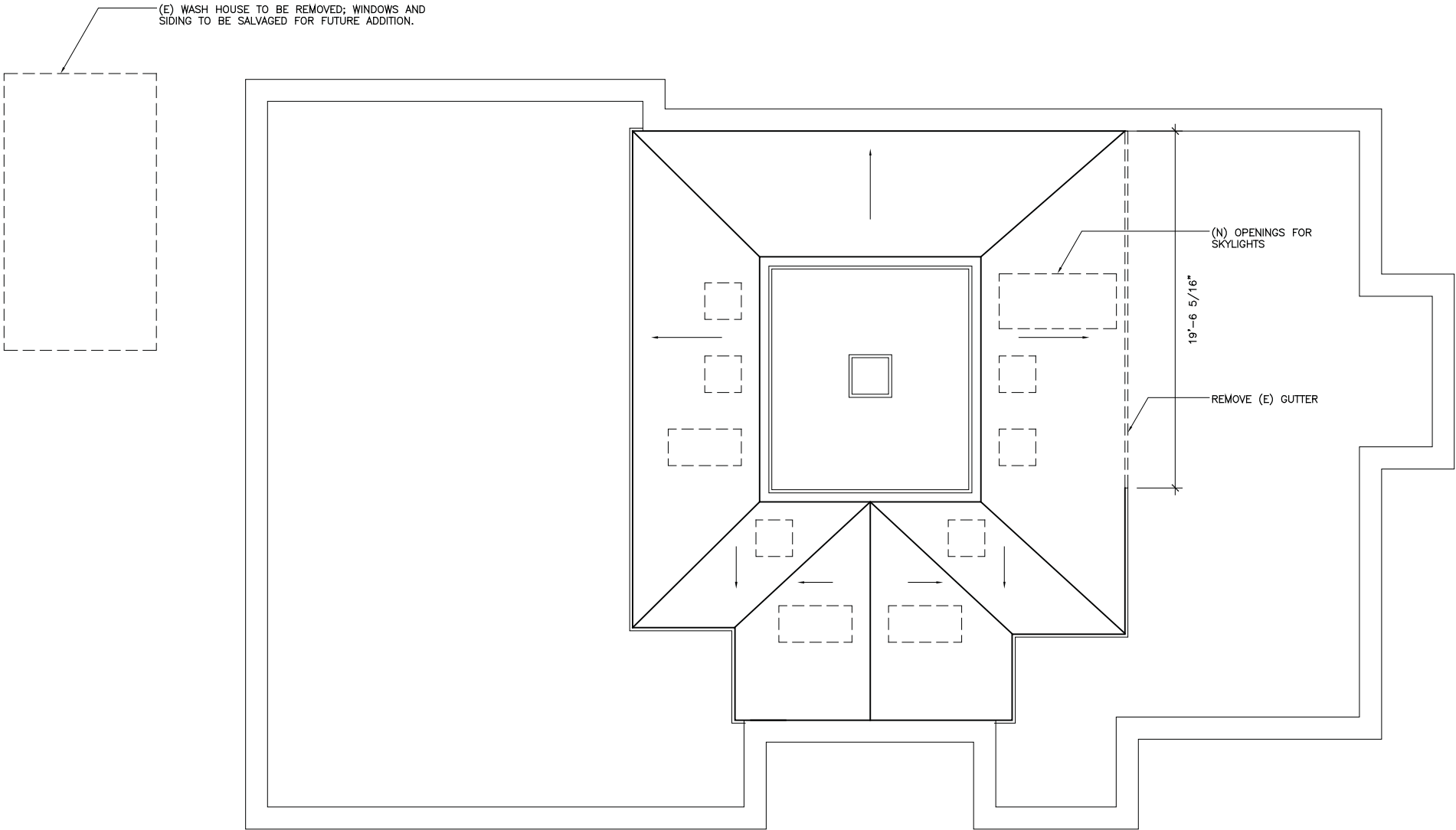


Attic  
Proposed Plan

Demolition    - - - -  
New Wall      [Solid Line]

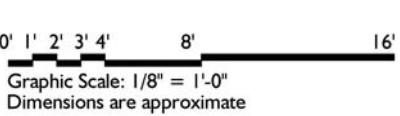


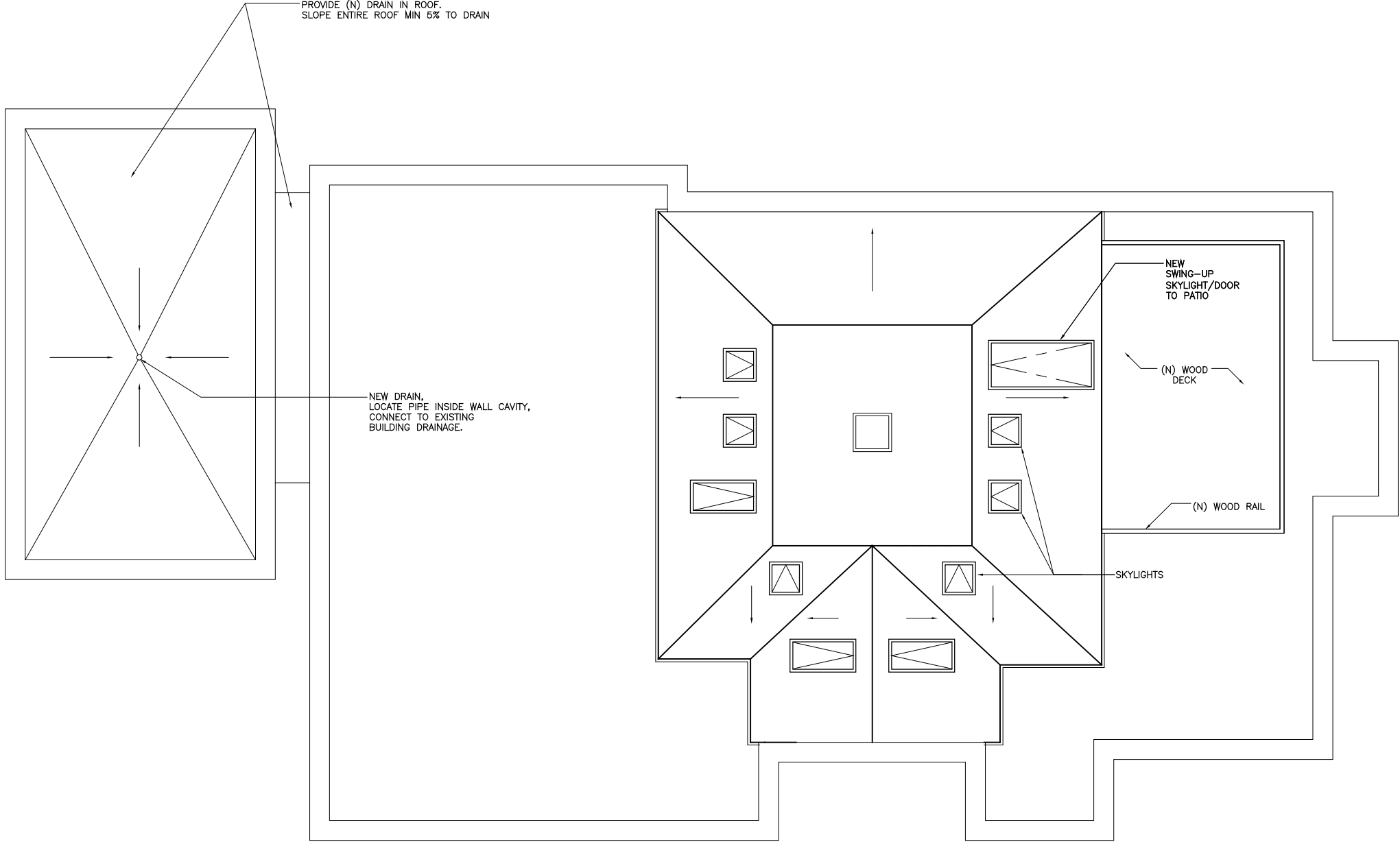




Roof  
Existing Plan

Demolition - - - -  
New Wall





Roof  
Proposed Plan

Demolition - - - -  
New Wall [Solid Line]

0' 1' 2' 3' 4' 8' 16'  
Graphic Scale: 1/8" = 1'-0"  
Dimensions are approximate



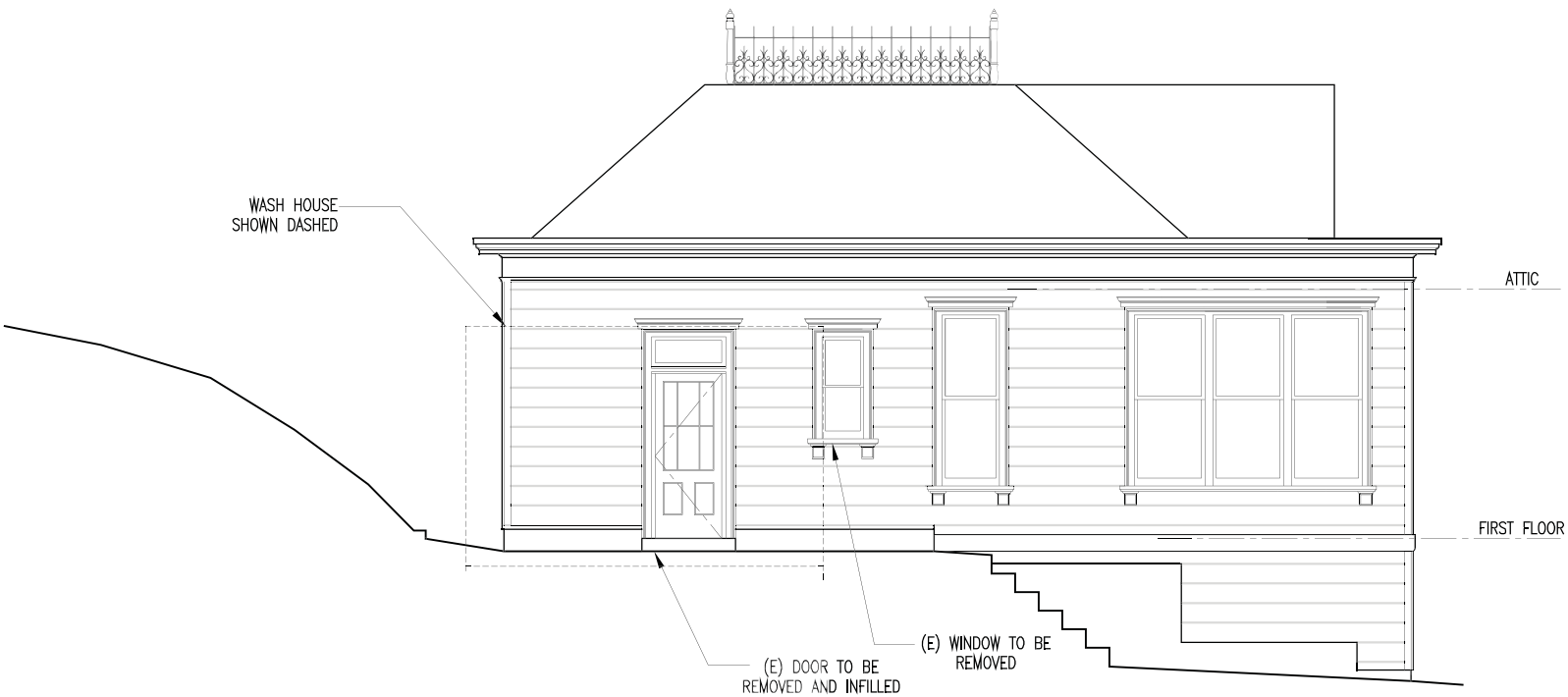


Existing East Elevation

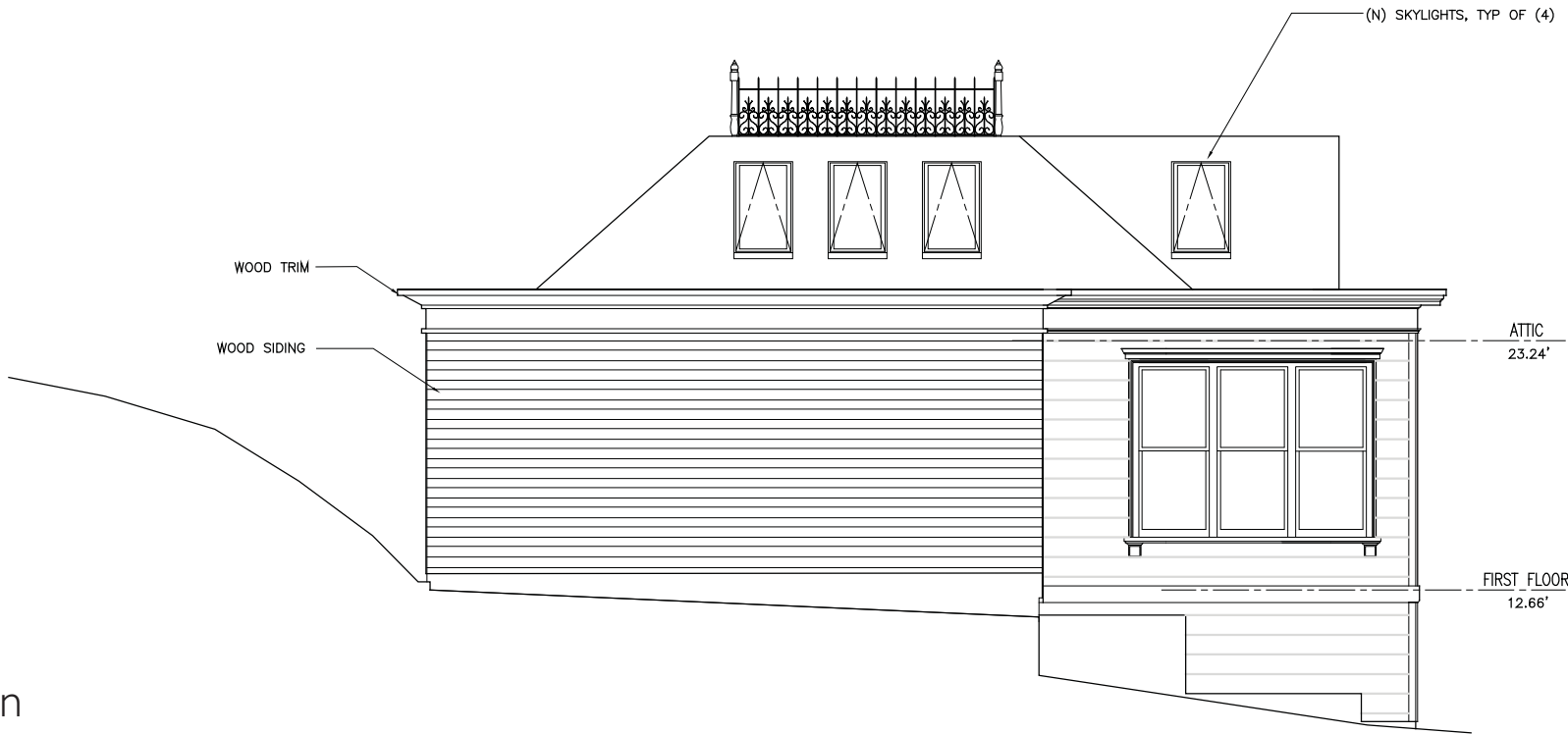


Proposed East Elevation

0' 1' 2' 3' 4' 8' 16'  
Graphic Scale: 1/8" = 1'-0"  
Dimensions are approximate



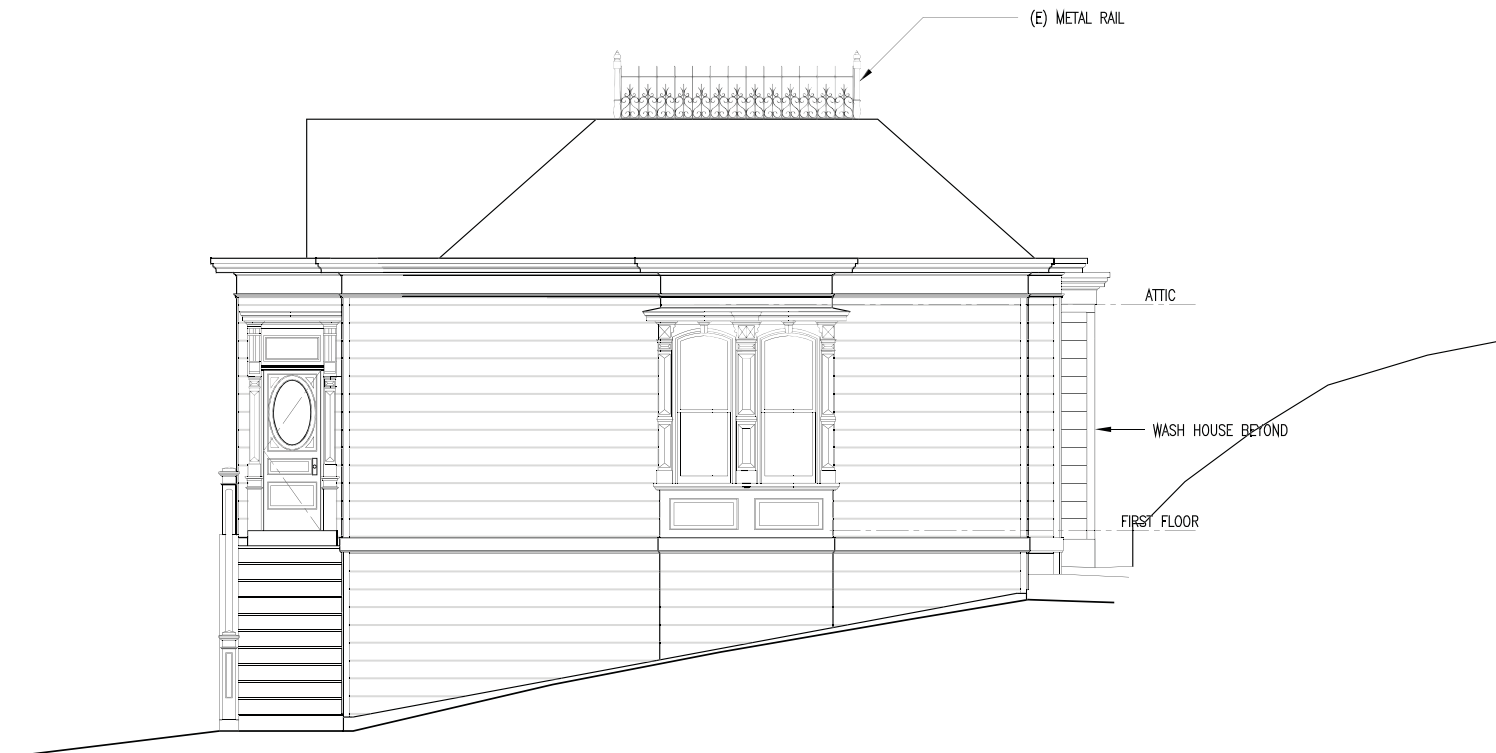
Existing South Elevation



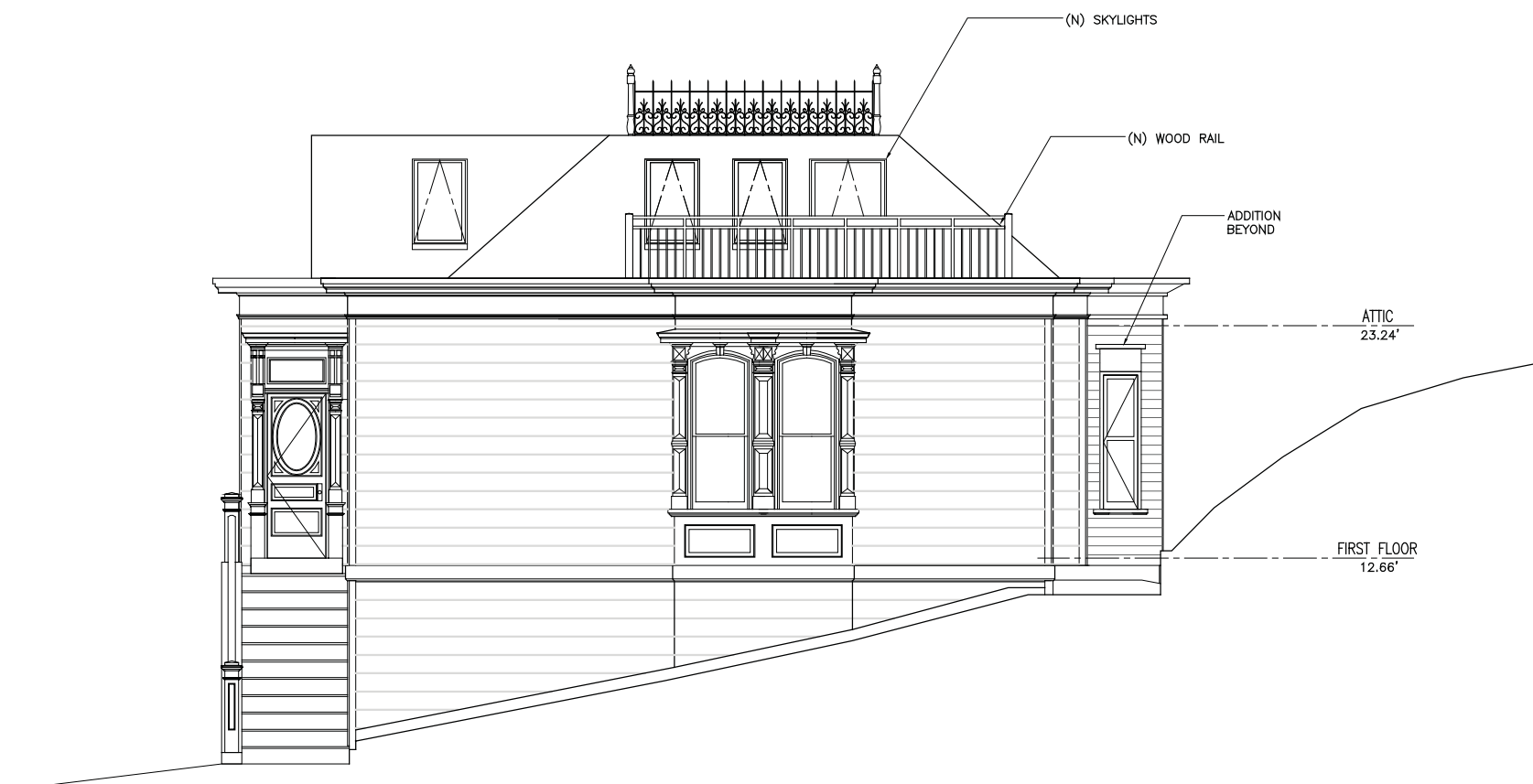
Proposed South Elevation



Existing North Elevation



Proposed North Elevation



0' 1' 2' 3' 4' 8' 16'  
Graphic Scale: 1/8" = 1'-0"  
Dimensions are approximate

File Copy

FILE NO. 90-75-8

ORDINANCE  
RECEIVED NO. 463-75

1 DESIGNATING the Miller-Joost House AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY  
2 PLANNING CODE.

3  
4 Be it Ordained by the People of the City and County of San Francisco:

5 Section 1. The Board of Supervisors hereby finds that the Miller-Joost House  
6 located at 3224 Market Street, being lot 40 in Assessor's Block 2724, has a special  
7 historical, architectural and aesthetic interest and value, and that its designation  
8 as a Landmark will be in furtherance of and in conformance with the purposes of  
9 Article 10 of the City Planning Code and the standards set forth therein.

10 (a) Designation. Pursuant to Section 1004 of the City Planning Code, Chapter  
11 II, Part II of the San Francisco Municipal Code, the Miller-Joost House is hereby  
12 designated as a Landmark, this designation having been duly approved by Resolution  
13 No. 7381 of the City Planning Commission, which Resolution is on file with the  
14 Clerk of the Board of Supervisors under File No. 90-75-8.

15 (b) Required Data. The descriptions of the location and boundaries of the  
16 landmark site; of the characteristics of the landmark which justify its designation;  
17 and of the particular features that should be preserved; as included in the said  
18 Resolution, are hereby incorporated herein and made a part hereof as though fully  
19 set forth.

Passed for Second Reading  
Board of Supervisors, San Francisco

NOV 27 1975

Ayes: Supervisors Barbagelata, Feinstein, Fran-  
cois, Gonzales, Kopp, Mendelsohn, Molinari, Nel-  
der, Pelosi, Tammara, von Borellingen.

~~Noes: Supervisors~~

Absent: Supervisor MENDELSON

*Al Berman* Clerk

90-75-8  
File No.

NOV 07 1975  
Approved

Read Second Time and Finally Passed  
Board of Supervisors, San Francisco

NOV 9 1975

Ayes: Supervisors Barbagelata, Feinstein, Fran-  
cois, Gonzales, Kopp, Mendelsohn, Molinari, Nel-  
der, Pelosi, Tammara, von Borellingen.

~~Noes: Supervisors~~

Absent: Supervisor KOPP

I hereby certify that the foregoing ordinance was  
finally passed by the Board of Supervisors of the  
City and County of San Francisco.

*Al Berman* Clerk

*Quentin Lopez*  
Mayor



SAN FRANCISCO

CITY PLANNING COMMISSION

RESOLUTION NO. 7331

WHEREAS, A proposal to designate the Miller-Joost House at 3224 Market Street as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on June 18, 1975, and said Advisory Board, after due consideration, has recommended approval of this proposal; and

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on September 25, 1975, to consider the proposed designation and the report of said Advisory Board; and

WHEREAS, The Commission believes that the proposed Landmark has a special character and special historical, architectural and aesthetic interest and value; and that the proposed designation would be in furtherance of and in conformance with the purposes and standards of the said Article 10;

NOW THEREFORE BE IT RESOLVED, First, that the proposal to designate the Miller-Joost House at 3224 Market Street as a Landmark pursuant to Article 10 of the City Planning Code is hereby APPROVED, the location and boundaries of the landmark site being as follows:

Beginning at the point of intersection of the southerly line of Nineteenth Street and the westerly line of Market Street, thence along the southerly line of Nineteenth Street for a distance of 86.7 feet, thence southerly for a distance of 126.2 feet, thence southeasterly for a distance of 73.2 feet, thence easterly for a distance of 92.6 feet, thence along the arc of the curve of the westerly line of Market Street for a distance of 164.4 feet to the point of beginning; Being Lot 40 in Assessor's Block 2704; also known as 3224 Market Street.

Second, That the special character and special historical, architectural, and aesthetic interest and value of the said Landmark justifying its designation are set forth in the Landmarks Preservation Advisory Board Resolution No. 128 as adopted on June 18, 1975, which resolution is incorporated herein and made a part hereof as though fully set forth;

Third, That the said Landmark should be preserved generally in all of its particular exterior features as existing on the date hereof and as described and depicted in the photographs, case report and other material on file in the Department of City Planning Docket LM75.9;

AND BE IT FURTHER RESOLVED, That the Commission hereby directs its Secretary to transmit the proposal for designation, with a copy of this Resolution, to the Board of Supervisors for appropriate action.

I hereby certify that the foregoing resolution was adopted by the City Planning Commission at its Regular Meeting on September 25, 1975.

Lynn E. Pio  
Secretary

Ayes: Commissioners Finn, Fleishhacker, Mellon, Newman, Porter, Ritchie  
Noes: None  
Absent: Commissioner Rueda  
Passed: September 25, 1975

File Copy

LANDMARKS PRESERVATION ADVISORY BOARD  
Final Case Report -- Approved June 18, 1975

MILLER-JOOST HOUSE  
3224 Market Street  
(Formerly 104 Falcon Street)

OWNER: Mrs. David Clayborn Mosby

LOCATION: Southwest corner of Market and 19th Street. The parcel is irregularly shaped with a curvilinear frontage of 164.406 feet on Market Street and a frontage of 86.737 feet on 19th (which is unimproved). The depth of the parcel averages about 90 feet.

HISTORY: The date of construction for the Miller-Joost House cannot be precisely established, nevertheless, pertinent documents coupled with an inspection of the structure would suggest construction of the central portion possibly as early as 1867 at the time of a major subdivision of the San Miguel Rancho.

For some days prior to March 25, 1867, the Alta California carried an advertisement for a "Great Credit Sale on Easy Terms ... Of Suburban Villa Residence Lots, at Platt's Music Hall, Montgomery Street." Slated to be sold were "350 Large Lots on San Miguel Rancho ... West of and Adjoining The Eureka Homestead Purchase, (which is located) on 18th, 19th and 20th Streets and extending from the macadamized road leading to the Ocean House to the top of the hills; the lots are all large size, the smallest being 50 x 115 feet and varying from that to frontages of 400 x 500 feet conforming to the surface of the ground".

"The lands command a view of the city which can never be obstructed, while at the same time they are very easy of access -- the Mission cars running to within a few blocks of the property. ... The subdivisions of land are made to conform entirely to the existing surface of the ground, thus avoiding any heavy expense for grading. The new macadamized road to the Ocean House, on the hillside, bounds the property on the west and north, and the old road and Douglass Street on the east and south. Seward, Stanton, Eagle, View, Douglass, Rose and Short Streets, Cassel's (sic) Avenue, Corbett Road, Falcon Road, Ocean Road, and Lincoln Road also run through and around the property."

The property was offered for sale by F. L. A. Pioche and L. L. Robinson, and the sale was conducted by John Middleton & Son. Platt's Music Hall was located on the site of the present Mills Building.

The following day's edition of the same paper noted that the auction was well attended and prices obtained were generally satisfactory. Apparently, much of the property was purchased in full block increments for the accounts notes the sales price of each of 14 individual blocks and the prices of nine individual lots in others.

An 1870 map of San Francisco reveals that this subdivision was the first in the City to employ a curvilinear street pattern, for in other areas where the grid system was not employed but where an effort was made to plat streets with some concern for the terrain, all streets were platted in straight segments -- however short -- turning or bending at clearly defined angles such as are found in the street patterns of Bernal Heights and Glen Park.

Although precise documentation is lacking, a sizeable portion of the property encompassing several blocks or parts thereof, was apparently purchased by Adam Miller. He is listed in the City Directory for 1868, the year following the sale of this property, as the operator of a milk ranch on the side of Corbett near 18th Street.

HISTORY:  
(Continued)

Family tradition supports this date of his settling here, and if he had purchased the entire block on which 3224 Market Street is located, he would have had a frontage on Corbett. (It should be noted that until the 1920's, Market Street did not exist west of Eureka Street, and the subject property fronted on Falcon, now incorporated into Market, with a side frontage on Moss Alley, later known as Mono Alley, and now a part of 19th Street.)

A dairy farm at this location also appears logical for the subdivision map of Pioche and Robinson shows an extant structure, probably an agricultural building, based on its shape and size of about 20 x 150 feet, occupying part of the subject property with the remainder in the right-of-way of Falcon. Delineation of this structure in the right-of-way would also imply that the streets were not improved, save "The new macadamized road to the Ocean House, on the hillside" which in actuality was Corbett. (The phrase "on the hillside" refers to "The new macadamized road" rather than to "the Ocean House" which was located north of Lake Merced near present-day Ocean Avenue. An older toll road to Ocean House skirted the Eureka Homestead Purchase and the southerly portion of this subdivision on the south and east.) On the 1870 map, Corbett is shown as the New Ocean House Road, a toll road. Inasmuch as Miller's property fronted on both Falcon Street, unimproved, and on Corbett, macadamized, it would have been logical to elect to designate the latter as his address.

Additional evidence supporting Miller's early residency here and ownership of adjacent properties is based on the fact that Behrend Joost and wife, Anna, who was Miller's daughter, subsequently occupied this house. Secondly, Joost was involved with the operations of the Market Street Homestead Association. Its subdivision map of 1868 included this site, and a significant amount of adjacent land -- all of which was part of the Pioche and Robinson subdivision. And finally, Joost himself filed a map, survey date December 1888, for Subdivision No. 1 of Mountain Spring Property which again included this site and portions of several other blocks which had been included on both aforementioned subdivisions.

Joost's own map indicates a house and barn on the 3224 Market site although the dwelling appears to be different in shape and in a slightly different location than the house which exists today. Because it is known that the extant house was enlarged, it is not improbable that the house on the Joost map was Miller's original house subsequently relocated on site and enlarged.

Little is known of Adam Miller. He had a son by the same name and at least one Miller appears in the early city directories with his first name designated simply as "A". A brief biographical sketch of the son, who first appears in the directories as a carpenter and later a contractor, states that his father was born in Germany where he was trained as an architect in the 'old traditions' before immigrating to Wisconsin. Another source states that the father was a 'brilliant engineer'; nevertheless, except for the 1868 City Directory which lists him as operating a milk ranch, all other directories list his occupation as a carpenter.

Subsequent directories list Miller's address as 17th Street near Mission and Ocean Beach Road, "the west side of 18th near Casserly (sic) avenue" and "the west side of Mission Ocean House

HISTORY:  
(Continued)

Road near 18th" all of which apparently refer to the same relocation. The 1876-77 directory lists Miller in the employ of his son's contracting firm and his residence as near the Mountain Spring House. The same directory indicates the location of the Mountain Spring House as being on the west side of Mission Ocean House Road (i.e., Corbett) near the Toll Gate. (By this time Corbett's identification as the Mission Ocean House Road, or similar phrasing, was probably intended to distinguish it from the Central Ocean Road which ran from the vicinity of Cole and Fulton, around Twin Peaks on the west, to a point near the Ocean House.) The Pioche and Robinson map of 1867 indicates a toll gate on the west side of Corbett in the vicinity of 24th Street extended westward. Because later subdivisions of the area would suggest that much of the property was undeveloped for some time, the Toll Gate and Mountain Spring House may well have been the only non-residential structures in the vicinity from which to establish points of reference in the early years before street numbering in this essentially rural area.

Miller's length of residency in the house is not clear. One source states that Joost married Anna Miller in 1874 and purchased the property in 1876; however, the first documented instance of Joost residing here occurs in the City Directory for 1883-84 where his address is given as 18th Street near Mountain Spring House.

Behrend Joost was the son of Martin and Anna (Borchers) Joost, born in the village of Amt Leke, in the province of Hanover, Germany. Biographical accounts are vague and/or inconsistent regarding his early years. A 1905 biographical sketch infers his date of birth about 1841, his arrival in New York about 1856 and his arrival in San Francisco, via Panama, about 1857. A 1915 account infers his birth in 1825 or 26, his arrival in New York in 1846, and his arrival in San Francisco, via Cape Horn, in 1850. However, his death notice in 1917 states his age as 82, thus placing the year of his birth in 1835.

He left his father's farm at an early age and sailed for New York intending to meet an older brother, Tonjes, who had arrived there years earlier and was engaged in business. But upon his arrival, Joost learned that the brother had departed for California. Joost followed and upon locating his brother in San Francisco, entered into his employ in the grocery business. In 1859, Joost established his own grocery store at 11th and Mission Streets, the latter then being a toll road. He continued this operation for 18 years during which time he also had stores at other locations. Some two or three years after his marriage to Anna Miller, he severed his connections with the grocery business to establish, with his brother Fabian, Joost Bros., importers of hardware and related items. Initially, this business was located in the building at 11th and Mission Streets but within a year or two it was moved to the southeast corner of 12th and Folsom Streets. In both instances, his business and residence were at the same location.

Apparently after he had acquired the Miller property, Joost expanded his horizons in the business world to engage in other real estate transactions, particularly in the south-central section of the city. The 1905 biographical sketch associates

HISTORY:  
(Continued)

him with the Pacific Homestead Association, Market Street Homestead Association, Noe Garden Homestead Association, South San Francisco Homestead Association, Bay View Homestead, Paul Tract Homestead, the Clarendon Heights Land Company and the Sunnyside Land Company. A street in the latter subdivision is named for him.

When the Panama Canal project was first undertaken in the 1880's, Joost was one of the organizers of the California Dredging Company which reportedly undertook a \$14 million contract with de Lesseps. In this venture, another biographical sketch states that Joost made a profit of \$850,000 after only 14 months.

These funds apparently helped Joost to undertake construction of the first electric railway in San Francisco after securing its franchise in 1889. Known as the San Francisco and San Mateo Railroad Company, the line was completed in April 1891 and ran from Steuart and Market, via Steuart, Harrison, 14th, Guerrero, Chenery and San Jose Avenue to the County Line. The line failed five years later but after reorganization was extended to Holy Cross Cemetery and a new connecting line was built from Guerrero up 18th and Falcon Streets to a switchback near the Joost home, from where it continued to Waller at Golden Gate Park. It is not known whether Joost was involved with the organization and extensions of the line. His association, if continued, could not have lasted beyond 1902, however, for in that year it was purchased by a Baltimore company and later incorporated into the United Railways.

Following the failure of the railroad, indications are that Joost concentrated his activities in real estate. In that connection, he had founded the Mountain Spring Water Company which supplied customers in the vicinity of his home, the area not yet being served by the Spring Valley Water Company.

The source of water for the Mountain Spring Company was one of many springs which began their flow on upper Twin Peaks and entered the Bay at either Islais Creek or Mission Creek, now China Basin. One stream which flowed to the latter had its origins on, or a short distance above, the Joost property; at a point southeast of the Joost House, it followed a path almost coincident with the northerly line of Casseli. In the early 90's, Alfred "Nobby" Clarke purchased 17 acres of property fronting on Douglass Street east of, and lower in elevation than, the Joost property. The stream which flowed through Joost's property also flowed through Clarke's, and Clarke, dissatisfied with Joost's water service, established his own company in direct competition with Joost. The obituary of Clarke recounts this venture and notes that "A war between the two ... occurred in which there was almost a daily skirmish. Then Spring Valley extended its mains and ruined the business of both."

In his last years, Joost grew despondent over apparent financial setbacks and over his ill health. He took his own life by poisoning on September 24, 1917, and when his will was filed for probate, his attorney estimated his estate to be worth about \$20,000. The will itself reveals him to have had strained family relations for some time.

**HISTORY:** The property remained in the Joost family until about 1944;  
(Continued) it was owned briefly by another party until purchased by David Clayborn and Polly Mosby in September 1945.

**ARCHITECTURE:** The Miller-Joost House is untypical of San Francisco houses essentially in that it was built as a freestanding structure over a century ago and to this day remains so; it was built as a suburban residence and retains that characteristic on its ample sized lot. A frame structure, it is one-story over raised basement, with a sloping roof over its central section and flat roofs over additions. While no particular architectural idiom could be ascribed to it, most of the windows give indication of Italianate influence of the late 1860's and 70's. Additionally, and although at first glance the house presents an apparent homogeneity of details, a close inspection of such indicates that the construction occurred in three stages -- all within a relatively short time span.

A 19th Century photograph taken before the house had been enlarged to its present size indicates that the structure then standing was built in two increments. This judgment is based on the fact that window treatment shown consists of two distinct types. (The rear wall of the house also tends to substantiate this by the appearance of a minor offset at the juncture of the two sections. There is also a slight difference in the trim of the eaves.) In what is assumed to be the older section, possibly dating from 1867 or 68, the photo shows two separated, rectangular, double-hung windows whose sash are divided by a vertical mullion. Each window is surmounted by a decorative panel, encompassing an elongated diamond motif, which is capped by a shallow, bracketed cornice. The proportions of these windows and their mullions would have them pre-date the other windows in the remainder of the house. However, these original windows have since been replaced and in their steads a single elongated unit consisting of a fixed square center panel flanked by narrow operable side windows. Overhead trim of this replacement unit very closely reflects that originally found above the two windows. An extant smaller window located in the gabled roof above is of original construction.

The first addition to the house, which comprises its northerly end, is shown in the 19th Century photograph and remains intact. It is rectangular in shape and features two squared bays. The smaller bay faces Market Street and has tall, narrow, flattened-arch windows on the east and south and a doorway with landing several feet above grade on the north. The latter is reached by a flight of wooden steps with a balustrade on the left side when ascending; the right side of the stairs is attached directly to the facade. A deep cornice supported by heavy brackets shelters the entry and its paneled door which is distinguished by an oval window.

To the right of the door, in the wall supporting the stairs, there is a set of paired windows which match those in the bays. The second bay is located on the north facade near its westerly end. It features paired windows on the north and single windows on the east and west. The windows in this bay are identical to all other windows in this addition with the exception that paneling is employed between the sill and floor line.

ARCHITECTURE:  
(Continued)

The third and last section of the house to be constructed, is to the left, or south of the original section from which it projects about three feet forward. In this section, windows which are visible from the front of the house match those in the first or northern addition. While this portion of the house does not appear in the photograph, that fact that its windows match those of the previous addition would tend to support the notion of a relatively short time span between construction dates.

The three-stage construction is corroborated by differences in interior woodwork. That in the center section differs quite clearly from the two additions, and in the additions, while initially appearing identical, the woodwork reveals minor differences in width and contours.

The exterior of the house is painted pink with white trim. The grounds are heavily planted, much of which apparently occurred during Joost's occupancy for he was extremely proud of his landscaping. The picket fence along the Mono Alley frontage dates back many decades and is revealed in the 19th Century photograph. Of interest also are a pair of cast iron whippets placed atop the front of the garage which is located in the retaining wall along Market Street. These, and a pair of cast iron lions set amid the landscaping, have graced the property from a very early date.

The grounds also contain a storage shed to the south of the house and another small structure to the north, occupied as a dwelling.

SURROUNDING  
LAND USE  
AND ZONING:

The property is zoned R-2 (two-family dwelling) and all uses in the neighborhood are residential in character ranging from single family dwellings to three story multiple units.



## **CITY AND COUNTY OF SAN FRANCISCO PLANNING DEPARTMENT**

### **CERTIFICATE OF APPROPRIATENESS APPLICATION FORM**

Per Article 10 of the San Francisco Planning Code, a Certificate of Appropriateness authorization (C of A) is required for alterations to designated City Landmarks and Historic Districts, including:

- Any construction, alteration, removal or demolition of a structure or any work involving a sign, awning, marquee, canopy, mural, or other appendage, for which a City permit is required, on a Landmark site or in an Historic District;
- Exterior changes in an Historic District visible from a public street or other public place, where the designating ordinance requires approval of such changes pursuant to the provisions of Article 10; and
- The addition of a mural to any Landmark or contributory structure in an Historic District, which is not owned by the City or located on property owned by the City, regardless of whether or not a City permit is required for the mural.

Members of the public may determine whether a C of A is required by contacting the Planning Information Counter (PIC) on the first floor of 1660 Mission Street at 415-558-6377. If a C of A is required, an application is available at the PIC. If the PIC is unable to determine whether a C of A is required, it is recommended that applicants either request a written determination from the Zoning Administrator (by a letter outlining the proposed work/project, call the PIC for the fee) or by requesting a Project Review meeting with Preservation Staff (by calling 558-6300, also call the PIC for fee).

#### **REQUIREMENTS AND ATTACHMENTS**

The intent of this application is to provide Staff and the Landmarks Preservation Advisory Board (Landmarks Board) with sufficient information to understand and review the proposal. Receipt of the application and the accompanying materials by the Planning Department (Department) shall only serve the purpose of establishing a Planning Department file for the proposed project. After the file is established, Department Staff will review the application to determine whether the application is complete or whether additional information is required in order for the Landmarks Board to make a recommendation on the proposal. **EIGHTEEN COPIES OF PLANS AND COLOR PHOTOGRAPHS IN REDUCED SETS (8½" x 14" OR 11" x 17") WILL BE REQUIRED A WEEK BEFORE THE SCHEDULED HEARING.** If the application is for a demolition, additional information not listed here may be required.

#### ***THE APPLICATION MUST BE FILED WITH THE FOLLOWING MATERIALS:***

- One original signed and completed application form
- A check payable to the Planning Department for the initial fee, based on construction costs of project (Note: additional time and materials charges will be billed if Staff time exceeds the initial fee paid)
- One original Letter of Authorization by property owner(s) for agent(s) of owners
- One full set of architectural plans showing existing conditions and proposed scope of work. All plans must show: existing to remain, existing to be removed, new construction, existing and proposed materials, project name and address, title of drawing, scale, date, and drawing number

All plans shall include:

- ✓ Site Plan at 1/8" scale
- ✓ Floor Plans at 1/4" scale
- ✓ Elevations at 1/4" scale

- ✓ Section(s) at 1/4" scale
- ✓ Detail drawings at 1/2" scale

- Current photographs and historic photographs (if possible)
- Specifications (for cleaning, repair, etc.)
- Product cut sheets for new elements (including windows, doors, etc.)
- Two sets of adhesive back mailing labels addressed to the property owner, applicant, architect, etc., for Planning Department use to send hearing agenda and final C of A

#### **STANDARDS FOR REVIEW OF APPLICATIONS**

Planning Code Section 1006.7 spells out the standards that the Landmarks Board, the Planning Department and the Planning Commission must use in giving their recommendations (in the case of the Landmarks Board) and in making decisions (in the case of the Planning Department and Planning Commission). Section 1006.7 additionally states that projects in historic districts be compatible with the character of the district as described in the designating ordinance for that district. Within the Appendices in Article 10 for each Historic District, review standards are outlined in Section 7, "Additional Provisions for Certificates of Appropriateness."

The Landmarks Board and the Planning Department, as a policy, also use *The Secretary of the Interior's Standards for the Treatment of Historic Properties* as an additional evaluative standard.

All actions taken by the Planning Department and the Planning Commission must additionally comply with all other aspects of San Francisco's Planning Code and General Plan.

#### **SCHEDULED HEARINGS**

The Landmarks Board meets the first and third Wednesdays of each month in Room 400 of City Hall. For information on the Landmarks Board calendar and agenda items, please call the Landmarks Board Recording Secretary at 415-558-6266 after 3:00pm on the Friday preceding the regularly scheduled hearing.

#### **PROCEDURES FOR FILING THIS APPLICATION**

To file this application, contact the Intake Coordinator at 415-558-6300.

After the intake, applications will be reviewed by Staff for completeness. If determined complete and Code-complying, the Project will be scheduled for a Landmarks Board hearing within 60 days.

#### A. OWNER/PROJECT SPONSOR INFORMATION

**Property Owner's Name:** Michael Bauer & Emily He

**Address:** 2820 Balboa Street  
San Francisco, CA 94121      **Telephone:** 650-759-0543

**Applicant's Name:** Michael Bauer & Emily He

**Address:** 2820 Balboa Street  
San Francisco, CA 94121      **Telephone:** 650-759-0543

**Primary Contact for Project Information:** Elisa Skaggs, Page & Turnbull

**Address:** 100 Sansome, Ste. 200, San Francisco, CA 94108      **Telephone:** (415) 593-3224

**Fax Number:** (415) 362-5560

**Original File Date:** January 21, 2010

**Email:** skaggs@page-turnbull.com

#### B. PROJECT INFORMATION

**Address of Project:** 3224 – 3224A Market Street, San Francisco, CA 94114

**Cross Streets:** 19<sup>th</sup> Street

**Complete if applicable:**

**Building Permit Application (BPA) No.:** N/A

**BPA File Date:** N/A

#### C. APPLICANT'S AFFIDAVIT

Under penalty of perjury, I, the applicant, declare that I am the owner or authorized agent of the owner(s) of this property, and that the information presented is true and correct to the best of my knowledge.

**Signed:** \_\_\_\_\_

Michael Bauer, Owner  
(Print Name of Applicant in Full)

**Date:** \_\_\_\_\_

**D. ENVIRONMENTAL DETERMINATION (To be filled out by Preservation Technical Specialist during application intake)**

Determination: \_\_\_\_\_

**E. ZONING CLASSIFICATION / HISTORIC RATINGS**

Assessor's Block/Lot: 2704/040

Zoning District: RH2

Height/Bulk: 40-X

Landmark No. & Name: #79, Miller-Joost House

Historic District: No

Article 11 Category: N/A

Conservation District: No

1976 AS Survey Rating: 4

Here Today Page: p. 130 (Photo 128-129)

Heritage Rating: Not Evaluated or Rated by Heritage

Other Surveys: No

**F. PROJECT DESCRIPTION**

☐ Alteration

☒ Addition

☐ New Construction

☐ Demolition

Present/Previous Use: Residential

Proposed Use: Residential

**Describe proposed scope of work:**

Scope of work at 3224 Market Street includes the following:

Interior:

1. Interior reconfiguration to accommodate a new code compliant stair.
2. Kitchen remodel.
3. Bathrooms will be remodeled.
4. Repair of interior finishes as required.

Exterior:

1. New addition to accommodate a new master bedroom and bath at the southwest corner of the house.
2. Removal of the wash house located on the south side of the house. The existing siding and historic window will be salvaged and reused in the new master bedroom addition.
3. Roof:
  - a. Addition of new skylights.
  - b. New rooftop patio and rail.
4. South Elevation:
  - a. Removal and infill of existing exterior door.
  - b. Removal of existing window. Window will be replaced with a new opening that connects the addition of the new master bedroom to the rest of the house.

5. West Elevation:

- a. Removal of an existing window to accommodate a new window with a sill height to match the adjacent window.
- b. Removal of two existing windows at the new kitchen to accommodate the kitchen counter.
- c. Addition of one new window and one new door.

**Describe existing features and materials to be removed:**

See the drawings and Certificate of Appropriateness package submitted as part of the appendix to this revised application for additional information.

1. The wash house located next to the southern side of the house will be removed. The wash house is not noted in the Landmark Ordinance or the Landmarks Advisory Group Case report. The wash house was substantially altered in 2002 when it received a new foundation and a window and door were replaced. New wood framing at the south and west walls were added in 2002 as well as new beadboard sheathing at the interior walls of the wash house. The wash house originally had a shed roof which was hidden from view when the existing parapet was installed. It is not known when the parapet was added.
2. Four windows will be removed. The windows are located along the south and west elevations and are not visible from Market Street.
3. One door located on the south elevation will be removed. The door is not visible from Market Street.

**Note: Attach continuation sheets, if necessary.**

## **G. COMPLIANCE WITH APPLICABLE PLANNING CODE PRESERVATION STANDARDS**

**In reviewing applications for Certificates of Appropriateness, the Landmarks Board will consider whether the proposed work would be appropriate for and consistent with the purpose of Article 10 of the Planning Code. Please describe below how the proposed work would preserve, enhance, or restore, and not damage or destroy, the building's exterior architectural features:**

The Landmarks Preservation Advisory Board's Final Case Report calls out certain features that contribute to the historic character of the Miller-Joost House. These include:

- Free-standing structure built as a suburban residence
- Sloping roof over central section with flat-roofed side additions
- Double-hung wood windows with an Italianate influence. Note: The windows vary in detail according to the time of construction. Decorative details include:
  - Decorative wood panels with a diamond motif above the upper sash
  - Arched upper sashes
  - Wood cornices above the windows
  - Wood tabs below the sills
- Bays on the east and north facades are articulated with elongated windows
- Front entry is marked by a deep cornice supported by heavy wood brackets. The entry has wood panel door with an oval window.

The proposed project aims to preserve those elements recognized as character-defining in order to maintain the historic integrity of the landmark. The proposed project includes construction of a new addition to accommodate a new master bedroom. The new bedroom addition will be located at the southwest side of the house and will not be readily visible from Market Street. The addition will result in minimal loss of historic fabric.

**This question applies to proposed work in historic districts only. Describe how the proposed project is compatible with the character of the pertinent historic district described in the specific appendix to Article 10 of the Planning Code. (Appendices B through K of Article 10 provide in-depth information on each of the individual historic districts, describing their unique features and particular standards for review within the district.)**

Not Applicable.

**Note: Attach continuation sheets, if necessary.**

## **H. COMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS (STANDARDS) FOR THE REHABILITATION OF HISTORIC PROPERTIES**

**Please describe how the proposed project meets the following 10 rehabilitation Standards. Please respond to each statement as completely as possible (i.e. give reasons as to *how* and *why* the project meets the Standards rather than merely concluding that it does so).**

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

The proposed project will not involve a change in the use of the historic Miller-Joost House, which will continue to be used as a residence. There will be minimal change to the house's distinctive materials, features, spaces and spatial relationships. The landmark house will be used as it was historically, consistent with this standard.

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

The historic character of the Miller-Joost House will be retained and preserved. The removal of distinctive materials or alterations to character-defining features, spaces, and spatial relationships will be largely avoided.

North Façade: There are no proposed changes at the north façade.

East Façade: There are no proposed changes at the east façade. Note: The east façade is the primary façade of the Miller-House and faces Market Street.

A new addition will be located at the southwest side of the Miller-Joost House and will minimally impact both these façades. Neither the south nor the west facades are primary elevations. The west façade is not visible from Market Street. The south façade is only minimally visible as its view is obstructed by a tree and an adjacent apartment building.

South Façade: The addition will result in the removal and infill of an existing exterior door that currently opens out to a side yard and leads to a wash house. The scope of work also includes the removal of a small bathroom window which will be replaced with a new opening that will connect the house to the new addition.

West Façade: Changes at the west façade will include the removal of an existing window to accommodate a new window with a sill height to match an adjacent window. Two more windows will be removed and replaced with similar windows that have a sill height that will accommodate the kitchen counter at the interior. All replacement windows will be similar to the existing windows. The proposed scope of work also includes the addition of a new window and a new door. The new windows will be double hung wood windows that incorporate details similar to but differentiated from the historic windows.

The new door and new windows will be installed in a way that will remove as little historic fabric as possible. The proportion and size of the new windows, including height and width, will be similar to the original windows.

Wash House: The wash house located at the south side of the property will be removed to allow for the new bedroom addition. The wood siding and remaining original window will be salvaged and reused in the new bedroom addition,

The wash house was extensively altered in 2002. The alterations included a new foundation and strengthening of the exterior walls. The original door and a window were also replaced with new. The door is not installed in its original location. Prior to the 2002 alterations, a new parapet roof replaced the original shed roof which is now currently hidden behind the parapet. The wash house is not noted in the Final Case Report of the landmark designation. Other outbuildings on the property will be retained.

Proposed alterations to historic fabric are minimal, are restricted to secondary facades, and will not diminish the historic character of the property. Thus, the proposed alterations to the historic Miller-Joost House are in substantial compliance with Standard 2.

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

The Miller-Joost House will be recognized as a physical record of its time, place, and use and no changes are proposed that would create a false sense of historical development. The proposed project includes a new addition to be located at the southwest side of the house. The new addition will be subtly differentiated from the historic house through simplified detailing and will not create a false sense of historical development. Changes to the historic Miller-Joost House will be in keeping with the historic character of the building. Thus, the proposed project will be in compliance with Standard 3.

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

The additions that flank the central portion of the house have acquired significance in their own right. These will be retained and preserved. The project as proposed will be in compliance with Standard 4.



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

Distinctive materials, features, finishes, and construction techniques at the exterior of the historic Miller-Joost House will be retained and preserved as part of the proposed project. All work will be conducted under the supervision of a conservator or historic preservation specialist to ensure that the character-defining features of the house are not disturbed or damaged during rehabilitation. The only features to be removed are those described in Standard 2. Thus, the proposed exterior work will meet Standard 5.

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

The Miller-Joost House exterior appears to be in fair to good condition. Where it is determined that repairs are required, Standard 6 will be followed. If the feature in question has severe deterioration, it will be replaced, and the new feature will match the old in design, color, texture and materials, where possible, so that the project will be in compliance with Standard 6.

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

If chemical or physical treatments are necessary, the project sponsor will use the gentlest treatment available. Treatments that cause damage to historic materials will not be used. The building's historic materials will be preserved and reused where possible. Where the proposed project requires the disturbance of the building's historic exterior stucco, work will be conducted in consultation with a historic architect or conservator to ensure proper treatment techniques. The project will be in compliance with Standard 7.

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

There are no known archeological resources on the project site. The proposed project will require additional excavation. If archeological resources are discovered during the construction of the proposed project, they will be protected and preserved in place. If new construction requires their disturbance, mitigation measures will be undertaken. The project will be in compliance with Standard 8.

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

REVISED: February 11, 2010

Exterior alterations to Miller-Joost House include a master bedroom addition located on the southwest side of the house, a new roof patio, and new skylights for the attic level. The materials and features to be removed as a result of the bedroom addition are as described in Standard #2. The bedroom addition will not alter the spatial relationships that characterize the property. The bedroom addition will be set toward the rear of the property. It will be largely hidden from view and not highly visible from Market Street.

The existing roof material, asphalt, is not original to the house so that the installation of the skylights will not involve the removal of an exterior historic finish. The new skylights will be installed so that they follow the slope of the roof to minimize their visibility and avoid altering the rooflines.

The new roof patio will be located on a flat portion of the roof along with a wood guardrail that will be 42" in height to comply with code requirements. The new guardrail will be simply detailed to distinguish it as new construction; however, its wood construction will be compatible with the construction materials of the house. The visibility of the guardrail will be minimal because of the elevated grade of the house. The rail will not be visible from directly across Market Street. View of the guardrail will be obstructed by trees adjacent buildings as one approaches the residence from either the south or north side of Market Street.

All new work will be compatible with the historic through the use of similar materials, size, scale, and proportion. Further, new work will be distinguished from the original through simplified detailing that is contemporary in style and less ornate than the historic.

Neither the new addition, the new skylights, nor the new roof patio will alter the perceived massing of the house. The proposed project will not destroy historic materials, features, and spatial relationships that characterize the historic Miller-Joost House and will comply with Standard 9.

**10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would not be impaired:**

The proposed project includes a new bedroom addition to be located at the southwest corner of the house. This addition will be constructed without removing the southwest walls of the house. If the addition is removed in the future, its removal will not impair the essential form and integrity of the historic Miller-Joost House. Similarly, the addition of the skylights and the roof deck will be undertaken so that if these features are removed, the form and integrity of the house would be unimpaired.

The proposed project includes the addition of features that are removable and would not compromise the essential form and integrity of the historic property and its environment. The project is in compliance with Standard 10.

**Note: Attach continuation sheets, if necessary.**



**I. APPLICATION FILING FEE (DETERMINED BY PROJECT CONSTRUCTION COST)**

Per Planning Code Section 356(c), the filing fee for a C of A application is based on the overall construction cost of the proposed project. All checks should be made payable to the San Francisco Planning Department; a receipt for payment will be provided at the application intake.

| <u>Construction Cost</u>     | <u>Fee Schedule</u>   |
|------------------------------|---|
| \$0 to \$999                 | \$209   |
| \$1,000 to \$9,999           | \$418   |
| \$10,000 to \$999,999        | Cost: _____ -10,000 = _____ x.46% = _____ +1000 = _____ +4.5% = _____       |
| \$1,000,000 to \$4,999,999   | Cost: _____ -1,000,000 = _____ x.55% = _____ +5,516 = _____ +4.5% = _____   |
| \$5,000,000 to \$9,999,999   | Cost: _____ -5,000,000 = _____ x.46% = _____ +27,670 = _____ +4.5% = _____  |
| \$10,000,000 to \$19,999,999 | Cost: _____ -10,000,000 = _____ x.24% = _____ +50,476 = _____ +4.5% = _____ |
| \$20,000,000 and above       | \$77,827  |