



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: JULY 21, 2010

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Filing Date: May 3, 2010
Case No.: **2010.0318A**
Project Address: **988-990 Guerrero Street**
Historic Landmark: Contributory/Compatible to the Liberty-Hill Historic District
Zoning: RH-3 (Residential, House, Three-Family)
40-X Height and Bulk District
Block/Lot: 3618/ 071
Applicant: George Hauser
313 Eureka Street
San Francisco, CA 94115
Staff Contact Sophie Hayward - (415) 558-6372
sophie.hayward@sfgov.org
Reviewed By Tim Frye – (415) 575-6822
tim.frye@sfgov.org

PROPERTY DESCRIPTION

988-990 Guerrero Street, west side between 21st and 22nd Streets; Assessor's Block 3618, Lot 071. Constructed circa 1890, the subject property is a contributory building within the Liberty-Hill Historic District, described in Appendix F of Article 10 of the San Francisco Planning Code. The subject property is located within an RH-3 (Residential, House, Three-family) District with a 40-X Height and Bulk limit. The subject property is a through-lot accessible from both Guerrero Street and Ames Alley.

The subject building is a single-family home constructed in the Queen Anne architectural style, clad in wood with character-defining features that include a conical form over the front bay, ornate woodwork at the cornice and eaves, applied decorative wood panels along the primary elevation, and ornate window surrounds.

The Liberty-Hill Historic District was designated as a local historic district in October, 1985. The Landmark Designation Report is attached to this case report for reference.

PROJECT DESCRIPTION

The proposed project involves adding a dwelling unit at the ground level, removing a portion of the existing hipped roof at the rear of the subject building in order to add a roof deck, and adding four dormers and one skylight to the existing roof. As proposed, the project includes the addition of an above-ground parking stacker within the rear yard in order to accommodate four off-street parking spaces.

OTHER ACTIONS REQUIRED

A Variance from Planning Code Section 134 will be required in order to add to the portion of the existing building that exists within the required rear yard, as well as to legalize the current provision of off-street parking within the required rear yard. A Variance from Planning Code Section 142 will be required in order to permit the addition of parking stackers without providing screening through the use of a solid wall. Applications for the required Variances will be filed at a later date, and will be heard by the Zoning Administrator at a duly noticed public hearing.

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:

1006.7(a): The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.

1006.7(c): For applications pertaining to properties in historic districts, other than on a designated landmark site, any new construction, addition or exterior change shall be compatible with the character of the historic district as described in the designating ordinance; and, in any exterior change, reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district. Notwithstanding the foregoing, for any exterior change where the subject property is not already compatible with the character of the historic district, reasonable efforts shall be made to produce compatibility, and in no event shall there be a greater deviation from compatibility. Where the required compatibility exists, the application for a Certificate of Appropriateness shall be approved.

1006.7(d): For applications pertaining to all property in historic districts, the proposed work shall also conform to such further standards as may be embodied in the ordinance designating the historic district.

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.

ARTICLE 10 – Appendix F – Liberty-Hill Historic District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Historic District as described in the "Statement of Significance" section of the 1985 Landmark Designation Case Report (attached). The project proposes the following:

1. Addition of a new unit at the basement level. The addition of the new unit would include adding a vestibule entrance at the ground level of the east side of the subject building, set back approximately 6' from the front building wall. The new unit would also include reconfiguring a portion of the existing rear courtyard, by enclosing what is now a cheek wall to accommodate a boiler room and a new rear entrance.
2. At the attic level, the proposed project includes adding a roof deck at the rear, facing Ames Alley, as well as the addition of four new dormers in the existing hipped roof, as well as the addition of one skylight. The proposal includes a reconfigured floor plan at the attic level to accommodate a living room, a study, and a new bathroom.

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 shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

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

PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public input on the project at the date of this report.

ISSUES & OTHER CONSIDERATIONS

The Project Sponsor applied for a building permit (Application No. 2010.02.03.5833) for the subject project on February 3, 2010. The building permit is on-hold pending the Historic Preservation Commission's review of the Certificate of Appropriateness. As noted above, the proposed project will require Variances from Planning Code Sections 134 and 142. The Variance application will be filed at a later date.

STAFF ANALYSIS

Based on the requirements of Article 10 and the Secretary of Interior's Standards, staff has determined that with the modifications described below, the proposed project will not adversely affect the subject landmark site.

Staff finds that the proposal for alterations at the rear of the structure, including the addition of the roof deck as well as the removal of the cheek wall, enclosure of the boiler room, addition of a new rear entrance, and the addition of the parking stackers will not significantly impact the character-defining features of the historic structure. These changes are proposed for the secondary façade that fronts on Ames Alley, and are in character with the surrounding neighborhood. The rear elevation was previously altered and does not possess character-defining features.

Staff also finds that the small horizontal addition at the basement level of the east side of the building that will provide a vestibule entry for the new unit will be subordinate in its overall massing, will be minimally visible and set back from the front, primary, elevation, and will not significantly impact character-defining features of the historic structure.

Staff finds that the proposed project would not add any conjectural historical features or features that add a false sense of historical development. The design of the new dormers, rear addition, rear deck, and vestibule entrance would be clearly distinguished as contemporary features of the site.

Staff recommends that the two dormers proposed at the front portion of the subject building be removed, and that the two dormers proposed for the rear of the building be lowered such that they are situated below the roof line, and that they are reconfigured so that they do not include an upward slope.

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*.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the Secretary of the Interior Standards for Rehabilitation.

Specific Conditions of Approval recommended by Staff include:

- Removal of the two dormers proposed at the front portion of the subject building;
- Lowering of the two dormers proposed for the rear of the building such that they are situated below the roof line;
- Reconfiguring the two dormers proposed for the rear of the building such that they do not include an upward slope.

ATTACHMENTS

Draft Motion

Sanborn Map

Photographs

Plans

Certificate of Appropriateness Application and Sponsor's Brief

1985 Landmark Designation Report

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SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

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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 071 IN ASSESSOR'S BLOCK 3618, WITHIN AN RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on May 3, 2010, George Hauser (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to add a dwelling unit at the ground level, to remove a portion of the existing hipped roof at the rear of the subject building in order to add a roof deck, and to add four dormers and one skylight to the existing roof on the subject property located on Lot 071 in Assessor's Block 3618 for use as a three-family residence. The work includes:

- Adding a vestibule entrance at the ground level of the east side of the subject building set back approximately 6' from the front building wall;
- Reconfiguring a portion of the existing rear courtyard by enclosing what is now a cheek wall to accommodate a boiler room;
- Adding a new rear door to the basement level unit;
- The addition of a roof deck at the rear;
- The addition of four new dormers in the existing hipped roof and the addition of a skylight over the proposed new bathroom.

- The proposed project also includes adding an above-ground parking stacker within the existing rear yard along Ames Alley.

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 July 21, 2010, the Commission conducted a duly noticed public hearing on the current project, Case No. 2010.0318A ("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 April 20, 2010 and labeled Exhibit A on file in the docket for Case No. 2010.0318A based on the following findings:

CONDITIONS OF APPROVAL

- That that the two dormers proposed at the front portion of the subject building be removed;
- That the two dormers proposed for the rear of the building be lowered such that they are situated below the roof line;
- That the two dormers proposed for the rear be reconfigured such that they do not include an upward slope.

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 Liberty-Hill Historic District as described in the designation report dated October 25, 1985.

- The proposed project would retain the residential use of the historic structure, while increasing the density to three units, which would bring the buildings more closely into conformance with the prescribed density for the property.

- The proposed location of the rear addition would utilize space on the site that does not currently contribute to the historic character of the historic resource and would require minimal removal of historic materials. The location of the proposed new dormers at the rear of the subject building would be minimally visible from Guerrero Street.
- The proposed scale of the alterations would be compatible with the existing scale of the site and setting. The dormers would be set below the existing roof line, and would be minimally visible from Guerrero Street and from the primary public right-of-way. Changes to the rear of the building are along the secondary alley façade that fronts on Ames Alley.
- The design of the addition would be sufficiently differentiated from the historic building through the use of contemporary architectural details while maintaining a compatible appearance through the use of elements such as wood cladding and framed window openings.
- The proposed project would not add any conjectural historical features or features that add a false sense of historical development. The design of the new dormers, rear addition, rear deck, and vestibule entrance would be clearly distinguished as contemporary features of the site.
- The project would retain distinctive materials and finishes from the period of significance, including the wood siding and wood-frame structure, and the form, massing, and roof line associated with the subject building's Queen Anne architectural style.
- If the proposed additions were removed in the future, the essential form and integrity of the site would remain intact.
- 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 shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

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

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 988 Guerrero Street as a contributor to the Liberty Hill Historic District 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 is for the restoration of a residential property 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 the landmark in conformance with the Secretary of the Interior's Standards.

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

The project will not reduce the affordable housing supply as the existing ten units at the property are uninhabitable.

- 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 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 improved by the proposed work. The work will eliminate unsafe conditions at the site and all construction 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 Standards.

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

The proposed project will not impact the access to sunlight or vistas for the 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, General Plan and Prop M findings of the Planning Code.

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 a Certificate of Appropriateness** for the property located at Lot 071 in Assessor's Block 3618 for proposed work in conformance with the renderings and architectural sketches dated April 20, 2010 and labeled Exhibit A on file in the docket for Case No. 2010.0318A.

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.

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on July 21, 2010.

Linda D. Avery
Commission Secretary

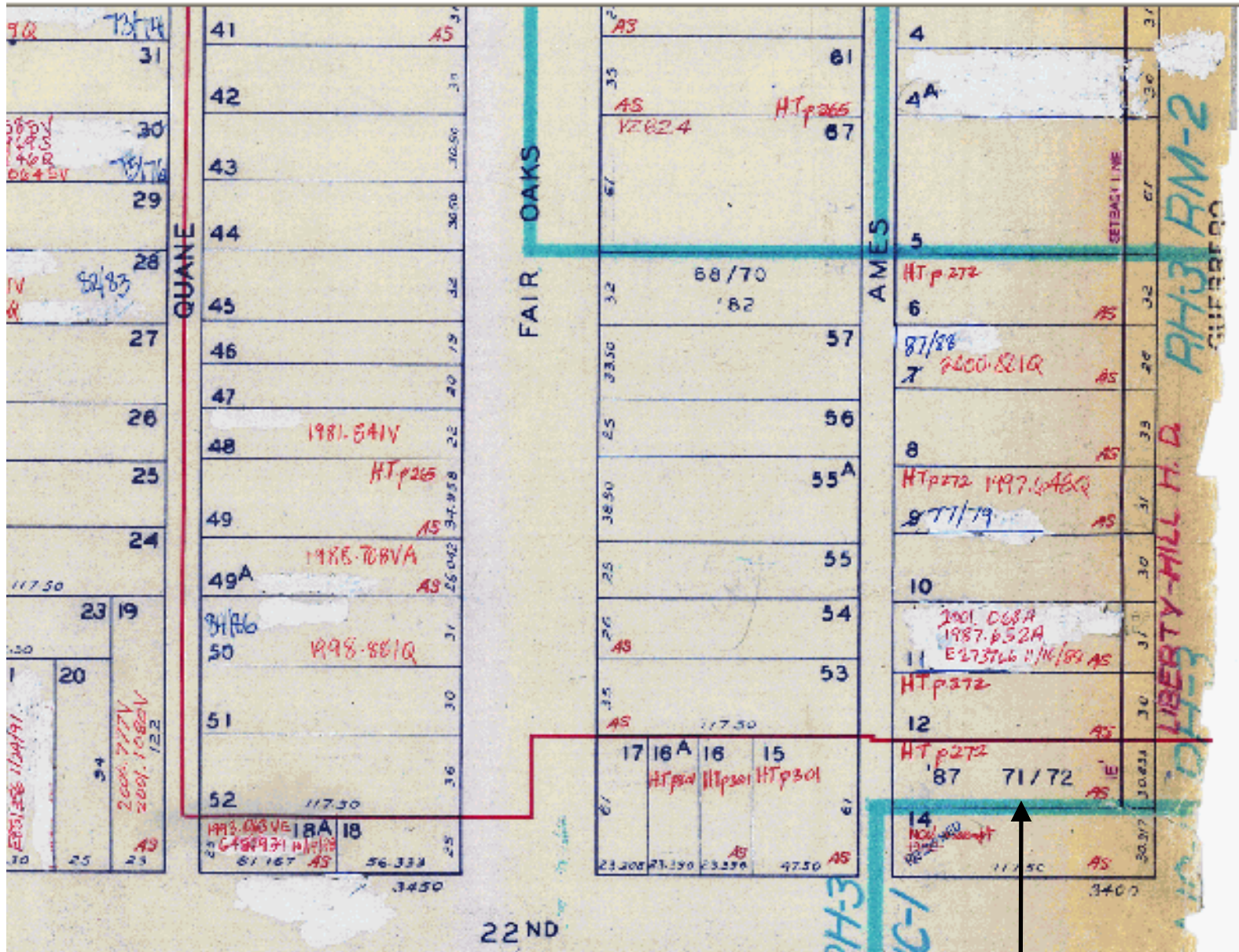
AYES: X

NAYS: X

ABSENT: X

ADOPTED: July 21, 2010

Parcel Map

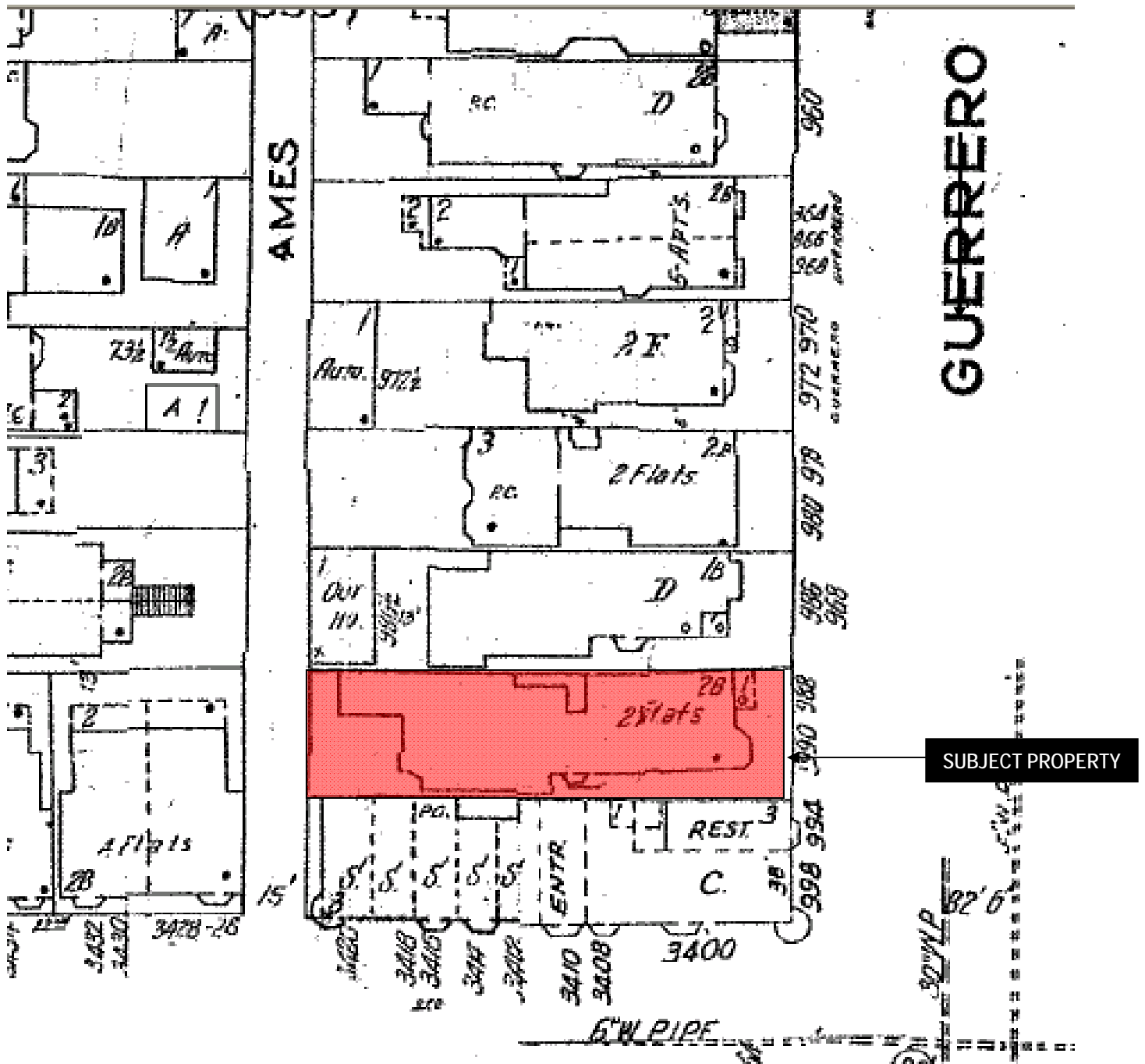


SUBJECT PROPERTY

Certificate of Appropriateness Hearing
Case Number 2010.0318A
988 Guerrero Street



Sanborn Map*



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



Certificate of Appropriateness Hearing
Case Number 2010.0318A
988 Guerrero Street

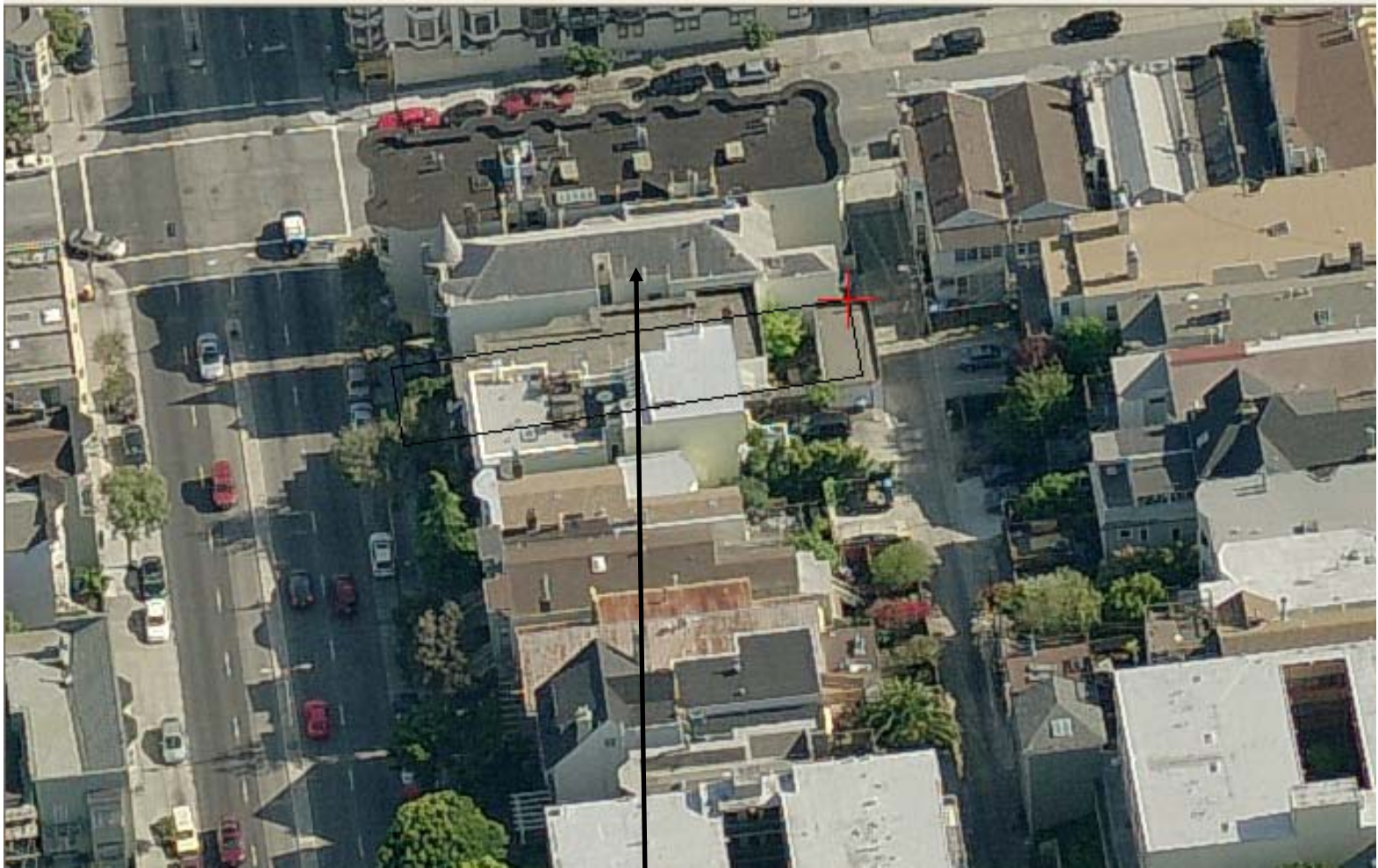
Aerial Photo



SUBJECT PROPERTY

Certificate of Appropriateness Hearing
Case Number 2010.0318A
988 Guerrero Street

Aerial Photo



SUBJECT PROPERTY

Certificate of Appropriateness Hearing
Case Number 2010.0318A
988 Guerrero Street

Site Photo



Certificate of Appropriateness Hearing
Case Number 2010.0318A
988 Guerrero Street

(LANDMARKS)

AMENDING ARTICLE 10 OF THE CITY PLANNING CODE, PART II OF CHAPTER II OF THE MUNICIPAL CODE BY ADDING APPENDIX F DESIGNATING THE LIBERTY-HILL HISTORIC DISTRICT

Be it ordained by the People of the City and County of San Francisco:

Article 10 of Part II, Chapter II of the San Francisco Municipal Code (City Planning Code) is hereby amended by adding Appendix F to read as follows:

SECTION 1. FINDINGS AND PURPOSES. The Board of Supervisors hereby finds that the area known and described in this ordinance as the Liberty-Hill Historic District contains a number of structures having a special character and special historical, architectural and aesthetic interest and value and constitutes a distinct section of the City. The Board of Supervisors further finds that designation of said area as an Historic District will be in furtherance of and in conformance with the purposes of Article 10 of the City Planning Code and the standards set forth therein, and that preservation on an area basis rather than on the basis of individual structures alone is in order.

This ordinance is intended to further the general purpose of historic preservation legislation as set forth in Section 1004 of the City Planning Code, to promote the health, safety and general welfare of the public.

SECTION 2. DESIGNATION. Pursuant to Section 1004 of the City Planning Code, Chapter II, Part II of the San Francisco Municipal Code, the Liberty-Hill Historic District is hereby designated as an Historic District, this designation having been duly approved by Resolution No. 10266 by the City Planning Commission.

SECTION 3. LOCATION AND BOUNDARIES. The location and boundaries of the Liberty-Hill Historic District shall be as designated on the Liberty-Hill Historic District Map, the original of which is on file with the Clerk of the Board of Supervisors under File 90-852 which Map is hereby incorporated herein as though fully set forth.

SECTION 4. RELATION TO CITY PLANNING CODE.

(a) Article 10 of the City Planning Code is the basic law governing historic preservation in the City and County of San Francisco. This ordinance, being a specific application of Article 10, is both subject to and in addition to the provisions thereof.

(b) Except as may be specifically provided to the contrary in this ordinance, nothing in this ordinance shall supersede, impair or modify any City Planning Code provisions applicable to property in the Liberty-Hill Historic District, including but not limited to existing and future regulations controlling uses, height, bulk, lot coverage, floor area ration, required open space, off street parking and signs.

SECTION 5. STATEMENT OF SIGNIFICANCE. The Liberty-Hill Historic District is significant as an intact representation of nineteenth century middle class housing and developmental practices. It is one of the earliest residential "suburbs" to be developed in San Francisco, with major development starting in the 1860s and continuing until the turn of the century. Since the fire following the 1906 earthquake was stopped at the Twentieth Street boundary of the District, the District contains examples of all architectural styles prevalent during the developmental period.

The District's houses range in size from the small "workingman's cottages" on Lexington and San Carlos Streets, with their uniform facades and setbacks, to the individually built houses found, for example, on Liberty and Fair Oaks Streets, with varying architectural facades and setbacks. While there are only a few "grand" houses in the District, a number were designed by architects well known in the Bay Area, including Albert Pissis, the Newsom brothers, Charles Shaner, William H. Toepke, Charles Havens, and Charles J. Rousseau.

The "suburban" quality of the Liberty-Hill area is retained to this day. It is enhanced by extensive street tree plantings and the very low incidence of commercial establishments in the residential areas. The great majority of

District businesses are on Valencia Street, an historic and unifying commercial corridor, as compared to the typical San Francisco pattern of a grocery store or saloon on nearly every corner.

The District is significant in its representation of San Francisco development modes of the period. The San Francisco Homestead Union, the earliest such organization in the City, owned and subdivided one block in the District in the 1860s. The Real Estate Associates (TREA), the largest builder of speculative housing in San Francisco in the 1870s, developed Lexington and San Carlos Streets as well as a number of other sites in the District. Other blocks were purchased by real estate developers and sold lot by lot.

The initial residents in the Liberty-Hill Historic District comprised a mix of professionals, laborers and small scale entrepreneurs. There have been a number of famous residents and visitors to the District, including James Rolph, Jr., John Daly, Susan B. Anthony and Lotta Crabtree. In addition, the District is associated with both the last alcalde of San Francisco under Spanish sovereignty, Jose de Jesus Noe, and the first mayor under American rule, Washington Bartlett.

Seventy percent (70%) of all the buildings in the District are Victorian, with forty-two percent (42%) being Italianate, twenty percent (20%) Stick and eight percent (8%) Queen Anne. Of the buildings in the District, approximately one third are architect designed. Overall, one hundred and sixty-three, or over half of all buildings, are classified as "contributing" to the Victorian character of the District, while seventy-four are "potentially contributing" in that reversal of inappropriate alterations could restore the original character of the buildings.

SECTION 6. FEATURES. The exterior architectural features of the said Historic District that should be preserved are described and depicted in the Landmarks Preservation Advisory Board's case report with appendix titled "Liberty-Hill Historic District", adopted January 16, 1985, which is hereby incorporated herein and made a part hereof as though fully set forth.

SECTION 7 ADDITIONAL PROVISIONS FOR CERTIFICATES OF APPROPRIATENESS. The procedures, requirements, controls and standards in Sections 1005 through 1006.8 of Article 10 of the City Planning Code shall apply to all applications for Certificates of Appropriateness in the Liberty-Hill Historic District. In addition, the following provisions shall apply to all such applications; in the event of any conflict or inconsistency between the following provisions and Article 10, those procedures, requirements, controls and standards affording stricter protection to Landmarks, Landmark Sites, or the Historic District shall prevail.

- (a) Character of the Historic District. The standards for review of all applications for Certificates of Appropriateness are set forth in Section 1006.7 of Article 10. For purposes of review pursuant to these standards, the character of the Historic District shall mean the exterior architectural features of the Liberty-Hill Historic District described in Section 6 of this ordinance.
- (b) Minor Exterior Alterations. A Certificate of Appropriateness shall be required for the following minor exterior changes if visible from a public street: awnings, copings, retaining walls, fences, balustrades and security gates.
- (c) New Construction. New construction on vacant sites shall conform with the general profile of the District, especially as to scale, sculptural qualities of facade and entrance detailing, fenestration patterns and materials as described in Section 6 of this ordinance.
- (d) Masonry, Brickwork and Stonework. A Certificate of Appropriateness shall be required for painting previously unpainted masonry, brick or stone exterior surfaces, for cleaning such surfaces with abrasives and/or treatment of such surfaces with water-proofing chemicals. Sandblasting and certain chemical treatment detrimental to masonry will not be approved.

(e) A Certificate of Appropriateness shall be required for use of
texturizing paint products.

SECTION 8. PAINT COLOR. Nothing in this legislation shall be construed as
authorization to regulate paint colors used within this District.

APPROVED AS TO FORM:
George Agnost
CITY ATTORNEY

RECOMMENDED:
CITY PLANNING COMMISSION

By *George Agnost*
Deputy City Attorney

By *Dean L. Macris*
Dean L. Macris
Director of Planning

JHM/jg/3564B

Board of Supervisors, San Francisco

Passed for Second Reading	§	Finally Passed
	§	
October 7, 1985	§	October 15, 1985
	§	
Ayes: Supervisors Britt Hongisto	§	Ayes: Supervisors Britt Hongisto
Kennedy Maher Nelder Renne Silver	§	Molinari Nelder Silver Walker
Walker Ward	§	
	§	
Absent: Supervisors Kopp Molinari	§	Absent: Supervisors Kennedy Kopp
	§	Maher Renne Ward

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

File No.
90-85-2

OCT 25 1985
Date Approved

John Taylor
Clerk

Harvey Milk
Mayor

SAN FRANCISCO
CITY PLANNING COMMISSION
RESOLUTION NO. 10266

WHEREAS, a proposal to designate the Liberty-Hill Historic District pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on January 2, 1985 and said 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 March 21, 1985 to consider the proposed designation and the report of the Landmarks Board; and

WHEREAS, the Commission believes that the proposed historic district has a special character and special historical, architectural and aesthetic interest and value; and

WHEREAS, the Commission believes that the proposed designation would be in furtherance of and in conformance with the purposes and standards of said Article 10;

THEREFORE BE IT RESOLVED, the proposal to designate the aforementioned Liberty-Hill Historic District pursuant to Article 10 of the City Planning Code is hereby APPROVED;

AND BE IT FURTHER RESOLVED, the precise location and boundaries; the special character and special architectural, historical and aesthetic interest and value; and the features to be preserved as delineated and described in the Landmarks Preservation Advisory Board Resolution No. 299 adopted on January 2, 1985 are hereby incorporated herein and made a part thereof as though fully set forth;

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.

Lee J. Woods, Jr.
Secretary

AYES: Commissioners Bierman, Karasick, Klein,
Nakashima, Rosenblatt and Wright

NOES: None

ABSENT: Salazar

DATED: March 21, 1985



LIBERTY HILL HISTORIC DISTRICT

LIBERTY-HILL HISTORIC DISTRICT

LOCATION AND BOUNDARIES

The Liberty-Hill Historic District consists of 293 buildings, predominantly of the Victorian period, on parts of ten blocks bounded roughly by Mission, Dolores, Twentieth and Twenty-second Streets. It consists of all of Assessor's block 3608, and parts of blocks 3607, 3609, 3617 and 3618. The southern boundary is the pueblo charter line of 1834, drawn by Ensign M. G. Vallejo, commandante of Yerba Buena, and authorized by Governor Jose Figueroa. This line marked the boundary between the pueblo and the county, and remained so until the Consolidation Act of 1856 which merged city and county into one governmental unit. The fire following the 1906 earthquake was stopped at Twentieth Street, resolving the District's northern boundary. The western boundary conforms to a natural topographical plateau, where changes occur in the scale of homes as well as the period of time when most were constructed. The eastern boundary includes the "working-man's cottages" that were part of the same period of development.



HILL STREET FROM VALENCIA, 1890'S - GREG GARR

ZONING

Most of the District is zoned residential with commercial zoning on Valencia Street. The residential areas west of Valencia are zoned RH3, while the area east of Valencia is RH2. The commercial zoning on Valencia Street itself is C2.



68 FAIR OAKS STREET



3243-45 21ST STREET

STATEMENT OF SIGNIFICANCE

The Liberty-Hill Historic District encompasses a significant representation of nineteenth century middle class housing and developmental practices. It is one of the earliest residential "suburbs" to be developed in San Francisco, with major development starting in the 1860s and continuing until after the turn of the century. Since the fire following the 1906 earthquake was stopped at the Twentieth Street boundary of the District, the District contains examples of all architectural styles prevalent during the developmental period.

The District's houses range in size from the small "working-man's cottages" on Lexington and San Carlos Streets, with their uniform facades and setbacks, to the individually built houses found, for example, on Liberty and Fair Oaks Streets, with varying architectural facades and setbacks. While there are only a few "grand" houses in the District, a number were designed by architects well known in the Bay Area, such as Albert Pissis, the Newsom brothers, Charles Shaner, William H. Toepke, Charles Havens, Charles J. Rousseau and others. (See appendix)



900-02 GUERRERO STREET



986 GUERRERO STREET

The "suburban" quality of the Liberty-Hill area is retained to this day. It is enhanced by extensive street tree plantings and the very low incidence of commercial establishments in the residential areas. The great majority of District businesses are on Valencia Street, an historic and unifying commercial corridor, as compared to the typical San Francisco practice of a grocery store or saloon on nearly every corner.

The District is significant in its representation of San Francisco development modes of the period. The San Francisco Homestead Union, the earliest such organization in the City, owned and subdivided one block in the District in the 1860s. The Real Estate Associates (TREA), the largest builder of speculative housing in San Francisco in the 1870s, developed Lexington and San Carlos Streets as well as a number of other sites in the District. Still other blocks were purchased by real estate developers and sold lot by lot.

The initial residents in the Liberty-Hill Historic District comprised a mix of professionals, laborers and small scale entrepreneurs. There have been a number of famous residents and visitors to the District, including James Rolph, Jr., John Daly, Susan B. Anthony and Lotta Crabtree. In addition, the District is associated with both the last alcalde (mayor) of San Francisco under the Spanish rule, Jose de Jesus Noe, and the first under American rule, Washington Bartlett. (See history)

Seventy percent (70%) of all the buildings in the District are Victorian, with forty-two (42%) being Italianate, twenty percent (20%) Stick and eight percent (8%) Queen Anne. Of the buildings in the District, approximately one third are architect designed. Overall, one hundred and sixty-three, or over half of all buildings, are classified as "contributing" to the Victorian character of the District, while seventy-four are "potentially contributing".



75-85 HILL STREET

GENERAL DESCRIPTION OF STYLES

Most Liberty-Hill buildings share unifying characteristics relating to scale, height, orientation, material and extent of detailing. Most of the buildings are moderate in size, with one to three units per building as a rule. Typical Liberty-Hill buildings are two stories high, often with an attic or basement. First floors are usually raised above the street level, allowing easy access to the basement or, as the case may be, the garage. (These raised basements may have saved many San Francisco Victorians from the wrecker's ball, as they convert so easily to garages.) Most houses are oriented with the gable to the street, a typical pattern on narrow city lots. On Italianate and San Francisco Stick styles, the gable is hidden by a false front. Detailing is usually restrained and limited to elaborate doors, windows and cornices. Wood is the dominant construction material and rustic cove siding is the most common facade material. Individual buildings exhibit detailing typical of their own architectural style.

Flat-front Italianates usually have hooded and bracketed doors and windows, typically with three windows across a front. Windows are sometimes curved on the top and brackets usually appear at the cornice. Some houses have quoins at the corners.



3243-45 21ST STREET



10 HILL STREET

Liberty-Hill's slanted Italianates are "classical" examples, probably because so many TREAs Italianates remain in the District. First floors have a side entrance and a bay window; second floors have a window above the door, as well as the bay. Doors and windows are hooded and bracketed, windows are often gently curved on top and columns often appear between the windows in the bay. Cornices are bracketed and quoins sometimes appear at the corners of the facade. Corinthian columns grace many doorways and entrances.

Stick buildings show the freedom from classic detail characteristic of Stick buildings elsewhere in the City. Typical details include brackets and dentils (sometimes replacing brackets) at the cornice and bull's eyes and diamonds on panels under the windows in the bay. The general feel of the massing is similar to that of slanted-bay Italianates; so much so, in fact, that the two styles harmonize very well, as can be seen on Hill Street.



00 BLOCK OF HILL STREET



3300 BLOCK OF 21ST STREET

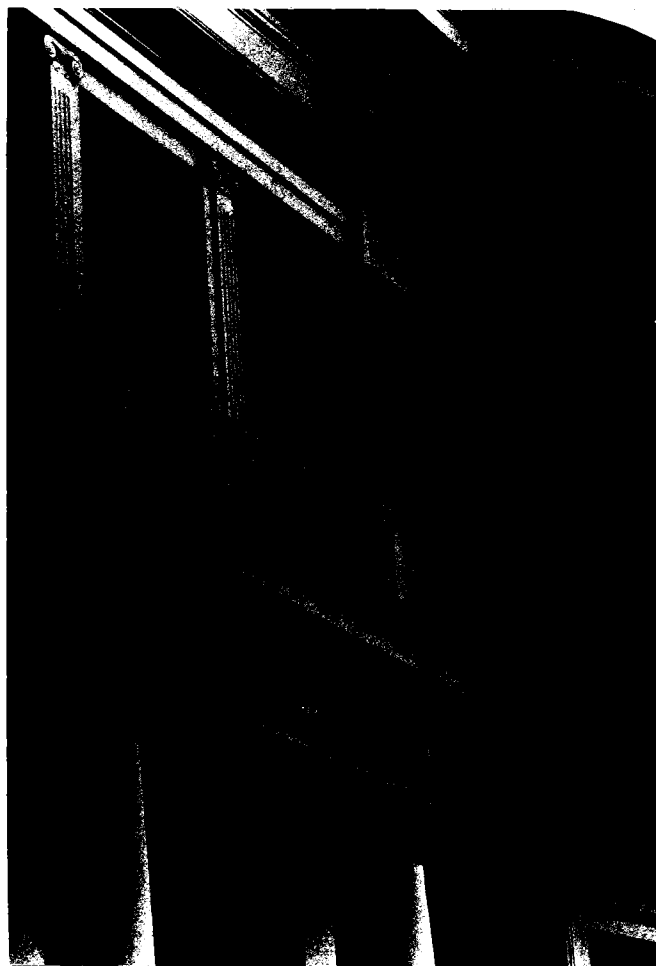
The District has a few representative of later stick styles, occasionally merging with Queen Anne. A significant massing change in later sticks is the exposed gable, often including as gable decoration the sticks that give the style its name. Vertical battens with drips appear on some gables, as do shingles.

The District's Queen Annes continue the progression toward freer use of massing and detail. As is typical of the District, both massing and detail are relatively restrained. Gables and gabled entrance porches often contain sunbursts or other details. Several Queen Annes feature turrets, most notably the three at the top of Fair Oaks Street.

Most post-Victorian buildings continue the scale and range of detailing characteristic of the District. There are representatives of the Classic Revival, Craftsman and Mission Revival styles, and a fair number of Edwardians.



900-02 GUERRERO STREET



850-52 GUERRERO STREET

HISTORY

The history of the Liberty-Hill Historic District is a history of nineteenth century middle class San Francisco. The history starts in the Mexican era, on December 23, 1845, when Pio Pico, Mexican Governor of California, gave a grant of 4,443 acres to Jose de Jesus Noe. The grant, known as San Miguel Rancho, included the western part of the Mission District and stretched over Sutro Forest to the other side of Twin Peaks. Noe had come to California from Mexico in 1834 with a colonizing party, and he was the last alcalde (mayor) of Yerba Buena (San Francisco) under Mexican rule.

Noe sold 600 acres of his rancho to John M. Horner in January 1854, for \$36,000. The deed was recorded on January 10, 1854; the Recorder's copy still exists:

Comencing at a Small Brook in the Road South of the Mission Dolores Church 400 yards more or less and running up said Brook until it intersects a line of fence being erected by John M. Horner....



68 FAIR OAKS STREET

Horner's Addition, as the developer called it, consisted of 180 blocks, bounded on the west by Castro Street and on the east by the road to the old San Jose Mission (roughly today's Valencia Street). The Liberty-Hill Historic District lies in the middle of Horner's Addition.

John Horner was one of the most colorful characters in a colorful era of the City's history. A native of New Jersey, he and his bride were part of the party of 238 Mormons who came to San Francisco in 1846 with Sam Brannan on the ship Brooklyn. Horner settled near the San Jose Mission in Alameda County and founded the town of Union City. He became the premier agriculturist of California, the first to demonstrate that farm produce could be raised in California in paying quantities. In one year the Horner firm realized \$270,000 profit on the sale of wheat, fruit and vegetables. At California's first agricultural fair in 1852, Horner was honored as the "First Farmer of California." He operated the sidewheel steamer Union between Union City and San Francisco, carrying his produce and passengers. In 1853 he built the first flour mill of any size in California. In 1854, when Horner bought his San Francisco acreage, he was listed in the San Francisco City Directory as being in real estate, with offices in San Francisco.

In the early 1850s the assets of John M. Horner and Co., were estimated at nearly a million dollars, but the financial panic of 1854 ruined the Horners. The crops of 1854 were not sold; no one had any money to buy them, not even potatoes at ten cents per bushel.



3300 BLOCK OF 21ST STREET

Horner is said to have lost everything--house, carriage, even "the watch from his pocket." However, he appears to have held onto his property.

Horner continued to sell his San Francisco acreage after his financial reversal -- sometimes to real estate agents, sometimes to individuals and, on occasion, by the sheriff.

That the Mission District was early perceived to be a desirable residential area is attested to by the fact that the City's first street railroad was built on Valencia Street. Valencia was already important as an early transportation route, for the old San Jose Mission Road roughly paralleled today's Valencia in the Mission District. This was a road connecting Mission Dolores and the Mission San Jose de Guadalupe, founded in 1797, and located in Alameda County.

One of the first paved roads in San Francisco was a toll plank road running out Mission Street to the Mission (1850). On July 4, 1860, service began on the City's first street railroad, running from downtown out Market, on Valencia, and ending at Seventeenth Street. This line, operated by the San Francisco Market Street Railroad Company, was unusual in that the cars were not drawn by horses, as was usual in those days, but by small locomotives known as steam dummies. The firm lasted only a few years; its successor firm discontinued the steam dummies in 1867 and substituted horse-drawn cars. But this early transit on Valencia made this street an inevitable -- and historical -- commercial corridor.



VALENCIA STREET CABLE CAR. BUILT 1882 - BANCROFT LIBRARY

One of the earliest large real estate transactions affecting the District was by the San Francisco Homestead Union, which bought a large tract in Horner's Addition, including the block bounded by Guerrero, Dolores, Twenty-first and Twenty-second Streets. The tract was surveyed on January 30, 1864, and a map was filed at the Recorder's Office on February 24, 1864, at the request of C. S. Capp, one of the officers of the Union.

Homestead associations were popular in San Francisco in the 1860s as a way for persons of modest means to pool their money and purchase large tracts of land to be subdivided into individual building lots. The San Francisco Homestead Union was the oldest of these associations, founded in 1861 when land values were low. The



988-90 GUERRERO STREET



986 GUERRERO STREET

originator of the homestead association concept in San Francisco was said to be Washington Bartlett, one of the founding directors of the San Francisco Homestead Union. Bartlett was a member of the crew of the Portsmouth, which raised the American flag in San Francisco in 1846. He was appointed the first alcalde (mayor) of San Francisco under American rule. Bartlett was also responsible for changing the name of the City from Yerba Buena to San Francisco. It is through Bartlett and Noe that the Liberty-Hill Historic District brings together the end of the Mexican era and the beginning of the American era in San Francisco.

Another early purchase was by Benjamin F. Moulton, a realtor, in 1863. He bought the land bounded by Valencia, Guerrero, Twentieth and Hill Streets, and built a house on his property. He sold the land to real estate developer Aaron Holmes in 1868, who in the next several decades sold the tract off lot by lot.

Holmes' map of the subdivision, filed with the Recorder's Office on June 8, 1871, shows one lot, at about today's 27-29 Liberty Street, with "improvements", on it, presumably Moulton's former house. (An 1894 Queen Anne house is on the site now.) Holmes' map also shows lots with no price tags, and presumably not for sale. One of these lots is today's 45 Liberty, the residence from 1868 on of Marshall Doane, hay press manufacturer. This house still stands.



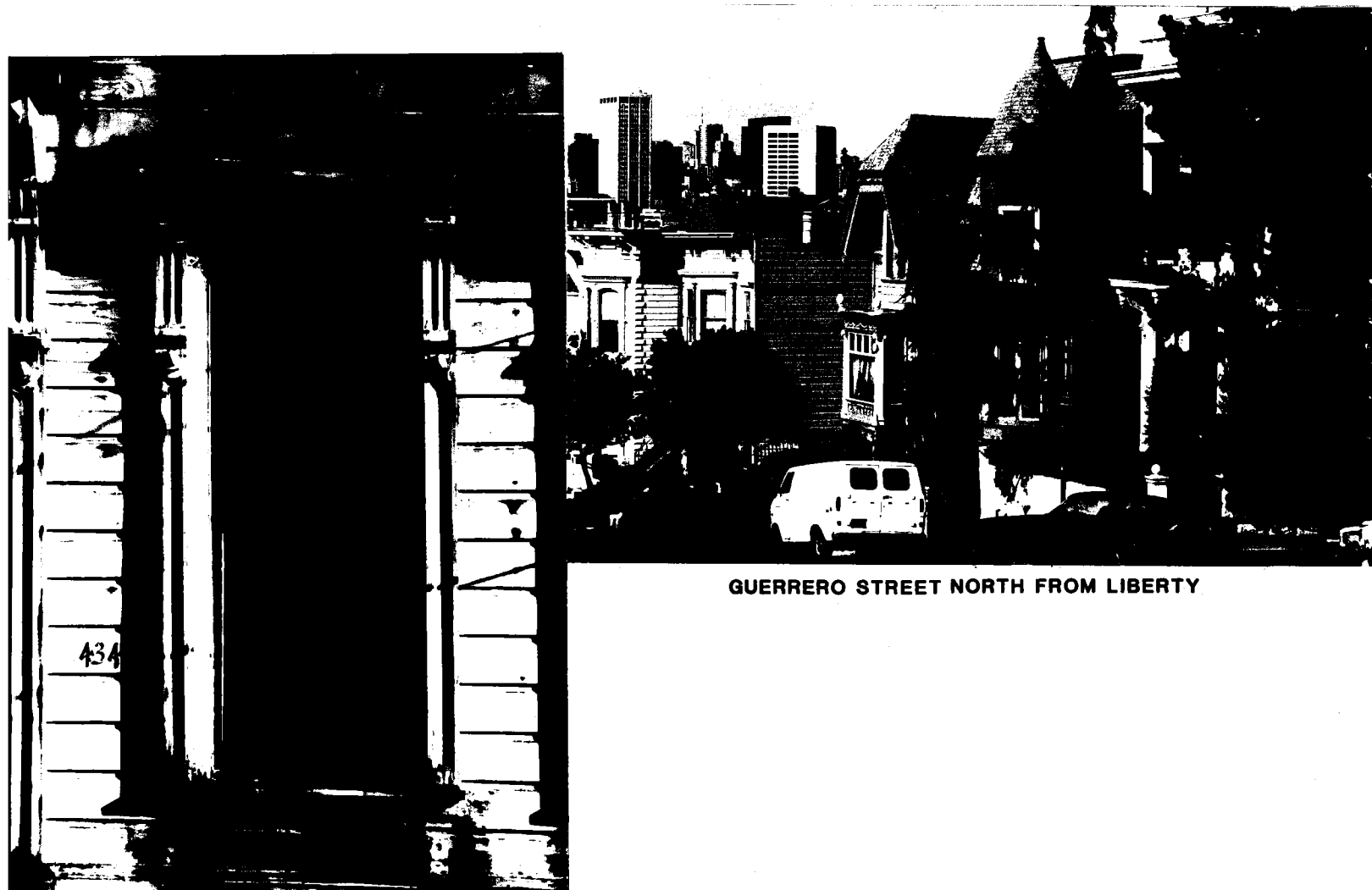
90-92 FAIR OAKS STREET

In February 1868, the Real Estate Circular noted that:

An active demand has been noticeable for lots lying within the boundary of 18th, 26th, Valencia and Castro Streets. This locality is occupied by rolling hills and table land, and heretofore has not been in favor with purchasers... But the perfect nature of its title, the fine view which is obtained from most of the land, and the good drainage which it will have, have lately operated favorably in elevating its prices.

Historian John Young wrote:

Before the close of the sixties....instead of the Mission being a single street with amply spaced houses, in the rear of which cattle grazed in meadows, it had become an indeterminate sort of place practically connected with the more densely inhabited part of the City. There was still plenty of meadow land, but houses were being erected on many streets which were rapidly taking on the shape of thoroughfares....



GUERRERO STREET NORTH FROM LIBERTY

3434 21ST STREET

The real estate activity in the Mission in the late 1860s did not last. The seventies saw a depressed market, due partly to the depression that followed the completion of the transcontinental railroad, and partly to the invention of the cable car in 1873, which opened up areas of the City that were formerly too hilly to develop. In December 1873 the Real Estate Circular noted that although five years prior there had been a rush of buyers "Missionward," by 1873 "the tide had since turned," and the WEstern Addition, with its new cable car lines and marine views, was the favored site.

1875 marked a change in the mode of development of Liberty-Hill. In that year the Real Estate Associates (TREA) bought the property bounded by Mission, Valencia, Twentieth and Twenty-first Streets. TREA was a land and housing development company owned by William Hollis. Unlike the homestead associations, which sold lots, TREA bought land, subdivided it, and built and sold houses on speculation. TREA claimed to be the largest spec builder of its time, building more than 1,000 houses during the 1870s. Of these, about 100 were built in the Liberty-Hill District, all in 1875-1877. According to Anne Bloomfield, over fifty of these buildings remain in the District, most of them on Lexington and San Carlos Streets. These two streets offer one of the best remaining experiences of a late nineteenth century spec-built environment in San Francisco.

As with cities today, development was tied to good transportation. The effect of the cable car on the Mission's development has been mentioned earlier. The Real Estate Circular continued to lament throughout the seventies that the Mission would never be properly developed until the slow and crowded horse-drawn street cars were replaced by cable cars. Work on the Valencia Street cable car finally began in 1882; the line ran along Market and Valencia to Twenty-eighth Street. By the next year the Circular was able to report that "The Mission shows a larger relative increase of sales, and value, than any other quarter of the City."

In 1872 the Circular had reported that "Between Folsom and Guerrero, Eighteenth and Twenty-third, (there are) now about 300 first and second class residences. Many of the former are not surpassed by any in the City." But in the time of the upsurge in real estate reported by the Circular in 1883, the residents of the Mission were:

people of small, or at least medium means. It is every year becoming plainer that the Mission generally is not to have fine residences. It reached its ultimate efforts in that direction in 1869 and 1870. Large residences are a mistake there.

This observation, despite its somewhat patronizing tone, is an accurate description of Liberty-Hill. There are no grand mansions of the type built on Nob Hill and along Van Ness Avenue in the latter decades of the last century. The Liberty-Hill houses are generally middle-class residences - some larger, for more prosperous owners, others more modest and still suitable, even today, for single-family residency. The significance of Liberty-Hill is, in the words of researcher Anne Bloomfield, that the area is a "capsule history of middle-class housing" from the 1860s on, with examples of every architectural style prevalent during those years.

By the 1880s most of the District was built up. Building activity since 1906 has been limited to replacing older buildings, with post-World War II intrusions limited to a few examples. Liberty-Hill retains the scale and residential character it had a century ago - a remarkable record of stability for a neighborhood located so close to a major urban center.



988-90 GUERRERO STREET

RESIDENTS OF NOTE

A number of people who were, or were to become, well known lived in the District. James Rolph, Jr., grew up at 3416 Twenty-first Street and went on to become Mayor "Sunny Jim" Rolph of San Francisco (1911-30) and Governor of California (1931-34).

John Daly, for whom Daly City is named, was the proprietor of a 250 acre dairy farm in San Mateo and distributed his products from 1010 Valencia Street. In 1895 he built a large house in the District at 900-02 Guerrero. Following the 1906 earthquake, Daly subdivided his San Mateo properties, selling to those displaced by the catastrophe; this community was incorporated in 1911 as Daly City.

Mathew J. Sullivan moved to 3434 Twenty-first Street when he was seventeen and maintained his residence there for the next thirty years; he also owned other properties in the District. Sullivan was Chief Justice of the State Supreme Court, special legal advisor to Governor James Rolph, State supervisor for the expenditure of \$5,000,000 for the 1915 Panama Pacific International Exposition, and author of a bill to turn over title to San Francisco of the lands where the Palace of Fine Arts is located. Sullivan was one of sixteen prominent citizens appointed to serve in place of those Supervisors involved in the Mayor Schmitz-Abe Ruef bribery scandals of 1906, and served as volunteer attorney for the prosecution after Francis Heney was shot during the trial.



986 GUERRERO STREET

H. H. Birkholm of 3755 Twentieth Street, was a sea captain who went on to become the Danish Consul in San Francisco; following the 1906 earthquake and fire, the Consulate was moved to his home on Twentieth Street and remained there until his death in 1912.

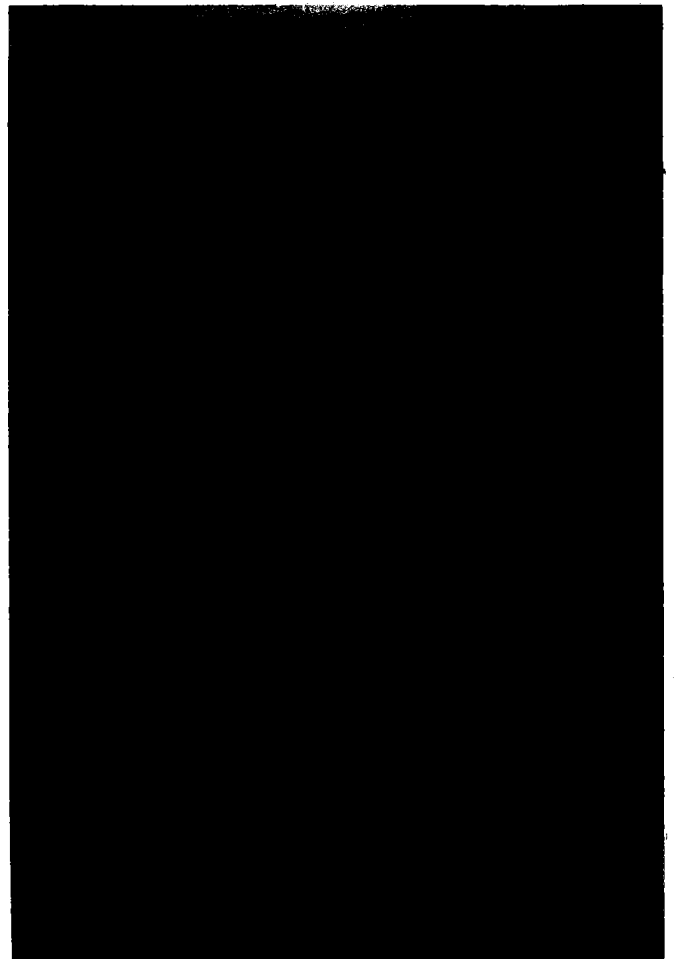
One of America's most famous actresses, Lotta Crabtree, owned and lived at what is now 90-92 Fair Oaks Street. She was the most highly paid American actress of her day until her retirement in 1891.

John McMullen, owner of the grand house at 827 Guerrero, built his San Francisco Bridge Co., into one of the major construction firms in the Pacific, and built dry-docks and bridges at Hunter's Point, Fort Mason, Pearl Harbor, Manilla and in the Pacific Northwest and Canada.

Famous Suffragette Susan B. Anthony attended an organization meeting at 159 Liberty Street on March 27, 1896, the home of Superior Court Judge and Mrs. Daniel J. Murphy.



3325 21ST STREET



3243-45 21ST STREET

CHARACTERIZATION OF THE AREA BY STREET

The historic and architectural values of LIberty-Hill lie in more than outstanding individual buildings. The District is valuable as a representation of a relatively intact nineteenth century middle-class San Francisco neighborhood. On most blocks, the total urban setting is greater than the sum of the parts. Thus, the most important unit of the District is the block rather than the individual buildings. Because blocks were developed in different ways, the feelings of individual blocks within the District vary widely. This variation in street feel within a common theme gives historic validity to the District. What follows is a block by block characterization of the District streets.

Fair Oaks. Fair Oaks is unusual for a street located so close to a major business center. First, the houses are set back from the street irregularly, so that some of the houses have front yards that would pass as such even in a suburb. Second, Fair Oaks was developed lot by lot, so the architectural style is unusually varied, from classic slanted-bay Italianates to the Queen Annes at the top of the street. Third, most of the houses are detached or semi-detached. The residents have taken advantage of the setbacks to plant greenery, so that Fair Oaks almost seems like a country lane in the city. All this is accomplished at an average density of two or more dwelling units per city lot.



14 FAIR OAKS STREET

68 FAIR OAKS STREET

Liberty Street. The two blocks of Liberty Street offer a street feel similar to that of Fair Oaks. Trees crowd both blocks, with the urbane houses poking their heads through the greenery. Some houses are detached, and there is a some variation in setback. Again, because lots were sold individually, the houses represent as diverse a range of architectural style as those on Fair Oaks, although the memory one comes away with is of the Italianates.

Twenty-First Street. Twenty-first Street between Valencia and Guerrero shares the street feeling of Fair Oaks and Liberty - once again there is a liberal use of street trees. The finest streetscape on this block is the row of San Francisco Sticks at 3341-3375, with their wrought iron railings and gas lamps at curbside.



21ST STREET



LEXINGTON STREET, EAST SIDE



Lexington and San Carlos Streets. Lexington and San Carlos Streets are narrower than others in the District and the houses are smaller. Lexington and San Carlos are two of the most intact nineteenth century speculation built streets in San Francisco, and each offers possibly the best experience of its type: Lexington for flat-front Italianates and San Carlos for slanted-bay Italianates.

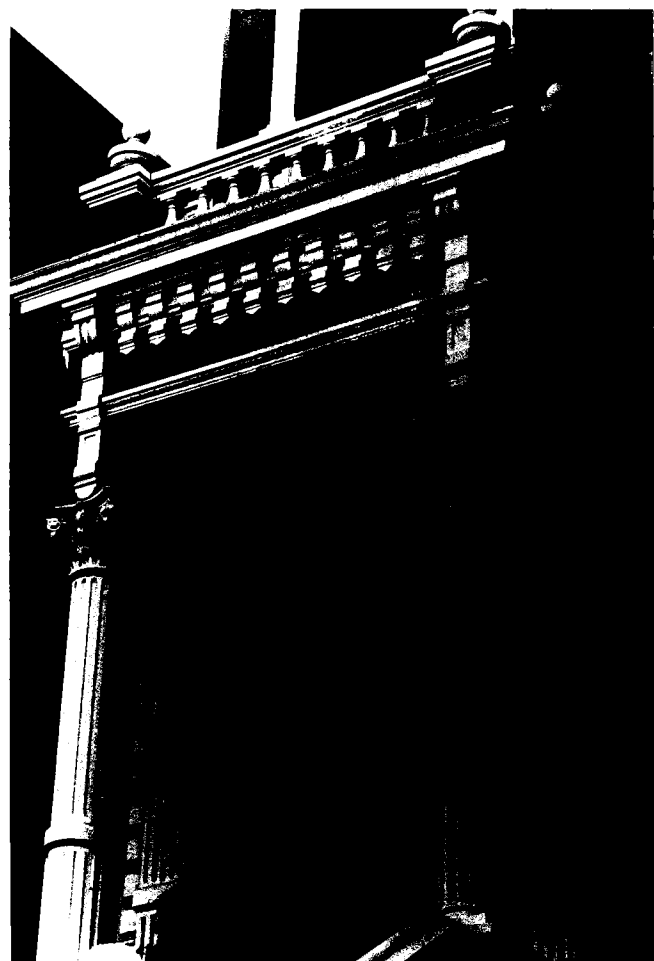


LEXINGTON STREET, WEST SIDE



20TH STREET

Twentieth Street. Twentieth Street, the northern border of the District, offers the kind of experience one would hope for in a border. Only the houses on the south side of the street are a part of the District. Because of the geography, the south side of Twentieth Street is higher in elevation than the north side. Thus, the Victorians of the south side of the street seem to look down on the "newer" houses of the north side and form an edge; the north side of the street having been destroyed by the 1906 fire.



3755 20TH STREET

Guerrero Street. By contrast, Guerrero Street forms the gateway to the District from the north. Although it is a major north-south street, Guerrero is free of commercial intrusions for its entire length through the District. The block between Twentieth and Liberty - the first block of Guerrero as you enter the District from downtown - is distinguished by several outstanding houses, notably the John McMullen house (827 Guerrero) and the house on the corner of Liberty and Guerrero (845 Guerrero), both City Landmarks. These houses alert even the most insensitive commuters that they have entered an area different from the one they were passing through.



827 GUERRERO STREET

Valencia Street. Valencia, the other major north-south street, is more commercially oriented than Guerrero, but it retains several Victorians, notably some TREA slanted-bay Italianates. Because of its unique mix of support services, Valencia seems somewhat off the beaten tract of late twentieth century commerce, in spite of its commercial nature.

Hill Street. Hill Street offers another feeling, that of an architectural set piece. Hill Street is much less dominated by street trees than are the blocks mentioned above, although the flowering cherry trees put on quite a show when they are in bloom in the spring. As a result, architecture takes the lead. The strongest vision on Hill Street is of the bays - continuous rows



VALENCIA STREET CIRCA 1917 - CALIFORNIA HISTORICAL SOCIETY

of them on both sides of the street. Square bays and slanted bays are represented in profusion in a perfect merging of Italianate and San Francisco Stick. Hill Street offers one of San Francisco's most complete visions of a city street of a century ago.



8 FAIR OAKS STREET

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Architects' Biographical Information

Bolles, Edward Y. (73-75 Liberty)

Had been a member of the San Francisco Chapter AIA (1901). May be the same Edward Bolles who designed Western Pacific Railroad Company building at 526 Mission in 1920.

Biographic Dictionary of American Architecture (deceased), H. F. Whitney, Elsie R. Withey, New Age Publishing, Los Angeles 1956

Bugbee, Arthur S. (923-27 Valencia)

Born in San Francisco March 28, 1879. Received his California Architect Certificate June 3, 1910.

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Devlin, Charles J. (3639-41 Twentieth Street) and Devlin, Leo J. (3433 Twenty-first)

Charles J. Devlin, (b. 1858, d. 1928) formerly in partnership with brother Leo J., (d. 1933). Native, life-long resident of San Francisco. Specialized in Roman Catholic Church work. One of the Devlin Brothers' noted works was an addition to St. Ignatius Church at Fulton & Potter, said at the time of its dedication in 1914 to be the largest steel frame structure west of Chicago. They also designed St. Patrick's seminary in San Mateo.

Biographic Dictionary of American Architects (deceased), H. F. Whitney, Elsie R. Withey, New Age Publishing, Los Angeles 1956.

Havens, Charles I. (3356-58 Twenty-first Street)

Admitted to the San Francisco Chapter of AIA in 1901. Died at Kenwood, Calif., April 28, 1916. Credited with the Flatiron Building in 1913 with Havens & Toepke and the Bartlett Doe Building (now Dubbs Building), 1909; and the Maskey Building, 1908.

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Newsom, Joseph Cather (3339-42 21st St.)

b. 1857 d. 1930. See Also Newsom, Samuel. Produced buildings throughout Calif. from the late 1870's through the early 1900's.

With his brother, Samuel, produced a 4 volume set of pattern books, Picturesque California Homes along with a number of other pattern books.

The brothers' partnership was stormy but highly productive. They designed buildings for "rich lumber barons, financiers and expanding commercial entrepreneurs" of California's land boom era. Their designs also appeared to home builders and middle income groups. Their most famous building is the Carson Mansion in Eureka.

The Newsoms believed late 19th century buildings should be "up-to-date." They were never originators of a style: J Cather wrote: "There is no disgrace to copy, but the brains have to be extended to know where to put what you have copied."

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Newsom, Samuel (327 Guerrero)

b. 1848 d. 1908. See Joseph Cather Newsom.

In an article written on the Santa Barbara Mission for the Overland Monthly in 1907, Samuel quotes from Proverbs 22:28 "Remove not the ancient landmark which thy fathers have set."

Immigrated from Canada in 1855

According to Architecture, San Francisco: the Guild: 827 Guerrero was built in 1881 and remodelled in 1890 by S. Newsom. The "moon-gate" entrance is described as "a hallmark of Newsom design".

As a committee member of the California Midwestern Fair held in San Francisco in 1894, he designed the Agricultural and Horticultural Hall, described in California's Architectural Frontier: "whether Moorish, Indian or Franciscan - demonstrated on an immense scale how easily the mission style could become ridiculous."

California's Architectural Frontier, Harold Kirker, Peregrine Smith Publishing, 1973.

Architecture, San Francisco: The Guide, S. Woodbridge and John Woodbridge, American Institute of Architects, 101 Productions, San Francisco, 1982.

O'Brien Brothers & Wilbur D. Peugh (3450 21st St.)

In 1930 O'Brien Brothers & W. D. Peugh designed 130 Montgomery Street, a narrow office building with "modern" styling.

O'Brien with Werner is credited with the 1911 Regency Theater at 1320 Van Ness, a former Scottish Rite Temple

Architecture, San Francisco: The Guide, Sally B. Woodbridge and John Woodbridge, American Institute of Architects, 101 Productions, San Francisco 1982.

Paff & Baur (901-05 Guerrero)

Charles Paff and John Albert Baur together designed the Olympic Club built in 1912 as winners of a 1909 competition. Charles designed the 1912 Orient Building at 332 Pine.

Splendid Survivors, The Foundation of San Francisco's Architectural Heritage, California Living Books, San Francisco, 1979.

Pissis, Albert (3367-69, 3371, 3375 21st St.)

b. 1852 d. 1914. Born in Guaymas, Mexico. Came to California as a boy in 1858, graduated from the local schools; studied in Paris and Rome; entered Ecole des Beaux-Arts, Paris 1872 as a pupil of Guadet; returned to San Francisco to become a leader in the Western Neoclassic Revival of the Pacific frontier. He is the only known Mexican to practice architecture in California after the province became American.

Responsible in 1908 for retaining the 1896 Joseph Moore facade of the Emporium and designing the present building behind the facade. Among many others, he designed the James Flood Building; The White House; with Wm. Moore, the Hibernia Bank at Market and Jones; the Mechanics Institute, Baker & Hamilton Warehouse at 700-68 7th St., The California Casket Co. (1909) at 965 Mission. Was one of the 5 architects who served on the advisory committee of architectural procedure for the 1915 Exposition.

Architecture, San Francisco: The Guide, Op. Cit.

California's Architectural Frontier, Op. Cit.

Splendid Survivors, Op. Cit.

Toepke, William H. (3343-45 21st St.)

Apprentice of William Mooser (leading American-Swiss architect of the 19th century who co-founded the San Francisco Architecture Society in 1861). In 1891 Toepke was listed in the City Directory as a draughtsman with C.I. Havens with whom he was later to become partners. Admitted to the San Francisco Chapter of AIA in 1901.

"Identified with the profession of architecture for the last eighteen years both in San Francisco and San Mateo Counties. Drew out the plans for the surviving Union High School and other civic buildings and numerous residences in Burlingame, San Mateo and Redwood City. Also an apartment building for the Cuneo Estate and the Doe Estate", History of San Mateo County.

Biographic Dictionary of American Architecture, Op. Cit.

San Francisco City Directory, 1891.

History of San Mateo County, Phillip W. Alexander, Charles F. Hamm, Burlingame, California, 1916.

Rousseau, Charles J. (850-52 Guerrero)

The Rousseau family designed many commercial and residential buildings between 1900 and 1924. Charles J. was in partnership with his father, Charles M., as Rousseau & Son for about four years until 1902 when he left his father's firm to work on his own.

Rousseau, Arthur Francis (probably 899 Guerrero)

Was in partnership at the time of the above building construction (1919) with his brother, Oliver, as Rousseau & Rousseau. Designed and constructed hundreds of commercial and residential buildings in San Francisco.

Shaner, Charles (3755 20th Street)

One of Alameda's leading architects in the 1880's and 1890's - a boom time for Alameda. He was associated with a builder named Brehaut. In contrast to a house built in 1891 and designed by Shaner at 1117 Morton Street (Alameda), described as being "notable for its . . . sparing use of ornament", 3755 20th Street is quite a departure. However, Shaner's own residence in

Alameda is described as having "very elaborate ornamental plasterwork."

Victoria's Legacy, J.L. Waldhorn, S.B. Woodbridge, 1978, 101 Productions, San Francisco, 1982.

Welsh, Michael J. (907-11 Guerrero & 3763 20th Street)

Other buildings attributed to Welsh include two others in our neighborhood, one on Castro and two in "Pacific Heights West".

Victoria's Legacy, Op. Cit.

313 Eureka Street
San Francisco, CA 94114

July 12, 2010

Charles Edwin Chase, AIA, President
Courtney Damkroger, Vice President
Alan Martinez, Commissioner
Andrew Wolfram, AIA, LEED® AP, Commissioner
James M. Buckley, Ph.D., Commissioner
Karl Hasz, Commissioner
Diane Matsuda, Commissioner

San Francisco Historic Preservation Commission
C/o San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

**Re: Certificate of Appropriateness Application for 988/990 Guerrero Street
Case No. 2010.0318A**

Dear Mr. Chase and Fellow Commissioners:

I am submitting the attached "Sponsor's Brief" in support of the C of A application for 988/990 Guerrero Street. The Brief contains a narrative, drawings and photos in support of a **request to approve the Sponsor' Modified Proposal** for various exterior alterations to a property located in the Liberty Hill Historic District. The proposed alterations have received the support of the Department except for 2 of 4 proposed dormers to be inserted in the existing hipped roof.

The sponsor is proposing to replace the northeast dormer with a skylight.

The brief includes photos demonstrating that the southeast dormer is only visible to the public from a very narrow vantage point along Guerrero Street. The southeast dormer has a minimal impact on the building exterior and its form and detailing are consistent with the Secretary of Interior's Standards for renovating historic buildings. Therefore **the sponsor is requesting the approval of the southeast dormer.**

Your support for the Sponsor's Modified Proposal would be gratefully appreciated.

Sincerely,



George F. Hauser, AIA

Cc. Sophie Hayward
Jutta Reichert

SPONSOR'S BRIEF

Application for Certificate of Appropriateness

988/990 Guerrero Street

Case No. 2010.0318A

Prepared July 12, 2010 pursuant to Historic Preservation Commission Hearing of July 21, 2010

CONTENTS

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2. PHOTOS OF EXISTING BUILDING AND CONTEXT	Page 4-5
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NARRATIVE

BACKGROUND

988/990 Guerrero is a 2-unit building on the boundary of the Liberty Hill Historic District. The sponsor seeks to convert an existing basement into an additional unit and to expand the upper unit into an existing attic. These improvements would include various systemic, structural and life safety improvements that would extend the life of the building and significantly improve resistance to fire and earthquakes. The proposed modifications include windows and dormers to provide light and ventilation to the nearly windowless and unventilated basement and attic. The proposed exterior alterations are carefully located so as to be consistent with the existing form and fenestration patterns and to avoid interference with existing decorative elements.

SPONSOR'S INITIAL PROPOSAL

Basement Level

The proposed basement level unit would consist of 4 bedrooms and a combined living, dining and kitchen area. A vestibule would be added at the east end of the existing side court to create an interior court with useable open space for the new unit. New windows and doors at the unit perimeter would provide access, light and ventilation and would be located in areas of the façade consisting of board siding. No existing decorative elements would be impacted. The location, proportions and detailing of new fenestration would be consistent with the existing building. A car stacker is proposed at one of two existing exterior parking spaces to provide the code required parking for the new unit.

Attic Level

The attic level would consist of a living room, bathroom and an art studio/library. A portion of the existing roof would be removed to create a deck to provide adjacent useable open space for the upper unit. Light and ventilation would be provided by four shed dormers inserted into the existing hipped roof and a skylight at the proposed bathroom.

PLANNING DEPARTMENT'S PROPOSAL

The staff planner has indicated that the Department supports the proposed modifications but has concerns about the four proposed dormers. The Department is requesting that the southwest dormer be lower than the existing roof ridge, that the inward sloping roof of the northwest dormer be made flat and that the southeast and northeast dormers be eliminated. The Department is concerned that the southeast and northwest dormers would impact the historic character of the building as viewed from the opposite side of Guerrero Street.

SPONSOR'S PROPOSED RESPONSE TO DEPARTMENT'S CONCERNS

Southwest and Northwest Dormers

The Sponsor is sensitive to the Department's concerns and **the sponsor agrees to modify the southwest and northwest dormers as requested by the Department and as depicted in the Sponsor's Modified Proposal.**

Northeast Dormer

The Sponsor also agrees to eliminate the northeast dormer in deference to the Department's concerns, since this dormer would be visible along the sidewalk on the opposite side of Guerrero Street northeast of the property. In order to provide light and ventilation into this portion of the attic **the Sponsor is requesting a skylight in place of the northeast dormer as depicted in the Sponsor's Modified Proposal.** This skylight would conform to the existing roof slope and would be located back from the existing exterior building wall and would be only minimally visible from Guerrero Street.

Southeast Dormer

The proposed southeast dormer would not be visible from the prominent vantage point at the intersection of Guerrero and 22nd Streets because the dormer would be located behind an existing 3 story building on the northwest corner of the intersection (see Existing Photos). The southeast dormer would also not be visible from most of the Guerrero sidewalk because the southeast dormer would be behind the existing hipped roof and the existing turret on 988/990. The southeast dormer would only be visible from a narrow angle defined by the existing turret and the northeast corner of the adjoining building. This limited visibility and the simple unarticulated volume of the dormer would not detract from the stately presence of the historic façade. **The Sponsor is requesting the approval of the southeast dormer as depicted in the Sponsor's Modified Proposal.**

PHOTOS OF EXISTING BUILDING AND CONTEXT



988/990 Guerrero-View from Intersection of Guerrero and 22nd Streets

Note: Proposed dormers and skylights in Sponsor's Modified Proposal would not be visible from this location.



988/990 Guerrero-View from Opposite Sidewalk of Guerrero Street

Note: Proposed dormers and skylights in Sponsor's Modified Proposal would not be visible from this location.

PHOTOS OF EXISTING BUILDING AND CONTEXT



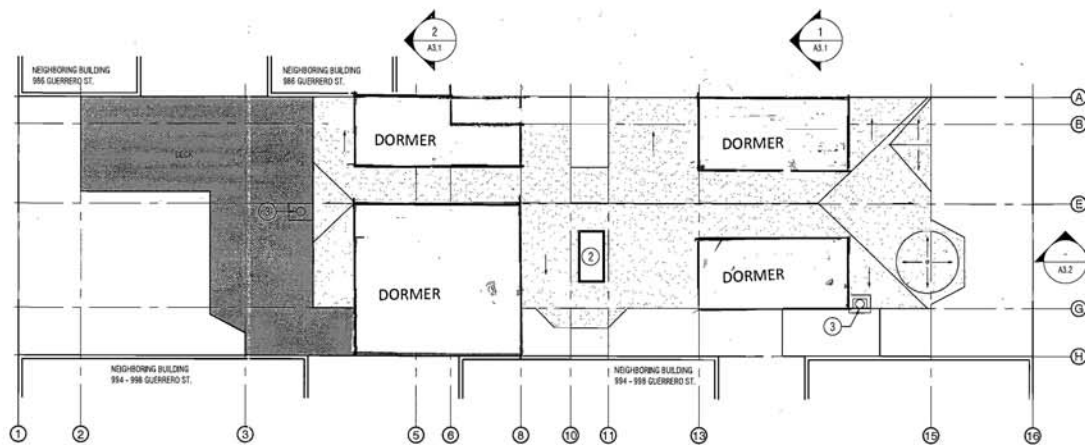
988/990 Guerrero-View from Opposite Sidewalk of Guerrero Street

Note: Proposed dormers and skylights in Sponsor's Modified Proposal would not be visible from this location.

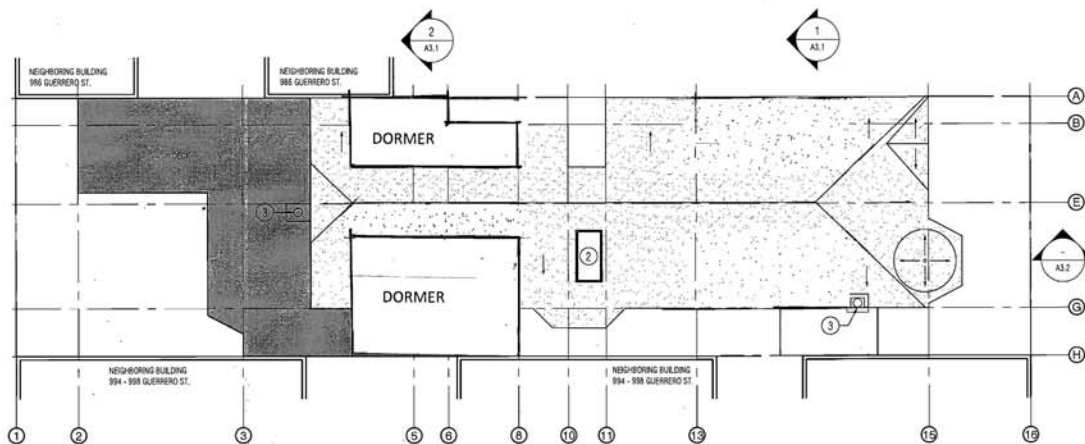


988/990 Guerrero-View from Near Sidewalk of Guerrero Street

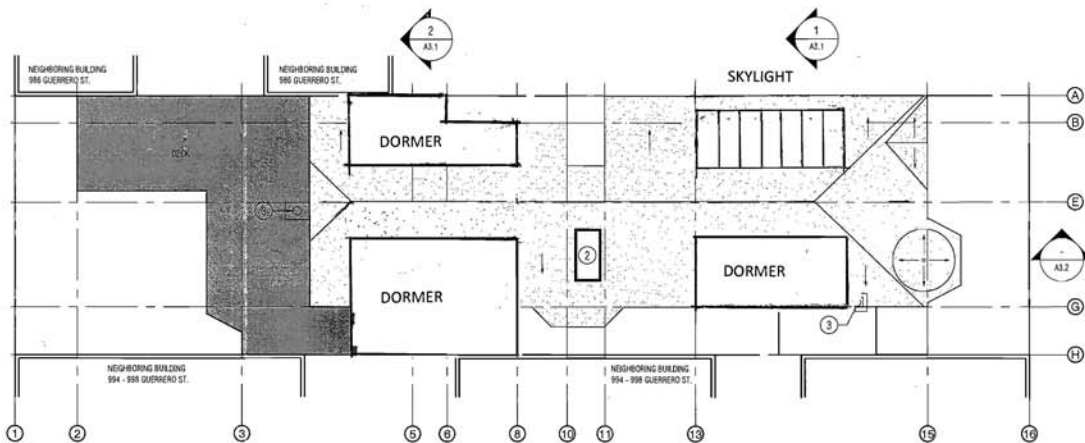
Note: Proposed dormers and skylights in Sponsor's Modified Proposal would not be visible from this location



SPONSOR'S ORIGINAL PROPOSAL

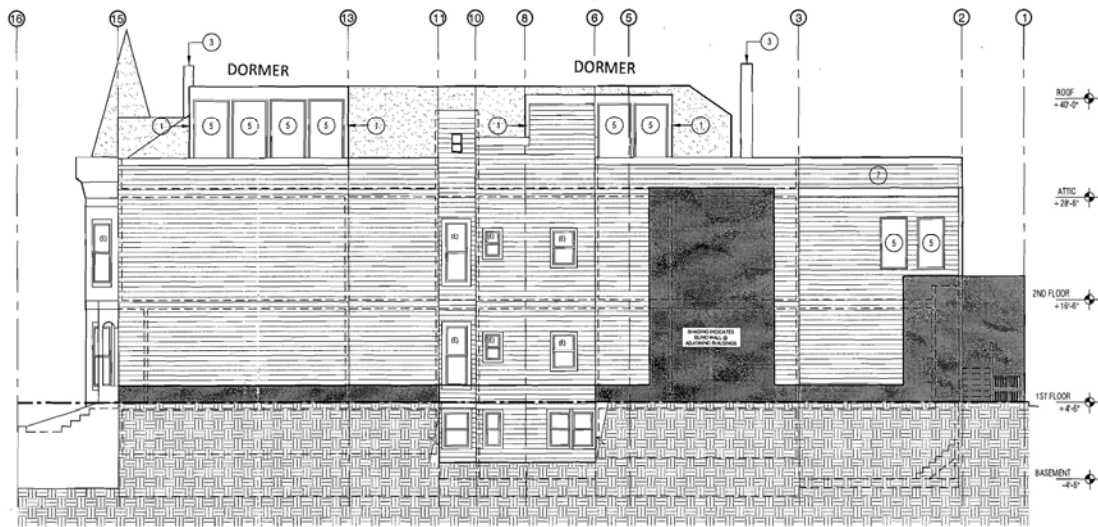


DEPARTMENT'S PROPOSAL



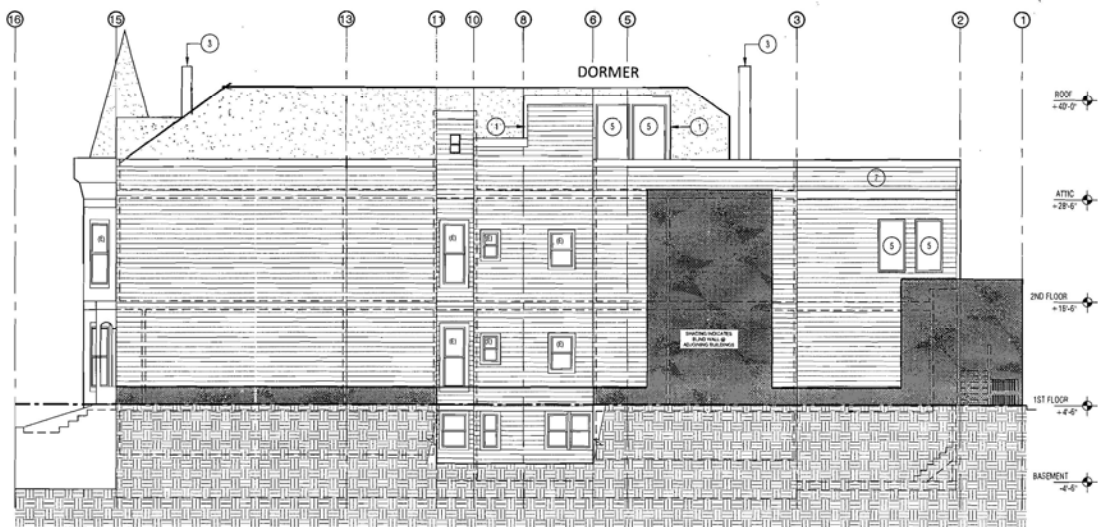
SPONSOR'S MODIFIED PROPOSAL

988/990 Guerrero – Comparative Approaches-ROOF PLAN



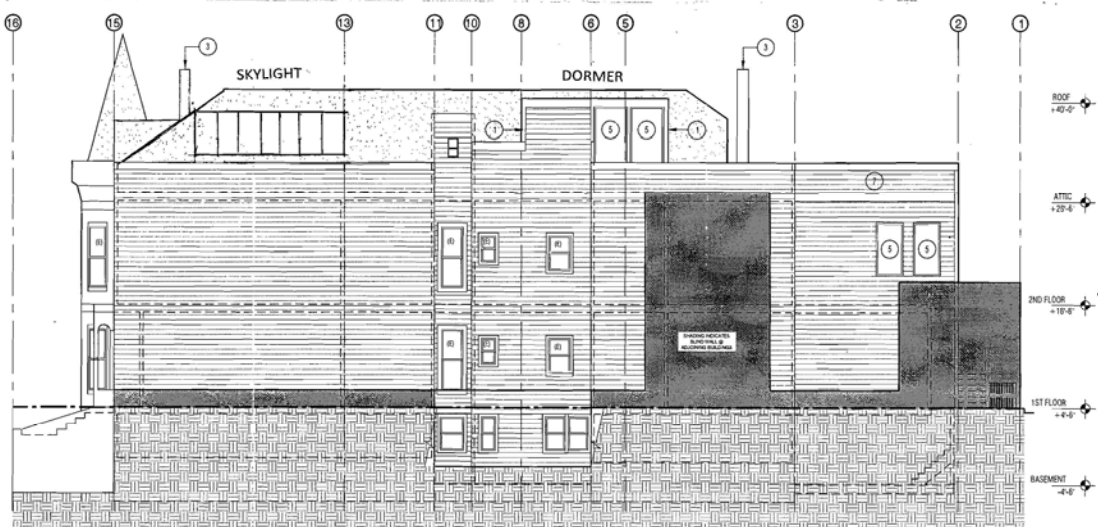
SPONSOR'S ORIGINAL PROPOSAL

SHEET KEYNOTES
 1. CHECK WALL
 2. SKYLIGHT
 3. METAL FLUE
 4. GABLE
 5. WINDOW/DOOR
 6. PARAPET
 7. GUARDRAIL



DEPARTMENT'S PROPOSAL

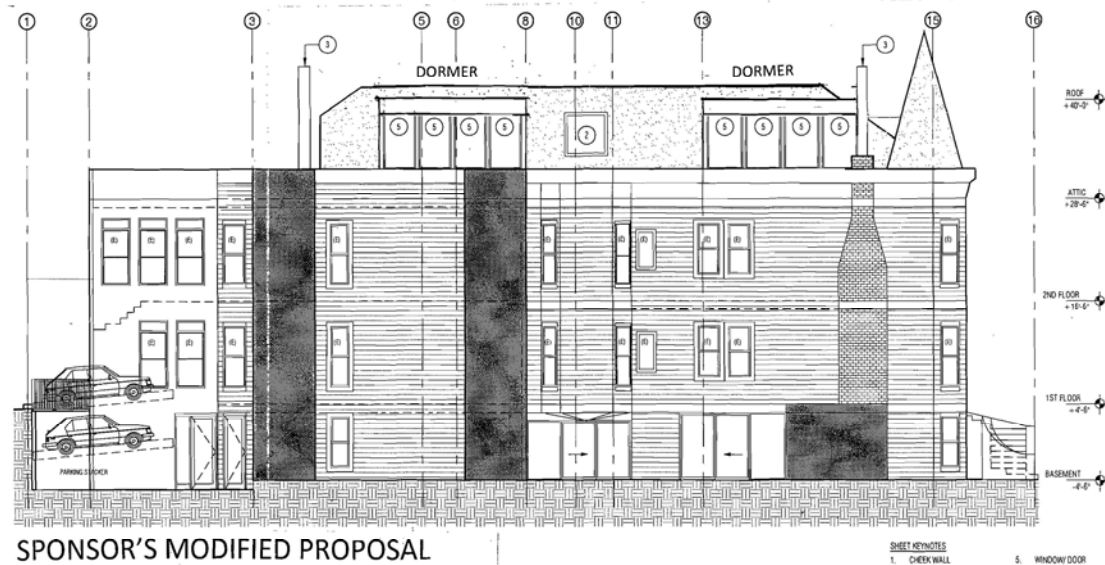
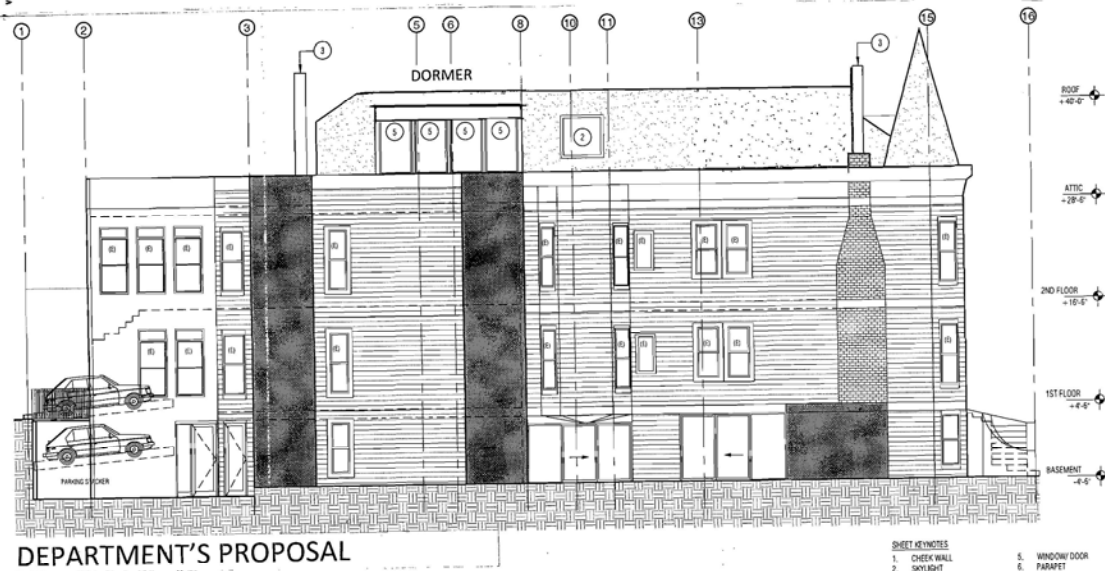
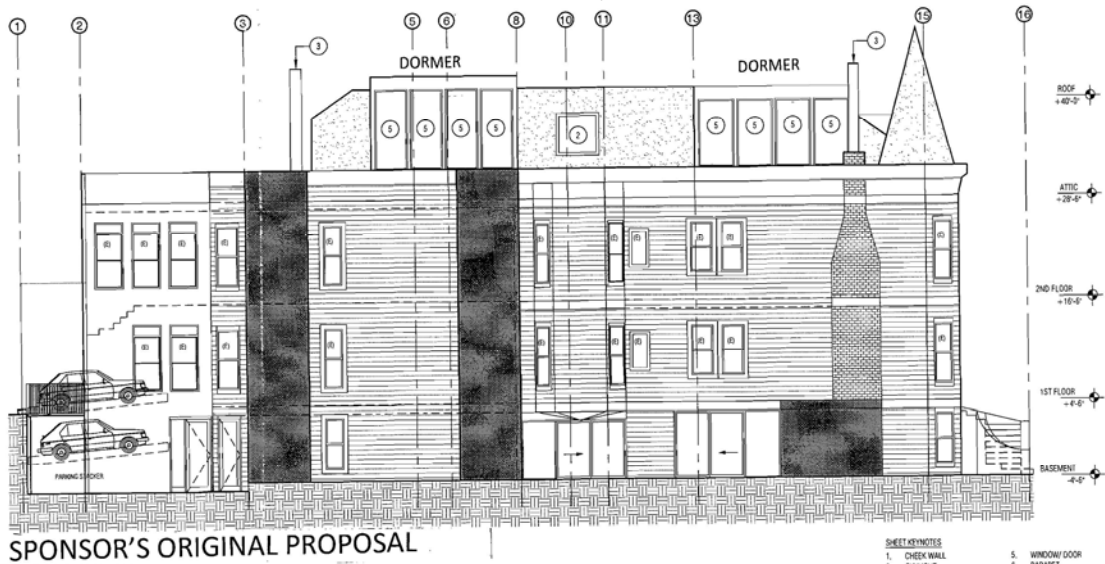
SHEET KEYNOTES
 1. CHECK WALL
 2. SKYLIGHT
 3. METAL FLUE
 4. GABLE
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 7. GUARDRAIL



SPONSOR'S MODIFIED PROPOSAL

SHEET KEYNOTES
 1. CHECK WALL
 2. SKYLIGHT
 3. METAL FLUE
 4. GABLE
 5. WINDOW/DOOR
 6. PARAPET
 7. GUARDRAIL

988/990 Guerrero - Comparative Approaches -NORTH ELEVATION



988/990 Guerrero – Comparative Approaches -SOUTH ELEVATION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

A. OWNER/PROJECT SPONSOR INFORMATION

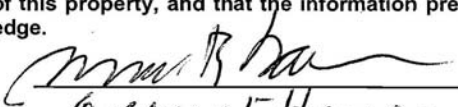
Property Owner's Name: George F. Hauser
Address: 313 Eureka St. SE 94114 Telephone: (415) 519-5398
Applicant's Name: George F. Hauser
Address: 313 Eureka St. SE 94115 Telephone: (415) 519-5398
Primary Contact for Project Information: George Hauser
Address: Same Telephone: (415) 519-5398
Fax Number: 415-701-0554 File Date: _____
Email: ghauser@SMHconstruct.com

B. PROJECT INFORMATION

Address of Project: 995/990 Guerrero St
Cross Streets: 22nd
Complete if applicable:
Building Permit Application (BPA) No.: 2010 020 35 833
BPA File Date: Feb. 23, 2010

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: 
George F. Hauser
(Print Name of Applicant in Full)
Date: Feb. 23, 2010

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

Determination: _____

8

E. ZONING CLASSIFICATION / HISTORIC RATINGS

Assessor's Block/Lot: 3618 071 & 072
Zoning District: RH-3 Height/Bulk: 40-X
Landmark No. and Name: NA Historic District: Liberty Hill
Article 11 Category: _____ Conservation District: NA
1976 AS Survey Rating: _____ Here Today Page: _____
Heritage Rating: _____ Other Surveys: _____

F. PROJECT DESCRIPTION

☒ Alteration ☐ Addition ☐ New Construction ☐ Demolition

Other: _____

Present/Previous Use: Residential Proposed Use: Residential

Describe proposed scope of work:

see attached

Describe existing features and materials to be removed:

see attached

Note: Attach continuation sheets, if necessary.

4

F. PROJECT DESCRIPTION**Describe proposed scope of work:**

1. Add dwelling unit at existing basement and parking stacker at rear yard.
2. Remove portion of existing hipped roof at rear of building to accommodate a new roof terrace.
3. Add four dormers and two skylights at existing hipped roof.

Describe existing features and materials to be removed:

The following features and materials shall be removed:

1. A wood parking deck located in the rear yard.
2. Portions of existing walls covered in lap siding at existing basement to allow for new windows and doors.
3. Portions of existing north property line wall covered in lap siding at existing 2nd floor to allow for new lot-line windows.
4. Portions of existing hipped roof over existing second floor to accommodate a roof terrace, four dormers and two skylights.

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 proposed work will preserve and enhance the exterior architectural features of 988/990 Guerrero as follows:

1. Portions of the building foundation will be replaced and strengthened to increase the seismic performance of the building, thereby assuring that it can better withstand a seismic event and reduce or eliminate damages resulting there from.
2. Shear walls and moment frames will be introduced within the area of the work to increase the seismic performance of the building.
3. A fire sprinkler system will be installed in portions of the building, resulting in increased protection against damage from fire.
4. Various portions of the plumbing, electrical and mechanical systems will be replaced and enhanced, assuring the continued operation and maintenance of the building, including its exterior.
5. The existing, uninhabitable attic space will be made habitable, extending the existing second floor dwelling unit.
6. A rear roof terrace will be created to provide useable outdoor space for the second floor dwelling unit.
7. Repairs will be made to the roof, protecting against damage to the existing building from rot.

8. The proposed renovations will have no impact on the characteristic historical features of the building. No decorative trim or detailing will be removed from any portion of the facade. The exterior changes will be limited to:
 - a. Adding a parking stacker and by removing an existing wood parking deck.
 - b. Installing windows and doors at the basement level, beneath the existing first floor ribbon band and involving the removal of small portions of lap siding but no decorative trim or elements.
 - c. Installing new dormers and a roof terrace by removing portions of the existing hipped roof. These elements will not be visible from Guerrero Street or 22nd Street except the vertical faces of the dormers will be visible from 2 limited vantage points along Guerrero Street.
9. No alterations will be made to the existing entrance stairs and porch, which figure prominently on the Guerrero façade.
10. Windows installed at the basement level in the slanted bay on the Guerrero façade will be detailed to match the trim of the first floor windows directly above, thereby enhancing the architectural details of the existing building.

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 L 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.)

The project is in the Liberty Hill Historic District. The proposed work is compatible as follows with the character of the district as described in Appendix F of Article 10 of the Planning Code:

1. The proposed work preserves the existing building's residential use and form (row house flats) as an example of nineteenth century middle class housing and developmental practices characteristic of the Liberty Hill Historic District. The architectural style of the building will be preserved and enhanced, thereby assuring a rich set of examples of all architectural styles prevalent during the development period of the District.

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

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 property use will not change. The historic use is residential and the property will continue to be used as a residential occupancy.

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

Aside from removal of small portions of the exterior walls to allow the installation of doors and windows, no exterior materials below the roof cornice line will be altered. Portions of the hipped roof at the rear of the building will be removed to create a 3rd floor roof deck. The portion of the rear roof to be removed will not be visible from Guerrero Street and only a small portion of the removed roof will be visible from 22nd Street at its intersection with Ames Alley. Portions of the hipped roof will also be removed to accommodate 4 new dormers, which will be visible only from limited viewing angles on Guerrero Street and from a few isolated locations on Ames Alley. The dormers will provide light and ventilation for a habitable third floor. The dormers will consist of roofs with low slopes, aluminum windows (required to meet fire ratings), minimal trim and mineral fiber panel siding so as to distinguish them from the historical fabric of the building

Removal of distinctive materials or alterations of features, spaces and spatial relationships that characterize the property are not proposed.

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:**

No conjectural features or elements from other historic properties are proposed. The dormers will consist of roofs with low slopes, aluminum windows, minimal trim and mineral fiber panel siding so as to distinguish the dormers from the historical fabric of the building

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

There are no changes to the original property that have acquired historic significance in their own right.

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

Aside from removal of small portions of the exterior walls to allow the installation of doors and windows, and the removal of portions of the hipped roof, no exterior materials, features, finishes will be altered. All distinctive materials, features, finishes and construction techniques and examples of fine craftsmanship will be preserved.

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:**

There are no deteriorated historic features and no replacement or repair of historic features is contemplated.

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:**

Historic materials will not be altered or subject to chemical or physical treatment.

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

It is unlikely that archeological features will be encountered, but in such event they will be protected and preserved in place or, if such resources must be disturbed, mitigation measures will be undertaken.

9. **New additions, exterior alteration 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.**

The only additions contemplated are the entry vestibule in the south side court and the dormers in the existing hipped roof. Neither the vestibule nor the dormers will destroy historic materials, features or spatial relationships that characterize the property. The vestibule will be readily distinguishable from the historic building fabric. Dormers present a traditional spatial strategy for providing light and air within the context of a gabled roof. The historic form of the gable roof will be thereby preserved. The vestibule and dormers will be differentiated from the old through minimal detailing and simple forms. The materials used on the vestibule and dormers will be residential in character and will be compatible and complimentary to the existing historic wood siding, windows and doors and to the asphalt shingle roof. The size, scale and proportion and massing of the vestibule and dormers will be residential in character, are based on numerous examples in the district and will be compatible with and protect the integrity of the property and its environs.

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 vestibule and dormer additions will require minimal alteration of the existing building and, if removed in the future, would not alter the essential form and integrity of the historic property or its environment. Siding and roofing of the type removed to accommodate these features is readily available and simple and easily implemented technology exists to restore the removed siding and roofing.

APPLICATION DRAWINGS

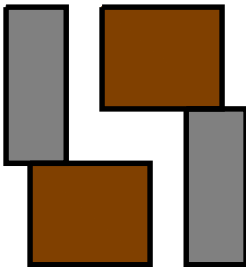
See attached 11 x 17 Drawings

A0.1	Cover Sheet
A0.2	Parcel Block Map
A0.3	Site Plan
A0.4	Existing Photos
A1.1	Basement Floor Plan - Existing
A1.2	1st Floor Plan - Existing
A1.3	2 nd Floor Plan - Proposed
A1.5	Roof – Existing
A2.1	Basement Floor Plan - Proposed
A2.3	2 nd Floor Plan-Proposed
A2.4	3 rd Floor Plan - Proposed
A2.5	Roof Plan - Proposed
A3.1	Transverse Sections - Proposed
A3.2	Longitudinal Section
A4.2-E	South Elevation - Existing
A4.2P	South Elevation - Proposed
A4.3-E	North Elevation - Existing
A4.3-P	North Elevation - Proposed

988 - 990 GUERRERO STREET

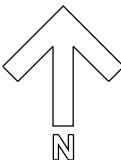
UNIT ADDITION

CODES	SYMBOL LIST		SYMBOL LIST	SHEET INDEX																				
<div>APPLICABLE CODES</div> <div><ul style="list-style-type: none">2007 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO ADMENDMENTSNATIONAL FIRE PROTECTION CODESFEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970UNIFORM PLUMBING CODE OF THE WESTERN PLUMBING OFFICIALS ASSOCIATIONAMERICAN STANDARD SAFETY CODE FOR MECHANICAL REFRIGERATIONTHE NATIONAL ELECTRIC CODE AND AS AMENDED LOCALLY.</div>	<div>DETAIL REFERENCE</div> <div><div><div><div></div><div>1</div><div>A2</div></div><div>DETAIL NUMBER</div><div>SHEET NUMBER</div></div><div>SECTION/ ELEVATION REFERENCE</div><div><div><div><div></div><div>1</div><div>A3</div></div><div>SECTION/ ELEVATION NUMBER</div><div>SHEET NUMBER</div><div>EXTENT OF SECTION</div></div><div>INTERIOR ELEVATION REFERENCE</div><div><div><div><div>1</div><div>4</div><div>A4</div><div>2</div><div>3</div></div><div>INTERIOR ELEVATION NUMBER</div><div>SHEET NUMBER</div></div><div>ROOM TAG</div><div><div><div>BEDROOM</div><div>101</div><div>8'-0"</div></div><div>ROOM DESIGNATION</div><div>ROOM NUMBER</div><div>CEILING HEIGHT</div></div><div>DOOR TAG</div><div><div><div>001</div><div>DOOR NUMBER</div><div>SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION</div></div><div>DOOR TAG</div><div><div><div>001</div><div>WINDOW NUMBER</div><div>SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION</div></div><div>WALL TAG</div><div><div><div>I-1</div><div>WALL TYPE</div><div>SEE PARTITION SCHEDULE FOR ADDITIONAL INFORMATION</div></div></div></div></div></div></div></div>		<div>WALL LEGEND</div> <div><div><div></div><div>EXISTING WALL TO REMAIN</div></div><div><div></div><div>EXISTING WALL TO BE DEMOLISHED</div></div><div><div></div><div>NEW WALL</div></div><div><div></div><div>NEW SHEAR WALL</div></div><div><div></div><div>CONCRETE WALL</div></div><div>MATERIAL LEGEND</div><div><div><div></div><div>BATT INSULATION</div></div><div><div></div><div>RIGID INSULATION</div></div><div><div></div><div>STEEL</div></div><div><div></div><div>FINISHED WOOD</div></div><div><div></div><div>PLYWOOD</div></div><div><div></div><div>EARTH</div></div></div></div>	<div>NO. SHEET TITLE</div> <div><div>A0.1</div><div>COVER SHEET</div></div> <div><div>A0.2</div><div>PARCEL BLOCK MAP</div></div> <div><div>A0.3</div><div>SITE PLAN</div></div> <div><div>A0.4</div><div>EXISTING PHOTOS</div></div> <div><div>A1.1</div><div>BASEMENT FLOOR PLAN - EXISTING</div></div> <div><div>A1.2</div><div>1ST FLOOR PLAN - EXISTING</div></div> <div><div>A1.3</div><div>2ND FLOOR PLAN - EXISTING</div></div> <div><div>A1.5</div><div>ROOF - EXISTING</div></div> <div><div>A2.1</div><div>BASEMENT FLOOR PLAN - PROPOSED</div></div> <div><div>A2.3</div><div>2ND FLOOR PLAN - PROPOSED</div></div> <div><div>A2.4</div><div>3RD FLOOR PLAN - PROPOSED</div></div> <div><div>A2.5</div><div>ROOF PLAN - PROPOSED</div></div> <div><div>A3.1</div><div>TRANVERSE SECTIONS - PROPOSED</div></div> <div><div>A3.2</div><div>LONGITUDINAL SECTION</div></div> <div><div>A4.1-E</div><div>EAST & WEST ELEVATIONS - EXISTING</div></div> <div><div>A4.2-E</div><div>SOUTH ELEVATION - EXISTING</div></div> <div><div>A4.2-P</div><div>SOUTH ELEVATION - PROPOSED</div></div> <div><div>A4.3-E</div><div>NORTH ELEVATION - EXISTING</div></div> <div><div>A4.3-P</div><div>NORTH ELEVATION - PROPOSED</div></div>																				
<div>PROJECT DATA</div> <table><tr><td></td><td>EXISTING</td><td>PROPOSED</td></tr><tr><td>OCCUPANCY GROUP</td><td>R-2</td><td>R-2</td></tr><tr><td>CONSTRUCTION TYPE</td><td>TYPE V-B</td><td>TYPE V-A</td></tr><tr><td>NUMBER OF STORY</td><td>2</td><td>2</td></tr><tr><td>NUMBER OF BASEMENT</td><td>1</td><td>1</td></tr><tr><td>NUMBER OF DWELLING UNITS</td><td>2</td><td>3</td></tr><tr><td>NUMBER OF PARKING SPACES</td><td>2</td><td>3</td></tr></table>		EXISTING	PROPOSED	OCCUPANCY GROUP	R-2	R-2	CONSTRUCTION TYPE	TYPE V-B	TYPE V-A	NUMBER OF STORY	2	2	NUMBER OF BASEMENT	1	1	NUMBER OF DWELLING UNITS	2	3	NUMBER OF PARKING SPACES	2	3	<div>PLANNING CODE DATA</div> <div>USE DISTRICT: RH-3</div> <div>HEIGHT AND BULK DISTRICT: 40-X</div> <div>BLOCK 3618, LOT 71</div>		
	EXISTING	PROPOSED																						
OCCUPANCY GROUP	R-2	R-2																						
CONSTRUCTION TYPE	TYPE V-B	TYPE V-A																						
NUMBER OF STORY	2	2																						
NUMBER OF BASEMENT	1	1																						
NUMBER OF DWELLING UNITS	2	3																						
NUMBER OF PARKING SPACES	2	3																						
<div>SCOPE OF WORK:</div> <div><ul style="list-style-type: none">ADD A DWELLING UNIT IN THE BASEMENT LEVEL: 4 BEDROOMS, 2 AND HALF BATHROOMS, KITCHEN, LAUNDRY.ADD A PARKING SPACE USING PARKING STACKER SYSTEM.</div>																								



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988-990 GUERRERO STREET

SAN FRANCISCO, CA 94110

BLOCK 3618 - LOT 71

ISSUE/REV.	DESCRIPTION	DATE	ISSUE/REV.	DESCRIPTION	DATE
	SEC. 311 NOTIFICATION	12/14/2009			
1	REVISION	01/16/2010			
2	C OF A	04/20/2010			

PROJECT NO:

SCALE: 1" = 50'

DATE: 12/14/2009

DRAWN BY:

DRAWING TITLE:

COVER SHEET

DRAWING NO:

A0.1

FA

2002 87&88

2002 77/79

2006 90&91

2006 92&93

SUBJECT PROPERTY
'87 71/72
988 - 990 GUERRERO ST.

2002 53/55

2002 36/37

AMES STREET

GUERRERO STREET

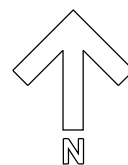
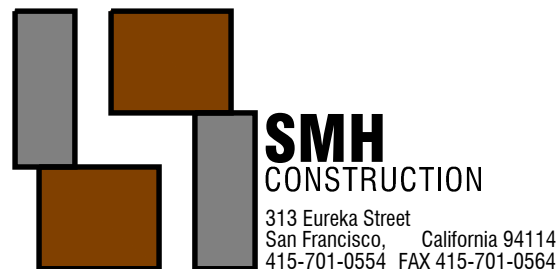
22ND STREET

BLOCK 3617

BLOCK 3633

BLOCK 3632

BLOCK	LOT	ADDRESS	USE	UNITS
3617	025	3382-3384 22nd St	RES	4
	026	3386-3388 22nd St	RES	2
	027	3390-3394 22nd St	RES	3
	028	3398 22nd St	RES	4
	029	977-981 Guerrero St	RES	3
	030	971-975 Guerrero St	RES	3
	031	97 Hill St	RES	3
	032	91-93 Hill St	RES	2
	033	87-89 Hill St	RES	2
3618	008	960 Guerrero St	RES	1
	010	970-972 Guerrero St	RES	2
	012	986 Guerrero St	RES	1
	014	994-998 Guerrero St	RES	18
	015	3426-3432 22nd St	RES	4
	016	3434-3436 22nd St	RES	2
	016A	3438-3440 22nd St	RES	2
	017	3444-3448 22nd St	RES	3
	053	83-91 Fair Oaks St	RES	5
	055	73-75 Fair Oaks St	RES	2
	055A	69 Fair Oaks St	RES	1
	056	61-63 Fair Oaks St	RES	2
	071	988 Guerrero St	RES	1
	072	990 Guerrero St	RES	1
	077	964 Guerrero St	RES	1
	078	966 Guerrero St	RES	1
	079	968 Guerrero St	RES	1
	090	79 Fair Oaks St	RES	0
	091	77 Fair Oaks St	RES	0
	092	980 Guerrero St	RES	0
093	978 Guerrero St	RES	0	
3632	001	1000-1008 Guerrero St	RES	21
	033	3431-3435 22nd St	RES	2
	034	3425-3427 22nd St	RES	2
	035	3449 22nd St	RES	8
3633	019	1001-1009 Guerrero St	OFF	13

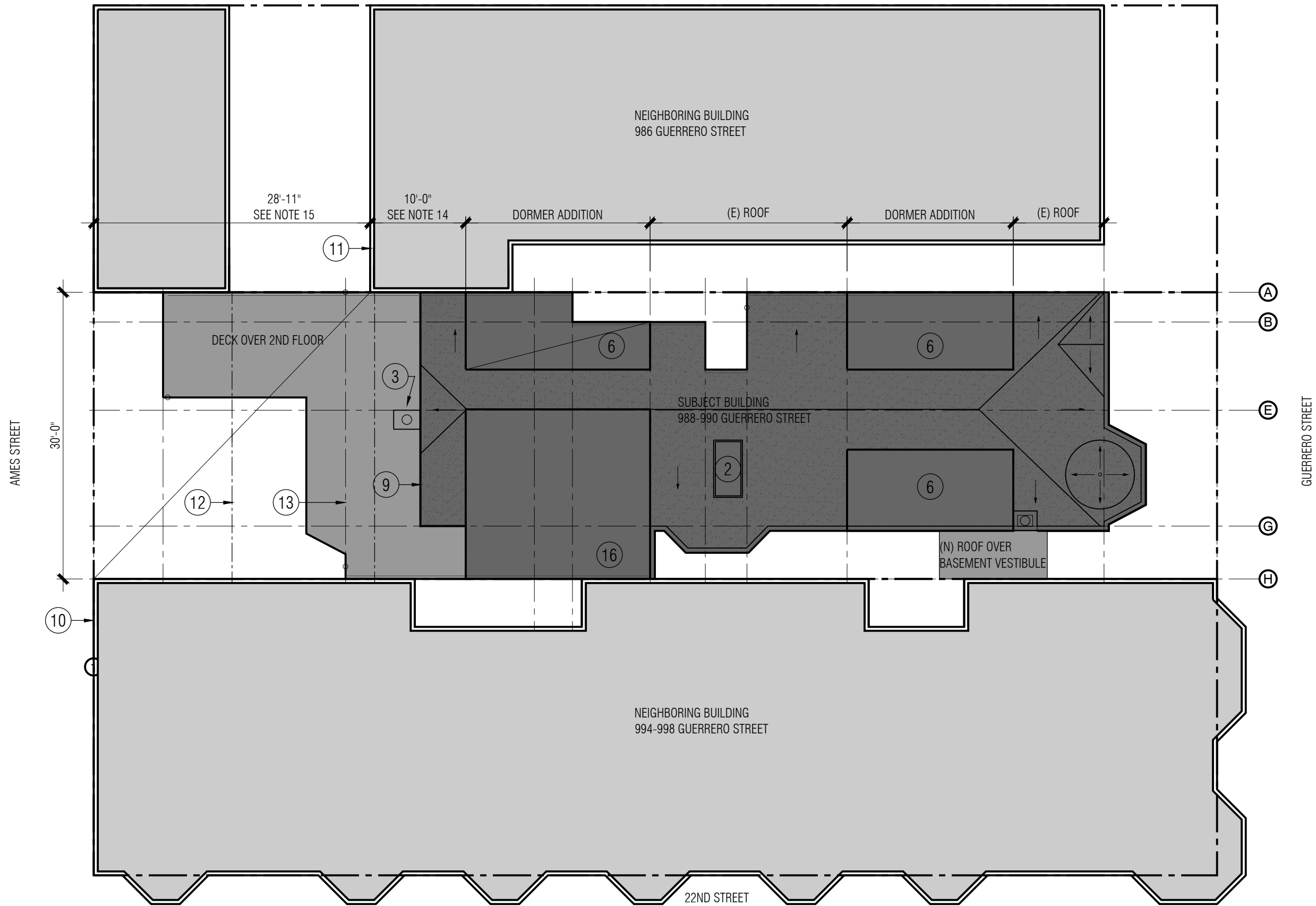


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BLOCK 3618 - LOT 71

ISSUE/REV.	DESCRIPTION	DATE	ISSUE/REV.	DESCRIPTION	DATE
	SEC. 311 NOTIFICATION	12/14/2009			
1	REVISION	01/16/2010			
2	C OF A	04/20/2010			

PROJECT NO:	DRAWING TITLE:	DRAWING NO:
SCALE: 1" = 50'	PARCEL BLOCK MAP	A0.2
DATE: 12/14/2009		
DRAWN BY:		



- SHEET KEYNOTES**
- 1. CHEEK WALL
 - 2. SKYLIGHT
 - 3. METAL FLUE
 - 4. GABLE
 - 5. WINDOW/DOOR
 - 6. DORMER ROOF
 - 7. PARAPET
 - 8. GUARDRAIL
 - 9. REAR WALL @ 3RD FLOOR
 - 10. QUALIFYING REAR WALL AT 994/998 GUERRERO
 - 11. QUALIFYING REAR WALL AT 986 GUERRERO
 - 12. LINE OF REQUIRED REAR YARD BY AVERAGING QUALIFYING REAR WALLS OF ADJOINING PROPERTIES
 - 13. LINE OF REQUIRED REAR YARD EQUAL TO 25% OF DEPTH OF PROPERTY
 - 14. ADDITIONS IN THIS ZONE SHALL NOT EXCEED HEIGHT OF 30'-0" ABOVE PROJECT DATUM.
 - 15. THIS ZONE REPRESENTS 25% OF LOT DEPTH (MINIMUM REAR YARD). NO ADDITIONS IN THIS ZONE.
 - 16. 42 FOOT HIGH DORMER ROOF AREA. AREA = 342 SF = 18% OF TOTAL ROOF AREA.

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BLOCK 3618 - LOT 71

ISSUE/REV.	DESCRIPTION	DATE	ISSUE/REV.	DESCRIPTION	DATE
1	SEC. 311 NOTIFICATION	12/14/2009			
2	REVISION	01/16/2010			
	C OF A	04/20/2010			

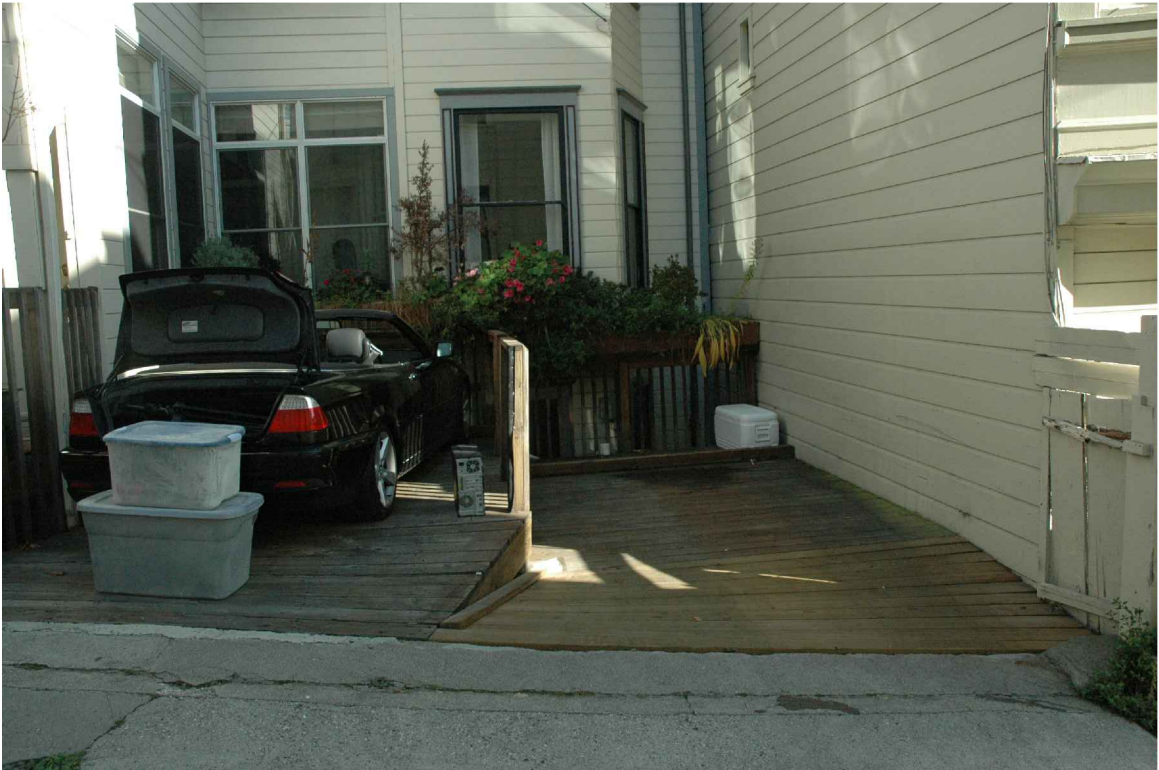
PROJECT NO:
SCALE: 3/32" = 1'-0"
DATE: 12/14/2009
DRAWN BY:

DRAWING TITLE:
SITE PLAN

DRAWING NO:
A0.3



VIEWS OF FRONT OF THE BUILDING



VIEWS OF REAR YARD

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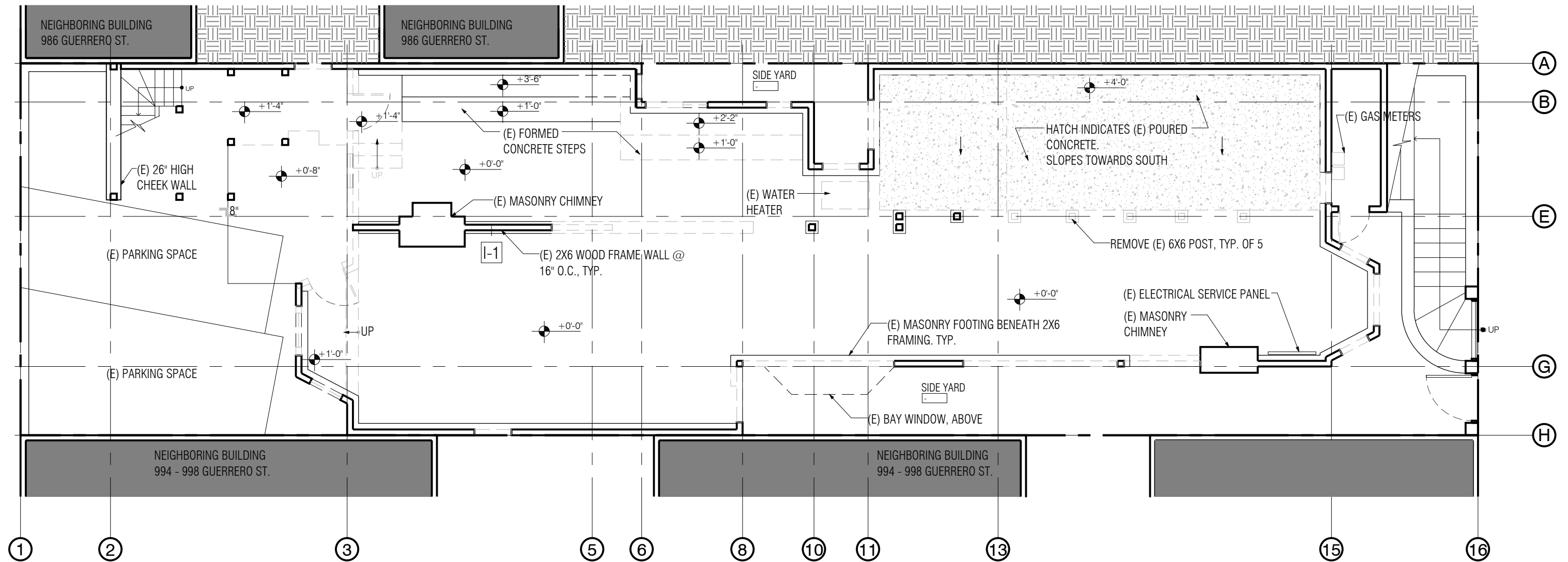
BLOCK 3618 - LOT 71

ISSUE/REV.	DESCRIPTION	DATE	ISSUE/REV.	DESCRIPTION	DATE
	SEC. 311 NOTIFICATION	12/14/2009			
1	REVISION	01/16/2010			
2	C OF A	04/20/2010			

PROJECT NO:
SCALE: 1" = 50'
DATE: 12/14/2009
DRAWN BY:

DRAWING TITLE:
EXISTING PHOTOS

DRAWING NO:
A2



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BLOCK 3618 - LOT 71

ISSUE/REV.	DESCRIPTION	DATE	ISSUE/REV.	DESCRIPTION	DATE
	SEC. 311 NOTIFICATION	12/14/2009			
1	REVISION	01/16/2010			
2	C OF A	04/20/2010			

PROJECT NO:

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

DATE: 12/14/2009

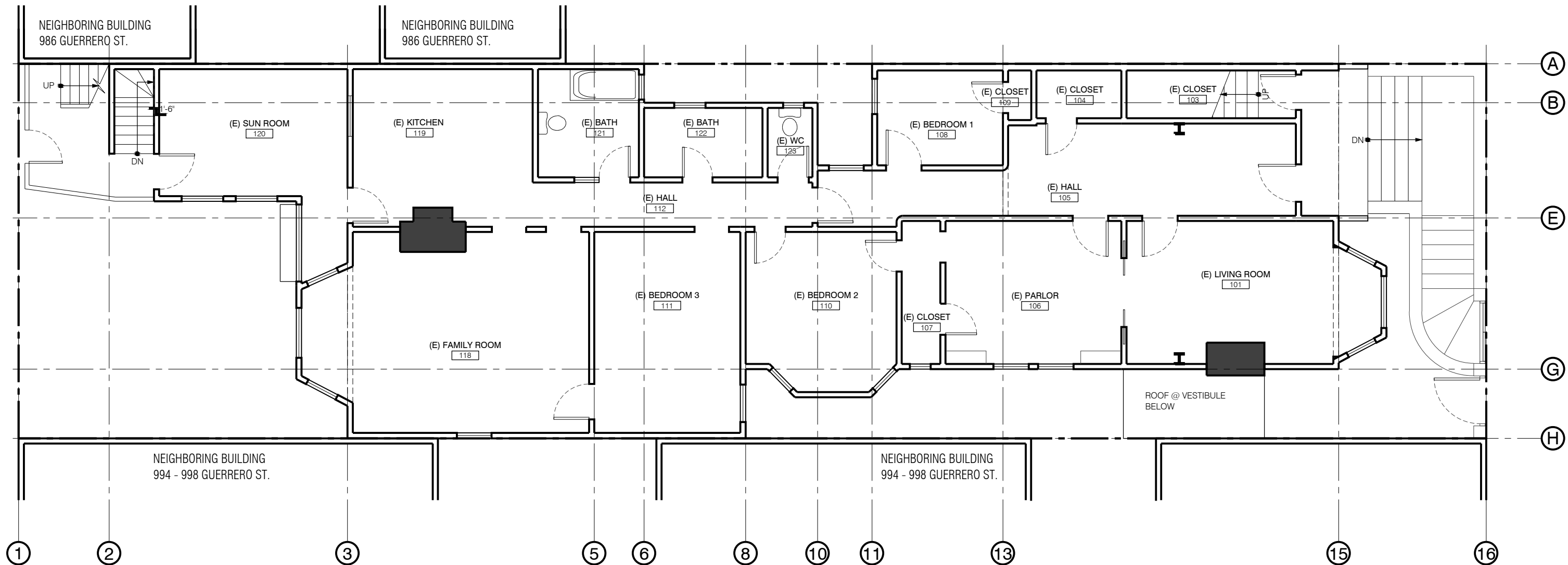
DRAWN BY:

DRAWING TITLE:

BASEMENT FLOOR PLAN - EXISTING

DRAWING NO:

A1.1



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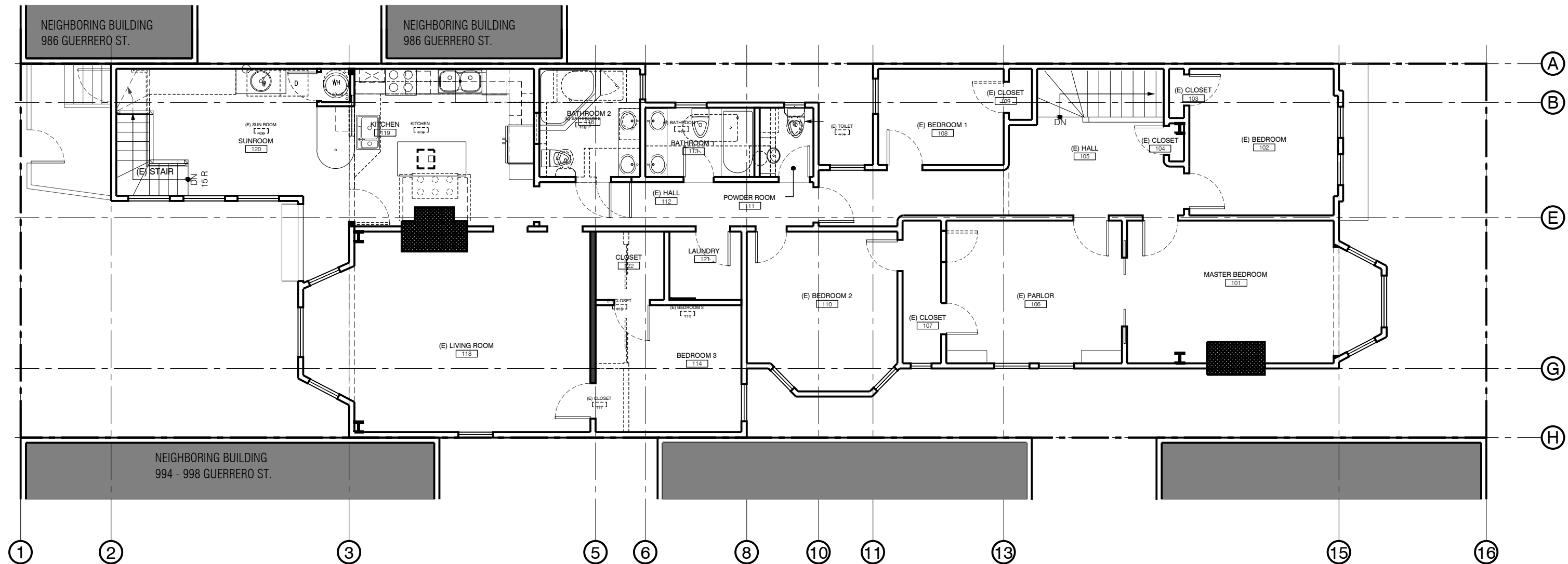
988-990 GUERRERO STREET

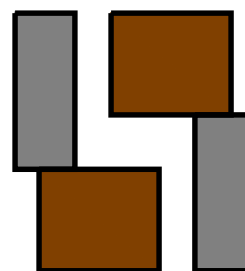
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BLOCK 3618 - LOT 71

ISSUE/REV.	DESCRIPTION	DATE	ISSUE/REV.	DESCRIPTION	DATE
	SEC. 311 NOTIFICATION	12/14/2009			
1	REVISION	01/16/2010			
2	C OF A	04/20/2010			

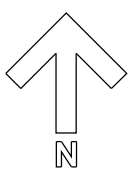
PROJECT NO:	DRAWING TITLE:	DRAWING NO:
SCALE: 1/8" = 1'-0"	1ST FLOOR PLAN - EXISTING	A1.2
DATE: 12/14/2009		
DRAWN BY:		





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BLOCK 3618 - LOT 71

ISSUE/REV.	DESCRIPTION	DATE	ISSUE/REV.	DESCRIPTION	DATE
	SEC. 311 NOTIFICATION	12/14/2009			
1	REVISION	01/16/2010			
2	C OF A	04/20/2010			

PROJECT NO:

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

DATE: 12/14/2009

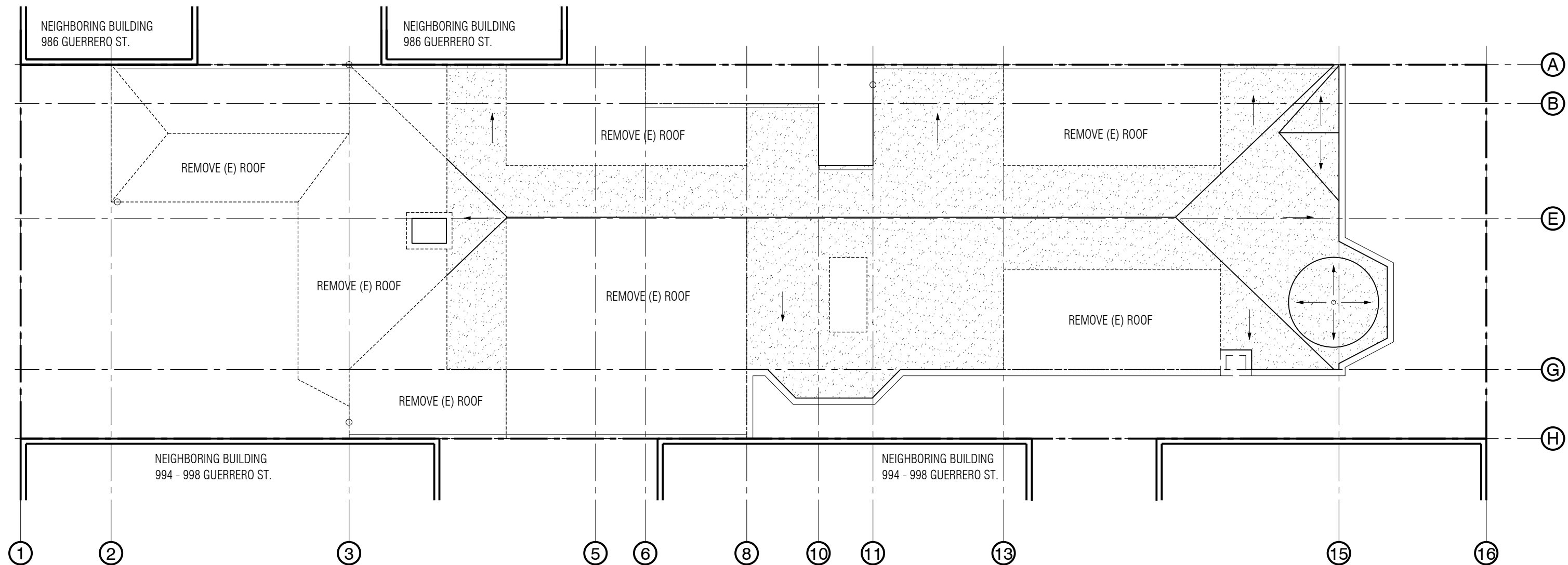
DRAWN BY:

DRAWING TITLE:

2ND FLOOR PLAN - EXISTING

DRAWING NO:

A1.3



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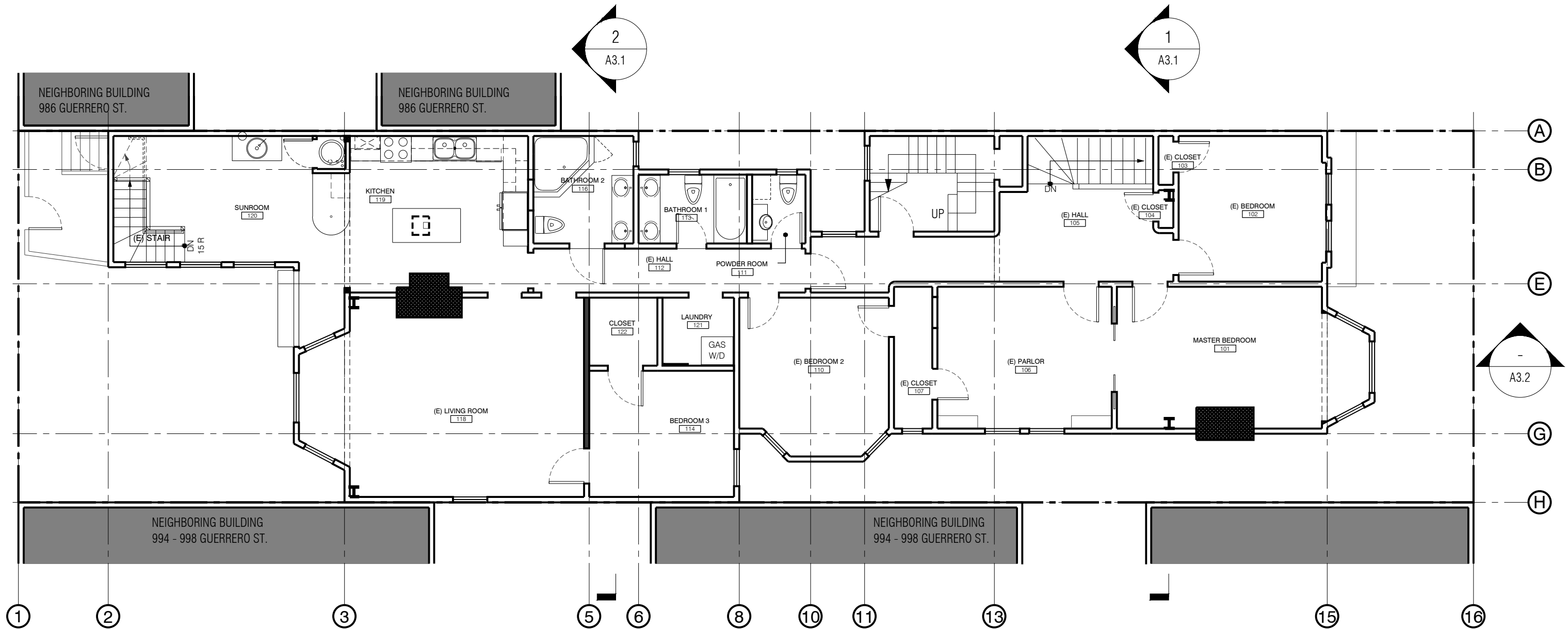
988-990 GUERRERO STREET

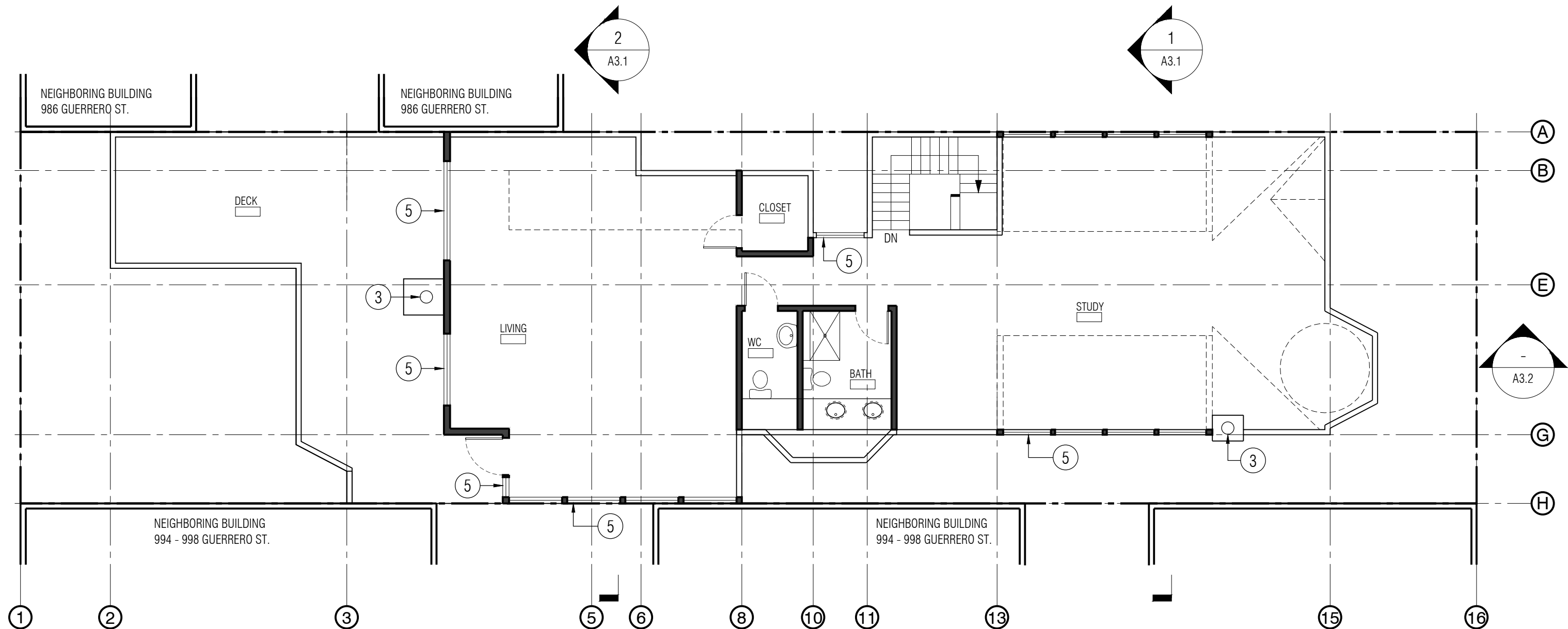
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BLOCK 3618 - LOT 71

ISSUE/REV.	DESCRIPTION	DATE	ISSUE/REV.	DESCRIPTION	DATE
	SEC. 311 NOTIFICATION	12/14/2009			
1	REVISION	01/16/2010			
2	C OF A	04/20/2010			

PROJECT NO:	DRAWING TITLE:	DRAWING NO:
SCALE: 1/8" = 1'-0"	ROOF - EXISTING	A1.5
DATE: 12/14/2009		
DRAWN BY:		





SHEET KEYNOTES

- 1. CHEEK WALL
- 2. SKYLIGHT
- 3. METAL FLUE
- 4. GABLE

- 5. WINDOW/DOOR
- 6. DORMER ROOF
- 7. PARAPET
- 8. GUARDRAIL

- 9. REAR WALL @ 3RD FLOOR QUALIFYING REAR WALL AT 994/998 GUERRERO

- 10. QUALIFYING REAR WALL AT 986 GUERRERO
- 11. LINE OF REQUIRED REAR YARD BY AVERAGING QUALIFYING REAR WALLS OF ADJOINING PROPERTIES
- 12. LINE OF REQUIRED REAR YARD EQUAL TO 25% OF DEPTH OF PROPERTY

- 13. ADDITIONS IN THIS ZONE SHALL NOT EXCEED HEIGHT OF 30'-0" ABOVE PROJECT DATUM.
- 14. THIS ZONE REPRESENTS 25% OF LOT DEPTH (MINIMUM REAR YARD). NO ADDITIONS IN THIS ZONE.

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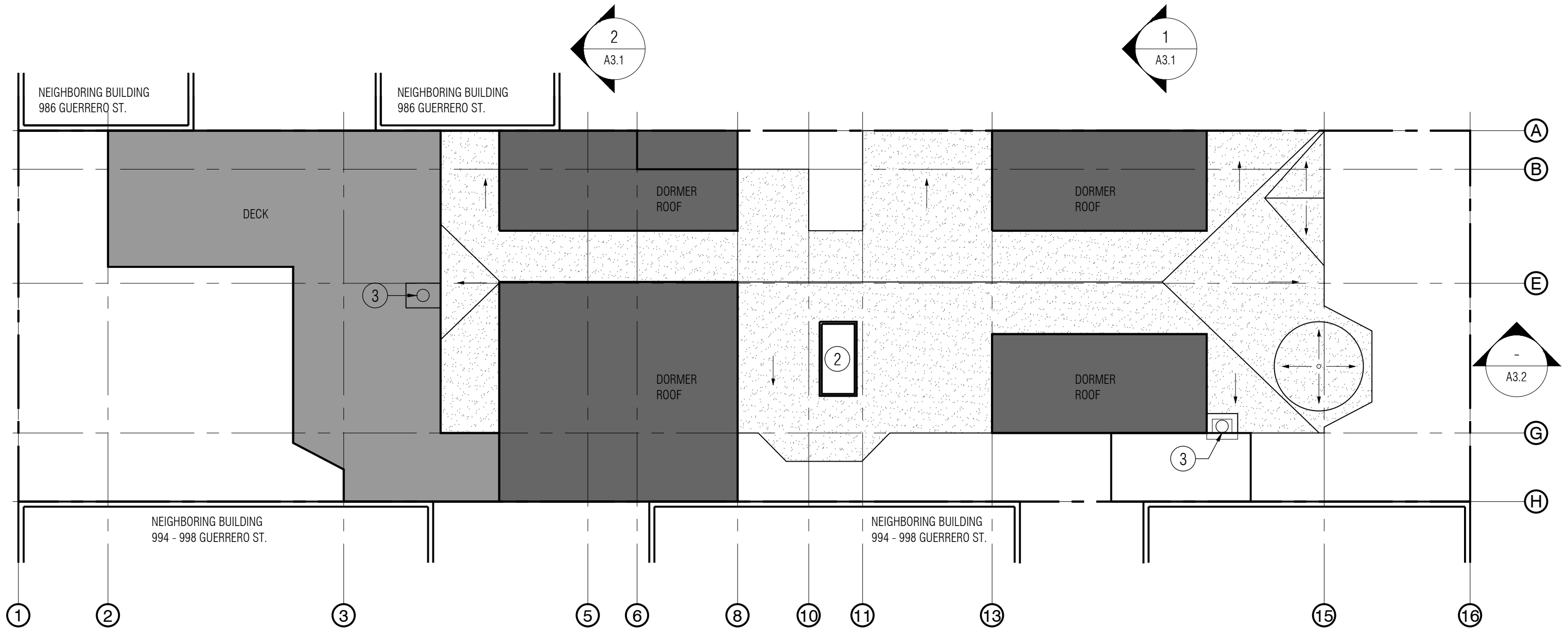
BLOCK 3618 - LOT 71

ISSUE/REV.	DESCRIPTION	DATE	ISSUE/REV.	DESCRIPTION	DATE
	SEC. 311 NOTIFICATION	12/14/2009			
1	REVISION	01/16/2010			
2	C OF A	04/20/2010			

PROJECT NO:
SCALE: 1/8" = 1'-0"
DATE: 12/14/2009
DRAWN BY:

DRAWING TITLE:
3RD FLOOR PLAN - PROPOSED

DRAWING NO:
A2.4



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BLOCK 3618 - LOT 71

ISSUE/REV.	DESCRIPTION	DATE	ISSUE/REV.	DESCRIPTION	DATE
	SEC. 311 NOTIFICATION	12/14/2009			
1	REVISION	01/16/2010			
2	C OF A	04/20/2010			

PROJECT NO:

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

DATE: 12/14/2009

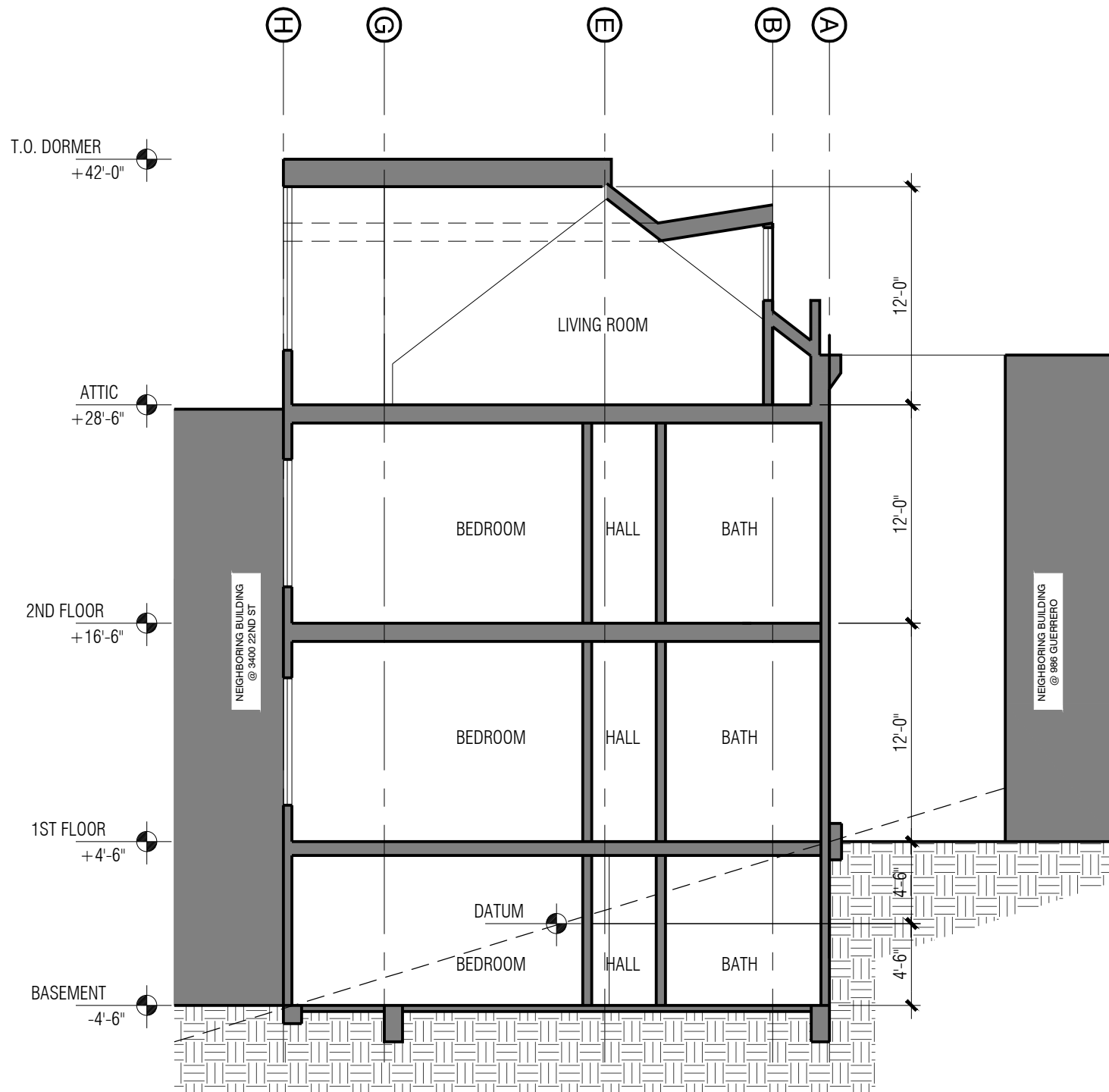
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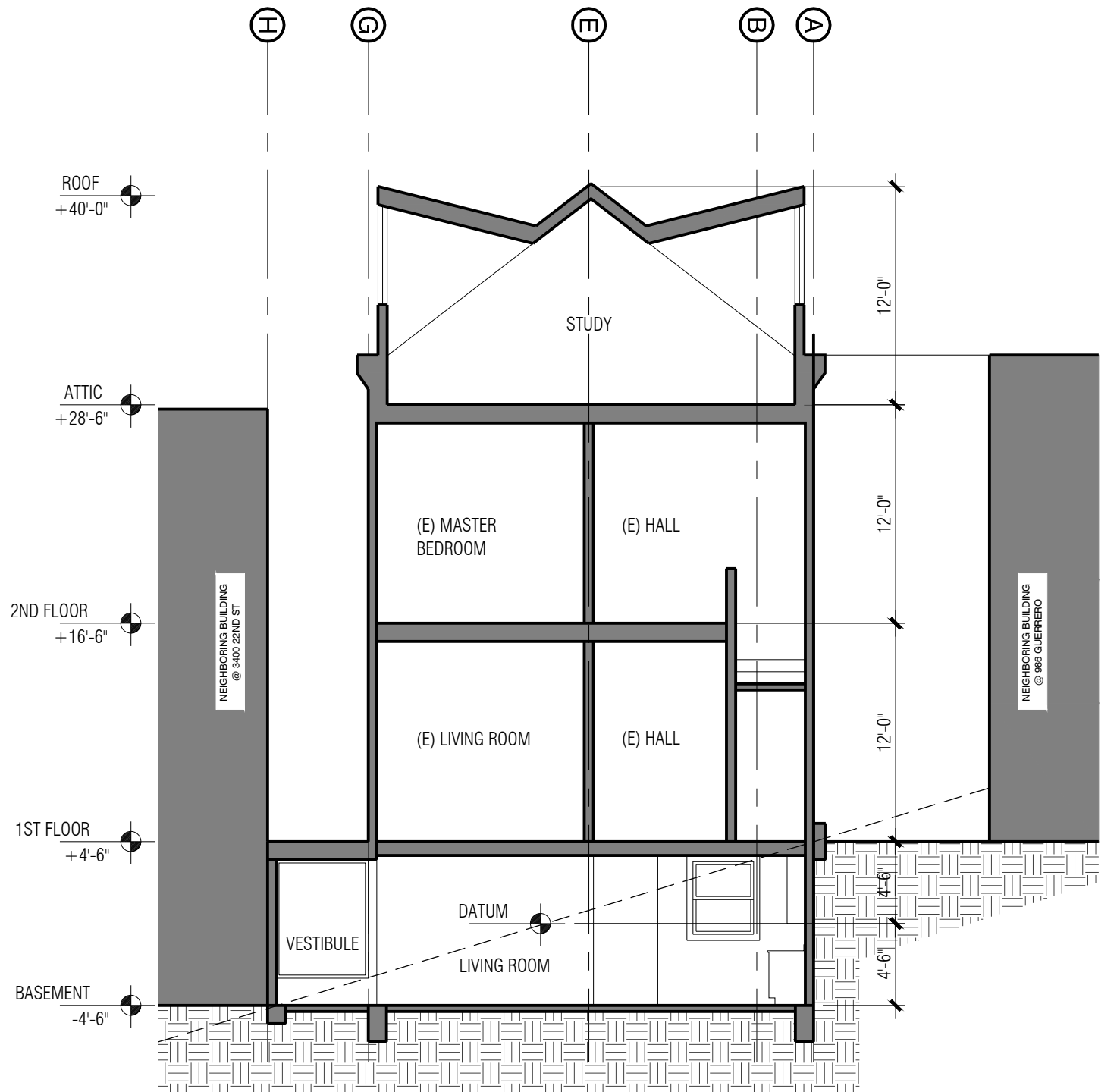
ROOF PLAN - PROPOSED

DRAWING NO:

A2.5



2 SECTION



1 SECTION

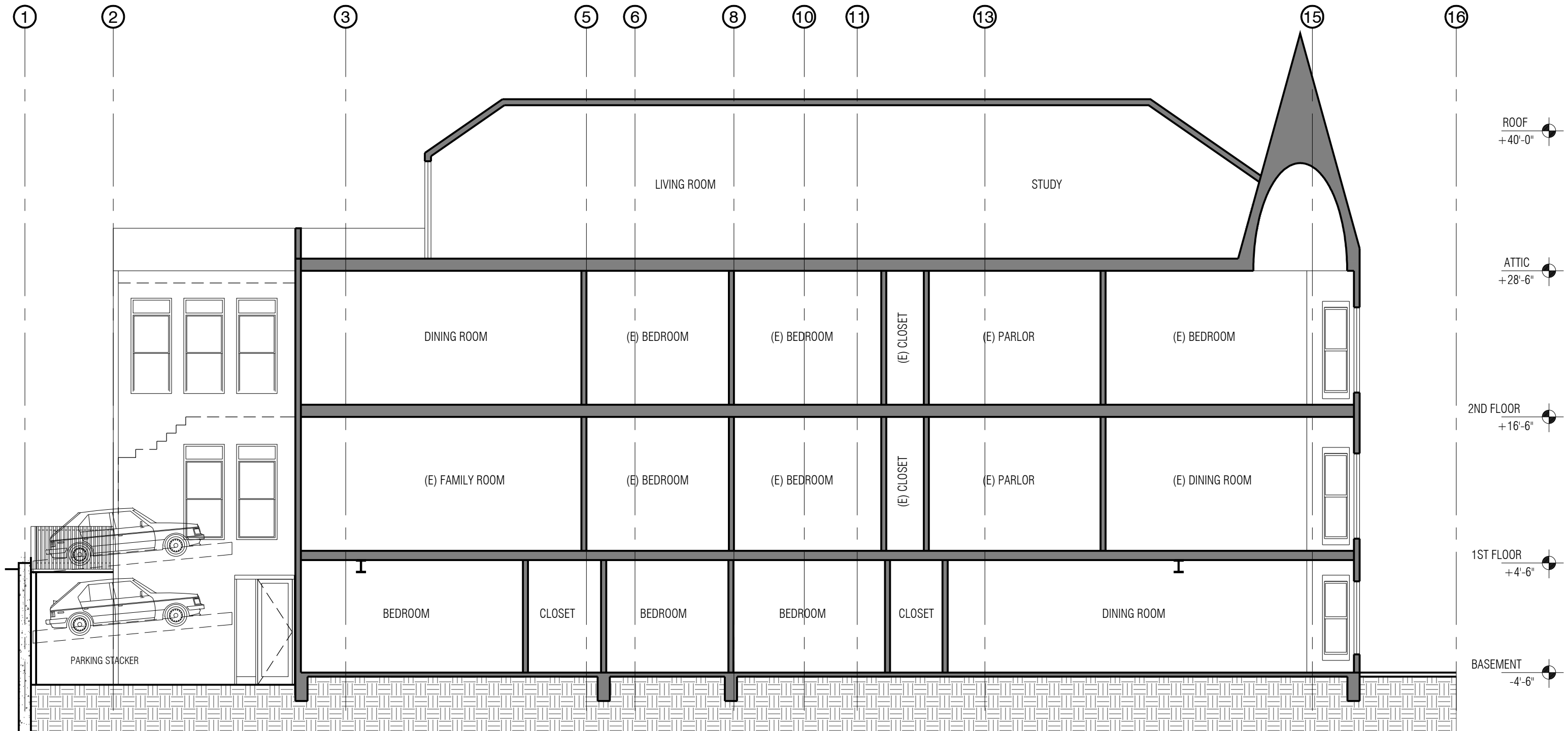
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<p>988-990 GUERRERO STREET</p> <p>SAN FRANCISCO, CA 94110</p>		<p>ISSUE/REV. DESCRIPTION DATE</p>		<p>ISSUE/REV. DESCRIPTION DATE</p>	
		<p>1 REVISION 01/16/2010</p>		<p>1 REVISION 01/16/2010</p>	
<p>2 C OF A 04/20/2010</p>		<p>2 C OF A 04/20/2010</p>		<p>2 C OF A 04/20/2010</p>	
<p>PROJECT NO:</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 12/14/2009</p> <p>DRAWN BY:</p>		<p>DRAWING TITLE:</p> <p>TRANVERSE SECTIONS - PROPOSED</p>		<p>DRAWING NO:</p> <p>A3.1</p>	

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BLOCK 3618 - LOT 71



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BLOCK 3618 - LOT 71

ISSUE/REV.	DESCRIPTION	DATE	ISSUE/REV.	DESCRIPTION	DATE
	SEC. 311 NOTIFICATION	12/14/2009			
1	REVISION	01/16/2010			
2	C OF A	04/20/2010			

PROJECT NO:
SCALE: 1/8" = 1'-0"
DATE: 12/14/2009
DRAWN BY:

DRAWING TITLE:
LONGITUDINAL SECTION

DRAWING NO:
A3.2

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SAN FRANCISCO, CA 94110

BLOCK 3618 - LOT 71

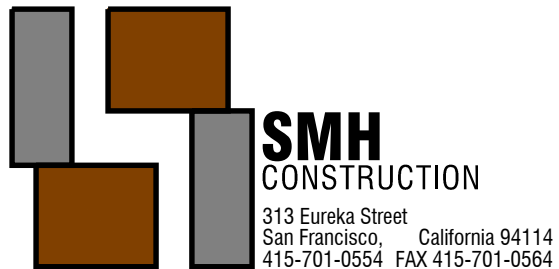
ISSUE/REV.	DESCRIPTION	DATE	ISSUE/REV.	DESCRIPTION	DATE
	SEC. 311 NOTIFICATION	12/14/2009			
1	REVISION	01/16/2010			
2	C OF A	04/20/2010			

PROJECT NO:	DRAWING TITLE:	DRAWING NO:
SCALE: 1/8" = 1'-0"	SOUTH ELEVATION - EXISTING	A4.2-E
DATE: 12/14/2009		
DRAWN BY:		

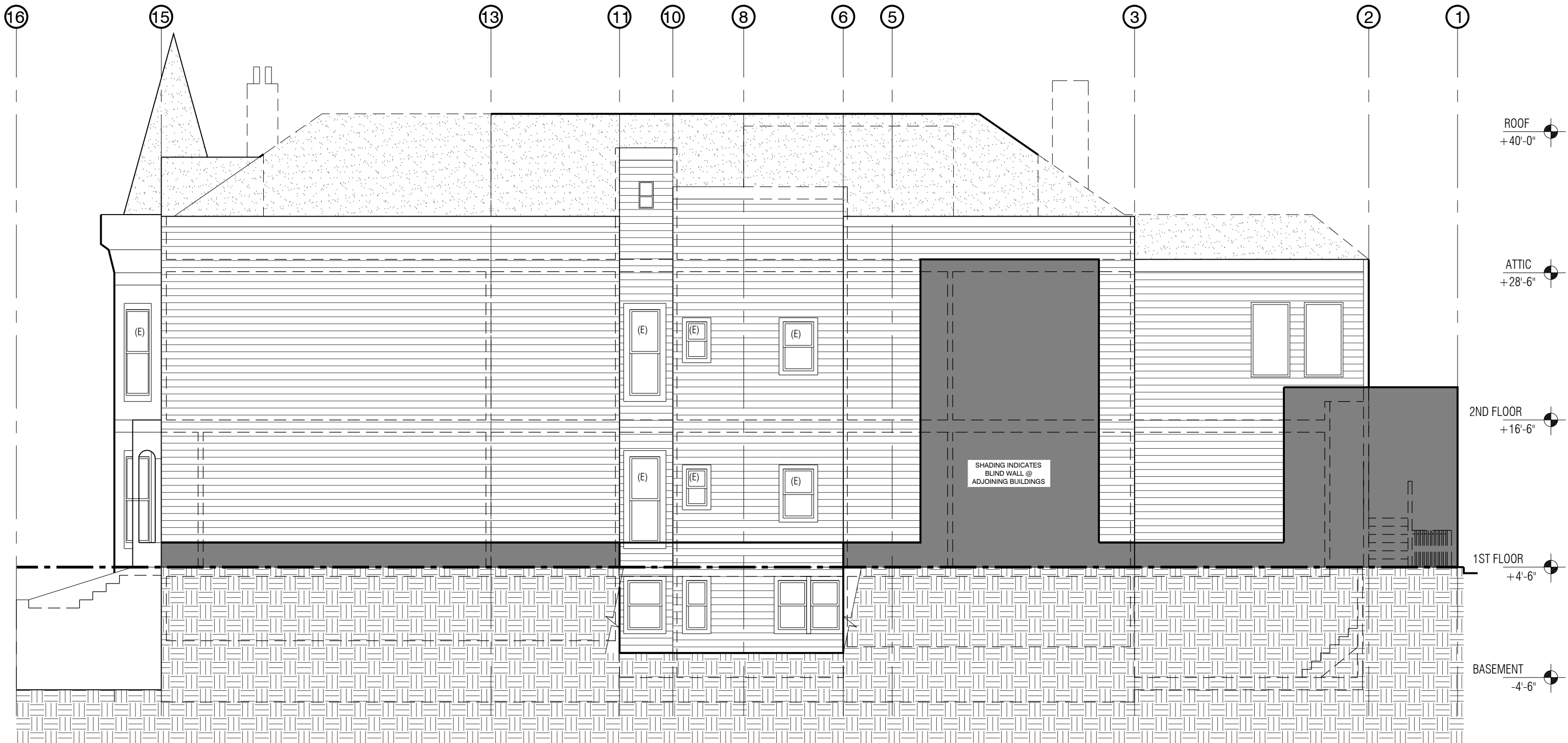


SHEET KEYNOTES

- | | | | |
|----|------------|----|--------------|
| 1. | CHEEK WALL | 5. | WINDOW/ DOOR |
| 2. | SKYLIGHT | 6. | PARAPET |
| 3. | METAL FLUE | 7. | GUARDRAIL |
| 4. | GABLE | | |



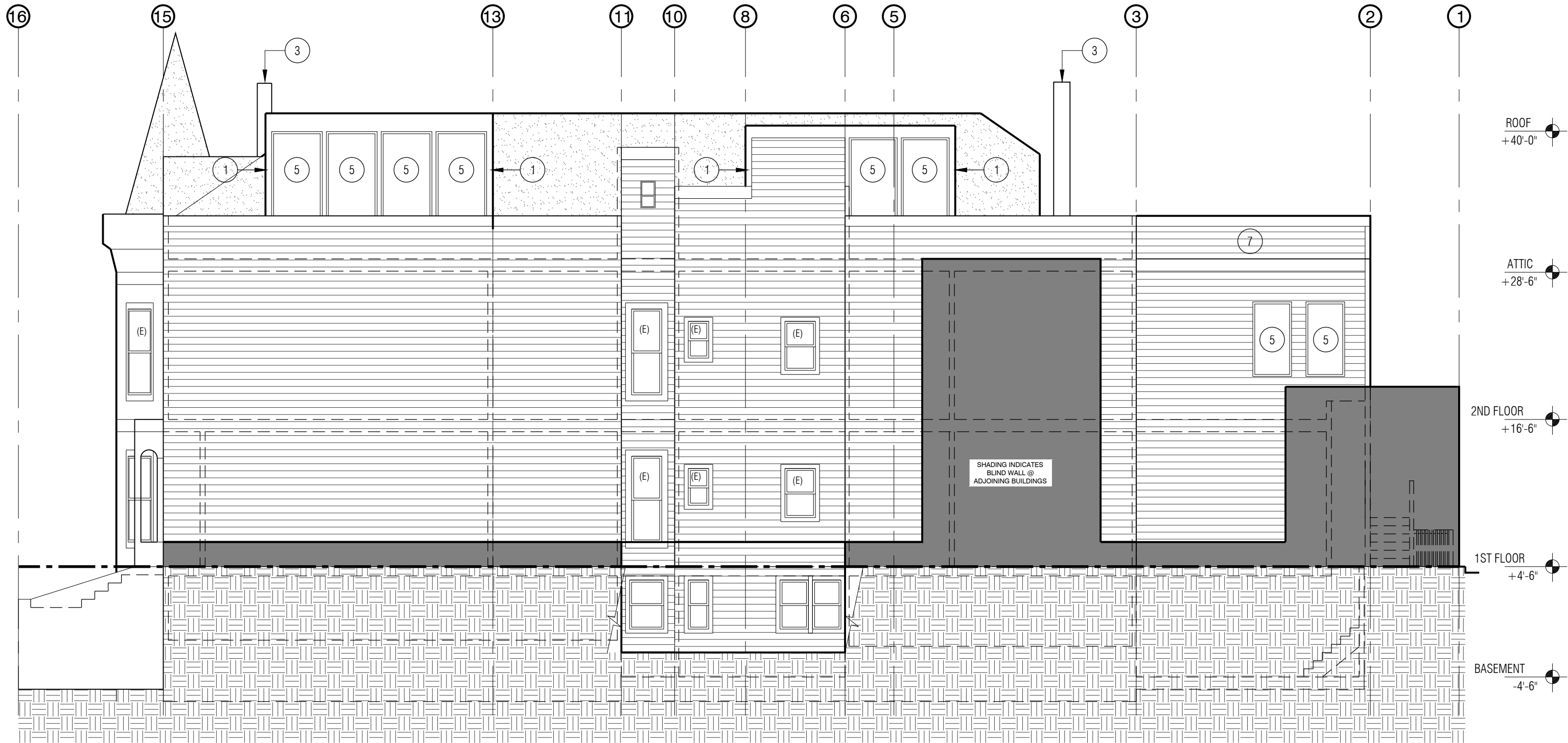
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		1 SEC. 311 NOTIFICATION 12/14/2009	1		
		2 REVISION 01/16/2010	2		
		3 C OF A 04/20/2010	3		
		PROJECT NO:	DRAWING TITLE:	DRAWING NO:	
		SCALE: 1/8" = 1'-0"	SOUTH ELEVATION - PROPOSED	A4.2-P	
		DATE: 12/14/2009			
		DRAWN BY:			
	BLOCK 3618 - LOT 71				



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<div>988-990 GUERRERO STREET</div> <div>SAN FRANCISCO, CA 94110</div> <div>BLOCK 3618 - LOT 71</div>	<div>ISSUE/REV. DESCRIPTION DATE</div> <div>SEC. 311 NOTIFICATION 12/14/2009</div> <div>1 REVISION 01/16/2010</div> <div>2 C OF A 04/20/2010</div>	<div>ISSUE/REV. DESCRIPTION DATE</div> <div></div> <div></div> <div></div>	
	<div>PROJECT NO:</div> <div>SCALE: 1/8" = 1'-0"</div> <div>DATE: 12/14/2009</div> <div>DRAWN BY:</div>	<div>DRAWING TITLE:</div> <div>NORTH ELEVATION - EXISTING</div>	<div>DRAWING NO:</div> <div>A4.3-E</div>
	<div>These drawings and specifications and the concepts embodied in them are the original unpublished work of SMH CONSTRUCTION and may not be disclosed or duplicated without written consent of SMH CONSTRUCTION whether the project for which they made is executed or not unless otherwise agreed by contract.</div>		



- SHEET KEYNOTES
1.

CHEEK WALL

2.

SKYLIGHT

3.

METAL FLUE

4.

GABLE

5.

WINDOW/ DOOR

6.

PARAPET

7.

GUARDRAIL

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ISSUE/REV.	DESCRIPTION	DATE	ISSUE/REV.	DESCRIPTION	DATE
	SEC. 311 NOTIFICATION	12/14/2009			
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2	C.O.F.A	04/20/2010			

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

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DRAWN BY:

DRAWING TITLE:

NORTH ELEVATION - PROPOSED

DRAWING NO:

A4.3-P