



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

November 2, 2016

**RE: 255 Seacliff Ave; Discretionary Review Planning Department Case
No. 2014.1310DDD; Demolition of Sound Housing and 4-Story Home
Hearing Date: November 10, 2016**

Dear President Fong and Member of the Commission:

INTRODUCTION

This office represents Denise and Timothy Curry, the property owners and residents of 510 El Camino Del Mar. The Curry's have two children and have lived in the neighborhood for twenty-one years. The Curry's and other neighbors are opposed to the proposed project at 255 Sea Cliff Avenue (the "Property") because the project as proposed is too large, too tall and its modern design is out of character with the neighborhood. The proposed project does not comply with basic policies of the Planning Code for in-fill development in a well-established, historic neighborhood. The Commission should take Discretionary Review and disapprove the proposed Demolition, or alternatively, require that the sponsors make significant changes to the proposal.

The Property is located on the south side of Sea Cliff Avenue between El Camino Del Mar and 27th Avenue in the Sea Cliff neighborhood. The property is in a RH-1(D) District and 40-X Height and Bulk District. The Property is 125 feet deep with 35 feet of street frontage that angles north from the west to east side of the lot. The Property currently is improved with a three story, 5,554 gross square foot single family home that was constructed in 1951---It is one of the newest buildings in the neighborhood.

The Building was Purchased for Demolition and to Build a New Larger Building

Project Sponsors purchased the building from the longtime residents Byron and Shirley Lippmann with the sole intention to demolish it and construct an all new and much larger building (the "Project"). The building was renovated by the Lippmann's and sold in the Spring of 2012. The Project Sponsors completed and filed a land survey with the City on June 25, 2013 (a survey is only necessary for new construction) and filed for demolition and new construction permits August 1, 2014. The "targeting" of sound buildings for demolition in the City's established (and in this case, historic) neighborhoods is a dangerous practice. Retaining the integrity and continuity of traditional neighborhoods is a significant concern for the City and with each demolition we are sacrificing quality, character, and our unique sense of place.

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255 Sea Cliff Ave; Discretionary Review Case No.: 2014.1310DDD

The proposal is to demolish the sound, existing single-family dwelling and to construct a new four story building. The Project is subject to Planning Code Section 317, which allows the Planning Department to administratively approve residential demolitions of single family houses located in RH-1 and RH-1(D) Districts, and which are not considered affordable or financially accessible housing.

Adjacent Neighbors Filed Three DR's—Sponsors Refused to Communicate or Meet

Although this demolition project has been administratively approved, the neighbors of the Project early on communicated their opposition to the proposal---to date, no buildings have ever been demolished in this nearly 100-year-old neighborhood and the loft-like glass box is totally out of place in this historic neighborhood. For this reason, a total of three neighbors filed separate requests for discretionary review. One DR was withdrawn.

In the reply to the DR's, the Project Sponsors assert,

“Through direct neighbor negotiation, one of the original three DR's (DRP-03 filed by 520 El Camino del Mar) was rescinded completely.” (DR Response Form Page 3.).

The Discretionary Review Application to which this refers is 2014.13100RP-03, filed by Walther and Patrice Lovato. However, the statement by the Sponsors is completely false. There was no negotiation or any changes to the proposal for the Lovato's or any of the other neighbors. The Lovato's withdrew their DR request on February 8, 2016, because they sold their house on December 31, 2015, and moved. The Lovato's no longer have an interest in these proceedings and no longer live next to the proposed project.

The Project Sponsors claim that the DR was withdrawn because of negotiated changes made to the Project. This is false. There have been no changes as a result of meetings with the neighbors; there have been no compromises with the neighbors; and no changes to the project based on input from the neighbors.

The Curry's have NOT been contacted by the Project Sponsors. To the contrary, the Curry's' attorney, reached out to the Project Sponsors' Architect Lewis Butler multiple times over the past two years requesting a meeting and discussion but never received a response. Mr. Butler said that “he forgot” to return the telephone calls or respond to the emails – this is clearly an attempt by Mr. Butler and the Project Sponsors to circumvent the Planning Department's request and requirement that there be discussions and negotiations with impacted neighbors. The Project Sponsors should not be rewarded for this direct violation of the Department's policies. The other Discretionary Review requests remain in force and the DR Requestors request that the Commission exercise its discretion in this case, and reject the proposed Demolition, in order to preserve existing housing, for the following reasons:

1. The Project Sponsors have ignored three memorandums by the Residential Design Team each of which concluded that the Proposal's all-glass fourth floor penthouse would set a new precedent as the only four story building in the neighborhood;

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2. The Project Sponsors have ignored three Memos by the Residential Design Team each of which concluded that the Proposal's modern design *is out of character* with the rest of the neighborhood;
3. This neighborhood has been listed as a potential historic district and this building will detract from the resources relevant to the Historic District Determination;
4. Even though the demolition was approved administratively, the Residential Design Team admonished the Project Sponsors on three occasions that the Project is still not a green project or practice. The demolition of perfectly good housing stock in favor of a new building is not environmentally sound or reasonable;
5. A Roof-top 360-degree deck is unprecedented and will invade the privacy of ALL the surrounding neighbors.

PROJECT DESCRIPTION AND THE SURROUNDING SITE

The Project proposes a demolition of the existing, recently renovated mansion, and a major expansion of the floor plan. The proposal creates exceptional and extraordinary circumstances because its massing, scale and height are too large, too tall and are out of character with the neighborhood context. The scale and height of the Project violates the Residential Design Guidelines, which require a "building's scale and form to be compatible with that of surrounding buildings, in order to preserve neighborhood character." (Residential Design Guidelines, p. 23.)

The inclusion of the proposed fourth floor penthouse will give the project building the greatest height of any building in the neighborhood, and will change the overall character of the Sea Cliff neighborhood, which has been specifically described *by the Planning Department* on numerous other projects, as being defined by, "*large single family residences ranging from two to three stories in height.*" There are very few rooftop decks and patios in the neighborhood, and none of the existing decks and patios are 360-degree glass enclosures which provide invasive views of the neighbors' private lives.

The proposal is out of scale with the neighborhood, and the proposed modern design is completely out of character. The Commission should disapprove the requested demolition and require major revisions of the proposed project for the following reasons:

1. **THE PROJECT SPONSORS HAVE IGNORED THREE REVIEWS BY THE RESIDENTIAL DESIGN TEAM WHICH ALL CONCLUDE THAT THE PROPOSAL'S ALL-GLASS FOURTH FLOOR PENTHOUSE WOULD SET A NEW PRECEDENT AS THE ONLY FOUR STORY BUILDING IN THE NEIGHBORHOOD;**

Allowing the proposed four story building in this neighborhood is extraordinary and exceptional because it would set a new standard of height and massing for the immediate

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area, and could lead to massive changes in the historic character of the Sea Cliff neighborhood. A review of the neighboring properties reveals that there is not a single house over 3 stories anywhere in the neighborhood. (See Neighborhood Map Exhibit 1) The proposal violates the General Plan Priority Policy No. 2 which requires that “existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.” Allowing a new building with a 4th floor in a neighborhood characterized by 2 and 3 floor buildings would fundamentally change the character of this historic neighborhood.

The Residential Design Team Reviewed the proposal on October 28, 2015; January 27, 2016; and March 24, 2016. (See Exhibits 2, 3, 4 respectively). At each of those reviews the RDT stated that “**[t] modern and contemporary building with a 4th floor is inconsistent with the Mediterranean and 1920-1930 architectural style and potential historic district. Buildings over 3 stories are not found in the neighborhood.**” Despite receiving this admonishment on three separate occasions the Project Sponsors have ignored the design team and the concerns of the neighbors, by refusing to make any concessions regarding the fourth-floor penthouse.

In addition to ignoring the recommendations of the RDT, the Project as proposed, is exceptional and extraordinary because it violates the requirements for building height on lots zoned RH-1(D). Planning Code § 261(b)(1) states that “[n]o portion of a dwelling in any RH-1(D), RH-1 or RH-1(S) District shall exceed a height of 35 feet,” According to the proposed plans, the Project would be over 38 feet tall as measured from grade. Therefore, the project explicitly violates the spirit if not the letter of Planning Code Section 261. Allowing the project as proposed would set a new and damaging precedent for height, while flouting the Planning Code in the neighborhood.

A review of the height of all buildings in the area reveals that there are no four-story buildings in the neighborhood. (Exhibit 1) In response to the DRs, and as justification for the fourth story, Project Sponsors list as alleged examples of four story buildings the following properties:

101 27th Avenue;
430 El Camino Del Mar;
440 El Camino Del Mar; and
450 El Camino Del Mar.

However, none of these building is four stories and they are not on the subject block face. The Assessor’s Report for these properties reveals 430 El Camino Del Mar is two stories; 440 El Camino Del Mar is three stories; and 450 El Camino Del Mar is two stories. As the photo below makes clear, none of the listed properties on El Camino Del Mar looks anything like a four-story building.

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Furthermore, the other building cited by the Project Sponsors - 101 27th Avenue - was recently evaluated as a potential historic resource, and that analysis (attached hereto as Exhibit 4) states explicitly that 101- 27th Avenue is not even a part of the Sea Cliff Neighborhood.

The Curry's are concerned that the approval of a stark modern design for the proposed project will be premised on these erroneous assertions about the character and pattern of the established neighborhood. Allowing the proposed four story building in this neighborhood would set a new standard of height and massing for the immediate area, and could lead to massive changes in the historic character of the Sea Cliff neighborhood and numerous other older homes that are not "historic" with a capital "H" to be targeted for demolition and replaced by a modern glass box.

The proposed Project does not adhere to the Residential Design Guidelines, or respect the existing neighborhood character. The project sponsors want to air-drop a four story, hyper modern glass and steel box into a neighborhood where not a single building as tall or modern exists. Furthermore, the building violates the implicit requirements of the Planning Code § 261, because it will be taller than 35 feet. The Commission should take Discretionary Review and require that the fourth floor be removed or in the alternative require that the proposal be modified and the height reduced such that it complies with the Planning Code, and Residential Design Guidelines.

2. THE PROJECT SPONSORS HAVE IGNORED THREE REVIEWS BY THE RESIDENTIAL DESIGN TEAM WHICH ALL CONCLUDE THAT THE PROPOSAL'S MODERN DESIGN IS OUT OF CHARACTER WITH THE REST OF THE NEIGHBORHOOD;

The project at 255 Sea Cliff Avenue occupies a prominent site from the street level when viewed while traveling in either direction on Sea Cliff Avenue. Constructing a loft-like glass box on this street will create a jarring and unsettling view. The scale and form of the project violates the Residential Design Guidelines, which require a "building's scale and form to be compatible with that of surrounding buildings, in order to preserve

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neighborhood character." (Residential Design Guidelines, p. 23.) A sudden change in building pattern can be visually disruptive." (Residential Design Guidelines p. 7). The extensive use of clear glass on the western side and the entire 4th story of the proposed project is inconsistent with the character of the neighborhood and disruptive to the pattern of the block.



As the picture above demonstrates, this effect is exacerbated by the fact that the adjacent building to the west at 275 Sea Cliff Avenue is setback nearly 40 feet from the street, and above grade, which results in almost the entire western side of the Proposed Project being visible from the street. Further, 247 Sea Cliff Ave, the building to the east is one story over a sunken garage and will be completely overwhelmed by the project. The neighborhood is characterized by Mediterranean and 1920-1930 architectural styles; this building will literally stick out on the block face like a (modern glassy) sore thumb.

The General Plan is also violated by the project. General Plan Policy 11.1 requires that the City “[p]romote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and **respects existing neighborhood character** [emphasis added].” The Curry’s (and numerous other neighbors) are concerned and deeply troubled that the stark modern design of the proposed project, in contrast to the classical Mediterranean character of the vast majority of homes in the neighborhood, will cause the exact type of disruption that the Residential Design Guidelines and General Plan Policies are meant to prevent.

The Residential Design Team agreed. It reviewed the proposal on October 28, 2015; January 27, 2016; and March 24, 2016. (See Exhibits 2, 3 & 4 respectively). Each of those reviews the RDT states that “[t] modern and contemporary building with a 4th floor is inconsistent with the Mediterranean and 1920-1930 architectural style and

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potential historic district. Buildings over 3 stories are not found in the neighborhood.” Despite receiving this admonishment on three separate occasions the project sponsors have ignored the design team and the concerns of the neighbors in pursuit of their glass box with a penthouse, by refusing to make any concessions in the design of the building.

The proposed project is simply out of character with this historic neighborhood and there is no explanation from the Department how a building taller than every single building in the neighborhood and designed like a South-Of-Market glass box loft space is "compatible," as that term is generally used and understood in the English language.

The Curry's request that the Commission disapprove the demolition and require that the existing building be incorporated into any new expansion at the site. Alternatively, the Commission should remove the fourth floor entirely or in the alternative require that the height of all the floors be reduced to further reduce the scaling and mass of the building to keep it more in line with the character of the neighborhood.

3. THIS NEIGHBORHOOD IS A HISTORIC DISTRICT AND THIS PROPOSAL WILL DETRACT FROM HISTORIC CHARACTER OF THIS HISTORIC DISTRICT

The project plans clearly reveal a building with 4 floors, proposed with huge glass voids and stark modern design in a historic neighborhood which the Residential Design Team has stated is characterized by architecture from the 1920's and 1930's with a distinct Mediterranean feel and design. The proposal to tear down a sound, recently renovated mansion and replace it with a glass box has become a tragic trend in our city and should not be allowed in this neighborhood. It is an open and blatant violation of the Residential Design Guidelines and common sense. The Planning Department made crystal clear on numerous occasions and in dozens of written analyses that this neighborhood is one that has a "clearly defined" character as expressed in the RDG's. The proposal does nothing at all to address that clearly defined neighborhood character and appears more to be an attempt to completely change it. It would be a pity to allow 80+ years of historic design sensibility in this historic neighborhood to be irrevocably tarnished by this one project.

Moreover, allowing the proposed four-story building in this neighborhood would set a new standard of height and massing for the entire neighborhood, and could lead to massive changes in the historic character of the historic Sea Cliff neighborhood. This neighborhood has been designated by the Department as a historic district. A review of neighboring properties and surrounding blocks reveals that there is not a single house over three stories in the surrounding neighborhood. NOT ONE!

This proposal directly violates the General Plan Priority Policy No. 2 that requires that "existing housing and neighborhood character be conserved and protected. " Allowing a new building with a 4th floor, in a neighborhood currently characterized by 2 and 3 floor buildings, would fundamentally change the character of the neighborhood, and have serious repercussions for future Historic Resource Determinations. The Commission

should disapprove the demolition, or in the alternative, require that the project be redesigned to more closely match the prevailing character of the neighborhood.

4. EVEN THOUGH THE DEMOLITION WAS APPROVED ADMINISTRATIVELY, THE RESIDENTIAL DESIGN TEAM ADMONISHED THE PROJECT SPONSORS ON THREE OCCASIONS THAT THE PROJECT IS STILL NOT A GREEN PROJECT OR A SOUND PRACTICE. THE DEMOLITION OF PERFECTLY GOOD HOUSING STOCK IN FAVOR OF A NEW BUILDING IS NOT ENVIRONMENTALLY SOUND;

The Curry's are concerned that the demolition of an existing building is not a green building practice---bad for this neighborhood and bad for the City. While vacant and neglected buildings are not uncommon candidates for demolition, many (if not most) recently-demolished buildings were occupied and functional prior to their removal. The proposed suburban-style infill to replace this building---will have a dramatic effect in the neighborhood. While most of the buildings recently demolished (such as this one) isn't listed on the National or State Register, that isn't to say many of them and this building aren't significant. San Francisco continues to throw away countless buildings that are well-designed, compatible with their surroundings, and tell the stories of previous generations.

The Planning Commission should review the demolition project as proposed and require the project sponsor to proceed without completely demolishing the existing building. The existing building should be incorporated into an expansion project at the site. Construction and demolition materials now account for nearly 30% of the total waste stream in San Francisco and to allow the complete destruction of existing, useful and sound (albeit expensive) housing on the whim of the very wealthy should be discouraged, or perhaps completely prohibited in our historic neighborhoods. The proposed Project could be easily modified to preserve the existing façade, features visible from the street, and foundations, while still giving the project sponsors the larger and redesigned floor plan that they desire.

The Residential Design Team Reviewed the proposal on October 28, 2015; January 27, 2016; and March 24, 2016. (See Exhibits 2, 3 & 4 respectively). At each of those reviews the RDT stated that, “[d]emolition is not a green building practice.” The project sponsors were on notice that the department did not consider this a green building practice, but project sponsors continue to claim, that the proposed project will be a “green” project because it complies with the new “green” building code.

The subject building has not reached the end of its useful life-cycle and in fact, its interior was recently remodeled. Now it is proposed to be demolished merely on a whim and because its owners want a new, modern "glass box" loft-like building. Such practices are shameful, destructive, and decidedly bad for the environment.

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5. **THE PROPOSAL DOES NOT INCLUDE THE REQUIRED BIRD SAFE GLAZING ON THE ALL-GLASS PENTHOUSE.**

Under Planning Commission Resolution No. 18406, the Commission adopted requirements for bird safe building measures for all new construction in San Francisco. Under the Bird Safe Building Requirements, attached hereto as Exhibit 5, “[r]egardless of whether the site is located inside or adjacent to an Urban Bird Refuge, 100% of building feature-related hazards shall be treated” (Exhibit 6, p. 31).

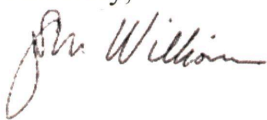
Building feature-related hazards “include free- standing clear glass walls, skywalks, greenhouses on rooftops, and balconies that have unbroken glazed segments 24 square feet and larger in size” (Exhibit 6, p. 30). The proposed project includes bird safe glass on the glazed rooftop balcony. However, the all-glass penthouse itself does not utilize bird-safe glass or fritting glass treatments, despite the fact that the free-standing glass walled penthouse clearly qualifies as a building feature-related hazard. The Commission should require that the Project Sponsors include and implement bird-safe building measures.

CONCLUSION

The Sea Cliff Neighborhood is **not** characterized by stark, boxy, 4-story, modern nearly all-glass buildings. There are simply no other such buildings anywhere in the neighborhood and the addition of such a building will stand out dramatically and will create a direct, negative impact on the character of this historic neighborhood. This Project would also create extremely negative precedent that could lead to the complete destruction of 100 years of design precedent in one of San Francisco’s most historic and beautiful neighborhoods. This should not be allowed by the Commission, particularly in a case, such as this, where the Project Sponsors have failed to make any concessions to, or even meet with, concerned neighbors, during the course of the Project.

DR Requestors would like to see the Commission place significant restraints on the construction including reducing the overall height to 3 stories or fewer like all other houses in the neighborhood and reducing the massing to make the building more compatible with the surrounding neighborhood; removing the all glass penthouse or significantly reducing its height and removing glazing from sides directly facing neighbors’ adjacent properties, and reducing the amount of glazing to maintain privacy of the neighbors and project sponsors. The Commission should disapprove the project or in the alternative require significant changes to the project to make it smaller, protect the prevailing character of the neighborhood, and comply with the requirements of the Planning Code.

Sincerely,

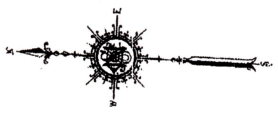


Stephen M. Williams

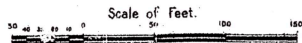
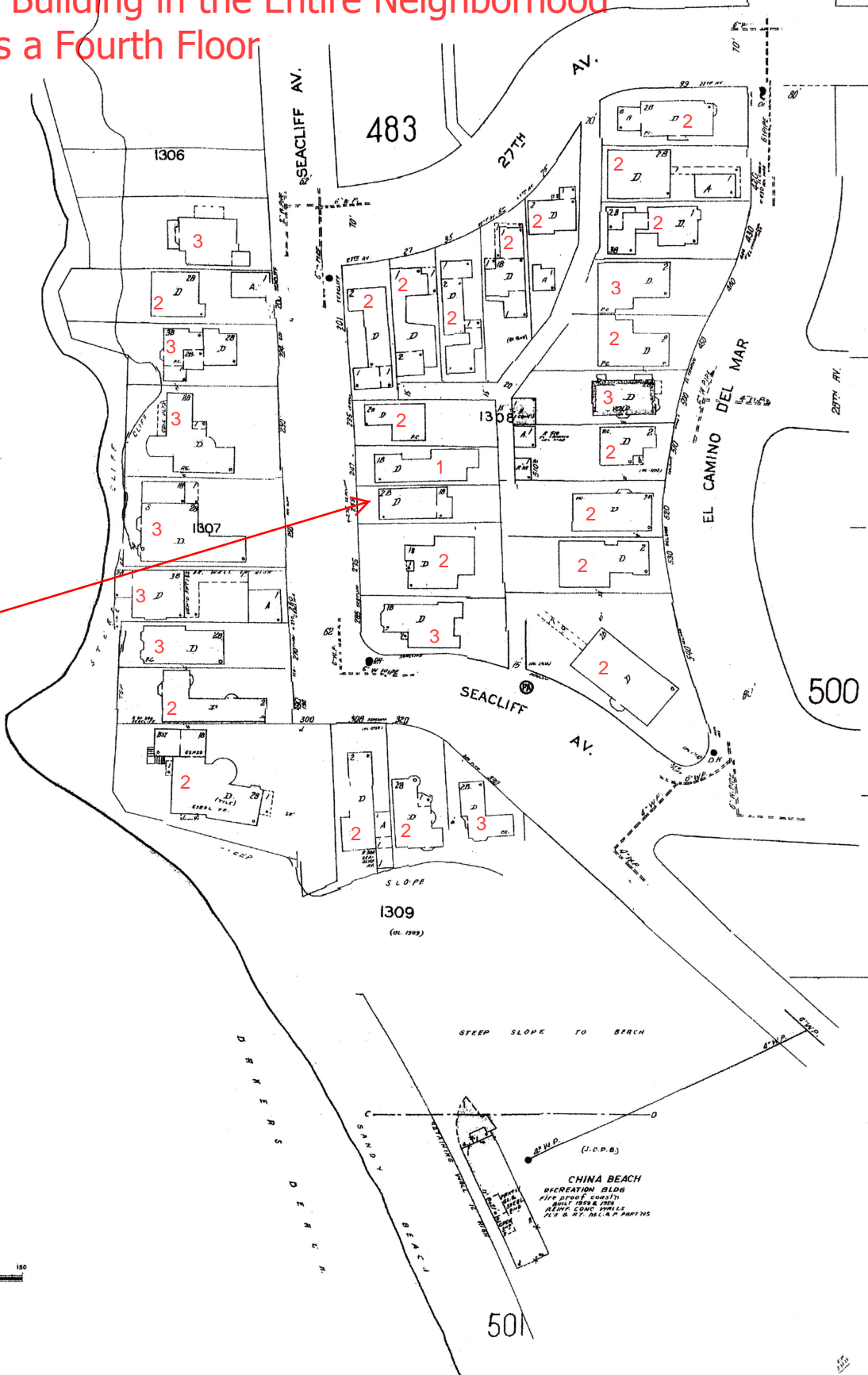
Exhibit 1

As Pointed Out by the RDT over and over,
No Building in the Entire Neighborhood
has a Fourth Floor

The Subject Site is
Currently Two-
Stories Over
Garage



P A C I F I C O C E A N



STEEP SLOPE TO BRANCH

CHINA BEACH
DISCRETION BLDG
PIER PROOF CONSTR
BUILT 1894 & 1904
ALONG CONC WALLS
PL 3 & 4 BY H.C.M.P. PAPERS

500

Exhibit 2



SAN FRANCISCO PLANNING DEPARTMENT

RESIDENTIAL DESIGN TEAM REVIEW

DATE: October 28, 2015 RDT MEETING DATE: October 29, 2015

PROJECT INFORMATION:

Planner: Sara Vellve/Mary Woods
 Address: 255 Sea Cliff Avenue
 Cross Streets: 27th Avenue
 Block/Lot: 1308/019
 Zoning/Height Districts: RH-1(D)
 BPA/Case No. 2014.08.01.2761
 Project Status Initial Review Post NOPDR DR Filed
 Amount of Time Req. 5 min (consent) 15 minutes
 30 minutes (required for new const.)

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Description:

- Demolition and new construction of SFD.
- Project has been modified to address following RDT comments.
 - Raise the building by +/- 18" to be at sidewalk level.
 - Redesign front entry to be more prominent, reduce width of garage.
 - Unify the fenestration on the north, east & west sides.

Project Concerns (If DR is filed, list each concern.):

- Excessive glazing compromises privacy for adjacent neighbor to the west. Not consistent with PCS 101.1. Light pollution.
- Increased depth of new building (+/- 2.5 feet) and new 4th floor unreasonably reduces light and air to adjacent property to the west, and to all neighbors.
- The modern and contemporary building with a 4th floor is inconsistent with the Mediterranean and 1920 – 1930 architectural style and potential historic district. Buildings over 3 stories are not found in the neighborhood.
- Demolition is not a green building practice.

RDT Comments:

- Additional glazing treatment (and/or reduction) is needed for the west (side) façade to reduce privacy impacts for the adjacent (west) property; glazing treatments could include opacity treatment to provide privacy for both properties.
- Higher quality materials along the primary façade are suggested; consider hand troweled stucco.
- Add depth to the windows along the primary (front) façade; provide a detailed window plan, including a section so RDT can better understand the depth of the treatments.

- Investigate window proportions and the relationship with materials for the primary (front) façade; explore the architectural features of the building located at 711 El Camino Del Mar (30th Avenue/El Camino Del Mar) as a good example.
- Full DR due to new construction.

Exhibit 3



SAN FRANCISCO PLANNING DEPARTMENT

RESIDENTIAL DESIGN TEAM REVIEW

DATE: 1/27/2016 RDT MEETING DATE: 2/26/16

PROJECT INFORMATION:

Planner: Sara Vellve/Mary Woods
 Address: 255 Sea Cliff Avenue
 Cross Streets: 27th Avenue
 Block/Lot: 1308/019
 Zoning/Height Districts: RH-1(D)
 BPA/Case No. 2014.08.01.2761
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- The modern and contemporary building with a 4th floor is inconsistent with the Mediterranean and 1920 – 1930 architectural style and potential historic district. Buildings over 3 stories are not found in the neighborhood.
- Demolition is not a green building practice.

RDT Comments responding to revisions post October 29, 2015 meeting:

- Along the west façade, the glazing/window wall is not in keeping with the neighborhood character. The west façade, as it is visible from the public right-of-way, should be treated with the same level of detail as proposed at the front façade:
 - The amount of glazing is found to be excessive and disruptive to the neighborhood character and reduces privacy to adjacent buildings. It is recommended that the level of architectural detailing, expression and solid-to-void ratio at the proposed front façade should be incorporated into the design of the west façade.

- At the west façade, the glazing at the penthouse level in combination with the glazing at the floors below further exacerbates the excessive amount of glazing proposed at the west façade. The application of the exterior materials at the penthouse level should be designed so the penthouse structure appears subordinate to the three-story structure below.

Exhibit 4



SAN FRANCISCO PLANNING DEPARTMENT

RESIDENTIAL DESIGN TEAM REVIEW

DATE: 3/24/2016 RDT MEETING DATE: 5/5/16

PROJECT INFORMATION:

Planner: Sara Vellve/Mary Woods
 Address: 255 Sea Cliff Avenue
 Cross Streets: 27th Avenue
 Block/Lot: 1308/019
 Zoning/Height Districts: RH-1(D)
 BPA/Case No. 2014.08.01.2761/2014.1310DDD
 Project Status Initial Review Post NOPDR DR Filed
 Amount of Time Req. 5 min (consent) 15 minutes
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- At the west façade, the glazing at the penthouse level in combination with the glazing at the floors below further exacerbates the excessive amount of glazing proposed at the west façade. The application of the exterior materials at the penthouse level should be designed so the penthouse structure appears subordinate to the three-story structure below.

RDT Comments responding to revisions post 2/26/2016 meeting:

Exhibit 5



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Brett Bollinger
(415) 575-9024
brett.bollinger@sfgov.org

Preservation Planner: Matt Weintraub
(415) 575-6812
matt.weintraub@sfgov.org

Project Address: 101 27th Avenue
Block/Lot: 1331/002
Case No.: 2011.0796E

Date of Review: August 11, 2011 (Part I)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

The subject building at 101 27th Avenue is a single-family dwelling that was constructed in 1940, according to records of the San Francisco Assessor and the Department of Building Inspection. 101 27th Avenue is a two-story with basement and penthouse, frame residence that exhibits elements of Modern architectural style. The building was constructed by its original owner, local carpenter Thomas Sharman, and no architect is known. Architectural features of the subject building include: blocky rectangular massing with two street-facing elevations (north and east); stucco cladding at the first level and wood shingle cladding at upper levels; recessed, cutout main entry and two flush garage entrances at the first level of the primary (east) elevation; regular fenestration pattern with large rectangular windows at upper levels; predominantly aluminum sash (fixed and sliding); wood spandrel panels around window groupings; flat wood stringcourses; straight roofline terminating in a solid wood balcony with freestanding urn ornaments at the corners of the front of the house; and a "sunroom" penthouse addition (constructed in 1941) at the back of the house. Site features include narrow front and side yards with landscaping. A stone monument demarcating the entrance to the Sea Cliff subdivision is located adjacent to the subject property within the public right-of-way.

The subject property at 101 27th Avenue is located at the southeast corner of 27th Avenue and El Camino Del Mar, adjacent to the Sea Cliff neighborhood in the Richmond District. The subject property is located on a lot that is 1,320 square feet in area with 33 feet of frontage on 27th Avenue and 40 feet of frontage on El Camino Del Mar. 101 27th Avenue is located within a RH-1(D) (Residential, House, Detached, One-Family) Zoning District and a 40-X Height and Bulk District.

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area surrounding the subject property at 101 27th Avenue consists of large two- and three-story houses that were constructed primarily during the early and mid-20th century. Architectural influences that are apparent in the area include Queen Anne, Craftsman, Edwardian, Mission Revival, Mediterranean Revival, Period Revival, and Modern, with many buildings characterized as simplified and/or vernacular variations of these architectural styles. The area to the south of El Camino Del Mar, which includes the subject property, does not exhibit a single predominant architectural character, period of development, or unifying pattern of development, and it includes a standard rectangular block/lot layout that characterizes the Richmond District. The area to the north of El Camino Del Mar, which does not include the subject property, exhibits characteristics of the Sea Cliff neighborhood such as unifying architectural character and a curvilinear block/lot layout.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property at 101 27th Avenue is not included in any historic resource surveys or listed in any local, state or national registries. The subject property is not located within any designated or identified historic districts. Previously, the Department's 1976 Architectural Survey identified several individual properties in the area (not including the subject property) as potential individual architectural resources, many of which are located north of El Camino Del Mar within the Sea Cliff neighborhood. The 1976 Architectural Survey did not include evaluations of potential historic districts.

On March 17, 2006, and on April 26, 2007, the Department finalized Historical Resource Evaluation Responses (HRERs) for proposed projects at 75 Sea Cliff Avenue and 50 25th Avenue, respectively, located within the Sea Cliff neighborhood northeast of the subject property at 101 27th Avenue. These HRERs identified a "Sea Cliff" potential historic district within the area of the Sea Cliff subdivision, which is located directly to the north of (but does not include) the subject property at 101 27th Avenue. Characteristics of the "Sea Cliff" potential historic district include a high concentration of detached houses that were constructed between 1910 and 1930, a curvilinear street pattern, columned entrances to the subdivision, and landscaping throughout.

On April 30, 2010, the Department finalized a HRER for a proposed project at 126 27th Avenue, the Alfred G. Hansen Residence, City Landmark No. 196, located nearby to and across the street from the subject property at 101 27th Avenue (and not within the Sea Cliff subdivision). This HRER did not identify any potential historic districts in the vicinity of 126 27th Avenue.

According to the Planning Department's *San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources*, the subject building is considered to be a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures, because it is more than 50 years of age (constructed in 1940).

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

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

Based on the California Register of Historical Resources (California Register) criteria, Department staff finds that the subject building at 101 27th Avenue does not appear to be eligible for inclusion in the California Register as an individual historic resource or as a contributor to a historic district, because it is not significant under any of the California Register criteria.

To assist in the evaluation of the subject property, the Project Sponsor has submitted the following reports:

- *Historical Resource Evaluation, 101 27th Avenue, San Francisco, California, by Tim Kelley Consulting, dated July 2011.*

Department staff has reviewed the report. In addition, Department staff has conducted additional research and analysis in order to complete the evaluation of the subject building and the project.

Included is an evaluation of the subject property at 101 27th Avenue, which is not eligible for the California Register of Historical Resources, based on the following criteria:

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Period of Significance: none	Period of Significance: none
	<input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 101 27th Avenue is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 1 (Events). There is no available information to indicate that the subject building was associated with any event that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Construction of the subject building is not known to have been influential or representative of any significant patterns of development in the area. The subject building is not known to have been related to any other important cultural, social, political, or historical events that occurred in the City, the State, or the nation. Therefore, the subject building at 101 27th Avenue is determined not to be eligible under California Register Criterion 1.

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

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 101 27th Avenue is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 2 (Persons). There is no available information to indicate that the subject building was associated with any person(s) who made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. According to information provided by the Project Sponsor, the subject building was owned and occupied by various individuals during its history. None of the historic owners and/or occupants of the subject building are known to have been important individuals in the history of the City, the State, or the nation. The original owners of the subject property, builder Thomas Sharman and Ivy Sharman, constructed it as an investment property. The first owner-occupants, George A. Fox (occupation listed as "mfrs agt" [manufacturers agent] in *Polk's Crocker-Langley San Francisco City Directory 1942*) and Roselle Fox, were associated with the property from 1941 to 1978, after which time Roselle (Fox) Becker sold the property to Louis Becker (occupation listed as "ret'd" [retired] in *Polk's 1980 San Francisco City Directory*). Therefore, the subject building at 101 27th Avenue is determined not to be eligible under California Register Criterion 2.

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

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 101 27th Avenue is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 3 (Architecture). There is no available information to indicate that the subject building embodies a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values. No architect is known, and the builder, local carpenter Thomas Sharman, is not known to be a master. High artistic expression is not apparent in the design of the subject building, and it does not qualify as an important or representative individual example of architecture from the period. (The subject building is evaluated in its current condition, which exhibits past physical alterations that may have diminished any architectural significance that was present in its original construction.)

Furthermore, the subject building at 101 27th Avenue is not part of any significant grouping of physical properties that may be considered to be a potential historic district. According to *Historical Resource Evaluation, 101 27th Avenue, San Francisco, California*, by Tim Kelley Consulting, dated July 2011, page 14:

The subject block face contains thirty-four buildings constructed between 1905 and 1948 (Appendix). The architectural styles vary and include Classical Revival, Shingle style, Mid-Century Modern and Mediterranean Revival. Overall, this block face does not possess a significant concentration of historically or aesthetically united buildings.

Although Sea Cliff may be seen as a potential historic district, this property does not share the context of that subdivision, is not from the probable period of significance (1920s), and is not architecturally similar to those buildings. Thus, despite the building having a signature stone pillar and signage for Sea Cliff on the sidewalk adjacent, it should not be considered a part of any potential Sea Cliff district.

(The Sea Cliff monument that is located adjacent to the subject property is located within the public right-of-way, not on the subject property, and therefore it is considered to be a property that is separate from the subject property and that is not included in the proposed project.)

The subject property does not appear to contribute to any significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. Therefore, the subject building at 101 27th Avenue is determined not to be eligible under California Register Criterion 3.

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

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 101 27th Avenue is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 4 (Information Potential), because the subject property is not an example of a rare construction type that might provide information important to understanding the built environment. Also, archaeological resources are not known or believed to be present at the subject property. Therefore, the subject property does not require further investigation in order to determine if it is eligible under California Register Criterion 4

Step B: Integrity

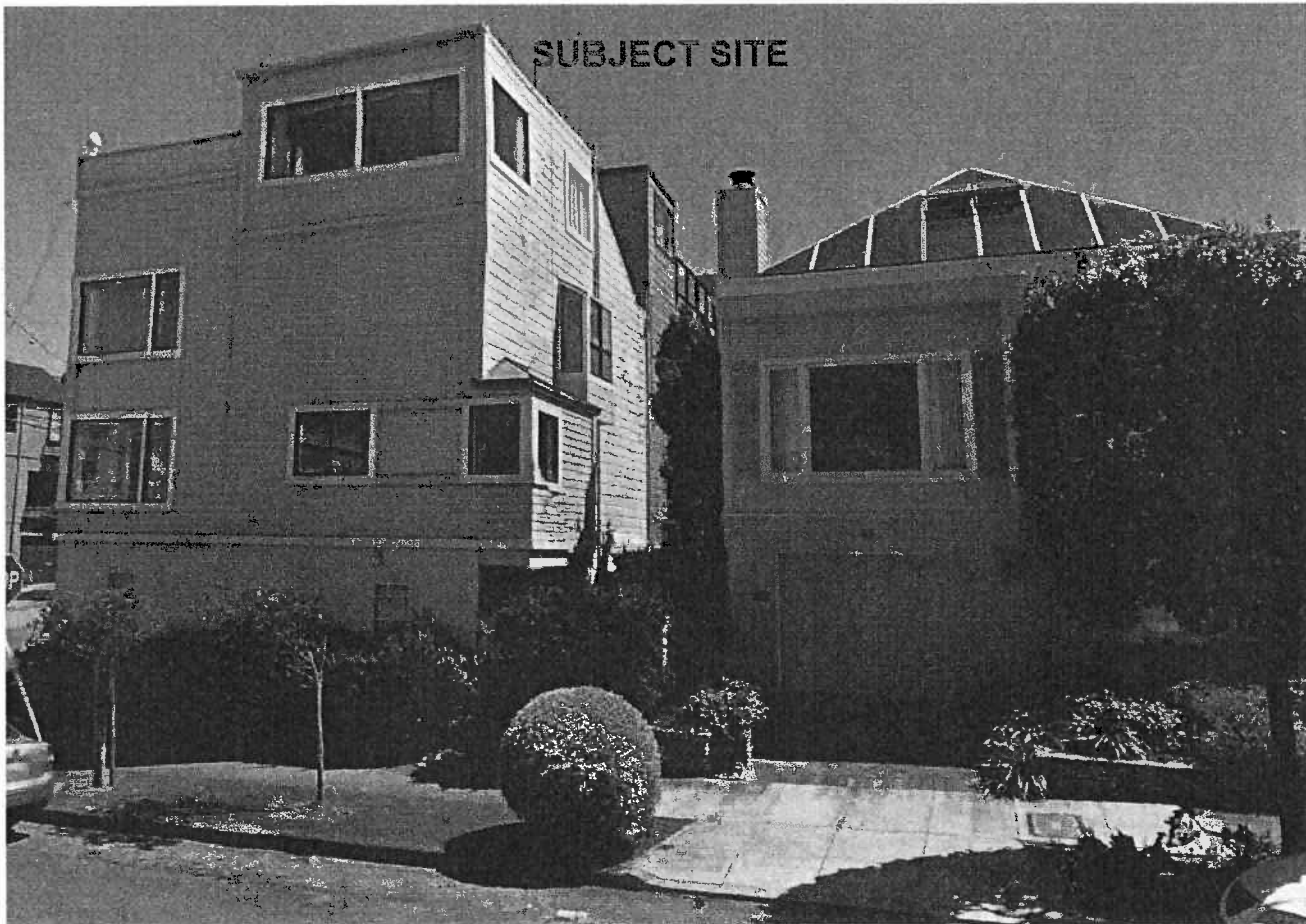
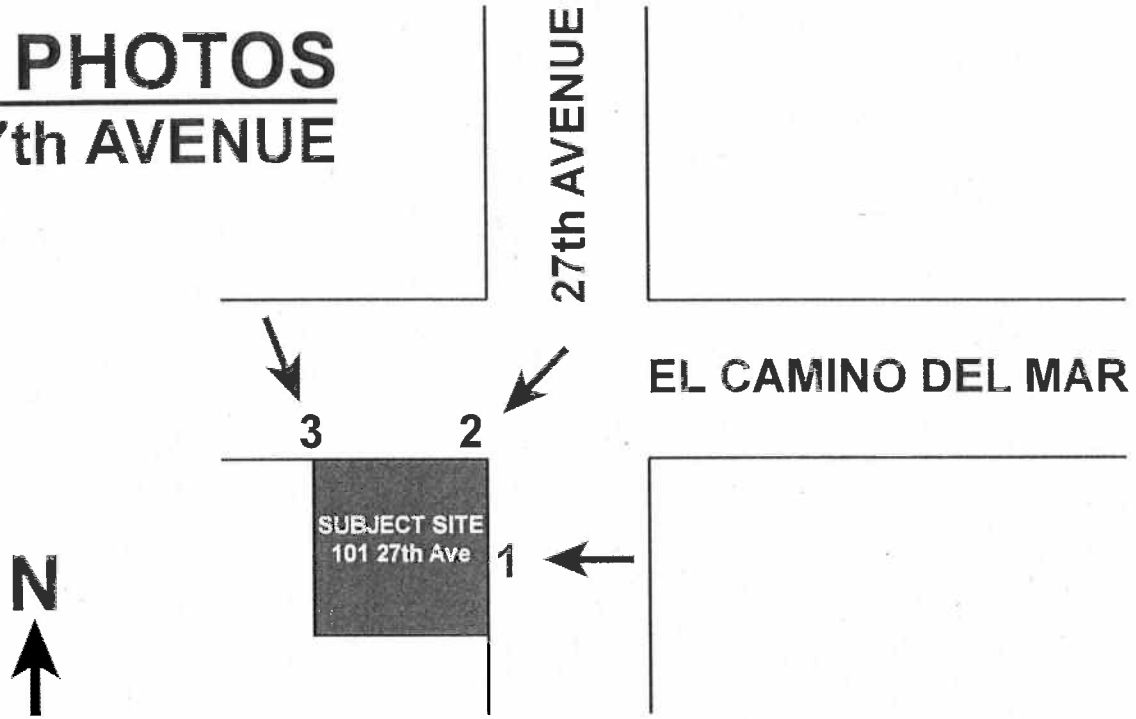
To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical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

Location: Retains Lacks
Association: Retains Lacks
Design: Retains Lacks
Workmanship: Retains Lacks

Setting: Retains Lacks
Feeling: Retains Lacks
Materials: Retains Lacks

SITE PHOTOS

101 27th AVENUE



3. SOUTH SIDE OF EL CAMINO DEL MAR

Exhibit 6



**SAN FRANCISCO
PLANNING
DEPARTMENT**

Standards for **Bird-Safe Buildings**

SAN FRANCISCO PLANNING DEPARTMENT | Adopted July 14, 2011



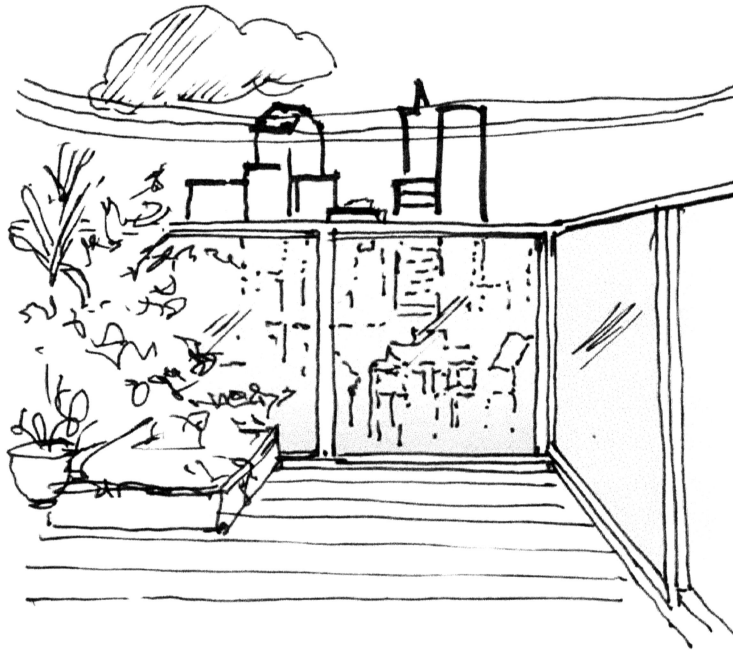
2

Requirements for Feature-Related Hazards

What is a “feature-related” hazard?

Building Feature-Related Hazard: Certain potential bird traps are hazardous enough to necessitate treatment, regardless of building location. A building-specific hazard is a feature that creates hazards for birds in flight unrelated to the location of the building. Building feature-related hazards include free-standing clear glass walls, skywalks, greenhouses on rooftops, and balconies that have unbroken glazed segments 24 square feet and larger in size. (See citywide bird-safe checklist, lines 19-22 on page 39). These features require treatment when:

- New buildings are constructed;
- Additions are made to existing buildings (Note: only the new construction will require treatment).



LEFT: These windows are an example of a feature-related hazard.

What requirements apply to a “featured-related” hazard?

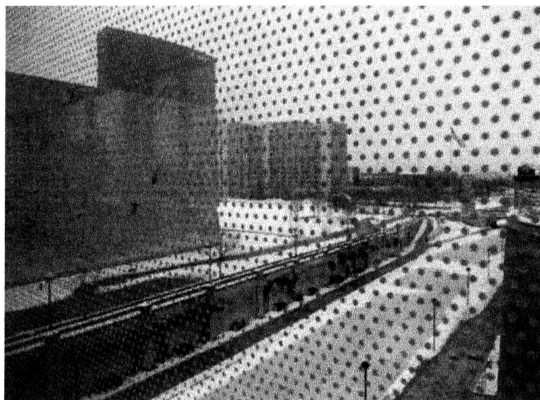
Treatment of Feature-Related Hazards - Regardless of whether the site is located inside or adjacent to an Urban Bird Refuge, 100% of building feature-related hazards shall be treated.



LEFT: A transparent glass skywalk poses a “feature-related” hazard.

Image courtesy of Lightbulbstudio.org

LEFT: This skywalk was intentionally treated with fritting by the Indiana Museum to avoid creating a “feature-related” hazard.



RIGHT: The fritting maintains transparency for pedestrians.

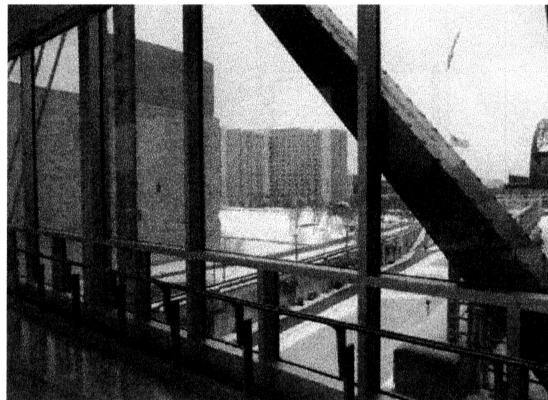


Image courtesy of Lightbulbstudio.org

The Details: Exceptions and Specifications

Exceptions: Certain exceptions apply to the aforementioned controls.

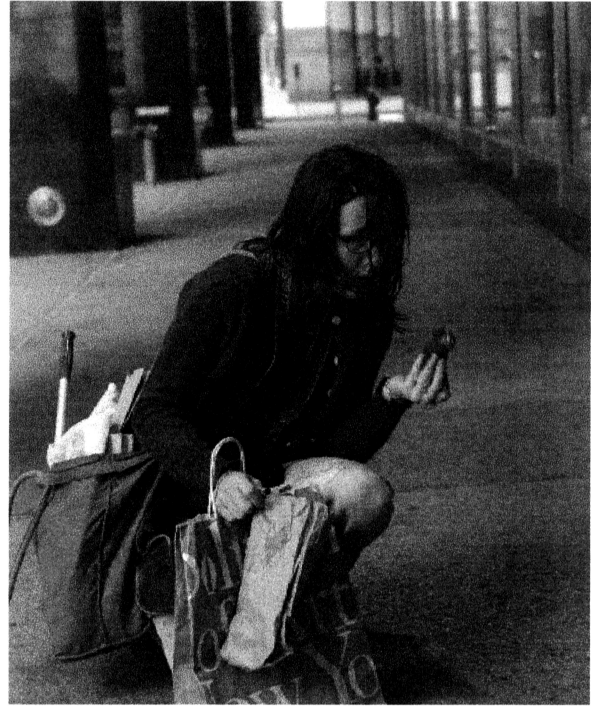
1) **Treatment of Historic Buildings.** Treatment of replacement glass façades for structures designated as City landmarks or within landmark districts pursuant to Article 10 of the Planning Code, or any building Category I-IV or Category V within a Conservation District pursuant to Article 11 of the Planning Code, shall conform to Secretary of Interior Standards for Rehabilitation of Historic Properties. Reversible treatment methods such as netting, glass films, grates, and screens are recommended. Netting or any other method demonstrated to protect historic buildings from pest species that meets the Specifications for Bird-Safe Glazing Treatment stated above may also be used to fulfill the requirement.

2) **Exceptions for Treatment of Location-Related Hazards for Residential Buildings within R-Zoned Districts.**

→ *Limited Glass Façade:* Residential buildings less than 45 feet in height within R-Districts that have an exposed façade comprised of less than 50% glass are exempt from new or replacement glazing treatments, but must comply with feature-related and wind generation requirements below.

→ *Substantial Glass Façade:* Residential buildings within R-Districts that are less than 45 feet in height but have a façade with a surface area of more than 50% glass, must provide glazing treatments for location-related hazards such that 95% of all large, unbroken glazed segments that are 24 square feet and larger in size are treated.

3) **Other Waivers or Modifications by the Zoning Administrator.** The Zoning Administrator may either waive requirements for Location-Related Hazards or Feature-Related Hazards or modify the requirements to allow equivalent Bird-Safe Glazing Treatments based upon the recommendation of a qualified biologist.



A New York volunteer examining a window casualty.

Glazing Treatment Specifications: Bird-safe glazing treatment may include fritting, netting, permanent stencils, frosted glass, exterior screens, physical grids placed on the exterior of glazing or UV patterns visible to birds. To qualify as Bird-Safe Glazing Treatment, vertical elements of the window patterns should be at least 1/4 inch wide at a minimum spacing of 4 inches, or have horizontal elements at least 1/8 inch wide at a maximum spacing of 2 inches (*Klem 2009.*)