



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: AUGUST 21, 2019

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Suite 400
San Francisco,
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415.558.6377

Case No.: 2018-007244COA
Project Address: 3347 21ST STREET
Historic Landmark: Liberty-Hill Landmark District
Zoning: RH-3 (Residential, House, Three-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 3617/094
Applicant: Janet Sluizer
3347 21st Street
San Francisco, CA 94110
Staff Contact: Natalia Kwiatkowska - (415) 575-9185
natalia.kwiatkowska@sfgov.org
Reviewed By: Rich Sucre- (415) 575-9108
richard.sucre@sfgov.org

PROPERTY DESCRIPTION

3347 21st Street is occupied by two residential structures located on a rectangular midblock lot (measuring approximately 25 feet by 114 feet) on the south side of 21st Street between Valencia and Guerrero Streets. The front structure was originally constructed circa 1865 in a Vernacular style. The building is a contributor to the Article 10 Liberty-Hill Landmark District.

The Liberty-Hill Landmark 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. 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.

PROJECT DESCRIPTION

The proposal involves replacement of an existing fence at front of the property, which was constructed without benefit of a building permit and a Certificate of Appropriateness. The corrective action under this application is to legalize the replacement gabled solid wood fence, measuring approximately 15 feet from grade, associated with Enforcement Case No. 2018-010030ENF.

OTHER ACTIONS REQUIRED

The proposed work requires neighborhood notification per Planning Code Section 311, which may be performed separately pending approved scope of work.

ISSUES AND CONSIDERATIONS

This Certificate of Appropriateness is a required action to partially abate an active Enforcement Case No. 2018-010030ENF, involving replacement of a front fence without the benefit of a permit and Certificate of Appropriateness and the addition of an unauthorized dwelling unit with the benefit of a permit.

TIMELINE

On May 7, 2018, Building Permit Application No. 2018.05.07.8439 was filed with the Department of Building Inspection along with a Certificate of Appropriateness Case No. 2018-007244COA for the legalization of the gate/fence constructed without a benefit of a permit.

On June 14, 2018, and in subsequent correspondence, staff has provided comments to bring the replacement fence into conformance with Secretary of Interior's Standards. These include lowering the overall height of the fence, setting back the fence from the front façade, and modifying the fence to be open. To date, no revisions have been filed to address these comments.

On July 2, 2018, staff conducted a site visit to further investigate the complaint. During this site visit and in subsequent correspondence, staff provided options for the fence/gate and the unauthorized unit. During this site visit, it was also discovered there is an unpermitted dwelling unit located at the front building. Staff provided options on legalizing or removing the unit.

On July 20, 2018, the Planning Department opened Enforcement Case No. 2018-010030ENF to facilitate with abatement of the violation and to response to a public complaint.

On August 3, 2018, staff provided additional comments for the proposed fence to give more options to the property owner. These included modifying the proposal to be a combination of a solid fence with an open lattice above. To date, no revisions have been filed to address these comments.

On November 9, 2018, staff send follow-up communication to the sponsor outlining the already provided comments.

On February 5, 2019, the Department received a letter from the property owner requesting removal of the enforcement case. Staff responded to this letter confirming the outstanding two violations that must be abated, which include the replacement fence and the unauthorized dwelling unit.

On March 18, 2019, a Notice of Enforcement was issued with details of the violation and the required abatement process and timeline.

On May 15, 2019, staff met with the property owner and Department of Building Inspection's assigned inspector to this complaint. In advance to and during this meeting, the property owner provided a letter of support and petition of support, which are included in this packet. During this meeting and in subsequent communication, staff reiterated the required action to move forward and agreed to a three-month extension from the date of the Notice of Enforcement to allow the permit holder more time to submit architectural plans, due by June 18, 2019.

On June 11, 2019, the permit holder submitted the requested architectural drawings to the Planning Department, which are included in this packet.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a historic district, the Historic Preservation Commission must find that the proposed work is in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

ARTICLE 10 – Appendix F – Liberty-Hill Landmark 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 Liberty-Hill Landmark District as described in Appendix F of Article 10 of the Planning Code and the character-defining features specifically outlined in the designating ordinance.

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.

The proposed project would maintain the subject property's current and historic use as a residence. Therefore, the proposed project complies with Rehabilitation Standard 1.

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

The proposed gabled fence is a conjectural feature that is inconsistent with the period of significance for the Liberty-Hill landmark district, which dates from 1860s to 1906, and is an incompatible new addition to the historic building in terms of location, size, scale, and composition. Specifically, the size and scale of the replacement fence is too large and results with a fence that is not subordinate to the historic building. The gabled peak composition and solid material of the proposed fence resemble a small structure instead of a landscape feature. The location of the fence, in relation to its size, scale, and composition, results with a competing

element to the historic building and detracts from the street composition of the landmark district. Therefore, the proposed project does not comply with Rehabilitation Standard 3.

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

The proposal does not impact or destroy any distinctive features, finishes or construction techniques, which characterize the surrounding district. Therefore, the proposed project complies with Rehabilitation Standard 5.

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

The proposed work, which is visible from the public right-of-way, will affect the historic spatial relationships that characterize the property since the replacement fence is a solid element located in the existing side spacing between buildings, which was historically an open area in the landmark district. The gabled composition of the fence resembles the front gable of the historic building at the property and therefore is not a subordinate landscape feature. Overall, the project does not maintain the historic integrity of the subject property. Therefore, the proposed project does not comply with Rehabilitation Standard #9.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed replacement fence, depending on its current attachment, may result with minor damage to the historic building; however, it would not affect the essential form and integrity of the landmark district. Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary: Rehabilitation Standards 2, 4, 6, 7, and 8 do not apply to this proposal.

The Department finds that the overall project is inconsistent with the *Secretary of the Interior Standards for Rehabilitation*.

PUBLIC/NEIGHBORHOOD INPUT

To date, the Department has received one letter of support and a petition in support with approximately 50 signatures from neighbors in regards to this proposal.

STAFF ANALYSIS

Included as an exhibit are architectural drawings of the existing building and the proposed project.

Planning Code Section 1006.6 outlines the standards for review of Certificates of Appropriateness, which state:

The HPC, the Department, and, in the case of multiple approvals under Section [1006.1](#)(f), the Planning Commission, and any other decision making body shall be guided by the standards in this Section in their review of applications for Certificates of Appropriateness for proposed work on a landmark site or in a historic district. In appraising the effects and relationships mentioned herein, the decision making body shall in all cases consider the factors of architectural style, design, arrangement, texture, materials, color, and any other pertinent factors.

- (a) The proposed work shall be appropriate for and consistent with the effectuation of the purposes of this [Article 10](#).
- (b) The proposed work shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties for individual landmarks and contributors within historic districts, as well as any applicable guidelines, local interpretations, bulletins, or other policies.
- (c) For applications pertaining to landmark sites, the proposed work shall preserve, enhance or restore, and shall not damage or destroy, the exterior architectural features of the landmark and, where specified in the designating ordinance pursuant to Section [1004](#)(c), its major interior architectural features. The proposed work shall not adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting, nor of the historic district in applicable cases.

Department staff has determined that the proposed work is inappropriate for and inconsistent with the purposes of Article 10, the Liberty-Hill Landmark District, and the Secretary of the Interior's Standards.

The proposal is also inconsistent with the Residential Design Guidelines, which apply to all residential projects in San Francisco and are adopted by the Planning Commission. Specifically, the proposal fails to articulate the front façade by eliminating transitions between adjacent buildings, it creates a blank wall at the front setback that detracts from the street composition, and it does not enhance the connection between the public realm of the street and sidewalk and the private realm of the building.

Staff recommends approval of a modified project per the conditions specified below to include a fence limited to 10 feet in height, set back from the front façade, either wood or metal material, minimum 75 percent open, with no attachment to the historic building, which will bring the proposal in conformance with Article 10, the Secretary of Interior's Standards, and the Residential Design Guidelines.

ENVIRONMENTAL REVIEW STATUS

The Department has determined that the proposed project is ineligible for a categorical exemption from environmental review due to inconsistency with the Secretary of Interior's Standards.

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

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH MODIFICATIONS of the proposed project to meet the *Secretary of the Interior Standards for Rehabilitation* and requirements of Article 10.

1. The Project Sponsor shall remove all existing non-permitted work.
2. The proposed fence shall be restricted to 10 feet in height as measured from grade to the peak of the fence. It shall be set back from the front façade to align with the location of the closest window on the side elevation, approximately a three- to five-foot setback, shall be of either wood or metal material and shall be 75 percent open. The fence and its structural supports shall not be attached to the historic building. The Project Sponsor shall submit revised drawings to the Department Preservation staff to verify compliance with this condition.
3. The Project Sponsor shall either demonstrate location of code-complying off-street parking on plans or remove the curb cut and restore on-street parking.
4. The Project Sponsor shall notify Department Preservation staff and either provide photo documentation or complete a site visit prior to completeness of permit to verify compliance with the approved project plans and conditions of approval.

ATTACHMENTS

Draft Motion

Exhibits:

- Parcel Map
- Sanborn Map
- Zoning Map
- Landmark District Map
- Aerial Photograph
- Site Photos

Project Sponsor Submittal, including:

- Letter of Support
- Petition in Support
- Reduced Plans



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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 094 IN ASSESSOR'S BLOCK 3617, WITHIN RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on May 17, 2018, Janet Sluizer ("Project Sponsor") filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to correct Enforcement Case Number 2018-010030ENF, pertaining to replacement of a fence at the front of the property.

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

WHEREAS, on August 21, 2019, the Commission conducted a duly noticed public hearing on the current project, Case No. 2018-007244COA (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 WITH CONDITIONS the Certificate of Appropriateness, in conformance with the architectural plans to be drafted for Case 2018-007244COA based on the following findings:

CONDITIONS OF APPROVAL

- The Project Sponsor shall remove all existing non-permitted work.
- The proposed fence shall be restricted to 10 feet in height as measured from grade to the peak of the fence. It shall be set back from the front façade to align with the location of the closest window on the side elevation, approximately a three- to five-foot setback, shall be of either wood or metal material and shall be 75 percent open. The fence and its structural supports shall not be attached to the historic building. The Project Sponsor shall submit revised drawings to the Department Preservation staff to verify compliance with this condition.
- The Project Sponsor shall either demonstrate location of code-complying off-street parking on plans or remove the curb cut and restore on-street parking.
- The Project Sponsor shall notify Department Preservation staff and either provide photo documentation or complete a site visit prior to completeness of permit to verify compliance with the approved project plans and conditions of approval.

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 Historic Preservation Commission has determined that the proposed work is compatible with the character of the landmark as described in the designation report.

- The modified proposal will provide security measures while not involving a substantial change to character defining features and spatial relationships of the landmark and surrounding district.
- The modified proposal will not add any conjectural historical features or features that add a false sense of historical development. The modified replacement fence will be compatible yet differentiated with historic building and surrounding district.
- The proposed project meets the requirements of Article 10 of the Planning Code.
- The proposed project meets the following *Secretary of 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 3.

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

Standard 5.

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

Standard 9.

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

Standard 10.

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

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

I. URBAN DESIGN ELEMENT

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

GOALS

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

OBJECTIVE 1

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

POLICY 1.3

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

OBJECTIVE 2

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

POLICY 2.4

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

POLICY 2.5

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

POLICY 2.7

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

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

The modified project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the contributory property and landmark 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 modified project is for the replacement of a fence on a residential property and will not have any effect 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 modified project will strengthen neighborhood character by respecting the character-defining features of the site and landmark district 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. The existing housing is not designated as affordable housing.

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

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

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

Preparedness against injury and loss of life in an earthquake will be improved by the proposed work. The work will be executed in compliance with all applicable construction and safety measures.

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

The modified 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 modified 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 **APPROVES WITH CONDITIONS a Certificate of Appropriateness** for the property located at Lot 094 in Assessor's Block 3617 for proposed work in conformance with the renderings labeled Exhibit A on file in the docket for Case No. 2018-007244COA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

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 August 21, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

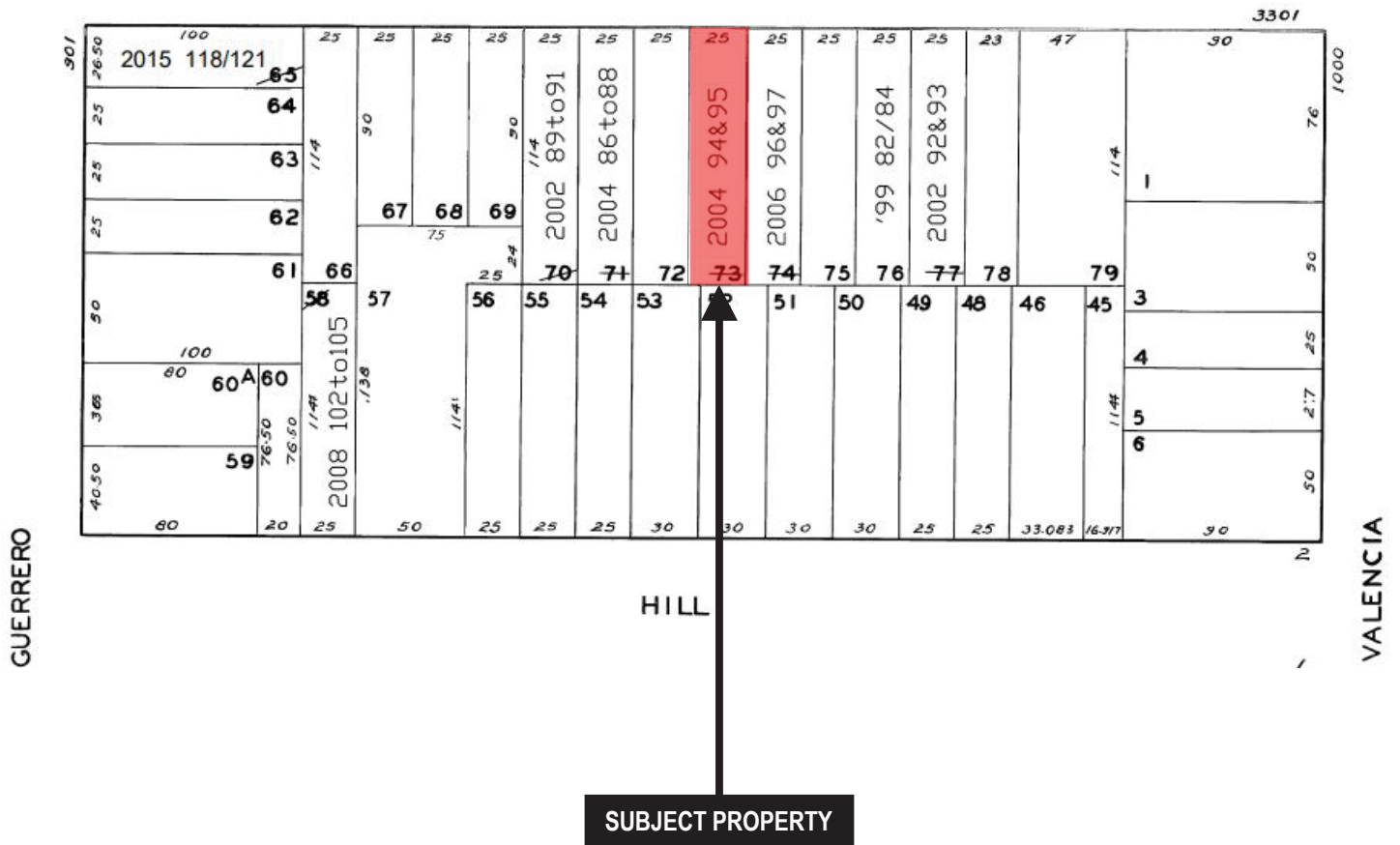
ABSENT:

ADOPTED: August 21, 2019

Parcel Map

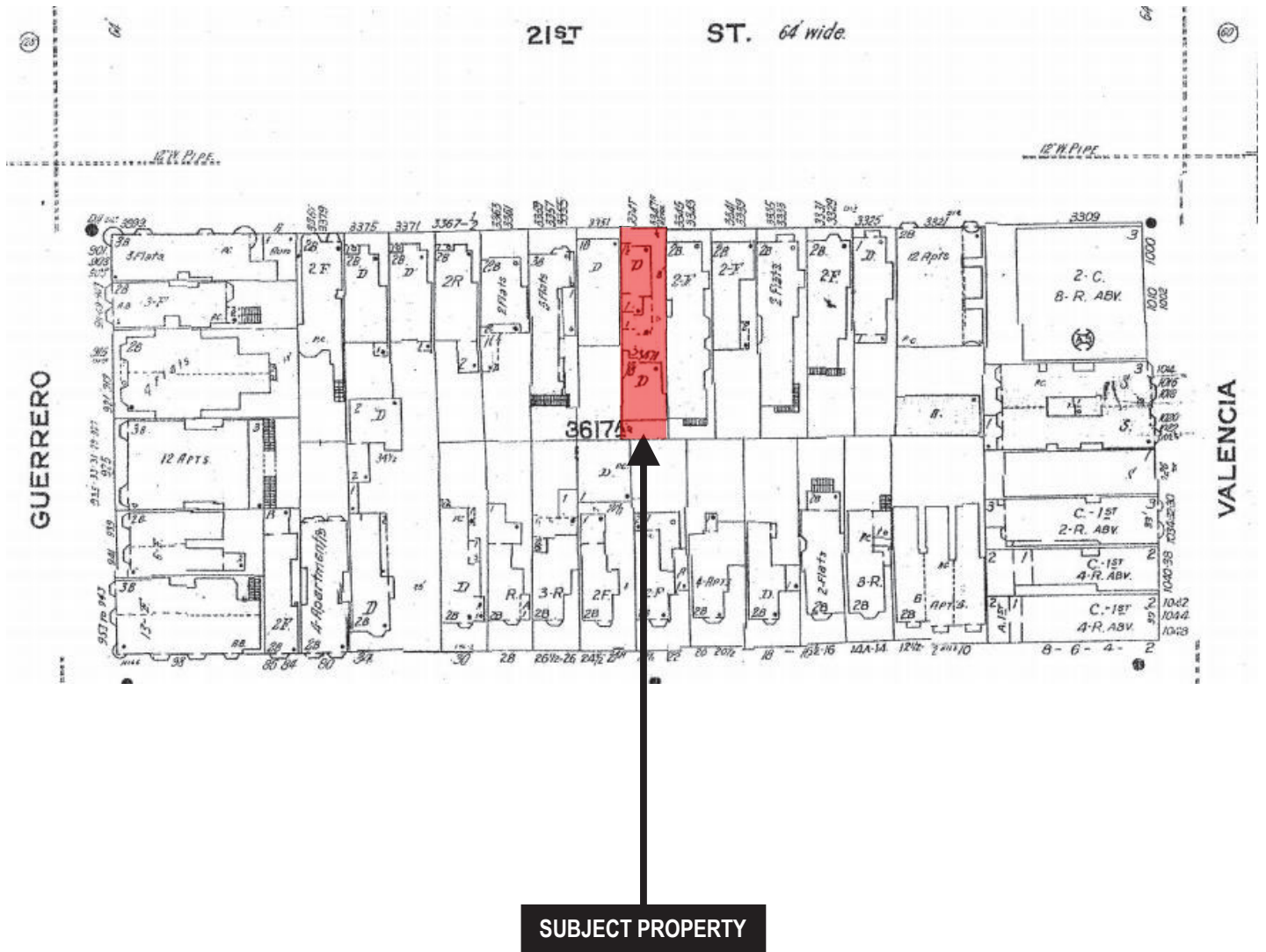
Lot 65 into lots 118 to 121 for 2015 roll

21ST



Certificate of Appropriateness Hearing
Case Number 2018-007244COA
3347 21st Street
Block 3617 Lot 094

Sanborn Map*



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



SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Appropriateness Hearing
Case Number 2018-007244COA
3347 21st Street
Block 3617 Lot 094

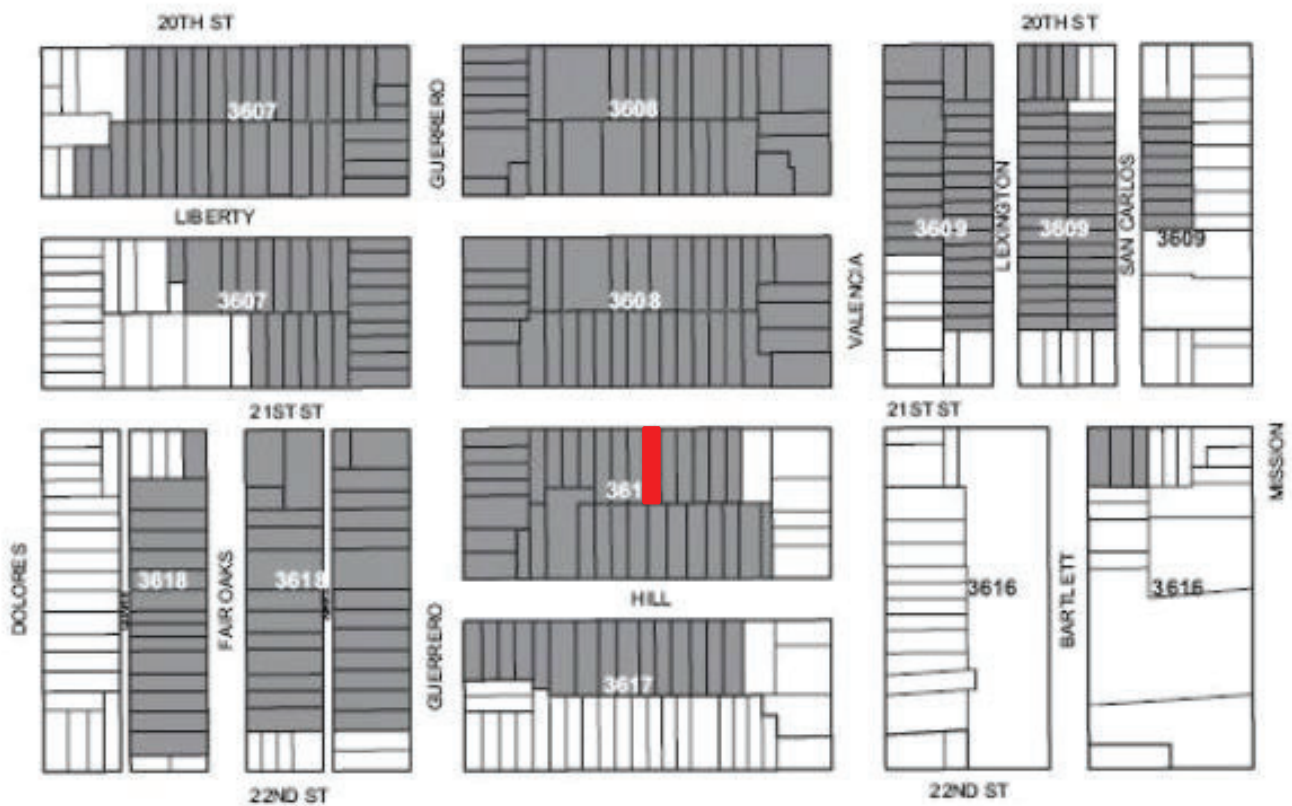
Zoning Map



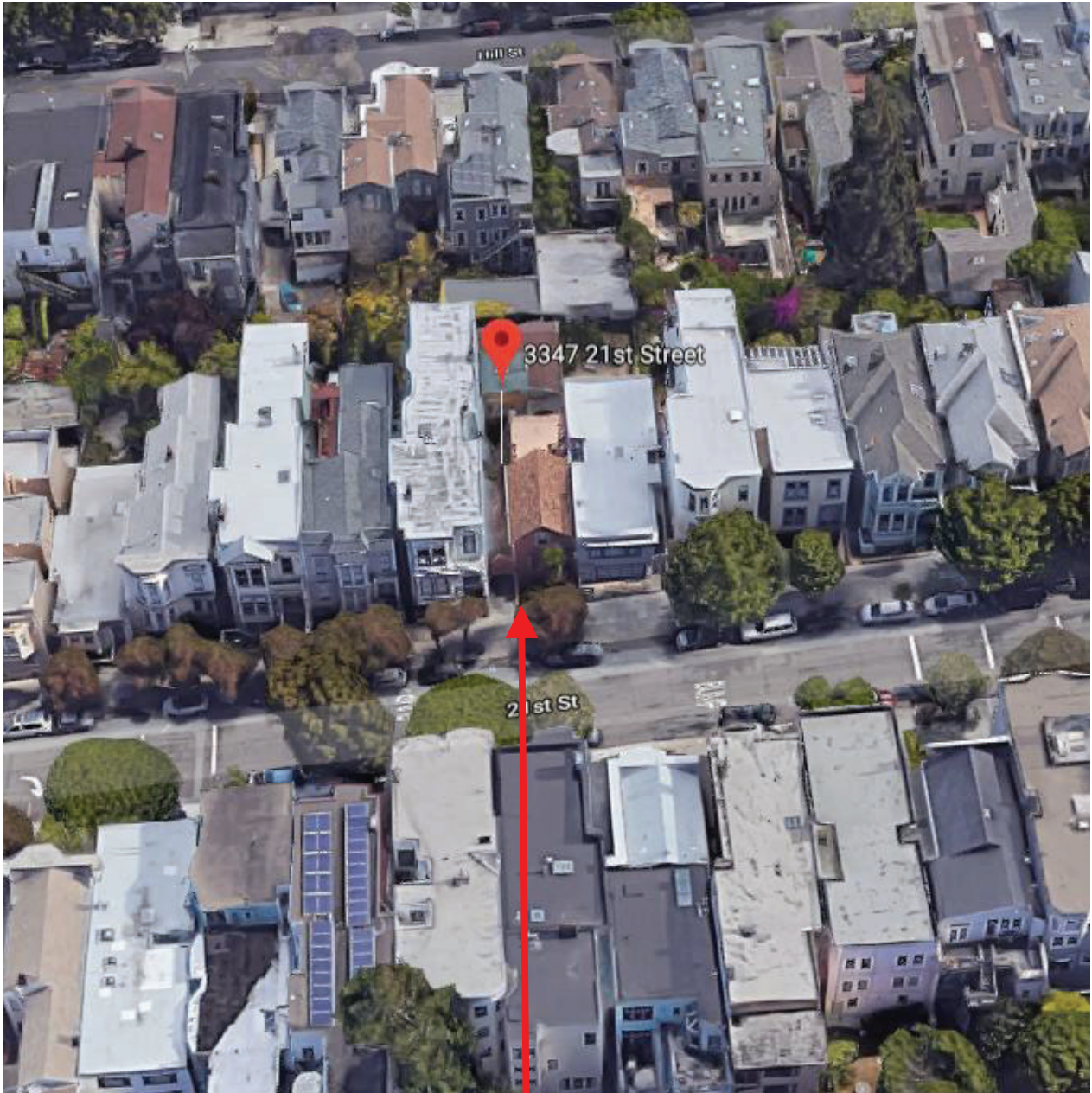
Certificate of Appropriateness Hearing
Case Number 2018-007244COA
3347 21st Street
Block 3617 Lot 094

Landmark District Map

LIBERTY-HILL HISTORIC DISTRICT



Aerial Photo



SUBJECT PROPERTY

Certificate of Appropriateness Hearing
Case Number 2018-007244COA
3347 21st Street
Block 3617 Lot 094

Site Photo



SUBJECT PROPERTY

Gregory Fagan Designs
General Contractor/Design-Build
cal lic 1006968
947 Dolores Street
SF CA 94110
415-225-2573
gregoryfagan@gmail.com

To whom it may concern,

I've been contacted by Jan Sluizer at 3347 21st Street, SF CA to respond to complaints filed by the city for non-compliance and permit violation for work performed at her current residence noted above. There were several issues we spoke of but this letter concerns work performed on an existing façade built many years previous, above the driveway entrance and passage to an apartment and a condo in the rear of the property.

The original façade rose approximate 14-16 feet above the recessed garage door and in the same plane as the front of the main house. It was composed of single wall of simple 2x6 framing with about 16 runs of 1x10 cove siding. The condition from the picture showed the wall to be in particularly distressed condition and clearly had not been painted for many years and was in need of maintenance and painting.

Jan in explaining the project had just intended to paint and do minor repair to the dry-rot (total cost of the project \$600). As it turned out there was more dry-rot than thought and at this time decided to minimize the overall size of the façade, as in its current form was overly large and detracted from the very simple early Victorian farmhouse look of the original structure as well as from the compatibility with other structures in the neighborhood. The outcome of the project is beautiful and perfectly in line with the historic nature of the neighborhood. Particularly, adds to the harmony of such an important historically significant block.

Though the claim is that she did this work without a permit – my understanding is that in doing repair work doing less than 50% one could forgo pulling the permit to begin with. If it turns out that the project is more substantial then a permit would be needed. In my opinion it's questionable whether this 50% threshold was met. At the very least, a homeowner would not have known this. Then there's the cost of the project. I believe anything less than \$500 wouldn't require a permit. A Threshold that Jan just barely went over. The real frustration is, in wanting to change the shape of the façade from a tall imposing broad wall to a minimized and complimentary gable both and shape size, had Jan try to pull a permit this would have set in motion all the subsequent reviews particularly by the planning department, turning a simple inexpensive project into one that would have been unbearable financially.

In my opinion as a designer and contractor I find Jan's solution to the problem was reasoned and consistent with prevailing historic concerns especially in a historic neighborhood and most importantly

completely hues to **The Residential Design Guidelines**. The scope of the work was very simple – removing the damage siding planks and reframing from the flat wall line to a gable – again complimenting the look and feel of the original structure. The true complicating factor here seems to be an overly bureaucratic overbearing planning department who in my opinion should have easily signed off on the change to the façade. The fact that the planning department wouldn't sign off on a building permit until certain conditions were met is aggravating to say the least and somewhat suspicious and condescending.

Those conditions as I understand them are as follows:

- completely demolish the existing façade
- rebuild it by setting it back 2-3' beyond the front of the main house.

This ruling is complete reckless and overblown. Most likely would involve:

- to rebuild a new structure would require all kinds of codes to be implemented.
- architectural drawings
- engineers drawings
- complete firewall to be built
- repair needed to existing adjacent structures due to the demolition
- the total cost of this could easily be \$10-15,000

Compare this to the \$600 to repair the rot and paint the façade and the house. Had Jan in the beginning decided to pull a permit first –she would have been forced to deal with planning. There is a very good chance she would have met up with the same intractable unreasonable forces which at the above estimated cost would have prevented her from ever doing the minimal amount of work she had completed. The quite clear and obvious conclusion is that she wouldn't have been able to do any work leaving the house in a blighted condition for some time to come.

The fact that a permit was not pulled detracts completely from the very fine paint job and the far superior gabled outline vs the former flat outline of the façade over the driveway. It also detracts from the fact that this work compliments perfectly **The Residential Design Guidelines**. This incredibly slight and economical change augments dramatically from the former and adds more charm to a street (without exaggeration) that exceedingly exudes charm. If anything the imposition of planning's draconian and unbending requirement for the demolition and removal of the EXISTING structure would in my opinion be a great disservice to the neighborhood; would hurt the original look and feel of the Victorian home; would not be in keeping with its own rules found in **The Residential Design Guidelines** and lastly, very importantly and unnecessarily cause tremendous hardship to the owner.

Regards

Gregory Fagan

Contractor/designer

Dear Neighbor,

As you probably know, I have been ordered by the City Planning Department to move the gable above the front gate system at 3347 21st Street back three feet into the courtyard to meet a city 'standard.'

The gable, as is, has been done for more than a year. It is soundly structured, firmly anchored, and, in my opinion, looks fine, enhancing the magnificence of the house. I do not want to do any more work for financial reasons and because it will open a Pandora's Box of harmful consequences.

A General Contractor told me the work is unnecessary and complicated. I see it as a complete waste of his estimated minimum 6 -7 thousand dollars.

When the house was painted a year ago, there were sixteen freestanding planks disintegrating with dry rot above the gate. Thirteen were taken down; eight replaced in the same exact spot with four boards horizontal and four open on the side, tapering into the gable.

This was done without a permit. However, being culpable, I immediately agreed to get a back permit and pay a fine, when a Building Dept. inspector told me that's what I needed to do.

Unfortunately, the Planning Department put a block on that permit until I move the gable back three feet into the courtyard which I do not want to do. That is what the conflict is over. I want Planning to unblock the permit so it can go through the process and this situation would be closed.

If you agree that the gable is fine as is, and that no more work need be done, I would be most appreciative if you would sign the attached petition and drop it through my mailbox.

With the city, public opinion does count – or so I've been told – and your signature would be helpful to my case.

Many thanks,

Jan



Petition to Leave Alone the Little Gable at 3347 21st Street

My Name is: Jonathan Spring

I live at: 3344 21st St



I support leaving the gable above the front gate system at 3347 21st Street as it is now with no changes.

Comment(s):

The fixed gable looks great and is in keeping w/ the neighborhood character.

Signature: Jonathan Spring

Date: 5/9/19

Petition to Leave Alone the Little Gable at 3347 21st Street

My Name is: Cordelia Palitz

I live at: 3347 21st Street, Apt B



I support leaving the gable above the front gate

system at 3347 21st Street as it is now with no changes.

Comment(s):

I am a tenant at 3347 21st Street in Apt B.
The ^{current} placement of the gable is important
to me because it ~~also~~ provides cover
when I am opening the gate to come home.
This is especially helpful when it's raining or
I have groceries to bring inside. I also think
it's a beautiful ~~ly~~ element of the house and
only enhances its historic charm.

Signature: 

Date: 5/11/19

Petition to Leave Alone the Little Gable at 3347 21st Street

My Name is: Jordan Kass

I live at: 3347 21st ~~AVE~~ Street, Apt B



I support leaving the gable above the front gate system at 3347 21st Street as it is now with no changes.

Comment(s):

I strongly support the current placement of the Gable. It provides necessary cover, which has been quite beneficial (considering how rainy it was this past winter). I also believe the substantial cost required to move the Gable a mere three feet considerably outweighs any benefit (of which there is none) moving the Gable will cause.

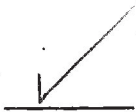
Signature: Jordan Kass

Date: 5/11/2019

Petition to Leave Alone the Little Gable at 3347 21st Street

My Name is: Catherine Colpetzer

I live at: 3334 21st Street



I support leaving the gable above the front gate

system at 3347 21st Street as it is now with no changes.

Comment(s):

Such a To-Do about such a small matter that will cost so much money! Please let it go. Our neighborhood has so many big frustrations; leave us alone.

Signature: Catherine Colpetzer

Date: 5/11/19

Petition to Leave Alone the Little Gable at 3347 21st Street

My Name is: AMIR NATHAN

I live at: 3345 21st STREET

X

I support leaving the gable above the front gate system at 3347 21st Street as it is now with no changes.

Comment(s):

We live next door and this placement does not impact us in the slightest

Signature: 

Date: 5/8/19

Petition to Leave Alone the Little Gable at 3347 21st Street

My Name is: KIRSTY NATHAN

I live at: 3345 21st STREET

X

I support leaving the gable above the front gate
system at 3347 21st Street as it is now with no changes.

Comment(s):

Signature: Kirsty Nathan

Date: 5/8/19

Petition to Leave Alone the Little Gable at 3347 21st Street

My Name is: AARON COPE

I live at: 3347A 21ST ST OF LA 94110

X

I support leaving the gable above the front gate
system at 3347 21st Street as it is now with no changes.

Comment(s):

Signature:



Date:

20190513

Petition to Leave Alone the Little Gable at 3347 21st Street

My Name is: JON G. DYRSET

I live at: 900 A Guerrero Street

f6D

I support leaving the gable above the front gate
system at 3347 21st Street as it is now with no changes.

Comment(s):

Signature:

Jon G. Dyrset

Date:

5-18-2019

Petition to Leave Alone the Little Gable at 3347 21st Street

My Name is: Jane Jones

I live at: 720 Shattwell St.

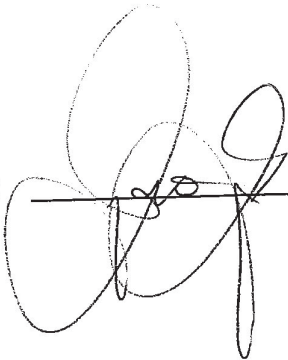


I support leaving the gable above the front gate
system at 3347 21st Street as it is now with no changes.

Comment(s):

The owner of 3347 21st St. demonstrates pride
of ownership with extensive repairs and restoration
undertaken to improve the physical appearance

Signature: _____



Date: _____

5/3/19

Petition to Leave Alone the Little Gable at 3347 21st Street

My Name is: Wendy Owens

I live at: 720 Shotwell St, SF, CA 94116

WO

I support leaving the gable above the front gate system at 3347 21st Street as it is now with no changes.

Comment(s):

I have a dog that I walk around the mission district, twice daily. On these walks I admire the Victorian architecture and I have noticed many with a gable like the one at 3347 21st. These have not posed any structural damage and I believe the one at 3347 21st will not either.

Signature:

Wendy Owens

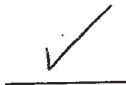
Date: 4-13-19

(415) 321-0965

Petition to Leave Alone the Little Gable at 3347 21st. Street

My Name is: Terrance Mulrooney

I live at: 3364 21st. Street Apt A



I support leaving the gable above the front gate
system at 3347 21st Street as it is now with no changes.

Comment(s):

Signature: Terrance G. Mulrooney

Date: 04/22/2011

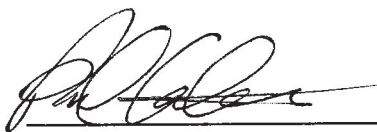
Petition to Leave Alone the Little Gable at 3347 21st Street

My Name is: PAUL CATAJUS / CHRISTOPHER RADCLIFF

I live at: 3335 21st STREET

☒ I support leaving the gable above the front gate
system at 3347 21st Street as it is now with no changes.

Comment(s):

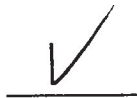
Signature: 

Date: 4/23/19

Petition to Leave Alone the Little Gable at 3347 21st Street

My Name is: Chris Radcliff

I live at: 3335 21st St.



I support leaving the gable above the front gate
system at 3347 21st Street as it is now with no changes.

Comment(s):

Signature: Chris Radcliff

Date: 5/8/19

Petition to Leave Alone the Little Gable at 3347 21st Street

My Name is: TERRY CAMPBELL

I live at: 900 A GUERRERO ST.

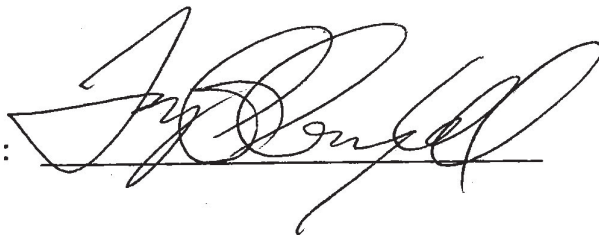


I support leaving the gable above the front gate

system at 3347 21st Street as it is now with no changes.

Comment(s):

Signature:



Date:

5-10-2019

Petition to Leave Alone the Little Gable at 3347 21st Street

My Name is:

KENNETH E. REIMAN

I live at:

900 GURRERO ST.

KER

I support leaving the gable above the front gate
system at 3347 21st Street as it is now with no changes.

Comment(s):

Signature:

Kenneth E. Reiman

Date:

5-10-19

Petition to Leave Alone the Little Gable at 3347 21st Street

My Name is: Jun Fung Young

I live at: 3351 21st St
S.F. 94110



I support leaving the gable above the front gate

system at 3347 21st Street as it is now with no changes.

Comment(s):

Signature:

Jun Fung Young

Date:

5/9/19

Petition to Leave Alone the Little Gable at 3347 21st. Street

My Name is: ROBERT RULÉ

I live at: 3362 21ST STREET
SAN FRANCISCO, CA 94110

X

I support leaving the gable above the front gate

system at 3347 21st Street as it is now with no changes.

Comment(s): ENOUGH IS ENOUGH. THE FORMER FRONT
STRUCTURE WAS CLEARLY ROTTED OUT. THE
NEW GABLE IS INFINITELY MORE ATTRACTIVE.
THERE IS ZERO REASON TO MOVE IT BACK.
THIS SMACKS OF UNDOE HARASSMENT OF
A LONG TERM RESIDENT OF SAN FRANCISCO,
NOT TO MENTION A PLANNING DEPT RUN
AMOK. LET'S STOP THE HARASSANCE AND
BEGIN ASSISTANCE.

Signature: Robt Rulé

Date: 5/10/2019

Petition to Leave Alone the Little Gable at 3347 21st Street

My Name is:

Luz C. Lyman

I live at:

3320 21st ST
SF CA, 94110

☒

I support leaving the gable above the front gate

system at 3347 21st Street as it is now with no changes.

Comment(s):

Signature:

Luz Lyman

Date:

April 26, 2018

Petition to Leave Alone the Little Gable at 3347 21st Street

My Name is: CHARLIE A. YARRACUMILLO

I live at: 3330 21ST ST CA, 94110

✓

I support leaving the gable above the front gate

system at 3347 21st Street as it is now with no changes.

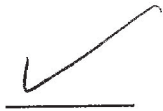
Comment(s):

Signature: Charlie Yarracumillo Date: April 26, 2011

Petition to Leave Alone the Little Gable at 3347 21st. Street

My Name is: Ken Young

I live at: 3415 21st Street



I support leaving the gable above the front gate
system at 3347 21st Street as it is now with no changes.

Comment(s):

Signature: 

Date: 4.25.19

Petition to Leave Alone the Little Gable at 3347 21st. Street

My Name is: Julie Landon

I live at: 3415 21st Street

✓

I support leaving the gable above the front gate
system at 3347 21st Street as it is now with no changes.

Comment(s):

Signature: Julie Landon

Date: 4/28/19

Petition to Leave Alone the Little Gable at 3347 21st. Street

My Name is: Ari Smith-Russack

I live at: 3367 21st Street

✓

I support leaving the gable above the front gate

system at 3347 21st Street as it is now with no changes.

Comment(s):

Signature:

Ari Smith-Russack

Date:

04/30/19

Petition to Leave Alone the Little Gable at 3347 21st. Street

My Name is: Catherine Smith-Russack

I live at: 3367 21st St., SF, CA 94110



I support leaving the gable above the front gate

system at 3347 21st Street as it is now with no changes.

Comment(s):

I ^{own +} live in the Liberty Hill Historic
District also. This neighbors facade is
FINE with me.

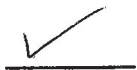
Signature: 

Date: 4/29/19

Petition to Leave Alone the Little Gable at 3347 21st. Street

My Name is: Virginia Smith-Russell

I live at: 3367 21st St SF 94110



I support leaving the gable above the front gate

system at 3347 21st Street as it is now with no changes.

Comment(s):

The house looks lovely the way it is.
Please do not ask the neighbor to change it.
Our block has been plagued by a "special"
neighbor who calls about anything and wastes so
much city employee time. If this has anything to do
w/ HH, please do not let him and his trust fund

Signature: Virginia Smith-Russell

Date: 4-30-2019

Keep harassing our good people. The building is
great and I've put great thought into the details.

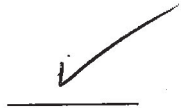
Virginia

415-821-4916

Petition to Leave Alone the Little Gable at 3347 21st. Street

My Name is: ANNETTE SANTO

I live at: 3371 21st St #2



I support leaving the gable above the front gate

system at 3347 21st Street as it is now with no changes.

Comment(s): LOOKS HELLA BEAUTIFUL

Signature: ANNETTE SANTO

Date: 4/22/19

Petition to Leave Alone the Little Gable at 3347 21st. Street

My Name is: Mary Gilford

I live at: 3347 21st Street

X

I support leaving the gable above the front gate
system at 3347 21st Street as it is now with no changes.

Comment(s): The house looks beautiful and well maintained.
It is an asset to this neighborhood.
This dispute is petty and costly.
Leave the gable and end this
unnecessary drama.

Signature: Mary Gilford

Date: 4/22/19

Petition to Leave Alone the Little Gable at 3347 21st Street

My Name is: Sunil Maurillo

I live at: 3347 21st street



I support leaving the gable above the front gate
system at 3347 21st Street as it is now with no changes.

Comment(s):

Signature: 

Date: 4/22/19

Petition to Leave Alone the Little Gable at 3347 21st Street

My Name is: Lelio Maurillo

I live at: 3340 21st street

✓

I support leaving the gable above the front gate

system at 3347 21st Street as it is now with no changes.

Comment(s):

Signature: Lelio

Date: 4/23/19

Petition to Leave Alone the Little Gable at 3347 21st Street

My Name is: Michael Maurillo

I live at: 3340 21st ST



I support leaving the gable above the front gate
system at 3347 21st Street as it is now with no changes.

Comment(s):

Signature: [Handwritten Signature]

Date: 4/24/19

Petition to Leave Alone the Little Gable at 3347 21st Street

My Name is: Ranu Mukherjee

I live at: 3340 21st ST



I support leaving the gable above the front gate
system at 3347 21st Street as it is now with no changes.

Comment(s):

The gable looks nice and seems safer
for the inhabitants.

Signature: [Handwritten Signature]

Date: 4/22/19

Petition to Leave Alone the Little Gable at 3347 21st Street

My Name is: Marilyn Bair

I live at: 705 Capp St.
San Francisco, CA 94110

yes

I support leaving the gable above the front gate

system at 3347 21st Street as it is now with no changes.

Comment(s): I support leaving the gable as it is now.

I walk with my dog throughout the neighborhood and have observed the transformation of the original eyesore to a beautiful little gable that blends so perfectly with the lovely house.

I love passing by and enjoy the colors of the house and the gable.
Lovely!

Signature: Marilyn Bair

Date: 4-22-2019

Petition to Leave Alone the Little Gable at 3347 21st. Street

My Name is: Maria Young

I live at: 3358 21st SF 94110

X

I support leaving the gable above the front gate

system at 3347 21st Street as it is now with no changes.

Comment(s):

There is no problem with it just
as it is.

Signature: Maria Young

Date: 4-23-19

Petition to Leave Alone the Little Gable at 3347 21st Street

My Name is: Laura Rogers

I live at: 3348 21st ST, SECA 94110

UR

I support leaving the gable above the front gate
system at 3347 21st Street as it is now with no changes.

Comment(s):

Signature: _____



Date: _____

4/24/19

Petition to Leave Alone the Little Gable at 3347 21st Street

My Name is: MICHAEL ACKER

I live at: 3325 21st STREET. SF 94110

X

I support leaving the gable above the front gate
system at 3347 21st Street as it is now with no changes.

Comment(s):

IT IS A BEAUTIFUL ADDITION TO THE
HOUSE AND STREET.

Signature: Michael Acker

Date: 4.23.2019

Petition to Leave Alone the Little Gable at 3347 21st Street

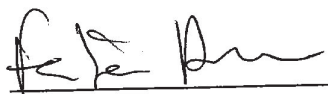
My Name is: FABIO ARAUJO

I live at: 3325 21st STREET SF 94110

X

I support leaving the gable above the front gate
system at 3347 21st Street as it is now with no changes.

Comment(s):

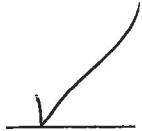
Signature: 

Date: 4/23/2019

Petition to Leave Alone the Little Gable at 3347 21st. Street

My Name is: Phillip DAVIS

I live at: 3359 21st St.



I support leaving the gable above the front gate

system at 3347 21st Street as it is now with no changes.

Comment(s):

Big improvement over what
had been there before!

Signature:

Phillip Davis

Date:

4/24/2019

Petition to Leave Alone the Little Gable at 3347 21st. Street

My Name is: Kristina Pappas

I live at: 3359 21st St.

✓ I support leaving the gable above the front gate
system at 3347 21st Street as it is now with no changes.

Comment(s): I have lived here for 25 years.

The gable looks lovely now that it
has been painted, and it enhances the
gate that has been in place longer
than I've been here.

Signature: Kristina Pappas

Date: 4/23/2019

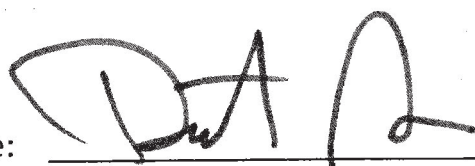
Petition to Leave Alone the Little Gable at 3347 21st. Street

My Name is: Robert Morris
I live at: 3375 21st street

X

I support leaving the gable above the front gate
system at 3347 21st Street as it is now with no changes.

Comment(s):

Signature: 

Date: 4/22/2019

Petition to Leave Alone the Little Gable at 3347 21st Street

My Name is: Cleo Morris

I live at: 3375 21st street



I support leaving the gable above the front gate
system at 3347 21st Street as it is now with no changes.

Comment(s):

Signature: _____

A handwritten signature, possibly reading 'Cleo', is written over the signature line.

Date: 4-22-19

Petition to Leave Alone the Little Gable at 3347 21st. Street

My Name is: Lucien Sonder

I live at: 3375 21st Street apt. 3



I support leaving the gable above the front gate
system at 3347 21st Street as it is now with no changes.

Comment(s):

It looks fine as is and it fits in well with the
original style of the home.

Signature: Lucien Sonder

Date: 4/22/19

Petition to Leave Alone the Little Gable at 3347 21st. Street

My Name is: Nan O'Connor

I live at: 3338 21st St
SF, CA 94116

✓

I support leaving the gable above the front gate

system at 3347 21st Street as it is now with no changes.

Comment(s):

I think the gable is
so aesthetically pleasing. I
hope it can be preserved.

Signature: Nan O'Connor

Date: 4.23.19

Petition to Leave Alone the Little Gable at 3347 21st. Street

My Name is: Madelyn Valdez

I live at: 3338 21st St. San Francisco

MV.

I support leaving the gable above the front gate

system at 3347 21st Street as it is now with no changes.

Comment(s):

Signature:

Madelyn Valdez

Date: April 22, 2019

Petition to Leave Alone the Little Gable at 3347 21st Street

My Name is: Kate Goldberg

I live at: 3329 21st St



I support leaving the gable above the front gate

system at 3347 21st Street as it is now with no changes.

Comment(s):

It is a pleasant addition to the street as it stands: aesthetically pleasing + carefully done !!

Signature: Kate Goldberg

Date: 24 April 2019

Petition to Leave Alone the Little Gable at 3347 21st. Street

My Name is: Ellen Litman

I live at: 3338 21st St.



I support leaving the gable above the front gate

system at 3347 21st Street as it is now with no changes.

Comment(s):

the gable above the front gate
is very attractive and adds to
our neighborhood.

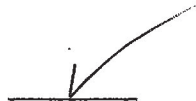
Signature: Ellen Litman

Date: 4/23/19

Petition to Leave Alone the Little Gable at 3347 21st. Street

My Name is: Charles J. Smith

I live at: 3354 21st Street, SF, CA. 94110



I support leaving the gable above the front gate

system at 3347 21st Street as it is now with no changes.

Comment(s):

The improvements made at 3347 21st St. are
• constant with the character of the house.
It is difficult to understand why the planning
department would block a permit.

Signature: Charles J. Smith

Date: 5/13/19

Petition to Leave Alone the Little Gable at 3347 21st. Street

My Name is: Shari Steiner

I live at: 3357 21st Street (2 houses up from 3347)

(SIN)

I support leaving the gable above the front gate

system at 3347 21st Street as it is now with no changes.

Comment(s): I have been a long time member ^{of the} local neighborhood association and neighbor of the 3347 home. The gable over the garage door is now superior to the old ~~garage door~~ ^{rotted wood} ~~rotted wood~~ ^{rotted wood} then previously and definitely in keeping with the neighborhood. Please leave it as it is. Thank you.

Signature: Shari Steiner

Date: 14 May 2014

Petition to Leave Alone the Little Gable at 3347 21st Street

My Name is: Michele Grossman

I live at: 3347a 21st St.

X

I support leaving the gable above the front gate

system at 3347 21st Street as it is now with no changes.

Comment(s): See opposite side.

Michele

Grossman,

The co-owner of this property - 3347-A-B
is rightfully concerned about a lawsuit from
Todd Mavis & Kevin Cheng because of her
personal experience w/ them. Her story
is on the flip side. (JS)

Signature: Michele F Grossman

Date: 5/12/2019

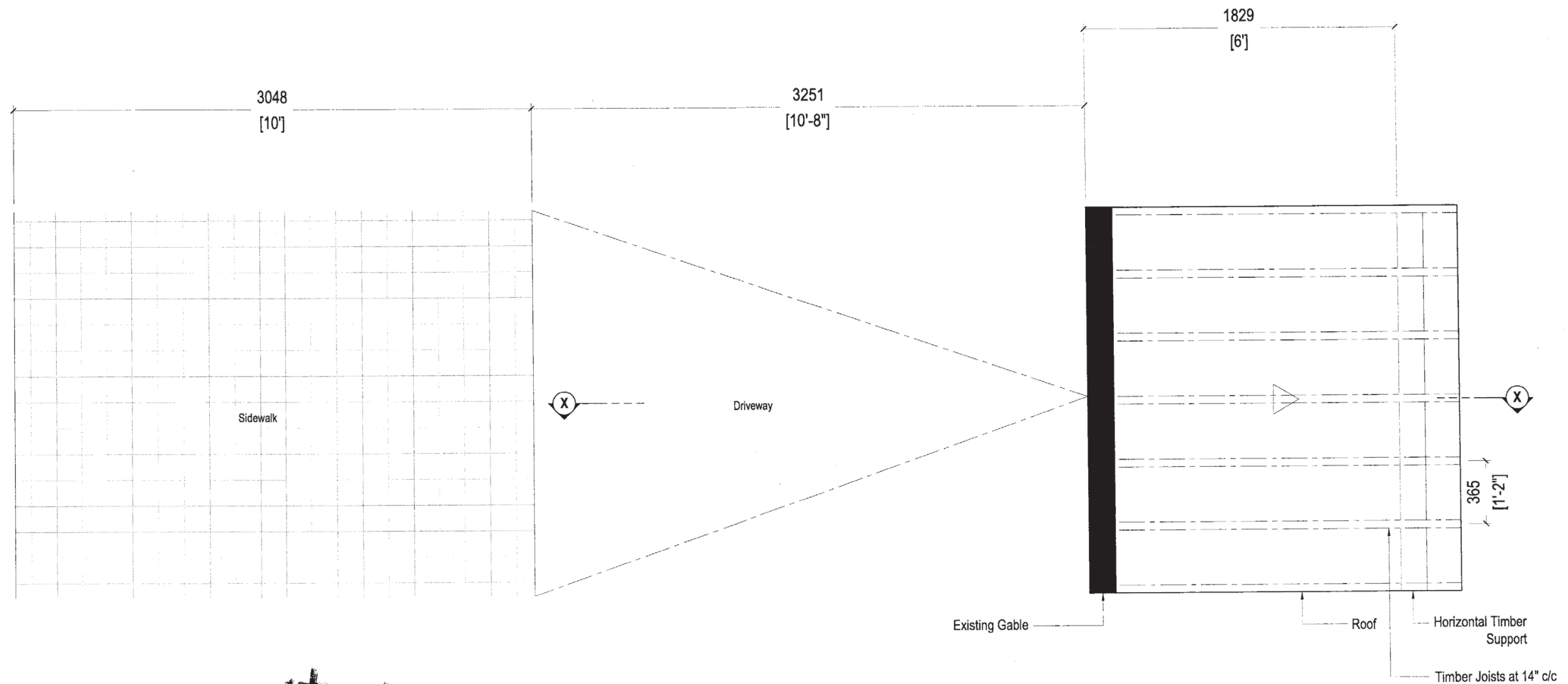
I want to add that I share Jan's concerns about how any required action (to move the gable, for example) would be impacted by the lack of cordial relationship with our neighbors Todd Manis + Kevin Cheng.

From 2011 to 2014, we tried to enlist their help ^{on a} ~~to~~ repair that was allowing water to move from their property to ours, damaging our property. ^{→ [The city said was an Basement issue + could not help:]} They were unresponsive to emails, phone calls, and knocks on their front door (Todd even came to the front door, peered through the glass at me, and turned around).

We eventually hired a lawyer to help mitigate the relationship. The first five lawyers we contacted had to decline to work with us because they had already represented the neighbors. After all that, they refused to accept our lawyer's letter.

We've been fortunate that the drought and lack of driving-rain storms have resulted in little to no water damage since then.

All of that to say, I don't anticipate getting any help, approval to touch their property, etc. if the city was to require that Jan move the gable.

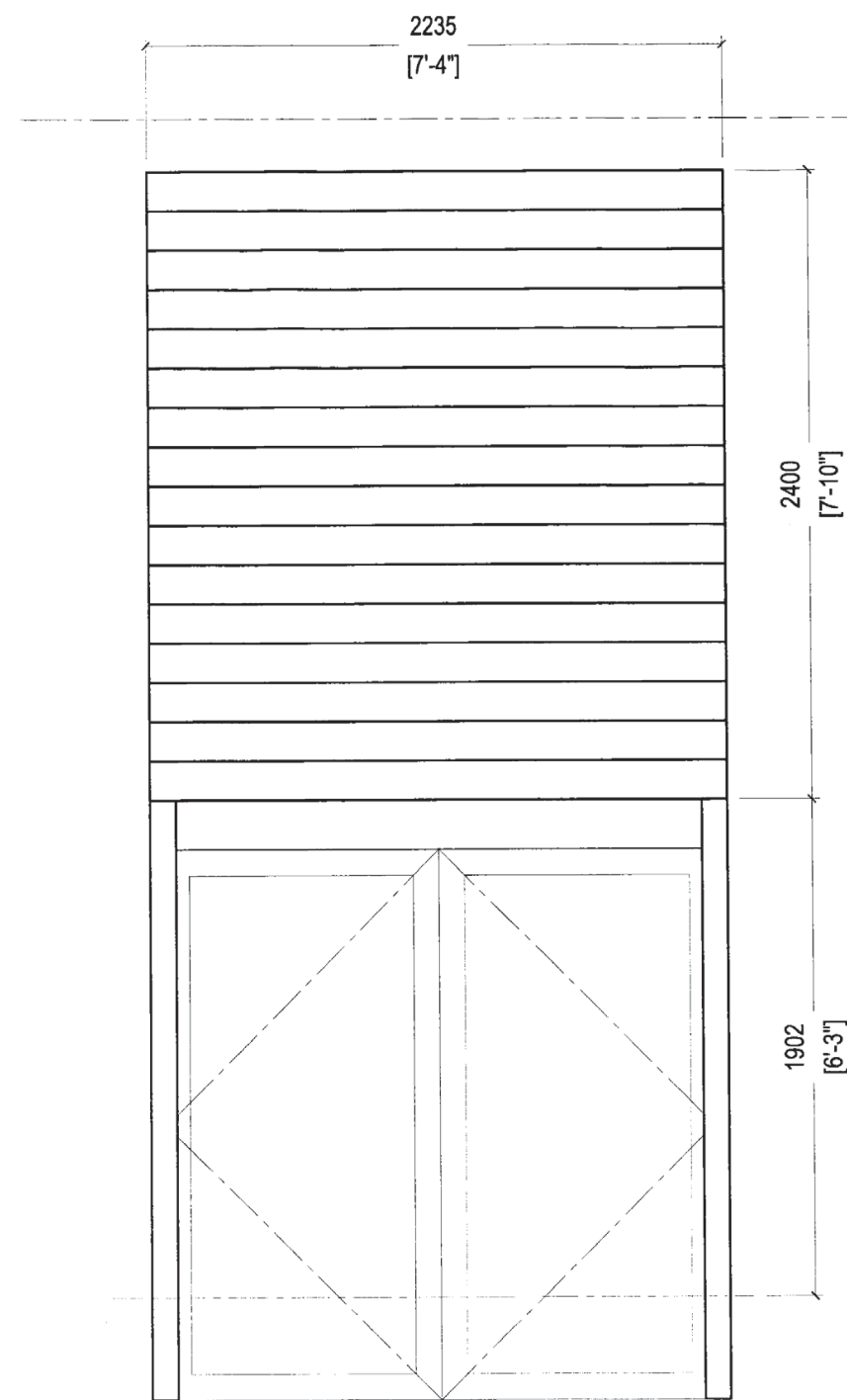


3347 21st St.

PLAN
SCALE $\frac{1}{2}" = 1' - 0"$

Gable Plans above front gate system

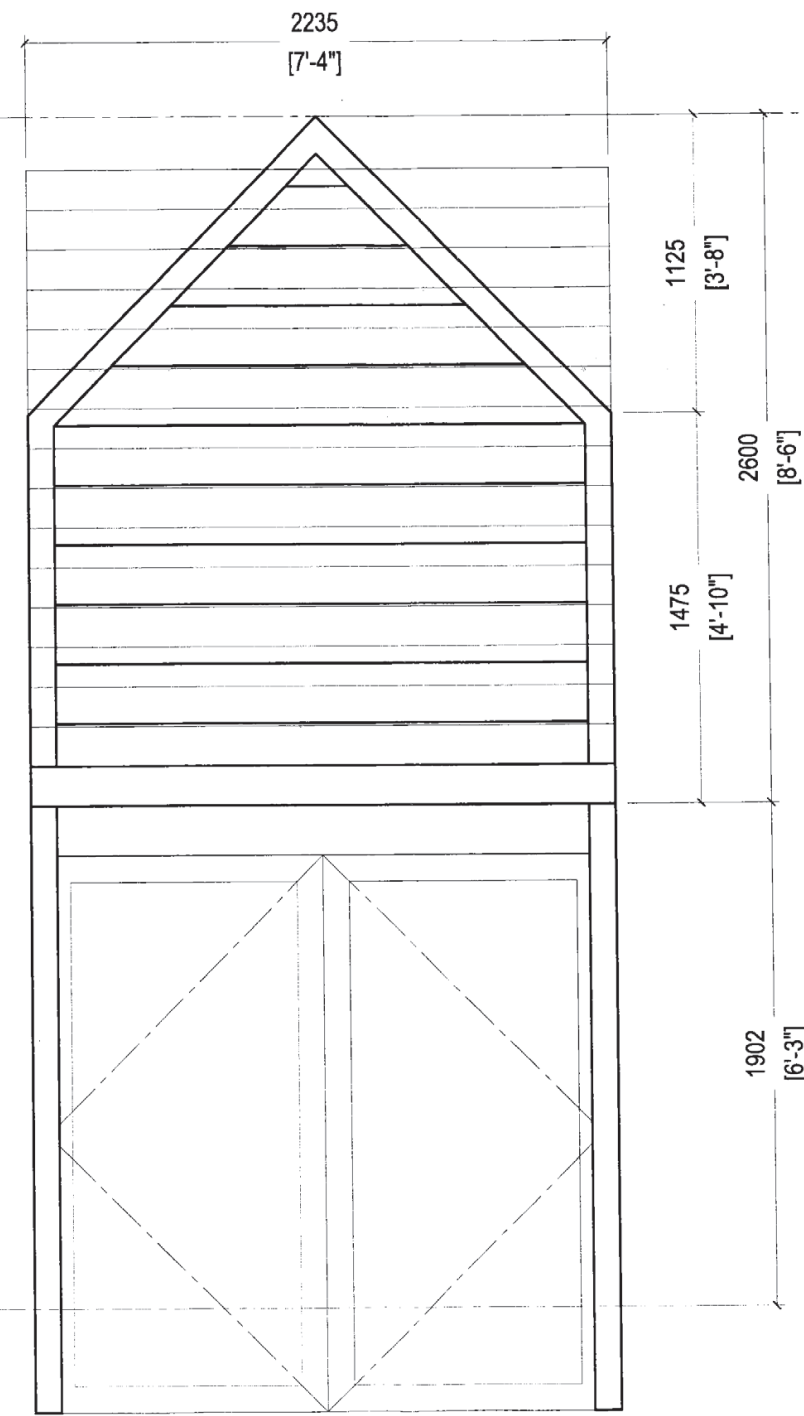
1/3



FRONT ELEVATION - BEFORE

SCALE $\frac{1}{2}" = 1' - 0"$

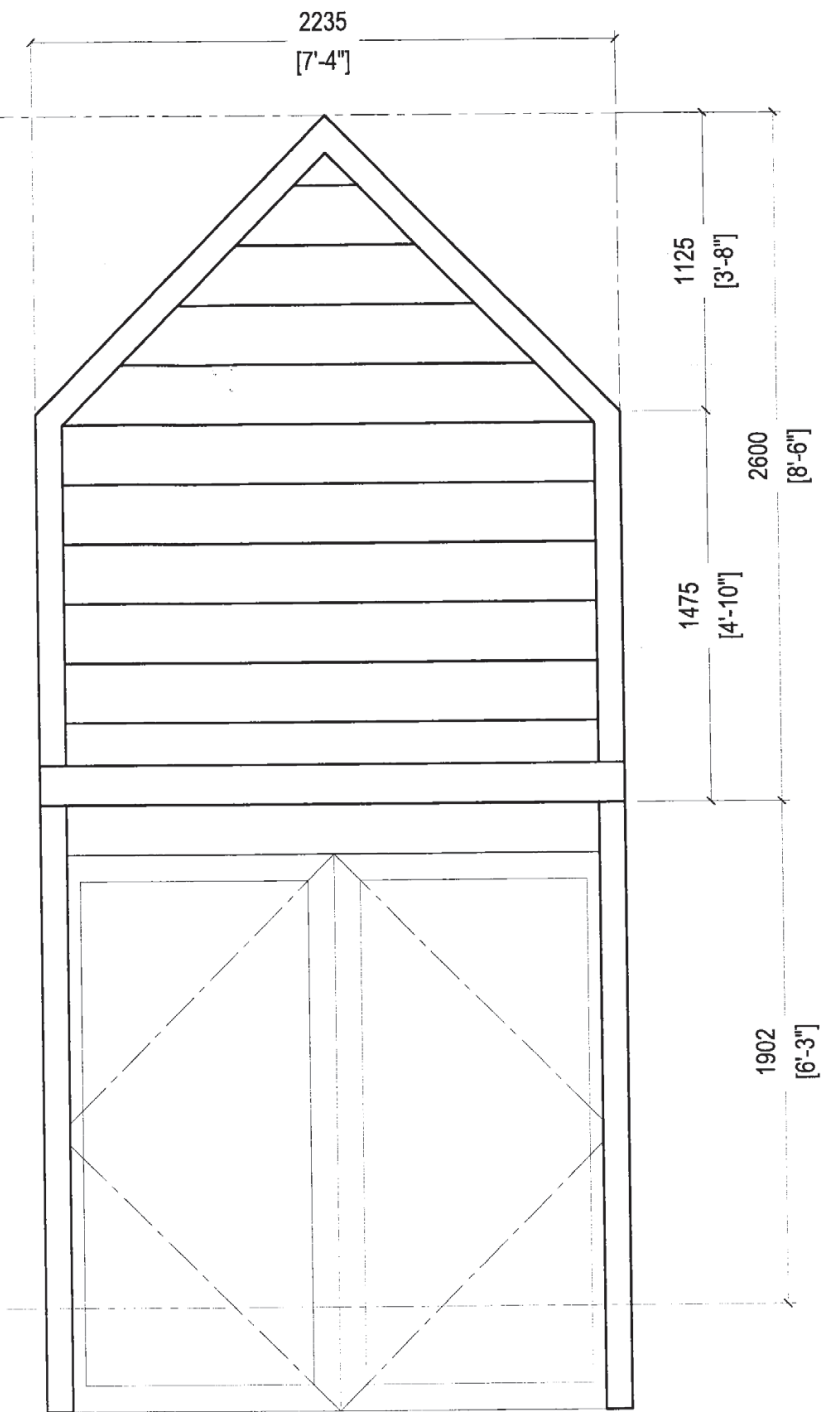
3347 21st St.



FRONT ELEVATION - BEFORE & AFTER

SCALE $\frac{1}{2}" = 1' - 0"$

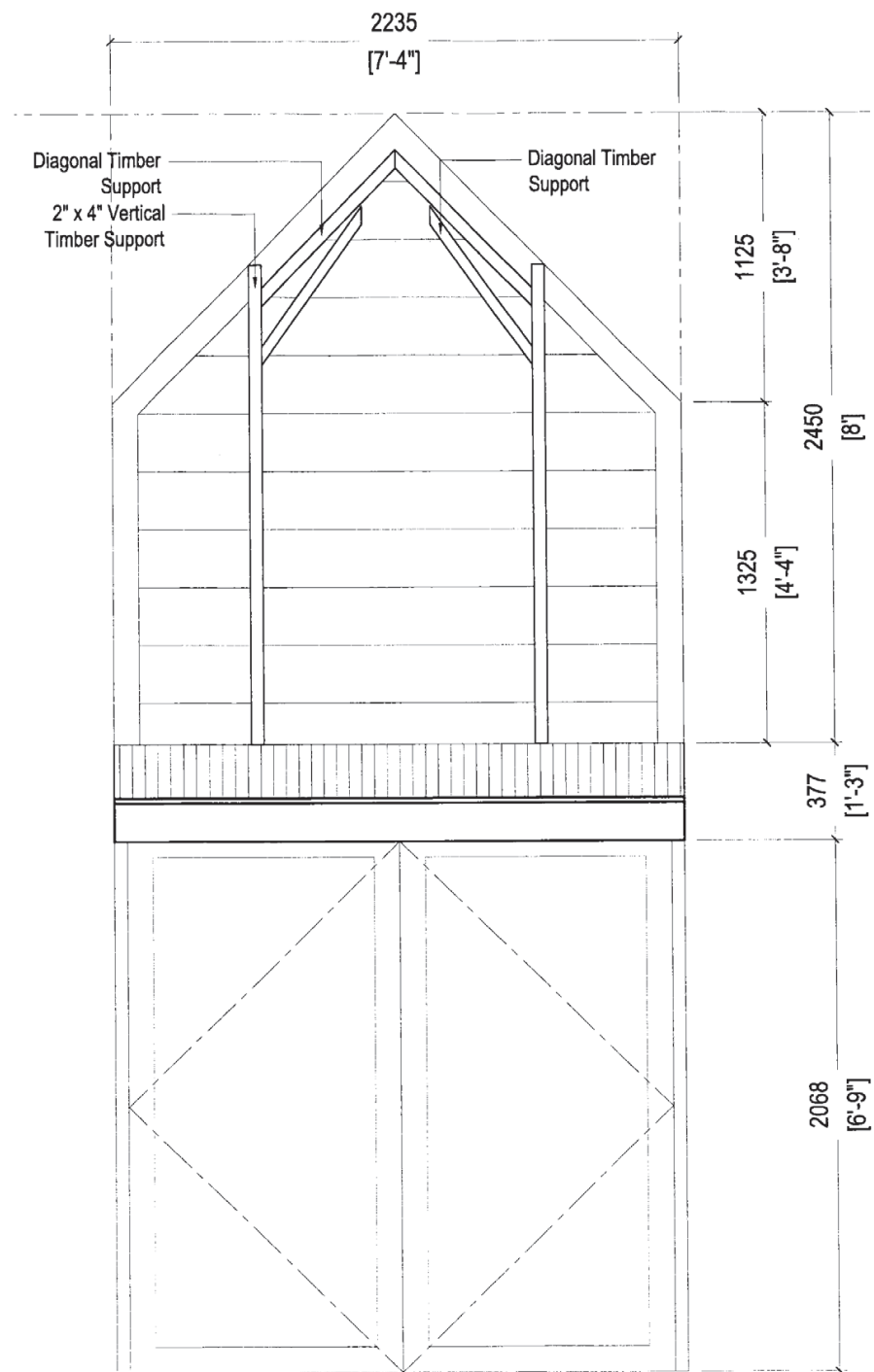
Gable Plans above front gate system



FRONT ELEVATION - AFTER

SCALE $\frac{1}{2}" = 1' - 0"$

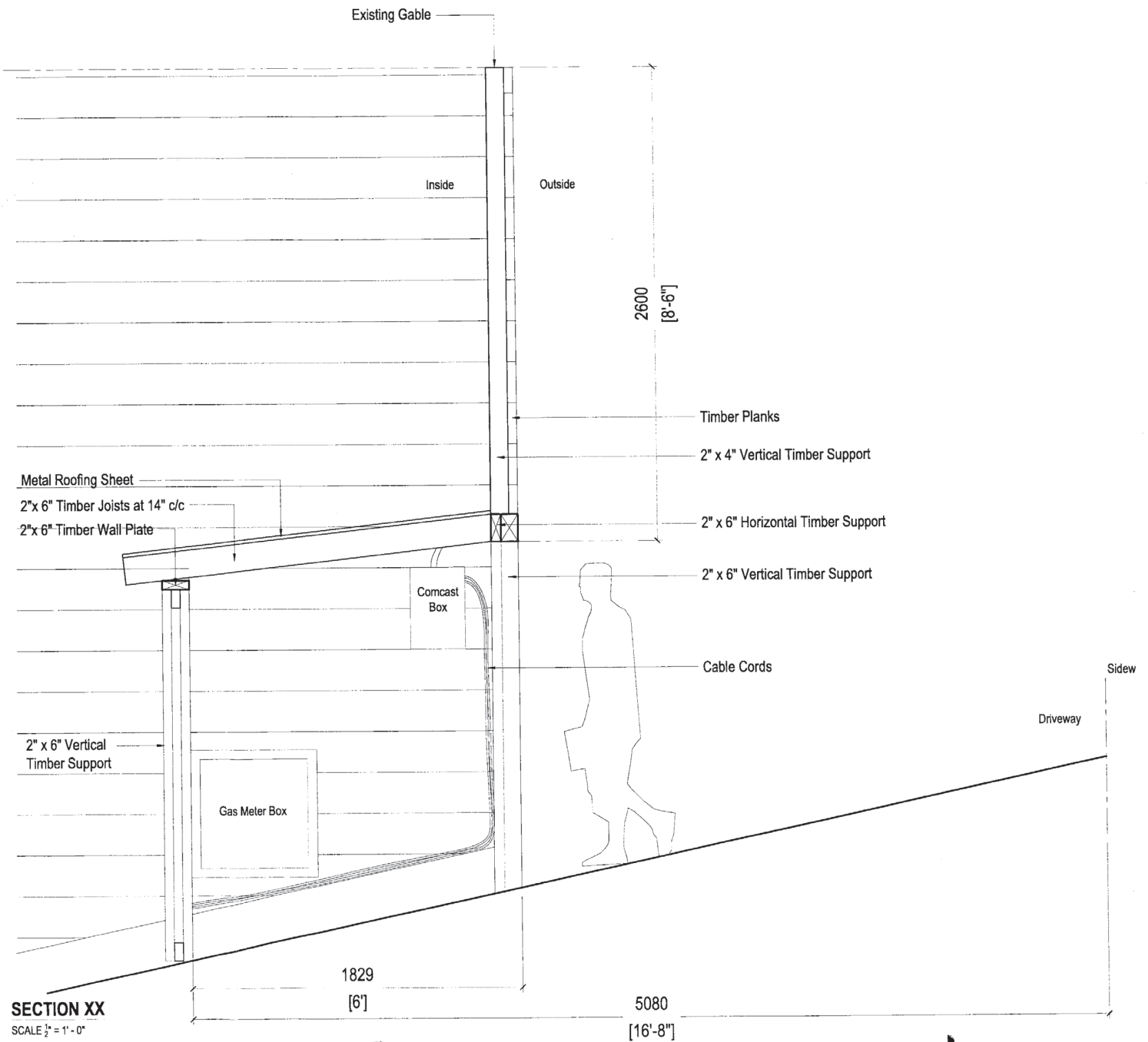
2/3



REAR ELEVATION - AFTER

SCALE $\frac{1}{2}" = 1' - 0"$

3347 21st St.



SECTION XX

SCALE $\frac{1}{2}" = 1' - 0"$

Gable plans above front gate system

3/3