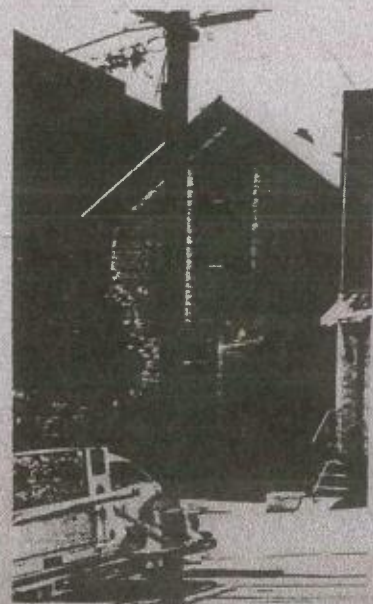


## LIBERTY-HILL HISTORIC DISTRICT

ADDRESS 3347-21st Street  
BLOCK/LOT NUMBER 3608B/073  
NUMBER OF STORIES 2  
CONSTRUCTION TYPE Frame  
EXTERIOR MATERIALS Rustic Cove Siding

STYLE Italianate Cottage



DATE OF CONSTRUCTION 1878 DATE OF WATER CONNECTION 1878  
ARCHITECT BUILDER  
ORIGINAL OWNER Mary E. & Jacob Goss OCCUPATION Fruit & Vegetable Dealers  
ORIGINAL USE 1 Family Residence PRESENT USE 1 Family Residence  
PRESENT OWNER David Gregory  
SIGNIFICANCE TO DISTRICT Contributes  
INAPPROPRIATE FEATURES/ALTERATIONS Aluminum Windows, Garage

RATINGS: DEPARTMENT OF CITY PLANNING HERE TODAY  
OTHER INFORMATION

## IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

Call us at 1-866-486-7782 or write us at Umpqua Bank, P.O. Box 19243, Spokane, WA 99219, as soon as you can if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we send you the FIRST statement on which the error or problem appears.

- (1) Tell us your name and account number (if any).
- (2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- (3) Tell us the dollar amount of the suspected error.

If you tell us orally, we may require that you send us your complaint or question in writing within 10 business days.

We will determine whether an error occurred within 10 business days after we hear from you and will correct any error promptly. If we need more time, however, we may take up to 45 days to investigate your complaint or question. If we decide to do this, we will credit your account within 10 business days for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation. If we ask you to put your complaint or question in writing and we do not receive it within 10 business days, we may not credit your account.

For errors involving new accounts, point-of-sale, or foreign-initiated transactions, we may take up to 90 days to investigate your complaint or question. For new accounts, we may take up to 20 business days to credit your account for the amount you think is in error.

We will tell you the results within three business days after completing our investigation. If we decide that there was no error, we will send you a written explanation.

You may ask for copies of the documents that we used in our investigation.



# Aerial Photo



SUBJECT PROPERTY

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











Received at HPC Hearing 8/24/99  
N. Kwiatkowski









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

To whom it may concern,

I've been contacted by Jan Sluizer at 3347 21<sup>st</sup> 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 for a small project 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. Also what needs to be considered is that a good portion of the cost went to painting the front of the house. There is no permit required for painting so only a portion of the 600 went to repairing the dry-rot. 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. I understand there are set back rules for new construction which are completely understandable, but this is not new construction its repair work on a façade that easily could be 50 to 100 years old. 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 and to a degree unprecedented. Again this is a repair not new construction.

These 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 very reckless and overblown:

- to rebuild a new structure, it would most likely involve and require all kinds of codes to be implemented.
- architectural drawings
- engineers drawings
- complete firewall to be built
- footing to support firewall
- 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



5-13-2019



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Contractor/designer



5-13-2019



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Regards  
Gregory Fagan  
Contractor/designer



5-13-2019



## 3347 21<sup>st</sup> Street's Gable-like Elevated Fence over Front Gate System.

### Pro and Cons of Moving Gable back Three Feet:

#### Pro:

1. The Planning Department's order is executed.

#### Cons:

1. That gable cannot just be taken down. It would be too easy for an intruder to climb over the front gate system into the courtyard, getting access to the three units on the property. Also, if the gate is breached, an intruder has access to every backyard on the block. That front gate system with its elevated fence is the only way in.
2. Imagine that the work is done. The gable is moved back three feet and the gable-like fence is replaced with lattice, at a ten-foot height. The charm will be gone, the property's beauty greatly diminished to the point of looking ugly, and safety could possibly be compromised as the lattice is not as strong as the gable fence is now. The house facade will not fit into Liberty Hill as well as it does now.
3. This will not be belabored, because I realize that this doesn't influence or factor into the Commission's decision, but moving back the gable would be a prohibitive expense for a 70-year-old senior citizen, living on a fixed income. Perhaps, I am being self-centered but, to me, instead of throwing away a huge chunk of money for no good reason, that money would be better put to dealing with health and end-of-life, issues. If a CoA is granted, not another penny need be put into the



front gate system, beautiful as is, and the consequential bad problems would be avoided.

4. When three feet of the protective roof is cut off, people using the front gate will get soaked in winter. Right now, there is a spacious dry area where people can get organized with their bikes, packages and possessions because they are sheltered from the rain. Why would the destruction of this protection be encouraged?

5. The demolition of the roof will leave cable cords, doorbell and electrical wires, as well as lights, exposed to the rain and other elements, and it will look very messy. Right now everything is protected, and hardly seen in the shadows.

6. If the gable is moved back, a window is blocked and light won't come into the house at that spot.

7. The courtyard is small and its spaciousness would be further diminished.

8. Possibility that legal actions will be initiated.

We all want the same thing. For the façade of this property to be beautiful, to look like it belongs on Liberty Hill and to be safe for property residents. Right now, as is, the gable-like fence meets all three criteria. It magnifies the eloquence of the house, it appears so natural, that the gable fence looks like it has always been part of the building, and, it is at a good height to deter intruders from jumping over it into the courtyard.

Please consider all this and grant 3347 a Certificate of Appropriateness, and recommend a variance.

Sincerely,  
Jan Sluizer



August 20, 2019

To Whom it May Concern,  
I am writing this note because  
I am not able to attend the  
hearing August 21, 2019, regarding  
the gable at 3347 21st St, SF.  
Please accept this comment as  
part of the proceedings.

I live opposite 3347, at 3340  
21st St. I see the house  
every day and want to note  
that the new gable looks  
very good and is a vast  
improvement over the  
prior construction. It is  
also clearly safer for the  
occupant, as the prior

construction looked easy to  
climb, the gable would prove  
difficult for a trespasser.  
We do face this type of issue  
in our neighborhood.

I am in support, absolutely,  
of allowing the occupant  
of 3347 to keep the gable.  
I also feel strongly that  
we have some ~~very~~ serious  
issues in San Francisco that  
deserve the attention of  
our city employees far  
more than this.

Please consider my  
comments for the hearings.  
Thank you. Ranu Mukherjee

To whom it may concern,

I am a resident of the Liberty Hill Historic District and a neighbor of Jan Sluizer. I am writing to encourage the Planning Department to approve the gable installed at her property without requiring further adjustment.

Design guidelines in historic districts exist to retain the historic character of the neighborhood, and the gable that Jan has installed both retains the character and secures her backyard from trespassers. While the exact planning and permitting process may not have been followed, Jan's intent was not malicious; in fact, she sought to follow the intent of the planning requirement to retain and match the historic character of her house in the most cost effective way possible.

I am dismayed that the city is so aggressively pursuing this minor planning infraction. Jan is a senior citizen who has lived in San Francisco for over 40 years, who functions on a fixed income and who has spent precious financial resources to improve her property and our historic district. She should be able to improve her property and make it secure without the huge financial cost that the city is now trying to impose on her for not understanding the myriad complex rules that the planning department has for the most minor property adjustments.

Additionally, I am appalled at the level of aggressive harassment that Jan has experienced from the "anonymous" complainants who surfaced this minor infraction to the city. Having resided at my property for 10+ years, I am only too familiar with this constant level of malicious oversight from these same neighbors who complain to the city every time I do any permitted work on my house. Their abuse of the anonymous permit complaint process to police their neighbors is appalling and should be censured by the city. It's a waste of city resources and a gross abuse of the system.

I would ask that the planning department recognize this situation for what it is: use of the permit complaint process by two individuals to harass and intimidate their neighbor. As such, I would encourage the planning department to approve the gable that Jan has installed and exempt her from the costly burden of extra permitting fees. The planning rules are so complex and difficult to adhere to and Jan had good intent when she installed her gable - she should not be punished or penalized for this minor procedural oversight.

Thank you,

A handwritten signature in cursive script, reading "Audrey Bower". The ink is dark and the signature is fluid, with a large, stylized 'A' and 'B'.

Audrey Bower




**SFUSD** SAN FRANCISCO  
PUBLIC SCHOOLS

## Agenda Item Details

Meeting	Aug 13, 2019 - Regular Meeting
Category	H. SPECIAL ORDER OF BUSINESS
Subject	2. Recommendation to Remove From Public View the Arnautoff Mural at George Washington High School (198-13SO1)
Access	Public
Type	Action
Preferred Date	Aug 13, 2019
Absolute Date	Aug 13, 2019
Recommended Action	Authorize staff to develop a project, assessing a range of alternatives, for the purposes of CEQA review that removes from public view the Arnautoff Mural at George Washington High School using solid panels or reasonably similar equivalent material, means or methods.

## Public Content

### BACKGROUND:

Earlier this year the District convened an 11-member community advisory committee (CAC) to address longstanding public concerns over objectionable content depicted in the 13-panel "Life of Washington" mural ("mural"), located in the administration building at George Washington High School. The controversial mural, commissioned by the U. S. Government in 1936 under a New Deal era art program, was painted using the fresco technique by a well-known muralist, the late Victor Arnautoff. Fresco mural painting is done on wet plaster; once the plaster dries, the mural becomes a permanent, integral part of the wall it was painted on. The CAC supports permanently removing the offensive content of the mural.

In recent months, numerous community members, art historians and local preservationist have voiced their concern over the District's intention to alter the murals. On June 18, 2019, at a Special Meeting of the Board, staff presented potential options to remove the mural From Public View. The Board heard public comment and engaged in substantial discussion on this item.

Based on a review of options of physical treatments for the mural and consistent with the CAC's recommendation to remove the offensive content from view, on June 25, 2019, at a Regular Meeting, the Board heard and considered staff's recommendation to install solid panels or equivalent material to obscure the mural from public view. The Board amended the recommended action and voted to authorize staff to develop a project, for the purposes of California Environmental Quality Act ("CEQA") review, that removes from public view the Arnautoff Mural at George Washington High School by painting over the mural, or, if in the judgment of staff, painting over the mural will result in an undue delay, staff shall develop a project that removes the mural from public view using solid panels or equivalent material.

Subsequent to the June 25th meeting, staff has conducted further analysis and concluded that painting over the mural will result in undue delay in comparison to alternative means of removing the mural from public view. Accordingly, staff is returning this item for further direction from the Board in accordance with the requested action set forth below.

**NOW, THEREFORE BE IT RESOLVED,** the Board authorizes staff to develop a project, assessing a range of alternatives, for the purposes of CEQA review that removes from public view the Arnautoff Mural at George Washington High School using solid panels or reasonably similar equivalent material, means or methods.

**BE IT FURTHER RESOLVED,** that this action shall supersede the Board's action on June 25, 2019, regarding the Arnautoff Mural at Washington High School.

#### **Administrative Content**