
Presentation to the Planning Commission: 4034 20th Street

Thursday, August 26, 2021

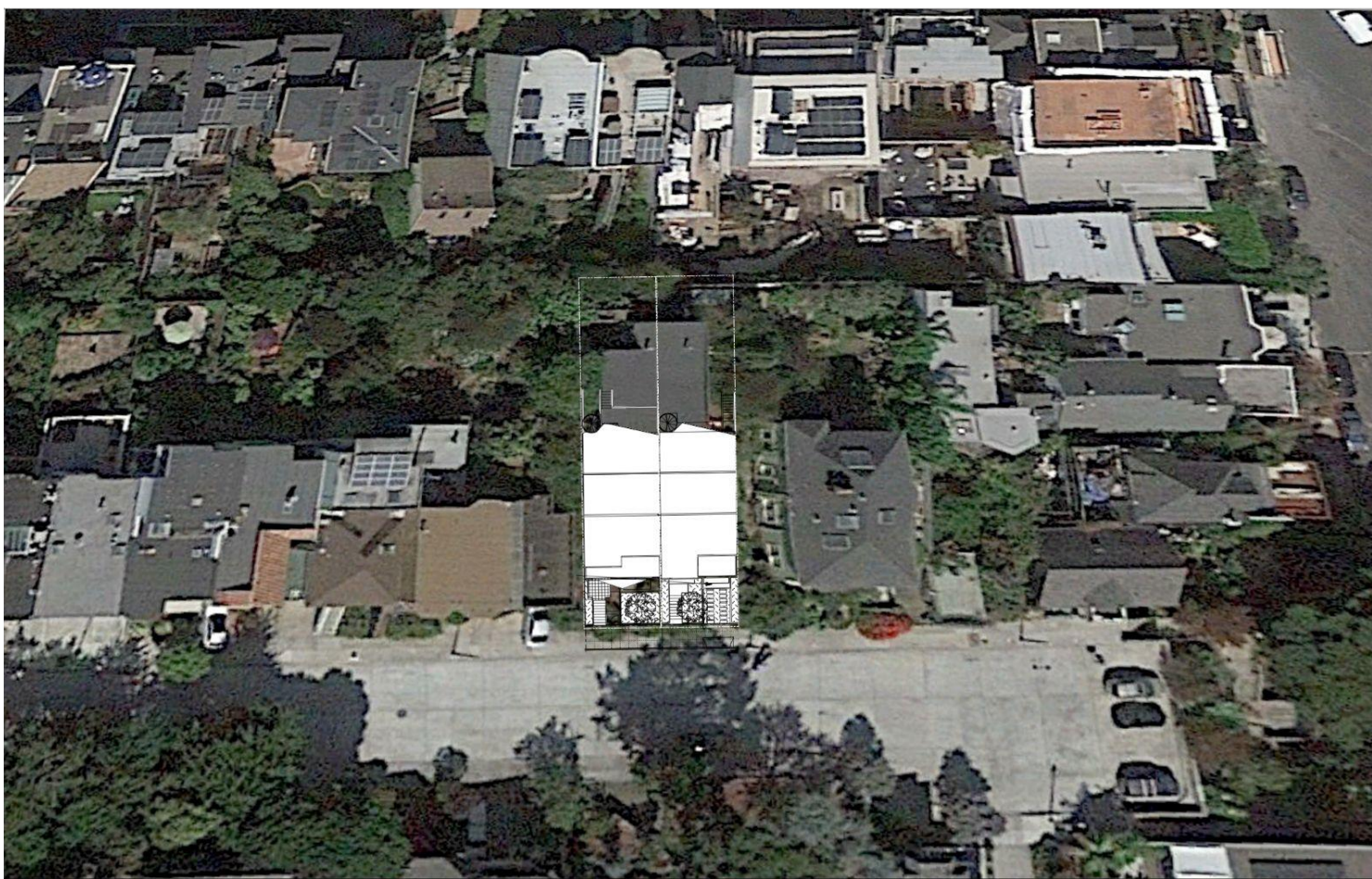
Prepared by: Michael Harris

Project Highlights

- 3 Units to 4 Units
- 4 Bedrooms to 10 bedrooms
- Building location conforms on site
- Upgraded housing stock
- Rent control units preserved

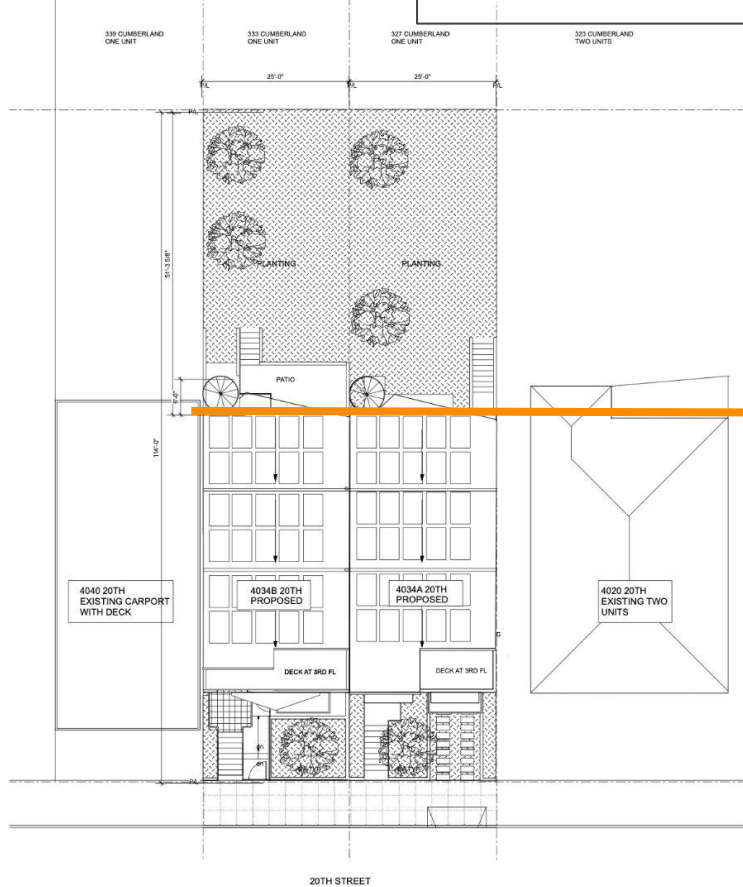


- **Existing building:** rear yard setback; 3 apartments, 4 bedrooms
- **Property boundary**



Proposed project: conforming setbacks, 4 units, 10 bedrooms

Proposed Site Plan



Required rear yard

Harris Family History

The Noe Valley Voice • October 1996 37

There's NOE Place Like Home

One House, Three Generations

Twentieth Street resident Ellis Harris recently sent us this short history of his family, which spans nearly 50 years, three generations, and several building renovations. We felt sure that many of our readers would identify with the love he expresses not only for his close-knit family, but for the roots they have put down in a neighborhood proudly called home.

By Ellis Harris

On Jan. 1, 1950, my wife Ellen and I stepped off the *SS Lurline* from Hawaii, and into the house at 4042 20th St. Leaving our Hawaiian paradise after five years was not an easy decision. I had received my discharge there as an Air Force pilot, and Ellen had established a career in social work. But San Francisco beckoned.

In the '50s, 20th Street, from Noe to the dead-end above Sanchez, was not located in one of the better-known San Francisco neighborhoods. Although included in the area's more colorful designation of Dolores Heights, it was at the time essentially a hilltop between what were then the two blue-collar neighborhoods of Eureka Valley and Noe Valley. However, the view and weather were irresistible.

The first of our progeny arrived a



Ellis and Ellen Harris (right) raised three kids in their hilltop home on 20th Street, purchased in 1950. Now that son Peter and wife Sheri have moved into the house next door, they'll get to dote on the next generation: 2½-year-old Erin and Toby, 2 months. *Photo by Beverly Tharp*

completely developed—with an assortment of housing dating from pre-earthquake (1906) to modern.

Our children grew up at 4042 20th St. Michael, Deborah, and Peter went to James Lick Junior High. Then two went to Lowell and one to Mission High. During the following years of college, travel, and work, our house was always home base.

But inevitably, the time came for our children to move into their own homes. Our daughter eventually married and

Having been built in 1908, the house at 4046 needed some upgrading and enlarging. Michael recommended a new building, but Peter, out of nostalgia for his earlier days, wanted to preserve the front and build a modern addition in back. Michael agreed to help, and designed a handsome three-story wing that sails off the hilltop.

There was only one problem. Peter and his new wife, Sheri, were expecting. And as these things often happen, the baby was developing faster than the

house. So my son and daughter-in-law moved in with us, and stayed in the room next door to the room Peter had as a child.

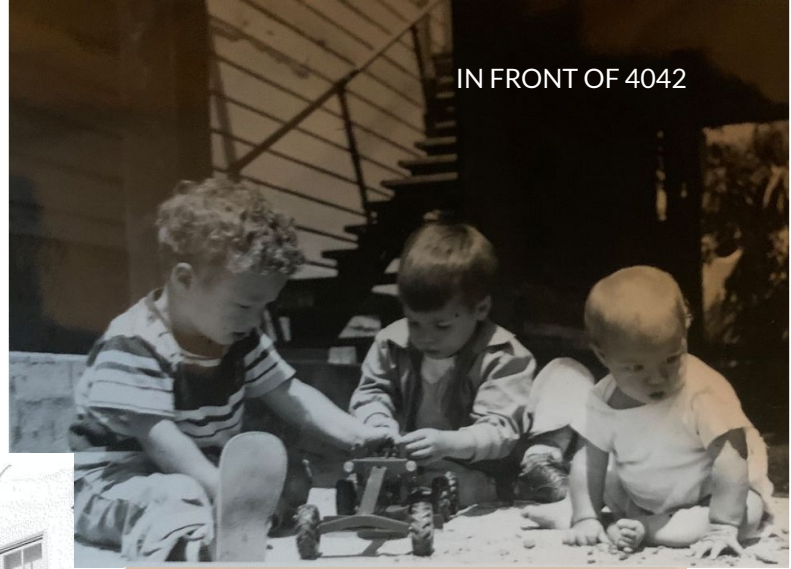
And so it came to be that here at 4042 20th St., in November of 1993, our granddaughter Erin was born, and spent the first months of her life—a new Harris generation in the old house—with grandparents standing by.

Today Erin lives next door to us, along with her new baby sister, Toby, who, we are proud to announce, was

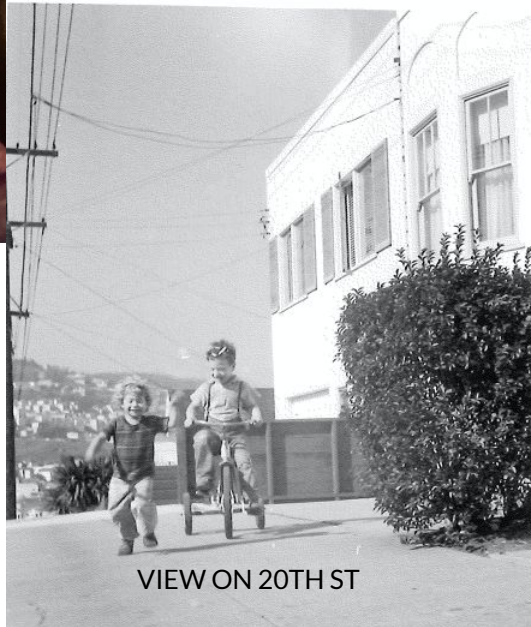
Noe Valley Voice, 1996



ENTRY 4042



IN FRONT OF 4042



VIEW ON 20TH ST



SUBJECT
BUILDING 4034
FROM DECK OF
4042

Maximum allowable height

Maximum allowable height

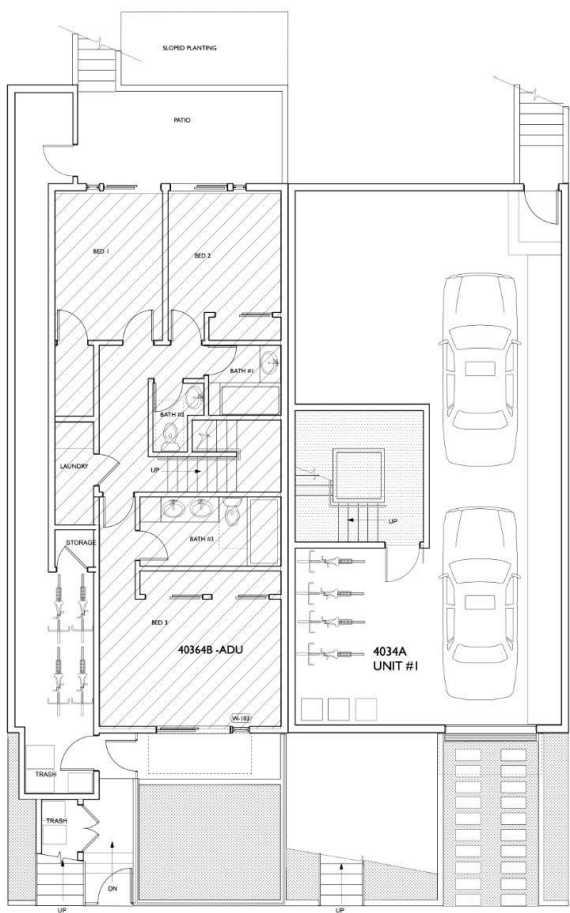
Height at front of building

Height at front of building





View looking northeast

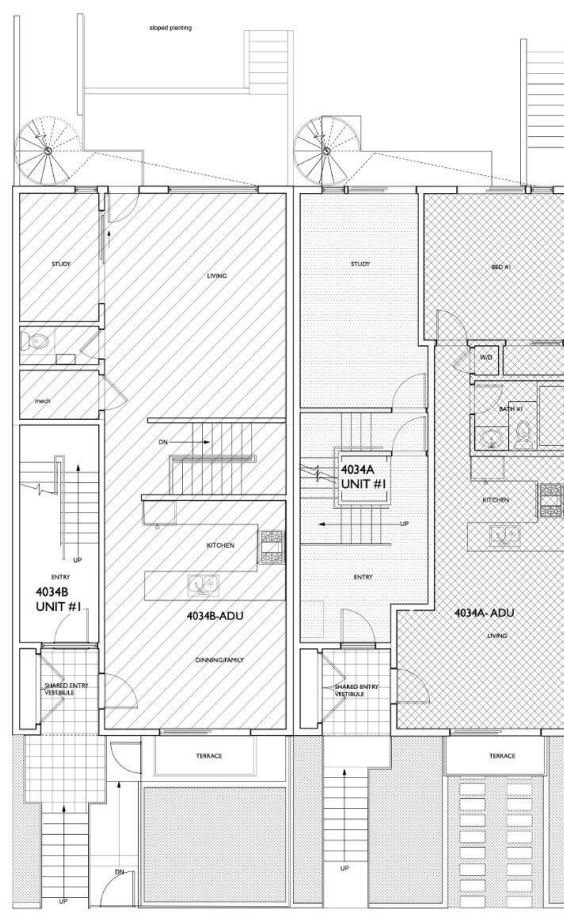


4034 B

4034 A

BASEMENT LEVEL

20TH STREET
Basement level

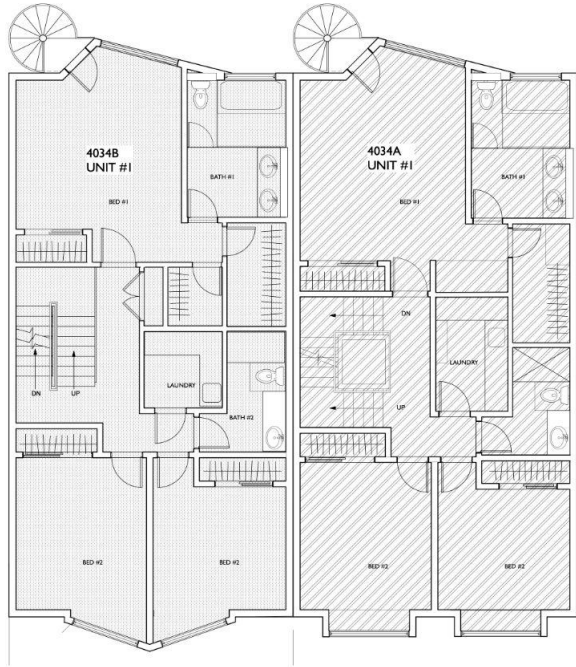


4034 B

4034 A

FIRST LEVEL

20TH ST
First level



4034 B

4034 A

SECOND LEVEL

Second Level



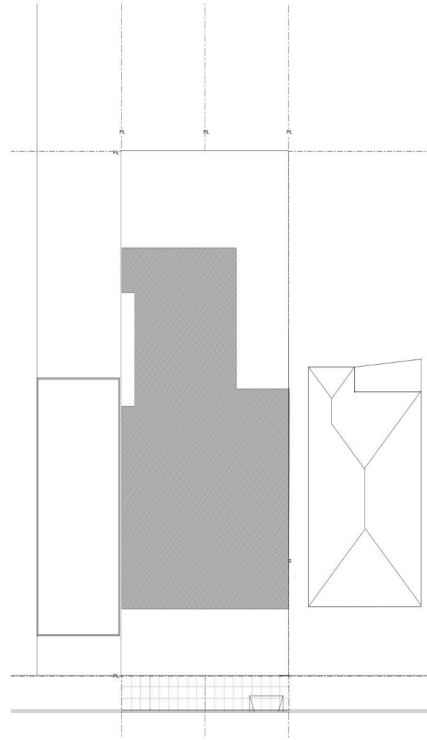
4034 B

4034 A

THIRD LEVEL

Third Level

BUILDING WITHOUT SB 330





View looking northwest