



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Abbreviated Analysis

HEARING DATE: JANUARY 24, 2013

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* January 17, 2013  
*Case No.:* **2010.0986D**  
*Project Address:* **865 El Camino del Mar (a.k.a 100 32<sup>nd</sup> Avenue)**  
*Permit Application:* 2012.02.06.3645  
*Zoning:* RH-1(D) [Residential House, One-Family (Detached)]  
 40-X Height and Bulk District  
*Block/Lot:* 1312/008  
*Project Sponsor:* Jennifer King and Tim Fredel  
 100 – 32<sup>nd</sup> Avenue  
 San Francisco, CA 94121  
*Staff Contact:* Glenn Cabreros – (415) 244-9325  
[glenn.cabreros@sfgov.org](mailto:glenn.cabreros@sfgov.org)  
*Recommendation:* **Do not take Discretionary Review and approve as proposed**

### PROJECT DESCRIPTION

The proposal is to construct front, side and rear horizontal additions within the footprint of the existing building at the level of the existing partial fourth floor. Various interior and exterior alterations are also proposed.

### SITE DESCRIPTION AND PRESENT USE

The subject building is a three-story-over-garage, single-family residence located at the southeast corner of the intersection of 32<sup>nd</sup> Avenue and El Camino del Mar. The subject lot is an irregularly shaped corner lot measuring approximately 44 feet deep by 44 feet wide (at its narrowest dimensions) with an approximate area of 2,500 square feet. The building was constructed circa 1962.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The adjacent building to the south of the project is a four-story (three-story with a partial fourth floor), single-family residence. The adjacent building to the east of the project is three-story, single-family residence. The project is located within the Sea Cliff neighborhood which is typically characterized by large two- to four-story, detached single-family residences of varied architectural styles.

### BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	July 30, 2012 – August 28, 2012	August 28, 2012	January 24, 2013	149 days

**HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	January 14, 2013	January 11, 2013	13 days
Mailed Notice	10 days	January 14, 2013	January 11, 2013	13 days

**PUBLIC COMMENT**

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)		1 (DR requestor)	
Other neighbors on the block or directly across the street	1		
Neighborhood groups			

**DR REQUESTOR**

Chine Hui, owner of 110 32<sup>nd</sup> Avenue, directly adjacent and south of the subject property.

**DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES**

See attached *Discretionary Review Application*, dated August 28, 2012.

**PROJECT SPONSOR’S RESPONSE TO DR APPLICATION**

See attached *Response to Discretionary Review* and letter, dated January 15, 2013, from Alice Suet Yee Barkley on behalf of the project sponsor.

**ENVIRONMENTAL REVIEW**

On March 31, 2011 under Case No. 2010.0986E, the Department determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

**OTHER ISSUES AND CONSIDERATIONS**

On June 30, 2009, rear yard, side yard and noncomplying structure variances were granted, under Case No. 2007.0127V, for a similar project which also included a side horizontal addition to expand the building envelope along the 32<sup>nd</sup> Avenue façade. On October 15, 2009, the variance decision was re-issued by the Zoning Administrator for the purposes of appeal, and the variance was appealed to the Board of Appeals. On February 23, 2010, the Board of Appeals, per Appeal No. V09-132, denied the appeal and upheld the variance decision.

On June 4, 2009 at a Discretionary Review hearing, the Commission heard Case No. 2007.0127DDD for Building Permit Application No. 2007.01.19.2027 (one of the three DR requests was from the same

requestor of the current subject case, Case No. 2010.0986D). At the hearing on June 4, 2009, the Commission approved the project; but required modifications to the proposed windows.

On February 6, 2012, the project sponsor revised the project previously approved by the Commission (referenced above), and the project sponsor submitted the subject building permit application (2012.02.06.3645) which does not include the side horizontal addition along the 32<sup>nd</sup> Avenue façade that was previously proposed (under 2007.01.19.2027). Subsequently, a separate Categorical Exemption was issued for the subject project (Case No. 2010.0986E).

### **RESIDENTIAL DESIGN TEAM (RDT) REVIEW**

The RDT does not find the project or the DR request to demonstrate exceptional or extraordinary circumstances. The DR requestor's concerns include 1) blocking of private views from the requestor's residence, 2) the proposed basement alterations would create soil and foundation stability issues and 3) the project is not in compliance with a private agreement which resulted in a 1962 deed restriction (a copy of the agreement is enclosed with the DR requestor's application). With regard to DR requestor's concerns, the Planning Code or the Residential Design Guidelines do not protect private views. The proposed basement level has been eliminated from the project; however issues related to soil and foundation stability do not fall within the purview of the Planning Code, the Planning Department or the Commission. Issues related to soil and foundation engineering are subject to the Department of Building Inspection's review against the relevant Building Codes. Lastly, private agreements are civil matters that are not enforceable under the Planning Code.

**Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.**

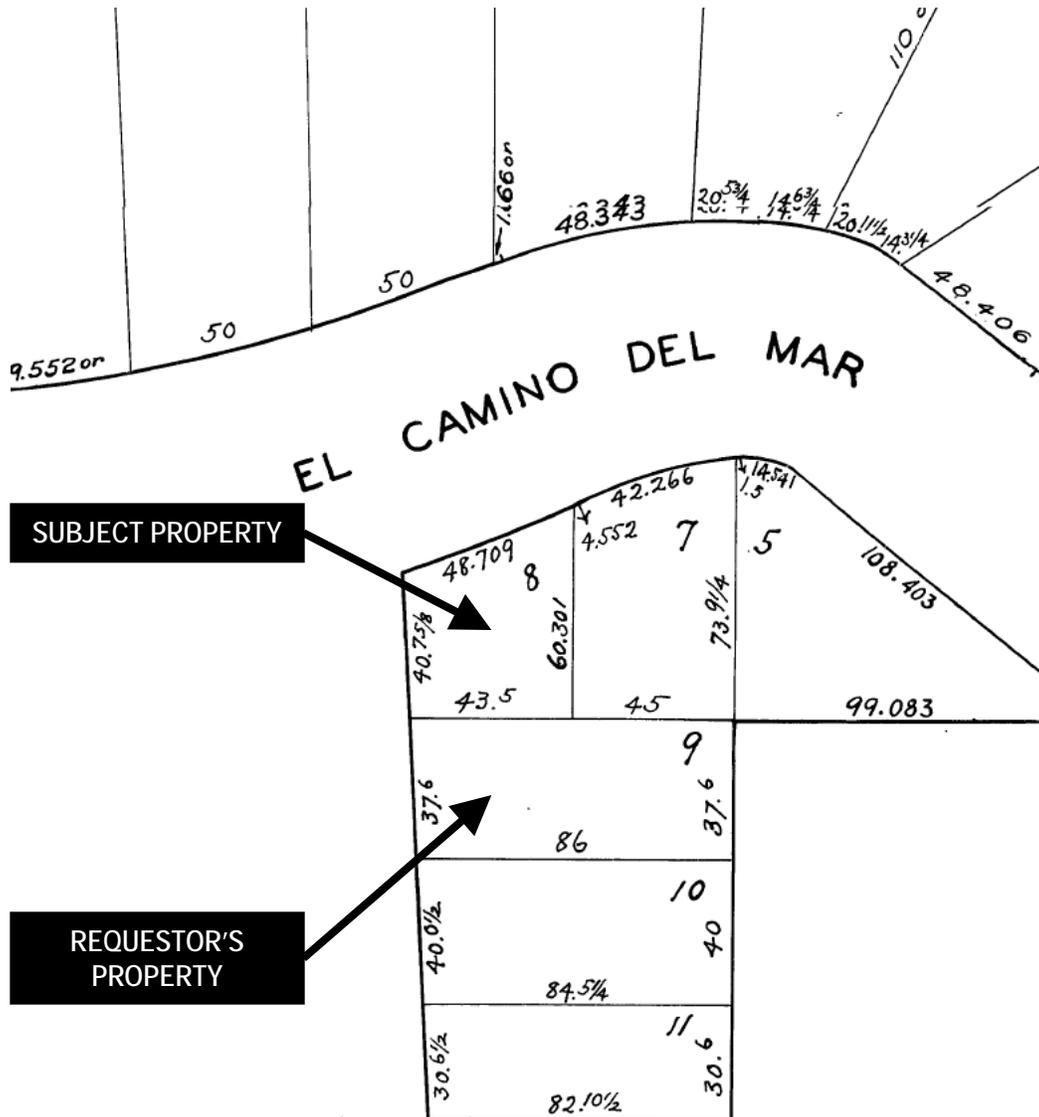
<b>RECOMMENDATION:</b> <b>Do not take DR and approve project as proposed</b>
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**Attachments:**

- Parcel Map
- Sanborn Map
- Aerial Photographs
- Context Photographs
- Zoning Map
- Section 311 Notice
- DR Application
- Response to DR Application
- Reduced Plans

*GC G:\Documents\2010\DR\2010.0986D - 865 El Camino del Mar\2010.0986D - 865 El Camino del Mar - Abbreviated Analysis.doc*

# Parcel Map



**SUBJECT PROPERTY**

**REQUESTOR'S PROPERTY**

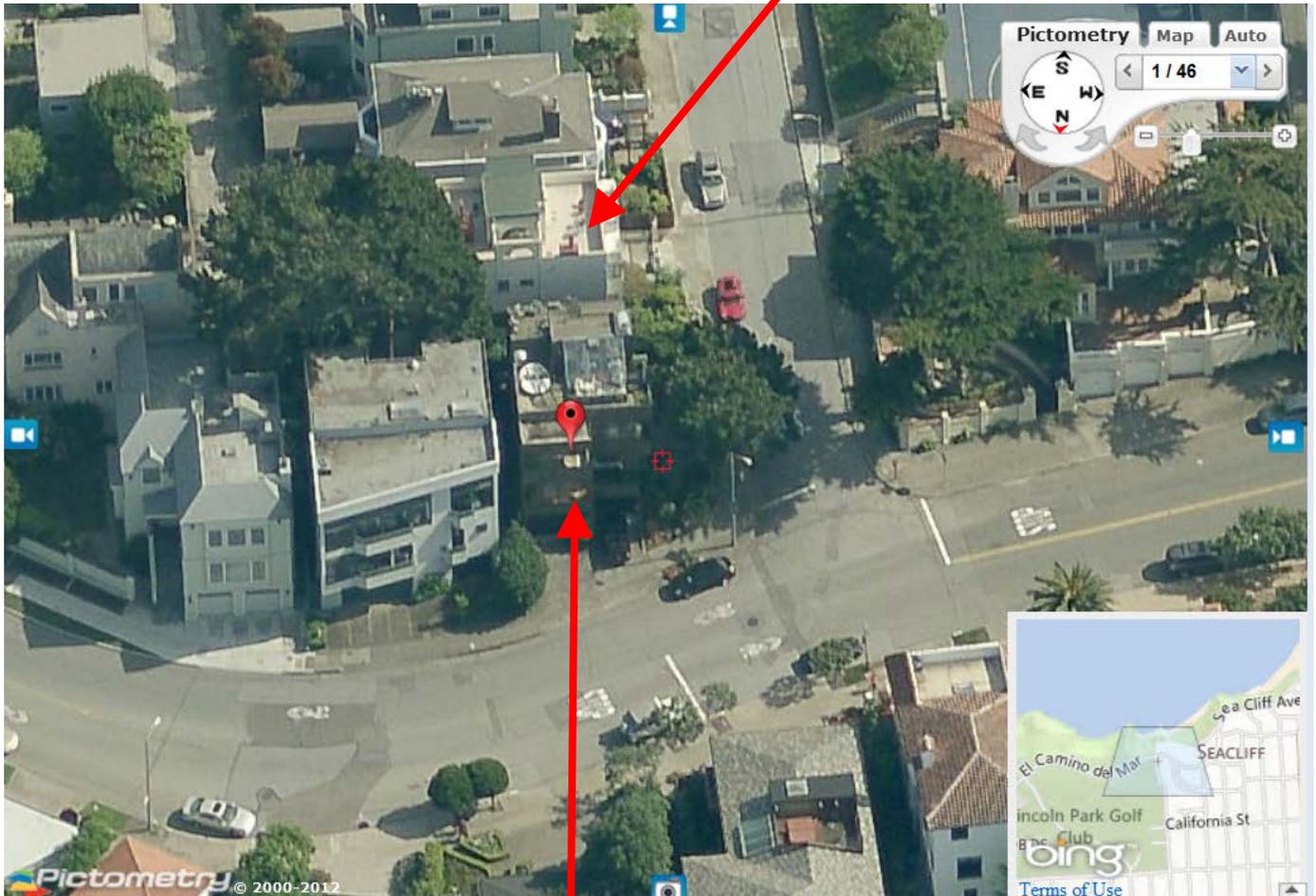


Discretionary Review Hearing  
 Case Number 2010.0986D  
 865 El Camino del Mar a.k.a 100 32<sup>nd</sup> Avenue  
 January 24, 2013 – Hearing Date



# Aerial Photo 1

REQUESTOR'S  
PROPERTY



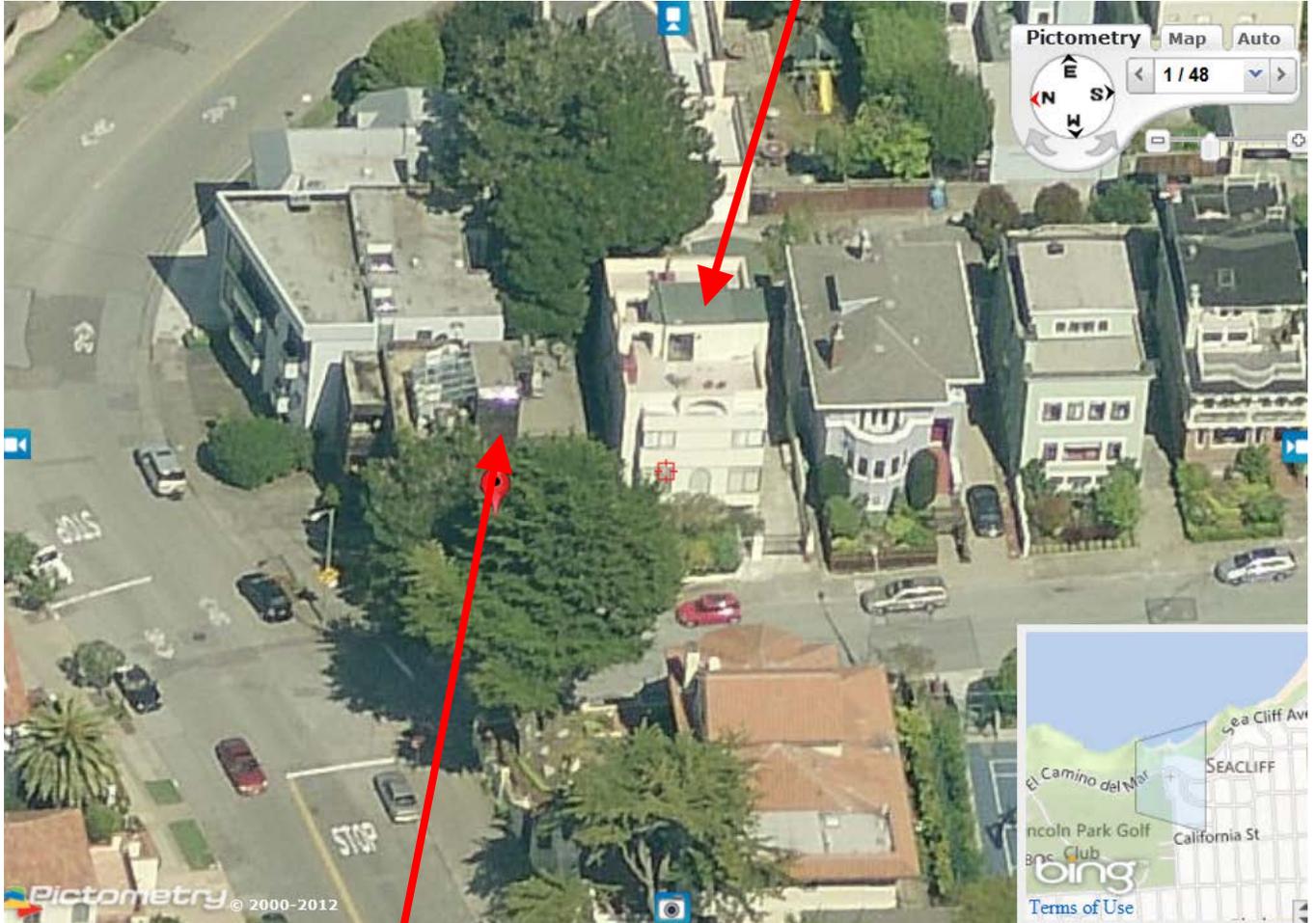
SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2010.0986D  
865 El Camino del Mar a.k.a 100 32<sup>nd</sup> Avenue  
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# Aerial Photo 2

REQUESTOR'S  
PROPERTY



SUBJECT PROPERTY

Discretionary Review Hearing  
Case Number 2010.0986D  
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# Aerial Photo 3

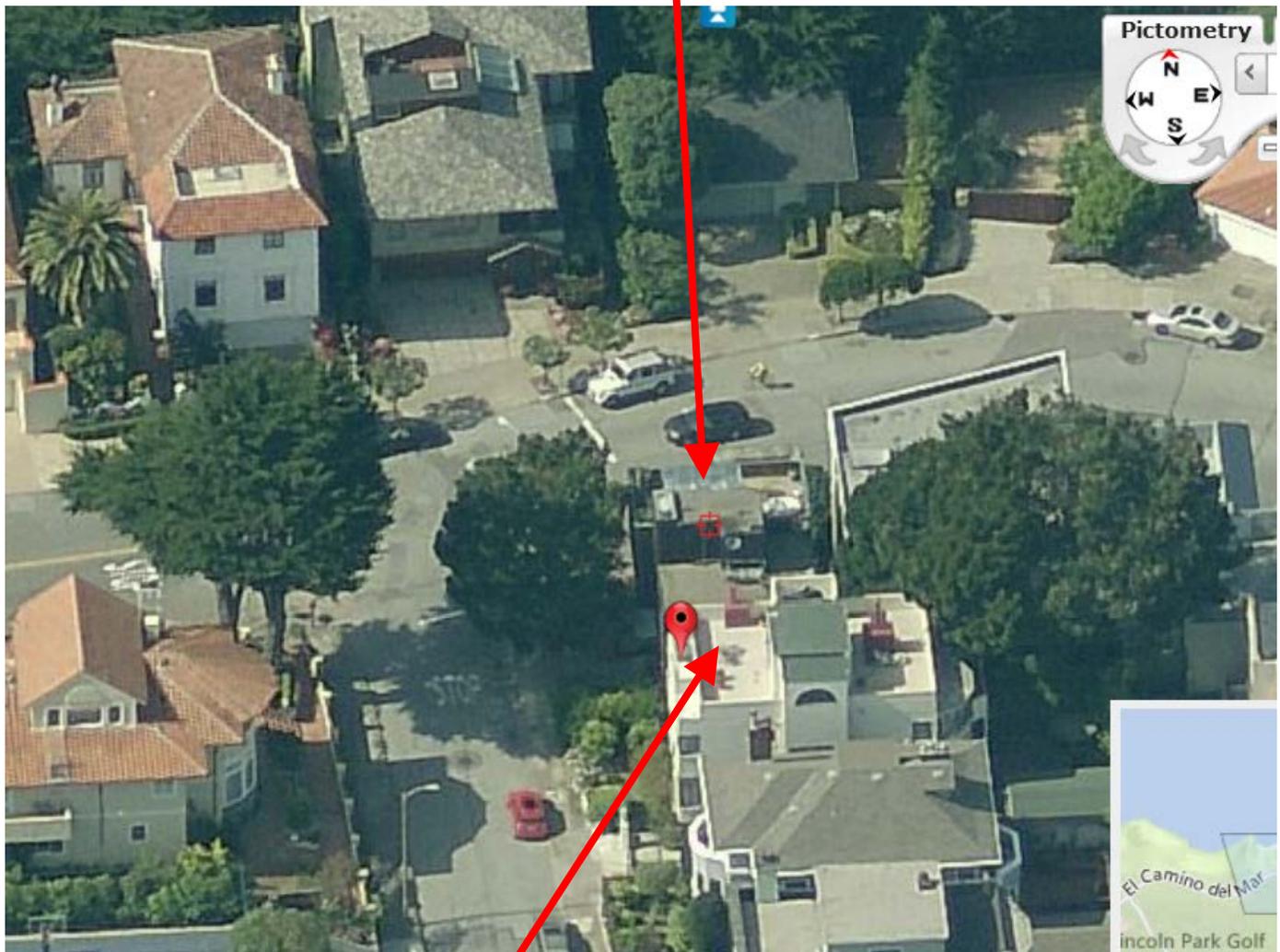
REQUESTOR'S  
PROPERTY

SUBJECT PROPERTY



# Aerial Photo 4

SUBJECT PROPERTY



REQUESTOR'S  
PROPERTY



Discretionary Review Hearing  
Case Number 2010.0986D  
865 El Camino del Mar a.k.a 100 32<sup>nd</sup> Avenue  
January 24, 2013 – Hearing Date

# Context Photo 1



SUBJECT PROPERTY

REQUESTOR'S  
PROPERTY



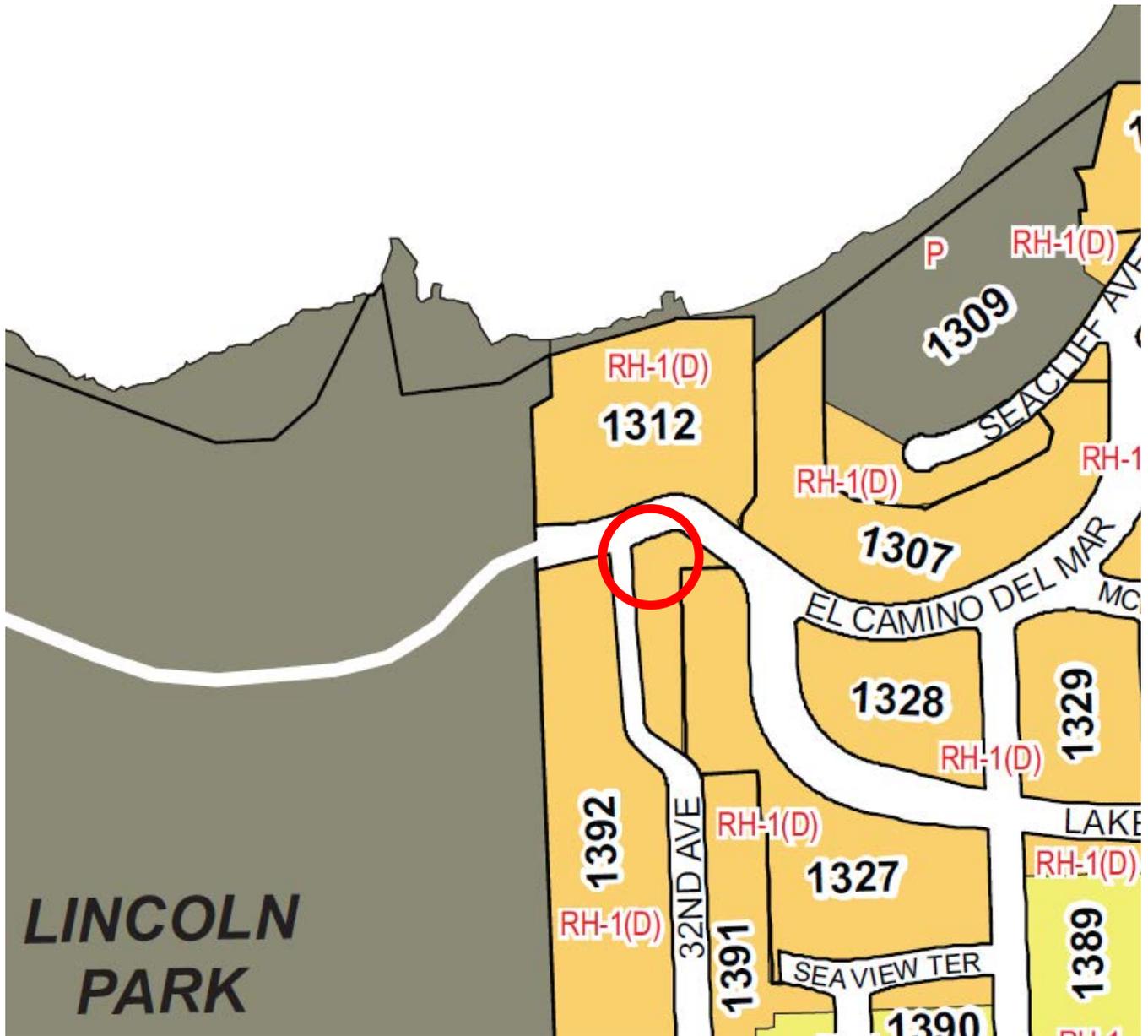
# Context Photo 2



SUBJECT PROPERTY



# Zoning Map



Discretionary Review Hearing  
Case Number 2010.0986D  
865 El Camino del Mar a.k.a 100 32<sup>nd</sup> Avenue  
January 24, 2013 – Hearing Date



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On February 6, 2012, the Applicant named below filed Building Permit Application No. 2012.02.06.3645 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Bruce D. Baumann	Project Address:	865 El Camino del Mar (a.k.a. 100 32 <sup>nd</sup> Ave)
Address:	1221 Harrison Street #22	Cross Streets:	El Camino del Mar @ 32 <sup>nd</sup> Ave
City, State:	San Francisco, CA 94103	Assessor's Block /Lot No.:	1312/008
Telephone:	(415) 551-7884	Zoning Districts:	RH-1(D) /40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input checked="" type="checkbox"/> FACADE ALTERATION(S)
<input checked="" type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input checked="" type="checkbox"/> HORIZ. EXTENSION (SIDE) <input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE .....	Single-Family Dwelling .....	No Change
FRONT SETBACK .....	5 feet .....	No Change
SIDE SETBACKS .....	15 ft west / 3 ft east .....	No Change
BUILDING DEPTH .....	43 feet .....	No Change
REAR YARD .....	5 feet .....	No Change
HEIGHT OF BUILDING .....	35 feet .....	No Change
NUMBER OF STORIES .....	3 over garage .....	No Change
NUMBER OF DWELLING UNITS .....	1 .....	No Change
NUMBER OF OFF-STREET PARKING SPACES .....	2 side-by-side .....	2 tandem

### PROJECT DESCRIPTION

The proposal to construct front, side and rear horizontal additions within the footprint of the existing building at the level of the existing partial fourth floor. Various interior and exterior alterations are also proposed. See attached plans.

PLANNER'S NAME: **Glenn Cabreros**

PHONE NUMBER: **(415) 558-6169**

EMAIL: **glenn.cabreros@sfgov.org**

DATE OF THIS NOTICE: **7/30/2012**

EXPIRATION DATE: **8/28/2012**

# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: CHINE HUI		
DR APPLICANT'S ADDRESS: 110 32nd Ave. S.F. CA	ZIP CODE: 94121	TELEPHONE: (415) 225-2357
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: JENNIFER C. KING & TIMOTHY C. FREDEL		
ADDRESS: 100 32nd Ave. S.F. CA AKA 865 EL CAMINO DEL MAR	ZIP CODE: 94121	TELEPHONE: ( ) N/A
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ( )
E-MAIL ADDRESS: chirehui@yahoo.com		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 100 32nd Ave S.F. CA		ZIP CODE: 94121
CROSS STREETS: EL CAMINO DEL MAR		
ASSESSORS BLOCK/LOT: 1312 / 00B	LOT DIMENSIONS: IRREGULAR	LOT AREA (SQ FT): 2465
ZONING DISTRICT: RH-1 (P)		HEIGHT/BULK DISTRICT: 40-X

## 3. Project Description

Please check all that apply

Change of Use  Change of Hours  New Construction  Alterations  Demolition  Other

Additions to Building: Rear  Front  Height  Side Yard

Present or Previous Use: SFD

Proposed Use: SFD

Building Permit Application No. 2010-0206-3645

Date Filed: 2/6/12

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

## Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and cite specific sections of the Residential Design Guidelines.

*See Attachment*

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

*See Attachment*

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

*See Attachment*

10.0986D

**Discretionary Review Request for**  
100 32<sup>nd</sup> Avenue, San Francisco CA 94121  
Block: 1312 Lot:008  
Permit Application # 2010-02060-3645  
Date: August 28, 2012

1. The project sponsor and their consultants failed to publicly disclose the facts about 1962 deed restrictions on the property and the surrounding property owners. They did not provide accurate historical evaluation discovery resulting in inaccurate portrayal of the project background. As a result, the Department allowed the project to move ahead. A copy of the recorded notice is included at **Attachment A**.
2. The addition of the top floor will block view corridor of the adjacent neighbor. Furthermore, the extensive addition of the top floor by adding a bedroom with all glass enclosure will overlook the adjacent neighbors' properties with no consideration of privacy.
3. The new deck on the roof including parapet will further block the view corridor of the adjacent neighbors and roof deck also intensify the use of the roof and create privacy issue as the occupants can look into the neighbor's dwelling.
4. The fact that the proposed new construction will include a full basement under the existing dwelling means new retaining walls will be constructed under the structure. However construction and excavation in sand poses soil stability issues and potential affect to the neighbors' foundation. Due to the close proximity of the distance between the neighbor homes(6'-2" on the east side and 7'-6" on the south side), the proposed plan offer no assurance on the method and impact due to the new excavation. As adjacent neighbor, I am not willing to allow them to encroach with any construction work and foundation reinforcement near to, or into my property.
5. The manipulation of calling El Camino Del Mar the street front even though the main entry is on 32<sup>nd</sup> Avenue is a willful manipulation of the Planning Code to allow shifting the rear yard setback to allow for the top floor expansion. If the front door will remain on 32<sup>nd</sup> Avenue, the Planning Department shall not allow this address change.
6. The project sponsor nor the Planning staff offer any compromise on their series of design.

I am opposed to the project in it's entirety as the project sponsor does not believe in working and hearing the neighbor's concerns.

# Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and signed by the applicant or authorized agent.

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input type="checkbox"/>
Address labels (original), if applicable	<input type="radio"/>
Address labels (copy of the above), if applicable	<input type="radio"/>
Photocopy of this completed application	<input type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Convenant or Deed Restrictions	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input checked="" type="checkbox"/>

NOTES:

Required Material.

Optional Material.

Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By: (@PIC)

Date: 8/28/12

# Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: Chin Hui

Date: 8/28/2012

Print name, and indicate whether owner, or authorized agent:

8/28/2012 CHINE W HUI  
Owner / Authorized Agent (circle one)

DOCUMENT FROM  
FILES AT THE  
BPA.

Attachment A

Re: 100 32nd Ave.

**Discretionary Review Request for**

100 32<sup>nd</sup> Avenue, San Francisco CA 94121

Block: 1312 Lot:008

Permit Application # 2010-02060-3645

Date: August 28, 2012

**Attachment A explanation**

I have reviewed some of the critical dates of the construction of the project, I believe the Commission must ask why a permit appeal was requested in 1961?

Here are the facts as opposed to the historical account described in an extensive Historical Resource Evaluation by Kelley and VerPlanck Historical Resource Consultants (2912 Diamon St #330 SF CA 94131) dated 3/25/2009(**Attachment B**)

***Project Chronology***

1. DPW approved a set of plans prepared by previous architect for(original developers) Lowe's. Malone and Hooper, Permit Application #247404 on 4/18/61. These plans are on view as public record at the Building Department, but making copies of them will require current property owner's concurrence, which we believe they will not offer. However the scale and scope of the project is very modest.
2. On 6/7/61 hearing, Planning staff Mr. Gill offered a compromise design to all parties.
3. On 6/8/61, the Lowe's architect Malone and Hooper wrote back to Lowe's attorney Graham James and Rolph stating some compromise items. specifically they stated:
  - ❖ Lowes wanted a **SMALL** house on a **SMALL** lot.
  - ❖ Neighbors worked out a landuse that will be lease detrimental to neighborhood values.
4. Neighbors objected and filed an appeal to the Board of Permit Appeal(Appeal #2893) and the BPA voted 4:1 to overrule the permit #247404 on 6/21/61.
5. Lowe's attorney wanted a rehearing and appealed to the BPA 6/27/61. the Lowes are willing for a compromise.
6. All neighbors agreed not to peruse the appeal on 1/19/62. As we can assume they concur with the final design compromise.
7. Sometime afterwards, the famed architect Eshrick was replaced as architect of record. (This seems contrary to the historic report by Kelly and VerPlanck as they said the Lowes seek out Eshrick).
8. Eshick's plans are dated 3/20/62.
9. A new permit application #263172 was issued on 5/4/62, and these are based on Eshrick's plans.

Logic seems to indicate that the neighbors accept the Eshrick design as it still comply with the recorded agreement.

CABLE ADDRESS ALL OFFICES  
"CHALGRAY"

# GRAHAM JAMES & ROLPH

310 SANSOME STREET

SAN FRANCISCO 4, CALIFORNIA

YUKON 6-2171

January 19, 1962

SAN FRANCISCO  
310 SANSOME STREET  
SAN FRANCISCO 4, CALIFORNIA  
LOS ANGELES  
19 PINE AVENUE  
LONG BEACH 2, CALIFORNIA  
WASHINGTON  
919-18<sup>TH</sup> STREET, N.W.  
WASHINGTON 6, D.C.  
TOKYO  
IINO BUILDING  
22, 2-CHOME, UCHISAIWAI-CHO  
CHIYODA-KU, TOKYO, JAPAN  
ROME  
VIA PORTA PINCIANA NO. 4  
ROME, ITALY

Board of Permit Appeals  
Room 227, City Hall  
San Francisco 2, California

Attention: Mr. J. Edwin Mattox

Re: Board of Permit Appeals No. 2893 - Roland P.  
Shugg, et al, Appellant v. Reuben H. Owens,  
et al, Appellee

Gentlemen:

This will confirm our recent discussions with Mr. Mattox in which we advised that the application for rehearing which we filed on behalf of Mr. and Mrs. Gustav E. Lowe on June 27, 1961, should now be dismissed as a satisfactory compromise, has now been effected with the Appellants, Mr. Roland P. Shugg, et al.

In order that your file will be complete, we are enclosing herewith photocopy of the agreement setting forth the specific understanding of the parties in connection with the dismissal of this application for a rehearing.

We trust you will now be in a position to close your file, but should anything further be required in order to complete the formalities of dismissing the application for rehearing, please contact the undersigned.

We wish to take this opportunity to thank both the members of the board and secretary Mattox for the very courteous and thoughtful consideration which has been given to the handling of this matter.

We are

Very truly yours,

GRAHAM JAMES & ROLPH

By *Henry R. Rolph*  
Henry R. Rolph

HRR:tsk

Enc.

cc: Mr. Edmondson

Mr. Lowe

2893

AGREEMENT

Gustav E. Lowe and Elizabeth Lowe, his wife, hereby agree to dismiss and abandon their application for a rehearing in the Appeal No. 2893 entitled Roland E. Shugg, et al., Appellant, vs. Ruben H. Owens, et al., Appellee, pending before the Board of Permit Appeals of the City and County of San Francisco, and in consideration for such dismissal and abandonment the undersigned appellants in the above appeal agree that they and each of them will refrain from interfering in any way with any application for a building permit, filed by said Gustav E. Lowe and Elizabeth Lowe, in accordance with applicable zoning and building laws, and from protesting to the Board of Permit Appeals any permit, issued pursuant to such an application, authorizing the construction or erection of a structure with set-back lines at least as far back as those marked on the attached drawing, designated Attachment A hereto, of Architects Malone & Hooper of June 22, 1961, and with encroachments (e.g., steps or bay windows) no greater than those permitted in the applicable zoning and building laws. Gustav E. Lowe and Elizabeth Lowe agree that they will not apply for or construct or cause to be constructed any structure with set-backs less than those referred to hereinabove or with encroachments greater than those referred to hereinabove.

This agreement pertains only to that property in the City and County of San Francisco described as follows:

"Lot 11 of Lyon & Hoag's Subdivision of Bakers Beach Land Co., filed February 3, 1908 in Map Book "G", pages 32 and 33 in the office of the Recorder of the City and County of San Francisco, State of California. EXCEPTING from the above described property that portion thereof conveyed to the City and County of San Francisco, a municipal corporation, for the opening and widening of El Camino Del Mar, by deed from Boston Investment Co., a corporation, dated May 8, 1914, and recorded May 16, 1914, in Book 778 of Deeds, page 386, in said Recorder's Office."

It is expressly understood that this agreement shall bind, and also be for the benefit of, the heirs, successors and assigns of all parties hereto.

This agreement may be executed in counterparts.

Dated this 11<sup>th</sup> day of September, 1961, at San Francisco, California.

<u>NAMES</u>	<u>ADDRESSES</u>
<u>Blady Phelps</u>	<u>220-32<sup>nd</sup> Ave.</u>
<u>Mildred C Pearce</u>	<u>217-32 Ave</u>
<u>John A Collins</u>	<u>225-32<sup>nd</sup> Avenue</u>
<u>Mrs &amp; Mrs <del>Frank</del> Holsinger</u>	<u>243 32<sup>nd</sup> Avenue</u>
<u>Blanche B. Shuff</u>	<u>211-32<sup>nd</sup> Ave</u>
<u>Senarune</u>	<u>271-32<sup>nd</sup> Ave</u>
<u>Kathleen Stagers</u>	<u>" " "</u>
<u>C. J. Ryan</u>	<u>279-32<sup>nd</sup> Ave</u>
<u>P. P. Bailey</u>	<u>285-32<sup>nd</sup> Ave</u>
<u>Margaret A. Keizer</u>	<u>228-32<sup>nd</sup> Ave</u>
<u>Laura J. Jumper</u>	<u>231-32<sup>nd</sup> Ave</u>
<u>Ruby E. Davis</u>	<u>251-32 Ave.</u>
<u>Jean K. Cornettes</u>	<u>251-32 Ave</u>
<u>W. Galodry</u>	<u>273-32 Ave</u>
<u>Jeanne C. Marwin</u>	<u>291-32<sup>nd</sup> Ave.</u>
<u>John Murphy</u>	<u>298 32<sup>nd</sup> Ave</u>
<u>C. J. Zandy</u>	<u>276 32<sup>nd</sup> Ave.</u>
<u>Brown Miller</u>	<u>280-32 Ave</u>

GRANT DEED

Recorded in Book A143 of Official Records of City and County of San Francisco at page 211, recorded July 8, 1960.

For value received, Ed Rosemont, a widower, grants to G. E. Lowe and Elizabethn Lowe, his wife, as joint tenants, all that real property situate in the City and County of San Francisco, State of California, described as follows:

Lots 10 and 11 of Lyon & Hoag's Subdivision of Baker's Beach Land Co., filed February 3, 1908 in Map Book "G", pages 32 and 33, in the office of the Recorder of the City and County of San Francisco, State of California, EXCEPTING from the above described property that portion thereof conveyed to the City and County of San Francisco, a municipal corporation, for the opening and widening of El Camino del Mar by deed from Boston Investment Co., a corporation, dated May 8, 1914 and recorded May 16, 1914. In Book 778 of Deeds, page 386, in said Recorder's office.

Dated July 5, 1960

Signed: Ed Rosemont

Quotation of a portion of a deed dated April 16, 1913 from Boston Investment Company, a California corporation, to William P. Fuller, Jr., which deed was recorded on April 19, 1913 as No. 4233-N in Book 727 of deeds at Page 180.

" . . . . .being all of said Lot #11 and a portion of Lot #10 as shown on that certain map entitled 'Map of Lyon, Hoag's Subdivision of the property of Baker's Beach Land Company, San Francisco, California' filed in the office of the Recorder of the said City and County of San Francisco, State of California, on February 13, 1908."

" . . . . . AND, MOREOVER, the said Party of the Second Part and for his executors, administrators, heirs and assigns, hereby covenants and agrees to and with said Party of the First Part, its successors and assigns, that any building or fence that hereafter may be erected on said lot shall be set back from the front boundary line and the same shall not nor shall any part thereof (saving steps, windows, porches, portes cochere, and similar projections when of usual and reasonable size) be suffered to extend beyond a line Fifteen (15) feet southerly from and parallel to a line drawn westerly from the point of conjunction of the southeasterly line of 32nd Avenue with the easterly boundary line of the within described lot and at a right angle thereto, and said residence shall be distant at least Fifteen (15) feet from the westerly boundary line of said lot; and that no building or structure shall be at any time erected or placed or suffered to be erected, placed or maintained upon said lot except a dwelling house or residence designed

and intended for the occupancy of a single family nor which shall cost less than Five Thousand Dollars (\$5,000.00) (with privilege of garage and appurtenances); and that no fence which shall be erected on said lot shall exceed a height of Five (5) feet.

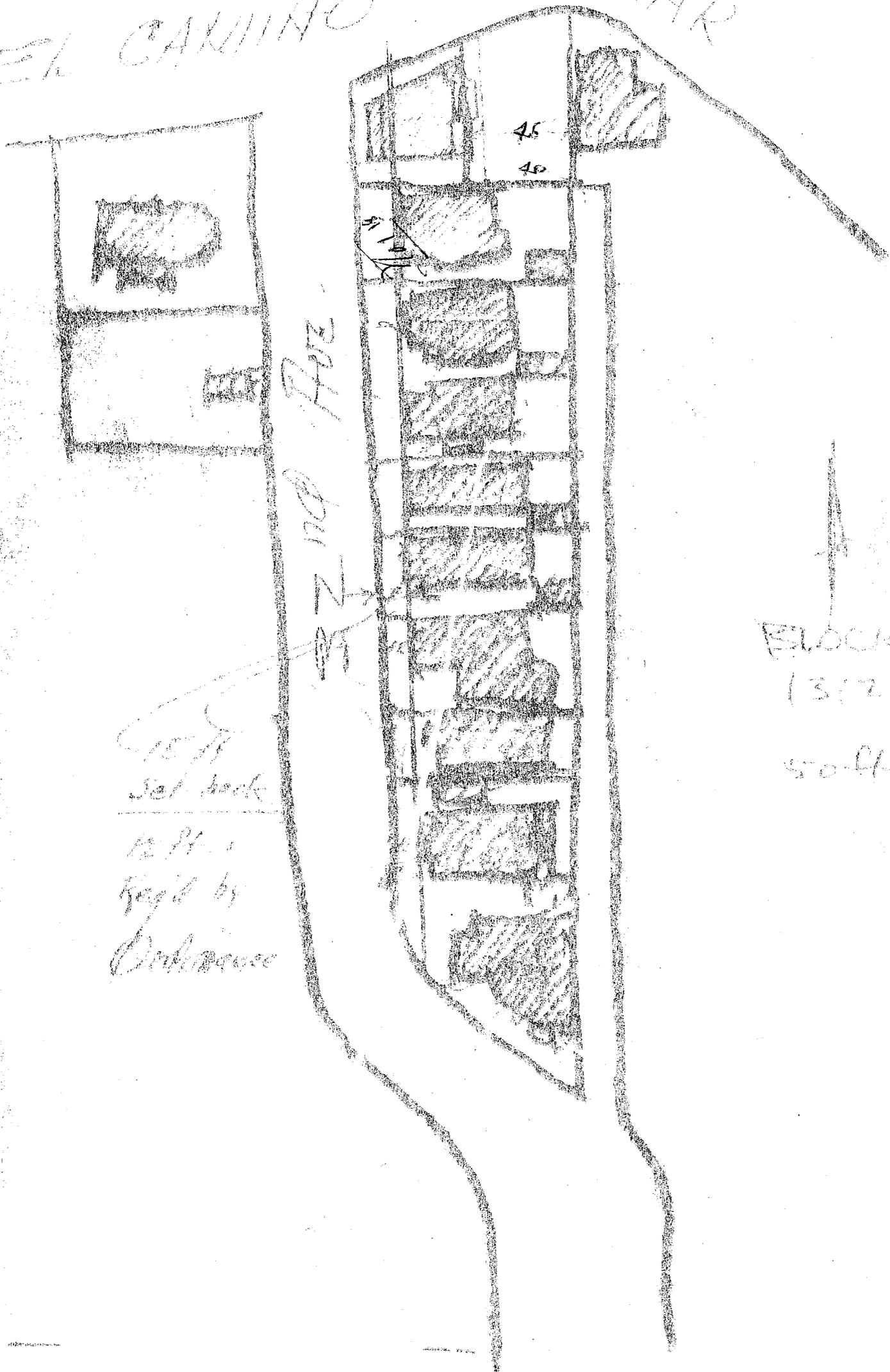
The main objective of the aforesaid conditions and covenants is to prevent such use of the said premises as might tend to diminish either the valuable or pleasurable enjoyment of the rest of the lots shown on said map."

BOSTON INVESTMENT COMPANY

By George F. Lyon, President

William F. Fuller, Jr.

# EL CARRINO DEL MAR



2nd floor

1st floor  
Set back  
12 ft.  
Reg'd by  
Orlando

BLOCK 13  
137 B  
soft sea

January 19, 1962

2873  
Board of Permit Appeals  
Room 227, City Hall  
San Francisco 2, California

Attention: Mr. J. Edwin Mattox

Re: Board of Permit Appeals No. 2893 - Roland F.  
Shugg, et al, Appellant v. Reuben E. Owens,  
et al, Appellee

Gentlemen:

This will confirm our recent discussions with Mr. Mattox in which we advised that the application for rehearing which we filed on behalf of Mr. and Mrs. Gustav E. Lowe on June 27, 1961, should now be dismissed as a satisfactory compromise, has now been effected with the Appellants, Mr. Roland F. Shugg, et al.

In order that your file will be complete, we are enclosing herewith photocopy of the agreement setting forth the specific understanding of the parties in connection with the dismissal of this application for a rehearing.

We trust you will now be in a position to close your file, but should anything further be required in order to complete the formalities of dismissing the application for rehearing, please contact the undersigned.

We wish to take this opportunity to thank both the members of the board and secretary Mattox for the very courteous and thoughtful consideration which has been given to the handling of this matter.

We are

Very truly yours,

GRANSON JAMES & ROLPH

HRR:tek  
Enc.

cc: Mr. Edmondson  
Mr. Lowe

By  
Henry E. Rolph

JAMES D. ADAMS  
HENRY D. COSTIGAN  
MORRIS M. DOYLE  
GEORGE HARNAGEL, JR.  
ROBERT MINGE BROWN  
GERALD H. TRAUTMAN  
G. WILLIAM SHEA  
PHILIP K. VERLEGER  
A. CRAWFORD GREENE, JR.  
ALBERT J. MOORMAN  
WILLIAM W. SCHWARZER  
DERK R. TEROLLER

JOHN W. PARKER  
HAROLD A. BLACK  
RUSSELL A. MACKAY  
BURNHAM ENERSEN  
OWEN JAMESON  
WALKER LOWRY  
BRENT M. ABEL  
GORDON M. WEBER  
JOHN N. HAUSER  
NORMAN B. RICHARDS  
MORTIMER SMITH III

MCCUTCHEM, DOYLE, BROWN & ENERSEN

COUNSELORS AT LAW

351 CALIFORNIA STREET

DOUGLAS 2-3131

CABLES MACPAG

SAN FRANCISCO 4, CALIFORNIA

May 3, 1961

EDWARD J. MCCUTCHEM 1857-1933

A. CRAWFORD GREENE  
ALLAN P. MATTHEW  
F. F. THOMAS, JR.  
THOMAS ASHBY  
OF COUNSEL

AT LOS ANGELES  
MCCUTCHEM, BLACK,  
HARNAGEL & SHEA  
727 WEST SEVENTH STREET

RAY VANDERVOORT  
HAZEL FLAGLER  
BRYANT K. ZIMMERMAN  
FREDERIC A. SAWYER  
ROBERT EDMONDSON  
ARTHUR R. ALBRECHT  
ROBERT P. SIMPSON  
GRAHAM B. MOODY, JR.  
THOMAS B. MCGUIRE  
HOWARD J. PRIVETT  
JOHN B. LOWRY  
JOHN J. DUTTON

C. G. HEIMERDINGER  
JOSEPH E. SCANLON  
FREDERICK J. KLING  
G. RICHARD DOTY  
ROBERT A. FLETCHER  
JACK T. SWAFFORD  
ANN E. STODDEN  
LOYD W. MCCORMICK  
MARK O. KASANN  
RICHARD MURRAY  
JOHN L. LEARY  
DAVID D. WALKLEY

LEO G. EBEN

Mr. J. Max Moore, Acting President  
Board of Permit Appeals  
Room 227 - City Hall  
San Francisco, California

Protest to Permit No. 247404  
Mr. and Mrs. E. C. Lowe

Dear Sir:

I am a resident and landowner one lot removed from the property for which the above permit has been issued. I have signed the protest to the granting of this permit which has, or will be, filed with the Board.

I respectfully request a continuance of one week for the hearing upon the protest to this permit for the following reasons:

- a. The proceedings under this permit have been carried forward with such diligence by the applicant that protestants have not had time to adequately prepare their case. I am informed that the work was commenced upon the property the day succeeding the issuance of the permit and before the lapse of 10 days within which a protest could be filed and that the permit was not posted on the property as required. Further, the hearing upon the protest was set within five days after the filing of the protest. I first learned of this proposed plan on Friday, April 28, 1961. In fairness to the protestants a week's continuance should be granted.

Mr. J. Max Moore - 2

- b. I have begun a comprehensive review of the original plan for the development of the subdivision within which the property is located. The subdivision map was filed in 1908 and its plan of development may be an important matter in the hearing.
- c. The serious and dangerous condition relative to traffic upon 32nd Avenue and El Camino del Mar as a result of the proposed location of the building upon this lot should be fully considered by the Board. This, I believe, would require personal observation by members of the Board.
- d. I have also begun an examination of the records to ascertain the facts relating to the size of the lot and the applicable land coverage and setback restrictions. My search to date appears to reveal certain differences between the size of the lot as shown on the record and those shown on the application.
- e. I will not be able to be present at the hearing tomorrow afternoon because I must be in Fresno to attend to certain matters in a pending lawsuit. I believe the presentation of the matter referred to above should be heard by the Board prior to any decision in this matter.

Respectfully yours,

  
Robert Edmondson

CABLE ADDRESS ALL OFFICES  
"CHALGRAY"

# GRAHAM JAMES & ROLPH

310 SANSOME STREET  
SAN FRANCISCO 4, CALIFORNIA

YUKON 6-2171

June 27, 1961

SAN FRANCISCO  
310 SANSOME STREET  
SAN FRANCISCO 4, CALIFORNIA

LOS ANGELES  
19 PINE AVENUE  
LONG BEACH 2, CALIFORNIA

WASHINGTON  
919-18TH STREET, N. W.  
WASHINGTON 6, D. C.

TOKYO  
HINO BUILDING  
22, 2-CHOME, UCHISAIWAI-CHO  
CHIYODA-KU, TOKYO, JAPAN

ROME  
VIA PORTA PINCIANA NO. 4  
ROME, ITALY

Board of Permit Appeals  
Room 227  
City Hall  
San Francisco 2, California

Attention: Mr. J. Edwin Matton, Secretary

Re: Appeal No. 2893 - Roland F. Shugg, et al.,  
Appellant v. Reuben H. Owens, et al., Appellee

Gentlemen:

On behalf of Mr. & Mrs. Gustav E. Lowe application is made herewith for rehearing of the decision of June 21, 1961 pursuant to which the Board of Permit Appeals by a 4 to 1 vote overruled Public Works Director Reuben H. Owens who previously issued Permit No. 247404 on April 18, 1961, issued to Mr. & Mrs. Lowe authorizing the erection of a two story residence at the south-east corner of 32nd Avenue and El Camino Del Mar.

This application for a rehearing is based on the suggestion of President William H. H. Davis to fully explore the possibility of effecting a compromise as the residents of the area had stated they were desirous of achieving such a mutually satisfactory compromise.

The reason such a compromise had not been previously developed was that conferences on the subject with the Planning Department had disclosed that such a compromise would have required the making of an application to the Zoning Administrator for a variance which we understand is a six months procedure with great resulting hardship to the Lowes. Such a delay would have required renegotiation of the building contract at a considerably higher cost plus increased architectural and engineering fees. In this connection both of the lots are comparatively small and in fact substandard and reduction in the size of either of the two lots would seriously reduce their marketability.

Board of Family Appeals  
June 17, 1961  
Page 1

The Loves are most thankful that this matter can be satisfactorily resolved and will appreciate receiving your advice in connection with this application for rehearing.

Thank you for your attention to the foregoing.

Very truly yours,

GRAHAM JAMES & ROLPH

By

  
Henry R. Rolph

181: Addressee  
lcc: Mr. Roger Hooper  
lcc: Mr. & Mrs. G. E. Love

McCUTCHEN, DOYLE, BROWN & ENERSEN

COUNSELORS AT LAW

351 CALIFORNIA STREET

SAN FRANCISCO 4, CALIFORNIA

AT LOS ANGELES  
McCUTCHEN, BLACK,  
HARNAGEL & SHEA  
727 WEST SEVENTH STREET

June 26, 1961

Board of Permit Appeals  
City Hall  
San Francisco, California

Protest to Permit 247404 -  
Mr. and Mrs. E.C. Lowe

Dear Sirs:

At the time of the hearing on June 7, 1961 upon the protest to the above permit, I presented to the Board a compromise proposal which has been formulated by Mr. Gill of the City Planning Commission and myself and transmitted to Mr. Rolph, attorney for the applicants.

At the time this proposal was presented to the Board, one of the protestants, Roland Shugg, advised me that approximately 72% of the protestants favored the compromise proposal. The balance of the protestants were at that time unavailable for consultation.

Although this compromise does not obtain for the protestants the full relief they desire, all the protestants since the date of the hearing have indicated their willingness to settle the controversy on the basis of the plan presented to the Board. The protestants feel the compromise is fair and that it represents a plan which would be approved if presented to the Planning Commission. Accordingly in order to assure the applicants that the protestants do not wish to cause any prejudice by delaying further proceedings we have today written Mr. Rolph, attorney for the applicants, advising him of the protestants' willingness to cooperate in every respect to obtain approval of the compromise by the appropriate city departments.

Very truly yours,

Robert Edmondson

cc Messrs. Davis, President ✓  
Moore, Vice President  
Walsh  
Gillin  
West

Rolph  
Shugg

COPY

ROGER F. HOOPER ARCHITECTS  
80 SANSOME STREET - SAN FRANCISCO 11, CALIFORNIA - YUKON 6-5855

ADRIAN H. MALONE AIA  
ROGER F. HOOPER AIA  
AUDREY EMMONS  
RICHARD H. OLMASTED

June 8, 1961

Mr. Henry Rolph  
Graham, James and Rolph  
316 Sansome Street  
San Francisco, California

Dear Henry:

I am forwarding some ideas relative to the points raised at yesterday's hearing in the hope that they may be of some use to you in this case:

Regarding suggested compromise moving house two feet to the east. Dining room windows are now three feet from the property line, not five feet as Edmondson stated. Moving the house two feet would bring these windows one foot from the property line, making them

- (a) not legal as "required windows" for light and ventilation, and
- (b) virtually useless for light and view once a house is built on the lot adjacent. This is not a small point architecturally since loss of these windows would effectively deprive a major area of the house of the basic amenities of the site.

Regarding suggested resubdivision moving property line five feet to the east.

1. This requires a variance, a six months procedure which:

- (a) would require renegotiation of the building contract (at an undoubtedly higher figure),

Mr. Henry Rolph

Page 2

June 8, 1961

- (b) prevent sale of their present home, thus tying up capital and increasing their expenses over this period, and
- (c) increasing architectural and engineering fees.

2. This also reduces the width and value of the easterly lot. While it is true, as Edmondson said, that a house the size of the one planned would fit on the easterly lot, many (and probably most) potential buyers in this area would require a much larger building than they do. The Lowes wanted a small lot for a small house and bought these two with the understanding that both were legal and saleable building sites.

Regarding general welfare, etc. The Lowes showed a conscientious regard for the welfare of the immediate neighborhood and community as a whole by

- (a) careful investigation of and faithful compliance with every regulation and ordinance affecting this property, and
- (b) working out a plan of land use that would be least detrimental to neighborhood values. They could legally have selected frontage on 32nd Avenue with no set back on that street and a three foot side yard against the De Martini house. This approach was rejected in favor of the scheme finally developed precisely for the reason that the latter would be more in harmony with the existing houses along 32nd Avenue and would not block the outlook from the north windows of the De Martini house.

Sincerely,



Roger P. Hooper

RPH:je

cc: Mr./Mrs. Lowe

CABLE ADDRESS ALL OFFICES  
"CHALGRAY"

# GRAHAM JAMES & ROLPH

310 SANSOME STREET  
SAN FRANCISCO 4, CALIFORNIA  
—  
YUKON 6-2171

SAN FRANCISCO  
310 SANSOME STREET  
SAN FRANCISCO 4, CALIFORNIA  
LOS ANGELES  
19 PINE AVENUE  
LONG BEACH 2, CALIFORNIA  
WASHINGTON  
919-18TH STREET, N.W.  
WASHINGTON 6, D. C.  
TOKYO  
IINO BUILDING  
22, 2-CHOME, UCHISAIWAI-CHO  
CHIYODA-KU, TOKYO, JAPAN  
ROME  
VIA PORTA PINCIANA NO. 4  
ROME, ITALY

SAN FRANCISCO 4, CALIFORNIA

May 12, 1961

Board of Permit Appeals  
Room 227  
City Hall  
San Francisco 2, California

Attention: Mr. J. Edwin Mattox, Secretary

Re: Application of Mr. & Mrs. Gustav E. Lowe  
Building Permit No. 222314 - Appeal No. 2893

Gentlemen:

With reference to our recent telephone conversation with Mr. J. Edwin Mattox this is to confirm that we are representing permit holders Mr. & Mrs. Gustav E. Lowe, who on April 18, 1961 were issued building permit No. 222314 (Application No. 247404) to erect a one-family residence on the southeast corner of 32nd Avenue and El Camino del Mar.

The application for this building permit was dated 17 March 1961 and from the date of the application until the date of the issuance of the permit was carefully reviewed and approved by all of the city departments involved. It is the position of the permit holders that the permit issued herein is in all respects valid and in compliance with all statutes, ordinances and codes. Under the circumstances the action of the Department of Public Works in issuing this permit on April 18, 1961 should be concurred in and approved by the Board of Permit Appeals.

Very truly yours,

GRAHAM JAMES & ROLPH

By   
Henry R. Rolph

cc: Robert Edmondson, Esq.  
cc: Mr. & Mrs. G. E. Lowe  
cc: Mr. Roger Hooper

COPY

April 28th, 1961

2593

Mr. and Mrs. Gustav E. Lowe,  
10 Oakdale Avenue,  
Berkeley, California.

Dear Mr. and Mrs. Lowe:

On April 18th, 1961, you were issued Building Permit No. 222314 (Application No. 247404), to erect a one-family residence on the southeast corner of 32nd Avenue and El Camino del Mar.

Today, Appeal No. 2893 was filed with the Board of Permit Appeals, protesting the issuance of this permit.

Therefore, you are hereby notified that, in accordance with Section 8, Article I, Part III, of the San Francisco Municipal Code, your permit stands suspended pending a decision by the Board of Permit Appeals.

A hearing on this matter will be held by the Board of Permit Appeals on Wednesday, May 3rd, 1961, at 3:30 P.M., in Room 282, City Hall.

Yours very truly,

  
Sidney Franklin, Supervisor,  
Central Permit Bureau.

SF/AC

cc-Malone & Hooper, Architects,  
150 Green St.

Gilbert, Forsberg, Diekmann & Schmidt, Engineers,  
1620 Montgomery St.

L. E. Weisenburg, Jr., Contractor,  
194 Mill St., San Rafael, Calif.

Board of Permit Appeals

Bureau of Building Inspection

**BOARD OF PERMIT APPEALS, CITY AND COUNTY OF SAN FRANCISCO**

Appeal of Richard P. Shugg, et al No. 2893  
vs  
Reuben H. Quynn, et al

**NOTICE OF APPEAL**

Notice is hereby given that Richard P. Shugg appeals to the Board of Permit Appeals of the City and County of San Francisco from the decision or order of

*(State name of department, board or officer making order.)*

Reuben H. Quynn, et al

*(State briefly the substance or effect of the decision or order appealed from and date thereof.)*

Protesting Permit, Apr 18 1961, To H. Justice to erect Deck at 221 32 Ave El Comodoro Mar

X Richard P. Shugg (Appellant)

221 32 Ave San Francisco  
*(Address of appellant to which notices shall be mailed.)*

The names and addresses of all persons, firms, corporations or associations who or which opposed appellant before the department, board, commission or person making the order or decision appealed from are as follows:

Name	Address
.....	.....
.....	.....
.....	.....
.....	.....
.....	.....

State of California, City and County of San Francisco—ss.

Richard P. Shugg, being duly sworn, deposes and says:

That he is the appellant above named; that the foregoing is a full, true and correct list of the names and addresses of all persons, firms, corporations or associations who or which opposed appellant before the authority making the application appealed from, to the best of appellant's knowledge or belief; that a copy of this notice has been served upon \_\_\_\_\_, the department, board, commission or person making the order or decision appealed from.

Subscribed and sworn to before me this 28th day of April, 1961

Richard P. Shugg  
P. L. Clavere P. L. CLAVERE  
 Notary Public in and for the City and County of San Francisco, State of California.

My Commission Expires April 13, 1963

Hearing  
Wed. May 3, 1961  
Room 282  
City Hall

Quotation of a Portion of  
a Deed dated May 8, 1914  
from Boston Investment Company,  
a California corporation, to  
City and County of San Francisco,  
a municipal corporation, which  
deed was recorded on May 16, 1914  
in Book 778 of Deeds at page 386.

2  
295

"This indenture made this 8th day of May, 1914,  
by and between Boston Investment Co., a corporation . . . and  
the City and County of San Francisco . . .

WITNESSETH: that for and in consideration of the  
sum of . . . the party of the first part . . . does grant . . .  
those certain lots, pieces or parcels of land situate, lying  
and being in the City and County of San Francisco, State of  
California, and bounded and more particularly described as  
follows . . .

COMMENCING at a point on the southerly line of 32nd  
Avenue, said point being the northeasterly corner of  
Lot No. 11 of Lyon & Hoag's Subdivision of the property  
of Baker's Beach Land Company, thence southwesterly on a  
curve with a radius 61.73 feet, and along the southeasterly  
line of 32nd Avenue for a distance of 2.135 feet to a  
point; thence southwesterly on a curve with a radius of  
119.57 feet and along the southeasterly line of 32nd Avenue  
for a distance of 33.771 feet to a point; thence south-  
westerly on a curve with a radius of 42.28 feet, and along  
the southeasterly line of 32nd Avenue for a distance of  
36.108 feet to a point; thence northeasterly on a reverse  
curve to the left with a radius of 498.41 feet for a dis-  
tance of 48.709 feet to a point on the dividing line be-  
tween Lots Nos. 10 and 11 of Lyon & Hoag's Subdivision of  
the property of Baker's Beach Land Company, and 33.657  
feet southerly from the northeasterly corner of afore-  
said Lot No. 11; thence northerly along the dividing line  
between aforesaid Lots Nos. 10 and 11 33.657 feet to the  
northeasterly corner of aforesaid Lot No. 11 and point of  
commencement, being a portion of Lot No. 11 of Lyon &  
Hoag's Subdivision of the property of Baker's Beach Land  
Company."

2895  
Quotation of a portion of a deed dated April 16, 1913 from Boston Investment Company, a California corporation, to William P. Fuller, Jr., which deed was recorded on April 19, 1913 as No. 4233-N in Book 727 of deeds at Page 180.

2895  
" . . . . .being all of said Lot #11 and a portion of Lot #10 as shown on that certain map entitled 'Map of Lyon, Hoag's Subdivision of the property of Baker's Beach Land Company, San Francisco, California' filed in the office of the Recorder of the said City and County of San Francisco, State of California, on February 13, 1908."

" . . . . . AND, MOREOVER, the said Party of the Second Part and for his executors, administrators, heirs and assigns, hereby covenants and agrees to and with said Party of the First Part, its successors and assigns, that any building or fence that hereafter may be erected on said lot shall be set back from the front boundary line and the same shall not nor shall any part thereof (saving steps, windows, porches, portes cochere, and similar projections when of usual and reasonable size) be suffered to extend beyond a line Fifteen (15) feet southerly from and parallel to a line drawn westerly from the point of conjunction of the southeasterly line of 32nd Avenue with the easterly boundary line of the within described lot and at a right angle thereto, and said residence shall be distant at least Fifteen (15) feet from the westerly boundary line of said lot; and that no building or structure shall be at any time erected or placed or suffered to be erected, placed or maintained upon said lot except a dwelling house or residence designed

and intended for the occupancy of a single family nor which shall cost less than Five Thousand Dollars (\$5,000.00) (with privilege of garage and appurtenances); and that no fence which shall be erected on said lot shall exceed a height of Five (5) feet.

The main objective of the aforesaid conditions and covenants is to prevent such use of the said premises as might tend to diminish either the valuable or pleasurable enjoyment of the rest of the lots shown on said map."

BOSTON INVESTMENT COMPANY

By George F. Lyon, President

William F. Fuller, Jr.

GRANT DEED

Recorded in Book A143 of Official Records of City and County of San Francisco at page 211, recorded July 8, 1960.

For value received, Ed Rosemont, a widower, grants to G. E. Lowe and Elizabeth Lowe, his wife, as joint tenants, all that real property situate in the City and County of San Francisco, state of California, described as follows:

Lots 10 and 11 of Lyon & Hoag's Subdivision of Baker's Beach Land Co., filed February 3, 1908 in Map Book "G", pages 32 and 33, in the office of the Recorder of the City and County of San Francisco, State of California, EXCEPTING from the above described property that portion thereof conveyed to the City and County of San Francisco, a municipal corporation, for the opening and widening of El Camino del Mar by deed from Boston Investment Co., a corporation, dated May 3, 1914 and recorded May 16, 1914 in Book 778 of Deeds, page 386, in said Recorder's office.

Dated July 5, 1960

Signed: Ed Rosemont

PARTIAL SECTION  
OF HISTORIC RESOURCE  
EVALUATION

BY KELLY E. VERPLANCK

Attachment B

R: 10032nd Ave



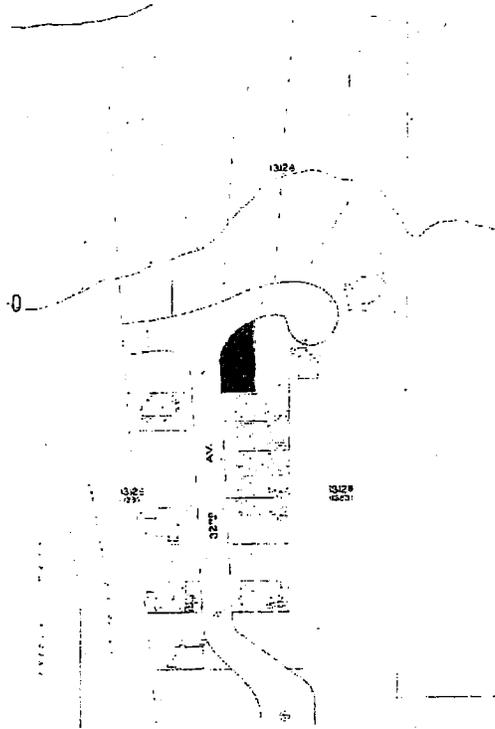
*D. Project Site History*

Figure 21. 1915 Sanborn Map showing site of 100 32<sup>nd</sup> Avenue highlighted in aqua  
Source: Sanborn Fire Insurance Company

Sanborn Fire Insurance Company maps (Sanborn maps) provide valuable information about the development of cities and towns across the nation from 1866 until the later twentieth century. The first map covering San Francisco's Sea Cliff neighborhood was published in 1915. This map indicates that there was still relatively little development in the vicinity of the future Lowe Residence. The 1915 map indicates that the Lyon & Hoag Tract had been approximately half-way built out with a variety of larger two-story homes on either side of 32<sup>nd</sup> Avenue between California Street and El Camino del Mar. At this point Sea Cliff Subdivision Nos. 2, 3, and 4 had not been completed so the Lyon & Hoag Tract remained an isolated outpost of development between the United Railroads of San Francisco (Market Street Railway) tracks east of Lincoln Park and undeveloped land. El Camino del Mar was consequently a cul de sac with only two houses: one located at 845 El Camino del Mar and the other at 844 El Camino del Mar. The subject property, located at the southeast corner of 32<sup>nd</sup> Avenue and El Camino del Mar, was vacant (Figure 21).<sup>20</sup>

The Koshland History Center at the San Francisco Public Library has a ca. 1922 Block Book for the Richmond District, including Sea Cliff. This map indicates that George and Winifred Nave, who lived at 150 32<sup>nd</sup> Avenue (APN 1312/009), owned both lots 7 (855 El Camino del Mar) and 8 (100 32<sup>nd</sup> Avenue). The two lots may have served as a lawn for their house at 150 32<sup>nd</sup> Avenue.

<sup>19</sup> Harry B. Allen, "Sea Cliff by the Golden Gate," *Home and Grounds* (October 1916).  
<sup>20</sup> Sanborn Fire Insurance Company, San Francisco: Volume 5, Map 501, 1915.

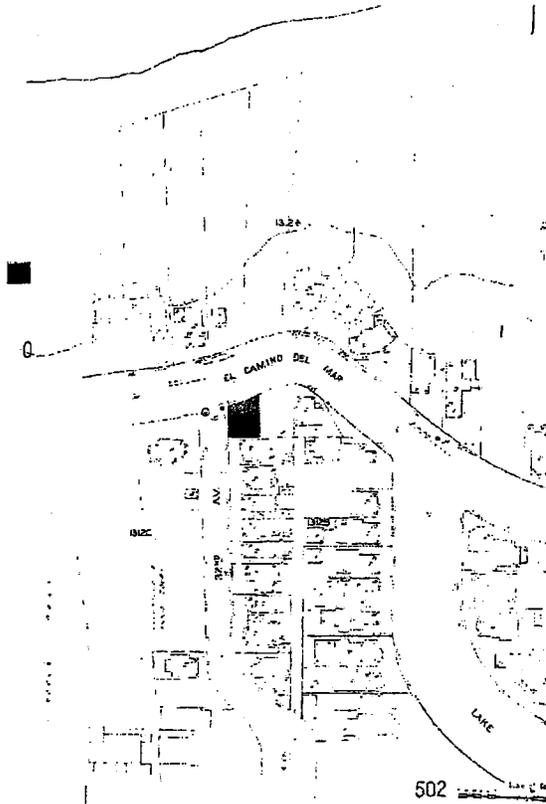


Figure 22. 1950 Sanborn Map showing site of 100 32<sup>nd</sup>  
Avenue highlighted in aqua  
Source: Sanborn Fire Insurance Company

property, which along with the property next door at 845 El Camino del Mar, remained vacant (Figure 22).

The next Sanborn Maps for Sea Cliff were not published until 1950 but Sea Cliff appears to have largely achieved its present level of development as early as 1930. San Francisco Official City Maps indicate that the neighborhood's street network was complete by 1928, the year the final unit of the subdivision (Unit 4) was opened.<sup>21</sup> By the time the 1950 maps were published, nearly every lot in the subdivision was occupied by a dwelling. As the 1915 Sanborn maps had indicated, the larger and more expensive homes remained concentrated along the coastal bluffs, particularly along El Camino del Mar and Seacliff Avenues. Smaller, speculative houses built by Allen & Co. were located along 27<sup>th</sup>, 28<sup>th</sup>, 29<sup>th</sup>, 30<sup>th</sup>, and 31<sup>st</sup> Avenues between California and El Camino del Mar. Vacant lots were few and far between; based on their location they seem to have belonged to adjoining property owners, serving as expanded yards. This appears to be the case of the subject

<sup>21</sup> Sanborn Fire Insurance Company, San Francisco: Volume 5, Map 501, 1950.

*E. Construction Chronology*

On March 2, 1959, a local builder named Ed Rosemont purchased lots 7 and 8 of Assessor's Block 1312. The two lots were still vacant, having served as a large yard for the property at 150 32<sup>nd</sup> Avenue for nearly 40 years.<sup>22</sup> Rosemont, who was active in property development in the Richmond District during the 1950s and 1960s, did not develop the lots and a little over a year later, on July 8, 1960, he sold lots 7 and 8 to Gustav and Elizabeth Lowe (sometimes spelled Lowenhaupt) of 10 Oakdale Avenue in Berkeley.<sup>23</sup>



Figure 23. Goldman House  
Source: Morley Baer, *Bay Area Houses*

The Lowes, who were evidently both doctors, had a son named Bobby. According to Joseph Esherick's telephone log, Gustav Lowe contacted Esherick's office on August 1, 1961. According to the conversation, the Lowes had admired the architect's work, in particular the Goldman House (1951) at 3700 Washington Street (Figure 23). Gustav Lowe said that he owned a small corner lot in San Francisco's Sea Cliff neighborhood and that he wanted to build a relatively inexpensive house that would cost no more than \$15 or \$16 per square foot, with the total cost not to exceed \$37,000. Lowe began by telling Esherick that he did not like "dark old houses" and that he wanted the interior to be finished in wood with windows facing the north side. Further on in the discussion, Lowe described how he wanted the house to be laid out. He wanted the main entrance to face 32<sup>nd</sup> Avenue, although no reason was given. On the first floor level he wanted to have an office, a garage, and a carpenter/paint shop. The second floor was to have an open plan consisting of a living/dining area to the north and a combined kitchen/family room to the south with a guest lavatory. The third floor was to have three bedrooms and two baths with a bedroom each for Mr. and Mrs. Lowe and a room for their 9-year old son Bobby. Lowe wanted a fourth-floor level penthouse with a bathroom but was not sure if he could afford it. Esherick said that he would frame for a full fourth floor. The notes also indicate that despite the small lot, Lowe had

<sup>22</sup> City and County of San Francisco, Office of the Assessor/Recorder, *Sales Ledger: 1948-1959* (March 2, 1959).

<sup>23</sup> City and County of San Francisco, Office of the Assessor/Recorder, *Sales Ledger: 1959-1967* (July 8, 1960).

obtained the permission of his neighbors to build the house within 3 feet of the southern property line.<sup>24</sup>

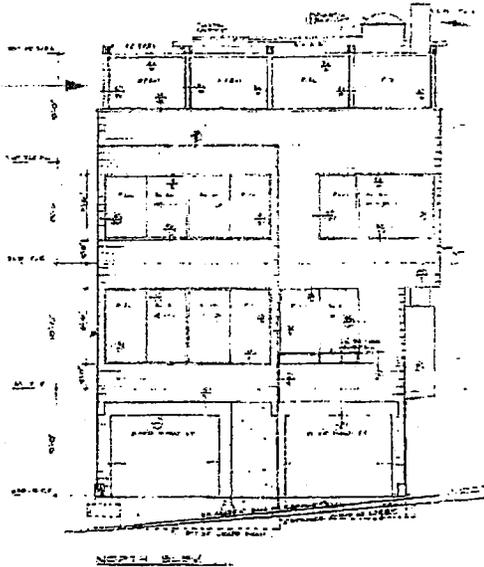


Figure 24. Lowe Residence showing wind screen  
Source: Joseph Esherick Architect

Over the next six months, from August 1961 through March 1962, Joseph Esherick's office developed plans and specifications for the Lowe Residence. In March 1962, Esherick finished and presented the first scheme to his clients. The blueprints for this original design were recently discovered in the garage of the Lowe Residence by the current owners. With some exceptions the blueprints depict what stands today (**Appendix Item B**). However, in April 1962, this scheme was modified in response to Lowe's concerns about mounting costs. Items omitted in the revised set of drawings include a larger penthouse consisting of a wood-frame and fiberglass wind screen, trellis, and plastic roof. This feature, which would have enclosed about half the fourth floor level as occupiable space, was reduced to just the existing penthouse proper, which is little more than a stair landing (**Figure 24**). Other features omitted from the final scheme include the furnace at the fourth floor level, the substitution of vinyl for oak flooring in the dining area, the dumbwaiter from the kitchen to the penthouse (although the shaft was built), and a dishwasher. In addition, the basement was to remain unfinished aside from installing the sheetrock walls and the toilets and windows that were originally specified were to be replaced with less expensive substitutes.<sup>25</sup>

Gustav and Elizabeth Lowe submitted the building permit application to the San Francisco Bureau of Building Inspection on March 29, 1962 (**Appendix Item C**). According to the permit, the Type 5 building would cost \$33,000 to build. Hugo Muller Jr. of Oakland was the contractor and the civil engineer was Gilbert, Forsberg, Diekmann & Schmidt of San Francisco.<sup>26</sup> The permit was issued on May 7, 1962 and the foundation was poured on June 1. Framing of the first floor was completed on June 12 and framing for the roof was completed on July 18. The plywood

<sup>24</sup> "Correspondence File for Gustav and Elizabeth Lowe," Joseph Esherick Papers, University of California, Berkeley, Environmental Design Archives.

<sup>25</sup> Addendum No. 2 to Drawings and Specifications for a House for Mr. and Mrs. Gustav E. Lowe (April 1962).

siding began to go up July 24 and by August interior finish work was underway. The work was complete enough so that by January 28, 1963 the project received its certificate of final completion.<sup>27</sup> On February 28, 1963, Joseph Esherick wrote a letter to the Lowes with his final bill. In the letter he thanked the Lowes for their business:

It was one of the most pleasant associations we have ever had and I think that the end result has turned out to be most rewarding. I am very proud of the house and hope that you and Mrs. Lowe and Bobby continue to enjoy it more and more for many years.<sup>28</sup>

Despite Esherick's best wishes, the Lowes did not remain at 100 32<sup>nd</sup> Avenue for very long. On June 19, 1964, barely one year after moving in, they sold the house to Robert G. and Katherine M. Hansen.<sup>29</sup> Two months later, on August 3, 1964, the Lowes sold the vacant lot next door at 855 El Camino del Mar (Lot 7) to Charles M. and Marjorie Stern.<sup>30</sup>

According to San Francisco City Directories, Robert and Katherine Hansen lived at 100 32<sup>nd</sup> Avenue for three years, selling the property to Peter K. & Melanie S. Maier on July 7, 1967. Of all the occupants of 100 32<sup>nd</sup> Avenue, Peter Maier was the most prominent. According to *Who's Who in the West*, Peter Klaus Maier was a German-born lawyer who came to the United States in 1939 at the age of 10 with his parents. Naturalized in 1945, Maier earned his BA at Claremont College and his JD (Cum Laude) at UC Berkeley in 1949. He then earned his LLM at New York University in 1953. That same year he was admitted to the California Bar. For three years, from 1953 until 1956, he served as a Captain in the U.S. Air Force. From 1957 until 1959, he was a tax attorney in the employ of the Department of Justice. In 1959, he moved back to California and took a job with the San Francisco law firm of Bacigalupi, Elkus, Salinger & Rosenberg, a position he held until 1969 when he started his own firm, Brooks & Maier. In 1974, he co-founded a law firm called Winokur, Schrenberg & Maier. Peter Maier was also a professor at UC Hastings School of Law in San Francisco during the late 1960s and early 1970s and the president of the California Property Development Corporation, a property development firm that he ran out of an office at 100 32<sup>nd</sup> Avenue.<sup>31</sup>

While they owned 100 32<sup>nd</sup> Avenue, the Maiers took out a permit to add a wood deck on the roof, as well as adding a 4' high glass wind screen on the west parapet of the roof. This element, which

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<sup>26</sup> San Francisco Bureau of Building Inspection, "Application of Mr. and Mrs. Gustav E. Lowe owner, for permit to erect a two-story frame building at 100 32<sup>nd</sup> Avenue," (File No. 263172, March 28, 1962).

<sup>27</sup> San Francisco Bureau of Building Inspection, "Building Inspectors Report," (January 31, 1963).

<sup>28</sup> "Letter from Joseph Esherick to Mr. and Mrs. Gustav Lowe," Joseph Esherick Papers, University of California, Berkeley, Environmental Design Archives.

<sup>29</sup> City and County of San Francisco, Office of the Assessor/Recorder, *Sales Ledger: 1959-1967* (June 19, 1964).

<sup>30</sup> City and County of San Francisco, Office of the Assessor/Recorder, *Sales Ledger: 1959-1967* (August 3, 1964).

<sup>31</sup> "Maier, Peter Klaus," *Who's Who in the West* (Chicago: Marquis Who's Who, 1979), 450.

was similar to the one originally designed for the house by Esherick, was built; it appears a photograph of the house taken ca 1973 (Figure 25).<sup>32</sup>

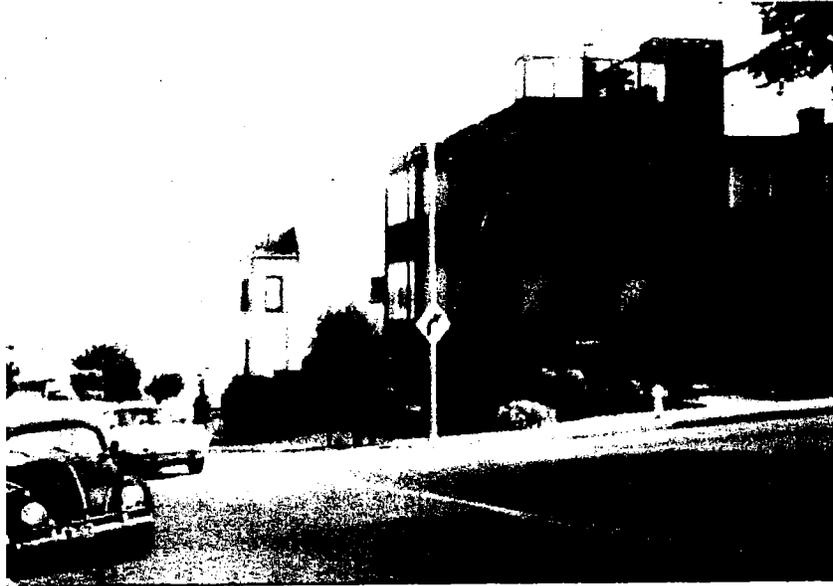


Figure 25. Lowe Residence, ca. 1973  
Source: Joseph Esherick Architect

In 1973, Gustav and Elizabeth Lowe reacquired their house at 100 32<sup>nd</sup> Avenue. According to correspondence in the Joseph Esherick Papers at UC Berkeley, the Lowes contacted Esherick in 1972 to design a new house for them on one of two sites: one in Berkeley and the other in Sea Cliff. They appeared to own the lot in Berkeley but apparently the Berkeley lot was extremely steep and difficult to build. They then entered into negotiations with the owner of the Sea Cliff lot, which happened to be the vacant parcel (Lot 7) next door to their old house at 100 32<sup>nd</sup> Avenue. Evidently negotiations had broken down between the Lowes and the owner of 855 El Camino del Mar when the Maiers put 100 32<sup>nd</sup> Avenue on the market. The Lowes bought their old house back on July 17, 1973.<sup>33</sup> They then asked Esherick to develop plans for a minimal makeover of the house. Esherick complied and prepared specifications to upgrade plumbing fixtures, repair exterior gutters, and replace the water heater. No other work appears to have been completed.<sup>34</sup> Again, the Lowes did not live at 100 32<sup>nd</sup> Avenue very long, selling the house to Glen and Mary Slaughter on May 20, 1975, not even two years after buying it from the Maiers.<sup>35</sup> According to the

<sup>32</sup> San Francisco Bureau of Building Inspection, "Application of Peter K. Maler owner, for permit to alter 100 32<sup>nd</sup> Avenue," (File No. 359498, July 18, 1968).

<sup>33</sup> City and County of San Francisco, Office of the Assessor/Recorder, *Sales Ledger: 1967-1980* (July 17, 1973).

<sup>34</sup> "A. Ramazzotti Plumbing to Les Kelley Contractor," Joseph Esherick Papers, University of California, Berkeley, Environmental Design Archives.

<sup>35</sup> City and County of San Francisco, Office of the Assessor/Recorder, *Sales Ledger: 1967-1980* (May 20, 1975).

Sales Ledgers, the Slaughters sold the property to Walter Rubin (¼) and Sue J. Siegel (¾) in June 1977 but San Francisco City Directories list the Slaughters at 100 32<sup>nd</sup> Avenue until at least 1981 when City Directories ceased publication. Nothing was found in local repositories on Slaughter, Rubin, or Siegel. The property remained in the ownership of Sue Siegel and various other family members until 2006 when they sold the house to the current owners. Throughout her tenure, Sue Siegel did little to 100 32<sup>nd</sup> Avenue aside from regular maintenance and possibly adding the rooftop solarium ca. 1985. In November 1999, she applied for a permit to build a full bathroom on the first floor level and to change out a window in the guest bedroom (formerly an office), also on the ground level.<sup>36</sup> In January 2000, Sue Siegel applied for a permit to replace the roof and to repair some dry rot at the parapet near the southwest corner of the house.<sup>37</sup>

#### F. Joseph Esherick



Figure 26. Joseph Esherick  
Source: EHDD

Joseph Esherick was born in Philadelphia in 1914. His father, Joseph Esherick Sr., an electrician, and his uncle Wharton, an artist and woodworker both figured prominently in the early formation of Esherick's sensibility and rational thinking (**Figure 26**). In 1934, Esherick entered the University of Pennsylvania to study Architecture. The program's philosophy was based on the tenets of the Ecole des Beaux-Arts and was taught by faculty who had either studied at the academy or in France or Italy as academic prizewinners. Even while in school, Esherick reacted against the traditional Beaux-Arts architectural schemes; however he embraced the principles of rational Beaux-Arts design methods and it would infiltrate and inform his design practice throughout his career. In 1936, Esherick traveled to the West Coast where he was first exposed to the work of Richard

Neutra and R.M. Schindler, as well as buildings by Frank Lloyd Wright, William Wurster and Michael Goodman. Esherick returned to Penn to complete his studies and earned a degree in 1938. Instead of entering practice immediately, Esherick took a job as a medical illustrator.<sup>38</sup>

In the fall of 1938, Esherick moved to San Francisco and first sought work in Wurster's office. He was unsuccessful there, and gained employment with the noted Bay Area architect, Gardner

<sup>36</sup> San Francisco Bureau of Building Inspection, "Application of Sue Siegel owner, for permit to alter 100 32<sup>nd</sup> Avenue," (File No. 09923255, November 1, 1999).

<sup>37</sup> San Francisco Bureau of Building Inspection, "Application of Sue Siegel owner, for permit to alter 100 32<sup>nd</sup> Avenue," (File No. 20000127357, January 27, 2000).

**Rehabilitation Standard 1:** *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

*Discussion:* The proposed project will not introduce a new use to the property; it will continue to be used as a single-family property.

As designed, the project complies with Rehabilitation Standard 1.

**Rehabilitation Standard 2:** *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.*

*Discussion:* The proposed project will result in the removal of some distinctive materials, as well as the alteration of some features, spaces, and spatial relationships, in particular the construction of a horizontal addition at the southwest corner of the building and the expansion of the existing roof-top penthouse. Given the constraints of the site, these are really the only areas where additional square footage can be added without destroying the most important character-defining features of the exterior, which are concentrated at the north façade and the northern half of the west façade. Although the work will result in the removal of some original materials and will alter some spatial relationships, the project as designed, is by and large compatible with the original design of the house. That said, there are some elements of the design that we do not think comply with the Standards. These are listed below:

- Alteration of the existing pedestrian entrance on the 32<sup>nd</sup> Avenue façade. The entrance is an important part of the original design and is in its original location, although the solid-core wood door that is there now does not match the glazed wood door shown in the original drawings. However, the rest of the detailing is the same, including the large glazed sidelight and cantilevered canopy above. As designed, the proposed project will removed the existing entrance and move it out 5' to be flush with the rest of the proposed horizontal addition. The project drawings show a much taller glazed wood door with new transoms and a taller sidelight to the south. In our opinion, this alteration is not in keeping with the original pedestrian entrance, one of the most important features on the west façade.
- The project drawings also show a large divided-light window above the primary entrance. While this feature is certainly not uncommon in Esherick's earlier work, such as the Goldman House, it contrasts and competes with the horizontal ribbon windows and single-pane fixed vertical windows seen elsewhere on the façade.
- The project drawings indicate that the existing single-panel plywood garage door on the east side of the north façade will be replaced with a standard overhead garage door composed of multiple panels. This element is an original feature of the design and should be retained.

Other aspects of the proposed design that we do think are compatible with the resource including the following:

- As designed, the proposed roof top addition appears to be compatible with the original design of the building. The specific features of this feature will be discussed in more detail under Standard 9 below but suffice it to say here that the building was designed with the possibility of constructing a full fourth floor. As designed, the proposed addition does not overwhelm the existing structure,

maintains appropriate setbacks, and is detailed appropriately. In addition, the design takes its cues from the originally proposed wind-screen and roof-top enclosure which will be much less disruptive visually than the curved solarium on the roof presently.

- As designed, the proposed project will add a small shingled balcony and sliding aluminum door at the lower right hand corner of the west façade. The proportions of the door are similar to – but do not duplicate – the aluminum windows that presently occupy this area of the façade. The balcony takes its cues from the balcony on the north façade but it is detailed slightly differently in compliance with the Standards.
- As designed, the proposed new window above the balcony described above will occupy the same location of the existing four-light aluminum window. The proposed new window is detailed similarly to the existing window but its light pattern is slightly different because it is three lights instead of four. This distinction allows this intervention to remain in compliance with the Standards.
- As designed, the proposed project will relocate the existing chimney flue from its enclosure within the volume of the house to outboard of the exterior wall on the west façade. Although this component of the project will alter existing spatial relationships of the west façade, it is not incompatible with the existing resource. There are other examples of Esherick-designed houses from his Sea Ranch period that have exposed terra cotta flues, including the Rubin House in Albany (1960) or the Hedgerow Houses at Sea Ranch (1966).
- As designed, the proposed project intends to rehabilitate the existing shop on the first floor for use as an office. The garage door on the west side will be replaced with glazing and a small fenced-in garden created between the house and the sidewalk. This element of the project will alter the existing spatial relationships of the north façade but this change will be mitigated in part because the overall dimensions of the opening will not change. Furthermore, with the fence, this section of the facade will not be as visible from the street. To make this change even less visible, it may be possible to build the proposed glazing inboard of the existing garage door, allowing the door to remain in place and be closed when the office is not in use.

As designed, the project does not comply with Rehabilitation Standard 2 but with some relatively minor adjustments we believe that it can be brought into compliance (see Chapter VIII – Improvement Measures).

**Rehabilitation 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.*

*Discussion:* The proposed project will add a large divided-light window above the primary pedestrian entrance on the west façade. This element appears to be based on older examples of Esherick's work, in particular the Goldman House (1951). It is our belief that this window stands in stark contrast to the existing ribbon windows and single operable casements of the existing exterior.

As designed, the project does not comply with Rehabilitation Standard 3.

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

*Discussion:* The proposed project will remove the ca. 1985 solarium on the roof of the Lowe Residence. This is not a historic feature and it has not gained significance in its own right.

As designed, the proposed project complies with Rehabilitation Standard 4.

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

*Discussion:* The exterior of the Lowe Residence is primarily characterized by off-the-shelf materials and standard mechanized construction techniques. Very few exterior features aside from the exposed firebox demonstrate distinctive materials, features, finishes, or construction techniques. The materials that will be removed are primarily plywood and several aluminum windows. On the other hand, the interior does contain examples of sophisticated joinery techniques and high-quality wood finishes, particularly the main stair and the casework in the living room and dining room. These features and materials will be unaffected by the project.

As designed, the proposed project complies with Rehabilitation Standard 5.

**Rehabilitation Standard 6:** *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

*Discussion:* The Lowe Residence has been very well maintained over its nearly half-century of life and appears to have many more decades of serviceable use in the future. Aside from normal wear and tear, the building does not display any signs of serious deterioration. If during construction it is revealed that a feature is severely deteriorated, it will be repaired if possible and replaced if necessary using documentary and physical evidence.

As designed, the proposed project complies with Rehabilitation Standard 6.

**Rehabilitation Standard 7:** *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

*Discussion:* At this stage, neither chemical nor physical treatments are anticipated. If either is required, the gentlest means possible, as identified in *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, will be used.

As designed, the proposed project complies with Rehabilitation Standard 7.

**Rehabilitation Standard 8:** *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

*Discussion:* No sub-surface excavation will be undertaken as part of the proposed rehabilitation.

As designed, the Proposed Project complies with Rehabilitation Standard 8.

**Rehabilitation 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 shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

*Discussion:* As designed, the project proposes two additions: a 5'-deep horizontal addition on the west façade and a roof-top addition to the existing penthouse. The horizontal addition is two stories high and will be constructed on the southern half of the west façade, the most appropriate location. As currently designed, the addition presents some problems from the perspective of the Secretary of the Interior's Standards, in particular the relocation and reconstruction of the primary entrance and the addition of a large multi-light window above the addition. Otherwise, the proposed addition is quite compatible with the original building. Utilizing similar construction techniques and materials, the addition does not overwhelm the existing structure. Furthermore, its stepped massing reflects the more complicated articulation of stepped bays on the north façade and the northern half of the west façade. The location of the proposed addition is realistically the only place where additional square footage can be gained without sacrificing the building's primary character-defining features.

The second proposed addition will be constructed on the roof. It will displace the incompatible ca. 1985 solarium and wrap around three sides of the existing fourth-floor penthouse, which is presently little more than a stair landing and utility stack. According to Esherick's project files for the Lowe Residence, the original plan was to construct a full fourth floor and there is evidence to suggest that the building was framed for a full additional floor. The original drawings show a 4' high wind screen with a plastic roof located along the top of the parapet. This feature was omitted as a last-minute cost savings measure prior to construction. A similarly detailed windscreen was eventually constructed on the west parapet in 1968 but this feature was presumably removed when the existing non-permitted solarium was built ca. 1985.

The proposed fourth-floor addition seeks to achieve some of the original un-built penthouse, albeit in a contemporary vocabulary that makes clear what is original and what is new. The proposed penthouse addition will be stepped back from the parapet along the two principal character-defining facades from 3' to 7'. The only areas that it will be flush with the exterior walls will be along the tertiary east and south facades which are not visible from the street. In regard to its shape, the penthouse addition will be low-profile (in order to comply with existing height limits) and stepped back to echo the north façade of the existing structure. In terms of its detailing, the penthouse addition will be nearly entirely glazed along the north façade, increasing its transparency and diminishing its apparent size. Along the west façade, the addition will be set back, clad in cedar shingles, and detailed to remain compatible with the existing penthouse, which will remain. A rectangular window will be placed within a recess to differentiate the two volumes.

As designed, the proposed project complies with Standard 9.

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

*Discussion:* While unlikely, it is theoretically possible to remove the two proposed additions and with limited recladding, preserve the essential form and integrity of the historic property and its environment.

As designed, the proposed project complies with Rehabilitation Standard 10.

*D. Analysis of Project-Specific Impacts under CEQA*

According to Section 15126.4(b)(1) of the Public Resources Code (CEQA Guidelines): "Where maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, the project's impact on the historical resource will generally be considered mitigated below a level of significance and thus is not significant." As demonstrated in the sections above, the proposed project complies with all ten standards except for Standards 2 and 3. With some minor adjustment to the proposed project, KVP believes that the entire project can be brought into compliance with the Standards.

### VIII. IMPROVEMENT MEASURES

Under Standards 2 and 3 above, KVP identifies several aspects of the proposed project that do not currently comply with the Secretary of the Interiors Standards for Rehabilitation. In our judgment, these elements include the reconstruction of the primary entrance, the addition of a large divided-light window above the entrance, and the replacement of the existing solid-panel garage door with a multi-panel overhead garage door. In place of reconfiguring the entrance, KVP suggests maintaining it in its existing location and in its existing configuration, or at least not changing it so dramatically if it is to be moved to be flush with the new horizontal addition. In regard to the proposed divided-light window, KVP thinks that this element is not compatible with the later phase of Esherick's work which largely substituted aluminum ribbon windows or single-light casements in place of large divided-light window walls. Furthermore, the proportions don't seem to work in relation to the existing fenestration pattern. We suggest using a smaller window(s) that retain the syncopated rhythm of horizontal and vertically proportioned rectangular windows. In regard to the garage door, we recommend leaving it in place and if it is deteriorated, to replace it in kind. Similarly, it may be desirable to construct the proposed window wall inboard of the existing garage door of the former shop bay on the north façade, thereby retaining the original appearance of this elevation.

### IX. CONCLUSION

Designed by Joseph Esherick and built in 1962-3, the Lowe Residence at 100 32<sup>nd</sup> Avenue is a rare (in San Francisco) and relatively pristine example of a dwelling designed in the Second Bay Region Tradition. Built on a small corner lot, the building stands in contrast to its more traditional neighbors. Although the relatively inexpensive house did not attract much attention when it was constructed, today the building is widely published in architectural guidebooks and known to architects and architectural historians who study the Second Bay Region Tradition. Based on the analysis in this report, the Lowe Residence appears to be a historic resource as a resource that appears eligible for listing in the California Register under Criterion 3 (Design/Construction). Projects that comply with the Secretary of the Interior's Standards for Rehabilitation benefit from the presumption that they will not constitute a significant adverse effect on the environment. Our analysis indicates that the project in large part does comply with the Secretary's Standards and with several minimal changes, the entire project could be brought into total compliance.

DOCUMENT FROM  
ASSESSOR-RECORDER'S OFFICE

Attachment C

Re: 100 32nd AVE. SF

AGREEMENT

Gustav E. Lowe and Elizabeth Lowe, his wife, hereby agree to dismiss and abandon their application for a rehearing in the Appeal No. 2893 entitled Roland B. Shugg, et al., Appellant, vs. Ruben H. Owens, et al., Appellee, pending before the Board of Permit Appeals of the City and County of San Francisco, and in consideration for such dismissal and abandonment the undersigned appellants in the above appeal agree that they and each of them will refrain from interfering in any way with any application for a building permit, filed by said Gustav E. Lowe and Elizabeth Lowe, in accordance with applicable zoning and building laws, and from protesting to the Board of Permit Appeals any permit, issued pursuant to such an application, authorizing the construction or erection of a structure with set-back lines at least as far back as those marked on the attached drawing, designated Attachment A hereto, of Architects Malons & Hooper of June 22, 1961, and with encroachments (e.g., steps or bay windows) no greater than those permitted in the applicable zoning and building laws. Gustav E. Lowe and Elizabeth Lowe agree that they will not apply for or construct or cause to be constructed any structure with set-backs less than those referred to hereinabove or with encroachments greater than those referred to hereinabove.

This agreement pertains only to that property in the City and County of San Francisco described as follows:

"Lot 11 of Lyon & Hoag's Subdivision of Balcers Beach Land Co., filed February 3, 1908 in Map Book "G", pages 32 and 33 in the office of the Recorder of the City and County of San Francisco, State of California. EXCEPTING from the above described property that portion thereof conveyed to the City and County of San Francisco, a municipal corporation, for the opening and widening of El Camino Del Mar, by deed from Boston Investment Co., a corporation, dated May 6, 1914, and recorded May 16, 1914, in Book 778 of Deeds, page 386, in said Recorder's Office."

It is expressly understood that this agreement shall bind, and also be for the benefit of, the heirs, successors and assigns of all parties hereto.

55108 JUN 1962

This agreement may be executed in counterparts.

Dated this 11<sup>th</sup> day of September, 1961, at San Francisco,

California.

<u>NAMES</u>	<u>ADDRESSES</u>
<u>Gustav E. Lowe</u> Gustav E. Lowe	
<u>Elizabeth Lowe</u> Elizabeth Lowe	<u>10 Solano Ave</u> Berkeley, Cal.
<u>Robert Edmondson</u> Robert Edmondson	
<u>Anne R. Edmondson</u> Anne R. Edmondson	120 32nd Avenue
<u>Roland P. Shugg</u> Roland P. Shugg	
<u>Blanche P. Shugg</u> Blanche P. Shugg	201 32nd Avenue
<u>Armand De Martini</u> Armand De Martini	
<u>Verna Cervelli</u> Verna Cervelli	110 32nd Avenue

55108 JUN 18 1962

STATE OF CALIFORNIA  
CITY AND COUNTY OF SAN FRANCISCO }

ss,

On this 19 day of September, 1961, before me,  
ROBERT J. GROSSILLI, a Notary  
Public in and for the said City and County and State, residing

therein, duly commissioned and sworn, personally appeared  
ARMOND DE MARTINI AND VERNA CERVELLI

\_\_\_\_\_ , known to me to be the persons who  
executed the within instrument, and acknowledged to me that

THEY executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and  
affixed my official seal at my office in said City and County  
and State the day and year in this certificate first above  
written.

Robert J. Grossilli

NOTARY PUBLIC  
in and for the City and County of  
San Francisco

State of California

(Notarial Seal)

My Commission expires March 27, 1963

55108 JUN 1962

STATE OF CALIFORNIA }  
CITY AND COUNTY OF SAN FRANCISCO } ss.

On this 11th day of September, 1961, before me,  
Mildred J. Sasse, a Notary  
Public in and for the said City and County and State, residing  
therein, duly commissioned and sworn, personally appeared

Roland P. Shugg & Blanche P. Shugg  
\_\_\_\_\_ , known to me to be the persons who

executed the within instrument, and acknowledged to me that  
*they* executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and  
affixed my official seal at my office in said City and County  
and State the day and year in this certificate first above  
written.

Mildred J. Sasse

NOTARY PUBLIC  
in and for the City and County of  
San Francisco

State of California

(Notarial Seal)

My Commission expires March 10, 1962



55108 JUN 1962

STATE OF CALIFORNIA }  
CITY AND COUNTY OF SAN FRANCISCO } ss.

On this 30<sup>TH</sup> day of September, 1961, before me,  
HARRY A FINIGAN, a Notary  
Public in and for the said City and County and State, residing  
therein, duly commissioned and sworn, personally appeared  
ANNE R EDMONDSON  
\_\_\_\_\_, known to me to be the person\_ who  
executed the within instrument, and acknowledged to me that  
she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and  
affixed my official seal at my office in said City and County  
and State the day and year in this certificate first above  
written.

HARRY A FINIGAN  
Harry A. Finigan  
NOTARY PUBLIC  
in and for the City and County of  
San Francisco

State of California

(Notarial Seal)

My Commission expires Oct 25<sup>th</sup> 1964

55108 JAN 1962

STATE OF CALIFORNIA  
CITY AND COUNTY OF SAN FRANCISCO } ss.

On this 18th day of September, 1961, before me,  
Frederic Hall, a Notary  
Public in and for the said City and County and State, residing  
therein, duly commissioned and sworn, personally appeared  
Robert Edmondson  
\_\_\_\_\_, known to me to be the person who  
executed the within instrument, and acknowledged to me that  
\_\_\_\_\_ executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and  
affixed my official seal at my office in said City and County  
and State the day and year in this certificate first above  
written.



Frederic Hall  
NOTARY PUBLIC  
in and for the City and County of  
San Francisco

State of California

(Notarial Seal)

My Commission expires \_\_\_\_\_

My Commission Expires March 11, 1964

55108 JAN 18 62

STATE OF CALIFORNIA }  
CITY AND COUNTY OF ~~SAN FRANCISCO~~ *Alameda* } ss.

On this 11<sup>th</sup> day of September, 1961, before me,  
Melaine Brown, a Notary  
Public in and for the said City and County and State, residing  
therein, duly commissioned and sworn, personally appeared  
Elizabeth Lowe & Hester E. Lowe  
known to me to be the persons who  
executed the within instrument, and acknowledged to me that  
they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and  
affixed my official seal at my office in said City and County  
and State the day and year in this certificate first above  
written.

Melaine Brown  
NOTARY PUBLIC  
in and for the ~~City and County of~~ *Alameda*  
State of California  
(Notarial Seal)  
My Commission expires 3/18/63

K55108  
BOOK 4369 PAGE 267  
RECORDED AT REQUEST OF  
At 4:30 PM Past 1/1  
JAN 1 8 1962  
City & County of San Francisco, California  
MARTIN MORGAN  
RECORDER 9.20

55108 JAN 18 1962



# 865 El Camino Del Mar

**WINDER  
GIBSON**  
architects

interiors  
planning  
architecture

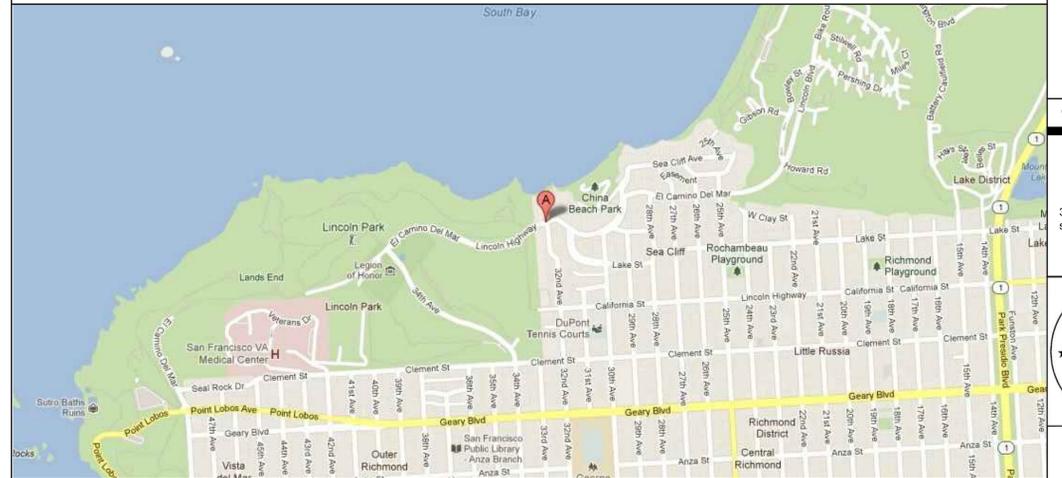
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351 ninth street, suite 301  
san francisco, ca 94103



## VICINITY MAP



## ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	GA	GAUGE	PL	PLASTIC
ALUM.	ALUMINUM	GSM	GALVANIZED SHEET METAL	PLY.	PLYWOOD
BD.	BOARD	GYP.	GYP/SUM	REQ'D.	REQUIRED
BLDG.	BUILDING	HDR.	HEADER	SIM.	SIMILAR
BLKG.	BLOCKING	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	SHTG.	SHEATHING
BM.	BEAM	JHW	HOT WATER HEATER	S.S.D.	SEE STRUCTURAL DRAWINGS
B.O.	BOTTOM OF	INT.	INTERIOR	STL.	STEEL
C.F.	CEILING	LAM.	LAMINATE	T.B.D.	TO BE DETERMINED
CLR.	CLEAR	MCH.	MECHANICAL	T.O.	TOP OF
CONC.	CONCRETE	MIN.	MINIMUM	TYP.	TYPICAL
DTL.	DETAIL	MAX.	MAXIMUM	U.O.N.	UNLESS OTHERWISE NOTED
DWG.	DRAWING	MTL.	METAL	V.I.F.	VERIFY IN FIELD
E.I.	EXISTING	N.I.C.	NOT IN CONTRACT	W/I	WITH
ELEC.	ELECTRICAL	W/C	WATER CLOSET	W/D	WOOD
ELEV.	ELEVATION	D.C.	ON CENTER	WP.	WATERPROOF
EQ.	EQUAL				
EXT.	EXTERIOR				
F.F.	FINISH FLOOR				

## PROJECT DESCRIPTION

WORK INCLUDES THE DEMOLITION OF THE EXISTING SOLARIUM ON THE ROOF, INTERIOR RENOVATION, REPLACE EXISTING WINDOWS, AS NEEDED, SOME NEW WINDOWS, ADDITION OF A NEW BASEMENT AREA, AN ADDITION TO THE PARTIAL FOURTH FLOOR AND THE REPAIR AND REPLACEMENT OF EXTERIOR SHINGLES, AS NECESSARY.

## GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE 2010 SAN FRANCISCO BUILDING CODE
2. ENTIRE BUILDING TO BE SPRINKLERED
3. ALL BEDROOM WINDOWS SHALL MEET THE ESCAPE AND RESCUE REQUIREMENTS OF THE SFBC SECTION 1029
4. PROVIDE ADDRESS NUMBERS TO COMPLY WITH SFBC SECTION 501.2
5. FOR EXPANSION INTO REAR AND SIDEYARDS SEE VARIANCE CASE NO. 2007.0129V

## PROJECT DATA

PARCEL:	865 EL CAMINO DEL MAR (aka 100 32ND AVENUE)
BLOCK:	1312
LOT:	008
ZONING:	RHTD
INTERSECTION:	EL CAMINO DEL MAR & 32ND AVENUE
LOT SIZE:	IRREGULAR
OCCUPANCY TYPE:	R3
CONSTRUCTION TYPE:	TYPE V-B
CODE USED:	2010 CALIFORNIA BUILDING CODE & SF AMENDMENTS 2010 CALIFORNIA MECHANICAL CODE & SF AMENDMENTS 2010 CALIFORNIA PLUMBING CODE & SF AMENDMENTS 2010 CALIFORNIA ELECTRICAL CODE & SF AMENDMENTS 2010 CALIFORNIA ENERGY CODE 2010 CALIFORNIA FIRE CODE & SF AMENDMENTS 2010 SF HOUSING CODE 2010 NFPA 72 (FIRE ALARMS) 2010 NFPA 13/13R (SPRINKLERS)

	EXISTING	ALLOWABLE	PROPOSED
CONSTRUCTION TYPE:	V-B	V-B	V-B
OCCUPANCY TYPE:	R-3	R-3	R-3
BUILDING HEIGHT:	35'-0"	35'-0"	35'-0"

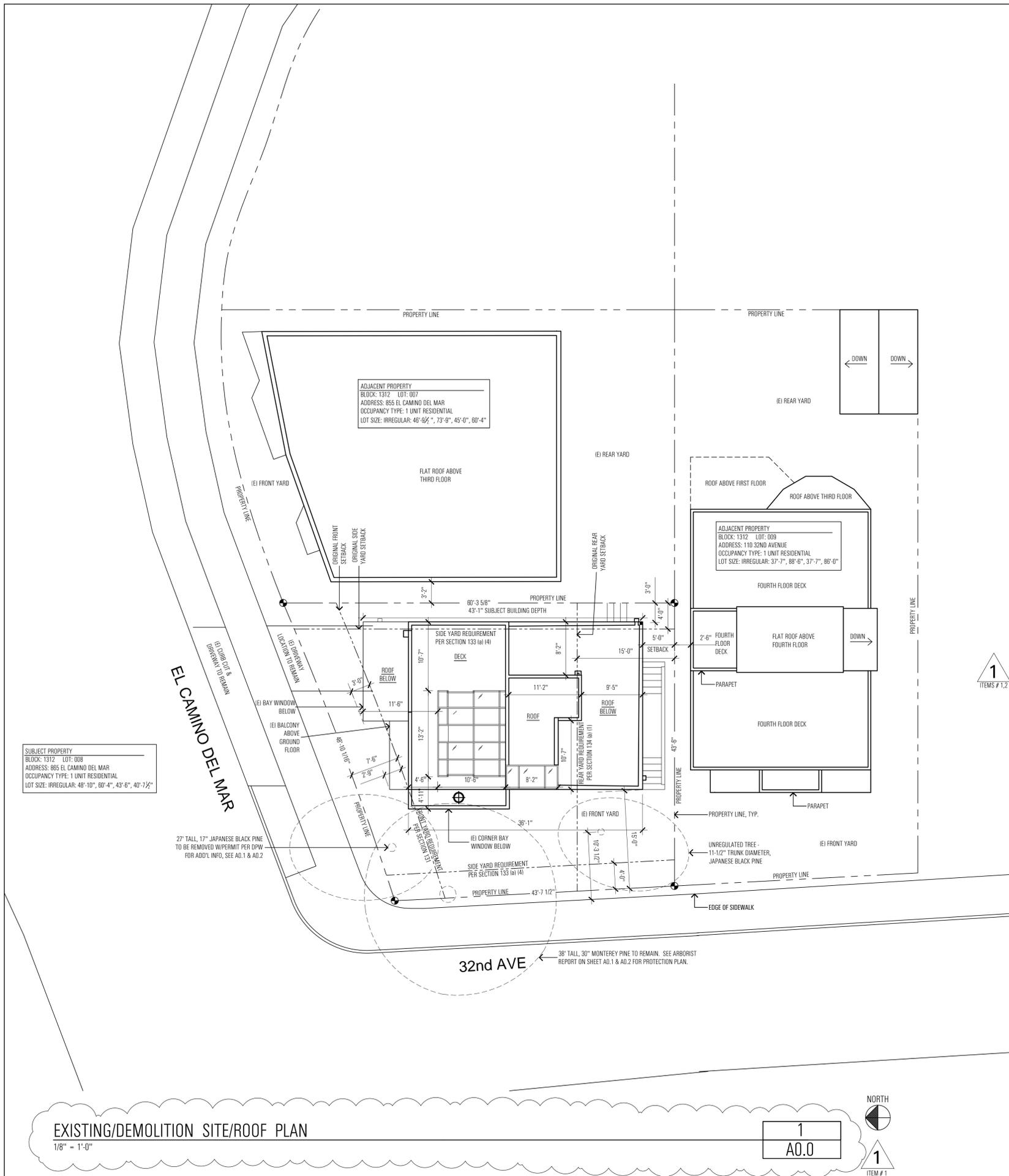
FLOOR AREAS	EXISTING	CHANGE	NET PROPOSED
BASEMENT	NONE	+ 695 S.F.	695 S.F.
FIRST FLOOR / GARAGE	939 S.F.	NONE	939 S.F.
SECOND FLOOR	972 S.F.	NONE	972 S.F.
THIRD FLOOR	1016 S.F.	NONE	1016 S.F.
FOURTH FLOOR	138 S.F.	+ 677 S.F.	716 S.F.
TOTAL:	3066 S.F.	+ 1272 S.F.	4338 S.F.

## DRAWING INDEX

- A0.0 COVER SHEET, EXISTING SITE / ROOF PLAN
- A0.1 PROPOSED SITE / ROOF PLAN
- A0.2 ARBORIST REPORT, TREE 2 PROTECTION PLAN
- A0.3 ARBORIST REPORT, TREE 2 PROTECTION PLAN & WATER FLOW INFO
- A1.1 EXISTING/DEMO FIRST PLAN AND PROPOSED FIRST PLAN
- A1.2 EXISTING/DEMO SECOND FLOOR PLAN AND PROPOSED SECOND FLOOR PLAN
- A1.3 EXISTING/DEMO THIRD FLOOR PLAN AND PROPOSED THIRD FLOOR PLAN
- A1.4 EXISTING/DEMO FOURTH FLOOR PLAN AND PROPOSED FOURTH FLOOR PLAN
- A1.5 EXISTING/DEMO ROOF PLAN AND PROPOSED ROOF PLAN
- A2.0 EXISTING ELEVATIONS
- A2.1 EXISTING ELEVATIONS
- A2.2 EXISTING ELEVATIONS
- A2.3 EXISTING SECTION
- A3.0 PROPOSED ELEVATIONS
- A3.1 PROPOSED ELEVATIONS
- A3.2 PROPOSED ELEVATIONS
- A3.3 PROPOSED SECTION

## PROJECT DIRECTORY

ARCHITECT	CLIENT
Winder Gibson Architects 351 Ninth Street, Suite 301 San Francisco, CA, 94103	Jennifer King & Timothy Fredel 100 32nd Avenue San Francisco, CA 94121
CONTACT: John Winder T: 415.318.8634 x4002 F: 415.318.8638 Email: winder@archsf.com	CONTACT: Sarah Ahles T: 415.831.4348 Email: sarah.ahles@gmail.com



**KING FREDEREL RESIDENCE**  
**865 EL CAMINO DEL MAR**  
**(aka-100 32nd AVENUE)**

San Francisco, CA 94121

## SITE PERMIT

COVER SHEET, EXISTING SITE PLAN
REVISION 1 PLAN CHECK COMMENTS 04/16/12
ITEM # 1
ITEM # 2
REVISION 2 10/17/12

**A 0.0**

DATE 10.25.12  
SCALE AS NOTED  
DRAWN JW, MK



**KING FREDEREL RESIDENCE**  
**865 EL CAMINO DEL MAR**  
**(aka-100 32nd AVENUE)**

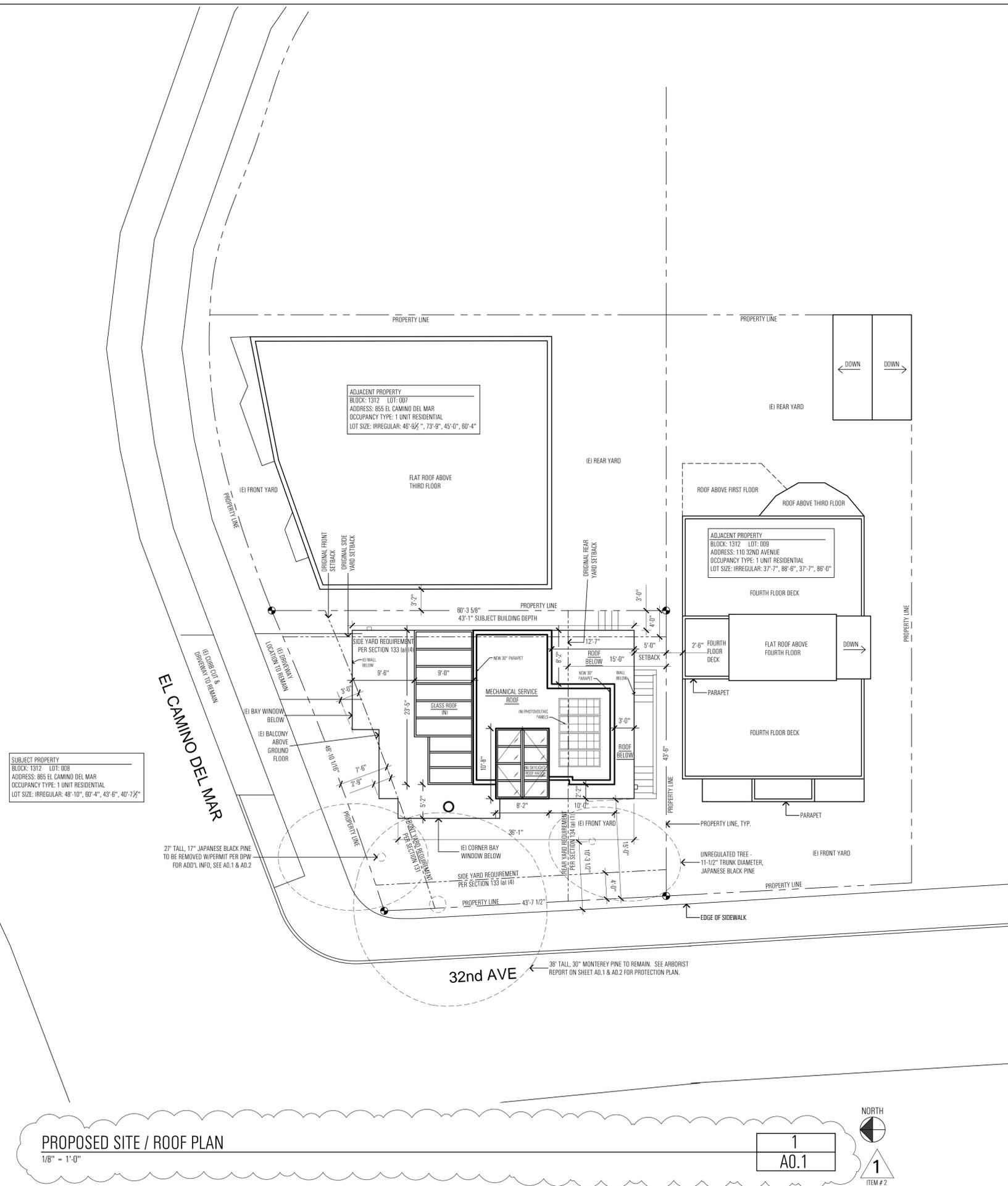
San Francisco, CA 94121

**SITE PERMIT**

PROPOSED SITE / ROOF PLAN
REVISION 1 PLAN CHECK COMMENTS 04/16/12 ITEM # 2
REVISION 2 10/17/12

**A 0.1**

DATE	10.25.12
SCALE	AS NOTED
DRAWN	JW, MK





**KING FREDEREL RESIDENCE**  
**865 EL CAMINO DEL MAR**  
**(aka-100 32nd AVENUE)**  
SAN FRANCISCO, CA 94121

SITE PERMIT

EXISTING / DEMOLITION AND PROPOSED  
FLOOR PLANS

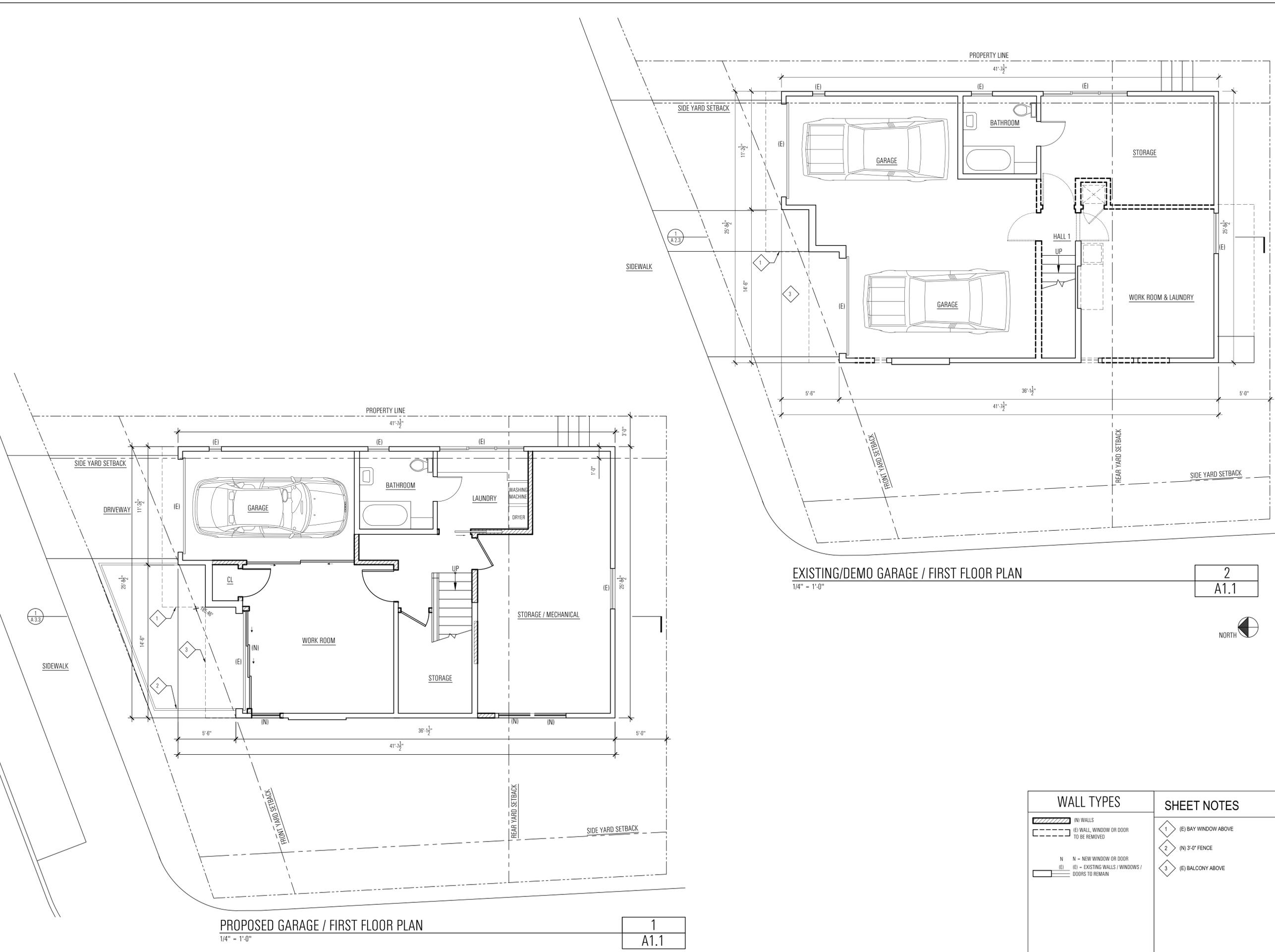
REVISION 10/17/12

**A1.1**

DATE 10.25.12

SCALE AS NOTED

DRAWN JW, MK



**EXISTING/DEMO GARAGE / FIRST FLOOR PLAN**  
1/4" = 1'-0"

**2**  
**A1.1**



WALL TYPES	
	(N) WALLS
	(E) WALL, WINDOW OR DOOR TO BE REMOVED
	(N) - NEW WINDOW OR DOOR
	(E) - EXISTING WALLS / WINDOWS / DOORS TO REMAIN

SHEET NOTES	
	(E) BAY WINDOW ABOVE
	(N) 3'-0" FENCE
	(E) BALCONY ABOVE

**PROPOSED GARAGE / FIRST FLOOR PLAN**  
1/4" = 1'-0"

**1**  
**A1.1**



**KING FREDEREL RESIDENCE**  
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**(aka-100 32nd AVENUE)**  
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SITE PERMIT

EXISTING / DEMOLITION AND PROPOSED  
FLOOR PLANS

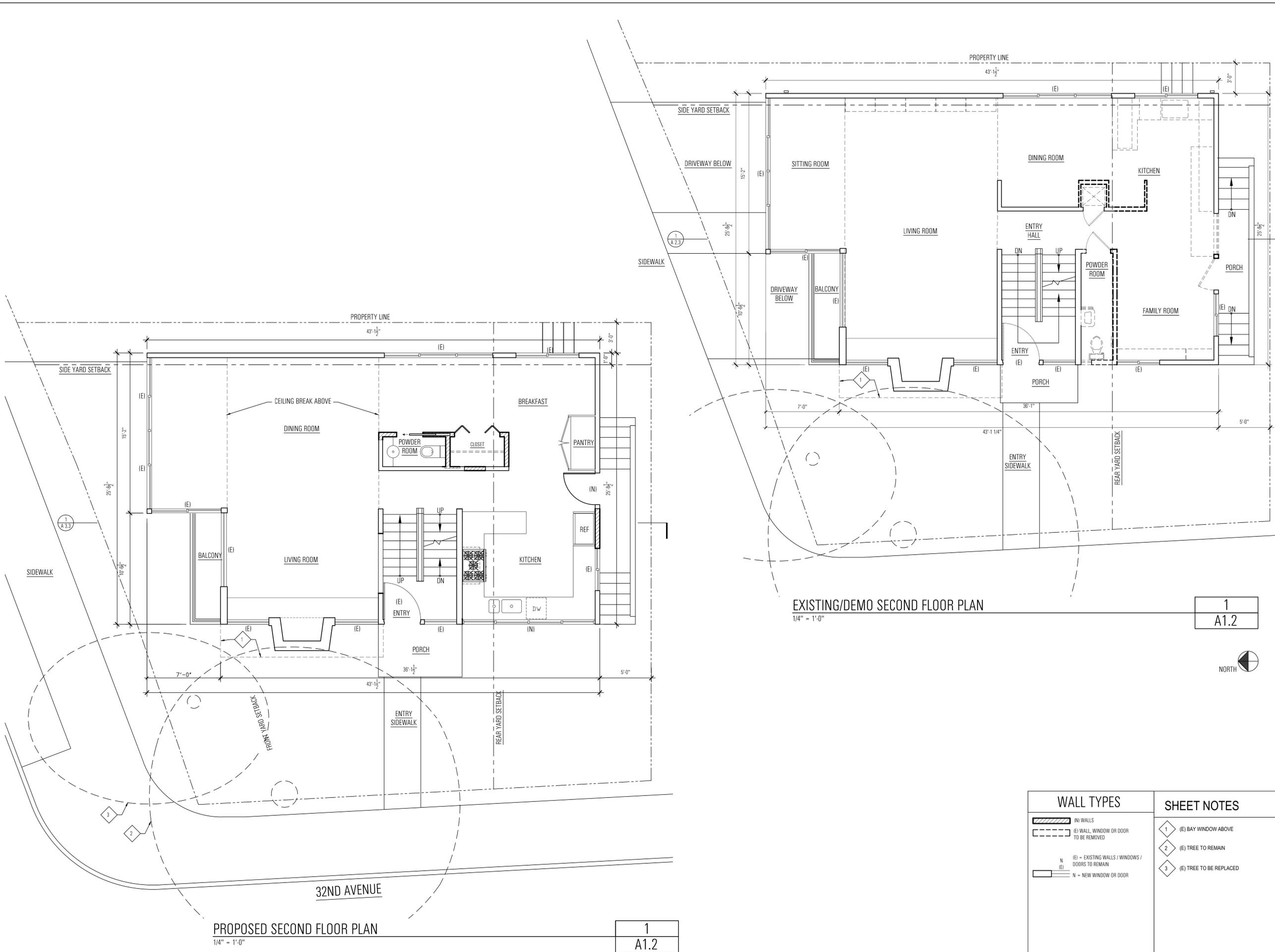
REVISION 10 / 17 / 12

**A1.2**

DATE 10.25.12

SCALE AS NOTED

DRAWN JW, MK



**EXISTING/DEMO SECOND FLOOR PLAN**  
1/4" = 1'-0"

**1**  
**A1.2**



WALL TYPES	
	(NI) WALLS
	(E) WALL, WINDOW OR DOOR TO BE REMOVED
	(E) - EXISTING WALLS / WINDOWS / DOORS TO REMAIN
	N - NEW WINDOW OR DOOR

SHEET NOTES	
	(E) BAY WINDOW ABOVE
	(E) TREE TO REMAIN
	(E) TREE TO BE REPLACED

**PROPOSED SECOND FLOOR PLAN**  
1/4" = 1'-0"

**1**  
**A1.2**



**KING FREDEREL RESIDENCE**  
**865 EL CAMINO DEL MAR**  
**(aka-100 32nd AVENUE)**  
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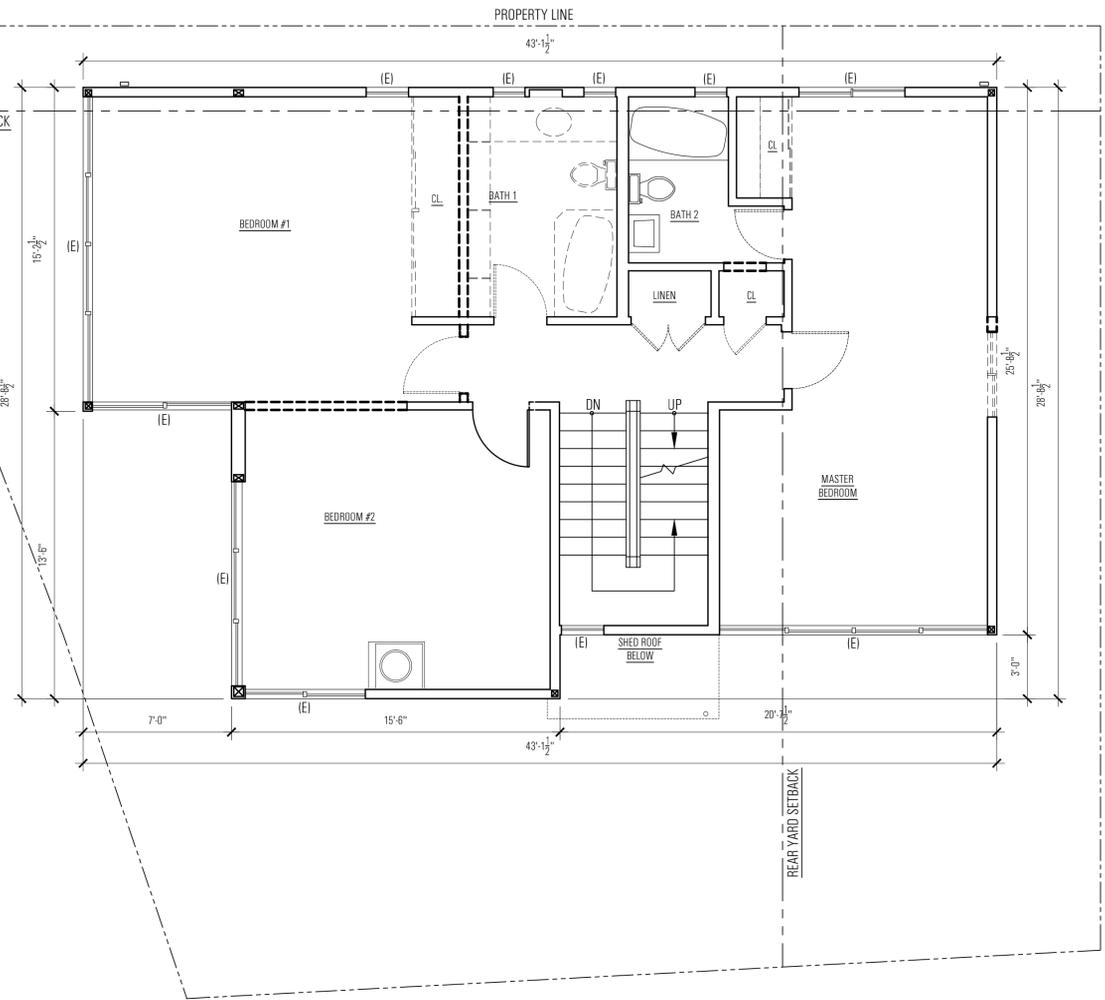
SITE PERMIT

EXISTING / DEMOLITION AND PROPOSED FLOOR PLANS

REVISION	DATE
2	10 / 17 / 12

**A1.3**

DATE 10.25.12  
SCALE AS NOTED  
DRAWN JW, MK



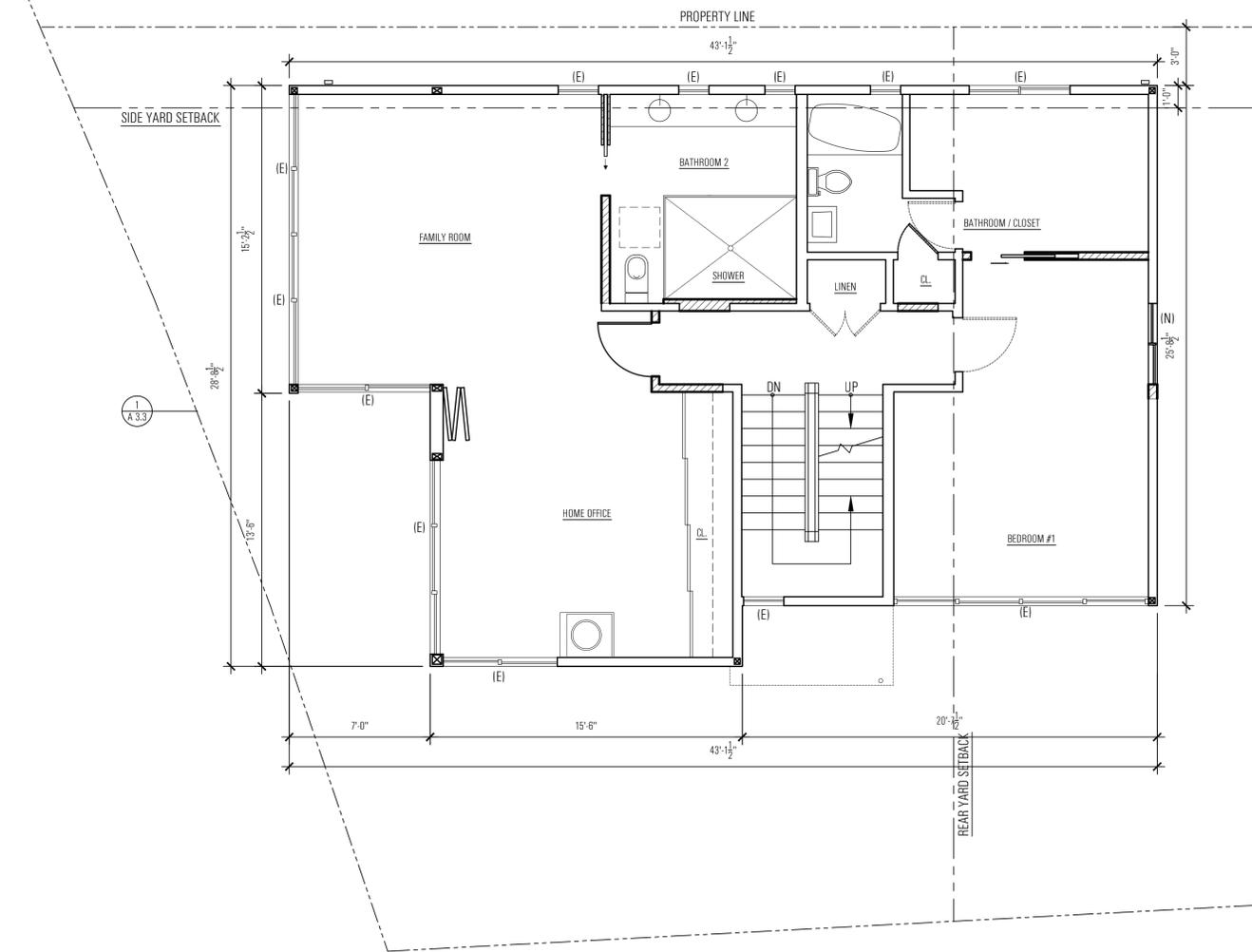
**EXISTING/DEMO THIRD FLOOR PLAN**  
1/4" = 1'-0"

**2**  
**A1.3**



**WALL TYPES**

	(N) WALLS
	(E) WALL, WINDOW OR DOOR TO BE REMOVED
	(E) - EXISTING WALLS / WINDOWS / DOORS TO REMAIN
	N - NEW WINDOW OR DOOR



**PROPOSED THIRD FLOOR PLAN**  
1/4" = 1'-0"

**1**  
**A1.3**



**KING FREDEREL RESIDENCE**  
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**(aka-100 32nd AVENUE)**  
SAN FRANCISCO, CA 94121

SITE PERMIT

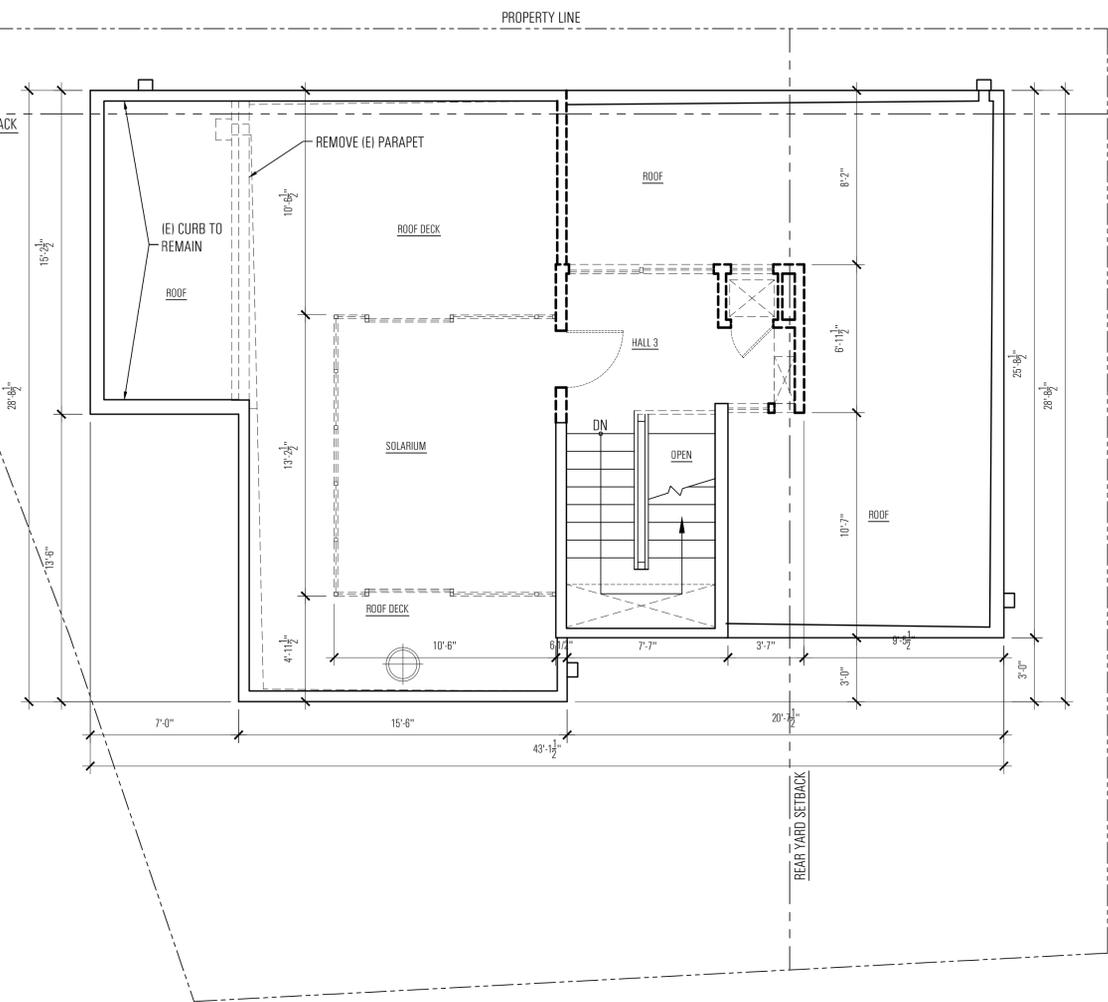
EXISTING / DEMOLITION AND PROPOSED  
FLOOR PLANS

REVISION 10 / 17 / 12

1	FLUE TO BE EXTENDED
2	OPEN SPACE, 96.3 SF

**A 1.4**

DATE	10.25.12
SCALE	AS NOTED
DRAWN	JW, MK



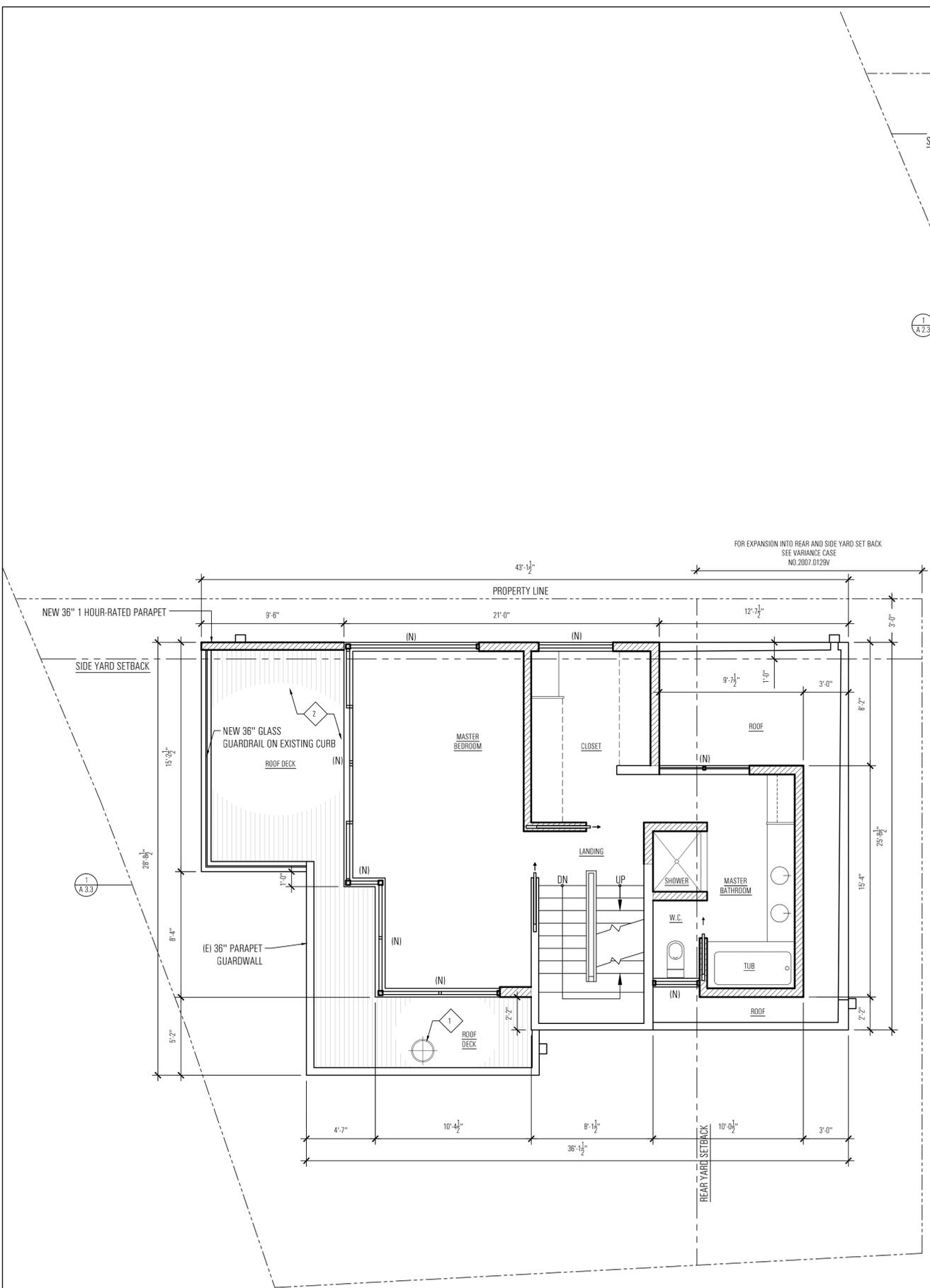
**EXISTING/DEMO FOURTH FLOOR PLAN**  
1/4" = 1'-0"

**2**  
**A1.4**



WALL TYPES	
	(N) WALLS
	(E) WALL, WINDOW OR DOOR TO BE REMOVED
	(E) - EXISTING WALLS / WINDOWS / DOORS TO REMAIN
	N - NEW WINDOW OR DOOR

SHEET NOTES	
	FLUE TO BE EXTENDED
	OPEN SPACE, 96.3 SF



**PROPOSED FOURTH FLOOR PLAN**  
1/4" = 1'-0"

**1**  
**A1.4**



**KING FREDEREL RESIDENCE**  
**865 EL CAMINO DEL MAR**  
**(aka-100 32nd AVENUE)**  
SAN FRANCISCO, CA 94121

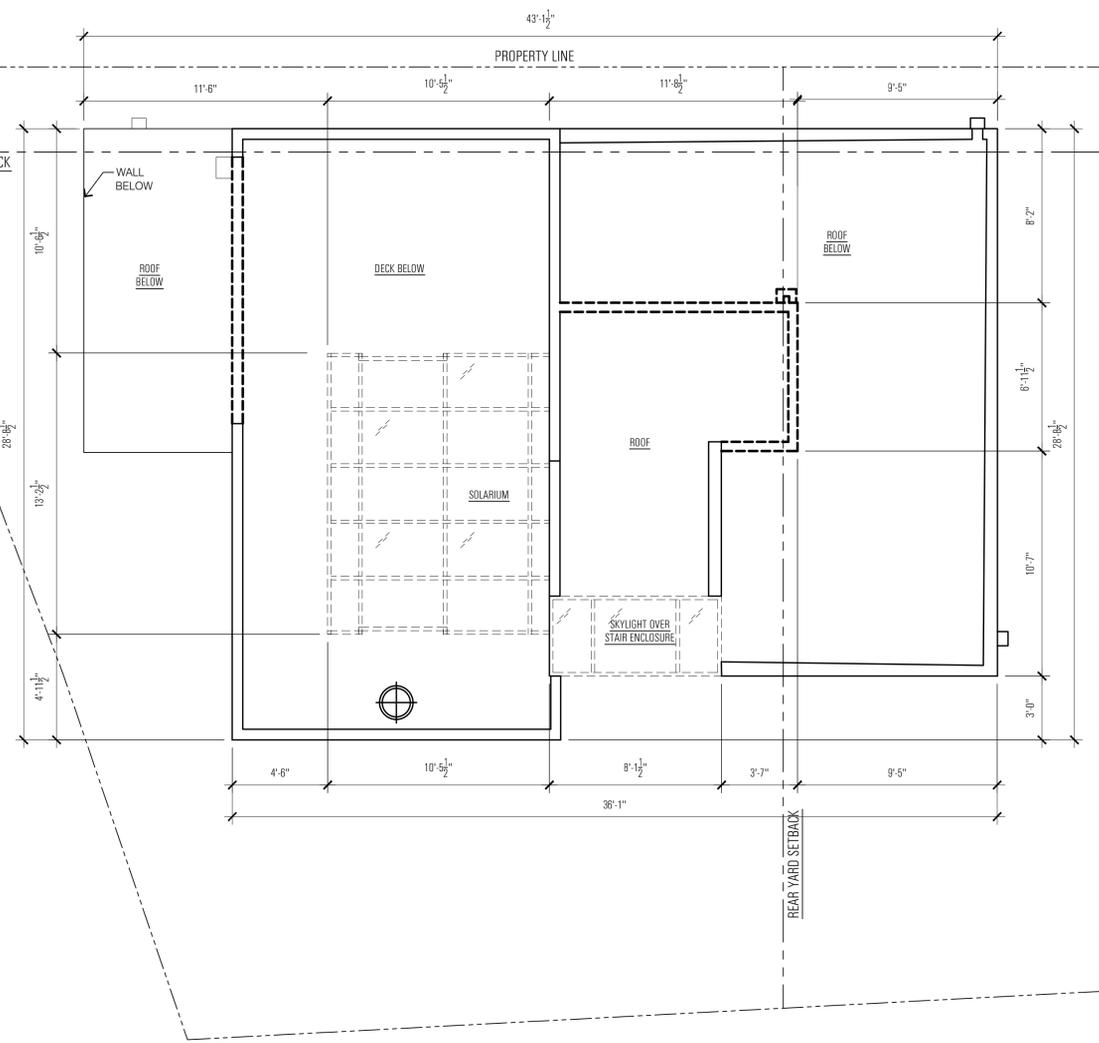
SITE PERMIT

EXISTING / DEMOLITION AND PROPOSED FLOOR PLANS

REVISION	DATE

**A1.5**

DATE 10.25.12  
SCALE AS NOTED  
DRAWN JW, MK



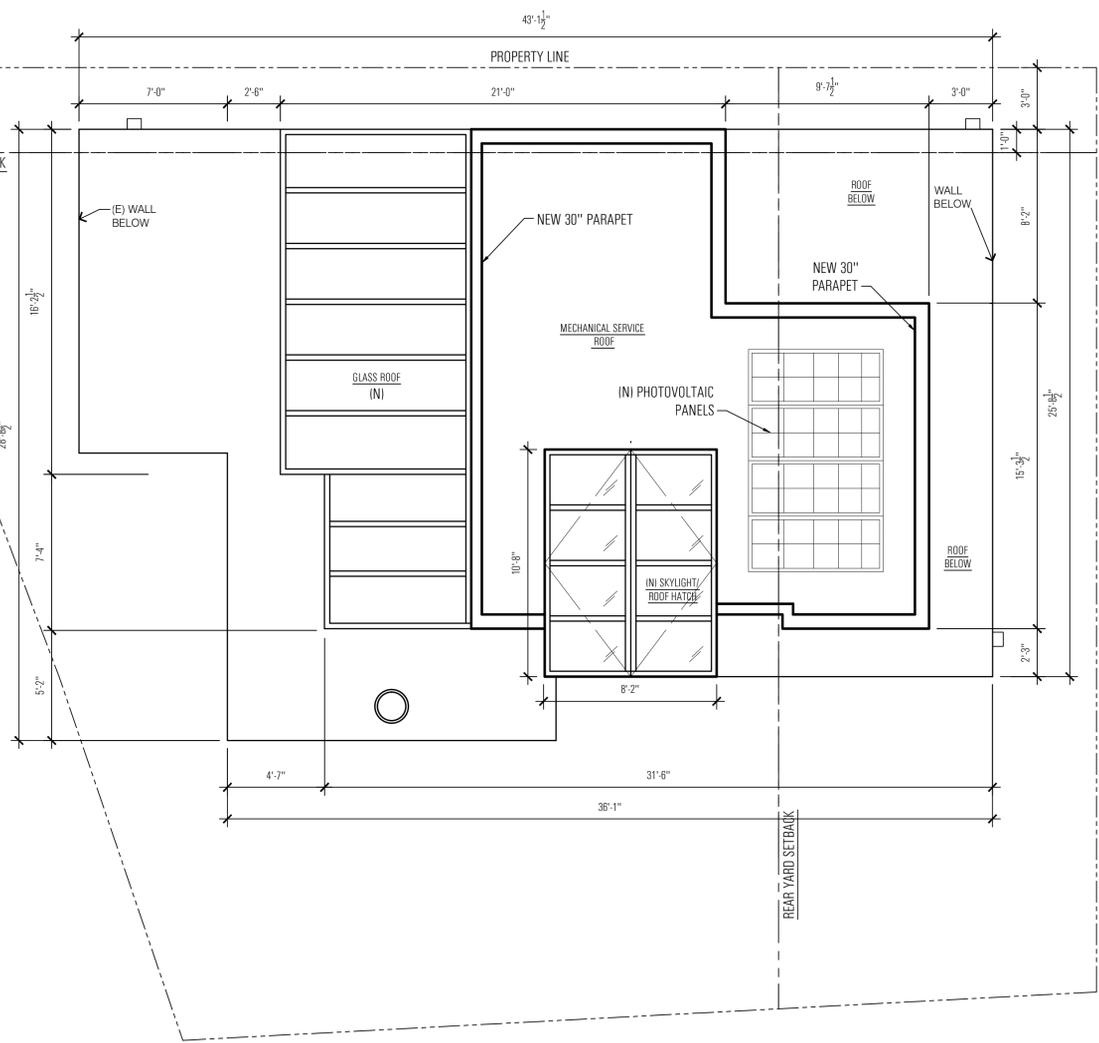
**EXISTING/DEMO ROOF PLAN**  
1/4" = 1'-0"

**2**  
**A1.5**



**WALL TYPES**

	(N) WALLS
	(E) WALL, WINDOW OR DOOR TO BE REMOVED
	(E) - EXISTING WALLS / WINDOWS / DOORS TO REMAIN
	N - NEW WINDOW OR DOOR



**PROPOSED ROOF PLAN**  
1/4" = 1'-0"

**1**  
**A1.5**



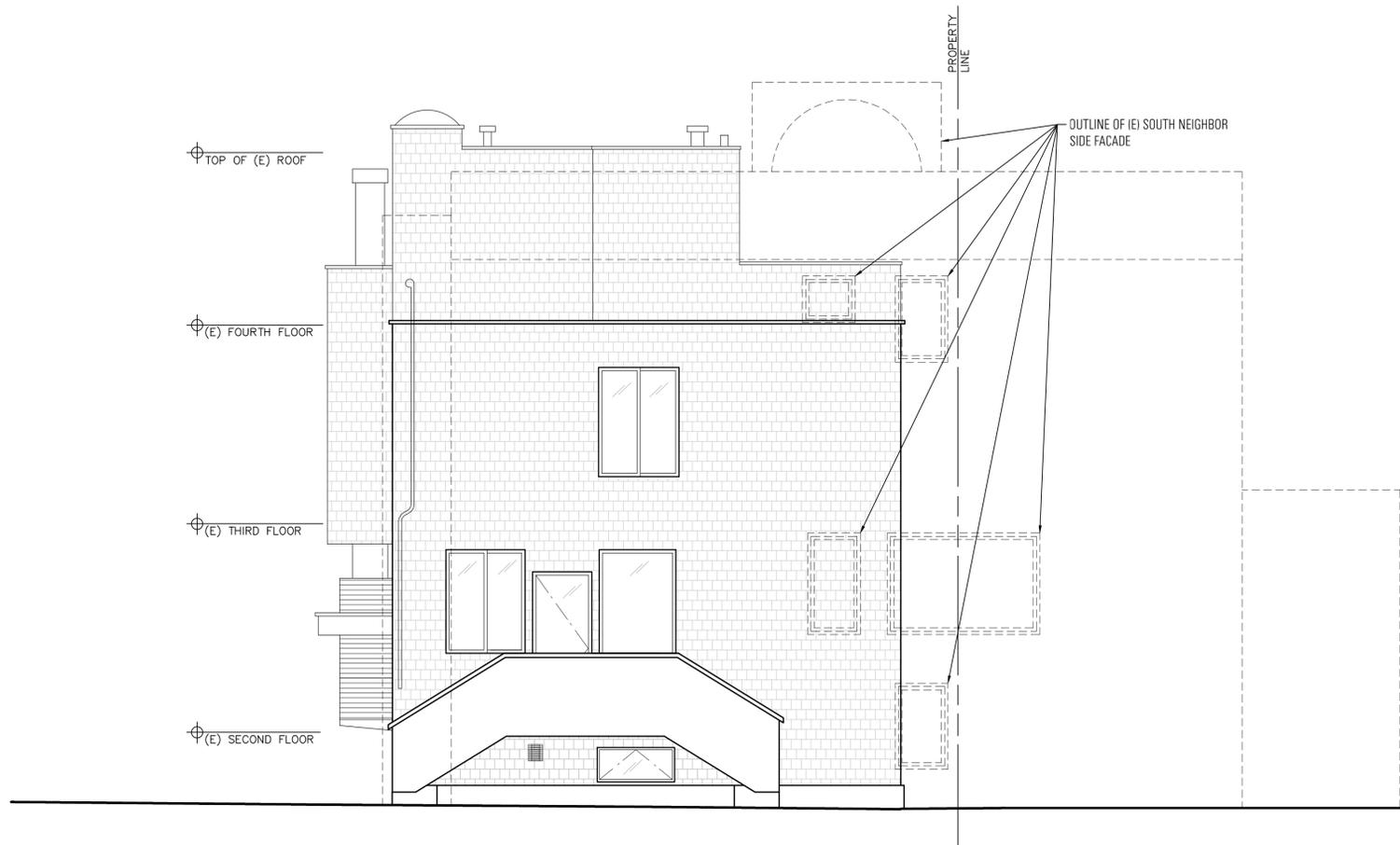
**KING FREDEREL RESIDENCE**  
**865 EL CAMINO DEL MAR**  
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SAN FRANCISCO, CA 94121

SITE PERMIT

REVISION	DATE	PLAN CHECK COMMENTS
1	10/25/12	PLAN CHECK COMMENTS 04/18/12
2	10/17/12	
3		
4		

**A2.0**

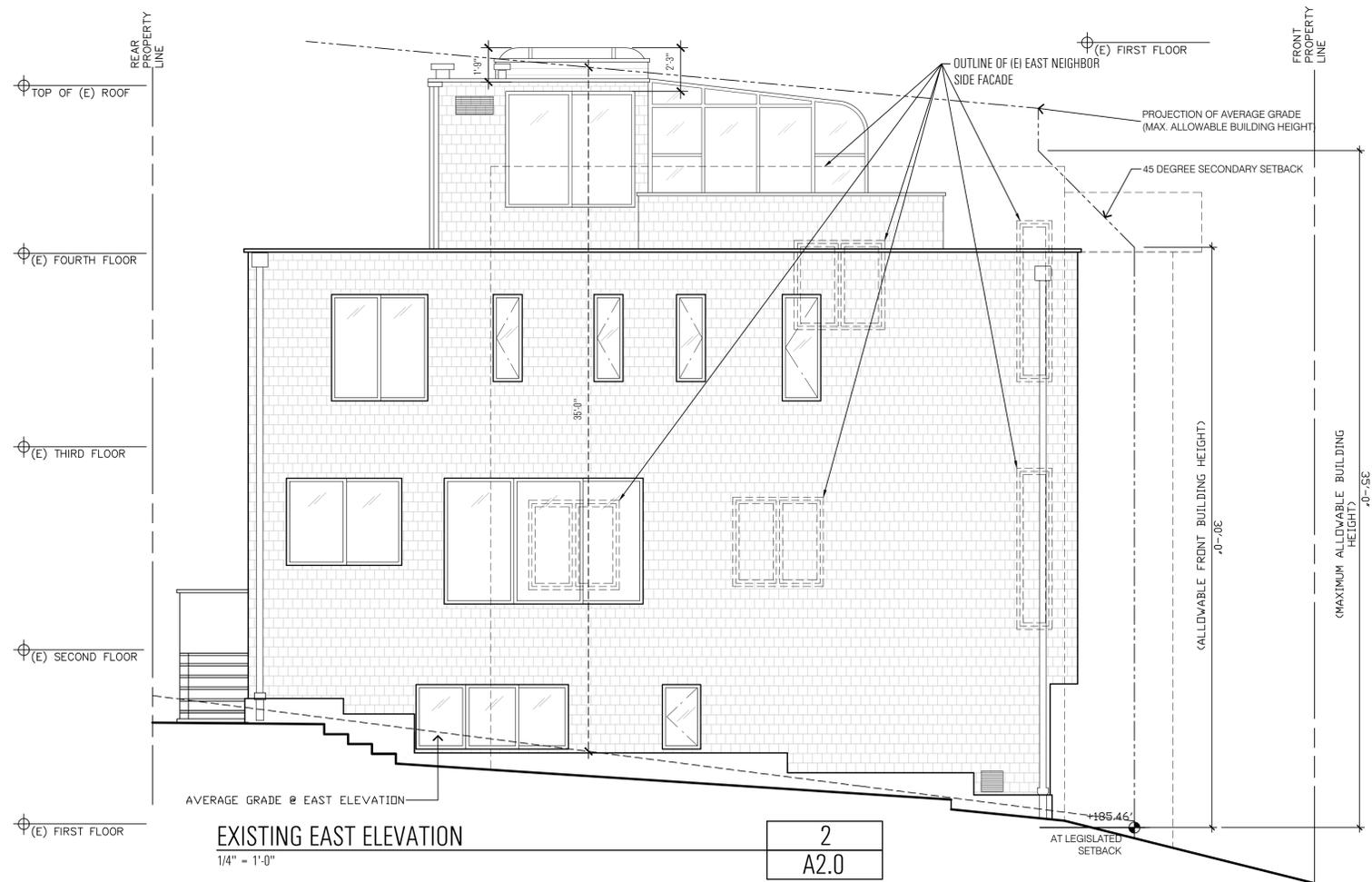
DATE 10/25/12  
SCALE AS NOTED  
DRAWN JW, MK



**EXISTING SOUTH ELEVATION**

1/4" = 1'-0"

1  
A2.0



**EXISTING EAST ELEVATION**

1/4" = 1'-0"

2  
A2.0



**KING FREDEREL RESIDENCE**  
**865 EL CAMINO DEL MAR**  
**(aka-100 32nd AVENUE)**  
SAN FRANCISCO, CA 94121

SITE PERMIT

REVISION	DATE	COMMENTS
1	10/25/12	PLAN CHECK COMMENTS 04/18/12 ITEM # 4
2	10/17/12	

**A2.1**

DATE	10.25.12
SCALE	AS NOTED
DRAWN	JW, MK



FRONT PROPERTY LINE

TOP OF (E) ROOF

(E) FOURTH FLOOR

(E) THIRD FLOOR

(E) SECOND FLOOR

(E) FIRST FLOOR

EL CAMINO DEL MAR

AT LEGISLATED SETBACK

185.46'

45 DEGREE SECONDARY SETBACK

PROJECTION OF AVERAGE GRADE (MAX. ALLOWABLE BUILDING HEIGHT)

SKYLIGHT

REAR PROPERTY LINE

38'0"

AVERAGE GRADE @ WEST ELEVATION 865 EL CAMINO DEL MAR

110 32nd AVENUE

(MAXIMUM ALLOWABLE BUILDING HEIGHT) 91'5" 11-74'

(ALLOWABLE FRONT BUILDING HEIGHT) 30'-08"

**EXISTING WEST ELEVATION**  
1/4" = 1'-0"

1  
A2.1



**KING FREDERICK RESIDENCE**  
**865 EL CAMINO DEL MAR**  
**(aka-100 32nd AVENUE)**  
SAN FRANCISCO, CA 94121

**SITE PERMIT**

REVISION	DATE	DESCRIPTION
1	10/25/12	PLAN CHECK COMMENTS 04/18/12 ITEM # 4
2	10/17/12	

**A2.2**

DATE	10.25.12
SCALE	AS NOTED
DRAWN	JW, MK



855 EL CAMINO DEL MAR

865 EL CAMINO DEL MAR

**EXISTING NORTH ELEVATION**

1/4" = 1'-0"

1  
A2.2



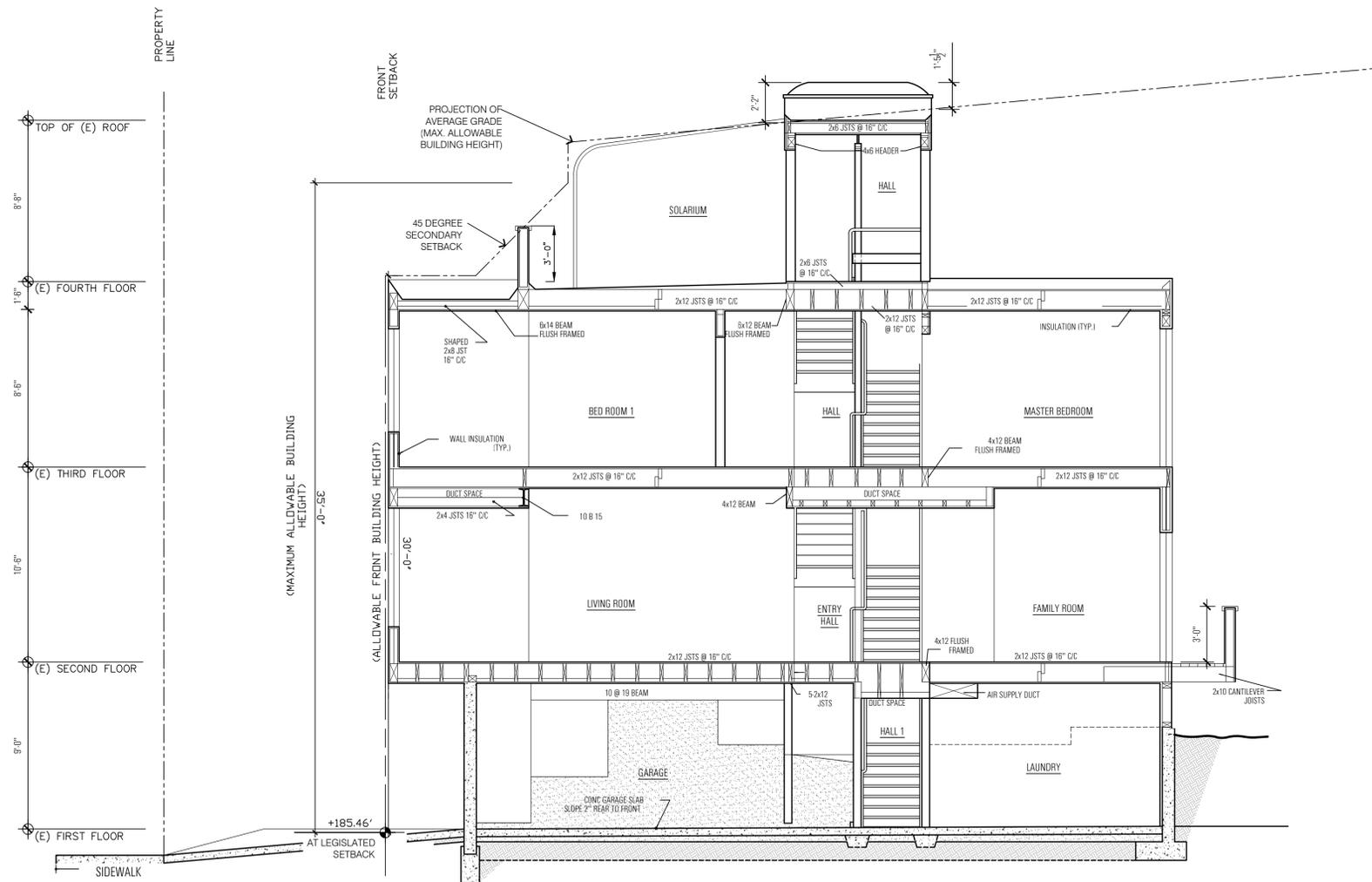
**KING FREDEREL RESIDENCE**  
**865 EL CAMINO DEL MAR**  
**(aka-100 32nd AVENUE)**  
SAN FRANCISCO, CA 94121

SITE PERMIT

REVISION	DATE
1	10/17/12

**A 2.3**

DATE	10.25.12
SCALE	AS NOTED
DRAWN	JW, MK



**EXISTING NORTH-SOUTH SECTION**

1/4" = 1'-0"

**1**  
**A2.3**

**SHEET NOTES**

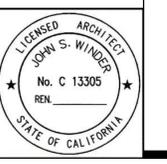
- 1 MATCH (E) WALL CAP
- 2 CEDAR SHINGLES, MATCHED AND PATCHED AS REQUIRED
- 3 (N) FLUE EXTENSION
- 4 (NEW) GARAGE DOOR TO MATCH EXISTING GARAGE DOOR
- 5 NEW CEDAR SIDING W/ DIFFERENT SIZE AND SPACING
- 6 (E) EXPOSED CONCRETE
- 7 GLASS GUARDRAIL
- 8 (N) 3'-0" FENCE

**WINDER GIBSON**  
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**PROPOSED NORTH ELEVATION**  
1/4" = 1'-0"

1  
A3.0

**KING FREDEREL RESIDENCE**  
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SAN FRANCISCO, CA 94121

**SITE PERMIT**

REVISION	DATE	COMMENTS
1	10/17/12	PLAN CHECK COMMENTS 04/18/12 ITEM # 4
2	10/17/12	

**A3.0**

DATE	10.25.12
SCALE	AS NOTED
DRAWN	JW, MK

SHEET NOTES

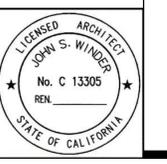
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- 5 NEW CEDAR SIDING W/ DIFFERENT SIZE AND SPACING
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- 7 GLASS GUARDRAIL
- 8 (N) 3'-0" FENCE

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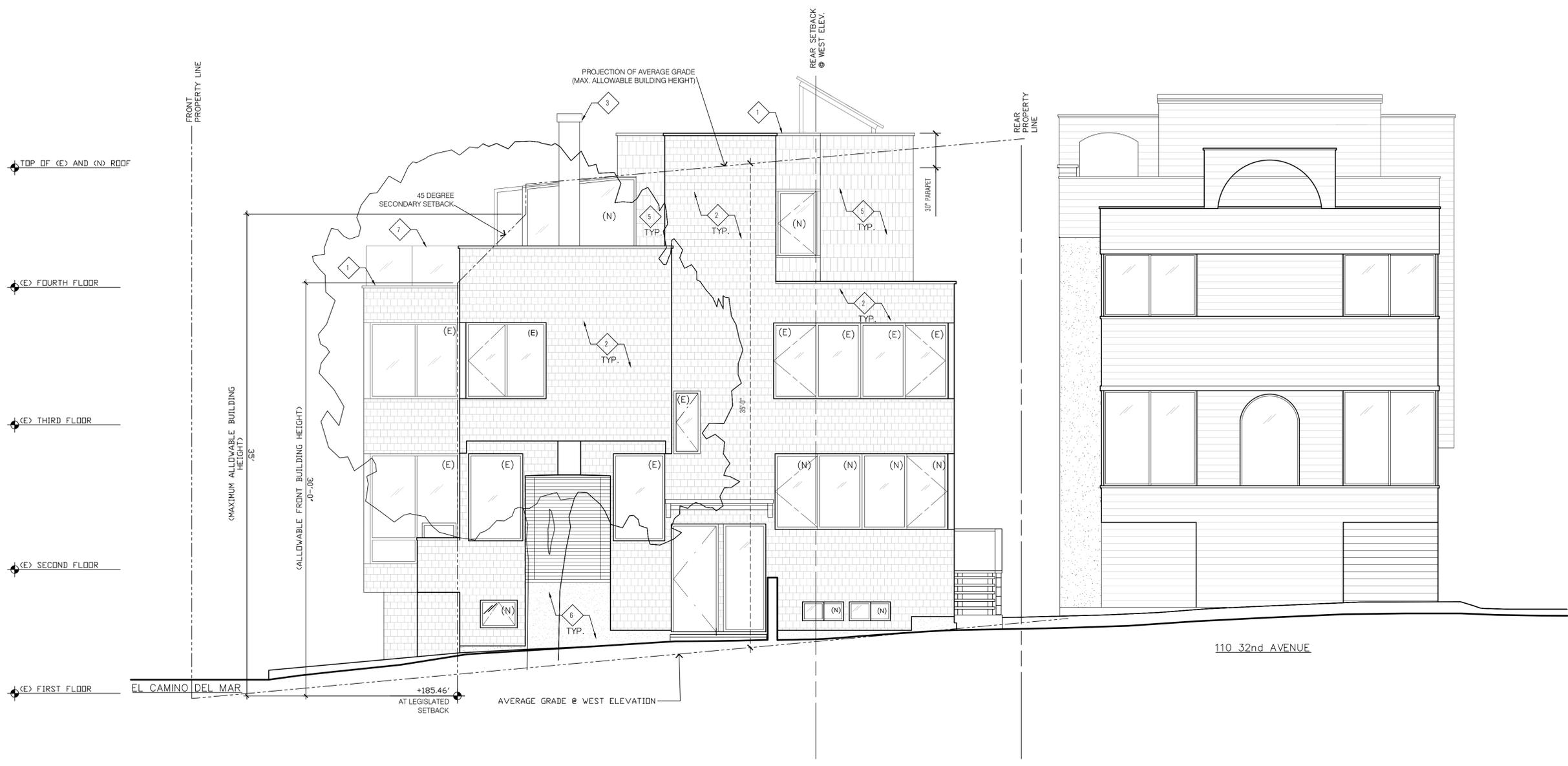
**KING FREDERICK RESIDENCE**  
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SAN FRANCISCO, CA 94121

SITE PERMIT

REVISION	PLAN CHECK COMMENTS	DATE
1	PLAN CHECK COMMENTS 04/18/12	ITEM # 4
2		10/17/12

**A3.1**

DATE 10.25.12  
SCALE AS NOTED  
DRAWN JW, MK



**PROPOSED WEST ELEVATION**  
1/4" = 1'-0"

1  
A3.1

**SHEET NOTES**

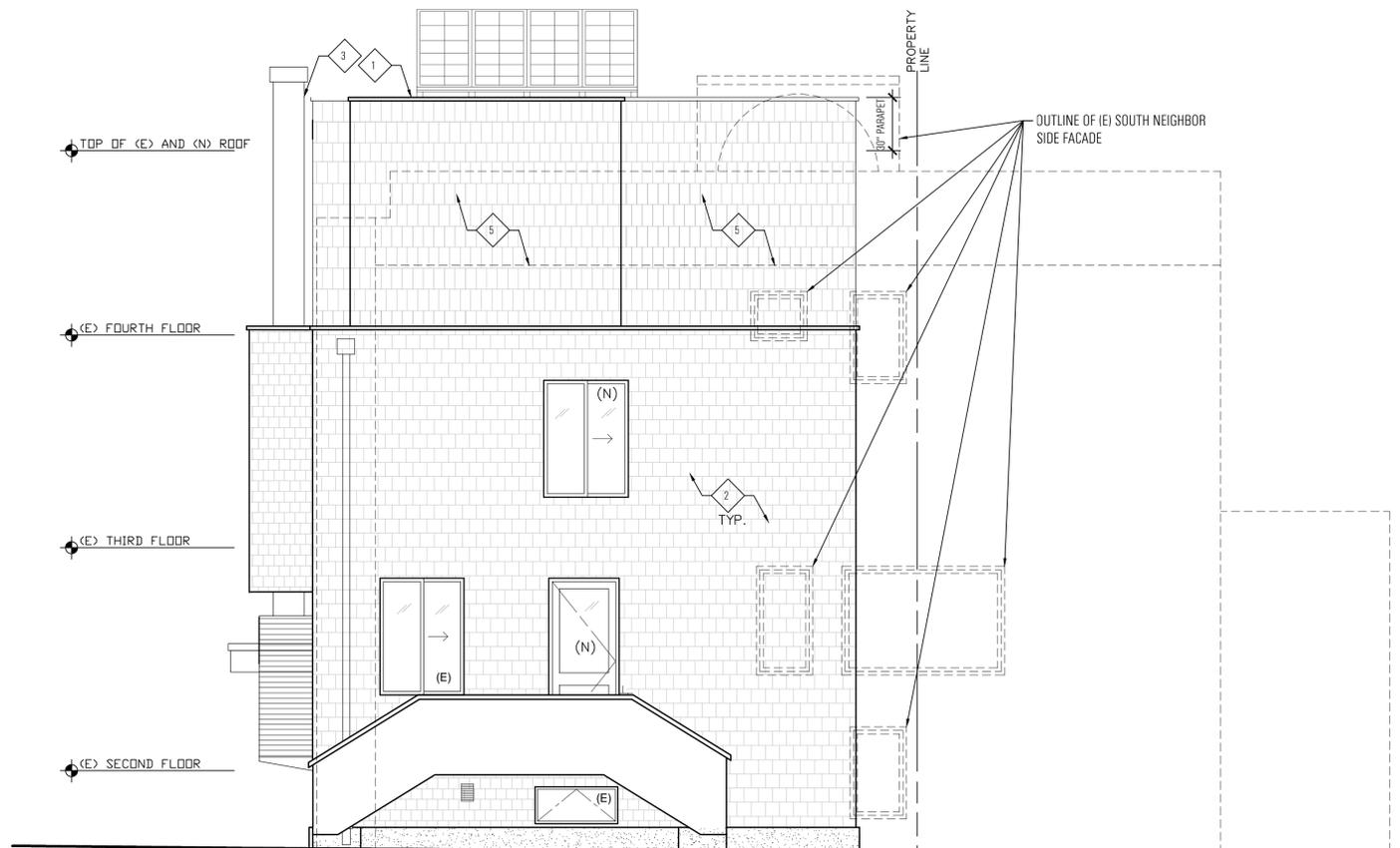
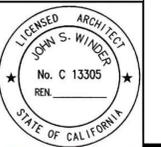
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- 5 NEW CEDAR SIDING W/ DIFFERENT SIZE AND SPACING
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- 8 (N) 3'-0" FENCE

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interiors  
planning  
architecture

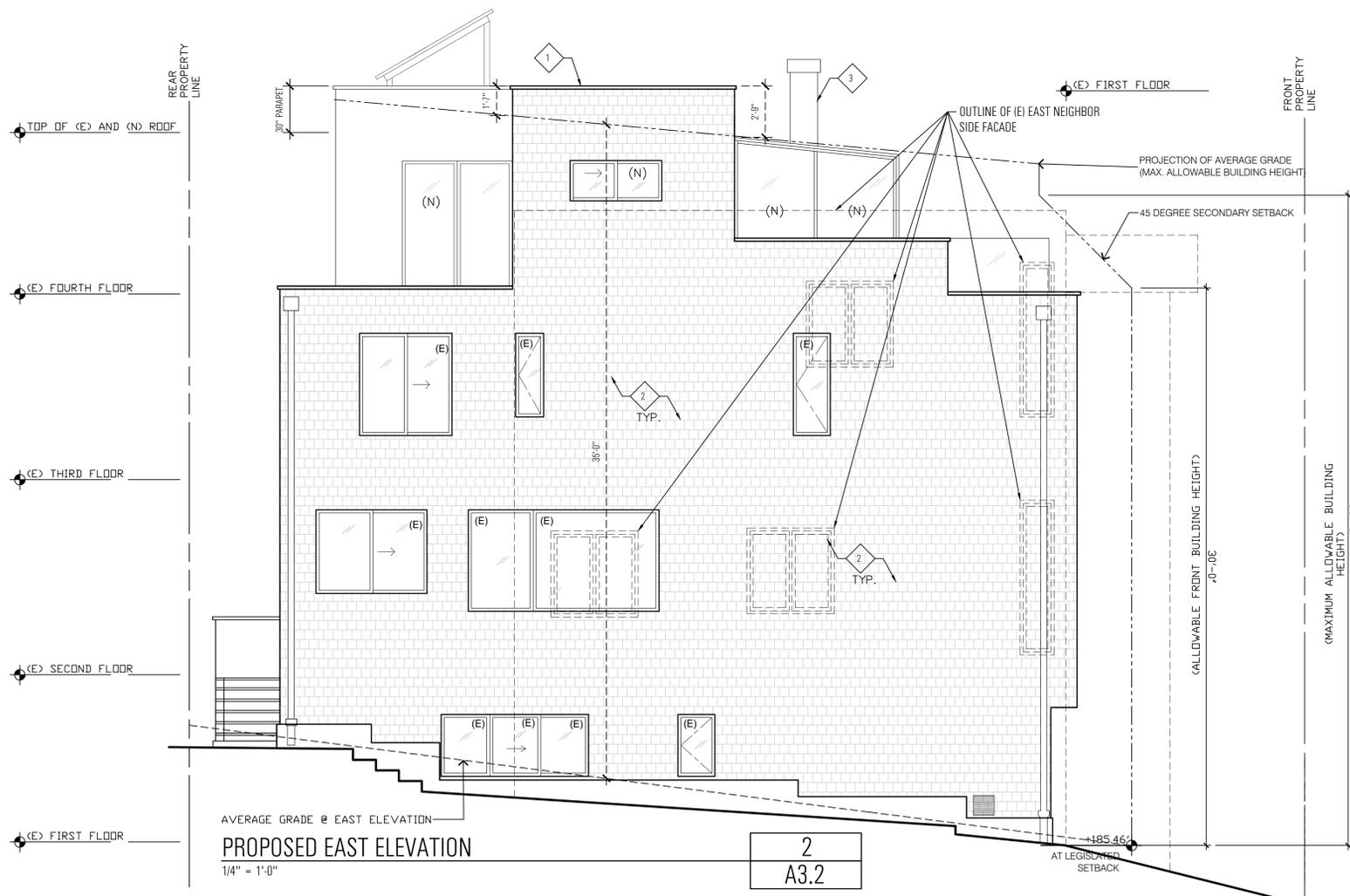
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**PROPOSED SOUTH ELEVATION**  
1/4" = 1'-0"

1  
A3.2



**PROPOSED EAST ELEVATION**  
1/4" = 1'-0"

2  
A3.2

**KING FREDEREL RESIDENCE**  
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(aka-100 32nd AVENUE)  
SAN FRANCISCO, CA 94121

**SITE PERMIT**

PROPOSED ELEVATIONS	
REVISION 1	PLAN CHECK COMMENTS 04/18/12
ITEM # 3	
ITEM # 4	
REVISION 2	10/17/12

A3.2

DATE 10.25.12  
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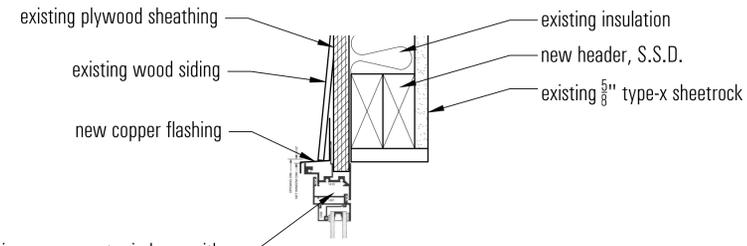
SITE PERMIT

PROPOSED SECTION
REVISION 1 PLAN CHECK COMMENTS 04/16/12 ITEM # 5
REVISION 2 10/17/12

**A3.3**

DATE 10.25.12  
SCALE AS NOTED  
DRAWN JW, MK

**1**  
ITEM # 5

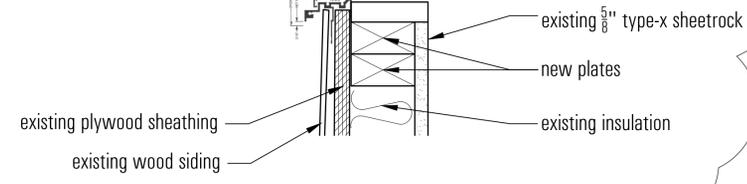


baked on paint-finish aluminum casement windows with double-paned insulated glazed units to match existing, Blomberg or approved equal

EXTERIOR

INTERIOR

baked on paint-finish aluminum casement windows with double-paned insulated glazed units to match existing, Blomberg or approved equal

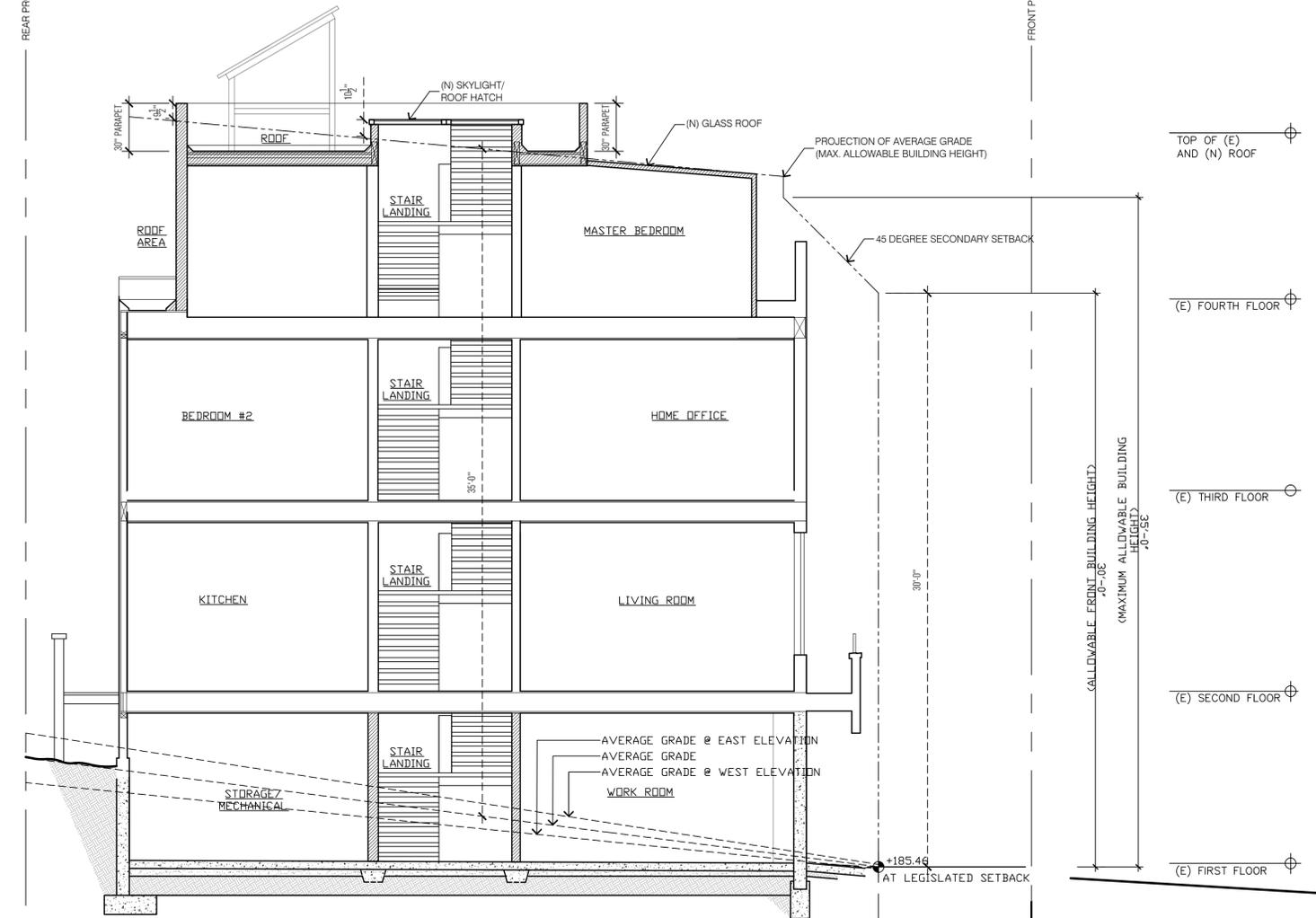


**NEW WINDOW DETAILS**  
3" = 1'-0"

**2**  
A3.3

REAR PROPERTY LINE

FRONT PROPERTY LINE



**PROPOSED NORTH-SOUTH SECTION**  
1/4" = 1'-0"

**1**  
A3.3