



DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name: Marc Norton

Address: 468 - 29th Street, San Francisco, CA 94131
Email Address: nortonsf@protonmail.com
Telephone: (415) 648-2535 (landline)

Please Select Billing Contact: ☒ Applicant ☐ Other (see below for details)

Name: _____ Email: _____ Phone: _____

Information on the Owner of the Property Being Developed

Name: Fabien Lannoye (applicant)

Company/Organization: Nova Designs + Builds

Address: 297 C Kansas Street, San Francisco, CA 94103
Email Address: fabien@novadesignsbuils.com
Telephone: (415) 626-8868

Property Information and Related Applications

Project Address: 369 Valley Street, San Francisco, CA 94131

Block/Lot(s): 6620/033

Building Permit Application No(s): 201710262309

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case? (including Community Boards)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 that were made to the proposed project.

Please see attached document.

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 standards of the Planning Code and the Residential Design Guidelines. 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 site specific sections of the Residential Design Guidelines.

Please see attached document.

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 unreasonably affected, please state who would be affected, and how.

Please see attached document.

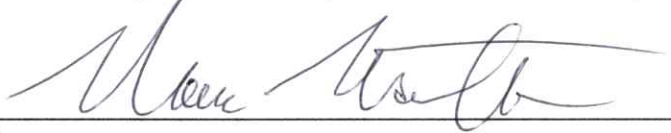
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

Please see attached document.

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.


Signature

Marc Norton
Name (Printed)

Relationship to Requestor
(i.e. Attorney, Architect, etc.)

(415) 648-2535
Phone

nortonsf@protonmail.com
Email

For Department Use Only
Application received by Planning Department:

By: _____

Date: _____

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CHANGES MADE TO PROJECT

This property includes two historic Earthquake Shacks, joined together into one Earthquake Shack Cottage, easily visible from the street. There is also a rear addition, built decades ago, leaving an eleven (11) foot backyard.

The historic nature of this home creates an exceptional and extraordinary circumstance that requires close inspection of the proposed project.

I own and live at the home on 29th Street directly south of and adjacent to the subject property.

The project sponsor first proposed to demolish the entire home, including the Earthquake Shack Cottage, and build a 4,000-square foot single-family house. The project sponsor's original Historical Resource Evaluation failed to even acknowledge the existence of one of the two Earthquake Shacks.

After investigation, the preservation staff at the Planning Department determined that the Earthquake Shack Cottage is eligible for designation in the California Register of Historical Resources, and told the project sponsor that it must be preserved.

The project sponsor then submitted a series of proposals, with minimal input from the preservation community or from neighbors, eventually settling on the project under review.

One proposal, for example, that the Planning Department rightfully rejected was a plan to try to move the Earthquake Shack Cottage to the rear of the property and build a new home in the front, leaving the cottage invisible to everyone other than the immediate neighbors.

The project sponsor has repeatedly acted as if the Earthquake Shack Cottage is merely an obstacle to their construction plans, rather than an historic building that deserves and requires protection. Nor has the project sponsor demonstrated a great deal of understanding about what is involved in preserving historic structures.

Early on in this process Preservation Planner Justin Greving wrote to the developer and said:

"I have spoken with Tina [Tam, then a Senior Preservation Planner] about your proposal... We are open to raising the existing cottage slightly (no more than 2 feet) to give it more prominent street presence... However, raising the cottage an entire story is not in conformance with the *Secretary's Standards* as it will drastically alter the existing building's relationship to the street and lot..." (Please see *Exhibit A*.)

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Since then, however, the Planning Department staff has gradually given in to the developer's continued entreaties, and played somewhat fast and loose with the *Secretary's Standards*.

The proposed plan is to relocate the Earthquake Shack Cottage thirteen (13) feet forward on the lot, raise it up seven (7) feet, and place it on top of a whole new living level. This plan is fundamentally incompatible with the *Secretary's Standards*. It would disrupt the historical setting of the home, and leave it nearly unrecognizable as an Earthquake Shack Cottage, if it survives at all.

Preservation Architect Michael Garavaglia, whom I have hired to help me through this process, has documented the violations of the *Secretary's Standards* inherent in the current plan. (Please see **Exhibit B**.)

In addition, the preferred building mover has not demonstrated any significant history working with historic properties. The particulars of the rehabilitation plan for the cottage remain vague.

There still is no clear plan for where the Earthquake Shack Cottage is to be stored and protected while the excavation for the new living level underneath is constructed. The project architect, Mr. Fabien Lannoye, recently wrote that "The intent is to keep the Earthquake Cottages in their existing location while building the new foundation in front." (Please see **Exhibit C**, point #3.)

In fact, part of the new foundation for the Earthquake Shack Cottage, under the current plan, would need to be constructed directly underneath where the cottage sits today. The project as a whole requires extensive excavation underneath the cottage and beyond, into bedrock. This fragile structure would likely not survive the process that Mr. Lannoye describes.

The Planning Department staff at one point required the project sponsor to engage the services of a preservation architect. That has not happened, and the Planning Department staff has backed down from that requirement.

The current plan requires a variance, because the new structure would intrude into the required rear yard area, leaving a twenty-five (25) foot backyard. No hearing regarding that proposed variance has yet been held.

Strangely, an earlier CEQA Categorical Exemption was rescinded. To our knowledge, no new CEQA exemption has been issued.

I met with the project sponsor in February 2023 and subsequently presented the sketch of an alternative plan suggested by Mr. Garavaglia, which basically left the Earthquake Shack Cottage where it is on the lot, and raised it up 1.5 feet. This alternative proposal would allow the project

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sponsor to build a home of approximately the same size as currently proposed, but farther back on the lot. (Please see **Exhibit D.**)

The project sponsor then drew up preliminary plans based substantially on this alternative proposal and submitted them to the Planning Department. This version of the alternative plan basically leaves the Earthquake Shack Cottage where it is on the lot, and raises it up about four (4) feet. There is still a new living level underneath the cottage, but it is deeper under grade and thus barely visible from the front. (Please see **Exhibit E.**)

Unfortunately, the Planning Department staff refused to support the alternative plan, despite the fact that the current plan conflicts with the *Secretary of Interior's Standards for Rehabilitation*. The alternative plan substantially resolves those issues. The Planning Department staff's sole explanation for taking this position, to our knowledge, is their objection to a fifteen (15) foot backyard – even though it would be four (4) feet larger than the backyard that has existed for decades.

In essence, the current Planning Department staff seems willing to ignore the conflicts with the *Secretary's Standards* solely in order to add ten (10) feet to the size of the backyard.

We held a Community Boards mediation on December 13, 2023, attended by myself, Mr. Garavaglia, Mr. Lannoye and Mr. Neal Margulis (one of the owners). We reached a written agreement regarding some matters. (Please see **Exhibit F.**) This agreement most notably included two points:

- 1) The project sponsor acknowledged that they would have adopted the alternative proposal if the Planning Department staff had given its approval.
- 2) The project sponsor agreed to incorporate into the plan and permit documents, "in concept," a set of notes drafted by Mr. Garavaglia, in order to insure conformity with the *Secretary of Interior's Standards for Rehabilitation* and the *California Historical Building Code*. (Please see **Exhibit F, Attachment B.**) To my knowledge, the project sponsor has not yet made good on this agreement.

If the alternative plan referenced in Item #1 had been approved by the Planning Department staff and adopted by the project sponsor back in early 2023, and if the kind of standards that Mr. Garavaglia has proposed and the project sponsor has adopted "in concept" as referenced in Item #2 had been incorporated into the plan, I would not have filed this Discretionary Review application.

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1. WHAT ARE THE REASONS FOR REQUESTING DISCRETIONARY REVIEW? THE PROJECT MEETS THE STANDARDS OF THE PLANNING CODE AND THE RESIDENTIAL DESIGN GUIDELINES. 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 SITE SPECIFIC SECTIONS OF THE RESIDENTIAL DESIGN GUIDELINES.

The failure of the current plan to conform to the *Secretary of the Interior's Standards for Rehabilitation* and normal preservation practices, as described and referenced above, has created a set of exceptional and extraordinary circumstances, requiring the Planning Commission to intervene to preserve the Earthquake Shack Cottage and its historical setting.

Section II.

Neighborhood Character

The proposed project is located in a neighborhood with a mixed visual character. The historic nature, setting and look of the Valley Street Earthquake Shack Cottage contributes significantly to the neighborhood's character mix. The proposed new structure would fundamentally alter the Earthquake Shack Cottage's integrity, setting and look, thus removing one of the defining features of the neighborhood and detracting from the neighborhood's character and charm.

Section III.

Site Design

The proposed project changes the home's relationship to adjacent properties in unnecessary and harmful ways.

Light:

Raising the Earthquake Shack Cottage up by seven (7) feet and placing it on top of a new living level would significantly reduce light for the adjacent homes on both the east and the west. The alternative plan (discussed above and below) reduces this adverse impact on the neighbors' light.

Privacy:

The proposed roof deck, in addition to unacceptably altering the character of the Earthquake Shack Cottage, will also have a significant impact on the privacy of the adjacent neighbors' interior living space. (NOTE: Some of the affected windows on the home to the west are on the property-line, as the project sponsor will undoubtedly argue, but other affected windows in the home are appropriately and legally recessed.)

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Section VII.

Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit

Most importantly, the proposed project fails to ensure that the Character-Defining Features of this historic home are maintained:

- The proposed project fails to maintain the Earthquake Shack Cottage's "location and orientation on the site."
- The proposed project changes the Earthquake Shack Cottage's "relationship to adjacent buildings" in a substantial way.
- The proposed project fundamentally alters the "overall form of the building."
- The new additions to the home are not such that if "removed in the future, the form of the historic building" would be "unimpaired."

Please see further discussion of these issues below.

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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 UNREASONABLY AFFECTED, PLEASE STATE WHO WOULD BE AFFECTED, AND HOW.

This project, if it proceeds as proposed, will have an exceptional and extraordinary impact on the historic Earthquake Shack Cottage and its setting, and would unreasonably and tragically affect many people.

First, the entire population of California, and indeed of the nation, would be negatively affected by the loss or diminution of this important link to our state's history. Very few identifiable Earthquake Shack Cottages remain. The Valley Street Earthquake Shack Cottage has been highlighted by the Planning Department as a prime example of one of the few existing and easily-visible Earthquake Shack Cottages, as stated in the Department's 2021 **Earthquake Shack Theme Document**. (Please see **Exhibit G**, page 37.)

Second, the entire population of San Francisco would be negatively affected by the loss or diminution of this important historical structure, which demonstrates San Francisco's fortitude and resilience in the face of the human and natural disaster of the 1906 earthquake and fire.

Third, the entire population of Noe Valley would be negatively affected by the loss or diminution of this important example of the original settling of our neighborhood as a working class enclave.

People's historian **Mae Silver** wrote in a **1992 essay** that the *"first American owners of Rancho San Miguel developed Horner's Addition, now known as Noe Valley and Eureka Valley... Some residences in Noe and Eureka Valley date as early as 1871, with most dating from 1880 forward... After the earthquake in 1906, this area received more waves of Irish and then came the Italians, from North Beach. They saw this part of town as safe. As more population moved in, vegetable and dairy farms and light industries gave way to more residential sites. The more affluent went to other southwest San Francisco neighborhoods and some moved out of town."*

Many of the 1906 refugees who had been living in Earthquake Shack Cottage camps were able to move the cottages they had been living in to lots in the City. That is what brought the Valley Street Earthquake Shack Cottage to Noe Valley, where it became part of the architectural and human landscape of this growing working class neighborhood.

Relocated Earthquake Shack Cottages provided shelter to many poor and working-class families who would otherwise have been evicted from the camps to the streets. They are a living link to

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the recovery efforts of Noe Valley residents after the 1906 earthquake and fire. They are a visible and important reminder of the working-class origins of our neighborhood, and of early efforts by the City of San Francisco to create what is now called “affordable housing.”

Fourth, unnecessarily increasing the height of the existing structure by seven (7) feet, in addition to imperiling the integrity of the Earthquake Shack Cottage, would cause the neighbors both to the west and the east of the property to lose considerable light and air. The alternative proposal, on the other hand, minimizes these adverse impacts on the adjacent neighbors by lowering the resulting structure. I expect that these neighbors will address these issues more specifically as the Discretionary Review process proceeds.

Fifth, the proposed roof deck is an affront to the historical integrity of the Earthquake Shack Cottage. I have attached an extract from the project sponsor’s plans, showing how ridiculous it would look perched above and immediately behind the Earthquake Shack Cottage. (*Please see Exhibit H.*)

In fact, the visual impact will be even worse once roof deck furniture and amenities are added to the mix. The roof deck may not be fully visible from directly in front of the home, but it will certainly be visible from across the street, as well as to all of the surrounding neighbors. Further, this roof deck will pointlessly infringe upon the privacy of all of the adjacent homes. The roof deck may be a selling point for certain real estate brokers and agents, but given the windy and often cold and foggy climate in this area, it will end up being used very little by the future inhabitants of this home.

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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?

The alternative plan previously cited, along with appropriate changes to the preservation plan also previously cited, would substantially deal with the adverse effects noted above.

There may be variations of the alternative plan that would help resolve some of these issues, but the current plan imperils the integrity of the Earthquake Shack Cottage.

The Planning Department staff's support for the current plan, and its willingness to overlook the spirit and the letter of the *Secretary's Standards*, is predicated on the current staff's claim that the Earthquake Shack Cottage is "not fully visible when viewed from Valley Street." (*Please see Exhibit I, page 3.*)

This is simply not true. Preservation Planner Justin Greving, who conducted the initial investigation, stated at the outset that the Earthquake Shack Cottage **"is highly visible from the public right of way..."** (*Please see Exhibit J.*)

This fact is also borne out by the photo below, which I took from the sidewalk in front of the cottage on October 12, 2023:



As is apparent, the visibility of the cottage is impaired only by the overgrown weeds and foliage.

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In any event, making a historical resource more “visible” is typically not a goal of the *Secretary’s Standards*. The *Secretary’s Standards* do not suggest that we should try to improve on history.

It is no improvement to try to make the Valley Street Earthquake Shack Cottage more “visible” by raising the cottage up seven (7) feet and putting it on top of a whole new living level.

All of the Earthquake Shack Cottages that the City constructed for the camps were one story structures. None of them originally had two stories. The Valley Street Earthquake Shack has always been one story, and attained its significance as a historical structure as such over one hundred years ago.

The current plan fundamentally changes the Earthquake Shack Cottage’s “overall form, massing, vernacular construction” and setting. (*Please see Exhibit G, Earthquake Shacks Theme Document, page 34.*)

Contradictorily, while trying to make the Valley Street Earthquake Shack more visible by raising it up seven (7) feet, the plan envisions constructing a solid concrete wall in front of the property. This wall is an attempt to hide the lower living level. In the words of the Planning Department staff, “a proposed solid fence with gates will obscure the lower-level addition.” (*Please see Exhibit I, page 4.*)

Raising the Earthquake Shack Cottage up and then trying to obscure that fact with a wall is counterintuitive. But in any event, the wall does not do the job. On the west side, the wall is a mere three (3) feet high (*please see Exhibit H*), thus hiding the lower level only from children and other people who are less than three feet tall.

Even from vantage points where the wall does obscure the lower level, the cottage will appear to be hanging in the air, rather than rooted in the ground.

The project sponsor has yet to produce a rendering of what the new structure will actually look like from the ground up, as the wall in their plans obstructs any such frontal view of the project.

Earthquake Shack Cottages have limited Character-Defining Features. These cottages are some of the most simple buildings that can be made – literally four walls made of boards, a gable roof, and door and window openings.

Unless great care is taken to preserve these cottages, they can be easily altered beyond recognition or even destroyed. The preservation plan that the developer has produced is lean on specifics, and tends to defer any specifics until a later date. Only Planning Department staff will have oversight of rehabilitation processes.

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The Department of Building Inspection will not get involved with the *Secretary's Standards* when the project moves to the building permit process. The *Secretary's Standards* are not a code – they are design guidelines. Thus it is necessary to include the proper handling of the historic fabric of the fragile Earthquake Shack Cottage in the planning review and the actual plans.

As presently contemplated, the building when completed will look brand new. Rehabilitating the Valley Street Earthquake Shack Cottage will protect it over time, but if the building looks brand new and modernized with its tall front façade, lower living level, roof deck and concrete wall, the remaining Character-Defining Features will be overpowered by the new additions. The cottage will look like something that it wasn't – a modern twenty-first century home instead of an early twentieth-century Earthquake Shack Cottage.

While more robust historic structures can tolerate increased height and contemporary additions, new materials, modern windows and an overall contemporary site plan, an Earthquake Shack Cottage should project modesty – not prominence and modernity.

All of these concerns seem to have been set aside by the Planning Department staff, even though Mr. Garavaglia and the project sponsors created an alternative plan that would substantially resolve these issues.

The Planning Department staff's sole explanation for opposing the alternative plan, to our knowledge, is their objection to a fifteen foot backyard. They have repeated this so many times that it sometimes sounds like there is an Eleventh Commandment against fifteen foot backyards.

Please note, again, that both the current plan and the alternative plan require a variance because of the size of the backyard. How far back the project sponsor can build is a decision that belongs to the Zoning Administrator. There are many situations in which the Zoning Administrator has permitted backyards to be fifteen feet or less.

Again, please note that the existing backyard is eleven (11) feet. It has been that way for many decades. The fifteen foot backyard in the alternative plan would actually be four (4) feet larger than the existing backyard.

Almost all of the backyards of the nearby homes on Valley Street extend deep into their lots. Please see the Google Earth photo, looking west, in **Exhibit K**. The homes at 359 and 355-57 Valley Street extend nearly to the rear of their lots. Note also the large apartment building fronting on Noe Street that extends to the rear of its lot. **Exhibit L** is an overhead photo of the entire block, showing the block's eclectic interior space.

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There is presently a thirty (30) foot setback in the front of the home that could be utilized as open space with a little careful planning. That front yard is preserved in the alternative plan, but is greatly reduced in the current plan.

The City has very recently reduced backyard requirements in RH-2 zones, mandating that they be no smaller than 30% of the lot size, or fifteen (15) feet at a minimum. The City is also in the process of allowing Accessory Dwelling Units to be built in backyards.

It appears that the City is moving towards a policy, rightly or wrongly, of placing other priorities ahead of preserving large backyards. Certainly, in that context, the need to preserve an important historical resource and its setting should be taken into account.

In any event, the size of the backyard should not be used as an excuse to disregard the *Secretary's Standards*.

We urge the Planning Commission to recognize that there are exceptional and extraordinary circumstances that require revisions to the current plan, as well as an improved preservation plan.

Unlike the current plan, the alternative plan is substantially consistent with the *Secretary's Standards*, and has fewer adverse impacts on the adjacent properties.

Keeping the Valley Street Earthquake Shack Cottage in or near its current location on the property, and limiting any increase in height would do the most to protect its character-defining features.

Thank you for your consideration.

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ADDENDUM

The Valley Street home was lived in up until the time the project sponsor bought the property in 2014.

Since then, the project sponsor has largely vacated the premises, and done little to maintain the property, as demonstrated by the overgrown foliage and weeds in the front (shown in my photo on page 9), as well as the ivy that has overgrown the rear yard and the rear of the structure.

In addition, the project sponsor has left a rear window open for several years now, allowing the elements, wildlife and vermin open access to the interior, as shown in the photo below.

My suggestions to the project sponsor that this window be closed have been ignored.

Hopefully this neglect has not caused any significant damage to the interior of the Earthquake Shack Cottage.



EXHIBIT A

From: Greving, Justin (CPC)
To: Fabien Lannoye
Cc: John Schrader; Tam, Tina (CPC)
Subject: RE: 369 VALLEY Street
Date: Friday, June 03, 2016 2:10:13 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Fabien and John,

I have spoken with Tina about your proposal and we came up with some parameters for what we feel would be an addition to 369 Valley Street that would be in conformance with the *Secretary's Standards* and therefore still be categorically exempt under CEQA. Our recommendations are as follows:

1. We are open to raising the existing cottage slightly (no more than 2 feet), to give it a more prominent street presence as well as further mask a rear addition. However, raising the cottage an entire story is not in conformance with the *Secretary's Standards* as it will drastically alter the existing building's relationship to the street and lot. The project examples you proposed for the most part were likely raised immediately after the Earthquake Shacks were moved in the early twentieth century (properties at 1448 Kearny and 331 Prentiss), or were not known historic resources when the alterations took place (30 Niantic Street).
2. There is a possibility of constructing a small detached garage on the footprint of the existing parking pad. This would allow for off street parking while still providing for the cottage's visibility from the street.
3. As we stated earlier, the location of any addition is best situated within the existing envelope of the rear addition. Tina and I discussed the question of removal or partial demolition of the rear cottage but given that fact that it is one of the rarer Type "A" Shacks, the addition should begin behind the ridgeline of this Shack. The volume of the addition could extend one floor above the existing structure but the elevation materials, fenestration, and roof form would need to be compatible with the cottage.

Let me know if you have any other questions or would like to discuss this further.

Justin Greving
Preservation Planner

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-9169 **Fax:** 415-558-6409
Email: justin.greving@sfgov.org
Web: www.sfplanning.org



Planning Information Center (PIC): 415-558-6377 or pic@sfgov.org
Property Information Map (PIM): <http://propertymap.sfplanning.org>

From: Fabien Lannoye [<mailto:fabien@novadesignsbuils.com>]
Sent: Tuesday, May 24, 2016 8:38 AM
To: Tam, Tina (CPC); Greving, Justin (CPC)
Cc: John Schrader
Subject: Re: 369 VALLEY Street

Tina,

EXHIBIT B



582 MARKET ST. SUITE 1800
SAN FRANCISCO, CA 94104

T: 415.391.9633
F: 415.391.9647

www.garavaglia.com

December 22, 2023

Re: 369 VALLEY STANDARDS COMPLIANCE REVIEW

The project's Historic Resource Review provided by Planning evaluates the project's design as it relates to compliance with the Secretary of the Interior's Standards for Rehabilitation. Our observations regarding the review follow:

SF Planning's "Earthquake Shacks Theme Document" establishes the main character defining features (CDFs) of an earthquake shack:

- Box-frame construction, small-scale massing, and overall form
- Rectangular shape and approximate dimensions of associated earthquake shack type(s) A, B, or C
- Pitched gable roof
- "Park Bench Green" paint color
- Board & Batten siding
- Cedar shake shingles
- Metal galvanized chimney

Three types of shack re-use were identified: Type 1 - 2-story stacked, Type 2 - two shacks combined in a T or L, Type 3 - front elevation modifications. 369 Valley is a combination of a Type 2 and 3 - but was never two stories.

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 a property will be avoided.**

Raising the building by seven (7) feet and putting it on top of a whole new living level creates a false sense of historical development by suggesting a change to a Type 1 shack. The building was not originally assembled as 2-story. It is my understanding that 1 1/2' is a usual tolerance for raising historic homes, which are usually larger structures. The 369 shacks were sited further back on the lot and are not as prominent as the neighboring homes - a characteristic of 369's setting. The project moves the structure up 7' and forward 13'. A preservation goal should not be to change that relationship to make it more visible. Also - a solid wall is proposed in front of the property, which appears to be an attempt to hide the new living level under the cottage due to the new wall. This seems counterintuitive, and won't effectively hide the new living level anyway.

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.**

369 is not a Type 1, 2-story shack, but raising it suggests that it is. This effect is not discussed in the evaluation. It only discusses the rear addition.

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

Aerial photographs of the building showed significant additions existed before 1938 - not built in the 1950's. (See attached, which is seen in the current PIM eagle view aerial.) The 10' - 15' addition at the rear of the building was completed in the 1980s.

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

A main CDF is its 1-story box construction with gable roof - a Type 2, not a 2-story Type 1. This alteration is not discussed in the evaluation.

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.

The drawings and the Preservation Plan are not articulate regarding the protection of the very limited historic fabric of the shack. It is our position that the plans should provide more thorough notes regarding the rehabilitation of historic fabric, and use the CA Historical Building Code to make it easier to address code issues.

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

Just to clarify, the proposed rear addition is a replacement of an addition that existed prior to 1938 shown in aerial photos (with a small 1980's extension at the very rear of the house).

Raising the building onto a second story is a major alteration to a primary CDF (one story box construction with gable roof). Adding height to the building to create more visibility from the street is not compatible with the massing, size, scale, and architectural features of the cottage. Building a wall in front of the cottage in an unsuccessful attempt to hide the new lower level only magnifies the problem. The roof-deck guardrail will be visible and is not compatible with the nature of the small shack and accentuates the rear addition's presence.

Once the project is completed its character will be of a modern home with little relation to the shacks humble character - more differentiated than compatible. It will have all new siding, windows, roof, raised volume level, with a clear contemporary addition to the rear with a prominent roof deck rail. The front yard will have a very contemporary concrete and metal wall / gate. We are not suggesting that the building should look tired, but some of the design concepts will not be compatible with the nature of the shack's architecture and feeling.

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.

The first story addition can't be reversed. It is a permanent modification. This fact is not discussed in the evaluation.

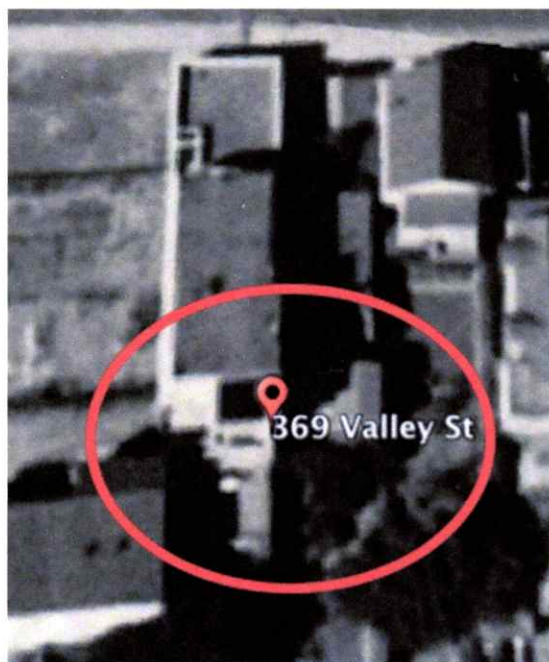
Sincerely,

A handwritten signature in blue ink, appearing to read 'M. Garavaglia', with a large, stylized flourish at the end.

Michael A. Garavaglia, AIA, LEED® AP BD+C
President, Garavaglia Architecture, Inc

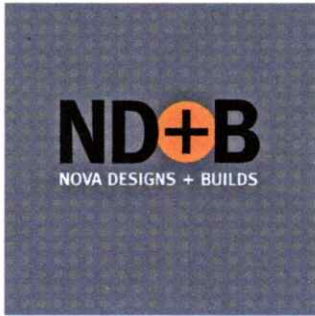


1938 aerial photo showing rear yard additions.



Blow up of 1938 aerial photo showing rear yard additions.

EXHIBIT C



Date April 13, 2023

License B-795693
297 Kansas Street, Ste. C
San Francisco, CA 94103
Tel: 415-626-8868
Fax: 415-626-8936

To: Gabriela Pantoja, San Francisco Planning Department

Re: 369 Valley Street, Michael Garavaglia's concerns letter dated March 13, 2023.

Dear Gabriela,

We received the concerns letter from Michael Garavaglia, and we would like to address those concerns. Please see below our comments in response to the concerns.

1. *You requested that the project sponsor include a "Historic Preservation architect or engineer" in their planning. The project sponsor provided no additional information as to whether they have engaged such an experienced professional to guide them.*

The Relocation Plan stipulates that the project Sponsor will need to have a Historical Consultant to be present prior at Pre-moving conference meeting. We will work with SF Planning to select a Historical Consultant once we have an approved Site Permit.

2. *You requested that the project sponsor "Specify exact relocation depth." The project sponsor provided additional information but we believe they have come up short in responding to your request. The new plan still continues to state exactly what the 2020 plan said, the Earthquake Shack Cottage will be moved "approximately 13 feet north, 20'-0" from the northern edge of the project parcel... [and] approximately 3' above existing parking pad [emphasis added]."*

The existing Earthquake Cottages are currently placed on the lot at a slight angle from the Property Lines. The proposed relocation will be placed orthogonally on the new foundation walls. The proposed relocation will vary between 12'-4" and 12'-6" Northernly.

The existing parking pad is not flat, thus the reference elevation of +220.81' was agreed upon for the parking pad. The proposed new finished floor elevation for the relocation of the Earthquake cottages will be +223.81', as shown on the proposed site plans.

All these dimensions are to be within construction tolerances as defined by the CBC.

The plans, once finalized and approved will govern the exact relocation dimensions.

3. *You requested that the project sponsor "Provide specifications for the building location" during the move. The project sponsor provided no additional information as to how they plan on keeping the existing historic structure out of the way, where it will be stored during construction, protecting it during the full schedule of the proposed work, and how it will be moved into position. We would expect that the Plan would clearly identify the scope that might have a potential impact on the historic resource and how to minimize or eliminate the potential impact.*

The intent is to keep the Earthquake Cottages in their existing location while building the new foundation in front. Once the foundation is done, the Earthquake Cottages will be moved in their final new location. The relocation plan describes all that will happen: Pre-Move Preparation, Move Sequence and Post-Move Sequence.

4. *You requested that the project sponsor "Indicate experience relocating historic buildings" regarding "SOLARES House Movers." The project sponsor provided no additional information as to the level of experience of the proposed house movers.*

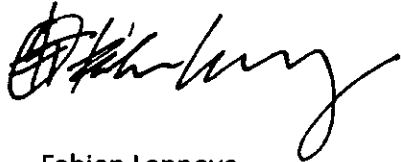
Solares House Movers is one of the main House Moving Company in the Bay Area. They have been moving, raising, shoring and leveling houses for over 25 years. They have numerous photos showing previous projects on their website. To our knowledge, they are the most qualified House Movers in the Bay Area.

5. *You requested that the project sponsor "Provide note that the SF Planning Department will be contacted in the event that additional building materials require repair..." The project sponsor provided no additional information in response as to how they will respond to possible increase in scope based on existing uncovered conditions.*

The Earthquake Cottages are clearly outlined on the plans. Building Inspectors know that any deviation from the plans will require SF Planning's approval. This is part of the normal process.

We hope these clarifications will address Mr Garavaglia's concerns.

Best regards,

A handwritten signature in black ink, appearing to read 'Fabien Lannoye', with a stylized flourish at the end.

Fabien Lannoye
Nova Designs Builds, Inc

EXHIBIT D

NOV,
DESIGNS + BUIL
LICENSE: B-795

297c KANSAS St
SAN FRANCISCO
CA 94
TEL: 415-626-8
FAX: 415-626-8

WWW.NOVDESIGNS.COM

SCALE AND REVISIONS

DATE: 12/02/16

DATE: 12/02/16

DATE: 12/02/16

DATE: 12/02/16

DATE: 12/02/16

DATE: 12/02/16

DATE: 12/02/16

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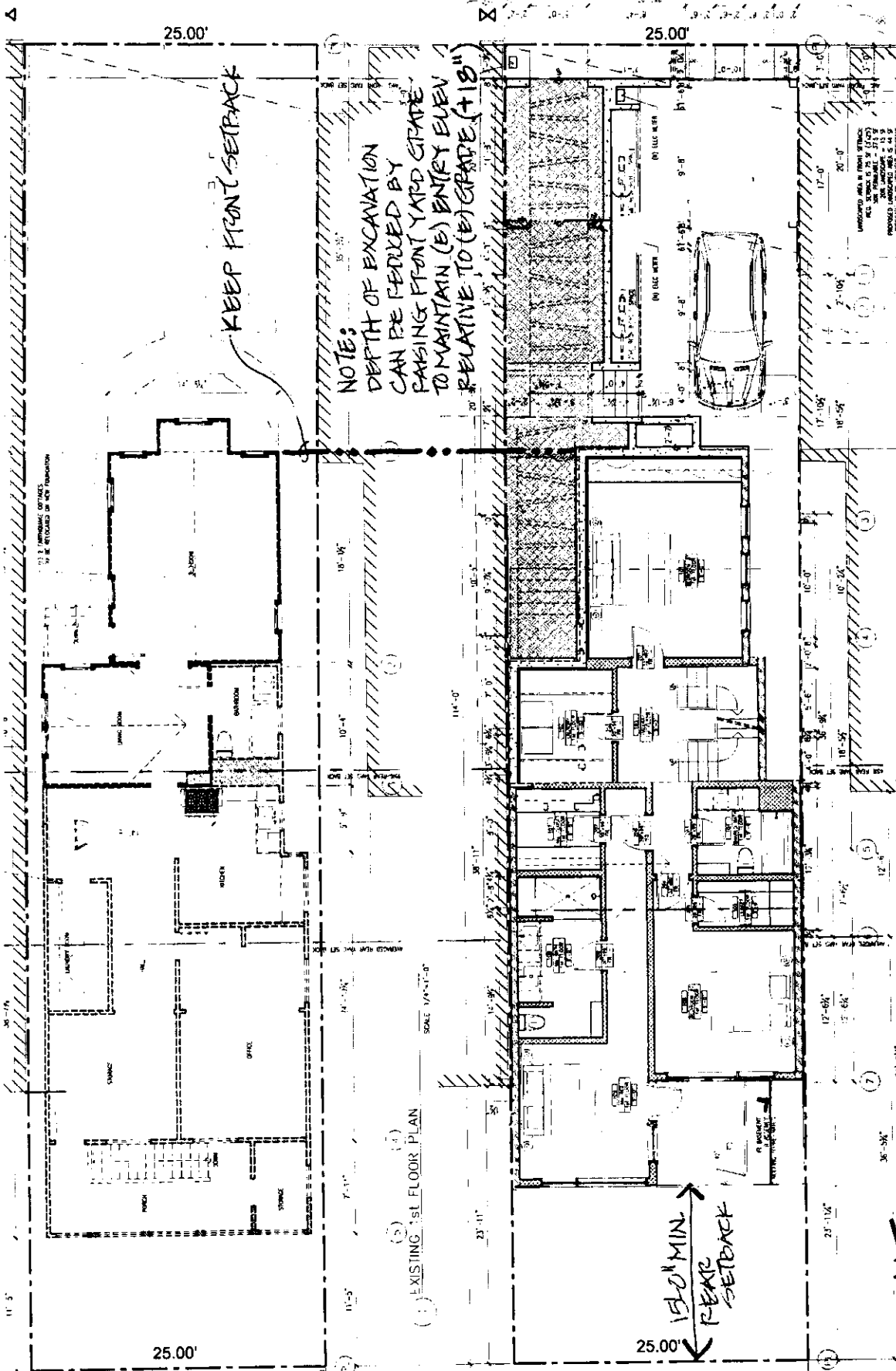
DATE: 12/02/16

RESIDENTIAL REMODEL
369 VALLEY STREET
SAN FRANCISCO, CA 94110
BLOCK 6620 - LOT 033

DATE: 12/02/16
SCALE: 1/4" = 1'-0"

EXISTING AND
PROPOSED
1st FLOOR PLANS

Δ



SYMBOLS / LEGEND

CONCRETE	DOOR TAC
WALL TO BE REMOVED	WALL TAC
EXISTING WALL TO REMAIN	ROOM NAME
EXISTING OUTLINE TO BE RELOCATED	FLOOR FINISH
EXISTING WALL	CEILING HEIGHT
EXISTING WALL	ELEVATION MARK
EXISTING WALL	SECTION MARK

IF:
INSTALL HARD-WIR SMOKE DETECTOR PER CODE 2016 SBC SECTION 907.2.11.2 AND CARBON MONOXIDE
DETECTOR PER CBC SECTION 420 ON EACH FLOOR + N EACH SLEEPING ROOM
ALL BATHROOMS TO BE PROVIDED WITH MECHANICAL VENTILATION TO CONFORM TO CODE SECTION 1203.4.2.1

NOV
DESIGNS + BUILD
LICENSE: B-795

2976 KANSAS ST
SAN FRANCISCO, CA 94110
TEL: 415-628-8944
FAX: 415-628-8944

WWW.NOVDDESIGNS.COM

RESIDENTIAL REMODEL
BLOCK 6620 - LOT 033
SAN FRANCISCO, CA 94110

DATE: 12/02/18
DRAWN BY: J.E.
SCALE: 1/4" = 1'-0"

SHEET 1 OF 1
DATE: 12/02/18
DRAWN BY: J.E.
SCALE: 1/4" = 1'-0"

RESIDENTIAL REMODEL
BLOCK 6620 - LOT 033
SAN FRANCISCO, CA 94110

DATE: 12/02/18
DRAWN BY: J.E.
SCALE: 1/4" = 1'-0"

SHEET 1 OF 1
DATE: 12/02/18
DRAWN BY: J.E.
SCALE: 1/4" = 1'-0"

RESIDENTIAL REMODEL
BLOCK 6620 - LOT 033
SAN FRANCISCO, CA 94110

DATE: 12/02/18
DRAWN BY: J.E.
SCALE: 1/4" = 1'-0"

SHEET 1 OF 1
DATE: 12/02/18
DRAWN BY: J.E.
SCALE: 1/4" = 1'-0"

RESIDENTIAL REMODEL
BLOCK 6620 - LOT 033
SAN FRANCISCO, CA 94110

DATE: 12/02/18
DRAWN BY: J.E.
SCALE: 1/4" = 1'-0"

SHEET 1 OF 1
DATE: 12/02/18
DRAWN BY: J.E.
SCALE: 1/4" = 1'-0"

RESIDENTIAL REMODEL
BLOCK 6620 - LOT 033
SAN FRANCISCO, CA 94110

DATE: 12/02/18
DRAWN BY: J.E.
SCALE: 1/4" = 1'-0"

SHEET 1 OF 1
DATE: 12/02/18
DRAWN BY: J.E.
SCALE: 1/4" = 1'-0"

RESIDENTIAL REMODEL
BLOCK 6620 - LOT 033
SAN FRANCISCO, CA 94110

DATE: 12/02/18
DRAWN BY: J.E.
SCALE: 1/4" = 1'-0"

SHEET 1 OF 1
DATE: 12/02/18
DRAWN BY: J.E.
SCALE: 1/4" = 1'-0"

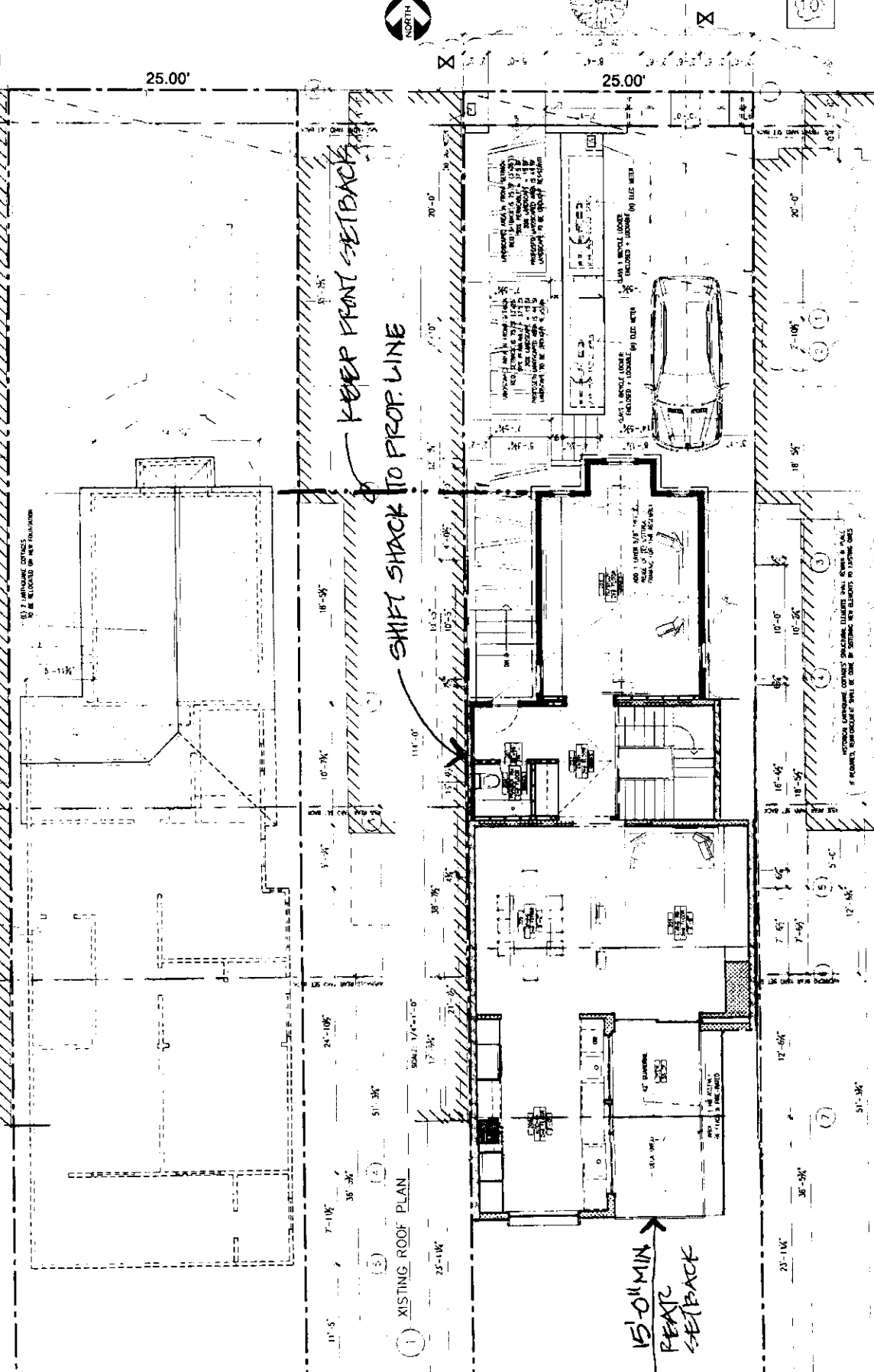
RESIDENTIAL REMODEL
BLOCK 6620 - LOT 033
SAN FRANCISCO, CA 94110

DATE: 12/02/18
DRAWN BY: J.E.
SCALE: 1/4" = 1'-0"

SHEET 1 OF 1
DATE: 12/02/18
DRAWN BY: J.E.
SCALE: 1/4" = 1'-0"

RESIDENTIAL REMODEL
BLOCK 6620 - LOT 033
SAN FRANCISCO, CA 94110

DATE: 12/02/18
DRAWN BY: J.E.
SCALE: 1/4" = 1'-0"



SYMBOLS / LEGEND

	CONCRETE
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE RELOCATED
	NEW WALL
	NEW WALL WITH FIRE RATED WALL
	DOOR
	WINDOW
	WINDOW WITH TRANSOM
	WINDOW WITH TRANSOM AND SCREEN
	WINDOW WITH TRANSOM AND SCREEN AND STORM DOOR

2nd FLOOR PLAN
SCALE: 1/8" = 1'-0"
14 Feb 2003
YES
INSTALL HARD-WIRED SMOKE ALARMS IN EACH SLEEPING ROOM
ELECTOR PER CBC SECTION 420 ON EACH FLOOR + IN EACH SLEEPING ROOM
ALL BATHROOMS TO BE PROVIDED WITH MECHANICAL VENTILATION TO CONFORM TO CODE SECTION 1203.4.2.1

**NOV,
DESIGNS + BUILD
LICENSE: B-7951**

297c KANSAS ST
SAN FRANCISCO
CA 94110
TEL: 415-626-8
FAX: 415-626-8

WWW.NOVADESIGNS.COM

ISSUED AND REVISIONS

SITE REVISIONS
1. 11/14/2023
2. 11/14/2023
3. 11/14/2023
4. 11/14/2023
5. 11/14/2023
6. 11/14/2023
7. 11/14/2023
8. 11/14/2023
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10. 11/14/2023

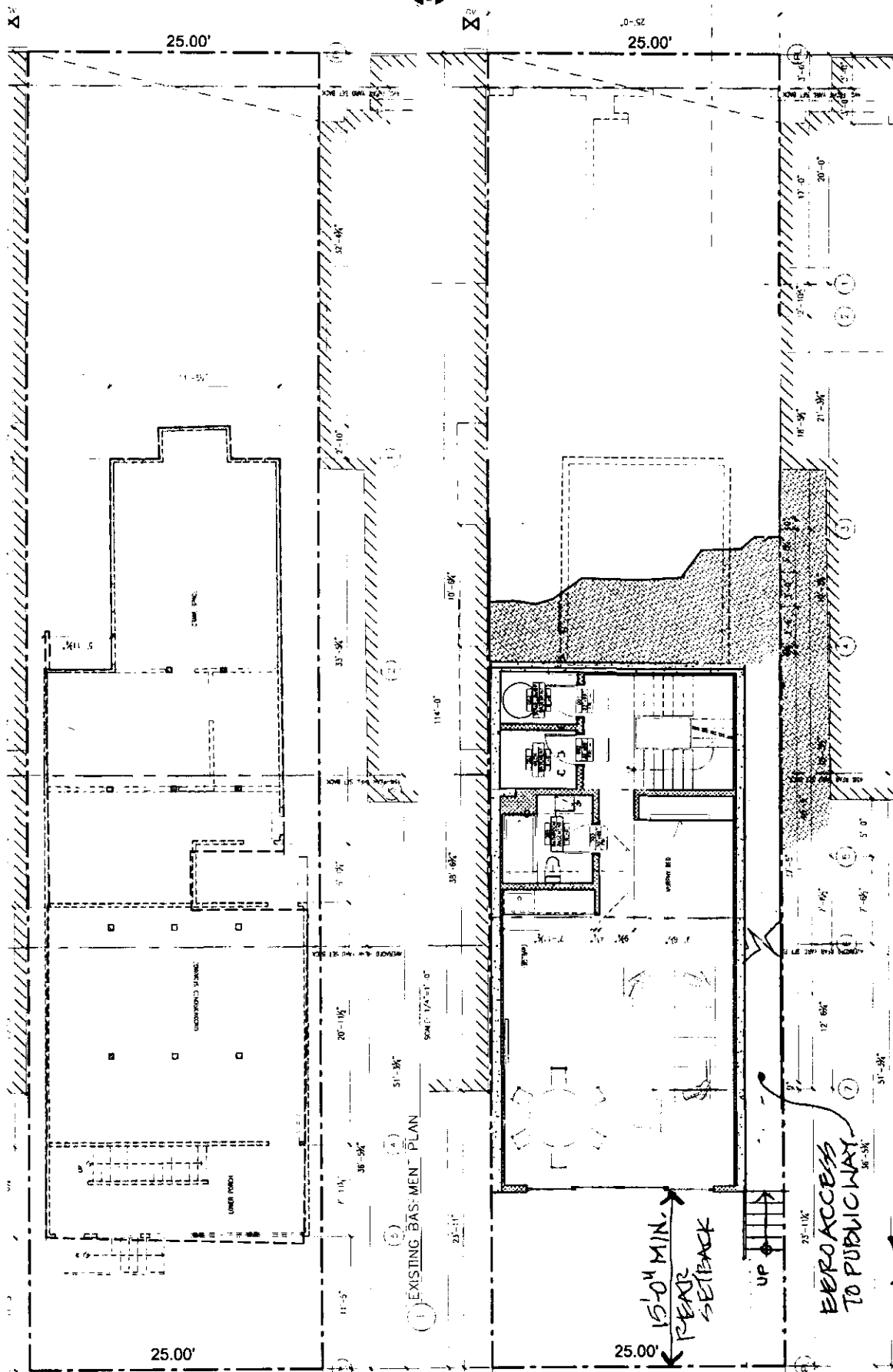
RESIDENTIAL REMODEL
369 VALLEY STREET
SAN FRANCISCO, CA 94110
BLOCK 6620 - LOT 033

DATE: 12/07/18
DRAWN: F.L.
SCALE: 1/4" = 1'-0"

SHEET TITLE
EXISTING AND
PROPOSED
BASEMENT PLAN

A-

SYMBOLS / LEGEND	
	NEW CONCRETE
	WALL TO BE NEWED
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE RELOCATED
	NEW WALL
	FIRE RATED WALL
	DOOR TAG
	WINDOW TAG
	ROOM NAME, FLOOR FINISH, CEILING HEIGHT, ELEVATION MARK, SECTION MARK



DATE: 14 Feb 2023
SCALE: 1/4" = 1'-0"

INSTALL HARD-WIRED SMOKE DETECTOR PER CODE 2016 SFGC SECTION 907.2.11.2 AND CARBON MONOXIDE DETECTOR PER CBC SECTION 420 ON EACH FLOOR + IN EACH SLEEPING ROOM
ALL BATHROOMS TO BE PROVIDED WITH MECHANICAL VENTILATION TO CONFORM TO CODE SECTION 1203.4.2.1

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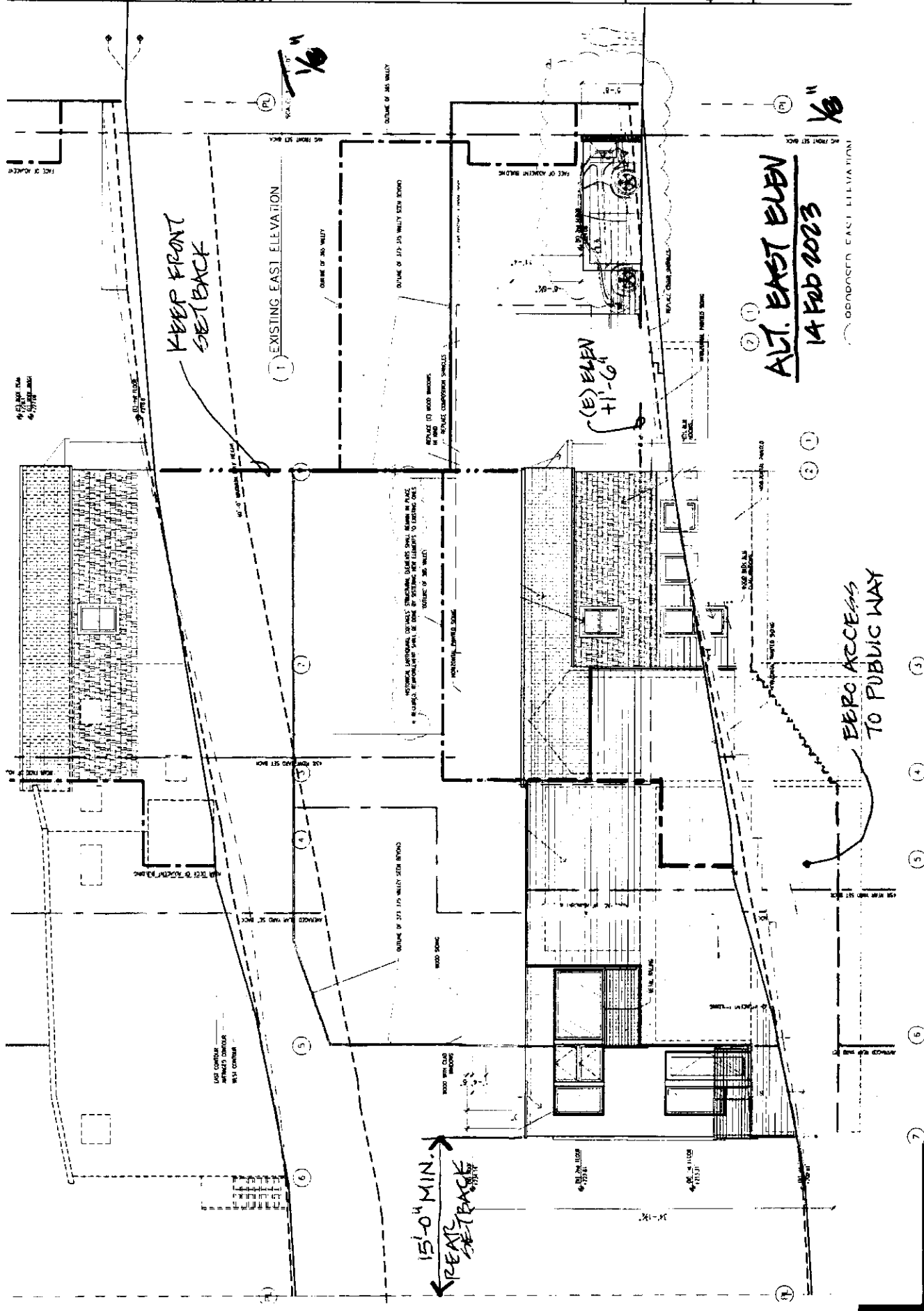


EXHIBIT E

PROJECT INFORMATION

PROJECT ADDRESS 369 VALLEY STREET
San Francisco, CA 94131

BLOCK / LOT 5620 / 033

ZONING DISTRICT RH-2

HEIGHT/BULK LIMITS 40'-X

OCUPANCY	Q-1	RECIPIENT'S UNIT
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U PRIVATE GARAGE

TYPE OF CONSTRUCTION 40 3dmi

TYPE V-B 3dmi

APPLICABLE CODES

APPLICABLE CODES	
2016 California Codes	
2016 California Building Code	2016 San Francisco Building Code Amendments
2016 California Electrical Code	2016 San Francisco Electrical Code Amendments
2016 California Mechanical Code	2016 San Francisco Mechanical Code Amendments
2016 California Plumbing Code	2016 San Francisco Plumbing Code Amendments
2016 California Fire Code	2016 San Francisco Fire Code Amendments
2016 California Building Code	2016 San Francisco Building Code Amendments
2016 California Electrical Code	2016 San Francisco Electrical Code Amendments
2016 California Mechanical Code	2016 San Francisco Mechanical Code Amendments
2016 California Plumbing Code	2016 San Francisco Plumbing Code Amendments
2016 California Fire Code	2016 San Francisco Fire Code Amendments

SCOPE OF WORK

PROJECT DESCRIPTION:
RELOCATION OF TWO EARTHQUAKE COTTAGES. IN ORDER TO
ACCOMMODATE SPACE BELOW, RELOCATION SHALL BE DONE
ACCORDING TO RELOCATION PLAN DATED FEBRUARY 16,
2023.
THE EXISTING EARTHQUAKE COTTAGES WILL BE MOVED
12'-11 1/2" NORTH AND RAISED 7'.
EXISTING UNPERMITTED REAR ADDITION WILL BE REMOVED.
A NEW REAR HORIZONTAL ADDITION 2 STORY, WILL BE BUILT
BEHIND EARTHQUAKE COTTAGES.

RESIDENTIAL REMODEL

Demolish Existing Non Permitted rear addition

1st Floor: Master Suite (Bedroom+Bath+Closet)

2 Bedrooms, 1 Shared Bathroom

Laundry Room

2nd Floor. Kitchen

Living Room

Dining Room

Powder Room

Study / TV Room

PROJECT DATA

	EXISTING	BALANCE	REVENUE	NEW	TOTAL
1 ST FLOOR	6%	-60	855	1268	2168
2 ND FLOOR			455	759	1355
TOTAL	6%	-60	1310	1756	2831

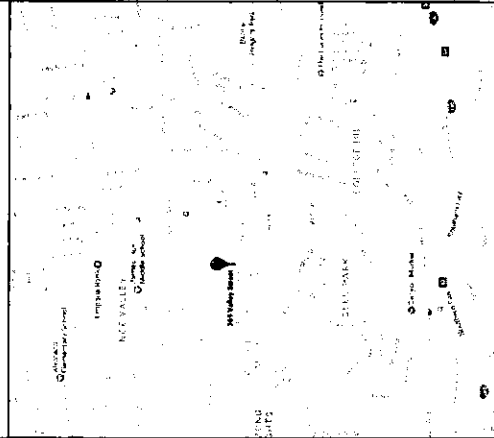
	EXISTING	PROPOSED
CORRELATION TYPE	R-1	R-1
OCCUPANCY	R-1	R-1
CEILING HEIGHT	5'-10"	10'-2"
AREA OF TOWERS/FURNISHMENT	1 story / 1 basement	1 story
NUMBER OF UNITS	1	1
PLUMB LANGUAGE	CM	YES

	EXISTING	NEW	RENTABLE	NEW RENTABLE	TOTAL RENTABLE
1 ST FLOOR	6%	815	815	815	1630
2 ND FLOOR			1156	1156	2292
TOTAL	6%	815	1971	1971	3843

SHEET INDEX:

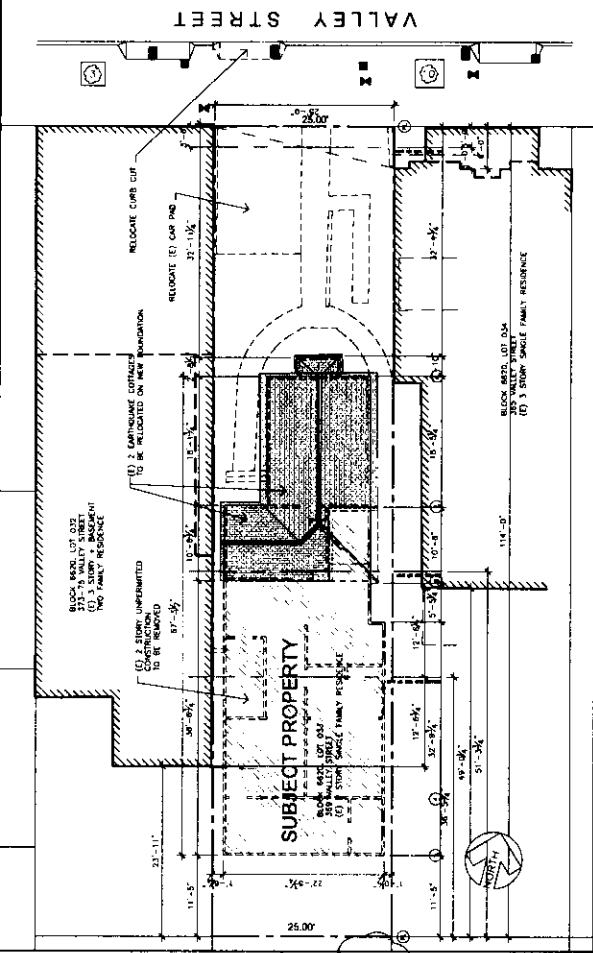
- | | |
|------|-------------------------------------|
| A-0 | 1/8" Sheet Steel Shear Pans |
| A-1 | Topographic Survey |
| A-2 | Existing/Proposed 1st Floor Plan |
| A-3 | Existing/Proposed 2nd Floor Plan |
| A-4 | Existing/Proposed Roof Plan |
| A-5 | Existing + Proposed North Elevation |
| A-6 | Existing + Proposed South Elevation |
| A-7 | Existing West Elevation |
| A-8 | Proposed West Elevation |
| A-9 | Existing East Elevation |
| A-10 | Proposed East Elevation |
| A-11 | Proposed Sections |
| A-12 | Construction Calculations |
| A-13 | Window Detail |
| A-14 | Door Detail |

VICINITY MAP:



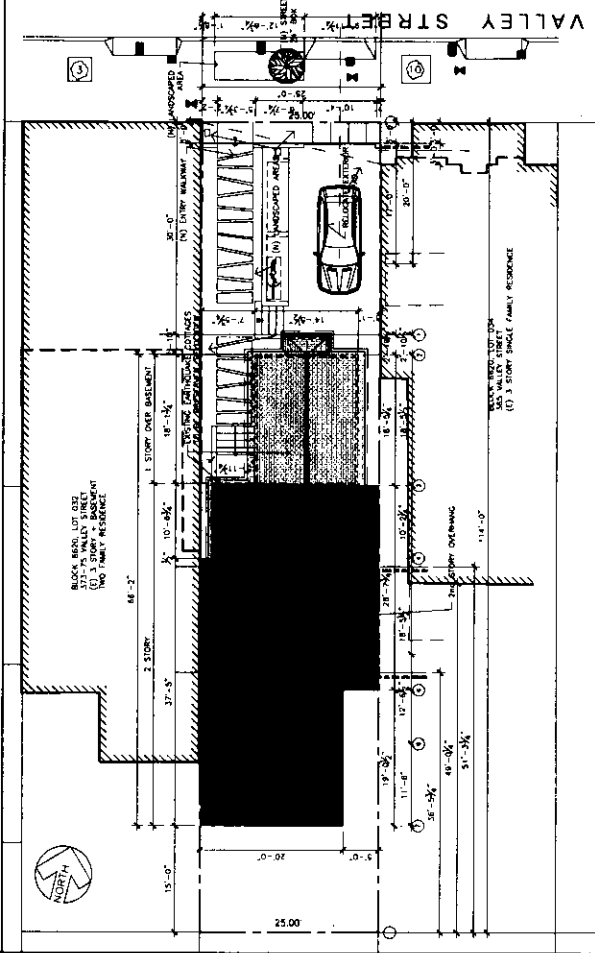
EXISTING SITE PLAN

1.8"=1'-0"



PROPOSED SITE PLAN

1/8"=1'-0"



NOVA
DESIGNS + BUILDS
LICENSE: B-7956693

297c KANSAS Street
SAN FRANCISCO
CA, 94103
TEL: 415-626-8868
FAX: 415-626-8936

WWW.NOVADESIGNSBUILDS.COM

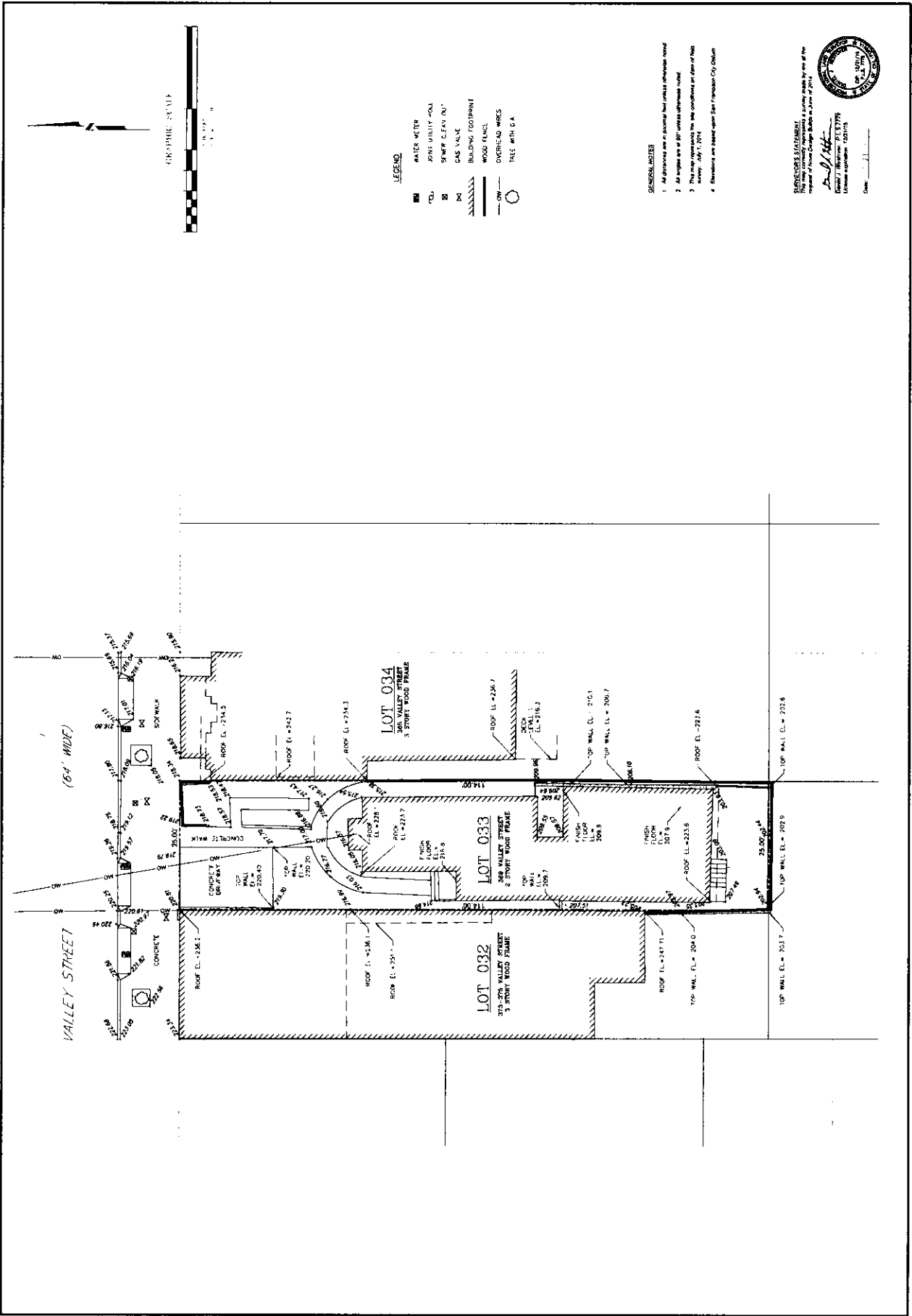
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RESIDENTIAL REMODEL
369 VALLEY STREET
SAN FRANCISCO, CA 94110
BLOCK 6620 - LOT 033

JOB# 306
DATE 12/02/18
OWN FJL
SCALE AS NOTED
SHEET TITLE
COVER SHEET

A-O



NOVA
DESIGNS + BUILDS
LICENSE: B-795693

297c KANSAS Street
SAN FRANCISCO
CA, 94103
TEL: 415-626-8868
FAX: 415-626-8936
WWW.NOVADESIGNS.COM

R-9

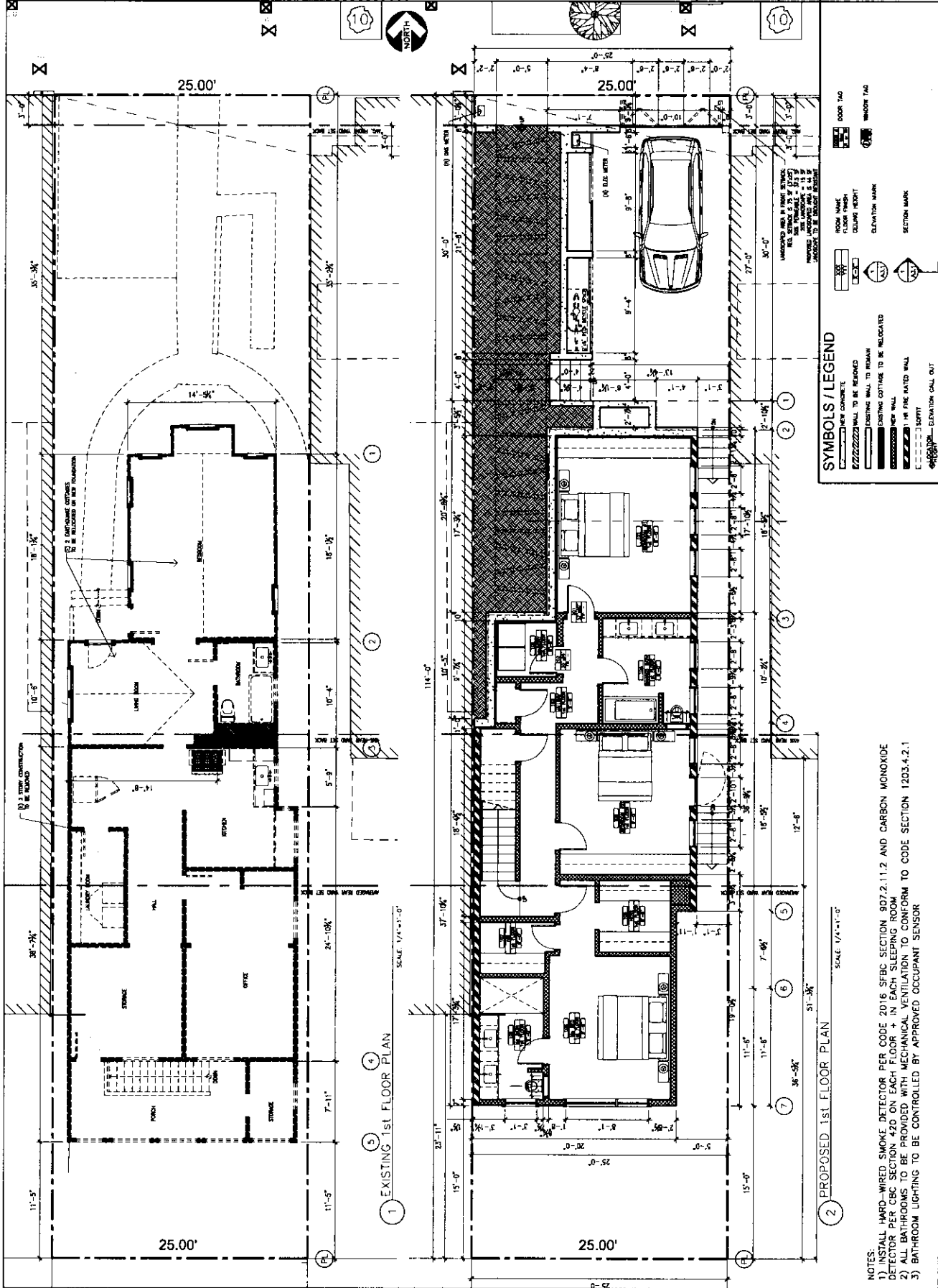
REV	DATE	DESCRIPTION
1	08/20/16	ISSUED FOR PERMITS
2	08/20/16	ISSUED FOR PERMITS
3	08/20/16	ISSUED FOR PERMITS
4	08/20/16	ISSUED FOR PERMITS
5	08/20/16	ISSUED FOR PERMITS
6	08/20/16	ISSUED FOR PERMITS
7	08/20/16	ISSUED FOR PERMITS
8	08/20/16	ISSUED FOR PERMITS
9	08/20/16	ISSUED FOR PERMITS
10	08/20/16	ISSUED FOR PERMITS

RESIDENTIAL REMODEL
369 VALLEY STREET
SAN FRANCISCO, CA 94110
BLOCK 6620 - LOT 033

DATE: 12/02/16
DRAWN: J.L.
CHECKED: J.L.
SCALE: 1/4" = 1'-0"

EXISTING AND
PROPOSED
1ST FLOOR PLANS

A-1



- NOTES:
- 1) INSTALL HARD-WIRED SMOKE DETECTOR PER CODE 2016 SFGS SECTION 907.2.2.11.2 AND CARBON MONOXIDE DETECTOR PER CBC SECTION 430 ON EACH FLOOR IN EACH SLEEPING ROOM.
 - 2) ALL BATHROOMS TO BE PROVIDED WITH MECHANICAL VENTILATION TO CONFORM TO CODE SECTION 1203.4.2.1
 - 3) BATHROOM LIGHTING TO BE CONTROLLED BY APPROVED OCCUPANT SENSOR

NOVA
DESIGNS + BUILDS
LICENSE: B-795693

297c KANSAS Street
SAN FRANCISCO
CA. 94103
TEL: 415-626-8868
FAX: 415-626-9936
WWW.NOVADESIGNSBUILDS.COM

R-9

SEALING AND REPAIRS

1. EXISTING ROOF PLAN

2. PROPOSED 2nd FLOOR PLAN

3. EXISTING ROOF PLAN

4. EXISTING ROOF PLAN

5. EXISTING ROOF PLAN

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64. EXISTING ROOF PLAN

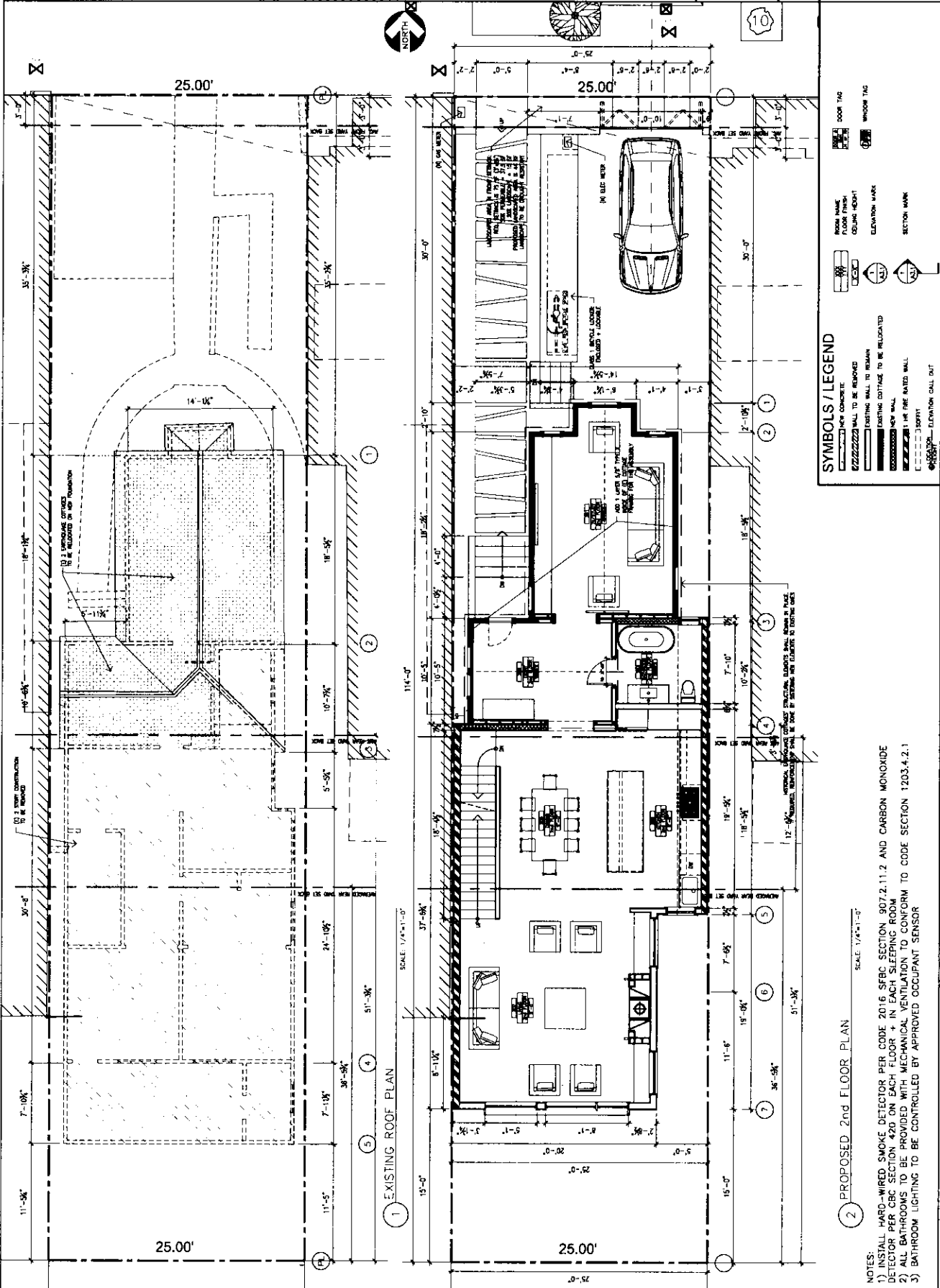
65. EXISTING ROOF PLAN

RESIDENTIAL REMODEL
369 VALLEY STREET
SAN FRANCISCO, CA 94110
BLOCK 6620 - LOT 033

DATE: 12/02/16
DRAWN: F.J.L.
SCALE: 1/8" = 1'-0"

SHEET TITLE
(E) ROOF PLAN
(N) 2nd FLOOR PLAN

A-2



NOTES:

- 1) INSTALL HARD-WIRED SMOKE DETECTOR PER CODE 2016 SPBC SECTION 907.2.11.2 AND CARBON MONOXIDE DETECTOR PER CBC SECTION 420 ON EACH FLOOR + IN EACH SLEEPING ROOM.
- 2) ALL BATHROOMS TO BE PROVIDED WITH MECHANICAL VENTILATION TO CONFORM TO CODE SECTION 1203.4.2.1
- 3) BATHROOM LIGHTINGS TO BE CONTROLLED BY APPROVED OCCUPANT SENSOR

SCALE: 1/4"=1'-0"

SCALE 1/4"=1'-0"

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9
10

[illegible]

RESIDENTIAL REMODEL
369 VALLEY STREET
SAN FRANCISCO, CA 94110
BLOCK 6620 - LOT 033

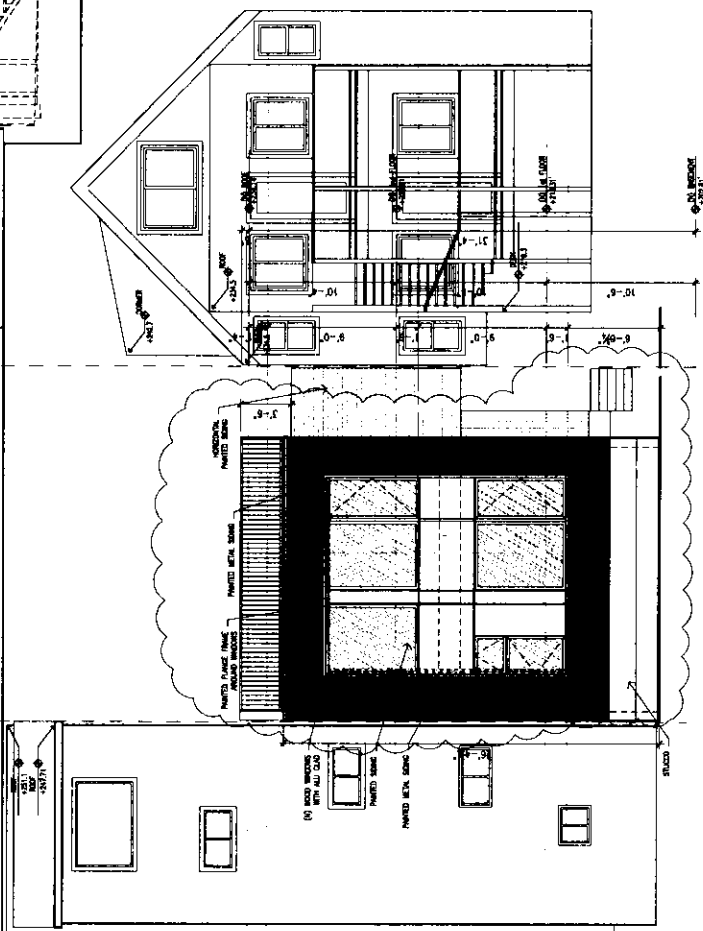
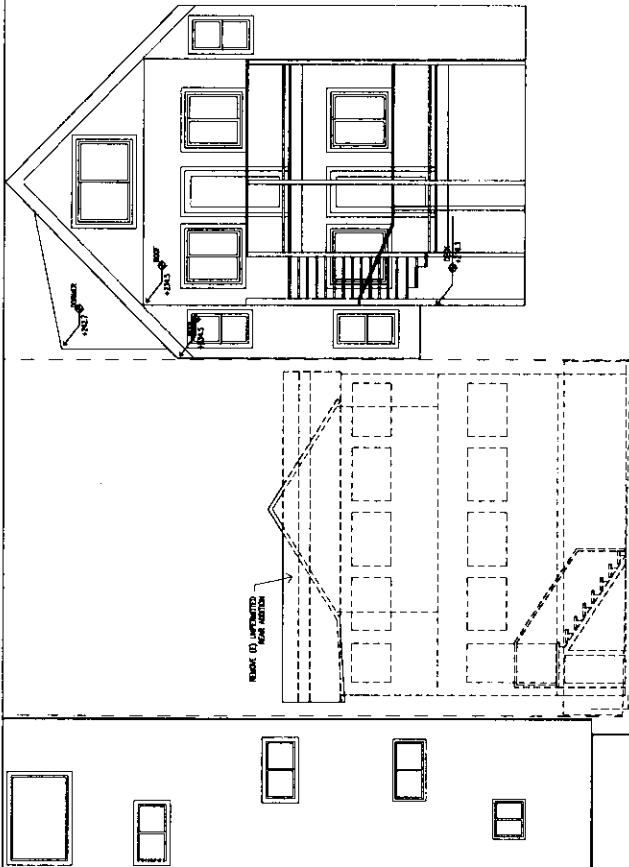
JOBS 398
DATE 12/02/16
OWN FJL
SCALE 1/4" = 1'-0"

SHEET 77.6
SOUTH
ELEVATION

A-5

4 PROPOSED REAR (SOUTH) ELEVATION

3 EXISTING REAR (SOUTH) ELEVATION



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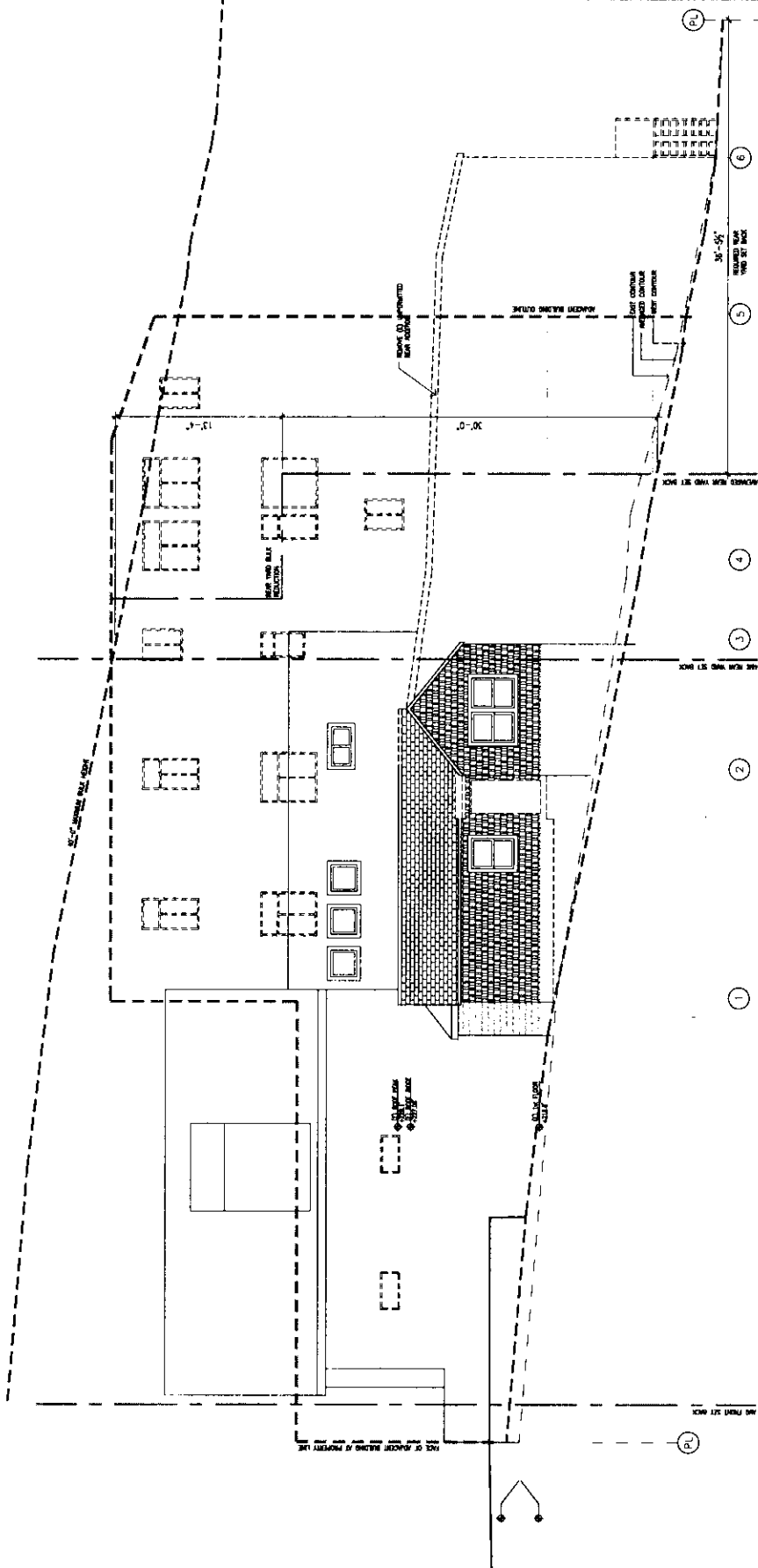
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08/15/18			SITE	REMARKS	F.S.
08/30/18			SITE	REMARKS	F.S.
09/02/21			SITE	REMARKS	F.S.
11/28/02			SITE	REMARKS	F.S.
03/17/23			SITE	REMARKS	F.S.
03/25/23			PROJECT	REDUCTION	F.S.
04/11/23			REAR	REDUCTION	F.S.
04/16/23			15	FEAR	YARD

RESIDENTIAL REMODEL
369 VALLEY STREET
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JOB# 3985
DATE 12/02/18
OWN FLL
SCALE 1/4" = 1'-0"

ANALYST 717.E
EXISTING
WEST ELEVATION

A-6a



1 EXISTING WEST ELEVATION

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R-9
LEGEND AND REVISIONS

NOVA	DATE	BY	CHKD	DATE	BY	CHKD
NOVA	12/20/16	NOVA	NOVA	12/20/16	NOVA	NOVA
NOVA	12/20/16	NOVA	NOVA	12/20/16	NOVA	NOVA
NOVA	12/20/16	NOVA	NOVA	12/20/16	NOVA	NOVA
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NOVA	12/20/16	NOVA	NOVA	12/20/16	NOVA	NOVA

RESIDENTIAL REMODEL
369 VALLEY STREET
SAN FRANCISCO, CA 94110
BLOCK 6620 - LOT 033

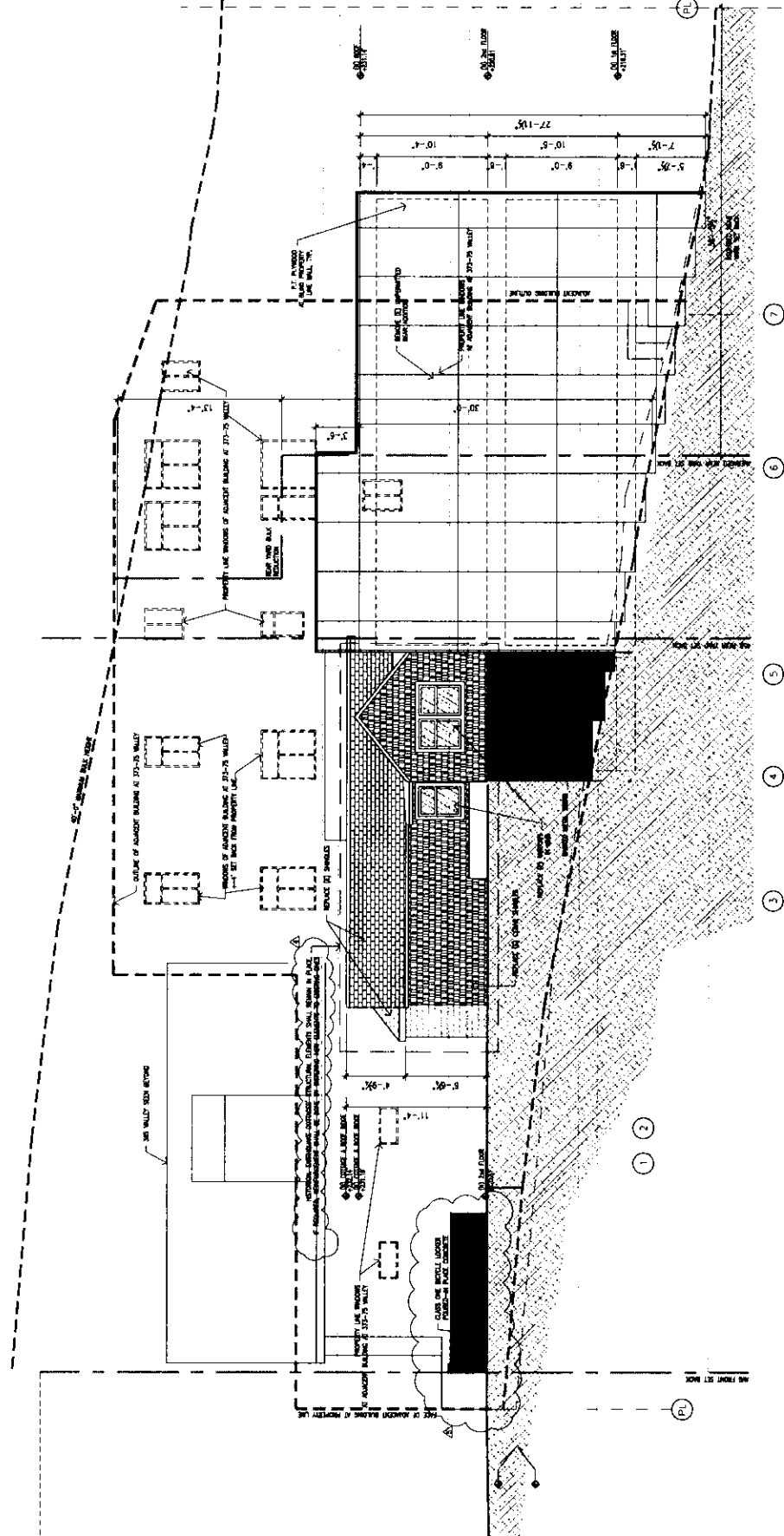
NOVA
DATE: 12/20/16
BY: NOVA
CHKD: NOVA
SCALE: 1/4" = 1'-0"

PROPOSED
WEST ELEVATION

A-6b

2 PROPOSED WEST ELEVATION

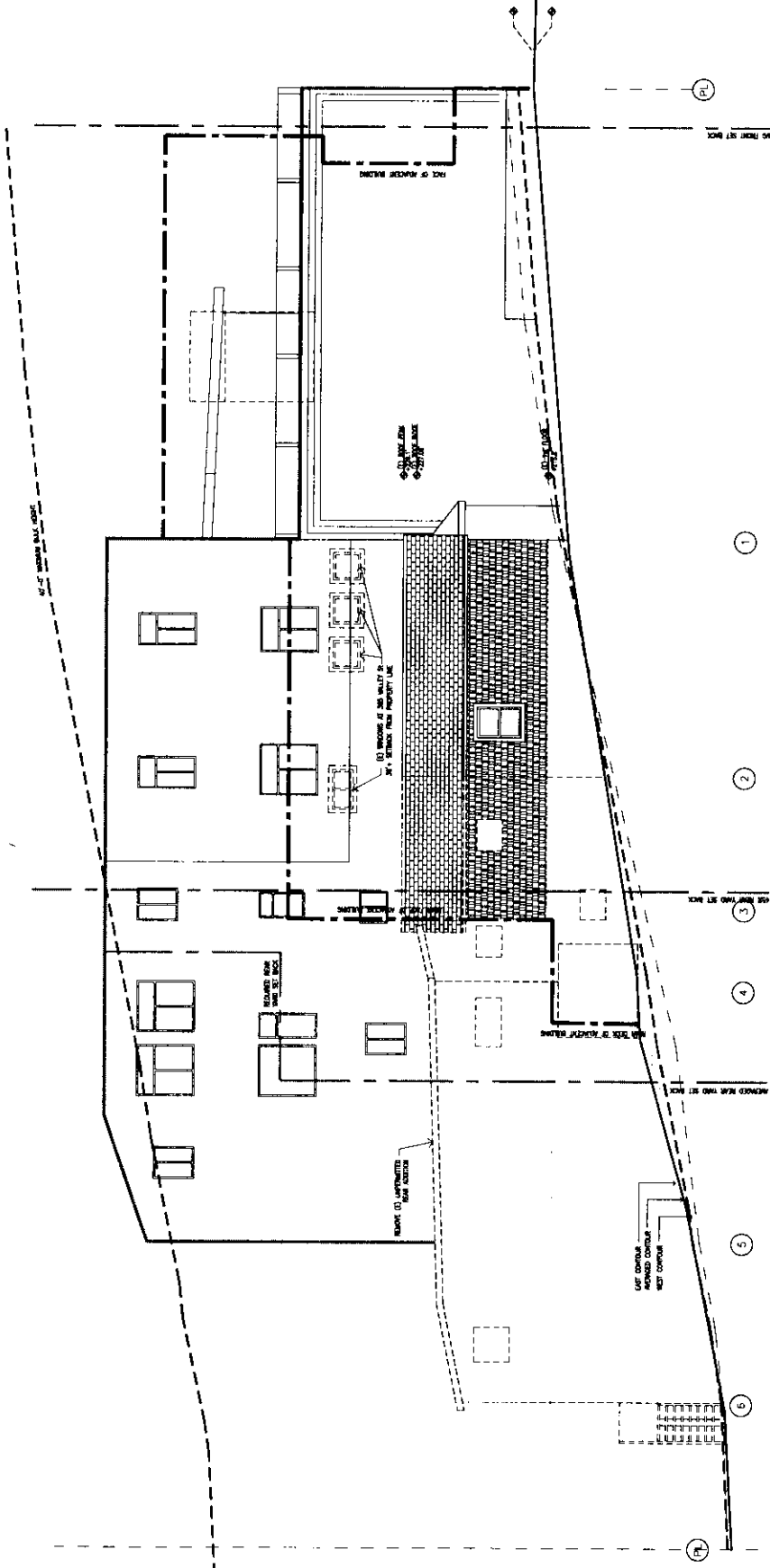
SCALE 1/4"=1'-0"



297c KANSAS Street
SAN FRANCISCO
CA. 94103
TEL: 415-626-8868
FAX: 415-626-8936

id	id	id	id
0000007	SITE RESOLUTION	P.A.	P.A.
0000008	SITE RESOLUTION	P.A.	P.A.
0000009	SITE PERMIT REVIEWS	P.A.	P.A.
0000010	SITE PERMIT REVIEWS	P.A.	P.A.
0000011	SITE PERMIT REVIEWS	P.A.	P.A.
0000012	SITE PERMIT REVIEWS	P.A.	P.A.
0000013	PRODUCT RESOLUTION	P.A.	P.A.
0000014	REAR SIDE RESOLUTION	P.A.	P.A.
0000015	REAR SIDE RESOLUTION	P.A.	P.A.

A-7a



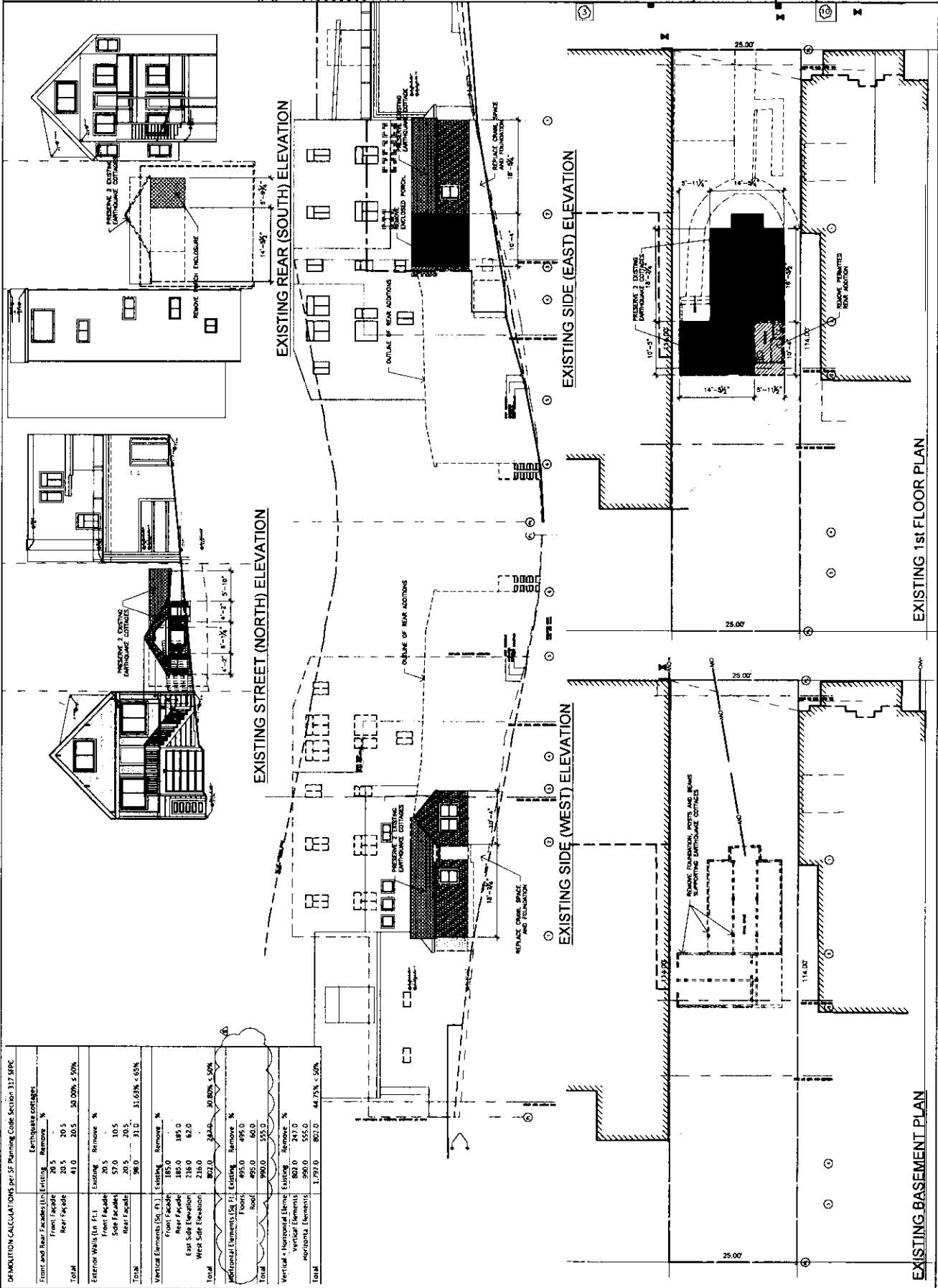
1 EXISTING EAST ELEVATION

SCALE: 1/4"=1'-0"

SCALE: 1/4" = 1'-0"

DEMOLITION CALCULATIONS per SF Planning Code Section 317.5FPC

		Earthquake Categories	
Front and Rear Facades (In Existing)		Remove	%
Front Facade	20.5	20.5	100%
Rear Facade	20.5	20.5	100%
Total	41.0	41.0	100%
Exterior Walls (In F.I.)		Remove	%
Front Facade	57.0	10.5	18.4%
Side Facade	20.5	20.5	100%
Total	77.5	31.0	39.9%
Vertical Elements (In F.I.)		Remove	%
Front Facade	185.0	109.0	58.9%
Side Facade	135.0	135.0	100%
East Side Elevation	238.0	62.0	26.1%
West Side Elevation	238.0	62.0	26.1%
Total	596.0	368.0	61.7%
Horizontal Elements (In F.I.)		Remove	%
Floor	495.0	495.0	100%
Roof	990.0	555.0	56.1%
Total	1485.0	1050.0	70.8%
Vertical + Horizontal Elements (In F.I.)		Remove	%
Vertical Elements	802.0	247.0	30.8%
Horizontal Elements	1,793.0	802.0	44.7%
Total	2,595.0	1,049.0	40.4%



EXISTING BASEMENT PLAN

EXISTING 1st FLOOR PLAN

A-9

DEMOLITION CALCULATIONS

DATE: 08/06/17
DRAWN: JAS NOTED

RESIDENTIAL REMODEL
369 VALLEY STREET
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BLOCK 6620 - LOT 033

R-7

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EXHIBIT F



C o m m u n i t y B o a r d s

Resolution Agreement

On December 13, 2023, the people whose signatures appear below met with a Community Boards panel and, with their assistance, reached the following agreements and new understandings:

1. The project sponsors acknowledge that we presented the alternate, 15-foot rear yard, scheme to the Planning Department. If that had been accepted, we would have proceeded with that plan in order to resolve neighborhood concerns and despite preferring the proposed 25' rear yard scheme.
2. The project sponsor agrees to incorporate, in concept, the notes in Attachment B of "Draft Settlement Agreement (Revision #2)" into the plan and permit documents, as described in this attachment, in order to insure conformity with the Secretary of Interiors Standards and the California Historical Building Code.
3. The project sponsor and Marc Norton would prefer, with Planning's approval, to replace the roof deck picket railing with a glass railing to reduce visual impact.
4. The project sponsor and Marc Norton agree to #4 and #5 of the "Draft Settlement Agreement (Revision #2)" as written

We understand that this agreement is confidential unless all parties state otherwise in this document. We also understand that this agreement is not legally binding. After the parties leave Community Boards, if all parties agree, we may later decide to make this document legally binding by stating so in writing. Community Boards strongly urges us to seek professional (legal, tax, psychological, etc.) assistance and counsel before finalizing any such agreement.

Printed Name:

Neal Mangul
MARC NORTON
FABIAN LANNOCCE

Signature

[Signature]
[Signature]
[Signature]

Date:

12/13/23
12/13/23
12/13/23

DRAFT SETTLEMENT AGREEMENT (Revision #2)

Pursuant to the Community Boards mediation on Wednesday, December 13, 2023, the undersigned agree to the following:

1)

The project sponsor agrees to set aside the current plans and instead build the alternate plan as sketched in the attached four-page planning document, dated February 14, 2023 – *if the Planning Department staff agrees to support this alternate plan, and if the Zoning Administrator grants the necessary variance.*

Signature (Project Sponsor)

Date

2)

The project sponsor agrees to incorporate the notes in Attachment B into the plan and permit documents, as described in this attachment, in order to insure conformity with the Secretary of Interiors Standards and the California Historical Building Code.

Signature (Project Sponsor)

Date

3)

The project sponsor agrees that they will not include any roof deck in their construction plans.

Signature (Project Sponsor)

Date

4)

The project sponsor and Marc Norton agree to work collaboratively to raise funds and install appropriate historical signage about the 369 Valley Street Earthquake Shack Cottage in a publicly accessible place in front of the new home, perhaps in the sidewalk.

Signature (Project Sponsor)

Date

Signature (Marc Norton)

Date

5) If the project sponsor agrees to the above four (4) proposals, and the Planning Department staff agrees to support the alternate plan described in Proposal #1, Marc Norton agrees that:

A) He will not file for a discretionary review hearing.

B) If someone else files for a discretionary review hearing, he will publicly support and testify for the project sponsor.

C) He will publicly support and testify for the necessary variance.

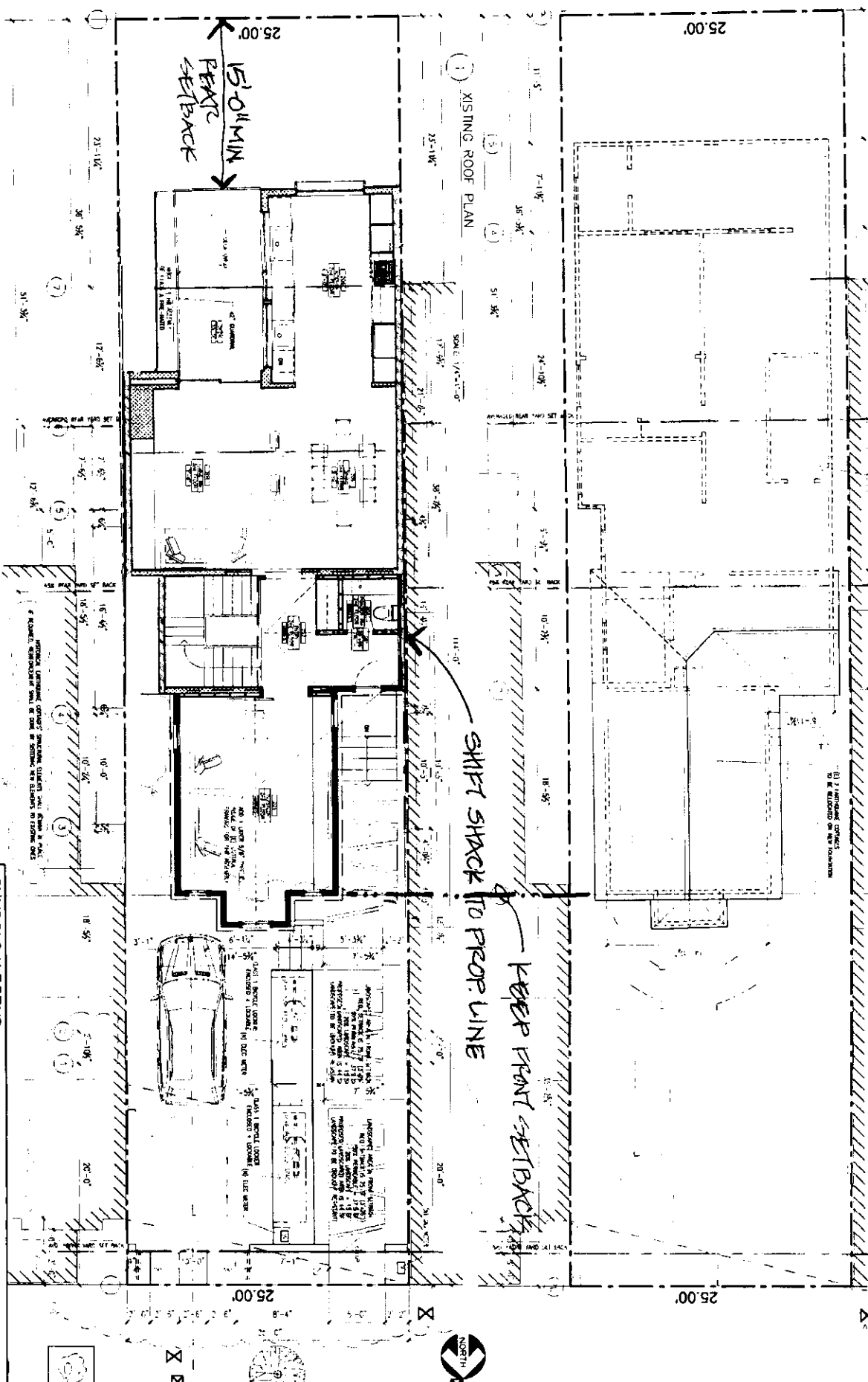
Signature (Marc Norton)

Date

ATTACHMENT A

**Alternate plan,
February 2023
(4 pages)**

NOV
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LICENSE: B-7999



2nd FLOOR PLAN

SCALE 1/8" = 1'-0"

14 Feb 2023

RESIDENTIAL REMODEL
369 VALLEY STREET
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BLOCK 6620 - LOT 033

SYMBOLS / LEGEND

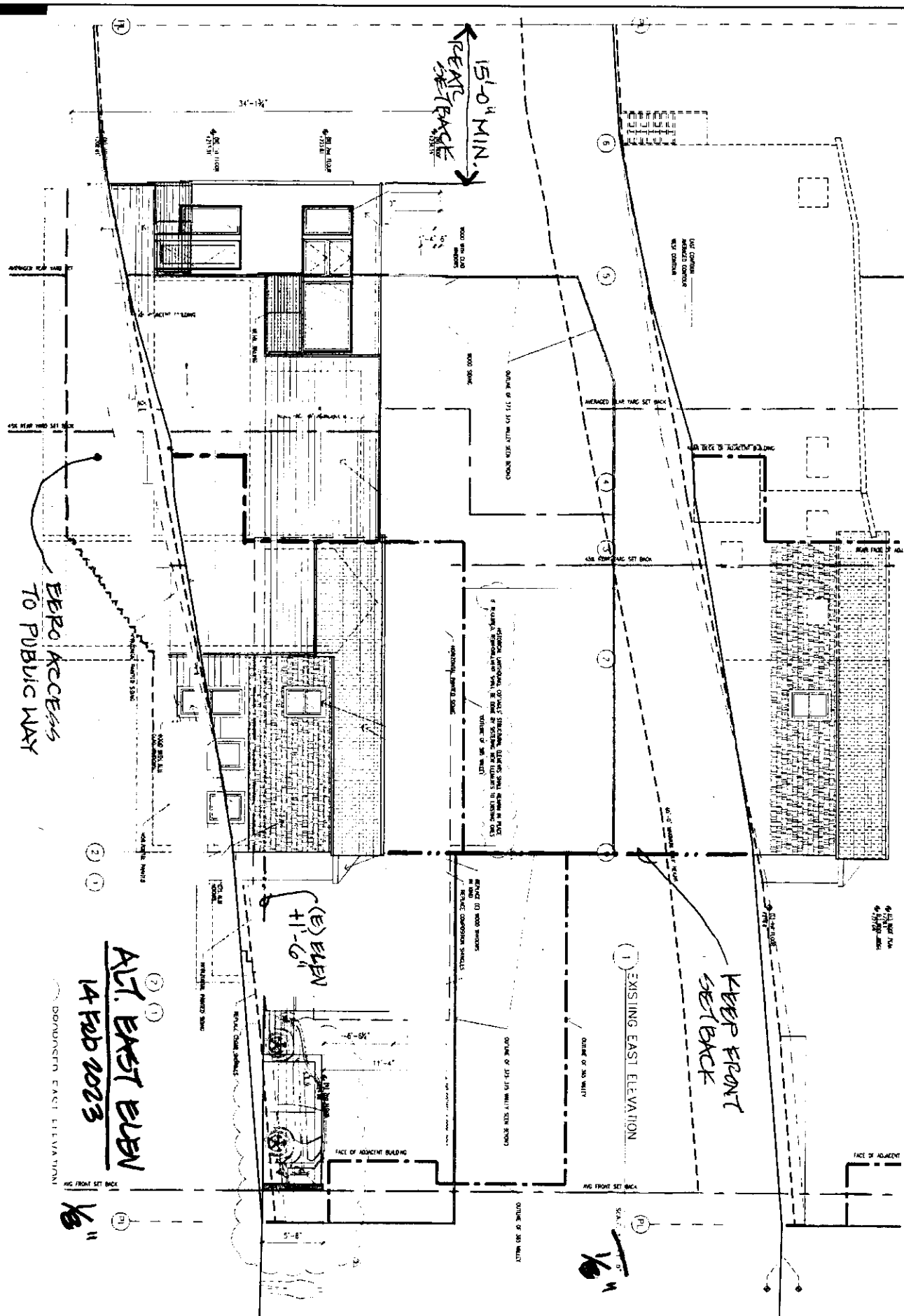
- NEW CONCRETE
- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE RELOCATED
- NEW WALL TO BE ADDED
- ROOM NAME
- FLOOR FINISH
- CEILING HEIGHT
- CLIMATE NAME
- SECTION MARK
- ROOM TAG
- WINDOW TAG

RESIDENTIAL REMODEL
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SAN FRANCISCO, CA 94110
BLOCK 6620 - LOT 033

NOV
DESIGNS + BUILD
LICENSE: B-795
297c KANSAS ST
SAN FRANCISCO, CA 94110
TEL: 415-626-8
FAX: 415-626-8

DATE: 11-1-23
DRAWN: J. L. LEE
CHECKED: J. L. LEE
APPROVED: J. L. LEE





NOV,
DESIGNS + BUILD
LICENSE: B-795

287C KANSAS ST
SAN FRANCISCO
CA 94
TEL: 415-626-8
FAX: 415-626-8

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PROJECT
RESIDENTIAL REMODEL
369 VALLEY STREET
SAN FRANCISCO, CA 94110

BLOCK 6620 - LOT 033

DATE: 12/20/23
DRAWN: J. B. BROWN
SCALE: 1/8" = 1'-0"

EAST ELEVATION

ATTACHMENT B

**Notes regarding
the Secretary of the Interiors Standards for Rehabilitation
and the California Historical Building Code
(3 pages)**

ATTACHMENT B

The following notes shall be placed on the building permit documents and referenced during construction.

1. The project shall conform to the Secretary of the Interiors Standards for Rehabilitation (STANDARDS). In addition all historic materials shall be repaired before replacement. Proper understanding of historic preservation work shall be evidenced by the use of qualified workers having thorough understanding of and experience with preservation construction technologies. See notes below.

2. The applicable code for the historic preservation component of the project shall be the 2022 CA Historical Building Code (CHBC) and shall be stated on the plans. The Project Architect and the Project Engineer shall use this code to the fullest extent to support the Rehabilitation of the project, including, but not limited to, the energy conservation section (8-901.5), archaic materials (8-801.3), and structural sections. Note that additions that are structurally unified with the historic building follow the Energy Commission finding:

AS PER CALIFORNIA ENERGY COMMISSION – EFFICIENCY, RENEWABLES, AND DEMAND ANALYSIS DIVISION'S BLUEPRINT NEWSLETTER (ISSUE #56), STATES, "ADDITIONS WHICH ARE STRUCTURALLY SEPARATED FROM THE HISTORICAL BUILDING ARE NOT EXEMPT FROM THE ENERGY EFFICIENCY STANDARDS AND MUST COMPLY WITH CURRENT BUILDING CODES."

CONSEQUENTLY, ALL ADDITIONS THAT ARE STRUCTURALLY UNIFIED WITH THE HISTORIC BUILDING FOLLOW THE CHBC.

3. General historic preservation notes to the contractor shall be placed on the drawings. Sample language is provided below. This includes process and product submittals that confirm the approach each contractor / worker will take PRIOR to the implementation of the work, and shall show conformance with the Standards and CHBC.

STANDARDS FOR REHABILITATION

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.

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 A PROPERTY WILL BE AVOIDED.

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.

4. CHANGES TO A PROPERTY THAT HAVE ACQUIRED HISTORIC SIGNIFICANCE IN THEIR OWN RIGHT WILL BE RETAINED AND PRESERVED.
5. DISTINCTIVE MATERIALS, FEATURES, FINISHES AND CONSTRUCTION TECHNIQUES OR EXAMPLES OF CRAFTSMANSHIP THAT CHARACTERIZE A PROPERTY WILL BE PRESERVED.
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.
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.
8. ARCHEOLOGICAL RESOURCES WILL BE PROTECTED AND PRESERVED IN PLACE. IF SUCH RESOURCES MUST BE DISTURBED, MITIGATION MEASURES WILL BE UNDERTAKEN.
9. NEW ADDITIONS, EXTERIOR ALTERATIONS OR RELATED NEW CONSTRUCTION WILL NOT DESTROY HISTORIC MATERIALS, FEATURES AND SPATIAL RELATIONSHIPS THAT CHARACTERIZE THE PROPERTY. THE NEW WORK WILL BE DIFFERENTIATED FROM THE OLD AND WILL BE COMPATIBLE WITH THE HISTORIC MATERIALS, FEATURES, SIZE, SCALE AND PROPORTION, AND MASSING TO PROTECT THE INTEGRITY OF THE PROPERTY AND ITS ENVIRONMENT.
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.

FOR COMPLEX TEXT AND THE GUIDELINES, GO TO:

<https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>

REPLACEMENT OF MISSING HISTORICAL ELEMENTS

1. ALL WORK FOR THIS PROJECT SHALL CONFORM TO THE SECRETARY OF THE INTERIOR STANDARDS FOR REHABILITATION. THESE STANDARDS ARE LISTED ON THIS SHEET.
2. THE REPLACEMENT OF MISSING HISTORICAL CONSTRUCTION ELEMENTS REQUIRES THE FULL ATTENTION AND COOPERATION OF THE CONTRACTOR. THE CONTRACTOR SHOULD DEVELOP A SYSTEM OR PROCESS OF RECORDATION PRIOR TO THE START OF ANY WORK.
3. EVERY EFFORT SHALL BE MADE TO REPAIR, RATHER THAN REPLACE, EXISTING ELEMENTS. SUCH REPAIR MAY INCLUDE REPLACEMENT OF EXTENSIVELY DETERIORATED OR MISSING ELEMENTS.

4. HISTORICAL PHYSICAL AND PICTORIAL DOCUMENTATION, IN ADDITION TO SURVIVING PROTOTYPES, WILL BE THE BASIS FOR ANY HISTORIC RESTORATION. MEASURE AND DOCUMENT ALL EXISTING DETAILS PRIOR TO START OF ANY REPAIR OR REPLACEMENT WORK,
5. THE USE OF SALVAGED MATERIALS IS STRONGLY ENCOURAGED AS A MEANS OF REPLACING FEATURES NO LONGER COMMONLY AVAILABLE. THIS OPTION SHALL BE GIVEN THE HIGHEST PRIORITY WHEN IT IS NOT FEASIBLE TO REPAIR A DETERIORATED ELEMENT.
6. CONTRACTOR SHALL DOCUMENT THE LOCATION, ORIENTATION AND ANY OTHER INFORMATION THAT WILL AID IN THE CORRECT REINSTALLATION OF AN ELEMENT PRIOR TO REMOVAL AND STORAGE OF THAT ELEMENT AS REQUIRED BY THE CONTRACT DOCUMENTS OR AS MIGHT BE REQUIRED TO ALLOW OTHER WORK TO PROCEED.
7. PROTECT ALL EXISTING ELEMENTS DURING ALL PHASES OF CONSTRUCTION WORK.
8. CONTRACTOR SHALL PROVIDE HISTORICAL ELEMENT SHOP DRAWINGS AS OUTLINED BELOW.
9. CONTRACTOR SHALL MEASURE AND DOCUMENT ON HISTORICAL ELEMENT SHOP DRAWINGS THE "GHOSTING" OF MISSING ELEMENTS REQUIRING REPLACEMENT AND THEIR LOCATIONS. THE CONTRACTOR SHALL ALSO RECORD ON THESE SHOP DRAWINGS ANY OTHER RELEVANT INFORMATION REGARDING THESE MISSING ELEMENTS THAT CAN BE GLEANED FROM THE FIELD. THESE MEASUREMENTS SHALL BE RECORDED ONTO THESE SHOP DRAWINGS AT AN APPROPRIATE SCALE AND SUBMITTED TO THE ARCHITECT FOR REVIEW.
10. THE CONTRACTOR SHALL NOTE ON THE HISTORICAL ELEMENT SHOP DRAWINGS THE MATERIALS OF IN SITU ELEMENTS AND PROPOSE ALTERNATIVE MATERIALS, SHOULD THE IN SITU MATERIALS NO LONGER BE AVAILABLE.
11. THE HISTORICAL ELEMENT SHOP DRAWINGS SHALL SHOW HOW THE CONTRACTOR INTENDS TO FABRICATE AND INSTALL THESE ELEMENTS. THE ARCHITECT WILL REVIEW THESE SHOP DRAWINGS FOR DESIGN INTENT.
12. ONCE THE ARCHITECT HAS HAD AN OPPORTUNITY TO REVIEW THESE SHOP DRAWINGS, THE ARCHITECT AND CONTRACTOR SHALL ARRANGE A SPECIAL COORDINATION MEETING TO REVIEW THE INTERPRETATION PROPOSED BY THE ARCHITECT AND THE RECONSTRUCTION METHOD PROPOSED BY THE CONTRACTOR.
13. THE ARCHITECT WILL THEN ISSUE THE REVIEWED HISTORICAL ELEMENT SHOP DRAWINGS TO THE CONTRACTOR WITH APPROPRIATE COMMENTS.

EXHIBIT G



EARTHQUAKE SHACKS THEME DOCUMENT

CONTEXT: RESIDENTIAL (1848-1989)

SUB CONTEXT: SINGLE-FAMILY

Adopted November 17, 2021



San Francisco
Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

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Preface

The development of Earthquake Shacks in San Francisco is a theme identified within the Residential Historic Context Statement's Single-Family Sub-Context, developed as part of the City's SFSurvey Cultural Resources Survey. Historic Context Statements are planning documents used to organize the events related to the development of a style of architecture, neighborhood, thematic topics or typologies, or a group of people. The Planning Department and Office of Historic Preservation rely on these documents to identify, evaluate, and designate properties across the city. These documents are not comprehensive histories or catalogues of the development of a theme in the City but are rather intended as a reference guide for future field surveyors.

Contributor

Melanie Bishop is an Assistant Preservation Planner with the Cultural Resources Survey Team at the City and County of San Francisco's Planning Department. Her work was overseen by Senior Preservation Planner Susan Parks, along with Principal Planner Marcelle Boudreaux. Melanie holds an M.S. in Historic Preservation from The School of the Art Institute of Chicago and meets the Secretary of the Interior's Standards for architectural history.

Trent Greenan is a Senior Architect with the Design Team at the City and County of San Francisco's Planning Department. Trent provided illustrations of the earthquake typology that are used within this document.

Woody LaBounty is the Interim President and CEO of San Francisco Heritage, a non-profit preservation advocacy organization. Woody previously worked with the Western Neighborhoods Project, a non-profit organization that shares the history and culture of the neighborhoods in western San Francisco. In addition to other organizations, Western Neighborhoods Project played a large role in the advocacy and preservation of earthquake shacks across San Francisco. Woody generously provided review and comments of this draft context statement.

Jane Cryan is a preservation advocate and founder of the movement to preserve earthquake shacks in San Francisco. This document further discusses Cryan's role in advocacy for the building type and her unpublished manuscript *Hope Chest: The True Story of San Francisco's 1906 Earthquake Refugee Shacks*, and the primary research it provides forms the basis of this document.

Theme Introduction

This theme is concerned with extant resources in San Francisco associated with relief housing, constructed in the aftermath of the 1906 Earthquake and Fire, known colloquially as “earthquake shacks.” The context theme begins with the inception of San Francisco’s earthquake shacks in 1906 as a solution to house displaced residents in the wake of the disaster. The theme ends in 1908 after the closure of refugee camps throughout the city and the relocation of many shacks onto private lots.

Earthquake shacks were constructed by the Department of Lands & Buildings, an advisory body that was one of six departments that were part of the larger San Francisco Relief and Red Cross Funds Corporation (also referred to as the Relief Corporation or the Relief Fund). Plans for temporary relief housing went through several iterations prior to the development of what are now known as earthquake shacks. After refugee camps closed, many residents moved earthquake shacks onto private lots, making additions and alterations to the structures as they evolved into permanent housing.

During the period addressed in this context theme, the Lands and Buildings Committee constructed approximately 5,610 earthquake shacks in three defined types known as Type A, Type B, Type C, and Type D. Type D military barracks were limited to the Speedway camp site within Golden Gate Park and the South Park camp site run by the U.S. military at the beginning of the refugee effort. No extant examples have been identified by the Department to date. Other financial support programs including the Bonus Plan, and Grant & Loan programs are referenced in this document but will be discussed in greater length as part of the 1906 Earthquake & Reconstruction Theme Document as these programs are not typically representative of a consistent typology. Previous efforts by the Department and local preservationists including Jane Cryan, founder of The Society for the Preservation and Appreciation of San Francisco’s 1906 Refugee Shacks (SPASFRS), form the basis of this theme document, including the physical identifiers and features of extant earthquake shacks. Former San Francisco Planning intern Arianna Urban’s thesis, *“From Green Refugee Shacks to Cozy Homes of Their Own:” San Francisco’s Earthquake Relief Cottages as Vernacular Architecture* also informed this document.

The San Francisco Relief Survey: The Organization and Methods of Relief Used After the Earthquake and Fire of 1906, a comprehensive document commissioned by the Relief Corporation with demographic data that analyzed the efficiency of the relief effort six years after the Earthquake and Fire also provided significant supporting information for this document. Other Historic Context Statements and survey documents within the Citywide Survey relevant to earthquake shacks may include the following:

The 1906 Earthquake & Reconstruction Theme Document

Historic Context

The 1906 Earthquake & Fires

The earthquake that struck San Francisco at 5:15AM on April 18, 1906, and the resulting fires that burned for days after the disaster, left a lasting impact on the built environment and the citizens of the city. The 1906 Earthquake and Fire struck San Francisco at an estimated 7.7-7.9 magnitude (using today's scale), lasting for less than a minute, and was felt in cities throughout the Bay Area, including San Jose, Palo Alto, San Mateo, and Berkeley.¹ While the earthquake itself levelled many structures, it was the subsequent fires that caused most of the damage. The rupturing of gas lines during the earthquake sparked fires that burned for three days, destroying buildings and displacing people across the city. The earthquake also broke main water conduits, making it difficult to control the spread of the fires. Demolishing buildings with dynamite to create firebreaks became a last resort to keep the fires at bay. Just two days after the earthquake on April 20, 1906, most of Nob Hill, Russian Hill, Telegraph Hill, the Tenderloin, downtown, and the Mission District were left in ruins.



Fig. 1. The resulting fire caused widespread damage to the downtown business district. The structure of some steel frame buildings remained including the Saint Francis Hotel and the Fairmount Hotel in the distance.

(Source: Records of the U.S. Senate 1789-2015, National Archives Catalog)

The Earthquake and Fires left an estimated 3,000 people dead and another 200,000 displaced, with over 78,000 residents fleeing the city in the aftermath.² In total, the fire consumed approximately 4.7 square miles of San Francisco over 500 city blocks, amounting to more damage than both the Great Fire of London (1666) and the

1: Arianna Urban, "From Green Refugee Shacks to Cozy Homes of Their Own": San Francisco's Earthquake Relief Cottages as Vernacular Architecture. Thesis. University of Oregon, 2016, 1.

2: U.S. Army, Pacific Division, *Earthquake in California April 18, 1906: Special Report of Maj. Gen. Adolphus W. Greely, U.S.A., Commanding the Pacific Division, on the Relief Operations Conducted by the Military Authorities of the United States at San Francisco and Other Points, with Accompanying Documents* (Washington: Government Printing Office, 1906), 49-50.

Great Chicago Fire (1871), respectively (Fig. 2).³ Until 1906, more than ninety percent of buildings in San Francisco were built with wood-frame construction, allowing for the fires resulting from the Earthquake to spread quickly and easily across the city. At the time, San Francisco and the United States looked to England to dictate architectural trends; therefore, most buildings were designed in styles colloquially referred to as “Victorian,” including Gothic Revival, Greek Revival, Italianate, Stick/Eastlake, and Queen Anne (Fig. 3).⁴ After the 1906 Earthquake and Fires, over eighty percent of the City’s built environment was destroyed. The fires burned through some of the most developed and populated parts of the city at the time, leaving a large gap in San Francisco’s housing stock, which spurred an immediate housing crisis and greatly impacted the city’s economy.⁵

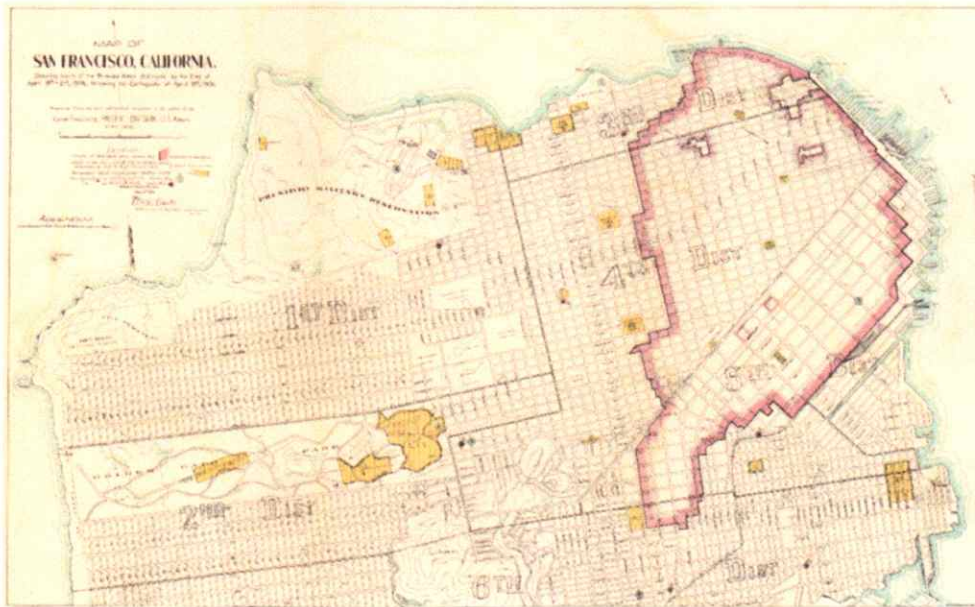


Fig. 2. San Francisco Burn Area, 1906.

(Source: U.S. Army Special Report.)

At the turn of the nineteenth-century, San Francisco was in the midst of a transition that was only accelerated by the disaster. Architects had begun to gravitate towards Classical architecture as the preferred style for large-scale commercial and institutional buildings. This preference for Classical architecture increased further in 1905, when Chicago-based architect and urban planner Daniel Burnham was commissioned to design a “City Beautiful” plan for San Francisco. The plan was modeled after Burnham’s plan for the 1893 World’s Columbian Exhibition in Chicago but was never implemented. Even though San Francisco’s City Beautiful Plan was never fully realized, the influence of the City Beautiful movement was significant, and as a result, the majority of institutional and residential buildings constructed after the 1906 Earthquake and Fire were designed in the Beaux Arts or Neoclassical Style (Fig. 4).⁶

3. Charles O’Connor, et al. *The San Francisco Relief Survey: The Organization and Methods of Relief Used after the Earthquake and Fire of April 18, 1906* (The Russel Sage Foundation, New York Survey Associates, 1913), 4.

4. San Francisco Planning, *San Francisco Preservation Bulletin No 18: Residential and Commercial Architectural Periods and Styles in San Francisco*, 4.

5. Jane Cryan, *Hope Chest: The True Story of San Francisco’s 1906 Earthquake Shacks* (unpublished manuscript, avail. San Francisco Public Library San Francisco History Center, 1999), 6.

6. San Francisco Planning, *Draft Reconstruction Era Edwardian Flats Historic Context Statement 1901-1915*, 2018, 17.



Fig. 3. San Francisco's "Four Seasons" houses constructed in the 1890s by shipwright John Whelan on the 1300 block of Waller Street. The buildings are constructed in the Queen Anne style, popular in late nineteenth and early twentieth century San Francisco. (Source: The Four Seasons Houses.)



Fig. 4. Just prior to the 1906 Earthquake and Fire, Daniel Burnham's City Beautiful plan for San Francisco influenced the architects of San Francisco towards a more Classical style. Though the Plan was never realized, many buildings that were reconstructed after the 1906 Earthquake and Fire were designed in the Beaux Arts or Neoclassical style, including San Francisco's reconstructed City Hall.

(Source: City and County of San Francisco.)



Fig. 5. Refugees built makeshift shelters across the city, including in Mission Park (pictured above), immediately following the disaster.

(Source: San Francisco Public Library.)

While many residents displaced by the disaster fled the city, some chose to stay, and nearly 300,000 people slept outdoors the night of April 18th, as they had either lost their homes or were too afraid to return.⁷ The City began recovery and relief efforts almost immediately, while, “in every convenient spot outside the burned district there speedily sprang up tent cities and temporary barracks, into which the destitute crowded as fast as they could (Fig. 5).”⁸ That same day, 1,700 U.S. Army troops stationed at the Presidio and other nearby posts were deployed to San Francisco to assist residents. In addition to providing medical treatment, supplies, food, water, and shelter, the Army also assisted in fighting fires throughout the city. Army efforts were overseen by Frederick Funston, who served as acting commandant at the Presidio in the absence of General Adolphus Greely. San Francisco Mayor Eugene Schmitz worked to establish a citizens committee, known as the Committee of Fifty, to help steer relief efforts at the City level. The Committee held their first meeting a few hours after the earthquake on April 18th in the basement of the damaged Hall of Justice building.⁹ The Committee met several times during the days immediately following the disaster, changing locations several times as needed due to the still-raging fires.

7. Arianna Urban, “From Green Refugee Shacks to Cozy Homes of Their Own”: *San Francisco’s Earthquake Relief Cottages as Vernacular Architecture*. Thesis. University of Oregon, 2016, 13.

8. U.S. Army, *Special Report*, 34.

9. Charles O’Connor, et al. *The San Francisco Relief Survey: The Organization and Methods of Relief Used after the Earthquake and Fire of April 18, 1906* (The Russel Sage Foundation, New York Survey Associates, 1913), 4.



Fig. 5. Refugees built makeshift shelters across the city, including in Mission Park (pictured above), immediately following the disaster.

(Source: San Francisco Public Library.)

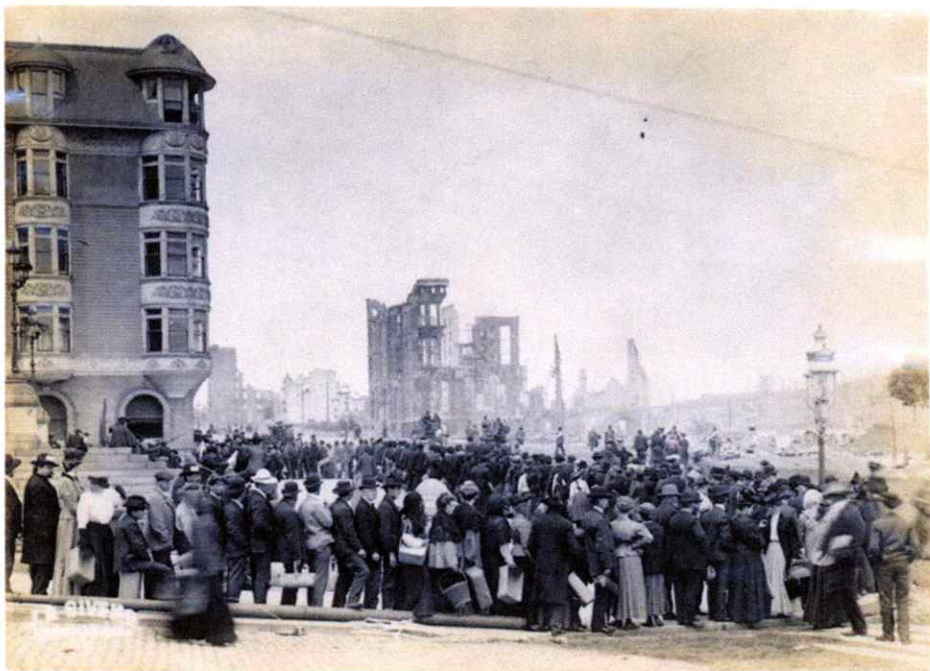


Fig. 6. A bread line in the early stages of relief distribution.

(Source: Records of the U.S. Senate 1789-2015, National Archives Catalog.)

The makeshift tents and shelters throughout San Francisco quickly became unsafe and made it difficult to distribute food and supplies fairly and efficiently (Fig. 6). One of the Committee's first tasks involved mapping San Francisco into seven districts to allow for more efficient distribution of food, shelter, and other resources to citizens. Immediately following the disaster, the U.S. Army assumed most of the responsibility for the relief and recovery effort. On April 23, 1906, the American National Red Cross arrived in San Francisco to assist in the relief

effort.¹⁰ Relief efforts were a collaboration among the Army, the Committee of Fifty, the Red Cross, and the Associated Charities of San Francisco (now known as the Family Service Agency). In an attempt to remedy the issue of providing shelter, government-issued tents and nearly 250 election booths were used in various parts of the city as temporary housing, with Calvary Cemetery at the intersection of Geary and Masonic becoming a campground for hundreds of refugees.¹¹

By the end of April 1906, as many as 200 “relief stations” were in operation, with each overseen by an Army officer. A segregated relief district was established for Chinese-American residents of San Francisco in Hunters Point along with a tent city in a remote part of the Presidio, with many Chinese refugees forced to clean and clear San Francisco’s streets after losing their own homes.¹² By early summer 1906, it was estimated that despite relief efforts, nearly 1,000 refugees still had no form of shelter.¹³ On May 13, General Greely appointed Lieutenant Colonel R.K. Evans as “commander of permanent camps” and on the same day designated the boundaries of the first 15 of what would ultimately total 31 refugee camps. Sites were designated in Golden Gate Park and the Presidio and were strictly regulated by the U.S. Army (Fig.7). Army officers applied their own rules of conduct to refugees, and little tolerance was given for camp residents who did not follow orders. Each family was provided a government-issued tent with a plank floor that was subject to daily inspection. Each of the fifteen official tent camps had running water, communal latrines, showers, laundry facilities, and kitchens.¹⁴ Despite Army regulations, conditions in the tent camps were crowded and haphazard, and concerns rose regarding sanitation and the spread of disease. Tired of living in makeshift conditions, refugees began putting pressure on relief officials in June of 1906 to either improve camp conditions or find a better living solution for refugees.



Fig. 7. A tent camp in Golden Gate Park regulated by the U.S. Army.

(Source: Source: Records of the U.S. Senate 1789-2015, National Archives Catalog.)

10. Cryan, *Hope Chest*, 15.

11. *Hope Chest*, 10.

12. *Ibid.*

13. *Ibid.*

14. U.S. Army, *Special Report*, 33.

A Solution for Better Refugee Housing

The City and Army realized tent camps were no longer sustainable with winter approaching and met with the Committee of Fifty to consider a better solution for refugee housing in early June of 1906.¹⁵ Dr. Edward T. Devine, head of the Red Cross effort, began to advocate for “shelter more adequate than that provided by the tents.”¹⁶ Eventually, the US. Army was phased out of the relief effort, and the Committee of Fifty merged with the Red Cross to form the San Francisco Relief and Red Cross Funds Corporation (also referred to as the Relief Fund or Relief Corporation) in July of 1906. Former San Francisco Mayor James D. Phelan was nominated to act as the organization’s president with several other notable San Franciscans, including Rudolph Spreckles and M.H. de Young, serving on the board. This new entity consisted of five departments: Department of Finance and Publicity, Department of Bills and Demands, Department of Camps & Kitchens, Department of Special Relief & Rehabilitation, and finally, the Department of Lands & Buildings, chaired by real estate developer Thomas Magee.¹⁷

The Relief Fund’s Department of Finance and Publicity released a bid for proposals regarding a solution for more permanent refugee housing in early summer of 1906. The refugee housing program was intended to support a group of citizens who lacked resources in the aftermath of the 1906 Earthquake and Fires. Many solutions were proposed, including subsidized and non-subsidized options, permanent or temporary, and single-family, as opposed to large apartment homes or tenement housing. Superintendent of Parks John McLaren suggested relocating all refugees to the sand dunes in the Outside Lands of the Sunset and the Richmond districts, while others called for model homes to be built throughout the city. Everyone from local newspapers to builders, both local and national, weighed in on the most appropriate solutions for refugee housing in San Francisco (Fig. 8). Cuneo Estates, using plans by architects Shea & Shea, began building dwellings of two to five rooms in three-story buildings at the intersection of Bay and Leavenworth streets.¹⁸ Anton Frank from Chicago, Illinois, was one of many enterprising builders who arrived in San Francisco to take advantage of the housing crisis. Frank offered two-room “portable houses” with canvas roofs, while another builder proposed a prefabricated nail-free house designed in three styles.¹⁹ While these proposals were numerous, all proposals from out of state builders were rejected due to demands for local employment and a desire that relief housing be built by local laborers.

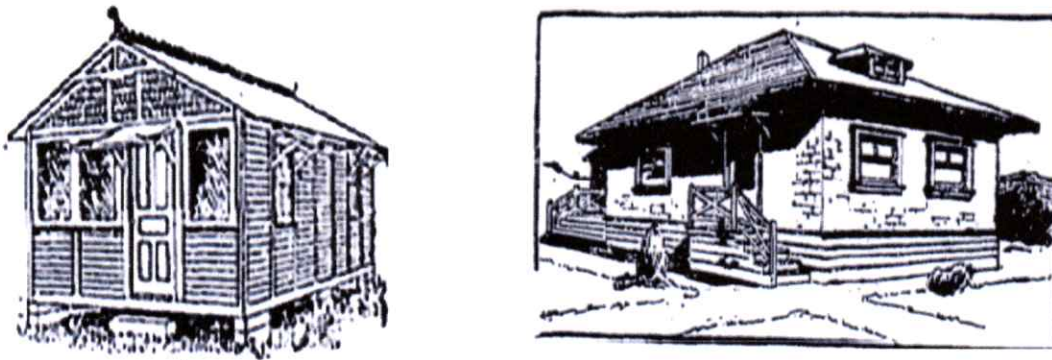


Fig. 8. Two proposals for relief housing. (Source: San Francisco Chronicle.)

¹⁵ Cryan, *Hope Chest*, 24.

¹⁶ O'Connor, *The San Francisco Relief Survey*, 16.

¹⁷ *Ibid.*

¹⁸ Cryan, *Hope Chest*, 26.

¹⁹ Cryan, *Hope Chest*, 28.



Fig. 9. Refugee Esther Chelim stands in front of a newly constructed earthquake shack.

(Source: San Francisco Public Library.)

Earthquake Shacks as Relief Housing

The Department of Lands & Buildings settled on a plan to construct mass-produced cabins as a solution for more permanent refugee housing on July 31, 1906 (Fig. 9).²⁰ Next, the committee was tasked with selecting a design for the cabins and where to site them. Chairman Thomas Magee of the Department of Lands & Buildings decided against constructing housing on private lands due to complications involved with leasing private property. Proposals to build housing in the outer neighborhoods of the city were rejected, as “practically all of those who were seeking shelter had formerly lived near the business center of the city...they had no desire to take up permanent residence in an outlying district where excessive expenses would have to be incurred.”²¹ The Relief Corporation feared that many more residents would leave the city if they were not provided with suitable shelter in a reasonable location.

Magee found a practical solution for the location of refugee housing by designating eleven public parks and squares as the first sites for the new refugee camps. Lobos Square (present Moscone Park), Potrero Park (no longer extant), Franklin Square, Jefferson Square, Mission Park (present Mission Dolores Park), Duboce Park, Hamilton Square, Washington Square, Columbia Square (present Victoria Manalo Draves Park), Precita Park, and Portsmouth Square were chosen due to their close proximity to identified centers of employment.²² The effort to build new refugee housing was met with opposition as Magee did not consult the Recreation and Park Department and Parks Superintendent John McLaren prior to making these site designations. Eventually, the Lands & Buildings Department was able to strike a deal that stipulated the shacks could be placed on city parklands and the Recreation and Park Commission would “ignore” them, so long as the buildings were

²⁰ Cryan, *Hope Chest*, 32.

²¹ O'Connor, *The San Francisco Relief Survey*, 217.

²² Cryan, *Hope Chest*, 32.

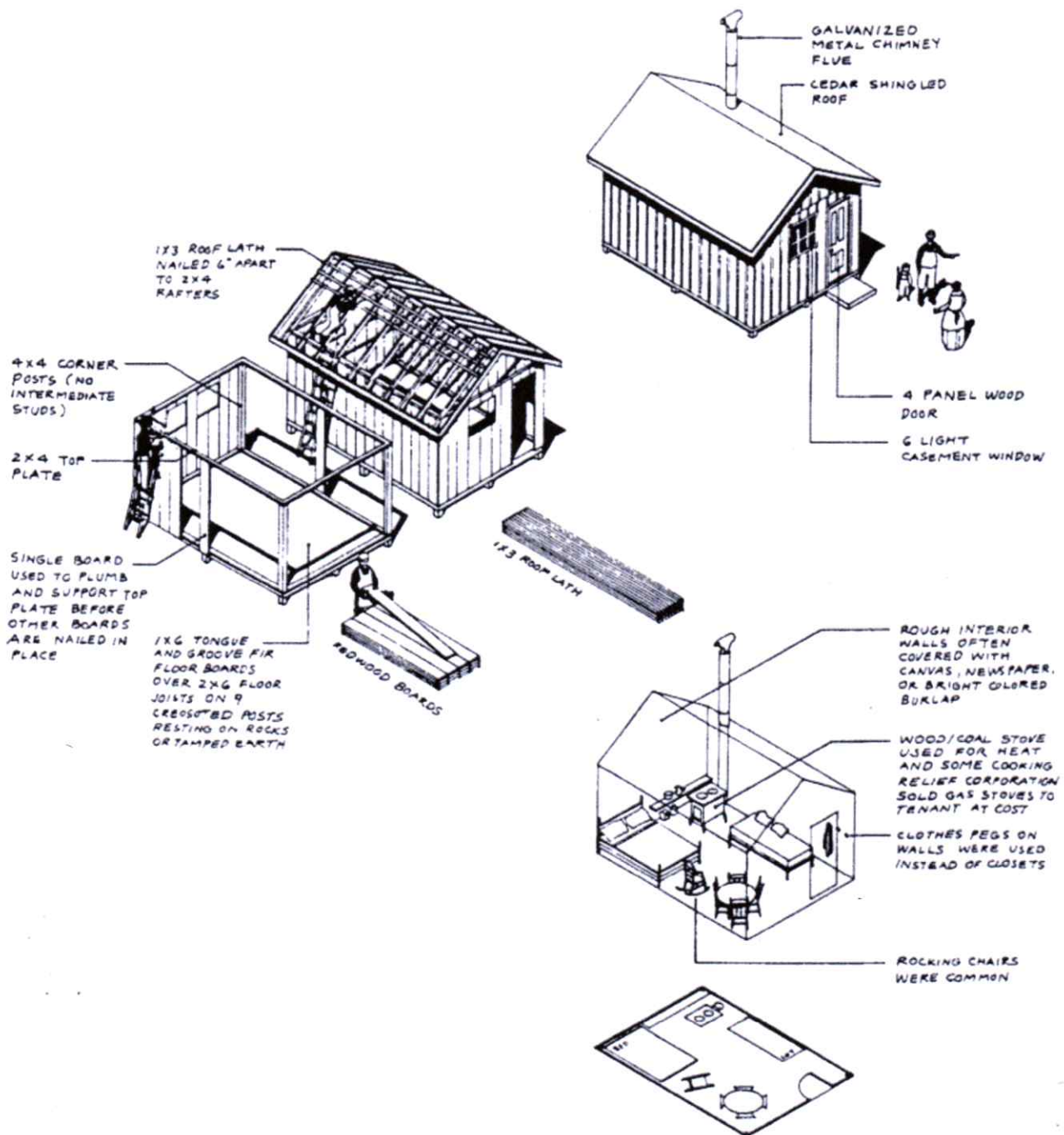
removed by August 1, 1907.²³ This date was later renegotiated to October 17, 1907.²⁴ Ironically, nothing in the Parks Commission's bylaws allowed them to authorize the construction of new housing on public park lands, and it was found to be illegal for a public agency to collect rent for housing located on City property.²⁵ Eventually, a total of 31 refugee camps existed across the city (Table 1).

The final design for the mass-produced cabins, or refugee shacks, was the result of a collaborative effort between the Department of Lands & Buildings, the U.S. Army represented by General Greely, and Parks Superintendent John McLaren, who was given the final say on the form and exterior color of the cabins. Department of Lands & Buildings Chairman Thomas Magee oversaw plans and selected contractors to carry out construction. Contractors, including William Mackie, L. Swenson, The Home Building & Construction Company, and the Leonard-Frost Company, were awarded contracts and were responsible for the construction of all refugee shacks. The finalized plan for the construction of new refugee housing was made public on August 1, 1906, but construction was delayed for more than a month due to uncertainty in planning the location of sites, delayed insurance adjustments, as well as several large Red Cross donors placing a stay on their donations.²⁶ Construction of the earthquake shacks finally began on September 10, 1906, during a lumber shortage that required city agencies to import nearly three million feet of redwood and fir lumber and cedar shingles from outside San Francisco.²⁷ Two planing mills were erected in the South of Market neighborhood solely for the purpose of processing earthquake shack materials as quickly and efficiently as possible.

Table 1. List of names and locations of refugee camps in San Francisco. See Appendix for Map of Refugee Camps.
(Source: *Hope Chest* manuscript.)

Camp No.	Camp Name	Shelter Type	Boundaries
1	Presidio General Hospital	Tent	Presidio Grounds-Lombard Gate
2	Presidio Tennessee Hollow	Tent	Presidio Grounds-Southeast
3	Presidio Ft. Winfield Scott (designated for Chinese0-American residents)	Tent	Presidio Grounds-Northwest
4	Presidio Golf Links	Tent	Presidio Grounds-Arguello Gate
5	Children's Playground	Tent	Golden Gate Park-Recreation Grounds
6	Speedway	Barracks	Golden Gate Park-Speed Road & Middle Drive
7	Park Lodge	Tent	Golden Gate Park- Stanyan Entrance
8	Harbor View	Tent	Baker, Pierce, Chestnut, and North Point Streets
9	Lobos Square (present Moscone Park)	Shack	Chestnut, Bay, Webster, and Laguna Streets
10	Potrero Park (no longer extant)	Shack	Indiana, Third, Mariposa, and 22 nd Streets
11	Bothin	Tent	Marin County, Near Sausalito
12	Ingleside (first number)	Tent	Junipero Serra Blvd, Holloway, Ocean, and Ashton Avenues
13	Franklin Square	Shack	16 th , 17 th , Bryant, and Hampshire Streets
14	Camp Lake	Unofficial Shacks	Market, Waller, and Laguna Streets
15	Fort Mason	Tent	Northern terminus of Van Ness Avenue
16	Jefferson Square	Shack	Laguna, Gough, Golden Gate, and Eddy Streets
17	Lafayette Square	Tent	Sacramento, Washington, Laguna, and Gough Streets
18	Mission Park	Tent	Church, Dolores, 18 th , and 20 th Streets
19	Duboce Park	Tent	Duboce and Sanchez Streets
20	Hamilton Square	Shack	Geary, Post, Scott, and Steiner Streets
21	Washington Square	Shack	Columbus Avenue, Filbert, Union, and Stockton Streets
22	Alamo Square	Tent	Fulton, Hayes, Scott, and Steiner Streets
23	Precita Park	Shack	Precita, Cesar Chavez (Army), Folsom, and Alabama Streets
24	Columbia Square (present Victoria Manalo Draves Park)	Shack	Harrison, Folsom, 6 th , and 7 th Streets
25	Richmond	Shack	13 th and 14 th Avenues, from Lake to Cabrillo Streets
26	Ingleside (reassigned no.)	Model Camp	Junipero Serra Blvd, Holloway, Ocean, and Ashton Avenues
27	No camp assigned this number		
28	South Park	Barracks	Brannan, Bryant, 2 nd , and 3 rd Streets
29	Mission Park	Shack	Church, Dolores, 18 th , and 20 th Streets
30	Portsmouth Square	Shack	Grant, Kearny, Sacramento, and Clay Streets
31	Garfield Square	Tent	Treat, Harrison, 16 th & 17 th Streets

Fig. 10. Refugee shack specifications. (Source: Lester Walker, *Tiny Houses*.)



Earthquake Shack Typology

The final design selected by the Department of Lands & Buildings was a small, gable-front cottage with one door and three windows.²⁸ Shacks were constructed in one style in one of three predetermined sizes by carpenters, bricklayers, plumbers, and other construction workers who were union members. The sizes available consisted of Type A, Type B, and Type C, as well as a less common military-style barracks known as Type D (Table 2).²⁹ The construction of the Type D military barracks was done by the U.S. Army and limited to two sites: the Speedway camp site within Golden Gate Park and the South Park camp. In constructing the shacks, builders did not always adhere to the specific design specifications in an effort to construct with speed; therefore, slight variations in size, fenestration, location of elements, and detailing were common.

Table 2. Outline of shack types and sizes. (Source: Jane Cryan, *Hope Chest*.)³⁰

Refugee Shack Type	Approximate Dimensions	Construction Cost
Type A	10'x14'	\$100
Type B	14'x18'	\$135
Type C	15'x25'	\$150

Table 3. Shack elements and dimensions. (Source: Jane Cryan, *Hope Chest*.)

Element	Materials	Dimensions
Tongue-and-groove floorboards	Fir	1"x6"
Sill and top plates	Redwood	2"x4"
Wall boards	Redwood	~5x3/4"
Roof laths	Redwood	1"x3"
Rafters	Redwood	2"x4"
Roof shingles	Cedar	5"

While shacks were constructed in various sizes, they were all assembled in a similar fashion. While not prefabricated, all of the parts were pre-cut to size to avoid the need for extra tools on site (Fig. 10). All of the materials needed for one shack were laid out in plan on site and small groups of laborers were assigned to construct each structure from start to finish. Corner posts were attached to the top and bottom plates and finished at the exterior with vertical planks of redwood siding painted "park bench green" (Table 3). The exterior "park bench green" color was chosen by John McLaren as part of a personal effort to make the shacks blend into their park surroundings. The roof was constructed with a steep pitch and unique interior framing that included a collar tie halfway up the pitch of the roof. Cedar shingles were used to finish the roof and windows and doors were located underneath the gable ends to allow for the shacks to be lined up in symmetrical rows. A galvanized metal chimney was installed at the rear roof slope of every shack and was attached to either a wood or coal-burning stove, provided by the Relief Corporation at an additional cost. Oil lamp lighting was also provided by

²⁸ Cryan, *Hope Chest*, 32.

²⁹ Cryan, *Hope Chest*, 35.

³⁰ \$150 in December 1906 is equivalent to approximately \$4,400 in 2021, still a very inexpensive sum to construct a simple house.

the Relief Corporation at an additional cost, though most refugee families opted for less expensive methods of heating and lighting.³¹

A four or five-panel door and 6-lite casement window in a 2x3 or 2x2 configuration were typically located at one gable end with two more 6-lite windows on the opposite end. As some camps became more packed, the casement windows were sometimes replaced with sliding windows to avoid taking up additional space. In order to save on cost, the shacks did not have studs and walls and roofs were not framed out on the interior, leaving the redwood siding and roof structure visible on the inside. Earthquake shacks utilized a cove ceiling on the interior to allow space for the collar tie at the pitch of the roof. Depending upon size and type, some shacks remained a single room, while larger shacks were sometimes divided into two or three rooms.³²

The first twenty earthquake shacks were ready for occupancy at Camp 20 in Hamilton Square on September 16, 1906, almost five months after the earthquake but just six days after the beginning of construction (Fig. 11).³³ Large amounts of shacks would not be available for two to three months, so camp officers had to come up with a plan to prioritize occupancy of the shacks. Families already living within official refugee camps organized by the Army were prioritized for housing first, followed by families living in tents and other makeshift shelters elsewhere in the city, and lastly, citizens of San Francisco who were living temporarily with friends and family outside the city.³⁴



Fig. 11. Shacks ready for occupancy at Camp 20 in Hamilton Square.

(Source: San Francisco Public Library.)

31. Cryan, *Hope Chest*, 38.

32. Lester Walker, *Tiny, Tiny Houses*, (Woodstock: Overlook Press, 1987), 69-73; Cryan, *Hope Chest*, 33.

33. O'Connor, *The San Francisco Relief Survey*, 82.

34. *Ibid.*



Fig. 12. Refugees in the Hamilton Square camp. (Source: San Francisco Public Library.)

Life in the Camps

The San Francisco Relief Corporation became the lessor of the parklands and refugees became the lessees of their individual shack (Fig. 12). A sum of two dollars was collected each month, and if paid in full through August 1, 1907, the lessee was considered the owner of the building and was responsible for removal of the shack from the camp.³⁵ This system of installments allowed for the Relief Fund to avoid the issue of charging rent for housing located on city property, instead utilizing:

A contract of purchase and sale, whereby the occupant agreed to buy outright the house occupied by him and to pay for it in monthly installments which equaled the rent formerly agreed upon. The amounts advanced on the properties by the occupants were later refunded to those who purchased lots on which to move their new houses.³⁶

The installment system allowed for many refugees to become first-time homeowners in the wake of the 1906 Earthquake and Fire. In a 1907 *San Francisco Sunday Call* article, Hannah Astrup Larsen detailed how the practice of offering shacks to residents solved both the problem of providing permanent housing to refugees and eventually would reclaim the parks as public space.³⁷ Most importantly, Larsen saw the program as an

³⁵ O'Connor, *The San Francisco Relief Survey*, 83-84.

³⁶ O'Connor, *The San Francisco Relief Survey*, 222.

³⁷ Hanna Astrup Larsen, "Enrichment of Refugees: How Relief Cottages are being hauled from the Parks and Transformed Thousands of erstwhile dependent people who become home-owners for the first time," *The San Francisco Sunday Call*, October 20, 1907.

opportunity for the poorest citizens of San Francisco to move out of the cycle of poverty.³⁸ Payment of the installment fee was challenging for some, and the refugees could be evicted from the camps for failure to pay rent. The Relief Corporation made an example of one refugee named Mary Kelly, a resident of the Jefferson Square camp who was an active critic of the Relief Corporation and led several marches protesting camp conditions. Kelly refused to pay installments for a newly completed shack in the Jefferson Square camp. After several attempts to collect payment, Relief Corporation officers had Kelly's shack placed on a hay wagon drawn by a team of horses with Kelly still inside as a crowd of spectators watched and cheered (Fig.13). Kelly and her shack were relocated to the former Ingleside Racetrack site. A few days later, several men returned to disassemble the shack board by board until Kelly was left with only floorboards. It was then that Kelly finally decided to pay the installments due and was readmitted to the Jefferson Square camp.³⁹



Fig. 13. Mary Kelly's eviction detailed in the *San Francisco Chronicle*.

(Source: *San Francisco Chronicle*.)

³⁸ Ibid.

³⁹ Cryan, *Hope Chest*, 39.

Initially, the Lands & Buildings Committee only intended to build 3,000 shacks. Eventually, approximately 5,610 shacks were constructed in the thirty-one official refugee camps by March of 1907 (see Table 1 for camp names). Over 16,000 San Franciscans were housed through the refugee program, and the final cost to build the shacks totaled approximately \$870,479 (Fig. 14).⁴⁰ Between September 1906 and June 1908, the Relief Fund spent an additional \$453,000 to maintain the camps at a cost of 6 cents per day per shack.⁴¹ Beyond gas stoves and lighting, individual shacks did not have plumbing or utilities. Instead, plumbing and other utilities were installed at each of the camp sites to allow for communal kitchens, bathrooms, and laundry facilities. Rules regarding cleanliness, order, and communal respect established by the U.S. Army in the early camps were still in place, even though the Army had been phased out of the relief effort. Health and safety were a primary concern of the relief effort, and each camp was assigned a team of surgeons, doctors, and nurses to treat patients on site. A team of first responders, pharmacists, social workers, and firefighters were also available on retainer to respond to emergencies across all camps as needed.⁴²



Fig. 14. Refugee shacks at Lobos Square Camp.

(Source: San Francisco Public Library.)

Many inhabitants of the camps had lost most of their possessions and had no choice but to make do with what the Relief Corporation provided (Fig. 15). Accounts of life in the camps vary: Parks Superintendent John McLaren complained that the camps were “Pestholes, breeding a pauper class, and a menace to the welfare of the community...a harbor for thieves and vagabonds and full of disease and crime.”⁴³ While some local newspapers were quick to demonize refugees, publishing accounts of neglectful parents, violent altercations and robberies, others reported the camps as a successful solution to provide refugee housing. Several camps started schools to

⁴⁰ O’Connor, *The San Francisco Relief Survey*, 86.

⁴¹ *Ibid.*

⁴² O’Connor, *The San Francisco Relief Survey*, 91-92.

⁴³ Cryan, *Hope Chest*, 46.

provide children with a greater sense of normalcy after the upheaval caused by the Earthquake and Fires. The demographic of refugees in the camps was relatively diverse, including Irish, German, French, Italian, Puerto Rican, and Mexican populations living together in some camps. Racially restrictive and discriminatory practices against Asian residents were in place across the camps. Only 37 of the 153 shacks in Portsmouth Square were allotted to Chinese families, despite the camp's close proximity to Chinatown.⁴⁴ While not confirmed, it is likely that there were other similar types of racially discriminatory allocations across the other refugee camps. Many Chinese and Japanese refugee families opted not to apply for aid or shelter from the Relief Fund due to discrimination by the city government and lack of options for Asian residents.



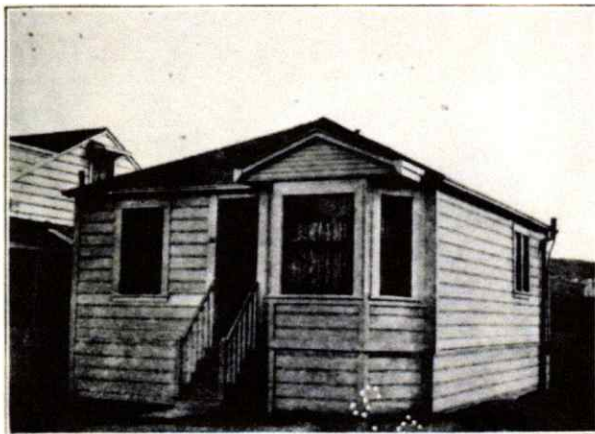
Fig. 15. Refugees at an unknown camp location

(Source: California State Library.)

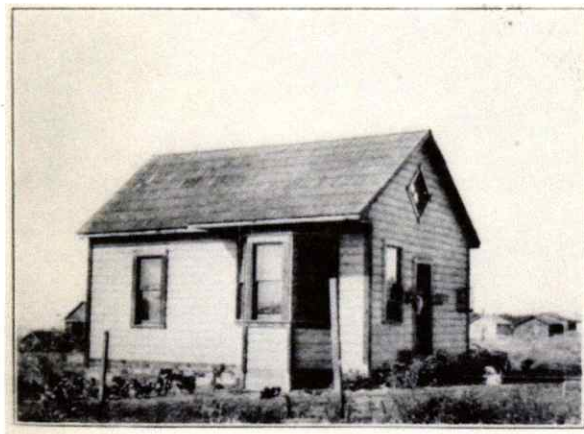
The Bonus Plan and Grant & Loan Programs

The refugee shack program and installment payment plan were intended to support a group of citizens who lacked resources in the aftermath of the 1906 Earthquake and Fires and were viewed as “dependent” upon the City for support. The Relief Fund set up similar systems for two other identified groups: established homeowners who had lost property and those who had some resources and only required partial support. These programs were also intended to help support reconstruction and lessen the housing shortage caused by the disaster. Rents had risen significantly, as many landlords whose property survived the 1906 Earthquake and Fires saw an opportunity to regain some of their income. This made refugees reluctant to continue renting, and more people became interested in owning property.

⁴⁴ O'Connor, *The San Francisco Relief Survey*, 95.



Home built by a letter carrier



Home of an elderly U. S. Government employee. Bonus, \$250

Fig. 16. Examples of homes constructed through the Bonus Plan program. (Source: *The San Francisco Relief Survey*.)

The Bonus Plan program was set up to grant “bonuses” to property owners to help rebuild property that had been lost. The Department of Lands and Buildings would provide 33 1/3 percent of the cost of a home, with the provision that the amount granted to one person would not exceed \$500.⁴⁵ This program was limited to those who were rebuilding within the defined burn area and was considered the most generous program. The program was announced in August 1906 and remained available until October 1, 1906. Relief funds totaling \$400,000 were allocated to this program, with an additional \$100,000 appropriated in February 1907, when the program reopened for a brief two-week period. Approximately 885 dwellings were constructed using the Bonus Plan program.⁴⁶ After receiving approval from the city, residents typically constructed their new house within one to fourteen months. An estimated 490 homes were constructed through the Bonus Plan program.⁴⁷ Data compiled through the *San Francisco Relief Survey* indicates that all the homes were wood-frame construction with most consisting of two stories, though they ranged from one to four stories. Unlike earthquake shacks, homes constructed through the Bonus Plan program ranged in form and style and did not follow a consistent format (Fig. 16.). Property owners were free to construct whatever type of home would suit their needs. The earthquake shack and Bonus Plan programs were prioritized for funding by the Department of Lands and Buildings as they provided shelter to displaced residents. An extant example of a home constructed using the Bonus Plan program is located at 357 Union Street in the North Beach neighborhood.⁴⁸

45 O'Connor, *San Francisco Relief Survey*, 239.

46 Ibid.

47 O'Connor, *San Francisco Relief Survey*, 248.

48 San Francisco Planning, *Historic Resource Evaluation Response: 357 Union Street, February 6, 2019 (2017-005738ENV)*.

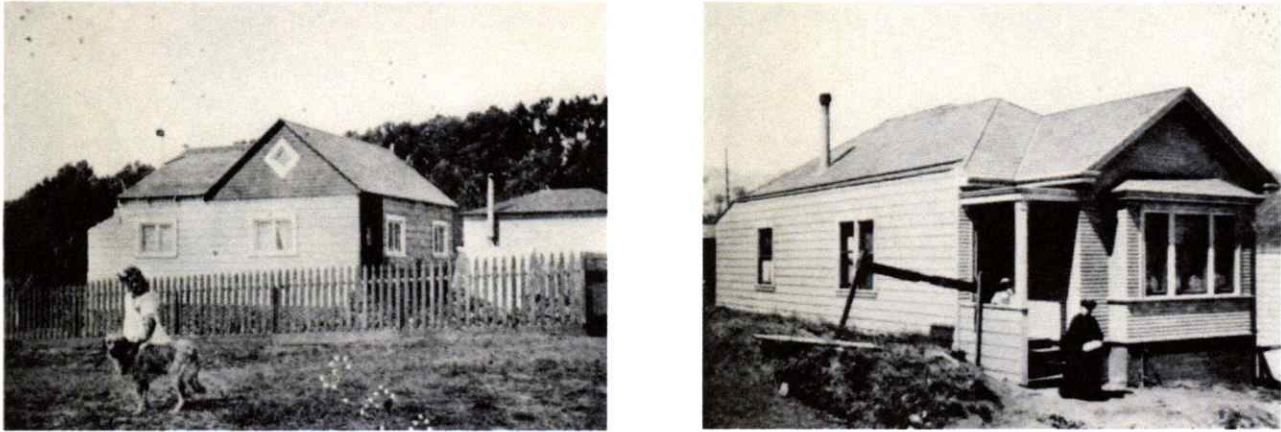


Fig. 17. Examples of homes constructed through the Grant & Loan Program. (Source: *The San Francisco Relief Survey*.)

The Grant & Loan program was created to support property owners who required assistance with grants or loans to build or commission new homes for themselves in the wake of the housing shortage in San Francisco.⁴⁹ The Department of Special Relief and Rehabilitation worked with the Department of Lands and Buildings, to create a separate Housing Committee that was charged with overseeing this program, the last of the housing programs to be put into place during the relief effort. The *San Francisco Relief Survey* states that applicants for this program consisted of two groups. First were those applicants who planned and built their own houses but received aid from the relief funds. The maximum cost of each house was set by the Committee, and the applicant was required to pay most of the cost with a small amount distributed by the Relief Fund in the form of a grant. The second group consisted of applicants who wanted to purchase houses constructed by the Committee. In some instances, the grant would cover the entire cost of the house, while others used the grant to supplement other forms of payment.⁵⁰ In both cases, applicants were required to demonstrate that they had suffered a material loss as a result of the Earthquake and Fires, that they were unable to secure other housing, or that they had secured a lot within the City and County of San Francisco on which to build. Through this program, many citizens who had not owned property prior to the Earthquake and Fires were able to become homeowners. Approximately 1,572 dwellings were constructed using the Grant & Loan program during its tenure from November 1906 through July 1907.⁵¹ Of these, 543 families had homes planned and built for them by the committee while 1,029 families were given aid to build according to their own plans (Fig. 17).⁵² Homes that were constructed by the committee ranged from one to five rooms and were often clad in wood shingles but varied stylistically and in size. Homes associated with the Grant & Loan program are not as easily identified as they do not follow the same typology but may be confirmed using deed or loan documentation. Each of these programs were intended to support the construction of new housing in San Francisco and to restabilize the city after the disaster.

Closure of Refugee Camps & Relocation of Earthquake Shacks

Per the agreement signed between the San Francisco Relief Corporation and the Department of Recreation and Parks, San Francisco's refugee camps began closing in August 1907. Per the agreement, rental installments were

49. O'Connor, *San Francisco Relief Survey*, 218, 219.

50. O'Connor, *San Francisco Relief Survey*, 253.

51. O'Connor, *San Francisco Relief Survey*, 257.

52. *Ibid.*

refunded to occupants upon their removal of the shack from the camp site. Of the \$117,521 collected in installment payments from refugees, only \$8,148 was not returned due to failure to comply with regulations.⁵³ The refugee shack program was a success, in that it provided many refugees with their first home. After transferring ownership of many shacks to refugees, the Relief Corporation was still left with a surplus; as a result, the Corporation began offering shacks first at a discounted rate for outright purchase, and then gave them away for free. In order to be allowed to move the shack, refugees had to show proof of a deed to a lot “contiguous with the San Francisco Bay.” Additionally, an inspection and certificate of cleanliness was required from the Department of Health prior to moving the shack to a private lot.⁵⁴ Of the approximately 5,610 shacks that were built, the *San Francisco Relief Survey* estimates that 5,343 shacks were moved onto private lands after the closure of refugee camps across the city. Earthquake shacks were both an interim and permanent solution to San Francisco’s refugee and housing crisis.



Fig. 18. Refugees and teamsters readying an earthquake shack to be moved off site onto a private lot.

(Source: San Francisco Public Library.)

The moving of houses was not a new concept in San Francisco. Dating back to the 1850s, large, wood-frame houses were often moved rather than demolished and reconstructed as they were considered a valuable, durable construction type. The cost of moving the shacks by horse and wagon ranged from \$12-\$100 and there were additional permit fees associated with moving a shack onto a private lot (Fig. 18).⁵⁵ While the shacks were small and lightweight, they often had to be braced due to their box-frame construction to prevent structural failure during a move (Fig. 19). Since the shacks were made to be easily assembled and disassembled, many

⁵³ O'Connor, *San Francisco Relief Survey*, 222.

⁵⁴ Cryan, *Hope Chest*, 41.

⁵⁵ Urban, Arianna, “From Green Refugee Shacks to Cozy Homes of Their Own” *San Francisco’s Earthquake Relief Cottages as Vernacular Architecture*, Thesis, University of Oregon, 2016; 51.

refugees moved the shacks themselves, with some carrying parts on their backs in order to avoid paying the moving fee.⁵⁶ Firsthand accounts of the movement of earthquake shacks describe a memorable sight:

Everywhere one goes, from the Ferry to the Cliff House, one sees teams laden with little green cottages, moving hither and thither, without any concerted destination. Sometimes, the windows are removed, and the sides of the skeleton habitations reinforced with cross cleats; sometimes they look as if they had been picked up by some giant hand and sat upon the wagon body while the family was cooking dinner, because the inhabitants are inside of them, the furniture is undisturbed, and everything is going on just as it has always done—except that the house is travelling. It is a strange sight to see a procession of these refugee cottages moving down fashionable Van Ness Avenue or busy Fillmore Street, faces peering from the windows, and men, women and children going about their household tasks as if their little home was securely perched upon a cement foundation and surrounded by a garden and a fence.⁵⁷

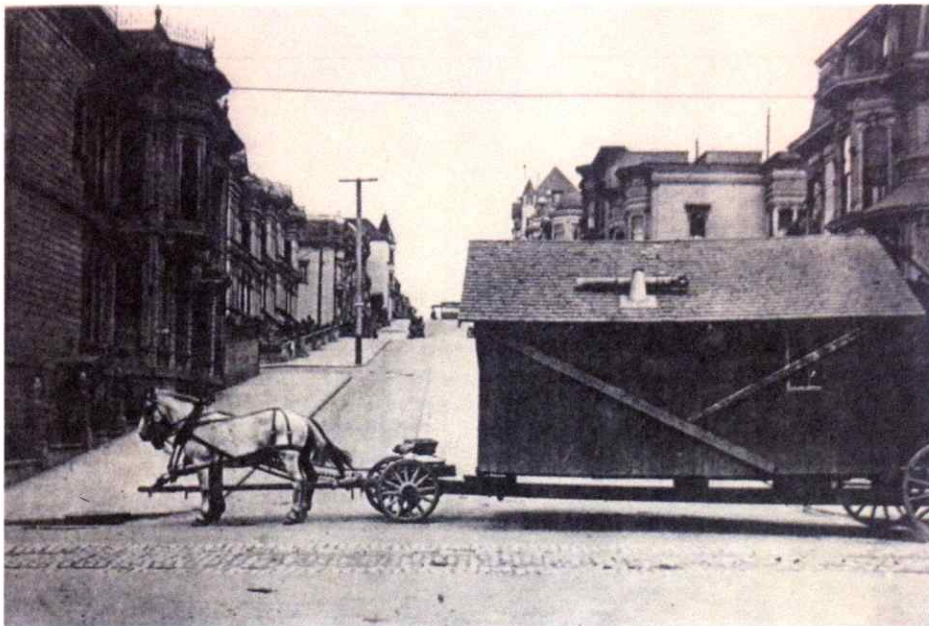


Fig. 19. An earthquake shack in route to its new location with cross-bracing to prevent collapse.

(Source: *Tiny Houses*.)

Refugee camps closed in phases continuing into 1908, with the last camp, Lobos Square, closing on June 30, 1908.⁵⁸ The area near the Ingleside Racetrack became a popular resettlement area, with nearly 200 shacks relocated to lots within the neighborhood.⁵⁹ Bernal Heights was also an attractive place to relocate due its unique location, solid bedrock, and numerous vacant lots. The neighborhood had been surveyed and subdivided by 1907, but it was still largely undeveloped and was not subject to many of the new building and fire codes implemented downtown and in more central neighborhoods following the disaster. Additionally, many neighborhoods near the 31 refugee camps saw an influx of new residents and refugee shacks (Fig. 20).

⁵⁶ Cryan, *Hope Chest*, 41.

⁵⁷ Louis J. Stellman, "Moving 200,000 Refugees," *San Francisco Chronicle*, August 11, 1907.

⁵⁸ Cryan, *Hope Chest*, 118.

⁵⁹ Cryan, *Hope Chest*, 41.

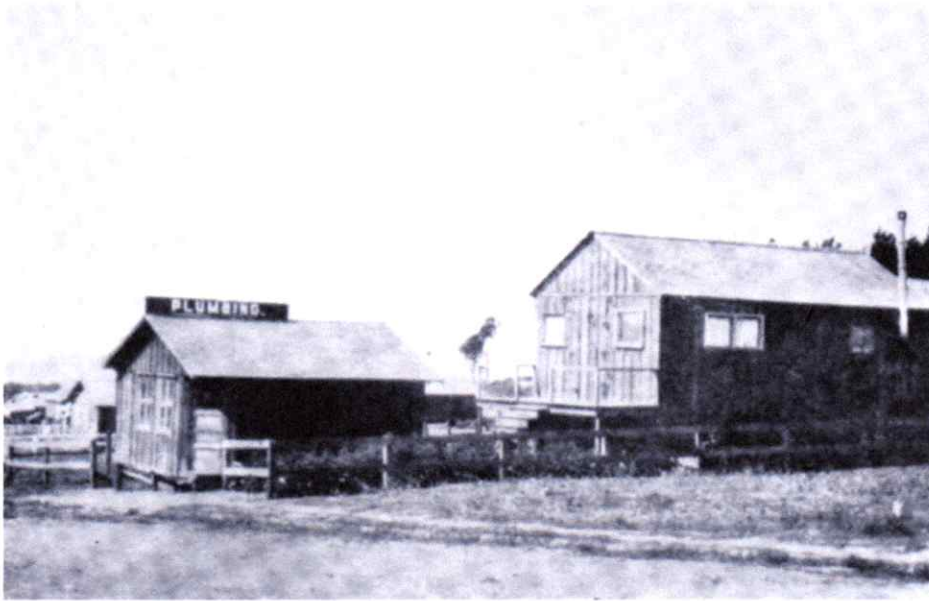


Fig. 20. An earthquake shack relocated and repurposed to serve a plumbing business.

(Source: *The San Francisco Relief Survey*.)

Earthquake shacks became starter homes for some of the poorest residents of the city. Many existing residents who had maintained their property were reluctant to accept refugees moving into their neighborhoods. Due to this discrimination, many refugees attempted to disguise the appearance of their new home as former refugee housing when making alterations to their newly relocated shacks. A 1909 *San Francisco Call* article by Anna Pratt Simpson titled, "From Green Refugee Shacks to Cozy Homes of their Own" states, "the several hundred families assisted may have had wildly different ideas about the arrangement of their houses, but upon one thing they all agree, and that was the elimination of everything that suggested the relief cottage. Particularly were they all busy painting out every vestige of green, the color that made the refugee settlements look like a lot of orphan children, all dressed alike."⁶⁰ Refugees moving shacks onto private lots tended to group together in order to take advantage of communal water and plumbing to save costs. The San Francisco Relief Survey found that about 70% of cottage families occupied a lot with at least one other cottage.⁶¹

Anna Pratt Simpson's *San Francisco Call* article further described typical alterations to the shacks that were often cobbled together from multiple individual shacks and altered to incorporate boxed bay windows, shingle cladding, and casement windows (Fig. 21). The exterior board and batten siding that is emblematic of the earthquake shack typology was often replaced with wood shingle cladding, a material popularized at the turn of the century.⁶² Other more ornate elements including gables, turrets, bay windows, and stylistic features were added dependent upon the owner's taste:

Some of the new homes are made up of two cottages and some of three, the cottages varying in size, some containing two, others three rooms. They were arranged in an inconceivable number of ways. Some were placed 10 feet or more apart and a room was built between them; others were placed at right angles making a desirable L, sometimes one on each side; the position of others allowed for a side as well as a front porch. In some cases, the little green shacks were placed on top of one another,

⁶⁰ Anna Pratt Simpson, "From Green Refugee Shacks to Cozy Homes of their Own," *The San Francisco Sunday Call*, May 2, 1909.

⁶¹ O'Connor, *The San Francisco Relief Survey*, 233.

⁶² Larsen, "Enrichment of the Refugees"; Stellman, "Moving 20,000 Refugees."

making two story houses; in other cases, they were raised so that a cellar might add something to the comfort of living. Bay windows were built out and casements opened attractively to the sun and air.⁶³

The modifications made to earthquake shacks were related to the popular materials and architectural styles of the time. After nearly a year residing in refugee camps, residents were eager to resume normal life and remake these structures from a temporary shelter to a more permanent home. While many of the extant earthquake shacks have been altered, they retain their original form and because of this are often recognizable.

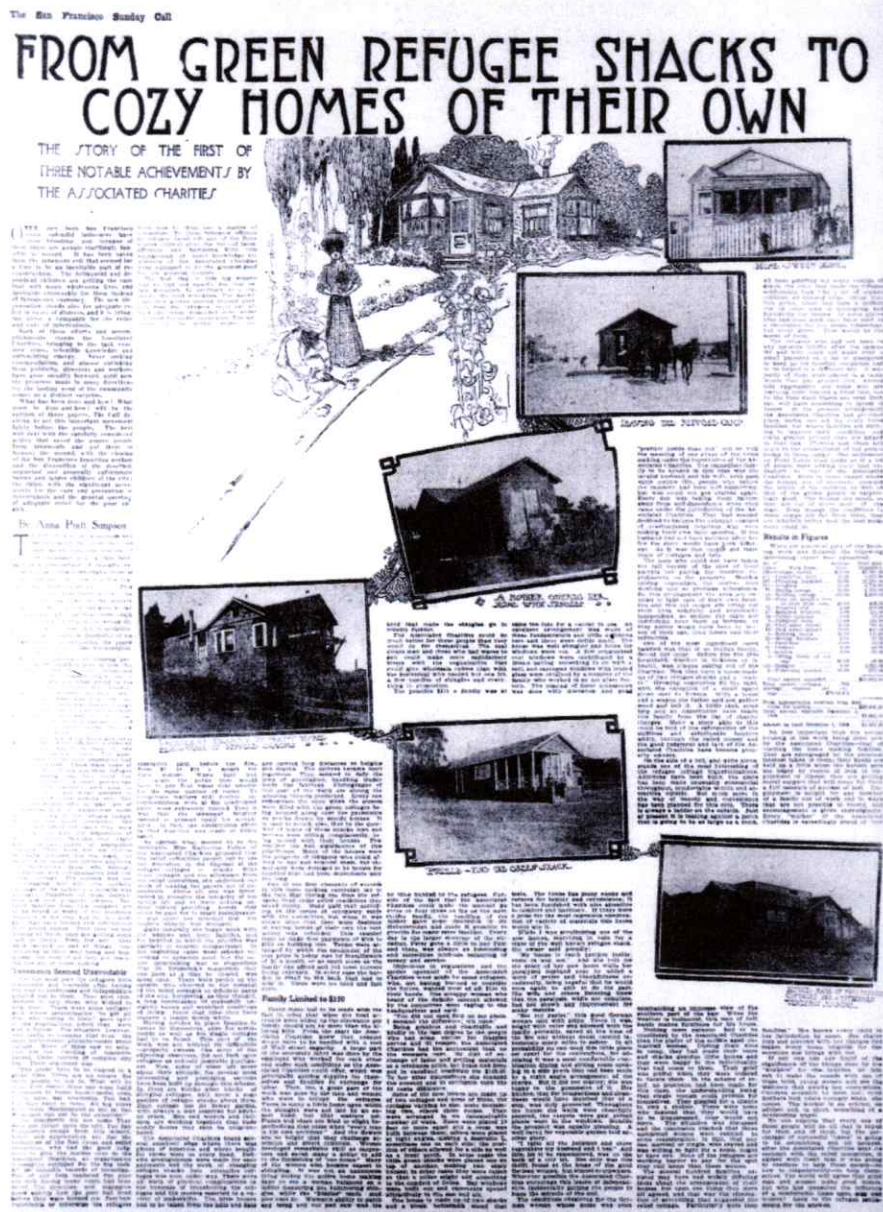


Fig. 21. A 1909 article in *The San Francisco Sunday Call* by Anna Pratt Simpson.

(Source: *The San Francisco Call*, May 9, 1909).

The 1913 San Francisco Relief Survey

The Relief Corporation realized the significance of the relief effort in San Francisco and the value it provided as an example to other cities in the wake of disaster and to San Francisco in the event of a future earthquake. In 1913, the Corporation commissioned *The San Francisco Relief Survey: The Organization and Methods of Relief Used After the Earthquake and Fire of 1906*, a comprehensive document with demographic data that analyzed the efficiency of the relief effort six years after the Earthquake and Fire (Fig. 22). The report provides useful statistics and an overview of the earthquake shack, bonus plan, and loan & grant programs. A section at the end of the document, titled "Lessons of the Relief Survey" lists problems encountered during the relief effort and potential solutions or things that may have been done differently. This report provided a significant amount of information for this theme document.

After the relocation of shacks onto private lands, refugees did their best to resume life after the 1906 Earthquake and Fires. Earthquake shacks blended into neighborhoods and were surrounded by the conventional residential development occurring throughout the twentieth century. Many shacks were demolished and replaced with more modern structures, or were continuously altered and added onto over time, diminishing their overall appearance as an earthquake shack.

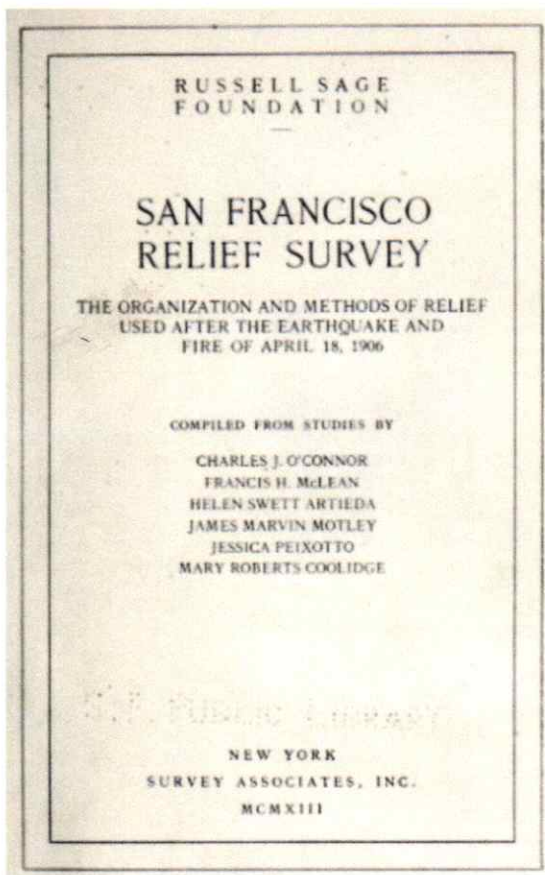


Fig. 22. Title page of *The San Francisco Relief Survey*.

Earthquake Shack Preservation Efforts

Efforts to preserve San Francisco's extant earthquake shacks have been ongoing since Jane Cryan formed The Society for the Preservation and Appreciation of San Francisco's 1906 Refugee Shacks (SPASFRS) on October 1, 1983. After discovering the cottage she rented in 1982 was a combination of three "Type A" refugee shacks and a free-standing "Type B" shack and proposed for demolition, Cryan appealed the San Francisco Landmarks Preservation Board. As a result, the combination of earthquake shacks at 1227 24th Avenue was listed as San Francisco Landmark No. 171 (Fig.23).⁶⁴ In 1985, Cryan was also involved in advocating for the relocation of the "Goldie Shacks" located in the Richmond District at 485 34th Avenue and proposed for demolition. The demolition was appealed successfully, and the two Type A shacks were moved to the Presidio by the U.S. Army to be part of the Army Museum's 1906 Earthquake exhibit (Fig. 24, 25).⁶⁵ The National Park Service maintains the earthquake shacks now as part of their oversight of the former Presidio.

The Society for the Preservation and Appreciation of San Francisco's 1906 Earthquake Shacks was disbanded by Cryan in the late 1990s and her archive was donated to the San Francisco Public Library. An unpublished manuscript authored by Cryan and titled *Hope Chest* details the history of the refugee shack program and is available for viewing at the San Francisco History Center. Cryan continues to be consulted as a local expert in certifying earthquake shacks through the City of San Francisco and her research and preliminary survey list are regularly consulted by the Department and have been integrated into this theme document.



Fig. 23. 1227 24th Avenue, San Francisco Landmark No. 171.

(Source: Patrick McGrew, *Landmarks of San Francisco*.)

⁶⁴ Cryan, *Hope Chest*, 6.

⁶⁵ *Ibid*.



Fig. 24. Two Type A shacks, known as the “Goldie Shacks” were moved from 485 34th Avenue to the grounds of the Presidio.

(Source: Veronica A. Tedeschi Collection, NPS.gov.)



Fig. 25. Interior detail of the cove ceiling visible in one the Goldie Shacks at the Presidio.

(Source: Arianna Urban.)

The Western Neighborhoods Project, a local history and advocacy organization, has also been active in preserving earthquake shacks. In 2002, the organization was involved in saving four earthquake shacks that had been cobbled together into two dwellings located at 4329 and 4331 Kirkham Street (Fig. 26).⁶⁶ Through a four-year project, one shack was entirely restored and displayed on Market Street in April 2006 as part of the centennial remembrance of the 1906 Earthquake and Fire. In 2008, this shack was moved to its permanent home

⁶⁶ "1906 Earthquake Refugee Shacks," Outside Lands.org, Western Neighborhood Project, 2007. <https://www.outsidelands.org/shacks.php>

at the San Francisco Zoo's Conservation Corner. The other three shacks were donated to the Fifth Avenue Institute in Oakland near Jack London Square, where two of the shacks have been fully restored. The Western Neighborhoods Project continues to advocate for earthquake shacks and offers educational resources for the public.



Fig. 26. Four shacks formerly located at 4329 and 4331 Kirkham Street were moved to the San Francisco Zoo and to Oakland's Jack London Square.

(Source: N. Moses Corette.)

In 2016, a reconnaissance-level survey was conducted of extant earthquake shacks in San Francisco and the surrounding Bay area. The survey was a collaborative effort between the San Francisco Planning Department, Jane Cryan and Curbed.com. In total, 45 sites containing earthquake shacks were surveyed and authenticated by the project team. The survey also identified similarities between forms of the identified shacks and as a result, ten major types of altered shacks were identified in order to assist Planning staff in future identification. Three of the most common types are discussed in the evaluative framework of this document. **Interest in San Francisco's earthquake shacks has been renewed due to the real estate boom of the last decade. As new development occurs or property owners apply for building permits, more earthquake shacks have been uncovered by the Department using Cryan's research as guidance and precedent. In evaluating potential historic resources including earthquake shacks, Department staff utilizes National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) criteria. While earthquake shacks are likely to meet one or two significance criteria, the issue of integrity, or "the ability of a property to convey its significance," is frequently raised. As earthquake shacks were altered over time to suit their owner's new needs, many likely do not resemble their original form.**

Survey Guide

For surveyors conducting fieldwork as part of the Citywide Cultural Resources Survey and interested members of the public, there are several indicators from the public right of way that may indicate a property is a potential earthquake shack. Since many earthquake shacks were altered over time, they may not be immediately recognizable. Surveyors should look for original features of earthquake shacks that may have been retained in addition to other visual cues listed below.

Earthquake shacks in their original form retain the following features:

- Vertical board & batten siding
- “Park Bench Green” exterior color
- Pitched gable roof
- Galvanized metal chimney
- Redwood shingle roof
- Dimensions similar to the identified Earthquake Shack Types:
 - Type A: 10’x14’
 - Type B: 14’x18’
 - Type C: 15’x25’
- 6-pane divided light windows

Since earthquake shacks were moved from the refugee camps onto private lots and altered over time, it is highly unlikely that extant earthquake shacks retain their original form and all of their original features. Indicators of a building that may be an altered earthquake shack include:

- Location on the rear or middle of a large lot or location on the rear of the lot behind a primary building
- Small-scale form and massing
- Wood-shingle cladding
- Pitched gable roof

The 2016 Earthquake Shack Survey conducted in partnership with the Department, Jane Cryan, and Curbed.com identified similarities between forms of extant identified shacks and as a result, ten major types of altered shacks were identified in order to assist Planning staff in future identification. The typology is defined by chosen characteristics including entry orientation, roof form, and shack combinations. Below are illustrations of the earthquake shack in its original form and three of the most commonly altered earthquake shack types.

Illustrations to be added

Type One. One-story over garage/two story (lifted to accommodate garage underneath or two shacks stacked on top of each other).

Type Two. L or T shape (two or more shacks combined in perpendicular format).

Type Three. Front elevation modification (porches/bay/other projections or ornamentation added to front elevation).

Evaluation Criteria

Statement of Significance:	Resources considered within this theme are likely to be significant under Criteria A/1 (Events) and C/3 (Architecture) as an excellent example of the earthquake shack typology associated with the 1906 Earthquake and Fires. Refugee cottages or “earthquake shacks” were constructed in direct response to a need for emergency housing following the 1906 Earthquake and Fires that destroyed almost 80% of San Francisco’s building stock. Earthquake shacks are significant for their association with arguably the most important event to affect San Francisco during the twentieth century: the 1906 Earthquake and Fires. The disaster shaped the modern development of the city and extant earthquake shacks are rare surviving examples of emergency housing built during the Reconstruction period. Most extant earthquake shacks were moved from their original location on public land to a permanent location outside of the area of damage once the property owner had recovered physically and financially from the disaster. As a result, many earthquake shacks were added onto and modified over time to suit owner’s new needs. Earthquake shacks can also be considered significant if they embody the distinctive characteristics of a type, period, or method of construction. More altered earthquake shacks may qualify as significant under Criterion A/1 (Events) whereas more architecturally intact earthquake shacks will qualify as significant under both Criterion A/1 (Events) and Criterion C/3 (Architecture). Earthquake shacks are typically found on individual parcels throughout the city of San Francisco, so it is unlikely that an intact grouping exists such that it would constitute a significant district.
Period of Significance:	1906-1915
Justification of Period of Significance:	The period of significance begins in 1906 with the construction of earthquake shacks as relief housing in the wake of the 1906 Earthquake and Fire. Earthquake shacks were typically constructed between 1906-1908, the year all refugee camps closed across the city. The period of significance ends in 1915, the year that marks the end of the Reconstruction period. This date was chosen to account for alterations to earthquake shacks that occurred as part of their relocation onto private lots across the city.
Geographic Boundaries:	Citywide; Concentrations of shacks are commonly located close to former refugee camps
Related Themes of Significance:	1906 Earthquake & Reconstruction
Criteria for Eligibility:	NRHP: A/C; CR: 1/3
Associated Property Type(s):	Residential—Single-Family, Detached
Property Type Description(s):	Single Family, Detached. Associated property types are typically limited to single-family residences, though some earthquake shacks may have been converted into multi-family residences or commercial uses. Examples are typically one- to two-stories in height and retain their vernacular style.

Criterion A/1 Eligibility Standards:

Extant earthquake shacks may be eligible under Criterion A/1 for their association with events or patterns of events significant to San Francisco, California, or national history. In consideration of the historic context above, earthquake shacks are associated with the 1906 Earthquake and Fires and resulting Reconstruction period. The 1906 Earthquake and Fires mark a transitional point in the history and development of San Francisco and the earthquake shack typology is unique to this event and period. While most earthquake shacks were constructed between 1906-1908 when the last refugee camps closed, many were moved onto private lots and altered throughout the Reconstruction period ending in 1915. The relocation and alteration of earthquake shacks during the reconstruction period is tied to the property type's significance under Criterion A/1. While typically alterations can be a disqualifier for eligibility, there is a greater flexibility for alterations to earthquake shacks if they do not alter the overall form, massing, and vernacular construction enough to affect the building's legibility as an earthquake shack. Most earthquake shacks will be considered for eligibility under Criterion A/1. The property *may* be considered an eligible resource under Criterion A/1, if it meets the following:

- Constructed between 1906-1908 in direct association with the 1906 Earthquake & Fires and refugee housing program
- Conveys its significance as a form of vernacular refugee housing from the early twentieth century

Character-Defining Features:

Character-defining features of earthquake shacks under Criterion A/1 would be those elements that convey its historic use as refugee housing, then permanent residential housing, and identify its general era of construction. The following are anticipated character-defining features of a significant earthquake shack under Criterion A/1:

- Box-frame construction, small-scale massing, and overall form
- Rectangular shape and approximate dimensions of associated earthquake shack type(s) A, B, or C
- Architectural elements typical of earthquake shacks original construction including but not limited to pitched gable roof, board and batten siding, and cedar shake shingle roof
- Alterations that are compatible with the earthquake shack form and design and potentially date from the reconstruction period including wood shingle cladding, bays, porches or other projections

Integrity Considerations:

Properties eligible under Criterion A/1 should retain some aspects of integrity dating to the period when the building achieved significance, with an emphasis on integrity of feeling and association. Integrity of Location and Setting is not a required aspect of integrity as part of earthquake shack's significance is relocation from refugee camps to private lots and the building's transition from temporary to permanent housing. Multiple relocations of the building will not disqualify an earthquake shack for eligibility under Criterion A/1. Enough of the property's original design, materials, and workmanship should also remain intact to support an understanding of the building's era of construction (thus supporting integrity of feeling and association). Additionally, an earthquake shack's rarity relative to extant examples in San Francisco should be taken into consideration. Per guidance provided in *National Register Bulletin 15*, "The rarity and poor condition [...] of other extant examples of the type may justify accepting a greater degree of alteration or fewer features, provided that enough of the property survives for it to be a significant resource."* Thus a highly altered or even relocated example of an early residence may still be eligible for register listing, despite its diminished integrity, if few or no other examples of its type or

era are known to exist or if all other known examples have even further compromised integrity. The investigator must still demonstrate that enough core physical features remain to convey its significant historical associations.



Fig. 30. 364 Richland Avenue.

(Source: San Francisco Planning Department.)

364 Richland Avenue (Eligible)

The subject building at 364 Richland Avenue is located in the Bernal Heights neighborhood and is an example of an earthquake shack that is considered eligible under Criterion A/1. The property's location in Bernal Heights, a neighborhood that was a popular place for refugees to relocate, and additional research indicated the subject building is an example of a Type C earthquake refugee shack, which typically had approximate measurements of 15'x25'. The subject property has undergone alterations over time and was raised to insert a garage, but retains character-defining features that are indicators of its likely history as an earthquake shack, including redwood board & batten siding, pitched gable roof, galvanized metal chimney, and approximate measurements of 15'x25' in plan. The overall form and massing of the structure and additional retained elements convey the subject building's construction as an earthquake shack and the subject property and building at 364 Richland Avenue were determined individually eligible for listing on the NRHP or CRHR under Criterion A/1 (Events) for its association with one of the most important events to affect San Francisco in the twentieth century: the 1906 Earthquake and Fires. The subject property was determined to only be eligible under Criterion A/1 due to the raising of the shack and insertion of garage.

Criterion C/3 Eligibility Standards:

Earthquake shacks are potentially eligible as examples of a type, style, or design and may additionally be eligible as embodying distinctive methods of construction unique to the earthquake shack typology. The method of construction used by the Relief Corporation in constructing earthquake shacks is unique to this typology. Materials were precut in uniform sizes, and the method of assembly was the same for the three defined types of earthquake shacks (A, B, and C) in order to ensure efficiency. Earthquake shacks can be considered eligible

under Criterion C/3 if they retain more original design features in addition to their overall form and massing. While it is unlikely that an unaltered earthquake shack is extant, earthquake shacks that retain more of their original features will rise to the level of eligibility under Criterion C/3 in addition to Criterion A/1. Heavily altered earthquake shacks would not be considered eligible under Criterion C/3. The property *may* be considered an eligible resource under Criterion C/3, if it meets the following:

- Constructed between 1906-1908 in direct association with the 1906 Earthquake & Fires and refugee housing program
- Conveys its significance as a form of vernacular refugee housing from the early twentieth century
- Must have high levels of integrity, particularly integrity of design, materials, and workmanship, and be a highly intact example of an earthquake shack in its original form

Character-Defining Features:

Character-defining features of earthquake shacks significant under Criterion C/3 would be those elements that represent its significant design qualities relative to its date of construction. The following are anticipated character-defining features of a significant earthquake shack under Criterion C/3:

- Box-frame construction, small-scale massing, and overall form
- Rectangular shape and approximate dimensions of associated earthquake shack type(s) A, B, or C
- Pitched gable roof
- “Park Bench Green” paint color
- Board & Batten siding
- Cedar shake shingles
- Metal galvanized chimney

Integrity Considerations:

Properties eligible under Criterion C/3 should retain the majority of its aspects of integrity dating to the period when the significant design was completed, with an emphasis of integrity of design, materials, and workmanship. The building’s significant design qualities should remain readily apparent, and the majority of original features and materials that convey the significant design should remain extant. . Integrity of Location and Setting is not a required aspect of integrity as part of earthquake shack’s significance is relocation from refugee camps to private lots and the building’s transition from temporary to permanent housing. Multiple relocations of the building will not disqualify an earthquake shack for eligibility under Criterion A/1. Similar to Criterion A/1, the rarity should also inform integrity evaluations—although relative to a particular building’s architectural features and type rather than its geographic location.



Fig. 31. 369 Valley Street

(Source: San Francisco Planning Department.)

369 Valley Street (Eligible)

The subject building at 369 Valley Street is located in the Noe Valley neighborhood and is an example of an earthquake shack considered eligible under both A/1 and C/3. Further research conducted by the Department indicated that the subject property contained two earthquake shacks: one Type B and one Type A shack combined to form the L-shaped residence in 1907. The Type B shack located at the front of the property contains a boxed bay window located below the front-facing gable roof. All elevations are clad in wood shingles and double-hung wood windows are used throughout apart from one original 3x2 divided lite casement window located along the east elevation. The Department determined the subject property at 369 Valley Street is eligible for listing on the NRHP or CRHR under Criterion A/1 (Events) for its association with the 1906 Earthquake and Fire and Criterion C/3 (Architecture) as a rare example of a distinctive type, method, and period of construction. The subject property was found to be eligible under both Criterion A/1 and C/3 due to the retention of its original form and massing. Additionally, the alterations to the subject property are in keeping with alterations that were commonly made to earthquake shacks during the Reconstruction period.



Fig. 32. 48 Peralta Avenue.

(Photo provided by project applicant.)

48 Peralta Avenue (Ineligible)

The subject building at 48 Peralta Avenue is located in the Bernal Heights neighborhood and is an example of an earthquake shack that was determined ineligible for listing on the California Register of Historic Resources or National Register of Historic Places. The subject property was moved to its current lot from 333 Peralta Avenue in 1948. The property's close proximity to the Precita Park refugee camp and additional research indicated that the subject building (excluding the rear addition) is similar in scale, massing, and overall form to a Type C earthquake refugee shack, which typically had approximate measurements of 15'x25'. The subject property has undergone extensive alterations over time, mostly outside of the Reconstruction period, and does not retain a majority of the character-defining features associated with earthquake shacks, including redwood board and batten siding, galvanized metal chimney, and redwood shingle roof. 48 Peralta Avenue retains only the overall form, massing, and pitched gable roof associated with earthquake shacks. These physical characteristics alone are not enough to convey the significance of the property. Due to this loss of physical integrity, the subject building and property at 48 Peralta Avenue were determined to be ineligible for listing on the NRHP or CRHR.

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U.S. Army, Pacific Division, *Earthquake in California April 18, 1906: Special Report of Maj. Gen. Adolphus W. Greely, U.S.A., Commanding the Pacific Division, on the Relief Operations Conducted by the Military Authorities of the United States at San Francisco and Other Points, with Accompanying Documents* (Washington: Government Printing Office, 1906).

Walker, Lester. *Tiny, Tiny Houses*. Woodstock: Overlook Press, 1987.

EXHIBIT H

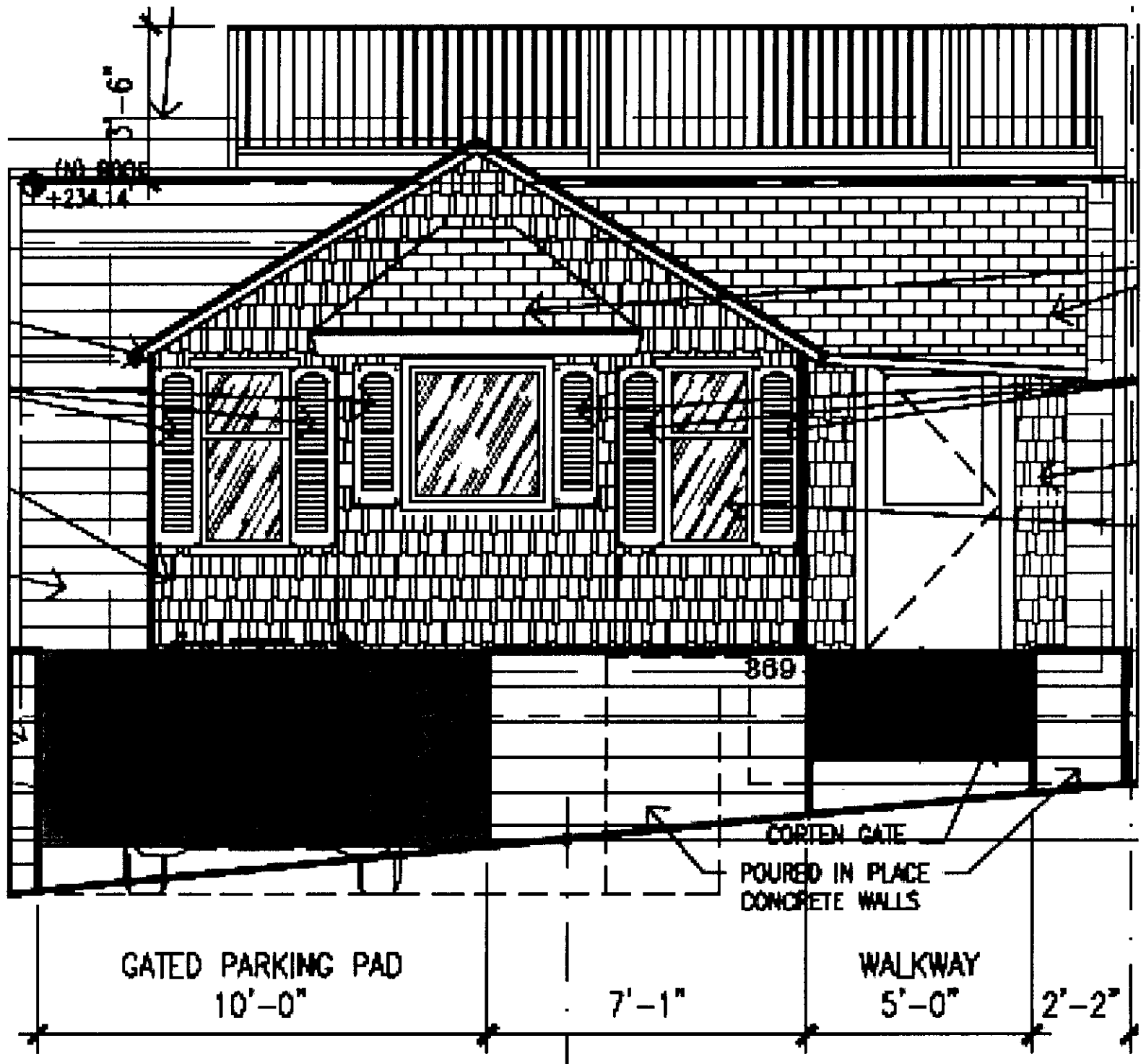


EXHIBIT I



HISTORIC RESOURCE REVIEW

Record No.: 2014-003219ENV
Project Address: 369 Valley Street
Zoning: RH-2 (Residential-House, Two Family) Zoning District
40-X Height and Bulk District
Block/Lot: 6620/033
Staff Contact: Monica Giacomucci – 628-652-7414
monica.giacomucci@sfgov.org

Project Evaluation

Proposed Project:	Per Drawings Dated:
<input type="checkbox"/> Demolition / New Construction <input checked="" type="checkbox"/> Alteration	10/25/2023

PROJECT DESCRIPTION

- Remove an existing non-historic rear addition to two conjoined earthquake cottages;
- Relocate two existing single-story earthquake cottages (one Type B and one Type A) which are conjoined in an L-shape north approximately 13 feet, resulting in an approximately 20-foot setback from the front property line;
- Raise the earthquake cottages seven feet from the existing point of height measurement (or three feet from the surface of the existing front setback parking pad);
- Construct a two-story addition below and behind the raised cottages which will be minimally visible from a public right-of-way and set back a minimum of approximately 40 feet from the front property line;
- Construct a roof deck with wood vertical picket guardrail behind on the portion of the addition located directly behind the earthquake cottages;
- Install a new three-foot solid fence of poured-in-place concrete with two Corten steel gates for vehicular and pedestrian entrances at front property line;
- Replace existing one-over-one wood double sash windows in-kind with new wood windows to match the existing proportions, style, operation, and material exactly (existing decorative wood shutters will be retained);
- Replace existing wood shingle cladding in-kind with new wood shingles to match the existing exactly;
- Replace existing asphalt roofing with new asphalt roofing to match the existing exactly;

PROJECT EVALUATION

The proposed project's conformance with the Secretary of the Interior's Standards:

Standard 1 – Minimal Change:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Standard 6 – Repairment:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Standard 2 – Maintain Character:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Standard 7 – Treatments:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Standard 3 – Avoid Conjecture:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Standard 8 – Archeology:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Standard 4 – Acquired	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Standard 9 – Compatibility:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Significance:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Standard 10 – Reversibility:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Standard 5 – Building Techniques:			

See **Project Impact Analysis** comments for additional information.

PROJECT DETERMINATION

Based on the Historic Resource Identification, the project's scope of work:

- ☐ **Will** cause a significant adverse impact to the **individual historic resource** as proposed.
- ☐ **Will** cause a significant adverse impact to a **historic district / context** as proposed.
- ☒ **Will not** cause a significant adverse impact to the **individual historic resource** as proposed.
- ☐ **Will not** cause a significant adverse impact to a **historic district / context** as proposed.

PROJECT IMPACT ANALYSIS

The subject property was identified as individually eligible for designation in the California Register of Historical Resources by Planning Department Historic Preservation Staff on May 29, 2015 through a Historic Resource Evaluation Response – Part 1 (HRER Part 1). The property was found significant under Criterion 1 (Events) and Criterion 3 (Architecture) for its association with recovery efforts and refugee housing following the 1906 Earthquake and Fire and for its architectural characteristics which exemplify the personal alterations undertaken by owners of refugee cottages when these structures transitioned from temporary to permanent residences.

The HRER Part 1 included an integrity analysis which found that the project retains the following six of the seven aspects of integrity: Location, Association, Design, Workmanship, Feeling, and Materials. The building was found not to retain integrity of Setting due to substantial development to the east and west over time, which have impacted the perceived scale of the cottages.

Since the HRER Part 1 was published, the Historic Preservation Commission (HPC) adopted the “Earthquake Shacks Theme Document” (Theme Document) on November 17, 2021. The Theme Document includes a historic context as well as evaluation and integrity criteria for earthquake shacks. The integrity analysis completed in the HRER Part 1 was reviewed under the evaluative framework found in the Theme Document, and was found compatible with current guidelines for integrity analysis. Therefore, the HRER Part 1 remains valid, and the following Project Impact Analysis was developed with reference to the Theme Document.

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The proposed project will retain the two earthquake cottages as part of a renovation to the existing single-family residence. The project will allow the property to continue in its current use as a single-family residence. Therefore, the proposed project is in conformance with Standard 1.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The proposal would retain and relocate the two existing earthquake cottages on the subject lot. The cottages would be moved north approximately 13 feet, so that they would be set back approximately 20 feet from the front property line. The cottages will also be raised approximately seven feet to accommodate a new lower-level addition. While the vertical and horizontal repositioning of the cottages would alter the features and spaces that characterize the property today, the cottages are currently deeply recessed and located on a downslope such that they are not fully visible when viewed from Valley Street. As part of the relocation, the cottages will remain conjoined in their exact current arrangement, and will be moved and raised so that they will be more visible from the public right-of-way yet still substantially set back from the front property line. As a result, the cottages will be sited such that they continue to appear small in scale and set back relative to other buildings on the block. Overall, the Department finds that the project would retain and preserve the historic character of the property. Therefore, the project meets Standard 2.

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

The proposal includes an addition that will be largely obscured behind and below the massing of the existing cottages. The addition is designed and finished in a simple, modern idiom that does not mimic the character-defining features of the earthquake cottages. Therefore, the project complies with Standard 3.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

The project includes removal of a small existing addition at the rear of the earthquake cottages. This addition has not obtained historic significance since it was constructed sometime after 1950. Removal of this section will not impact the overall significance of the property. Other alterations, including the addition of a bay window at the front of the building, installation of shutters, and re-cladding with wood shingles, are representative of the widespread trend of upgrading former refugee cottages with additional architectural details and personal touches. These alterations, along with the shacks' relocation from refugee camps to the subject property in Noe Valley, are significant in their own right, representing the conversion of these temporary homes into permanent single-family residences. The project will retain alterations that have acquired significance in their own right. Therefore, the project complies with Standard 4.

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

The exterior features of the subject property that signal its historic development as two conjoined earthquake cottages, such as their original dimensions, massing, and scale, will be preserved as part of the project. The building will still be legible as an earthquake cottage. Therefore, the project complies with Standard 5.

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

A number of features are proposed to be replaced rather than repaired, including the existing cedar shingles and fixed and double-hung wood windows on the front and side facades. However, these features will be replaced in-kind with new shingles and wood windows to match the existing condition exactly. Therefore, the project complies with Standard 6.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Based on the current project description, the project does not anticipate use of chemical or physical treatments.

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process and is outside the scope of this review.

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

The proposal includes demolition of a ca. 1950s rear addition that is not significant in its own right and replacement with a new addition in roughly the same location. The earthquake cottages will be elevated and moved forward on the lot, and as a result, their conjoined roof will rise higher than the roof level of the proposed addition. The addition will be minimally visible when viewed from the Valley Street right-of-way, and even the most prominent new element, a new wood guardrail at the roof deck above the addition, will be set back approximately 48 feet from the front property line. Although the cottages will be raised seven feet to accommodate a new ground floor addition, the overall increase in height is only four feet due to the slope of the lot. Likewise, a proposed solid fence with gates will obscure the lower-level addition. Taking into consideration the sloped condition, minimal height change, and obscuring elements, sightlines from the public right-of-way (particularly the sidewalk on the south side of Valley Street) will land on the earthquake cottage rather than any added volume. Finally, the portion of the addition located below the cottages will be finished with simple horizontal painted wood siding to provide a compatible cladding material that is differentiated from the wood shingles of the cottages, and will feature aluminum-clad wood windows to contrast with the cottages' wood windows. Historic materials that characterize the property will either be preserved or replaced exactly in-kind, and the new addition has been designed to protect the historic integrity of the property and its environment. Therefore, the project complies with Standard 9.

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

The existing building already consists of the two conjoined earthquake cottages and a rear addition that was constructed sometime in the 1950s. The project will replace this later addition with another new addition which will be substantially set back from the property line, visually obscured by the cottages, and attached to the cottages at the current point of contact with the 1950s addition. If the proposed new addition were removed in the future, the earthquake cottages would remain intact, with their essential form and integrity as legible as they are today. Therefore, the project complies with Standard 10.

Planning Department Staff find that the proposed project will retain the majority of the character-defining features of the earthquake cottages, and that the proposal will not cause material impairment to the historic resource.

Cumulative Impacts

The geographic scope, or cumulative study area, for cumulative historic architectural resource impacts includes only the project site. Because the proposed project, on balance, meets the Secretary of the Interior's Standards for the Treatment of Historic Properties, a cumulative impact analysis is not required.

CONCLUSION

The project conforms to the Secretary of the Interior's Standards as described above, and it will not result in a significant impact to 369 Valley Street.

Project Evaluation: Principal Preservation Planner Review

Signature:  _____

Date: 10/31/2023

Rich Sucre, *Deputy Director of Current Planning Division*
Historic Preservation Team Lead

CC: Gabriela Pantoja, *Senior Planner*
District 9-10 Team, Current Planning Division

HRR ATTACHMENTS:

- ☐ Architectural Plans, dated: _____
- ☐ HRR / Supplemental, dated: _____

EXHIBIT J

From: [Greving, Justin \(CPC\)](#)
To: [Amy Lee](#)
Cc: [Tam, Tina \(CPC\)](#)
Subject: RE: 369 Valley Street
Date: Thursday, November 19, 2015 6:01:33 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Amy,

Thank you for forwarding on these proposals for the project at 369 Valley Street. I have reviewed the proposals with Tina and we have significant reservations about both removal and relocation of the cottage to the rear of the property and with the idea of splitting up the existing cottage into the A and B Earthquake shacks.

The existing setting of the cottage is as a street-fronting property. If the cottage were already in the rear of the property the possibility of moving it or relocating it behind new construction would be feasible. However as the building sits facing Valley Street and is highly visible from the public right of way the existing setting is an important feature of the cottage. Removing the cottage to the rear alters its entire context.

In the HRER for 369 Valley Street I determined that the cottage in its existing form as a compilation of two earthquake shacks with an added bay window has taken on significance. Therefore the resource in this instance is the cottage in its existing form, rather than the two independent earthquake shacks. Dividing up the cottage into the two original earthquake shacks would be a significant impact to that resource. Given the existing condition of the cottage it would be extremely difficult if not impossible to separate the two buildings and from a preservation standpoint would likely result in a defacto demolition of the resource.

I would encourage the team to regroup and explore the option of rehabilitating the cottage in situ and building an addition to the rear in the overall envelope of the existing 1950s alteration.

Please let me know if you have any questions.

Justin Greving
Preservation Planner

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-9169 **Fax:** 415-558-6409
Email: justin.greving@sfgov.org
Web: www.sfplanning.org



Planning Information Center (PIC): 415-558-6377 or pic@sfgov.org
Property Information Map (PIM): <http://propertymap.sfplanning.org>

From: Amy Lee [<mailto:amy@3slccconsulting.com>]

Sent: Thursday, November 12, 2015 10:27 AM

To: Greving, Justin (CPC)

Subject: 369 Valley Street

Hi Justin

I had sent you an email a while back and when I went to check the sent folder, it wasn't there. I am now not sure you ever got it.

I am attaching two proposed drawings for Valley Street. I am hoping that we can work through these proposals. I also suggested that it would be good to perhaps include a smaller unit in the spirit of trying to build more housing which I know the City would like to see.

EXHIBIT K

NOE STREET ↑

369 Valley St

← 29th STREET

VALLEY STREET →

EXHIBIT L

