



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Resource Evaluation Response

*Date:* May 29, 2015  
*Case No.:* 2014-003219ENV  
*Project Address:* 369 Valley Street  
*Zoning:* RH-2 (Residential-house, two family)  
40-X Height and Bulk District  
*Block/Lot:* 6620/033  
*Date of Review:* April, 2014 (Part I)  
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### PART I: HISTORIC RESOURCE EVALUATION

#### Buildings and Property Description

The subject property, 369 Valley Street, is located on a rectangular shaped lot that totals 25 feet by 114 feet, on the south side of the block between Noe and Sanchez streets, in the Noe Valley neighborhood. The subject property is located within a RH-2 (Residential-house, two family), and a 40-X Height and Bulk District.

The subject property contains a one-story over basement wood-frame single-family residence that is set back from the street quite significantly on a downward sloping lot. Various roof forms delineate the different construction periods of 369 Valley Street; the prominent front gable of a Type "B" 1906 Earthquake Shack (Type B Shack), meets a side gabled Type "A" 1906 Earthquake Shack (Type A Shack) to form the L-shaped residence originally constructed in 1907, while further to the rear is a first floor and basement flat-roofed addition constructed sometime after 1950. The Type B Shack located at the front of the subject property contains a boxed bay window below the front gabled roof. A fixed pane wood frame window with shutters frames the bay while two vertical one-over-one double sash windows with shutters flank the bay on both sides. The west elevation of the shack contains two windows and a door and is offset from the neighboring property to allow for a narrow passageway that leads to a secondary entrance to the Type A Shack. The east elevation features additional double hung wood frame windows including a repurposed wood window salvaged from one of the Shacks and installed along the cripple wall. The rear (north) elevation corresponds to the post 1950 addition and contains a regular rhythm of aluminum slider windows on both the ground and basement floors. All elevations are clad in wood shingles (aside from the rear which is clad in plywood). Detailing of the house is kept to a minimum and the subject property is best described as a vernacular cottage.

Known exterior alterations include concrete foundation underpinning (1938), enclosure of a rear porch to create a laundry facility, replacement of seven casement windows with double-hung windows, and installation of a new front door (1949). As mentioned previously, visual inspection and comparison with historic photographs reveal a substantial ground floor and basement addition was added to the rear of the property sometime after 1950. Furthermore it should be noted that the Shacks themselves have been

modified. Earthquake Shacks originally featured a door and two windows below the peak of the gable as well as two windows on the opposite elevation. Shacks were constructed of vertical strips of redwood without additional exterior cladding. The subject property as it appears today from the street, with its altered entry sequence, boxed bay window, and shingle cladding, retains the original building footprint from as early as 1914 when it first appeared on the Sanborn map. Other minor details of note include a salvaged original 3x2 divided lite Earthquake Shack casement window located at the cripple wall along the east elevation.

### **Pre-Existing Historic Rating / Survey**

The subject property is not currently listed in any local, state or national historical register, but has been included in a historic resource survey of known Earthquake Shacks adopted by the City of San Francisco. The building is considered a "Category A" (Historic Resource Present) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA).

### **Neighborhood Context and Description**

The subject property is located in the Noe Valley neighborhood which is generally considered to be bordered by 21<sup>st</sup> Street to the north, 30<sup>th</sup> Street to the south, Grand View Avenue and Diamond Heights Boulevard to the west, and Dolores Street to the east. The neighborhood is named after Jose de Jesus Noe, the last Mexican Alcalde of Yerba Buena but was originally a part of Rancho San Miguel. The land was granted to Noe by Mexican governor Pio Pico in 1845. The area was comprised mainly of dairy farms, grazing and farmland, and wasn't platted until the 1850s.

During the Gold Rush, Jose Noe, like the other rancheros in San Francisco, had no reasonable means to preserve his rancho. Wages to police the ranchos were high, costs to litigate rancho claims were high, and a series of droughts and floods cut into rancho profits. These factors combined with the Financial Panic of 1852-59 forced Jose Noe to sell his lands to William Cary Jones for \$200,000 to pay off his debts.

John Meirs Horner, an ambitious Mormon who had arrived on the sailing ship *Brooklyn* in 1846, purchased the eastern portion of Rancho San Miguel from Jones in 1853. During Horner's ownership the neighborhood was platted, street names were assigned, and the neighborhood became known as Horner's Addition. Horner's land speculation was short lived as he defaulted on his mortgage during the economic downturn of 1857 - 1859. French financier Francois Louis Pioche, owner of both the Market Street Railway and the Spring Valley Water Company, acquired Horner's land holdings. Although he was a successful businessman, Pioche got in over his head with Horner's Addition and was convicted of defrauding investors and ended up committing suicide in 1872 in a hotel room. Following Pioche's death, Horner's Addition fell into the hands of a French bank, which began selling it off as individual parcels.

Of all the Rancho San Miguel neighborhoods, those in Horner's Addition developed first because they were closer to downtown. As a result, the oldest buildings of any Rancho San Miguel neighborhoods can be found in Noe and Eureka Valleys. Development in the neighborhood was spurred by the extension of the Market Street Railway into the neighborhood in 1887.

Because Noe Valley was spared in the aftermath of the 1906 Earthquake and Fire, settlement in these neighborhoods boomed as Earthquake refugees settled in the area during the reconstruction period (1906 -1914). The refugees that settled in Noe Valley were primarily of Irish, German, and Scandinavian descent.

369 Valley Street is located on a residential block that reflects the general character of the surrounding neighborhood with a range of small Victorian bungalows, minimally detailed 1920s residences, and larger scale post-war apartment buildings. Although most properties are single-family residences, St.

Paul's Primary School, a minimally detailed four-story institutional building constructed in 1920, sits at the northeast corner of Valley and Sanchez streets.

**CEQA Historical Resource(s) Evaluation**

**Step A: Significance**

*Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.*

Individual	Historic District/Context
<p>Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:</p> <p>Criterion 1 - Event:           <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No            Criterion 2 - Persons:       <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No            Criterion 3 - Architecture:   <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No            Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Period of Significance: ca. 1906-1914</p>	<p>Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:</p> <p>Criterion 1 - Event:           <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No            Criterion 2 - Persons:       <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No            Criterion 3 - Architecture:   <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No            Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Period of Significance: n/a  <input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor</p>

Based on the information provided in the Historical Resource Evaluation prepared by Tim Kelley Consulting (dated May, 2014, amended April, 2015), and information found in the Planning Department files, Planning staff find that the subject property is individually eligible for listing in the California Register under Criterion 1 and 3 as a compilation of two Earthquake Shacks associated with the 1906 Earthquake and Fire. The period of significance is ca. 1906-1914, and spans the period from when the original Earthquake Shacks were constructed in 1906, to when they were relocated to their current position and altered for reuse as a single-family residence.

**Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.**

To be eligible under the event criterion, the building cannot merely be associated with historic events or trends, but must have a specific association to be considered significant. Staff finds that the subject property is individually eligible as a cottage comprised of two individual Earthquake Shacks constructed immediately after the 1906 Earthquake and Fire. As refugee housing constructed after the events of 1906, Earthquake Shacks have been recognized as having a direct material connection to what is undoubtedly the single most important event in San Francisco's urban history.

In the early morning of April 18, 1906, an earthquake rocked San Francisco. The trembling, estimated to be 7.8 on the Richter scale, buckled streets and rail lines, severed gas lines and water mains, and threw buildings off their foundations. While damage from the actual earthquake was substantial, the ensuing fire was much more detrimental and soon consumed almost the entire downtown core of the city. Severed water mains rendered firefighting efforts useless and ill planned attempts at using explosives to

create fire breaks simply spread the existing fires or created new blazes.<sup>1</sup> The Earthquake and Fire devastated the city and its population. In addition to the 3,000 people that had died during Earthquake and Fire, 28,000 buildings, or 80% of the City's built environment, burned to the ground, leaving almost half of the city's 410,000 residents homeless. With an estimated 200,000 people without shelter, food or water, establishing relief housing and facilities became a priority for City officials as they scrambled to provide basic necessities.

As the relief effort got underway, an immediate concern became the question of where to locate refugees and how to provide them with housing. Officials established 26 different relief camps in existing undamaged city squares and public parks throughout the city.<sup>2</sup> Simple structures known as "Refugee Cottages," or Earthquake Shacks (Shacks) as they have become known today, were constructed to provide basic housing for these populations and were placed in uniform rows at the camps. Design of the Shacks was a joint effort of the San Francisco Park Director John McLaren, the Department of Land & Buildings of the San Francisco Relief Corporation, and the United States Army.<sup>3</sup> The Shacks came in four different sizes to accommodate the different needs of the refugees: Type A, 10'-14'; Type B, 14'x18'; Type C, 15'x25' or 16'x18'; and Type D, much larger military barracks. Despite their varying sizes, Shacks were all constructed in a unique manner that consisted of simple corner posts attached to top and bottom plates and finished on the exterior with vertical planks of redwood siding that was painted "park bench green." Construction of the roof was also singular in its steep pitch and unique interior framing that included a collar tie half way up the pitch of the roof. Cedar shingles were used as roofing material. Windows and doors were located underneath gable ends so as to allow for the Shacks to be lined up in tight rows, with a four panel door and a 6 lite casement window (in a 2x3 or 2x2 configuration) under one gable, and two more 6 lite windows on the opposing side. In order to cut costs 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 interior. It is estimated that approximately 5,610 Shacks were constructed, of which only 500 were Type A, making them the most unique of the three sizes.

Although the Shacks were meant to house the poorest population of the city there was some effort to recoup the cost of their construction and tenants were charged two dollars a month in rent. Between 1907 and 1909, as City officials started closing the refugee camps they began offering the Shacks to residents. The Shacks were considered paid for in full after two years, at which point they became the property of residents who were also responsible for moving them out of the refugee camps. The price of moving the Shacks ranged from \$12 to \$15 and approximately 5,300 Shacks were moved off of City lands before 1909.<sup>4</sup> Historic photographs show teamsters hitching up wagons containing the small buildings and carting them through the partially rebuilt City, sometimes with the residents still inside. As the Shacks were relocated throughout the City they became starter homes for some of the poorest residents who had lost everything during the 1906 Earthquake and Fire.

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<sup>1</sup> City and County of San Francisco Planning Department, "City within a City: Historic Context Statement for San Francisco's Mission District," (November, 2007), 56.

<sup>2</sup> Andrea Rees Davies, *Saving San Francisco: Relief and Recovery after the 1906 Disaster* (Philadelphia: Temple University Press, 2012), 87.

<sup>3</sup> Information about the size, design, and number of Earthquake Shacks is located in the "Society for the Preservation and Appreciation of San Francisco Refugee Shacks Collection (SFH 9), San Francisco History Center, San Francisco Public Library.

<sup>4</sup> Letter from Chris VerPlanck to Nannie Turrell regarding 4329-31 Kirkham Street, dated February 17, 2004.

As residents moved Shacks out of the refugee camps and into individual lots around the City, every effort was made to mask their origins as refugee housing. An article in the *San Francisco Call* described typical alterations to these new cottages that were most often cobbled together from multiple individual shacks and outfitted to incorporate boxed bay windows, shingles, and new casement windows.<sup>5</sup> According to the article's author, "the several hundred families assisted may have had a wildly differing ideas about the arrangement of their houses, but upon one thing they were 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."<sup>6</sup>

The story of the Earthquake Shacks does not end with them being moved off the refugee camps. Their relocation and subsequent alterations were described as a social benefit to the most destitute population by giving poor working-class families their first chance to own property. An article titled, "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," Nanna Astnip Larsen explained how the practice of offering the Shacks to residents solved both the problem of providing permanent housing to refugees and reclaiming the camps for public space; more importantly Larsen expounded on the program as an opportunity for San Francisco's poorest population to move out of a cycle of poverty.<sup>7</sup>

In August, 1907 William G. DeMartini requested a water hook up for the subject property from the Spring Valley Water Company, indicating that around this time the two Shacks were relocated from a neighboring refugee camp to 369 Valley Street. Although it is unclear when the Shacks were compiled and alterations to the exterior were made, by 1914 the "L-shaped" footprint of the building comprised of two Shacks with an added boxed bay window and rear porch is visible on a Sanborn Map from this period. The subject property as it exists today is a clear example of how original homeowners of these Shacks did everything in their power to individualize these otherwise very simple vernacular structures. The compilation of two different types of Shacks, combined with the added architectural detailing, such as the front boxed bay window and shingle siding, reflects the transformation of two emergency dwellings constructed for refugees into a comfortable home outfitted for a homeowner. The subject property provides not only a direct connection with the 1906 Earthquake and Fire, one of the most important events of San Francisco's urban history, but also tells the story of recovery efforts to provide housing to thousands of residents that would have otherwise been evicted from the camps into the streets.

It is therefore determined that the subject property is individually eligible for listing in the California Register under Criterion 1.

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<sup>5</sup> Anna Pratt Simpson, "From Green Refugee Shacks to Cozy Homes of their Own," *The San Francisco Sunday Call*, May 2, 1909.

<sup>6</sup> Ibid.

<sup>7</sup> Hanna Astnip 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.

**Criterion 2: It is associated with the lives of persons important in our local, regional or national past.**

None of the owners or occupants have been identified as important to local, regional, or national history. William G. DeMartini, the first owner and occupant of the subject property, was a mailman who lived at 369 Valley Street with his wife and four children until 1923. Later owners and occupants of the subject property include Nellie Quintana, who maintained it as a rental property in the late 1920s, and Frederick and Gertrude Hoffman, a clerk and telephone operator who purchased the property in 1933. Owners and occupants of the subject property held a variety of different blue collar jobs that reflected the general composition of the surrounding neighborhood. None of these individuals have been identified as important to local, regional, or national past. The occupants of the property

Therefore the subject property is not eligible for listing in the California Register under Criterion 2.

**Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.**

The subject property was constructed as inexpensive refugee housing for a specific natural disaster and embodies the distinctive characteristic of a type, method, and period of construction. The unique dimensions, construction materials, and methods, paired with their association with the 1906 Earthquake and Fire, are what make the Earthquake Shacks significant for their architecture. The Shacks have a unique plan due to the specific dimensions of the three different types constructed; oftentimes these dimensions are the first indicator that a small vernacular structure may in fact be an Earthquake Shack. From the exterior, the specific form of the Shack, with its small scale, particular dimensions, low height, and particular roof pitch, are its distinctive characteristics. Even on the interior there are certain features that are most often associated with the Shacks; rooms often feature coved ceilings so as to accommodate the low collar-tie. Although there were many small cottages constructed in the immediate aftermath of the 1906 Earthquake and Fire, the distinctive characteristics are what separate Shacks from other small scale vernacular buildings from the period.

The surrounding block was also evaluated to determine if there was an eligible historic district, however, due to the mix of construction dates and building types there is not sufficient concentration of aesthetically unified buildings to constitute a historic district. While there are other buildings on the block that may be individually eligible for their architecture, the block itself does not contain a significant concentration of building styles or construction periods.

Therefore the subject property is individually eligible for listing in the California Register under Criterion 3.

**Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.**

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. The building is also unlikely to yield information important to history, such as evidence of unique building materials or methods. In order for extant buildings to be eligible under this Criterion they must also demonstrate how the materials or method of construction influenced or informed the local building development which is not the case with Earthquake Shacks.

It is therefore determined that 369 Valley Street is not eligible for listing in the California Register under Criterion 4.

**Step B: Integrity**

*To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as “the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s period of significance.” Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.*

The subject property retains integrity from the period of significance noted in Step A:

<b>Location:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	<b>Setting:</b>	<input type="checkbox"/> Retains	<input checked="" type="checkbox"/> Lacks
<b>Association:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	<b>Feeling:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
<b>Design:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	<b>Materials:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
<b>Workmanship:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

369 Valley Street has had some alterations over time to accommodate the needs of residents during its lifespan. Most of these alterations took place as the original owner outfitted the Earthquake Shacks for conversion into a small home and are visible on the 1914 Sanborn map. Such alterations include the incorporation of two separate Shacks into one living space, construction of a boxed bay window, and the addition of new doors and windows. At the same time some early alterations that also likely date to the subject property’s construction in 1907 include the addition of exterior redwood shingles. As these early alterations are part of the history of all Earthquake Shacks, whose owners made every attempt to mask their origins, they contribute to the story of these refugee buildings. Despite these early alterations, the distinctive characteristics of Earthquake Shacks, including their unique size, scale, and dimensions, are still identifiable in the subject property.

It should be noted that Tim Kelley Consulting did not find the subject property retained sufficient integrity to be eligible for listing in the California Register. Among their reasoning was the fact that the Shacks had been moved away from the refugee camps and therefore no longer retained integrity of location. Tim Kelley Consulting also found the early alterations to the subject property, such as the modification of the two Shacks to make one structure, construction of a boxed bay window, addition of new windows, doors and shingles, altered the form of the original Earthquake Shacks such that they no longer conveyed their significance. Planning staff do not concur with the findings of Tim Kelley Consulting that the subject property does not retain integrity to convey its significance as a compilation of two Earthquake Shacks.

Other Earthquake Shacks in San Francisco have been identified as historic resources that are of similar integrity. These properties retain the distinctive characteristics that are their identifying marks as Earthquake Shacks despite the early alterations that took place as they were converted into cottages. The property located at 1227 24<sup>th</sup> Avenue in the Outer Sunset is a compilation of 3 Type A Shacks that was designated a local landmark (#171) in 1984. Another property in the Outer Sunset, at 1218-1224 46<sup>th</sup> Avenue, was surveyed in 2009 and given a status code of 3CS, meaning it is eligible for listing in the California Register. Similar to the subject property, both 1227 24<sup>th</sup> Avenue and 1218-1224 46<sup>th</sup> Avenue were slightly altered when they were converted for use as single-family residences. Windows and doors were installed in new locations, bay windows were added along primary facades, new siding was installed, and minor embellishments such as porches and bargeboard trim were added to these

Earthquake Shacks. Despite these alterations both properties retain the distinctive characteristics that mark them as compilations of Earthquake Shacks. The scale of these Shacks in comparison with the surrounding block immediately calls attention as they seem out of proportion with the surrounding building stock. Their unique form that consists of specific floorplan dimensions, low walls, and steeply pitched roofs, are all distinctive characteristics that are still easily identifiable despite their minor alterations. Given the fact that Earthquake Shacks were relocated from the refugee camps over a century ago it is likely that many have been altered such that they no longer retain sufficient integrity and do not display these distinctive characteristics that call them out as Earthquake Shacks. However, 369 Valley Street stands as one of the better examples of a compilation of Earthquake Shacks that retains a high degree of integrity and conveys the distinctive characteristics of these unique property types.

The following is an analysis of the seven aspects of integrity for the subject property:

*Location* is the place where the historic property was constructed or the place where the historic event occurred.

Although the two Earthquake Shacks have been moved off the refugee camp where they were originally constructed, part of their significance is derived from their relocation and modification for reuse as a single-family residence. Therefore the subject property retains integrity of location as they have not been moved since being relocated from a refugee camp to the current site on Valley Street.

*Design* is the combination of elements that create the form, plan, space, structure, and style of a property.

The subject property, while it does not appear as it did originally when constructed as an Earthquake Shack, still retains the distinctive characteristics that indicate it is an Earthquake Shack. The small scale of the subject property, including the specific dimensions of the floorplan, height of exterior walls, and roof shape, indicates the subject property is made up of Earthquake Shacks. The general form of these unique structures is still easily understood from the street.

*Setting* is the physical environment of a historic property.

Due to the surrounding development to the east and west of the subject property, the setting has been compromised somewhat as the surrounding buildings have started to encroach on the small scale of 369 Valley.

*Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Materials of the two Earthquake Shacks are still likely extant beneath the existing alterations. Although windows have been replaced and an addition has been added to the rear, generally the materials of the subject property appear to date to its period of significance when the two Earthquake Shacks were placed in their current location and altered for use as a single-family residence.

*Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

The workmanship most closely associated with the Earthquake Shacks relates to their simple construction methods and simplified forms. Certain characteristics on the interior, such as the coved ceiling, indicate the collar tie located half way up the roof truss is still intact and that other simplified methods of construction may also be embedded within the original structure. Although it is unclear what workmanship of these Earthquake Shacks remain, the simplified construction methods are likely intact underneath the early alterations.

*Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.*

369 Valley retains a strong sense of feeling as it still retains the aesthetic of a very small-scale cottage that has been fabricated from two Earthquake Shacks. The dramatic shift in scale in relationship to the surrounding neighborhood is what sets apart the subject property from the neighbors and it is this aesthetic that hints at its unique history.

*Association is the direct link between an important historic event or person and a historic property.*

The subject property retains integrity of association and presents a strong and tangible link to the recovery efforts of the 1906 Earthquake and Fire. While association is sometimes difficult to identify and analyze individually, the integrity of design, materials, and feeling, are what contribute to the subject property's integrity of association.

In conclusion the subject property retains sufficient integrity to convey its significance as a small cottage fabricated from two separate Shacks.

### **Step C: Character Defining Features**

*If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.*

Character-defining features of 369 Valley Street include:

- The distinctive characteristics of Earthquake Shacks that include their original floorplan dimensions, low scale wall heights, steeply sloping roof
- Small-scale massing and scale of the vernacular construction
- Alterations that were made to the Type A and B Earthquake Shacks for conversion into a small cottage, including the construction of a box bay window, addition of shingle siding, and construction of new window and door openings
- Dimensions of the Type A and B Earthquake Shacks

It should be noted that the rear addition constructed sometime after 1950 has not taken on significance over time and does not reflect the history or significance of the subject property as an Earthquake Shack. Although the rear addition does not contribute to the significance of 369 Valley Street, it does not detract from the character as it is relegated to the rear of the subject property and is largely invisible from the public right-of-way.





369 Valley Street, view S of primary (N) façade, (Planning Department)



369 Valley Street, view SW of primary (N) façade, (Planning Department)



Interior view of 369 Valley Street showing covered ceiling, (Planning Department)



Exterior detail view showing salvaged original Earthquake Shack window (Planning Department)



1227 24<sup>th</sup> Avenue is a compilation of 3 Type A shacks and is a designated local landmark (#171) (Google street view)



1218-1224 46<sup>th</sup> Avenue was surveyed in 2009 and identified as an Earthquake Shack eligible for listing in the California Register (Google street view)