BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
JONATHAN REID,)
Appellant(s))
)
vs.)
)
ZONING ADMINISTRATOR,)
Respondent

Appeal No. **25-030**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on August 4, 2025, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on July 25, 2025 to Russian Hill Lending, LLC, of a Variance Decision (The proposal is to construct three separate buildings, ranging from four to six stories, containing a total of five dwelling units on a currently vacant corner lot. The proposal also includes various subterranean levels, including a two-level, full-lot coverage podium for a parking garage and additional floor area. The Zoning Administrator granted Front Setback and Rear Yard Variances) at 1000 Broadway.

RECORD NO. 2024-008190VAR

FOR HEARING ON September 24, 2025

Address of Appellant(s):	Address of Other Parties:
Jonathan Reid, Appellant(s) 1629 Taylor Street San Francisco, CA 94133	Russian Hill Lending, LLC, Determination Holder(s) c/o Tara Sullivan, Attorney for Determination Holder(s) Reuben, Junius & Rose, LLP One Bush Street, Suite 600 San Francisco, CA 94104

Date Filed: August 4, 2025

CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS

PRELIMINARY STATEMENT FOR APPEAL NO. 25-030

I / We, **Jonathan Reid**, hereby appeal the following departmental action: **ISSUANCE** of **Variance No. 2024-008190** by the **Zoning Administrator** which was issued or became effective on: **July 25, 2025**, to: **Russian Hill Lending, LLC,** for the property located at: **1000 Broadway**.

BRIEFING SCHEDULE:

Appellant's Brief is due on or before: 4:30 p.m. on **September 4, 2025**, **(no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.lamarre@sfgov.org, corey.teague@sfgov.org, Natalia.fossi@sfgov.org, and tsullivan@reubenlaw.com.

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **September 18, 2025**, **(no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.lamarre@sfgov.org, corey.teague@sfgov.org, Natalia.fossi@sfgov.org, and jonathan_k_reid@hotmail.com

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: **Wednesday, September 24, 2025, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place.** The parties are encouraged to attend in-person, but may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any changes to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to boardofappeals@sfgov.org. Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

Please note that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at www.sfgov.org/boa. You may also request a hard copy of the hearing materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

The reasons for this appeal are as follows:

See attachment to the Preliminary Statement of Appeal

Appeal submitted by email.

Dear Board of Appeals,

Please accept this good faith appeal of the Zoning Administrator's grant (*Case No.* 2024-008190VAR - 1000 Broadway) on following grounds:

1. The required legal findings were not adequately addressed
2. The 2nd variance requested (Rear Yard Modification (Section 134)) far exceeds the minimum variance needed to address any perceived hardship for the developer.

Appeal on Findings:

1. Whilst this lot is historic and very special, it is similar to its neighbors - abutting the historic retaining wall, in the Russian Hill historic zone (both on National Register), on steep slopes and with a responsibility to maintain green space for the benefit of the public. It is neither exceptional nor extraordinary compared to its neighbors.
2. There is no adequate hardship to justify approval of an 8-level condo tower in the entirety of the rear yard setback up to the property line of historic SF Heritage buildings, resulting in a FAR (Floor Area Ratio) of 3.4 (planning code 124 states max RH-2 FAR of 1.8).
3. The rear yard variance approved is not necessary. The lot can very well be developed for one RH-2 building or indeed two RH-2 buildings without removing the rear yard setback. It is not **necessary** to cram in a third building and exceed density guidelines.
4. The project is detrimental to the public (blocking views of historic buildings) and is materially injurious to neighbors at 1020 Broadway and 1629 Taylor.

In summary, I would like to appeal this variance decision and suggest alternate configurations more aligned with a minimum necessary variance and more aligned with planning code guidelines.

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
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VARIANCE DECISION

Date:	July 25, 2025
Case No.	**2024-008190VAR**
Project Address:	**1000 Broadway**
Zoning:	RH-2 (Residential House, Two-Family) Zoning District 40-X Height and Bulk District
Block/Lot:	0150 / 054
Project Sponsor:	Tara Sullivan, Reuben, Junius, & Rose, LLP One Bush Street, Suite 600 San Francisco, CA 94103 tsullivan@reubenlaw.com, (415) 567-9000
Owner:	Russian Hill Lending, LLC 9375 E. Shea Blvd., Suite 214 Scottsdale, AZ 85260
Staff Contact:	Claire Feeney claire.feeney@sfgov.org, (628) 652-7313

Description of Variance – Front Setback and Rear Yard Variance Sought:

The proposal is to construct three separate buildings, ranging from 4 to 6 stories, containing a total of 5 dwelling units on a currently vacant corner lot. The proposal also includes various subterranean levels, including a two-level, full-lot coverage podium for a parking garage and additional floor area.

Planning Code Section 132 requires a front setback of nearly 9 feet from the property line on Broadway. The proposal includes a 2-story, subterranean podium level that encroaches into the required front setback. Therefore, a variance is required.

Planning Code Section 134 requires a rear yard equal to 30% of the lot depth, with Broadway representing the front of the lot. The proposal includes a 2-level subterranean podium and a detached residential building (1601-1625 Taylor Street) that encroaches into the entire required rear yard. Therefore, a variance is required.

Procedural Background:

1. A previous iteration of the Project, Variance Application No. 2006.1202V, was submitted in 2006.

2. A Mitigated Negative Declaration (MND) was issued on August 29, 2012, for Variance Case No. 2006.1202V. Although it was determined that the Project could have a significant effect on the

environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project Sponsor such that the project is consistent with the mitigation measures included in the MND. The Project was revised after the environmental document was issued and was determined to be compatible with the Russian Hill-Vallejo Street Crest National Register Historic District, in which it is located.

3. A Variance Decision Letter granting the variance for Variance Application No. 2006.1202V was issued on May 24, 2014. However, no building permits were ever issued for the project and the variance expired in 2017.

4. An application for the current Project, Case No. 2024-008190VAR, was submitted on September 10, 2024.

5. On May 27, 2025, the Department issued a Memorandum to File concluding that the revised project is within the scope of the previously adopted Final Mitigated Negative Declaration (FMND). The Department found that the revised project would not result in new significant impacts, substantially more severe impacts, or require new or revised mitigation measures identified in the 2012 FMND.

6. The Zoning Administrator held a public hearing on **Variance Case No. 2024-008190VAR on May 23, 2025.**

Decision:

GRANTED, in general conformity with the plans on file with this application, shown as EXHIBIT A, to construct 3 separate buildings containing a total of 5 dwelling units on a currently vacant corner lot, subject to the following conditions:

1. The authorization and rights vested by virtue of this decision letter **shall be deemed void and cancelled** if (1) a Site or Building Permit has not been issued within three years from the effective date of this decision; or (2) a Tentative Map has not been approved within three years from the effective date of this decision for Subdivision cases; or (3) neither a Site or Building Permit or Tentative Map is involved but another required City action has not been approved within three years from the effective date of this decision. However, this authorization may be extended by the Zoning Administrator when implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

2. Any future physical expansion, even in the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character and scale. If the Zoning Administrator determines that there would be a significant or extraordinary impact, the Zoning Administrator shall require either notice to adjacent and/or affected property owners or a new Variance application be sought and justified.

3. The proposed project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls apply.

4. Minor modifications as determined by the Zoning Administrator may be permitted.

5. The owner of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.

Findings:

Section 305(c) of the Planning Code states that in order to grant a variance, the Zoning Administrator must determine that the facts of the case are sufficient to establish the following five findings:

FINDING 1.

That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other properties or uses in the same class of district.

Requirement Met.

A. The subject property is located within the Russian Hill-Vallejo Street Crest National Register Historic District. This historic district is characterized by modestly-scaled homes, a green fringe of verdant landscaping, and historic retaining walls, which are listed as contributors to the historic district. The granting of the below-grade front setback variance allows for the subterranean shared garage. The granting of the rear yard variance allows for a detached residential building (1601-1625 Taylor Street) that is almost entirely within the required rear yard, as well as the subterranean shared garage. The garage is accessed by one shared entry which minimizes disruption to one of two historic retaining walls that border the property. With 5 proposed units, this design feature avoids multiple penetrations to the historic retaining walls.

B. The topography of this site is unique in comparison to other lots in this district. The property is exceptionally steep (almost 30% slope at the Planning Code required cross-section lines for height measurement, rising above a 15-foot 20-inch high retaining wall), which limits development potential. The steep slope is especially impactful at the southeast corner of the lot.

C. The subject property contains a large coast redwood tree in front of the proposed 1000 Broadway building. In order to preserve the tree and maintain compatibility with the Russian Hill-Vallejo Street Crest National Register Historic District, 1000 Broadway has an approximately 22-foot front setback. This is more than double the required 10-foot front setback per Planning Code Section 132 and allows for a landscaped open space.

FINDING 2.

That owing to such exceptional and extraordinary circumstances the literal enforcement of specified provisions of this Code would result in a practical difficulty or unnecessary hardship not created by or attributed to the applicant or the owner of the property.

Requirement Met.

A. The circumstances described above result in a scenario where the lot conditions (substantial and rolling topography, large tree, historic retaining walls, etc.) result in challenging construction conditions and a limited ability to develop the lot within the buildable area under the Planning Code. This represents a practical difficulty towards developing the lot in a manner and intensity otherwise permitted on the lot, but in an alternative configuration that is otherwise consistent with applicable design guidelines and policies. This alternative configuration includes a shared, subterranean garage podium that limits the number of openings into the existing retaining walls.

FINDING 3.

That such variance is necessary for preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district.

Requirement Met.

A. The proposal will allow an otherwise permitted amount of development on the lot in an alternative configuration that responds to the lot's challenging conditions, while also providing off-street parking in a manner that will only require one entry through the existing retaining walls, which is a substantial property right of the subject property, possessed by other properties in the same class of district.

FINDING 4.

That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

Requirement Met.

A. The proposed design accommodates a permitted amount of development in an alternative configuration that responds to the size, corner context, and topography of the site by spreading the buildings along both frontages. The required rear yard equals 30% of the lot area, which is approximately 1,624 square feet. The amount of open area provided in the proposal is approximately 2,300 square feet. Additionally, siting the buildings away from the street frontages to help address the slope is a consistent pattern in the area, including the two adjacent buildings. The 1601-1625 Taylor Street building, in relation to its siting on Taylor Street, will have an otherwise compliant front setback and a nearly compliant rear yard (approximately 15 feet deep rather than the required approximately 18 feet).

B. One of the features of the Russian Hill-Vallejo Street Crest National Register Historic District is the historic retaining walls. By granting the below-grade variances, the project will use a shared garage, thereby limiting the garage entrances penetrating the historic wall.

C. Granting the variances would not be materially detrimental to the public welfare or materially injurious to the neighboring properties. While the project includes substantial subterranean work, those portions of the structure will be less visible due to its location. And while the 1601-1625 Taylor Street building has a substantial vertical presence, that verticality follows the pattern of the upsloping topography on the lot such that it will actually be lower in height along Taylor street than the adjacent building at 1629 Taylor Street. As such, the Department determined the proposal to compliant with the mitigations measures included in the MND, the project was determined to be consistent with applicable design guidelines and the Russian Hill-Vallejo Street Crest National Register Historic District.

D. As summarized below, the Planning Department received letters of opposition from 6 neighbors and one community organization, some of whom submitted multiple comments. However, no request for Discretionary Review was filed for the project.

    a. Concerns were raised about the project design, including the massing, heights, dense building placement, insufficient front setbacks, aesthetic appearance, and not enough open space.

    b. Concerns were raised about construction and excavation, and specifically potential damage to the historic retaining walls. These included construction noise, shaking, structural safety, traffic impacts, and the structural integrity of the hillside, adjacent properties, and the Broadway Tunnel (which is located below the Project Site) due to the excavation. These topics are carefully governed by the Department of Building Inspection and various City and State regulations beyond the Planning Code.

    c. Concerns about impacts to the Russian Hill-Vallejo Street Crest National Register Historic District were raised. These included concerns about the immediately adjacent properties, the plans to cut holes into the historic retaining wall, views of historic buildings from the public sidewalk, and generally not meeting the Secretary of Interior's Standards.

    d. Concerns were about views, shadows, and neighborhood character.

    e. One commenter cited that the project site should be developed as affordable housing, while another commenter felt that single large residence was more suitable.

FINDING 5.

The granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

Requirement Met.

A. This development is consistent with the generally stated intent and purpose of the Planning Code to promote orderly and beneficial development. Planning Code Section 101.1 establishes eight priority-planning policies and requires review of variance applications for consistency with said policies. The project meets all relevant policies, including conserving neighborhood character, and maintaining housing stock.

1. Existing neighborhood retail uses will not be adversely affected by the proposed project.

2. The proposed project will be in keeping with the existing housing and neighborhood character. The proposal will add 5 dwelling units, including two duplexes and a single-family building.

3. The proposed project will have no effect on the City's supply of affordable housing.

4. The proposed project does not adversely affect neighborhood parking or public transit. The project will reduce any such impacts by constructing a shared subterranean garage that will be accessed by a single curb cut.

5. The project will have no effect on the City's industrial and service sectors.

6. The proposed project will have no effect on the City's preparedness to protect against injury and loss of life in an earthquake.

7. The project is consistent with the Russian Hill-Vallejo Street Crest National Register Historic District and therefore will have no effect on the City's landmarks or historic buildings.

8. The project would not affect any existing or planned public parks or open spaces.

The effective date of this decision shall be either the date of this decision letter if not appealed, or the date of the Notice of Decision and Order if appealed to the Board of Appeals.

Once any portion of the granted variance is used, all specifications and conditions of the variance authorization become immediately operative.

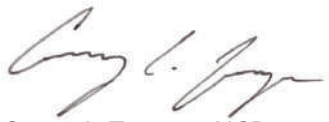
Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the

City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

APPEAL: Any aggrieved person may appeal this variance decision to the Board of Appeals within ten (10) days after the date of the issuance of this Variance Decision. For further information, please contact the Board of Appeals in person at 49 South Van Ness Ave, Suite 1475 (14th Floor), call 628-652-1150, or visit www.sfgov.org/bdappeal.

Very truly yours,



Corey A. Teague, AICP
Zoning Administrator

This is not a permit to commence any work or change occupancy. Permits from appropriate departments must be secured before work is started or occupancy is changed.

BRIEF SUBMITTED BY THE APPELLANT(S)

***RE: Case No.* 2024-008190VAR - 1000 Broadway (issued July 25, 2025)**

Dear Board of Appeals,

Please accept this good faith appeal of the Zoning Administrator's grant (Case No. 2024-008190VAR - 1000 Broadway) on the following grounds:

1. Required legal findings are not adequately addressed

2. Eliminating the rear yard setback entirely far exceeds the minimum variance needed to address any perceived hardship

3. Granting this variance improperly awards the developer a “special privilege”

We kindly request the variance be declined in favor of a building density more consistent with other properties in this historic zone and honoring planning code section 134 which requires a 15’ minimum rear yard setback rather than needlessly eliminating the entire rear yard setback.

Background

1000 Broadway is the site of one of San Francisco's oldest homes built by Charles Homer in 1853 {Exhibit 1, Figures 1 & 2}. It is surrounded by historical San Francisco Heritage and San Francisco Landmark properties to the North and West and bounded by the historic Parker-Atkinson retaining wall to the South and the historic Homer-Parker retaining wall to the East which protected these properties from the Great Earthquake and Fire of April 1906. This site remains part of the Russian Hill/Vallejo Street Crest Historic District listed on the National Register of Historic Places ("NRHP" - https://sfplanninggis.org/pim/ 1000 Broadway/Historic Preservation) and the California Register of Historic Resources {Exhibit 2}.

Bordering 1000 Broadway to the North is a Bay Area First Tradition detached home designed by Albert Farr, listed as the Homer-Parker House on the National Register - a fully detached 3,073 sqft building in a 6,600 sqft lot with a San Francisco Heritage Easement {Exhibit 1, Figure 5}. To the West is another Bay Area First Tradition detached home, also listed on the National Register and designed by Albert Farr, a fully detached 3,500 sqft building in a 6,891 sqft lot with a San Francisco Heritage Easement {Exhibit 1, Figure 3}. Both of these homes have been lovingly repaired, renovated and maintained in partnership with San Francisco Heritage. Adjacent to the West is 1032 Broadway, known as the Atkinson House, a Designated Landmark by San Francisco Historic Preservation Commission ("HPC") pursuant to Article 10 of the Planning Code (Landmark No. 97) - another fully detached building of 3,890 sqft in a 7,665 sqft lot {Exhibit 1, Figure 4}.

In contrast, the developer for 1000 Broadway plans to excavate 13,736 cubic yards of Russian Hill (72’ down from property lines) to build more than 23,750 sqft in a 5,400 sqft lot. This living area (18,335 sqft excluding additional storage and garage levels) is roughly 7 times more dense than its neighbors, far exceeds traditional FAR limits {1.8 max for RH-2 zone} and eliminates setbacks and green space characteristic of the Russian Hill crest within the historic retaining wall {Exhibit 4}. Additionally, the developer proposes 5 new penetrations in the historic retaining wall.

Concerns were noted and documented in the September 2011 "Historic Resource Evaluation Response” and the October 16th 2012 Mitigated Negative Declaration (the most up to date project assessment of record) highlighting that there is indeed an impact on the Russian Hill Historic District (Page 30 states: "***The proposed project would cause a substantial adverse change in the significance of the Russian Hill/Vallejo Street Crest District, a historical resource as defined in CEQA Guidelines §15064.5.***”).

On May 27, 2025 the Senior Environmental Planner concluded that an updated review (EIR) was not required for this project even though the project is substantially more dense than that reviewed in 2012. As documented in that “Memorandum to file”, dated May 27th, 2025, this new proposal adds: +2,935 sqft residential living area (19% increase), +1 dwelling unit (25% increase) and +9’ deeper dig (14% increase to 72’ excavation on property lines of historic houses).

What the memorandum failed to disclose is the fact that the previously reviewed 2012 lot was significantly larger at 6,578 sqft, meaning **22% larger** than the current lot. It also fails to document the resulting green space eliminated, as the developer builds out to property lines and eliminates the entire rear yard setback. The resulting FAR increases from 2.3 in 2012 to 3.4 in the current proposal - ***more than 45% increase in density***.

Renowned local architectural historian Kara Brunzell (Brunzell Historical and listed as a Historian and Architectural Historian on the California Office of Historic Preservation's roster of qualified consultants) highlights {Exhibit 7} the "*large reduction in open space*" on each of the proposed new parcels" and the "*substantial expansion of lot coverage*." These changes have "not been addressed in the MND, which was not updated to consider the project as currently proposed."

Required legal findings not adequately addressed

1. *That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district.*

Whilst this lot is historic and very special, it is similar to its neighbors - abutting the historic retaining wall {Exhibit 1}, in the Russian Hill historic zone {Exhibit 2}, on steep slopes {Exhibit 5} and with a responsibility to maintain green space for the benefit of the public. It is neither exceptional nor extraordinary compared to its neighbors. As the applicant rightly states: *"The Property is located within the Russian Hill/Vallejo Street Crest National Historic District, which is characterized by modestly-scaled homes, a green fringe of verdant landscaping, and historic retaining walls."* Bizarrely, their proposal would in fact ***cause*** the lot to be exceptional by cramming 3 buildings with 6-8 levels into one lot at a FAR of 3.4, whereas its neighbors are single buildings in larger lots (FAR average 0.5) {Exhibit 6}.

The development constraints claimed are neither exceptional nor extraordinary and indeed are shared in common with its neighbors - all exhibiting sloping lots in an Historic District abutting the historic retaining wall, presence on the national register and requirements to maintain green space. Indeed 1629 Taylor, 1020 Broadway and 1032 Broadway are fully detached with substantial surrounding green space and further constrained by significant historical restrictions, bearing “a responsibility to preserve and maintain our buildings for the benefit of the public as

well as preserving and protecting the land and airspace surrounding for the inspiration and benefit of the people of the United States".

{ref: Historic Sites Act of 1935 [and...] the National Historic Preservation Act of 1969 "to preserve historic sites and buildings and the natural aspects of our national heritage for the inspiration and benefit of the people of the United States" and the policy of the State of California, as set forth in Article 28, Sections 1 and 2 of the California Constitution and Government Code Sections 5105 et seq. And 50280 et seq. "to preserve and maintain scenic open space and lands and buildings of historical significance."}

The Planning Code describes the RH-2 zone district as "devoted to one-family and two-family houses" and "Considerable ground-level open space is available, and it frequently is private for each unit." (Planning Code § 209.1.) These new parcels as designed will ***not*** have considerable ground-level open space.

Required legal findings not adequately addressed

2. *That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of this City Planning Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property.*

There is no adequate hardship to justify approval of a 3rd building, indeed an 8-level condo tower in the entirety of the rear yard setback {Exhibit 4}. Nor is there adequate hardship to justify a FAR (Floor Area Ratio) of 3.4 (planning code 124 states max RH-2 FAR of 1.8).

Variances are not granted to mend bad business decisions! The buyer was aware of the lot conditions, historic zoning and any claim for hardship is self-imposed. Rear yard setbacks are generally required throughout San Francisco for good reason and maintaining a rear yard setback at 1000 Broadway is in no way a practical difficulty nor unnecessary hardship.

Planning Code Section 134 (a)(1) states: "*properties in RH-2 Districts must provide a rear yard equal to 30% of the lot depth, but in no case less than 15 feet*". 30% of the lot depth equates to roughly 27'. Specifically supporting the applicants promise to protect the redwood tree with a 12' setback from front, it would be more reasonable to allow a concession of 12' for the rear and still maintain the minimum 15' rear yard setback. There is no good reason to entirely eliminate the rear yard setback. Indeed, maintaining this rear yard setback would reduce the development "hardships" at the site and significantly reduce the excavation proposed.

Required legal findings not adequately addressed

3. *That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district.*

This variance is ***not necessary***. There are many options for developing this property at a significantly lower cost and impact to the historic zone. For example a well set back single building similar to its neighbors {Exhibit 6} and in character with the historic area behind the retaining wall, or even a two building development that would allow maintaining a rear yard setback.

Surrounding properties are well set-back historic detached buildings in larger lots {Exhibits 3 & 6}. Specifically in relation to the 8 level Taylor Street condo tower proposed - its two immediate neighbors are 1629 Taylor Street with a 40' setback behind the historic retaining wall and 1637 Taylor with a 35' setback behind the historic retaining wall.

No other properties in this historic area behind the historic retaining wall possess such property rights. All of the properties in this block are in the Russian Hill/Vallejo Street Crest Historic District listed on the National Register of Historic Places ("NRHP") and the California Register of Historic Resources. Therefore, all of them are subject to significant development constraints imposed by CEQA's findings requirements in CEQA section 21081. None possess the right to eliminate their rear yard setback.

Required legal findings not adequately addressed

4. *That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.*

As noted previously and noted in the 2012 MND, this project causes a substantial adverse change in the significance of the Russian Hill/Vallejo Street Crest Historic District. Not only is it detrimental to the neighbors that do not benefit from the same privileges requested in this variance, but the proposed project even blocks the public's view from the street of the surrounding SF Heritage and National Register buildings - a detail conveniently omitted from the plan set {Exhibit 1, Figure 6}.

Eliminating the rear yard setback entirely far exceeds the minimum variance needed to address any perceived hardship

The developer has requested eliminating the entire rear yard setback. This far exceeds the minimum variance to address claimed hardship. The concept of a variance is to enable an owner to have a reasonable use comparable to neighboring properties. As noted above, the neighboring properties in the historic district are single buildings per lot and well set-back with surrounding green space {Exhibits 2, 3, 4, 5 & 6} .

The applicant has a claimed a hardship related to the large redwood tree (Significant Tree under DPW Code Section 810A(a)). This suggests the need for an additional front setback of around 12'. Accordingly a ***reasonable*** minimum variance to address their perceived "unique and unnecessary hardship" would be encroaching into the rear yard set back by 12'. It does not warrant removal of the entire 26'10" rear yard setback required per Planning Code Section 134 (a)(1) and replacing green space with an 8-level condo tower. Maintaining the 15' minimum rear yard setback would address the claimed unique hardship and enable a reasonable use of the property.

Granting this variance improperly awards the developer a "special privilege"

Approving anything more than a minimum variance would constitute a "special privilege" over the neighbors. The neighbors share the same general conditions - steeply sloping lots on Russian Hill {Exhibit 5} abutting the historic retaining wall and with obligations to protect green space in this historic zone, listed on the National Register of Historic Places and California Register of Historic Resources {Exhibit 2}. The relief sought by the applicant disrespects the overall RH-2 zoning plan and abuses the historic district. It is an overreaching attempt to maximize profit at the expense of one of San Francisco's oldest and most noteworthy historical areas.

Eliminating set backs and supporting the enormity of the development improperly grants the developer a "special privilege" because, as shown in Exhibit 6, the floor area ratios ("FAR") attained on the three subdivided lots vastly exceeds, by several orders of magnitude, the floor area ratios of its neighbors.

The applicant and neighbors all purchased their properties within this historic district with full knowledge of the development constraints associated with historic resources. Other neighbors have respected both the letter and spirit of these constraints. Thus, granting the variances based in any way on these constraints would afford the developer the type of "'special privilege' explicitly prohibited by Government Code section 65906."

Summary

I am in favor of development at 1000 Broadway and support the need for more housing in San Francisco.

This variance however, is unreasonably excessive, unfair and inconsistent compared with neighboring properties and gives favor to an Arizona developer's excessive overbuild at the expense of San Francisco's residents. As such, granting this variance request constitutes a "special privilege" over neighbors. This variance far exceeds the minimum needed to address any perceived hardship and in particular it is absolutely not necessary to eliminate the rear yard setback and replace that green space with an 8 level condo tower.

I respectfully request denial of this variance and propose instead granting the minimum 15' rear yard setback alongside a reduction in building density to better align with the other properties in this Russian Hill/Vallejo Street Crest Historic District.

List of Exhibits

1. Historic Neighborhood behind retaining wall - 1000 Broadway, 1020 Broadway, 1032 Broadway, 1629 Taylor

2. Russian Hill/Vallejo Crest - National Register Historic District Map

3. Russian Hill/Vallejo Crest - Satellite View today

4. Proposed lot coverage - eliminating setbacks and entire rear yard setback

5. San Francisco Property Information Map Geological Imagery

6. Neighbor Property Comparisons - sloped lots in Historic District abutting the historic retaining wall

7. Brunzell Final Letter Report Wysteria Residences SF April 2025

Exhibit 1

Historic Neighborhood behind retaining wall

Figure 1: 1000 Broadway - Charles Homer residence built in 1853, pictured in 1898



Figure 2: View of Russian Hill/Vallejo Street Crest Historic District - April 1906 after earthquake and fire - 1000 Broadway and other homes within the retaining wall survived



Figure 3: 1020 Broadway (SF Heritage) - viewed from Broadway



Figure 4: 1032 Broadway (SF Designated Landmark) - viewed from Broadway



Figure 5: 1629 Taylor (SF Heritage) - viewed from Broadway & Taylor





Figure 6: Plan rendering - blocking public views of SF Heritage buildings at 1629 Taylor (behind condo tower) and 1020 Broadway

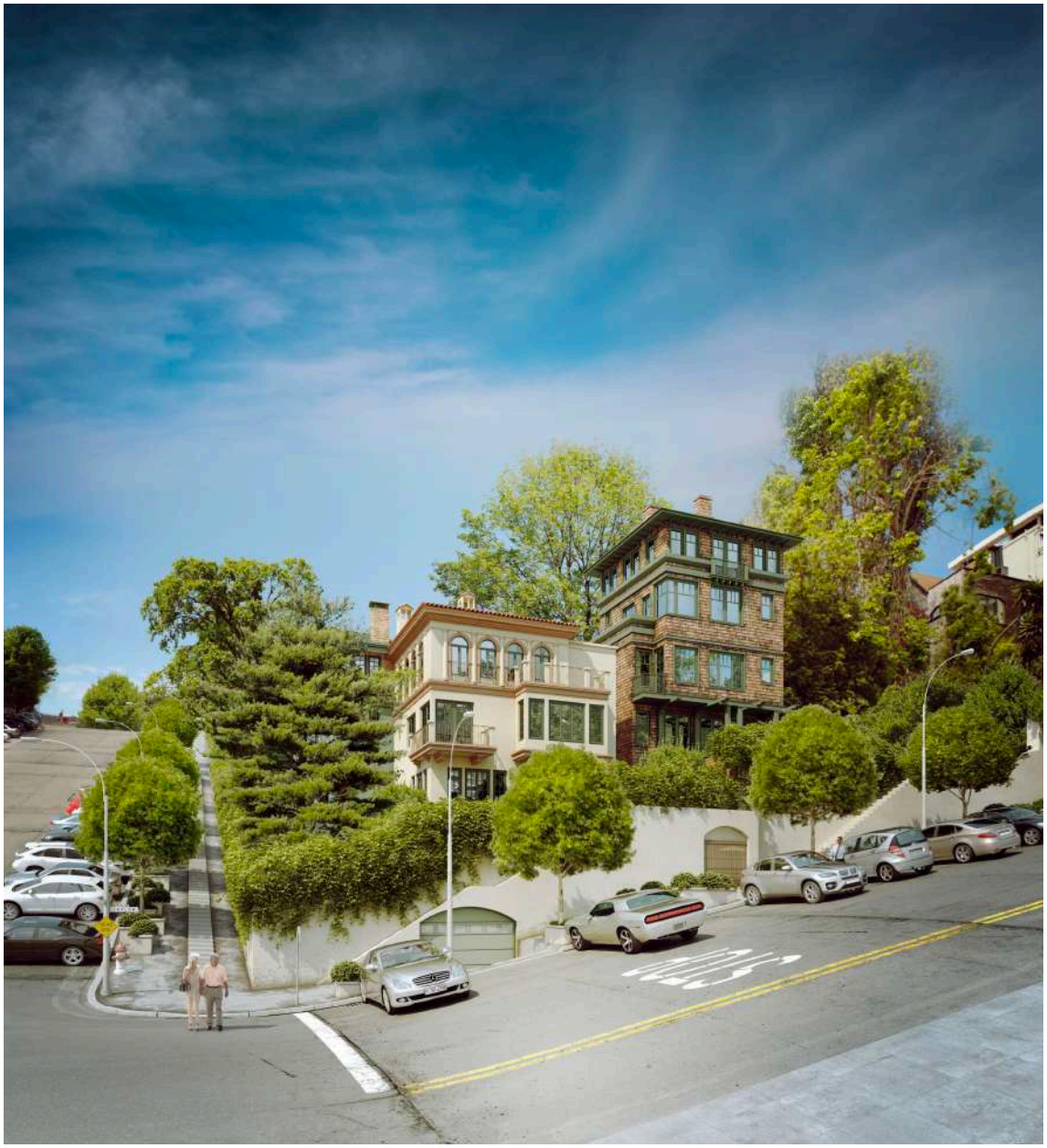


Exhibit 2

Russian Hill/Vallejo Crest - National Register Historic District Map

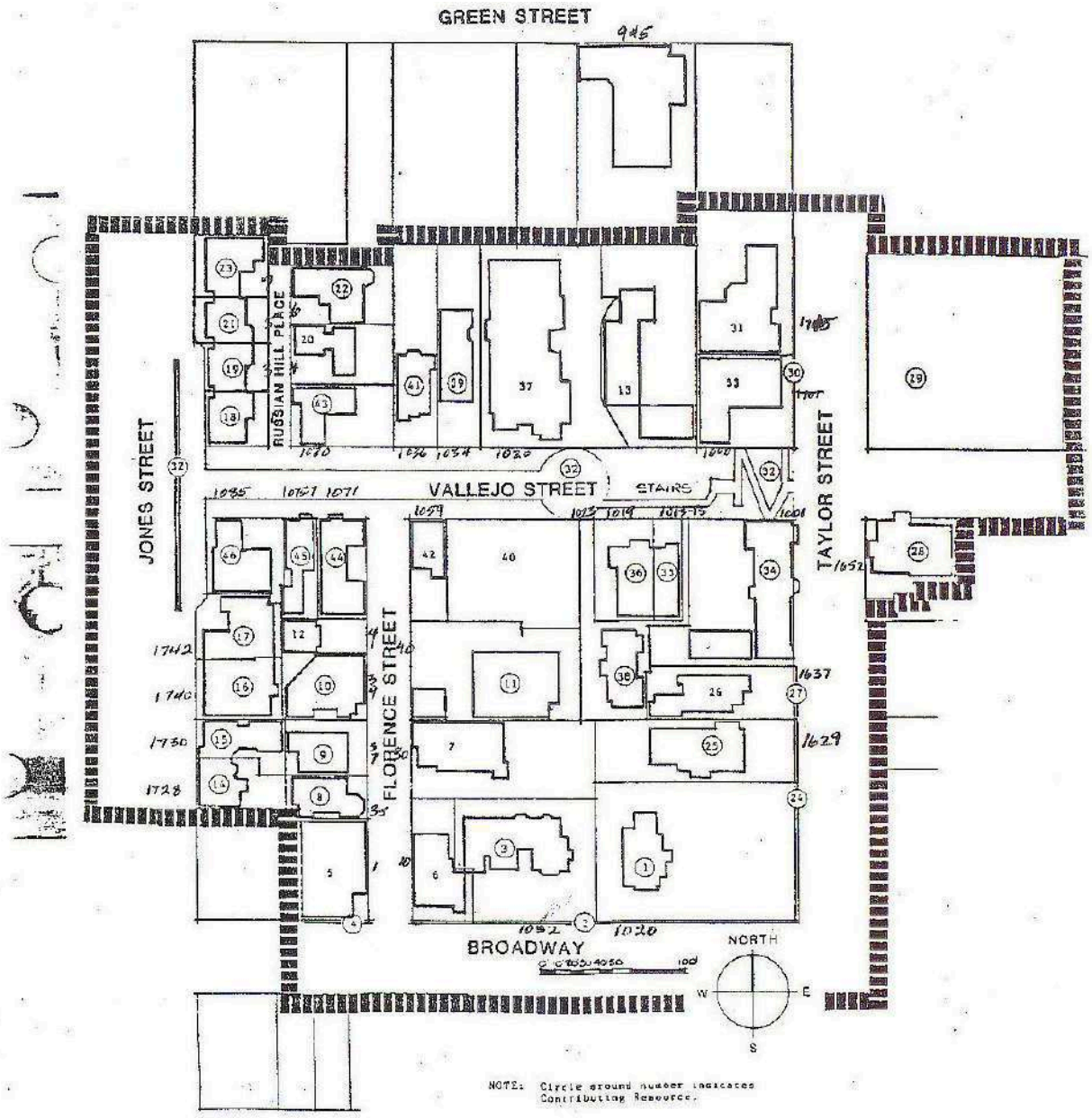


Exhibit 3

Russian Hill/Vallejo Crest - Satellite View today

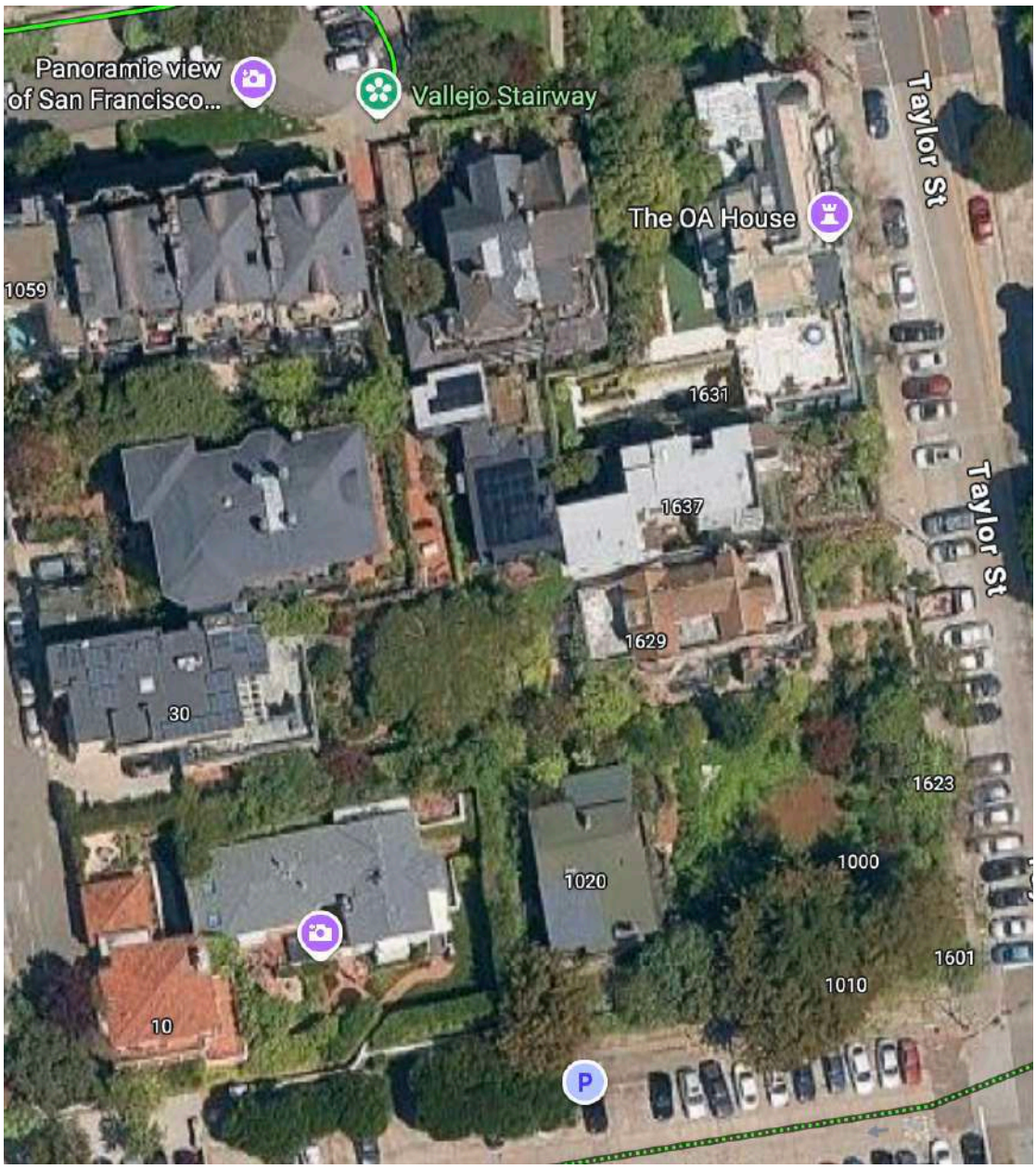


Exhibit 4

Proposed lot coverage - eliminating setbacks and entire rear yard setback

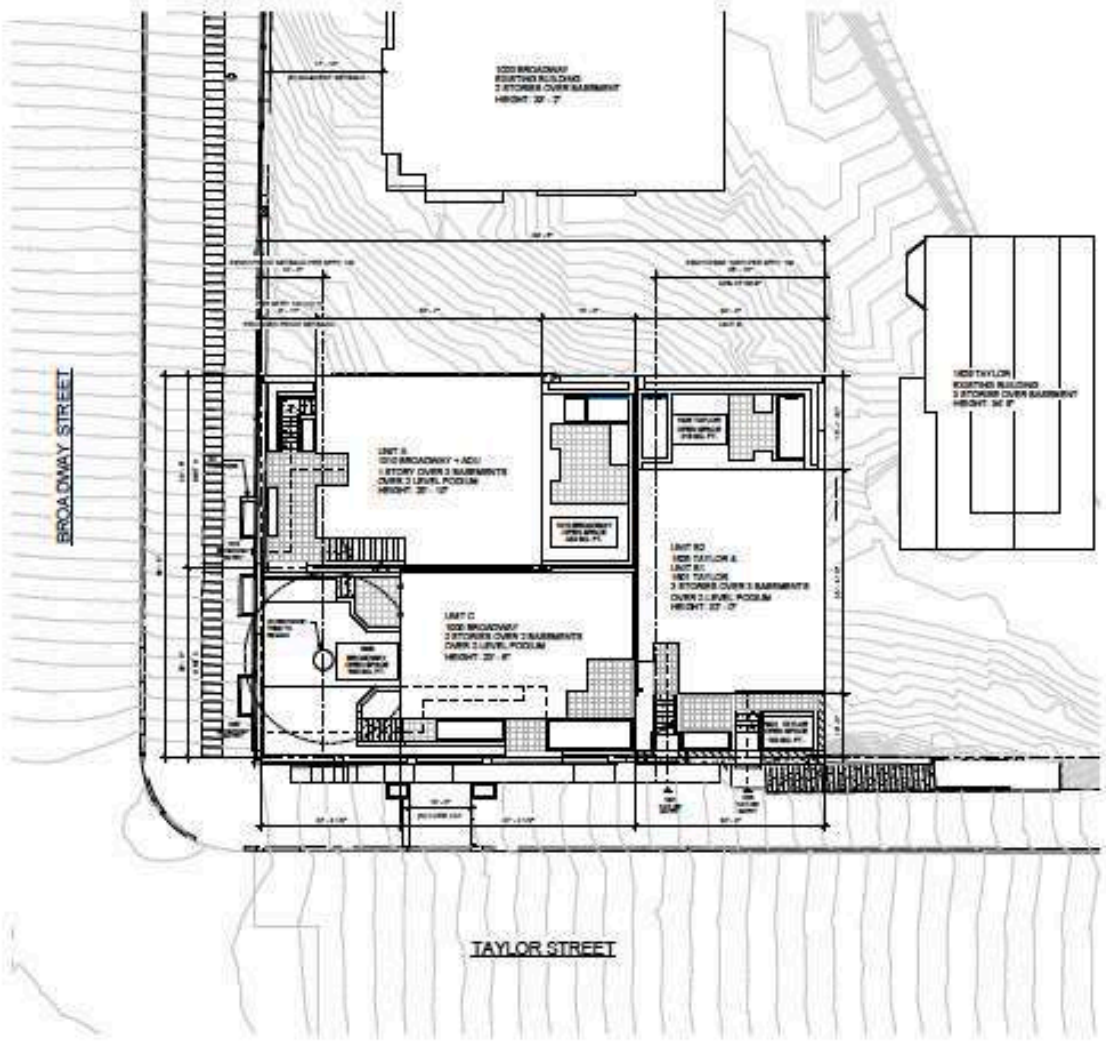


Exhibit 5

San Francisco Property Information Map Geological Imagery



Exhibit 6

Neighbor Property Comparisons - sloped lots in Historic District abutting the historic retaining wall

Property	Residential sqft	Lot sqft	FAR
1000 Broadway	4,179	1,800	2.32
1010 Broadway	6,169	1,800	3.43
1601-1625 Taylor	7,987	1,800	4.44
1000 Broadway Total	**18,335**	**5,400**	**3.40**
1020 Broadway	3,500	6,891	0.51
1032 Broadway	3,890	7,665	0.51
1629 Taylor	3,073	6,600	0.47

Comparison	1000 Broadway	1020 Broadway	1032 Broadway	1629 Taylor
Zoning	RH-2	RH-2	RH-2	RH-2
Number Buildings	3	1	1	1
Spacing	3 Buildings Adjoined	Fully Detached	Fully Detached	Fully Detached
Setbacks	Eliminated	Deep Setbacks on all sides	Deep Setbacks on all sides	Deep Setbacks on all sides
Excavation	13,736 cubic yards with 3-5 levels subterranean	Set above ground	Set above ground	Set above ground
FAR	3.4	0.51	0.51	0.47

BRIEF SUBMITTED BY THE DETERMINATION HOLDER

REUBEN, JUNIUS & ROSE, LLP

September 18, 2025

President John Trasvina
San Francisco Board of Appeals
49 South Van Ness Ave., Suite 1475
San Francisco, CA 94103

Re: Respondent's Response in Opposition of Appeal
Subject Property: 1000 Broadway
Appeal No.: 25-030
Hearing Date: September 24, 2025

Dear President Trasvina and Commissioners:

Our office represents Russian Hill Lending, the owner of a project at the property located at 1000 Broadway and the respondent in this matter (the "**Respondent**" and the "**Property**," respectively). The Property is located at the corner of Taylor Street in the Russian Hill neighborhood, and the Respondent has filed an application to construct three buildings containing five residential units with below-grade parking (the "**Project**"). The Project obtained both front and rear yard variances under Planning Code Sections 132 and 134 from the Zoning Administrator on July 25, 2025 (the "**Variances**"). This is a response to the Appeal of the Variances filed on August 4, 2025 by Mr. Jonathan Reid (the "**Appellant**"). We request that the Board of Appeals **deny** the Appeals and uphold the Variances. The Zoning Administrator correctly found that the Variances met the required findings of Code Section 305(c); the Appellant has not provided any evidence or additional findings on which to base the Appeal or to overturn the Variances.

I. SUMMARY OF PROPOSAL AND VARIANCE REQUESTS

The Property is a corner lot located on the northwest corner of Broadway and Taylor Streets and is 60.50 feet wide fronting Broadway and 89.50 feet deep along Taylor Street. The Appellant

resides in the adjacent property directly to the north on Taylor Street (see lot condition photos in **Exhibit A**). The Property is undeveloped and features a large retaining wall (the historic "Homer-Parker Retaining Wall") along both frontages, with an upsloping hill running north and west. There is a large coast redwood tree at the corner of Broadway and Taylor Streets, which is a Significant Tree as defined in Public Works Code Section 810A(a). The Property is located within the Russian Hill/Vallejo Street Crest National Historic District ("**National Register District**").

The Project proposes to subdivide the Property into three parcels, construct a single-family dwelling at 1000 Broadway, a single-family dwelling with an Accessory Dwelling Unit ("**ADU**") at 1010 Broadway, and a two-unit building at 1601 and 1623-1625 Taylor Street, with eight parking spaces in a shared below-grade parking area (*see* project plans in **Exhibit B**). The Project requires the following variances:

1. Front Yard (Section 132): Using Broadway as the Property's frontage, the required front setback is 10' deep. At 1010 Broadway, the Project is providing an 8'-11" setback; at 1000 Broadway, there is a 10' setback. In addition, the Project is excavating below grade and providing habitable space up to the front property line.
2. Rear Yard (Section 134): the required rear yard setback is 26'-10" (30% of 89'-6"). 1601-1625 Taylor Street is located in the entirety of the required rear yard. Further, there is below-grade development within the required rear yard area.

II. PROJECT HISTORY AND ZONING ADMINISTRATOR REVIEW

a. 2012 Project Approvals

In 2012, under Case No. 2006.1202, the Planning Department ("**Department**") issued a Mitigated Negative Declaration ("**MND**") on August 29, 2012 under Case No. 2006.1202V, for a

project that included the subdivision of Property into three lots and the construction of three new residential buildings, featuring two single-family dwellings and one two-unit dwelling, with a common below-grade garage for 16 vehicles (the "**2012 Project**").

The 2012 Project received variances from the Planning Code for front and rear yard requirements in 2014 (*see* **Exhibit C**, Variance Decision Letter), and in 2016 corresponding site permits were filed. However, no work occurred, and the variance expired in 2017, with the corresponding permits being cancelled in 2021. The Property has remained vacant.

In 2024 the Owner filed a new application under Case No. 2024-00819VAR with the Department for an updated proposal for the Property, as described above. With the exception of the new ADU and reduced number of parking spaces (-8), the current Project is largely the same scope as the 2012 Project. On May 27, 2025, the Department issued a *Memorandum to File* concluding that the revised Project is within the scope of the 2012 Project's adopted Final MND ("**FMND**"; *see* **Exhibit D**). The Department found that the Project would not result in new significant impacts or require new or revised mitigation measures identified in the 2012 FNMD. Throughout the review process, the Appellant was in contact with Department staff with his concerns about the project, including the location of the buildings along his property line, the overall massing, and height of the Taylor Street building.

b. May 2025 Variance Hearing

On May 23, 2025, the Zoning Administrator held a noticed public hearing to consider the variances proposed for the Project. Prior to the hearing, the Appellant, through his attorney, submitted a letter dated April 22, 2025, opposing the proposed variances (the "**April Letter**"; *see*

Exhibit E). The April Letter raised several of the same issues as those in the present Appeal, including lack of adequate Section 305(c) findings and insufficient rear yard setback/open space.

The Zoning Administrator, commenting on the April Letter at the public hearing, disagreed, and found that there were sufficient circumstances and characteristics of the Property to warrant granting the two variances. Citing the unusual topography and steep slope of the Property, its location in the National Register District and existence of the historic Homer-Parker Retaining Wall, the presence of a Significant Tree, as well as the character of the surrounding block, the Zoning Administrator closed the hearing with the intent to grant the variances subject to further review of the proposed open space in the Project. On July 25, 2025, the Zoning Administrator issued the Variance Decision, granting the variances subject to the standard conditions. The subsequent appeal was filed on August 4, 2025.

III. STANDARD OF REVIEW

Under Charter Section 4.106(c)(2), and Code Section 308.2(e)(1), the Board of Appeals shall hear variance appeals, "subject to the same limitations as are placed upon the Zoning Administrator by Charter or by this Code", and shall "specify in its findings, as part of a written decision, facts sufficient to establish wherein the application meets or does not meet, as the case may be, the five requirements set forth in Section 305(c)."

IV. APPELLANT'S ISSUES

a. Required Legal Findings are not Adequately Addressed

The Appellant alleges that the required findings under Code Section 305 have not been sufficiently discussed. Further, he disagrees with those that have been presented as to why the Property contains exceptional and extraordinary circumstances that do not exist in other properties

in the district. He says that "whilst this lot is historic and very special, it is similar to its neighbors," (Appellant's brief, pg. 5). This statement contradicts itself, illustrates that the Appellant does not understand the analysis under Section 305(c), and that the existing conditions of the site are very different than the surrounding properties, all of which were developed at the turn of the twentieth century (see **Exhibit F**: *Russian Hill-Vallejo Crest National Register Historic District* report).

The Owners' variance application, along with the Zoning Administrator's Variance Decision Letter, correctly and adequately addressed how the Property meets each of the Section 305(c) findings:

i. Finding 1: That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other properties or uses in the same class of district.

The Zoning Administrator found that there were three characteristics of the Property that qualified it under this finding: 1) the Property's location within the National Register District, along with the Homer-Parker Retaining Wall that runs along the front Property line creates development restraints; 2) the Property's steep slope and unique topography in comparison with the other lots in the district; and 3) the Significant Tree located at the corner of the Property. All three characteristics were found to be exceptional and/or extraordinary circumstances that warranted the location of the development towards the rear of the Property, in order to avoid disruption to the historic retailing wall, the Significant Tree, and to retain the character-defining features of the National Register District. Further, the topography of the site limits the development potential under the current Planning Code, which, it should be noted, was not in effect when the majority of the buildings on the block were constructed.

The Appellant states that the conditions on the Property are not unique, that they are shared throughout the district. He misunderstands the intent of this finding. It states that the exceptional/extraordinary circumstances do not apply *generally* to other properties in the same class of district – but it does not state that they have to be unique *only* to the subject property. Certain exceptional/extraordinary circumstances can apply to several properties. Here, the block is located within the National Register District. Further, the immediate lots have a historic retaining wall at the front property lines. These limitations may apply to a few properties, but they do not apply broadly to all properties located within the RH-2 District. The Zoning Administrator correctly determined that the intended use of the Property for five residential units could not be effectuated without granting the variances due to the exceptional and extraordinary circumstances as described above that do not apply generally to other properties in the RH-2 district.

ii. Finding 2: That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property.

The Zoning Administrator found that the Property's circumstances of its substantial and rolling topography, Significant Tree, and historic retaining walls, resulted in challenging construction conditions and a limited ability to develop the lot within the buildable area under the Planning Code. These conditions result in a practical difficulty of developing the lot in a manner and intensity otherwise permitted on the lot. He found that the Project's proposed configuration was otherwise consistent with the applicable design guidelines and policies. Specifically, having a shared underground parking area would prevent additional openings into the historic Homer-

Parker Retaining Wall. The Owner did not create the hardships on the Property – the National Register District was listed in 1988, long before he purchased it. Further, the natural topography and Significant Tree are natural conditions of the Property that cannot be attributed to the Owner.

The Appellant disagrees with this analysis and states the Owner knowingly knew of the lot conditions, thus the hardship is 'self-imposed'. Again, the Appellant misunderstands the intent of this finding. The Owner did not create the topography, did not create the National Register District or construct the historic retaining wall, and they did not plant the Significant Tree. All are existing conditions. The Zoning Administrator correctly held that this finding was met.

iii. Finding 3: That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district.

The Zoning Administrator found that the Project will allow an otherwise permitted amount of development on the lot than would be under a Code-complying project. That is, the Property's conditions (topography, location in a historic district, significant tree, etc.), were such that alternative version of development (the Project) was acceptable in order to allow the amount of residential density that the Planning Code permits. The adjacent properties – including the Appellant's – all are developed to an extent that is more intense than what the Planning Code allows. To require a Code-compliant project, particularly one that had its full required rear yard, would result in a significantly smaller project and less residential units. The Zoning Administrator correctly noted that the adjacent properties have openings in the historic Homer-Parker Retaining Wall, many of which are much larger in scale in comparison to the Project's.

The Appellant disagrees with the Zoning Administrator that the variance is necessary in order to enjoy a substantial property right possessed by others. However, he fails to note that other properties are not as large as the Property and cannot be developed with the density as proposed in the Project. The Zoning Administrator correctly found that the development of the Project could not occur without the requested variances.

iv. That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity; and

The Zoning Administrator elaborated on this finding, believing that the Project would not be materially detrimental to the public welfare or adjacent properties. In particular, he cited the amount of open space provided, the historic retaining wall, as well as the pattern of development on Taylor Street, as reasoning why the Project meets this finding.

Regarding the amount of open space provided by the Project, the Zoning Administrator noted that the current configuration of the buildings on the Property allowed the development to be spread along both street frontages (Broadway and Taylor Streets). Noting that a required rear yard is 30% of the lot area, or 1,624 square feet, the amount of open space provided by the Project exceeds this amount and is approximately 2,300 square feet. While this was not provided in a traditional rear yard, each building provided sufficient open space for its residents. In fact, it provides more open space than required. Further, the front setbacks provided are consistent with the development pattern on the block(s), with minimal deviation from the Code requirements.

Citing the Homer-Parker Retaining Wall as a significant feature of the National Register District, the Zoning Administrator correctly noted that the below-grade variances will allow for a shared garage, minimizing the openings into the retaining wall. Compared to the openings in this

historic wall on the adjacent properties, particularly on the Appellants, the Project's openings were minimal in size and scope.

Lastly, the Zoning Administrator found that the variances allowed for the below-grade features to be just that – below grade and not visible from the public right-of-way. This allows for reduced massing and greater compatibility with the National Register District. Further, the overall massing of the Taylor Street building (directly next to the Appellant's property), matches the pattern of the upsloping topography on the lot such that it will be lower in height than the Appellants' building and consistent with the applicable design guidelines and National Register District.

The Appellants' arguments against this finding are not related to Planning Code issues; he mentions that the Project exceeds the 2012 Project's FMND and is not compatible with the National Register District. These arguments are not a part of the variance findings and should not be considered. The correct avenue to argue those issues are through a CEQA appeal at the Board of Supervisors, which the Appellant failed to do.

v. <u>The granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.</u>

The Zoning Administrator found that the Project was consistent with the stated intent and purpose of the Planning Code to promote orderly and beneficial development. He also found that the Project met the eight priority-policies of Section 101.1.

b. <u>*Eliminating the Rear Yard Setback Entirely Far Exceeds the Minimum Variance needed to address any perceived hardship.*</u>

The Appellant suggests that variances cannot be granted to 'eliminate' the rear yard altogether. This is not the case. Section 305(a) opens by stating that the Zoning Administrator can make "determinations regarding applications for variances from the strict application of quantitative standards in this Code" and "only to the extent necessary to overcome such practical difficulty or unnecessary hardship as may be established in accordance with the provisions of this Section." No where does the Code state that the Zoning Administrator is limited to granting 'partial' deviations from Code provisions; rather, it grants him the discretion to grant variances to "overcome such practical difficulty or unnecessary hardship" that exists on a property. Here, the Zoning Administrator acted well within what the Code permits and he provided sufficient findings as to why the Property meets the Section 305(c) findings. The Appellant is incorrect in his assertion that the Zoning Administrator exceeded his authority.

c. Variance awards the Developer a "Special Privilege"

The variance does not grant a "special privilege," and rather simply allows for the reasonable development of the Property in light of the steep slope (>30%), the large Significant Tree occupying much of the developable area of the site, and the historic Homer-Parker Retaining Wall. The project sponsor has appropriately re-oriented the development to move its above-grade massing away from the SE corner (where the grade is at its lowest and where the significant tree is located). The Project proposes no development on roughly 2,300 square feet of the site – roughly 42% - far exceeding the open area required by strict application of the 30% rear yard setback. The resulting buildings would be separated by the Appellant's home by 14.2 feet and separated from the northern neighbor by 27.5 feet, healthy setbacks even for this subject block.

V. CONCLUSION

The Project went through the proper reviews by the Planning Department and Zoning Administrator, who found that there are exceptional and extraordinary circumstances that warrant granting the variances. The Appellant's concerns have been considered several times by the Department staff and the Zoning Administrator, who found that the Project met the various design guidelines and other requirements that apply to the Property. While we respect the Appellant's concerns, there is nothing in the record that demonstrates that the granting of the variances were done without adequate analysis and findings. The Zoning Administrator property granted the variances. We therefore respectfully request that the Board denies the Appeal and upholds the variance decision.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

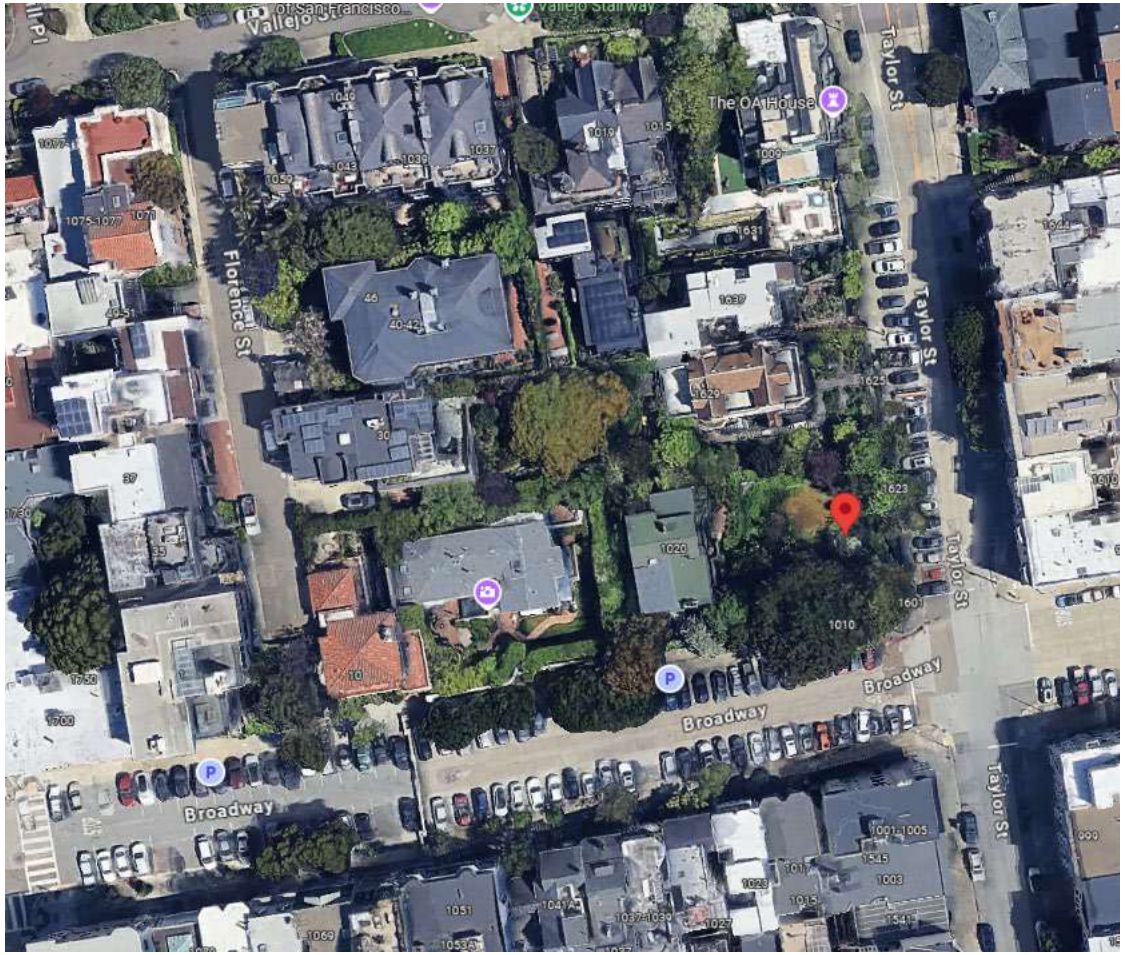


John Kevlin

cc: Jose Lopez, Commissioner
Rick Swig, Commissioner
Rebecca Saroyan, Commissioner
Julie Rosenburg, Executive Director
Corey Teague, Zoning Administrator

Exhibits

Exhibit A:	Photographic Conditions of Site & Neighbors
Exhibit B:	Project Plans, March 2025
Exhibit C:	2014 Variance Decision Letter, issued May 24, 2014
Exhibit D:	Memorandum to File, Case No. 2024-008190ENV, May 27, 2025
Exhibit E:	Letter from Law Offices of Thomas E. Lippe, April 22, 2025
Exhibit F:	Russian Hill/Vallejo Street Crest National Register HD Report, 1988



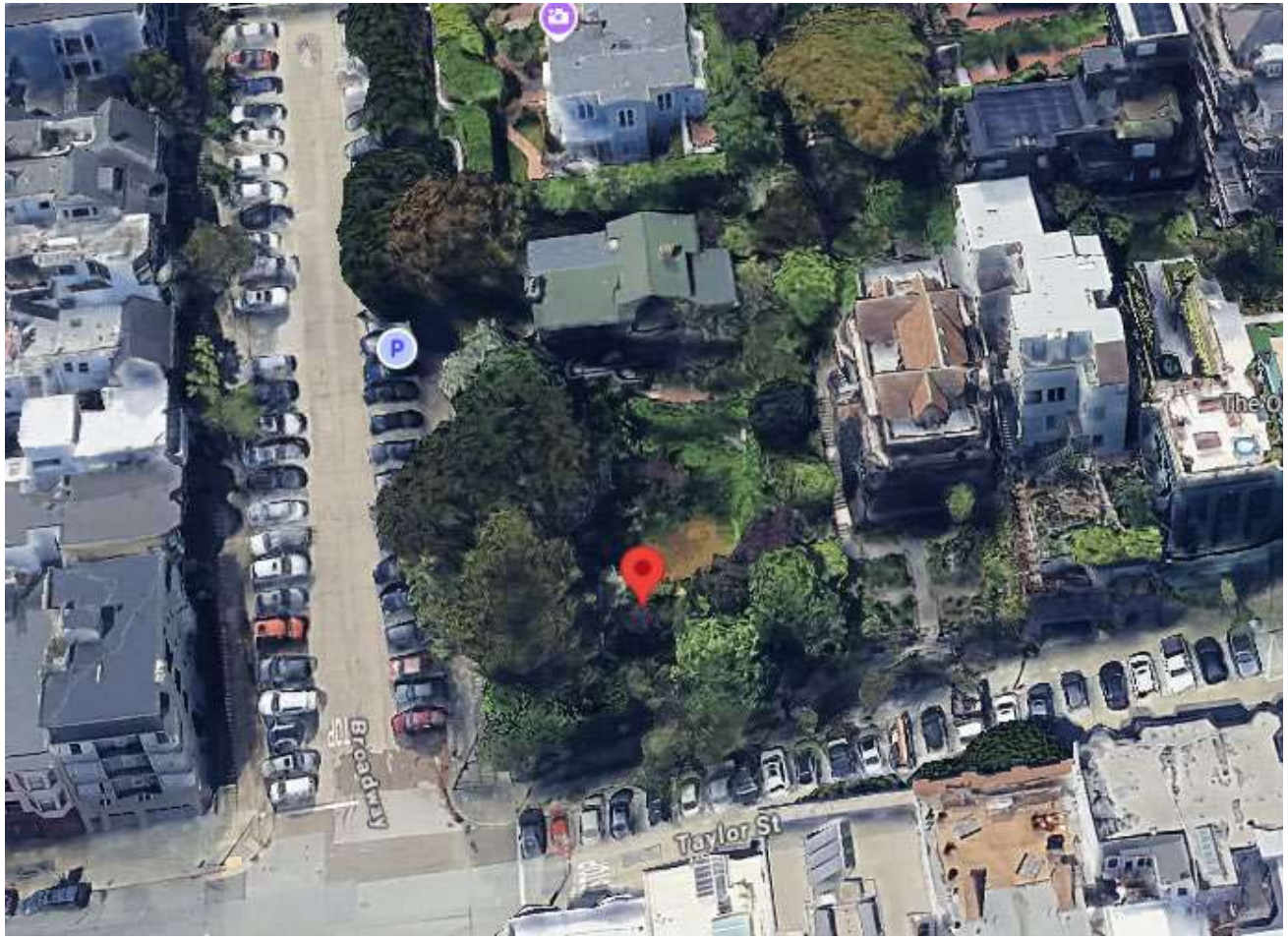


Exhibit A: 1000 Broadway



Exhibit A: 1000 Broadway

Exhibit A: 1000 Broadway



Exhibit A: 1000 Broadway: Appellant's Property

MARCH 2025
PLANNING SUBMITTAL



MASTER SET
WYSTERIA RESIDENCES
SAN FRANCISCO, CALIFORNIA

DRAWING INDEX

#	Sheet Title
A000	COVER SHEET
G001	GENERAL INFORMATION & PROJECT DATA
N001	SITE THEN & NOW
N002	NEIGBORHOOD CONTEXT BUILDINGS
N003	CONTRIBUTORS TO HISTORIC DISTRICT
N004	RECENT NEW CONSTRUCTION WITHIN HISTORIC DISTRICT
R001	R001 RENDERINGS 1, 2, & 3
R004	BROADWAY STREETSCAPE
R005	TAYLOR STREETSCAPE
R006	1629 TAYLOR STREET
T100	TOPOGRAPHIC SURVEY
A100	SITE PLAN & PROJECT DATA
A110	LANDSCAPE PLAN
A111	GREEN LANDSCAPING AND PERMEABILITY CALCULATIONS
A200	LOWER LEVEL PLAN
A201	GARAGE PLAN
A202	LEVEL ONE PLAN
A203	LEVEL TWO PLAN
A204	LEVEL THREE PLAN
A205	LEVEL FOUR PLAN
A206	LEVEL FIVE PLAN
A207	LEVEL SIX PLAN
A208	ROOF PLAN
A301	EXTERIOR ELEVATIONS - EAST (TAYLOR)
A302	EXTERIOR ELEVATIONS - SOUTH [BROADWAY STREET]
A302A	EXTERIOR ELEVATIONS - SOUTH
A303	EXTERIOR ELEVATIONS - WEST
A304	EXTERIOR ELEVATIONS - NORTH
A305	EXTERIOR ELEVATIONS - NORTH
A401	BUILDING SECTION B-B
A402	BUILDING SECTION C-C
A403	BUILDING SECTION E-E
A404	BUILDING SECTION F-F
C001	CODE COMPLIANCE - SOUTH [BROADWAY] HEIGHT & SETBACK ANALYSIS
C002	CODE COMPLIANCE - EAST [TAYLOR] HEIGHT AND SETBACK ANALYSIS
C002A	CODE COMPLIANCE - EAST [TAYLOR] HEIGHT AND SETBACK ANALYSIS
C003	CODE COMPLIANCE - WEST ELEVATION HEIGHT AND SETBACK ANALYSIS
C003A	CODE COMPLIANCE - WEST ELEVATION HEIGHT AND SETBACK ANALYSIS
C005	CODE COMPLIANCE - NORTH ELEVATION HEIGHT AND SETBACK ANALYSIS

PROJECT DIRECTORY

OWNER
RUSSIAN HILL LENDING, LLC

MANAGED BY
P3 CAPITAL MANAGEMENT, LLC
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David Ron

SCOPE OF WORK

This site permit consists of four separate permits.

Permit # _____: A podium with two levels servicing three residential buildings on top.

Permit # _____: A two-story single family dwelling with two basements over the podium at address 1000 Broadway

Permit # _____: A one-story single family dwelling with 3 basements and an ADU over the podium at 1010 Broadway

Permit # _____: A three-story, two-family dwelling with three basements residential building over the podium at addresses 1601 & 1625 Taylor Street

PAGE&TURNBULL

PROJECT DATA						
LOCATION	Existing	Proposed				
	1000 Broadway	1000 Broadway	1010 Broadway + State ADU	1601 Taylor	1625 Taylor	Podium
		Unit C	Unit B1,B2	Unit A1	Unit A2	Unit D
BLOCK-LOT NUMBER	0150-054	0150-054				
LOT DIMENSIONS	60.5' WIDE 89.5' DEPTH	60.5' WIDE 89.5' DEPTH				
PARCEL AREA	5414.75 SF	5414.75 SF				
FUTURE LOT DIMENSIONS		30.0' X 59.5'	30.5' X 59.5'	30.0' X 60.5'		60.5' X 89.5'
FUTURE LOT AREA		5414.75 SF	1785 SF	1814.75 SF	1814.75 SF	5414.75 SF
FRONTAGES	Broadway or Taylor	Broadway				
AVERAGE SLOPE S = 100(I)/L)/A	5.60%	5.60%				
PROJECT DESCRIPTION	Existing	Proposed				
	Vacant Lot	(N) Single Family Dwelling	(N) Single Family Dwelling + ADU	(N) Single Family Dwelling	(N) Single Family Dwelling	(N) Shared Garage/Lower Level

ZONING DISTRICT	RH-2				
HEIGHT LIMIT	40-X				
HEIGHT PER SFPC	N/A	< 40'	< 40'	< 40'	BELOW GRADE

HISTORIC EVALUATION		
Plan'g Resource Status & CEQA Category	A	Historic Resource Present (Historic Retaining Wall)
California Register	YES	Contributing structure to the Russian Hill-Vallejo Street Crest Historic District
National Register	YES	Contributing structure to the Russian Hill-Vallejo Street Crest Historic District

LOT AREA/WIDTH - SFPC #121		
	REQUIRED	MIN. 20 FEET / MIN. 1200 SQ.FT
	PROVIDED	60.5 FEET / 5414.75 SQ.FT

FRONT SETBACK - SFPC #132		
	REQUIRED	10'
	PROVIDED	**8' 11" (VARIANCE REQ.)**

GREEN LANDSCAPING - SFPC #132(g)		
	REQUIRED	20% OF FRONT SETBACK (605 SQ. FT.) = 121 SQ. FT.
	PROVIDED	130 SQ.FT.

PERMEABILITY - SFPC #132(h)		
	REQUIRED	50% OF FRONT SETBACK (606 SQ. FT.) = 303 SQ. FT.
	PROVIDED	325 SQ.FT.

REAR YARD - SFPC #134		
	REQUIRED	30% OF LOT DEPTH (89.5') = 26' 10"
	PROVIDED	**NONE (VARIANCE REQ.)**

PRIVATE USABLE OPEN SPACE AREAS - SFPC #135						
		1000 BROADWAY	1010 BROADWAY + State ADU	1601 TAYLOR	1625 TAYLOR	
	REQUIRED	125 SQ.FT.	125 SQ.FT.	125 SQ.FT.	125 SQ.FT.	
	PROVIDED	550 SQ.FT.	**332 SQ.FT. + NONE FOR ADU (WAIVER APPLICATION REQ.)**	213 SQ.FT.	153 SQ.FT.	

DWELLING UNIT EXPOSURE - SFPC #140						
		1000 BROADWAY	1010 BROADWAY + State ADU	1601 TAYLOR	1625 TAYLOR	
		ACCESS PROVIDED	**ACCESS PROVIDED +NO ACCESS FOR ADU (WAIVER APPLICATION REQ.)**	ACCESS PROVIDED	ACCESS PROVIDED	

GARAGE OPENING - STREET FRONTAGE & CURB CUTS - SFPC #144 & #155(r)		
	REQUIRED	MAX. 1/3 OF LOT DEPTH (89.5') = 29' 10"
	PROVIDED	8' GARAGE DOOR & 10' DRIVEWAY ON TAYLOR

SOLAR PANEL READY AREAS - SFPC #149					
	1000 BROADWAY	1010 BROADWAY + ADU	1601-1625 TAYLOR	TOTAL (N) PROJECT	
ROOF AREA	914	1140	903	2957	
REQUIRED (15%)	137	171	135	444	
PROVIDED	140	255	140	535	

REQUIRED OFF STREET PARKING - SFPC #151 & 155.2						
	1000 BROADWAY	1010 BROADWAY + ADU	1601 TAYLOR	1625 TAYLOR	TOTAL (N) PROJECT	
VEHICLE PARKING	2	2	2	2	8	
CAR SHARE SPACES					0	
BICYCLE (1 REQUIRED PER UNIT)	2	3	2	2	9	

STATE ADU PROGRAM - SFPC #207.2	
	MAXIMUM UNIT SIZE ALLOWED IS 1,000 SQ. FT. PROJECT PROVIDES 500 SQ. FT.
	ATTACHED ADU WITH A FULL SIZE KITCHEN
	ENTIRE ADU IS WITHIN THE BUILDABLE AREA

HEIGHT LIMITS - SFPC #260 & 261		
	REQUIRED	PARCEL IS 40-X
	PROVIDED	PROJECT IS WITHIN HEIGHT LIMITS - SEE SHEETS C002, C003,C004 &C005

APPLICABLE CODES	
	2022 California Building Code (CBC) w/ SF Amendments
	San Francisco Planning Code (SFPC - most recently adopted edition)

BUILDING DATA						
	EXISTING SITE	Unit C	Unit B1,B2	Unit A1	Unit A2	Unit D
OCCUPANCY	VACANT	R-3 (SINGLE- & TWO-FAMILY DWELLING)				S-2 (PARKING GARAGE)
CONSTRUCTION TYPE	N/A	1A & 5B	1A& 5B	1A& 5B	5B	1A
SPRINKLER SYSTEM	N/A	YES = SPRINKLER HEIGHT BONUS = +1 STORY, +20 FEET				YES
EXITS REQUIRED	N/A	1 EXIT FROM EACH STORY PER TABLE 1021.2(1)...				2 EXITS
ALLOWABLE STORIES	N/A	12 ST & 4 ST	12 ST & 4 ST	12 ST	4 ST	12 STORIES
ALLOWABLE HEIGHT	N/A	180' & 60'	180' & 60'	180'	60'	180'
ALLOWABLE AREA	N/A	UNLIMITED				79,000 SF
STORIES PER CBC	N/A	2 ST + 2 BASE	1 ST + 3 BASE	3 BASEMENT	3 STORIES	2 STORIES
HEIGHT PER CBC	N/A	25'-9"	19'-0"	BELOW GRADE	31'-0"	BELOW GRADE

GROSS AREAS PER SAN FRANCISCO PLANNING CODE	GARAGE	1000 BROADWAY	1010 BROADWAY + ADU	1601 TAYLOR	1625 TAYLOR	TOTAL (N) PROJECT
LOWER LEVEL (PODIUM)	0	810	1,207	1,364	0	3,381
GARAGE (PODIUM)	3,306	151	222	325	147	4,151
LEVEL 1	0	752	1,263	1,154	116	3,285
LEVEL 2 + ADU (500)	0	783	1,195	962	271	3,211
LEVEL 3	0	886	1,300	1,036	118	3,340
LEVEL 4	0	797	982	0	987	2,766
LEVEL 5	0	0	0	0	833	833
LEVEL 6	0	0	0	0	674	674
GROSS AREA SUBTOTALS	**3,306**	**4,179**	**6,169**	**4,841**	**3,146**	**21,641**
MIXED USED PODIUM AREAS						
(R-3 SUBTOTAL)	0	961	1,429	1,689	147	**4,226**
(S-2 SUBTOTAL)	3,306	0	0	0	0	**3,306**
OCC. LOAD FACTOR		200				
OCCUPANT LOAD	**92**	**21**	**31**	**24**	**16**	

PROJECT

WYSTERIA RESIDENCES

1027 Broadway
San Francisco
CA 94133

CLIENT:

RUSSIAN HILL LENDING, LLC
8149 n 87th Place, Suite 137
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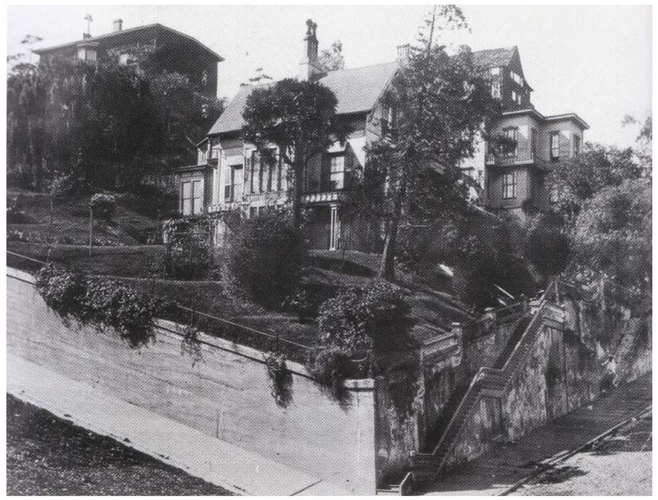
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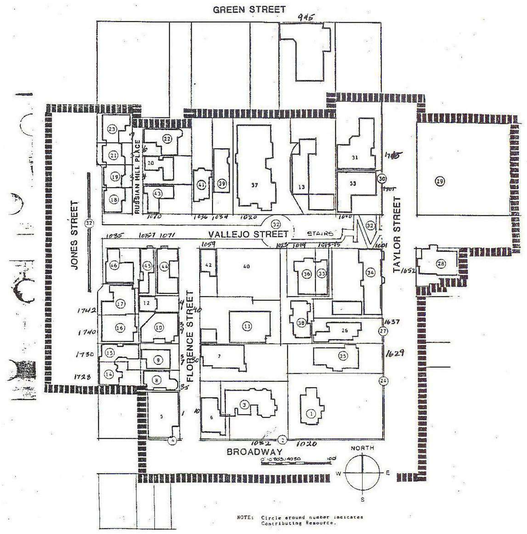
1 PHOTO MONTAGE FROM OPPOSITE CORNER OF BROADWAY AND TAYLOR



2 RUSSIAN HILL CREST -- MAY 1906, AFTER EARTHQUAKE



3 HOMER HOUSE (1853, DEMOLISHED 1910), CIRCA 1898



4 RUSSIAN HILL / VALLEJO CREST -- NATIONAL REGISTER HISTORIC DISTRICT MAP

PROJECT

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SITE THEN AND NOW

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1 RENDERING OF PROJECT -- NORTHWEST CORNER OF BROADWAY & TAYLOR



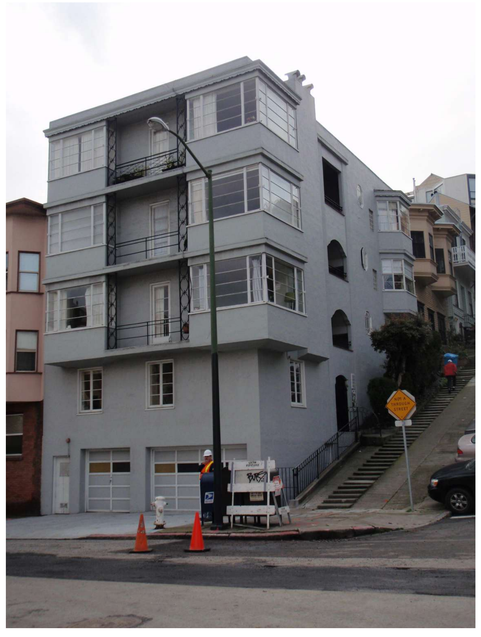
2 NORTHEAST CORNER OF BROADWAY & TAYLOR



3 TAYLOR STREET (OPPOSITE PROJECT SITE)



4 SOUTHEAST CORNER OF BROADWAY & TAYLOR



5 SOUTHWEST CORNER OF BROADWAY & TAYLOR



6 BROADWAY STREET (OPPOSITE PROJECT SITE)

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NEIGHBORHOOD CONTEXT BUILDINGS

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1 ROEDER-FIELD HOUSE (1909) -- 1020 BROADWAY STREET



2 PARKER-HOMER HOUSE (1909) -- 1629 TAYLOR STREET



3 POLK-WILLIAMS DUPLEX (1892) -- 1013-1019 VALLEJO STREET



4 HANFORD-VERDIER MANSION (1905-1906) -- 1001 VALLEJO STREET



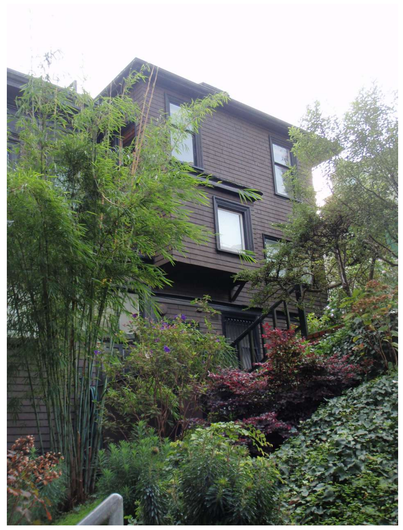
5 HORATIO PUTNAM LIVERMORE RESIDENCE (CA. 1857/97) -- 40 FLORENCE STREET



6 LIVERMORE POLK HOUSES I-IV (1915-1916) -- 1 - 7 RUSSIAN HILL PLACE



7 LIVERMORE-MCCALL HOUSE II (1915) -- 1742 JONES STREET



8 HOUSE OF THE FLAG (1864 / 1903) -- 1652-1656 TAYLOR STREET



9 NORMAN BANKS LIVERMORE HOUSE (1912) -- 1071 VALLEJO STREET

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CONTRIBUTORS TO HISTORIC DISTRICT

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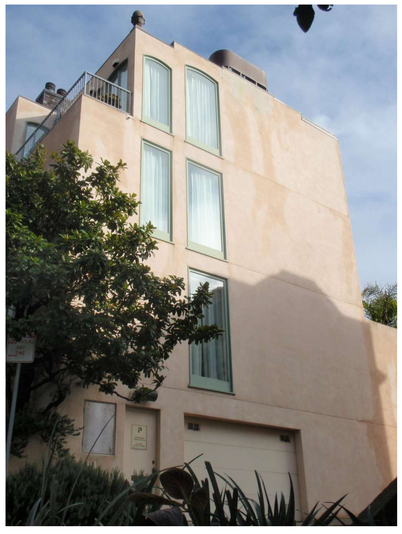
1 THE HERMITAGE (1984) -- 1020 VALLEJO STREET



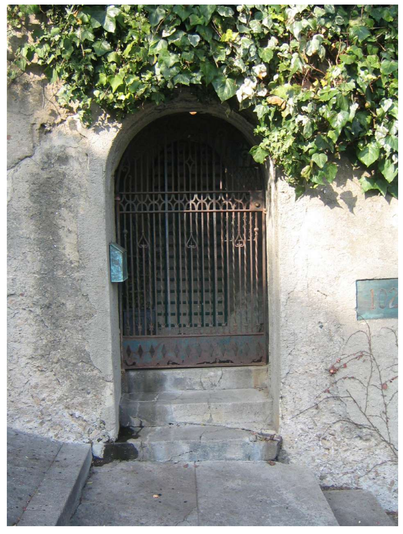
2 TOWNHOUSES (1998) -- 1035-1045 VALLEJO STREET



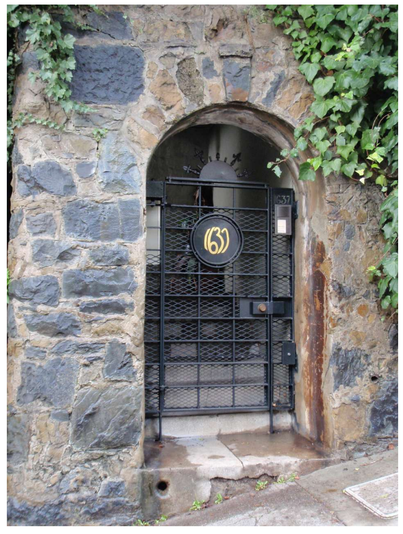
3 NICHOLS HOUSE (1978, TOP FLOOR ADDED 1992) -- 10 FLORENCE STREET



4 HOUSE (1954, TOP FLOOR ADDED CA. 1999) -- 1059 VALLEJO STREET



5 PED. ENTRANCE -- 1020 BROADWAY ST. (PARKER-ATKINSON RETAINING WALL)



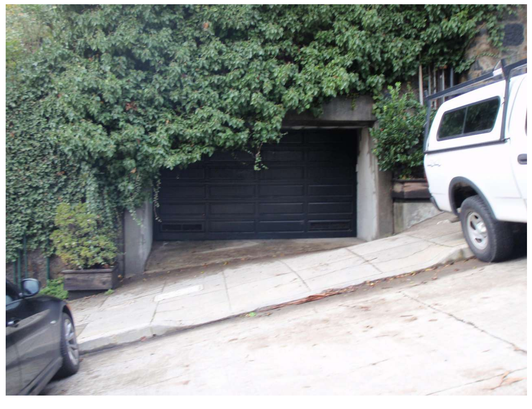
6 PED. ENTRANCE -- 1637 TAYLOR ST. (SAMUEL P. THELLER RETAINING WALL)



7 GARAGE ENTRANCE -- 1032 BROADWAY ST. (PARKER-ATKINSON RETAINING WALL)



8 GARAGE ENTRANCE -- 1001 VALLEJO ST. (HANFORD-VERDIER RETAINING WALL)



9 GARAGE ENTRANCE -- 1637 TAYLOR ST. (SAMUEL P. THELLER RETAINING WALL)

PROJECT

WYSTERIA RESIDENCES

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RECENT NEW CONSTRUCTION WITHIN HISTORIC DISTRICT

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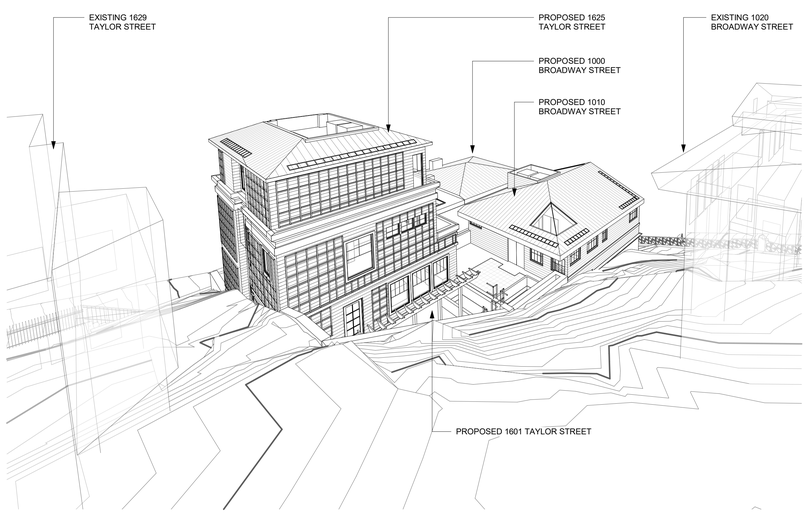
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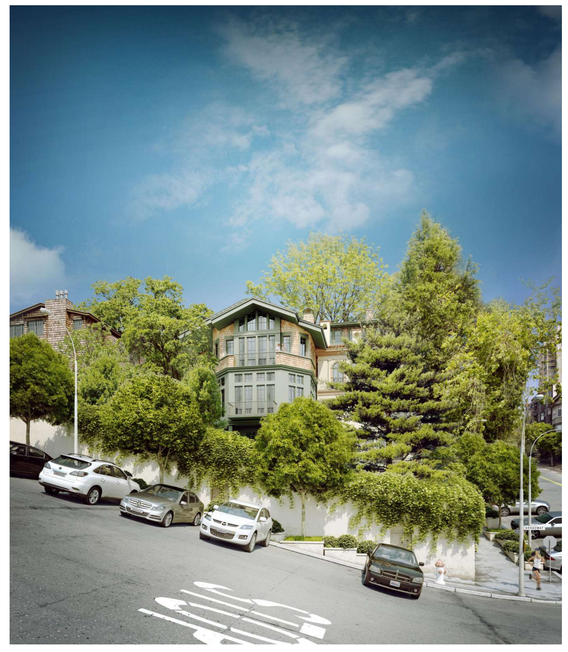
1 RENDERING #1 - FROM OPPOSITE CORNER OF BROADWAY AND TAYLOR STREETS



4 3D VIEW FROM NORTHWEST



3 RENDERING #3 - FROM TAYLOR STREET



2 RENDERING #2 - FROM BROADWAY STREET

NOTE: ALL RENDERINGS HAVE BEEN CONSTRUCTED ATOP A THREE DIMENSIONAL COMPUTER AIDED DESIGN (CAD) MODEL DERIVED FROM THE PROJECT'S ARCHITECTURAL CAD DRAWINGS. THE 3D MODEL HAS BEEN VARIOUSLY ROTATED TO SIMULATE THE VIEW FROM EYE LEVEL AT POINTS SHOWN AS INDICATED ABOVE. ALL RENDERINGS ARE ILLUSTRATIVE, THEY DON'T REFLECT EXACT MATERIALS AND/OR CONSTRUCTION DETAILS.

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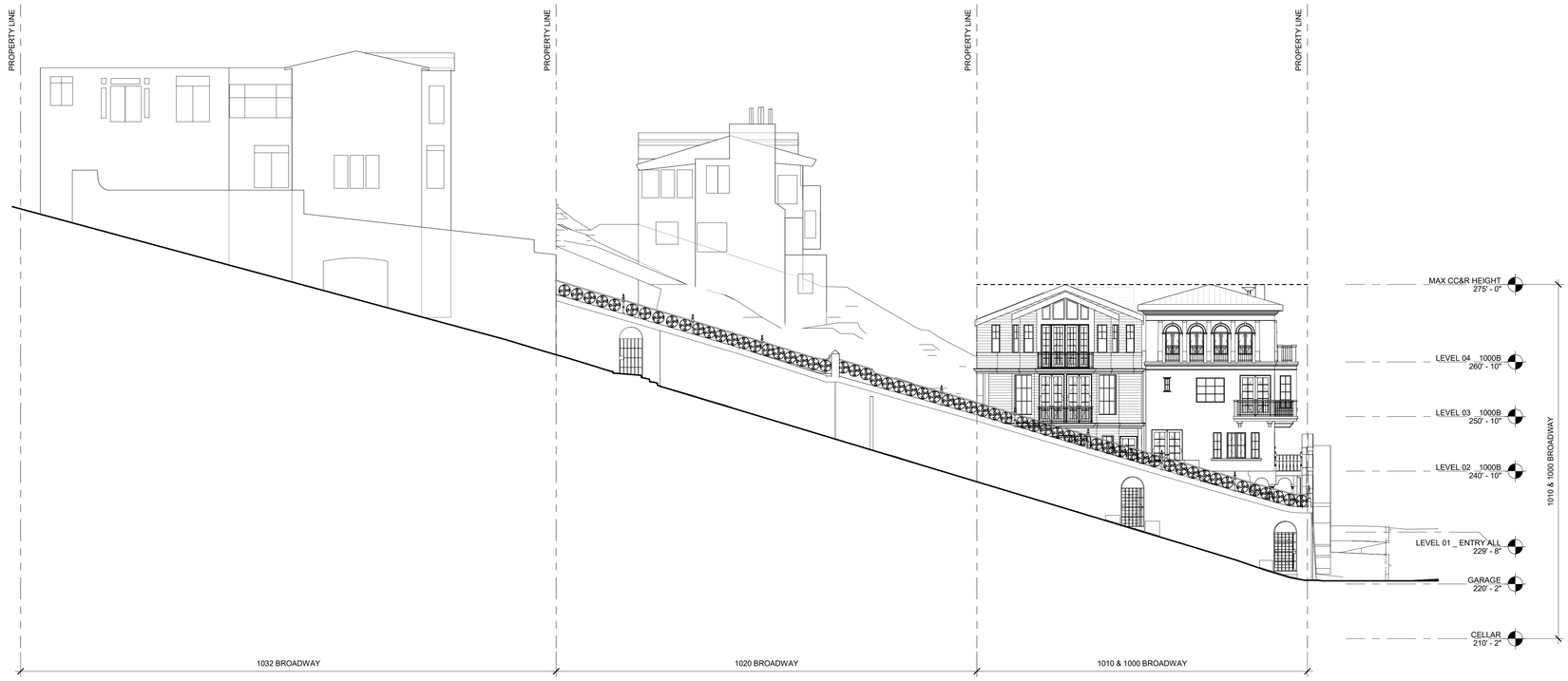
RENDERINGS

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1 BROADWAY STREETSCAPE
3/32" = 1'-0"

0 8' 16' 24'
SCALE: 3/32" = 1'-0"

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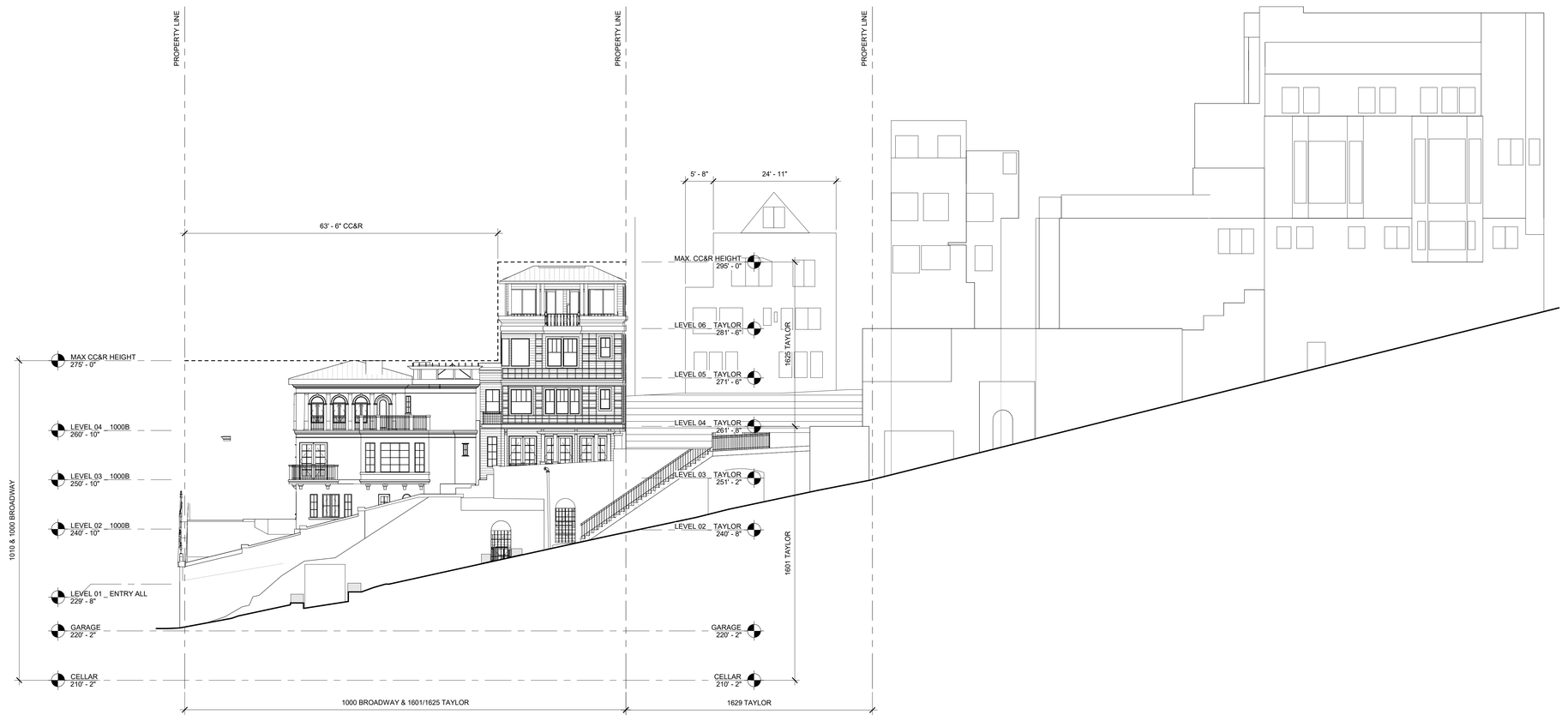
BROADWAY STREETSCAPE

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1 TAYLOR STREETSCAPE
3/32" = 1'-0"

0 8' 16' 24'
SCALE: 3/32" = 1'-0"

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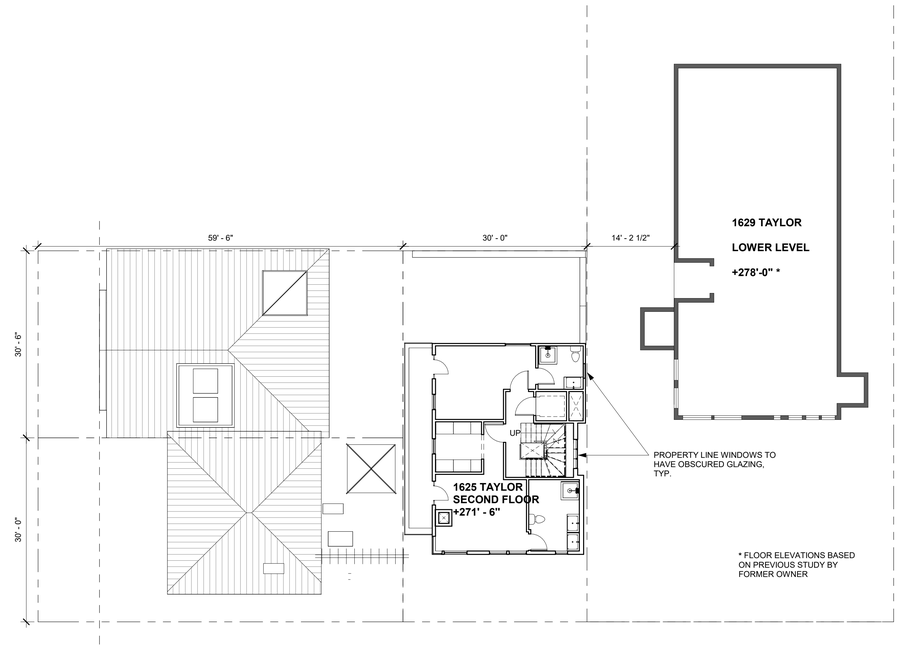
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TITLE
TAYLOR STREETSCAPE

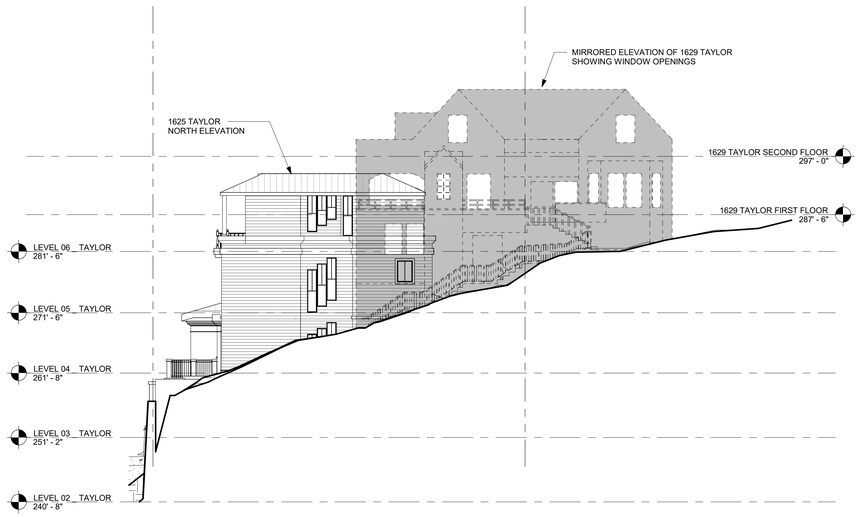
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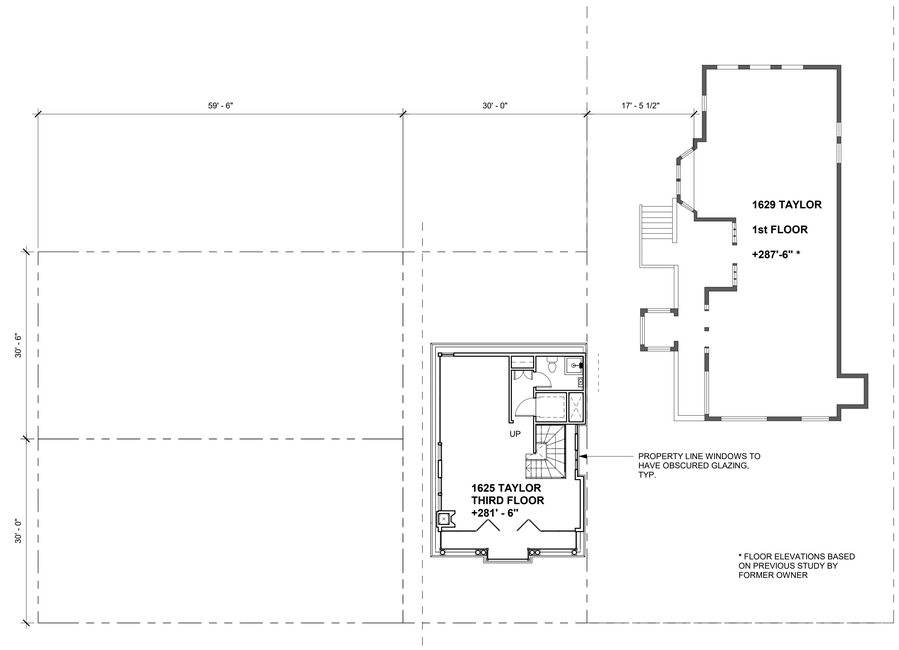
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2 FIFTH FLOOR PLANS - 1625 TAYLOR
1" = 10'-0"



3 NORTH ELEVATION (1625 TAYLOR) WITH 1629 TAYLOR WINDOW OPENINGS OVERLAID
1" = 10'-0"



1 SIXTH FLOOR PLAN - 1625 TAYLOR
1" = 10'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

N

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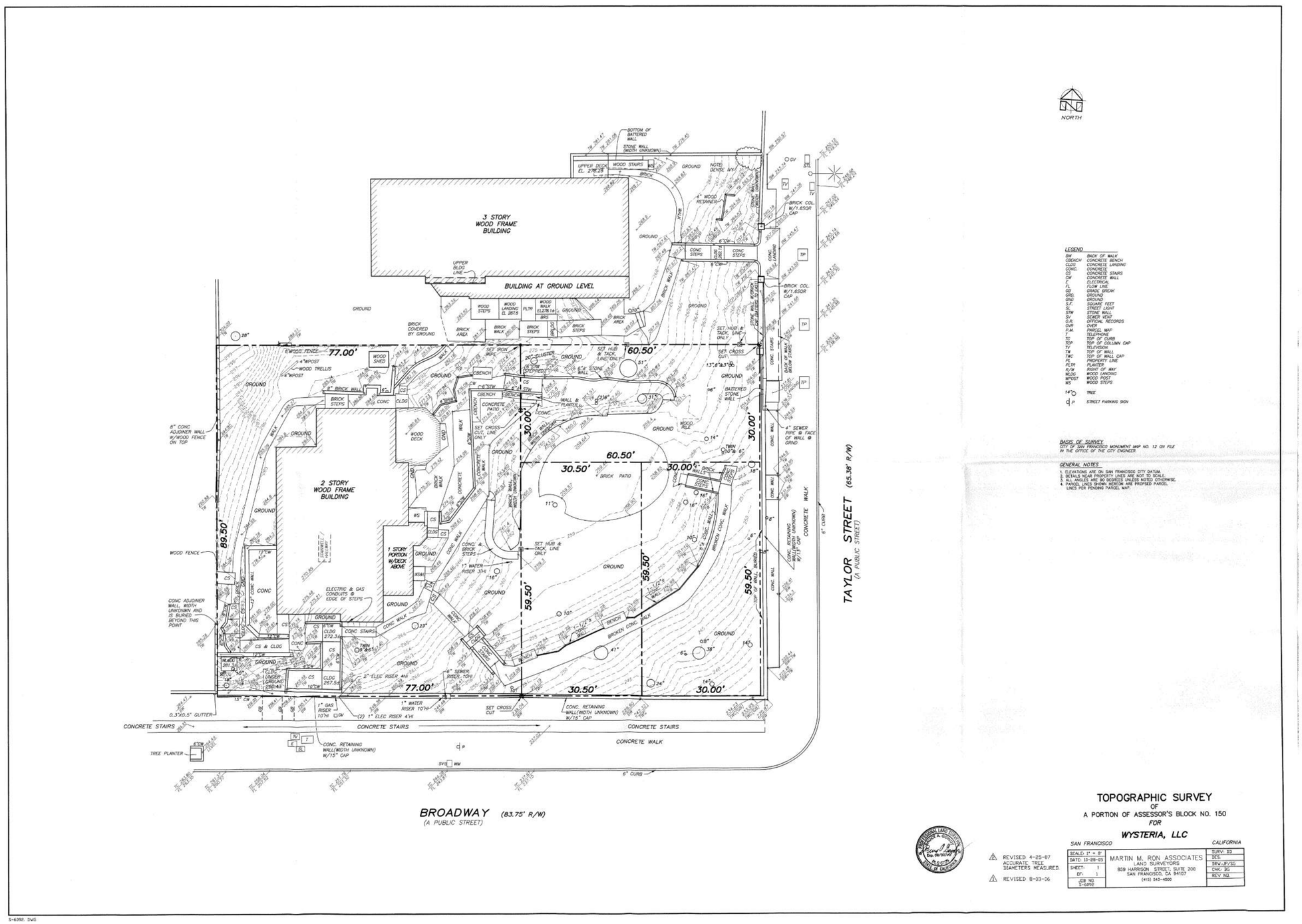
TITLE
1629 TAYLOR STREET

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LEGEND

BW	BACK OF WALK
CBENCH	CONCRETE BENCH
CLDG	CONCRETE LANDING
CONC.	CONCRETE
CS	CONCRETE STAIRS
CW	CONCRETE WALL
E	ELECTRICAL
FL	FLOW LINE
GB	GRADE BREAK
GRD.	GROUND
GND	GROUND
S.F.	SQUARE FEET
SL	STREET LIGHT
STW	STONE WALL
SV	SEWER VENT
O.R.	OFFICIAL RECORDS
OVR	OVER
P.M.	PARCEL MAP
T	TELEPHONE
TC	TOP OF CURB
TCP	TOP OF COLUMN CAP
TV	TELEVISION
TW	TOP OF WALL
TWC	TOP OF WALL CAP
PL	PROPERTY LINE
PLTR	PLANTER
R/W	RIGHT OF WAY
WLDG	WOOD LANDING
WPOST	WOOD POST
WS	WOOD STEPS
14"○	TREE
	STREET PARKING SIGN

BASIS OF SURVEY:
CITY OF SAN FRANCISCO MONUMENT MAP NO. 12 ON FILE IN THE OFFICE OF THE CITY ENGINEER.

GENERAL NOTES

1. ELEVATIONS ARE ON SAN FRANCISCO CITY DATUM.
2. DETAILS NEAR PROPERTY LINES ARE NOT TO SCALE.
3. ALL ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
4. PARCEL LINES SHOWN HEREON ARE PROPOSED PARCEL LINES PER PENDING PARCEL MAP.

TOPOGRAPHIC SURVEY
OF
A PORTION OF ASSESSOR'S BLOCK NO. 150
FOR
WYSTERIA, LLC
SAN FRANCISCO CALIFORNIA

⚠ REVISED 4-25-07 ACCURATE TREE DIAMETERS MEASURED.
⚠ REVISED 8-03-06

SCALE: 1" = 8'	MARTIN M. RON ASSOCIATES LAND SURVEYORS 859 HARRISON STREET, SUITE 200 SAN FRANCISCO, CA 94107 (415) 543-4500	SURV: ED
DATE: 10-28-05		DES:
SHEET: 1		REV: JP/SG
OF: 1		CHK: BG
JOB NO: S-5892		REV NO:

S-5892.DWG

PROJECT

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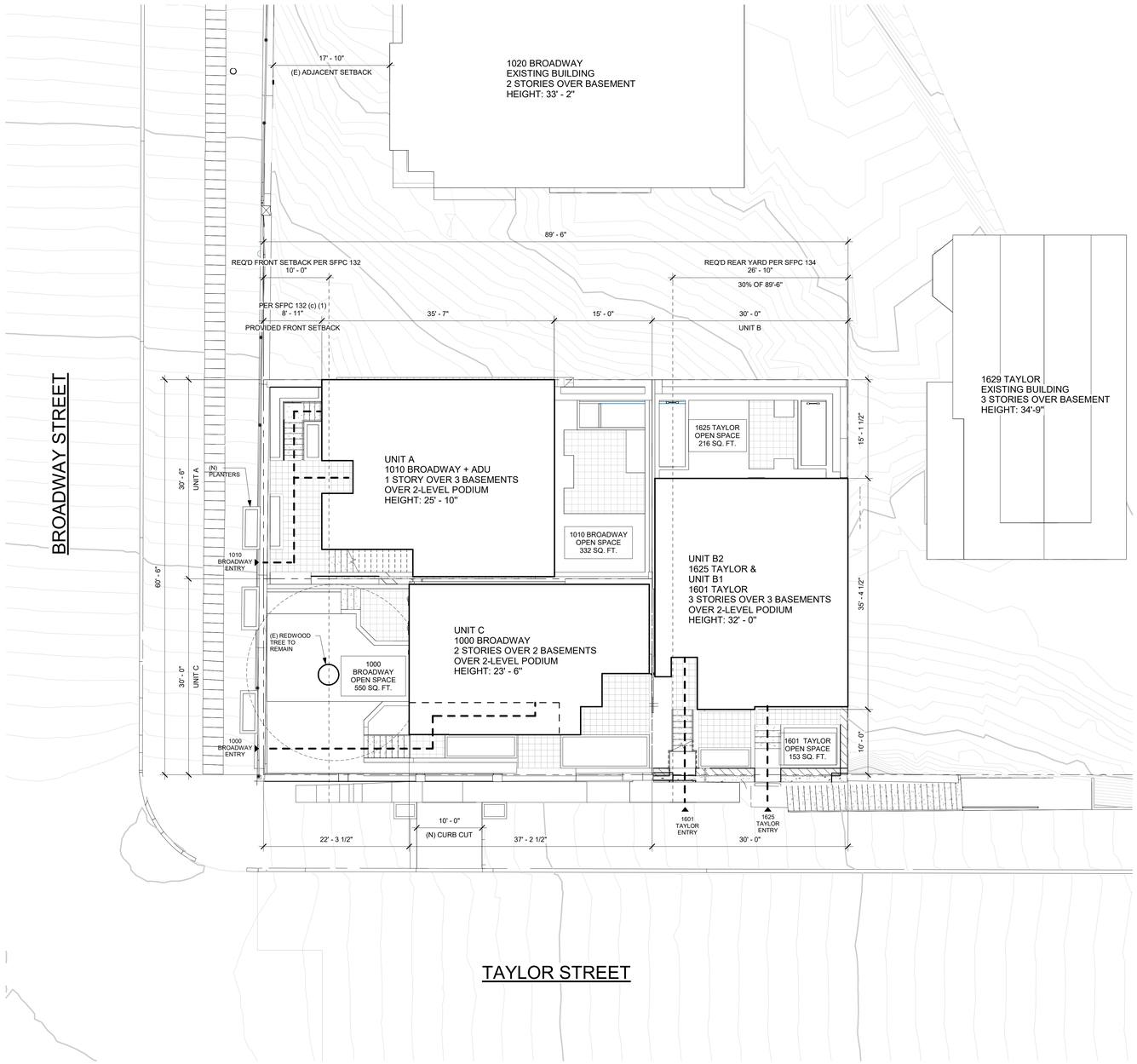
TOPOGRAPHIC SURVEY

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1 SITE PLAN - PROPOSED
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0 5' 10' 20'
SCALE: 1" = 10'-0"

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SITE PLAN

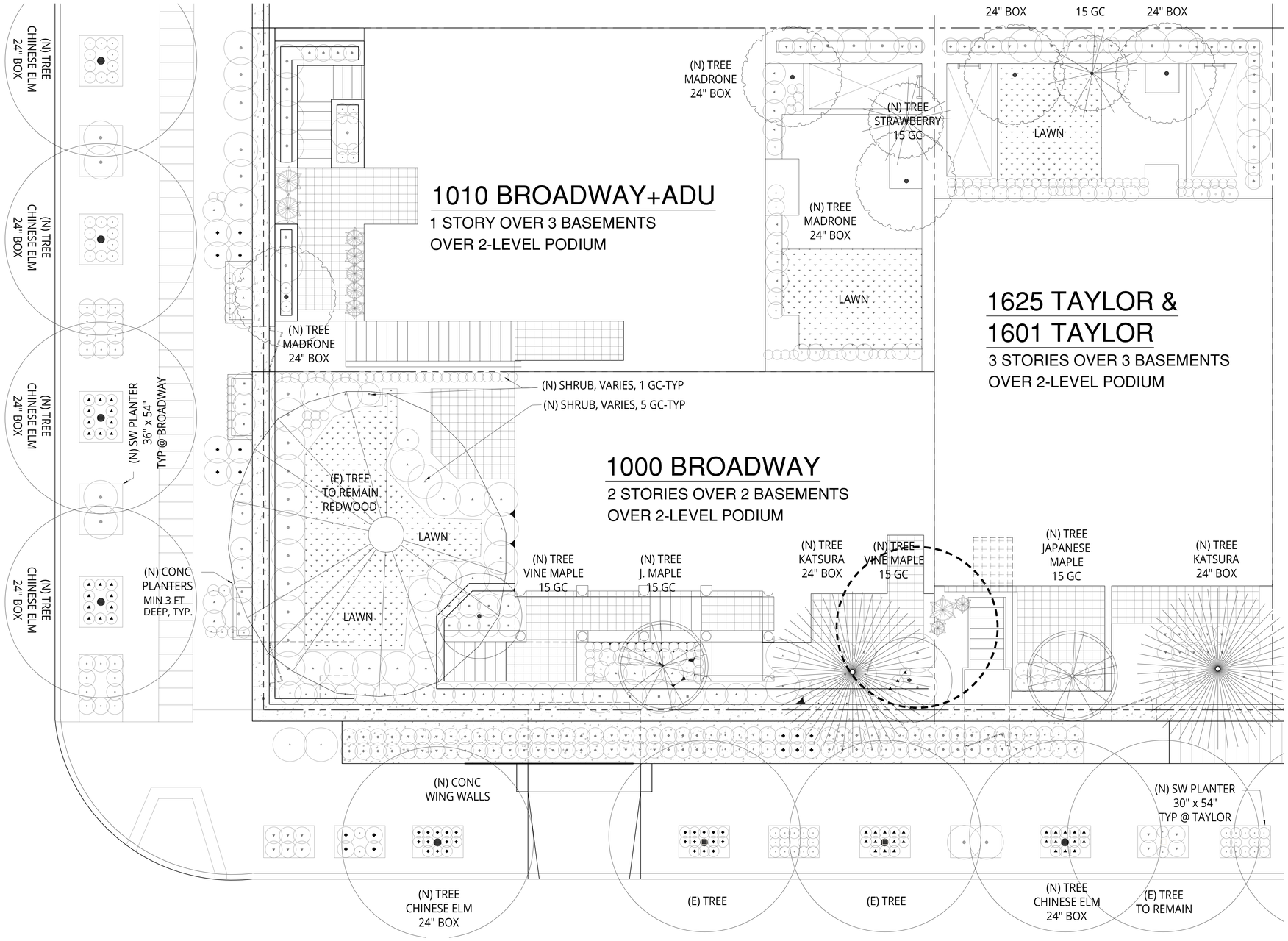
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1 LANDSCAPE PLAN
1/4"=1'-0"

2' 1' 0 4' 8'
GRAPHIC SCALE: 1/4"=1'-0"

N

PROJECT
WYSTERIA
RESIDENCES

1027 Broadway
San Francisco
CA 94133

CLIENT:

RUSSIAN HILL LENDING, LLC
8149 n 87th Place, Suite 137
Scottsdale, AZ 85258

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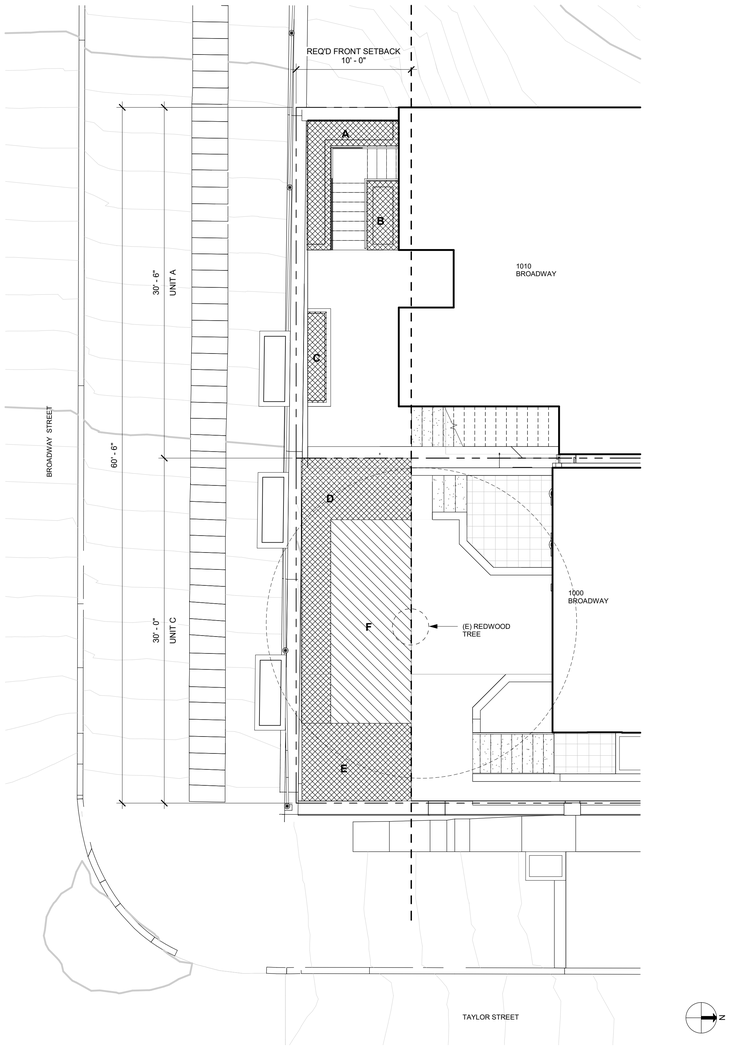
TITLE
LANDSCAPE PLAN

PLANNING
SUBMITTAL
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SCALE
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1 GREEN LANDSCAPING AND PERMEABILITY DIAGRAM

GREEN LANDSCAPING & PERMEABILITY CALCULATIONS

PER SF PLANNING CODE 132 (g) (h)

REQUIREMENTS:		PROPOSED:	
FRONT SET BACK AREA	605 SQ. FT.	AREAS A(36) + B(17) + C(13) + D(96) + E(65)	227 SQ. FT.
		AREA F	125 SQ. FT.
REQUIRED PLANTED SURFACE (%20 of Total Setback)	121 SQ. FT.	PROPOSED PLANTED SURFACE	227 SQ. FT.
		MEETS PLANNING CODE?	YES
REQUIRED PERMEABLE SURFACE (%50 of Total Setback)	303 SQ. FT.	PROPOSED PERMEABLE SURFACE	352 SQ. FT.
		MEETS PLANNING CODE?	YES

PLANTED SURFACES

PERMEABLE SURFACES

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GREEN LANDSCAPING AND PERMEABILITY CALCULATIONS

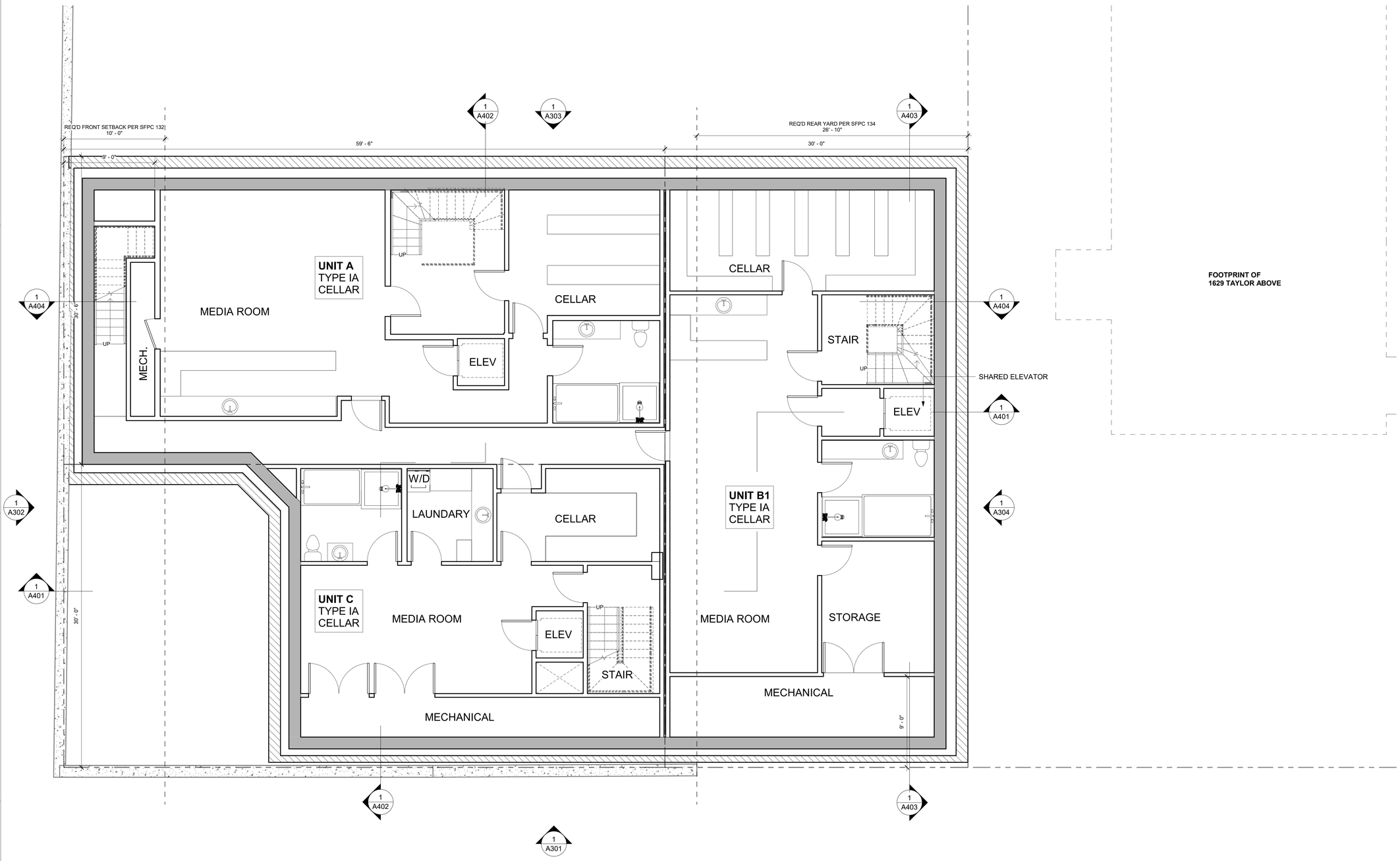
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1 LOWER LEVEL PLAN
1/4" = 1'-0"

FOOTPRINT OF 1629 TAYLOR ABOVE

PLAN LEGEND

- PROPERTY LINE
- (N) CONSTRUCTION
- (N) RETAINING WALLS
- (N) 3-HR CONCRETE CONSTRUCTION
- (E) CONCRETE WALL

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

PROJECT

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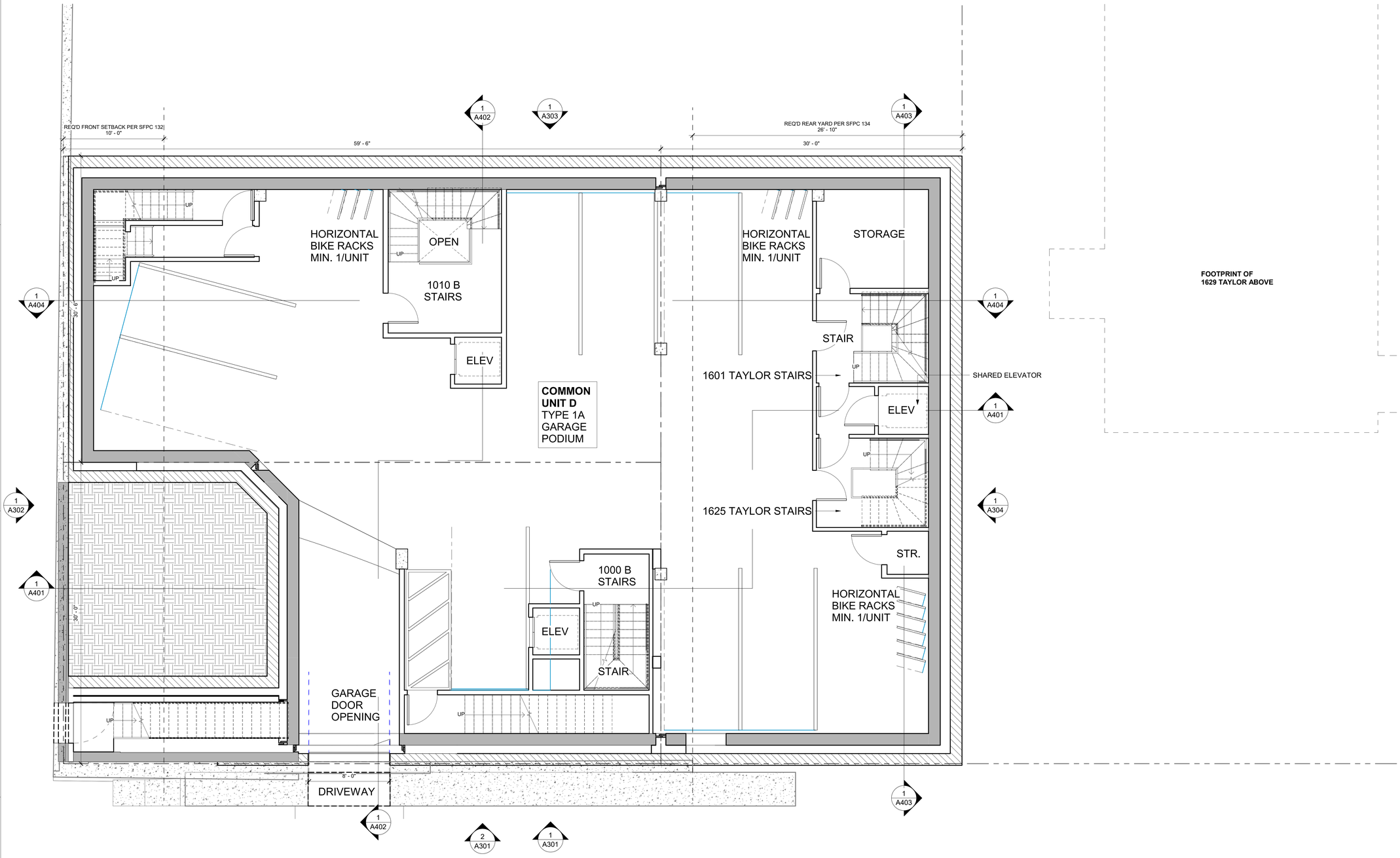
LOWER LEVEL PLAN

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1 GARAGE PLAN
1/4" = 1'-0"

PLAN LEGEND

- PROPERTY LINE
- (N) CONSTRUCTION
- (N) RETAINING WALLS
- (N) 3-HR CONCRETE CONSTRUCTION
- (E) CONCRETE WALL

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

N

PROJECT

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GARAGE PLAN

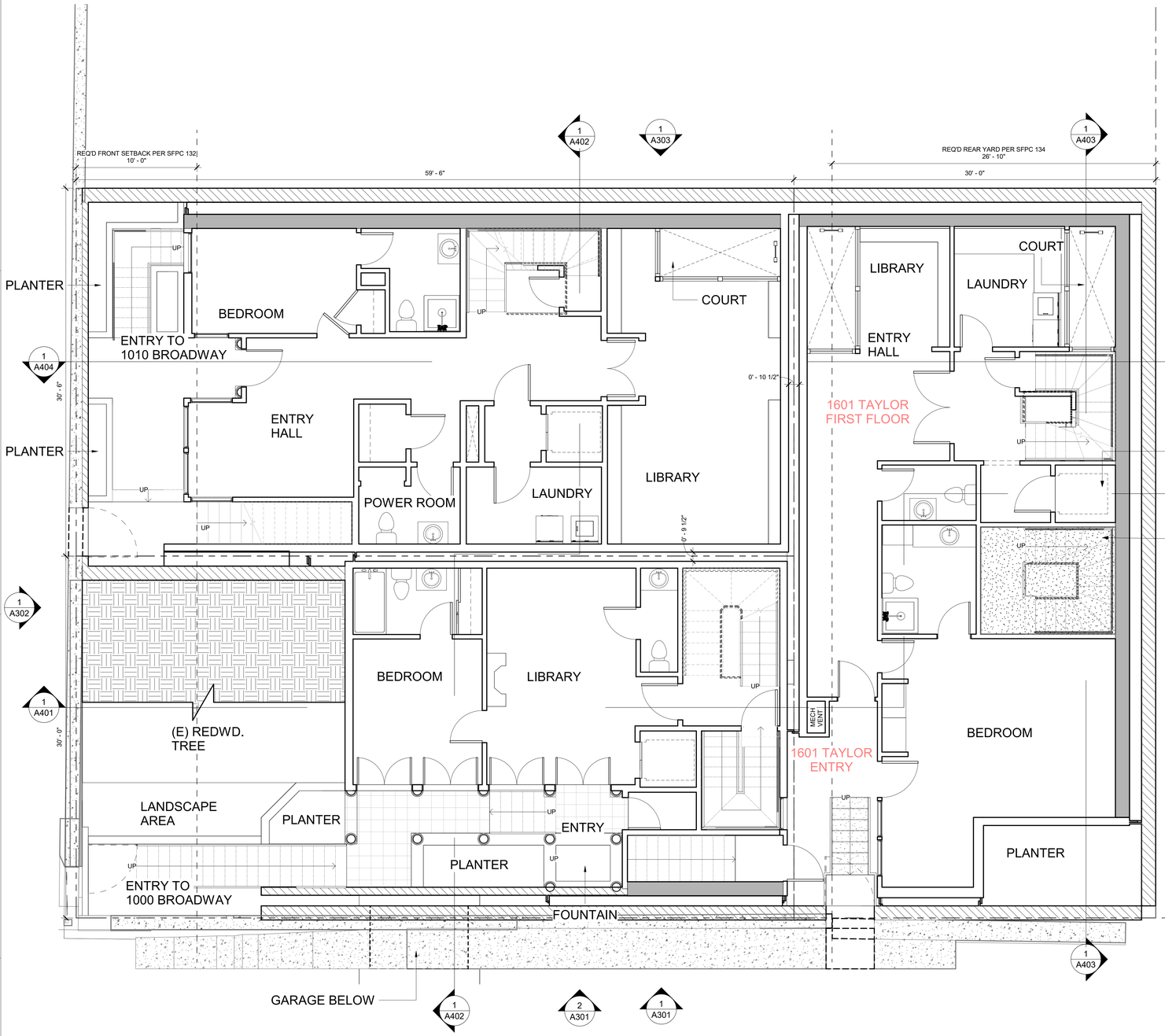
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FOOTPRINT OF 1629 TAYLOR ABOVE

1 LEVEL ONE PLANS

1/4" = 1'-0"

PLAN LEGEND

- PROPERTY LINE
- (N) CONSTRUCTION
- (N) RETAINING WALLS
- (N) 3-HR CONCRETE CONSTRUCTION
- (E) CONCRETE WALL

0 2' 4' 8'

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

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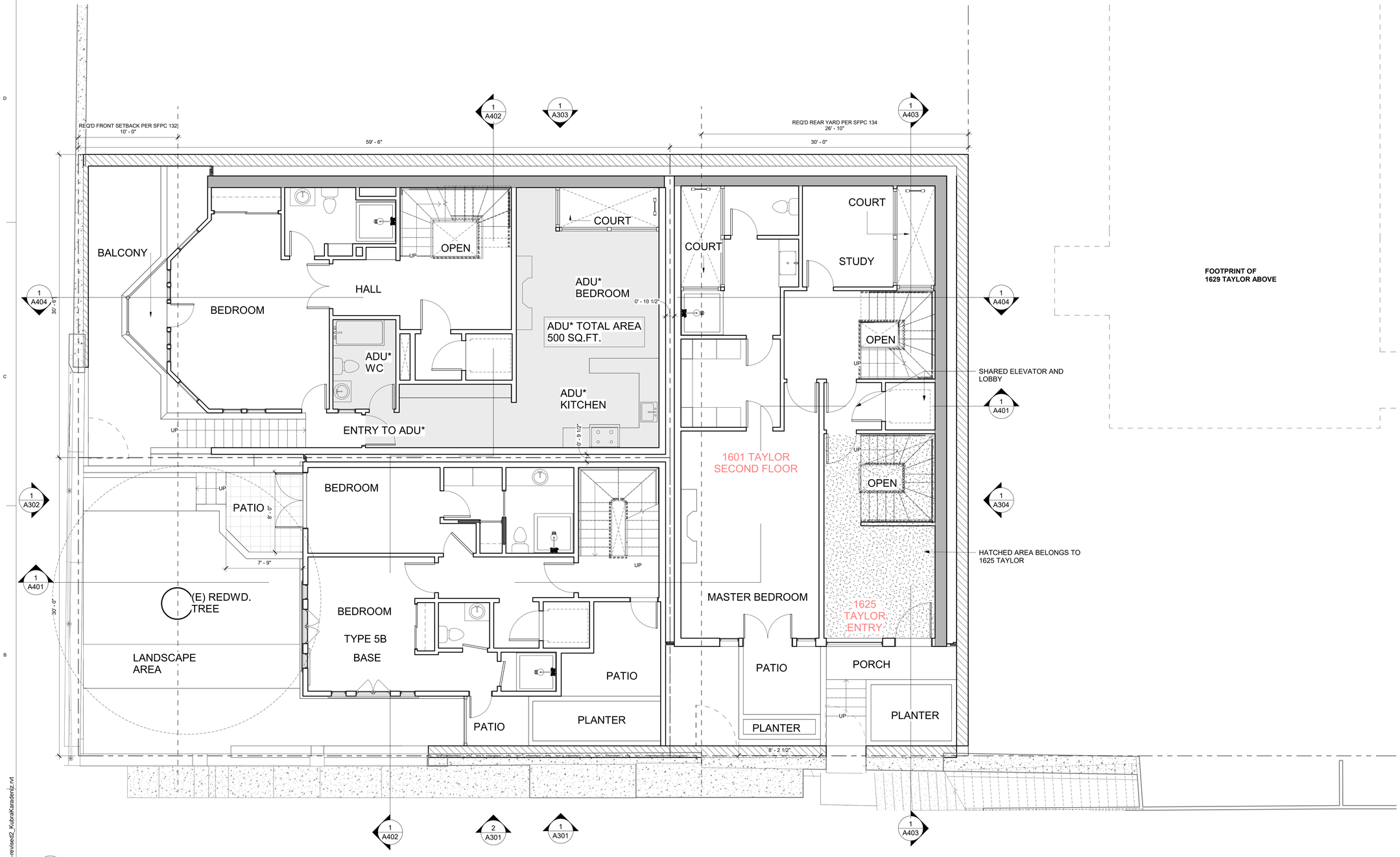
LEVEL ONE PLANS

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1 LEVEL TWO PLANS
1/4" = 1'-0"

PLAN LEGEND

- PROPERTY LINE
- (N) CONSTRUCTION
- (N) RETAINING WALLS
- (N) 3-HR CONCRETE CONSTRUCTION
- (E) CONCRETE WALL

NOTES

* STATE PROGRAM ADU

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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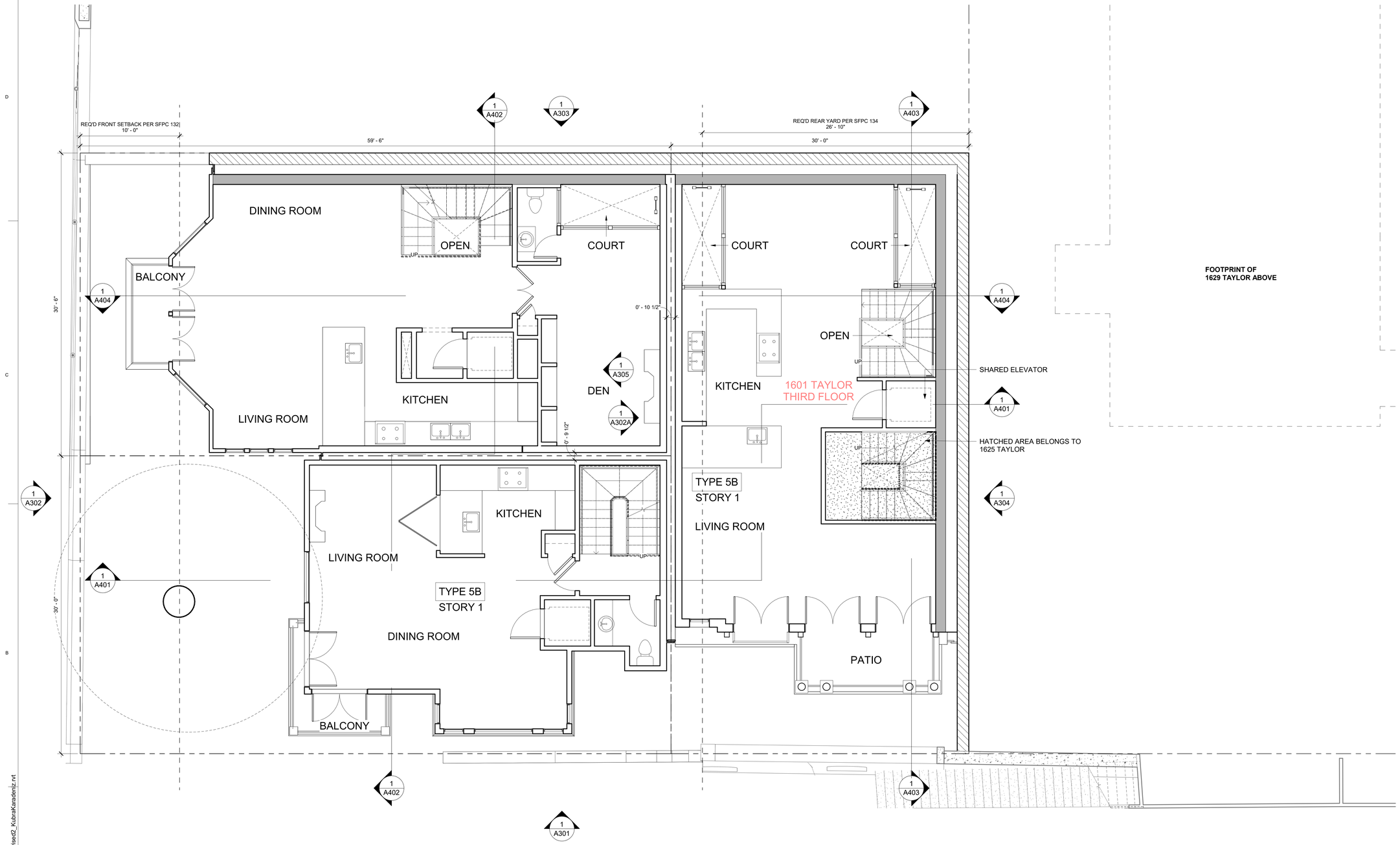
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TITLE
LEVEL TWO PLANS

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

PLAN LEGEND

- PROPERTY LINE
- (N) CONSTRUCTION
- (N) RETAINING WALLS
- (N) 3-HR CONCRETE CONSTRUCTION
- (E) CONCRETE WALL

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

PROJECT

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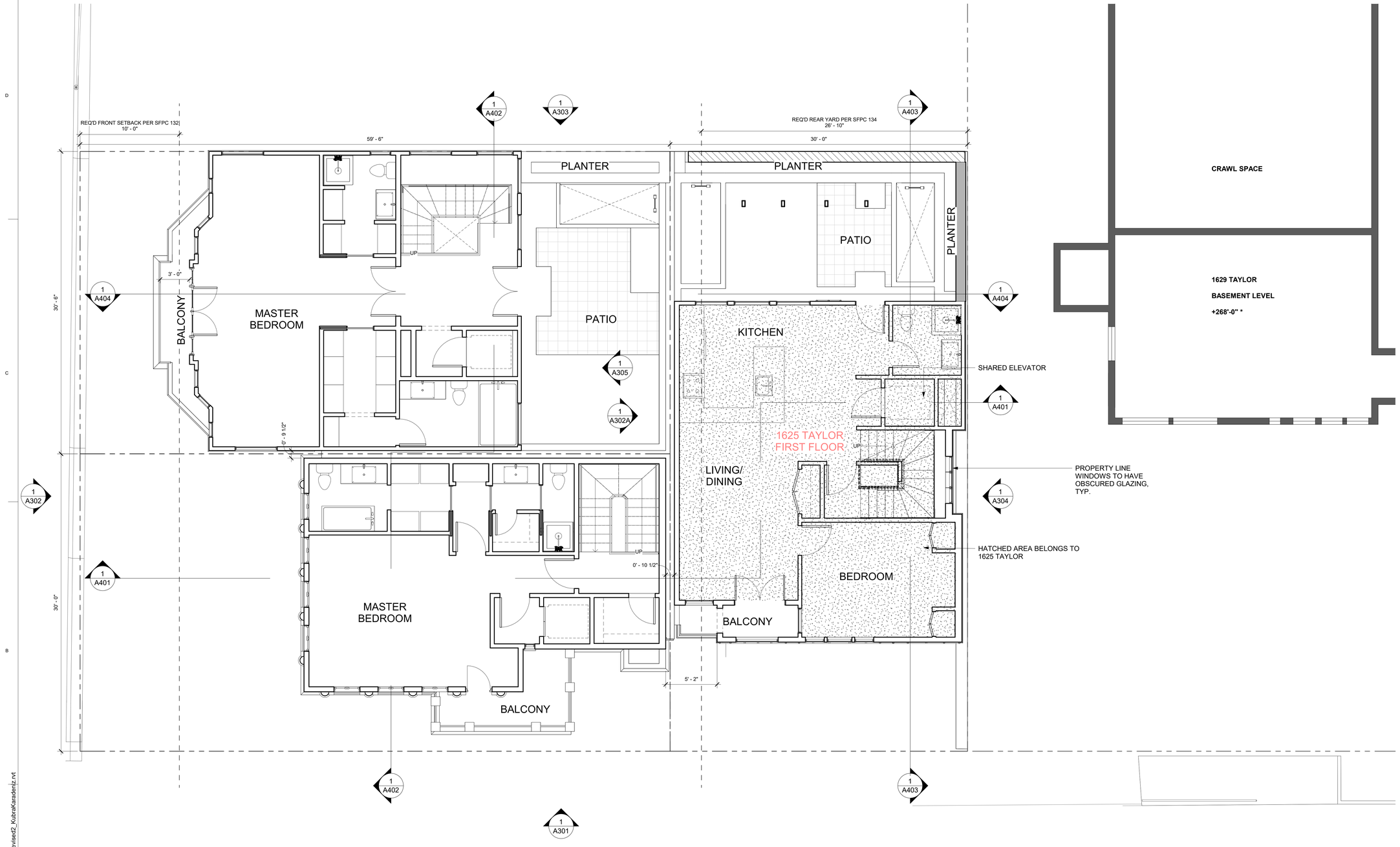
THIRD FLOOR PLANS

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

PLAN LEGEND

- PROPERTY LINE
- (N) CONSTRUCTION
- (N) RETAINING WALLS
- (N) 3-HR CONCRETE CONSTRUCTION
- (E) CONCRETE WALL

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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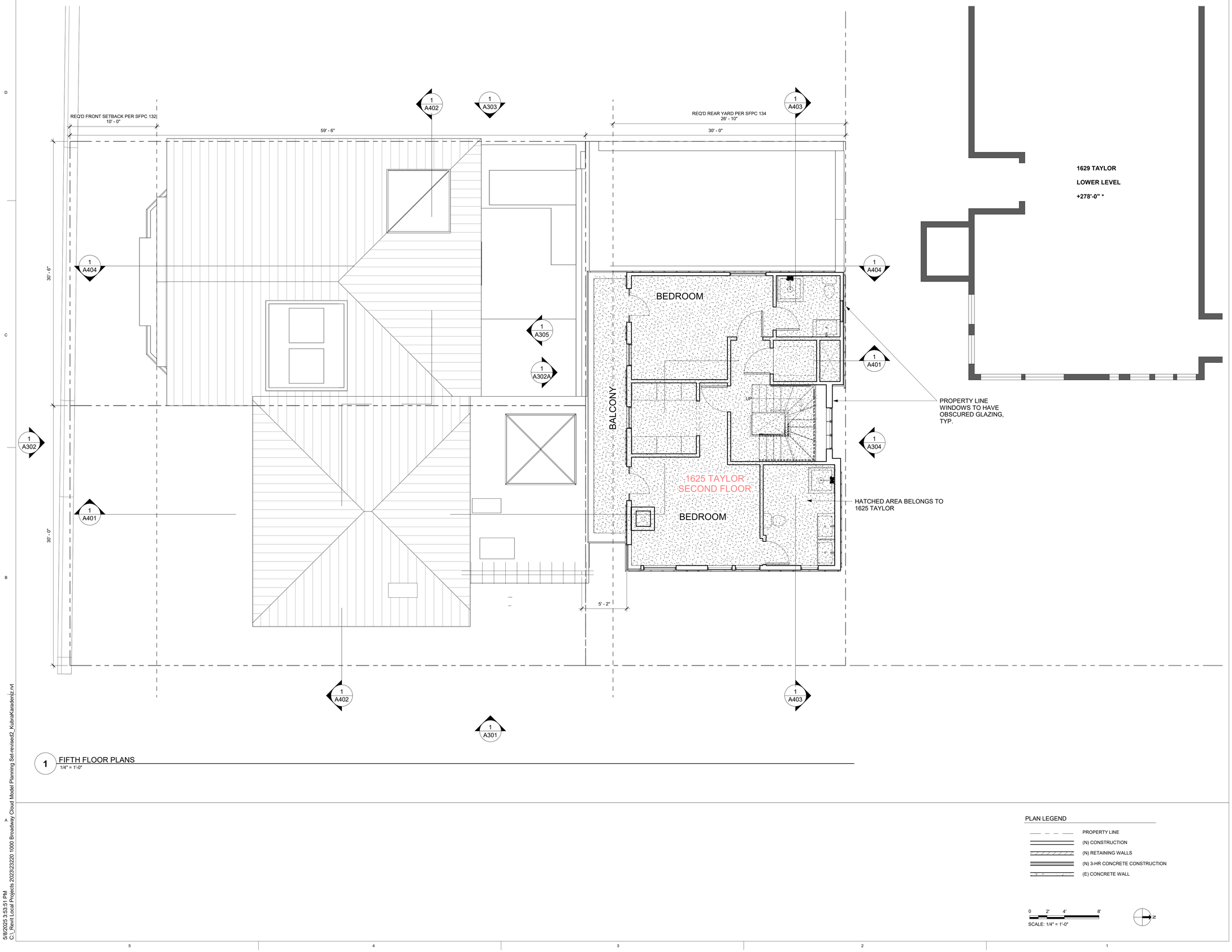
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TITLE
FORTH FLOOR PLANS

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1 FIFTH FLOOR PLANS
1/4" = 1'-0"

PLAN LEGEND

- PROPERTY LINE
- (N) CONSTRUCTION
- (N) RETAINING WALLS
- (N) 3-HR CONCRETE CONSTRUCTION
- (E) CONCRETE WALL

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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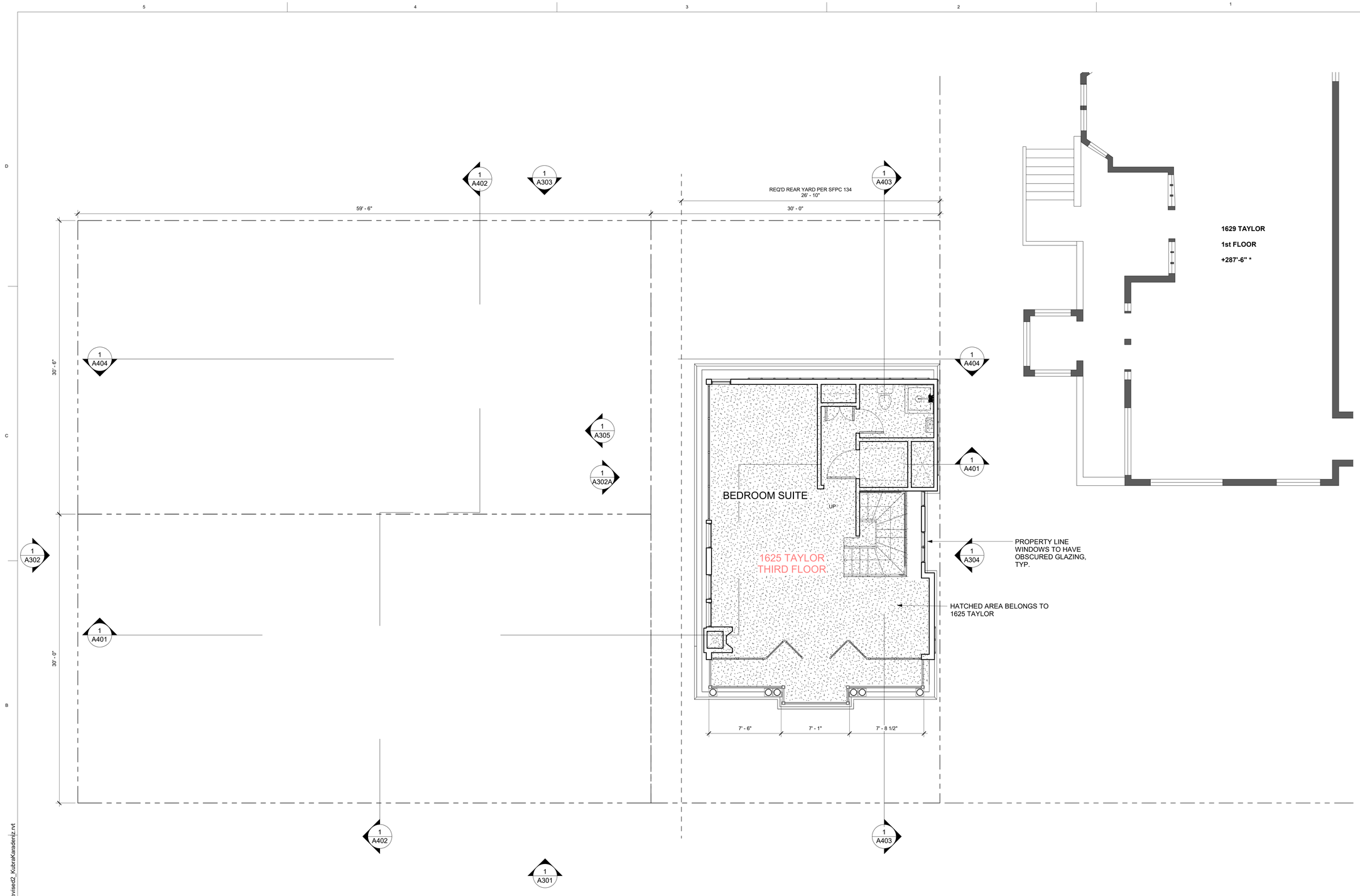
TITLE

FIFTH FLOOR PLANS

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1 SIXTH FLOOR PLAN
1/4" = 1'-0"

PLAN LEGEND

- PROPERTY LINE
- (N) CONSTRUCTION
- (N) RETAINING WALLS
- (N) 3-HR CONCRETE CONSTRUCTION
- (E) CONCRETE WALL

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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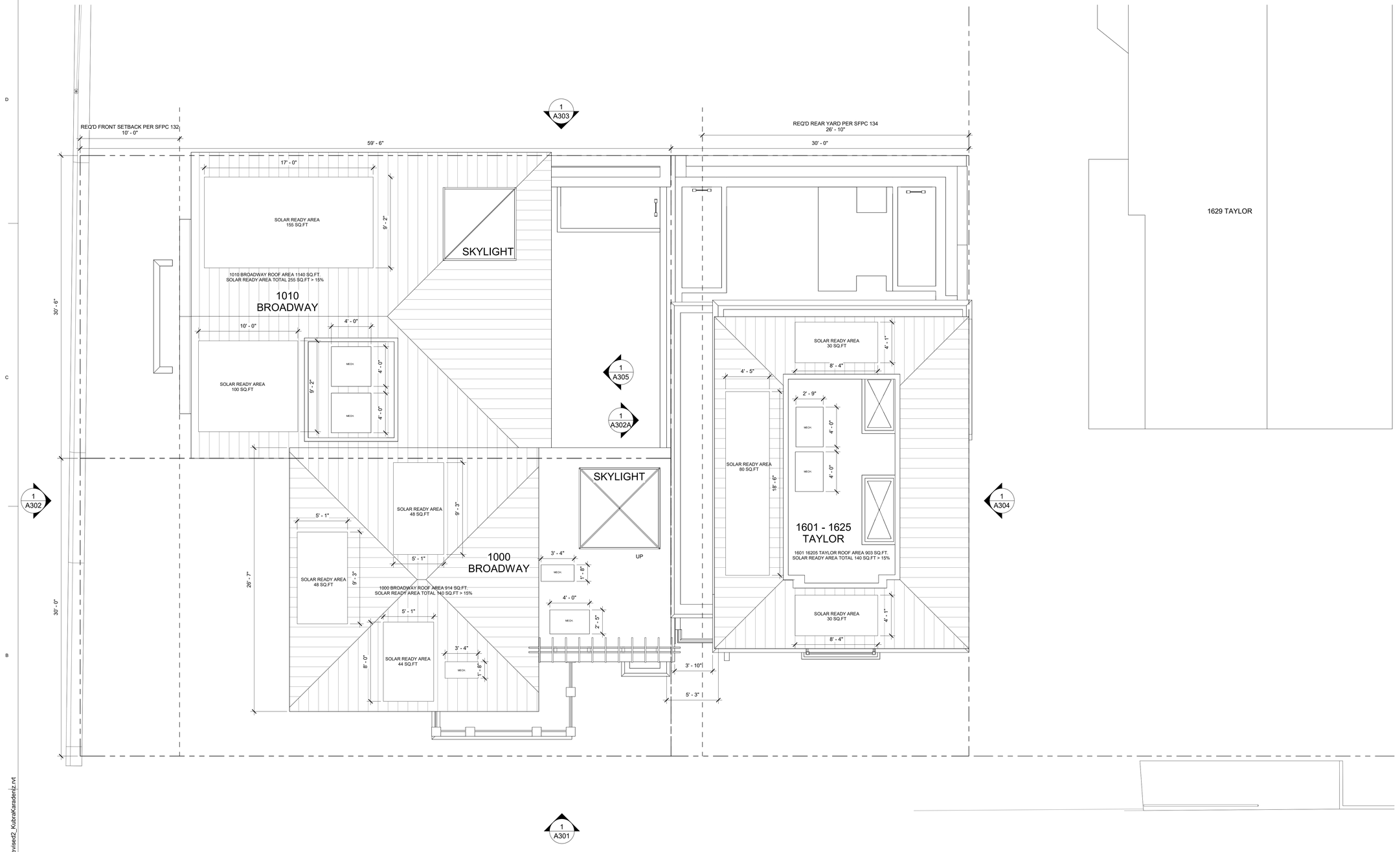
TITLE

SIXTH FLOOR PLANS

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

PLAN LEGEND

- PROPERTY LINE
- (N) CONSTRUCTION
- (N) RETAINING WALLS
- (N) 3-HR CONCRETE CONSTRUCTION
- (E) CONCRETE WALL

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

N

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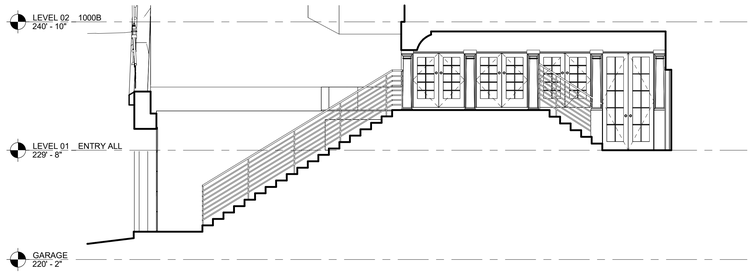
ROOF PLAN

PLANNING
SUBMITTAL

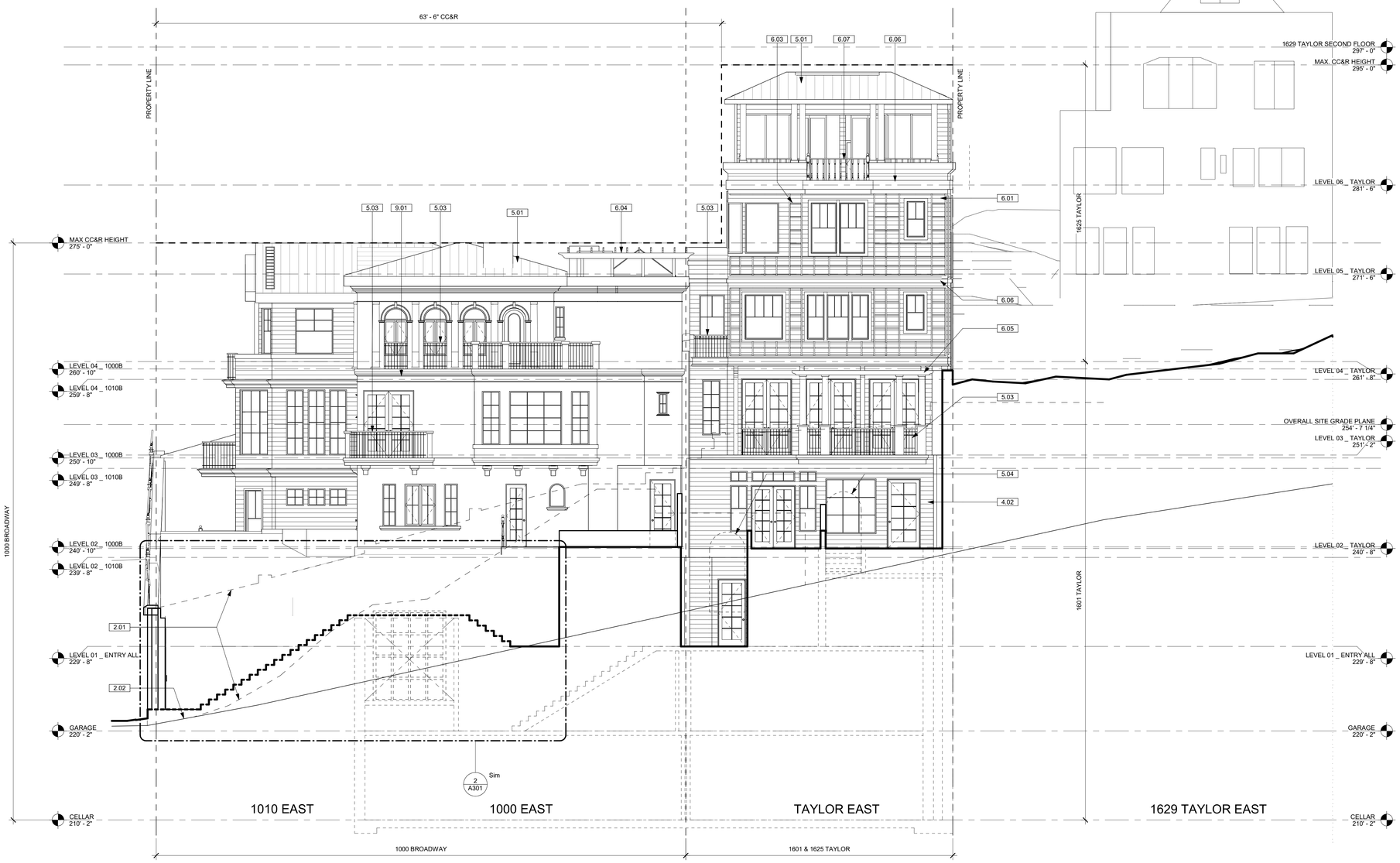
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2 EAST ELEVATION (1000 BROADWAY ENTRY)
3/16" = 1'-0"



1 EAST ELEVATION (TAYLOR STREET)
3/16" = 1'-0"

SHEET NOTES

1) ALL WINDOWS WOOD FRAME EXCEPT AS NOTED
2) FOR ALL NEW OPENINGS IN THE EXISTING CONCRETE PERIMETER RETAINING WALLS: PROVIDE FOR NEW DOORS AND/OR SOLID FRAMING THAT ARE RECESSED AND LOCATED NO FURTHER FORWARD THAN THE BACK (INTERIOR) SURFACE PLANES OF THE EXISTING CONCRETE PERIMETER RETAINING WALLS; PROVIDE FOR EXTERIOR GATES THAT ARE ATTACHED/INSTALLED WITHIN THE RECESSES OF THE EXISTING CONCRETE PERIMETER RETAINING WALLS; AND PROVIDE FOR "UNFINISHED" NEW WALL SURFACES AND EDGE SURFACES THAT ARE REVEALED THROUGH CUTTING OF NEW OPENINGS IN, AND THAT EXHIBIT COLORS, TEXTURES, AND OTHER VISUAL AND MATERIAL QUALITIES OF THE INTERIOR CONSTRUCTION AND COMPOSITION OF, THE EXISTING CONCRETE PERIMETER RETAININ...

KEY NOTES

2.01 TOP OF (E) HISTORIC WALL
2.02 (E) SIDEWALK
4.02 BRICK
5.01 COPPER ROOF
5.03 WROUGHT IRON RAILING
5.04 WROUGHT IRON GATE
6.01 WOOD SHINGLE SIDING
6.03 WOOD LATTICE
6.04 WOOD TRELLIS
6.05 WOOD PERGOLA
6.06 WOOD TRIM
6.07 WOOD RAIL
9.01 CEMENT PLASTER

0 4' 8' 12'
SCALE: 3/16" = 1'-0"

PROJECT

WYSTERIA RESIDENCES

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San Francisco
CA 94133

CLIENT:

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EXTERIOR ELEVATIONS - EAST (TAYLOR STREET)

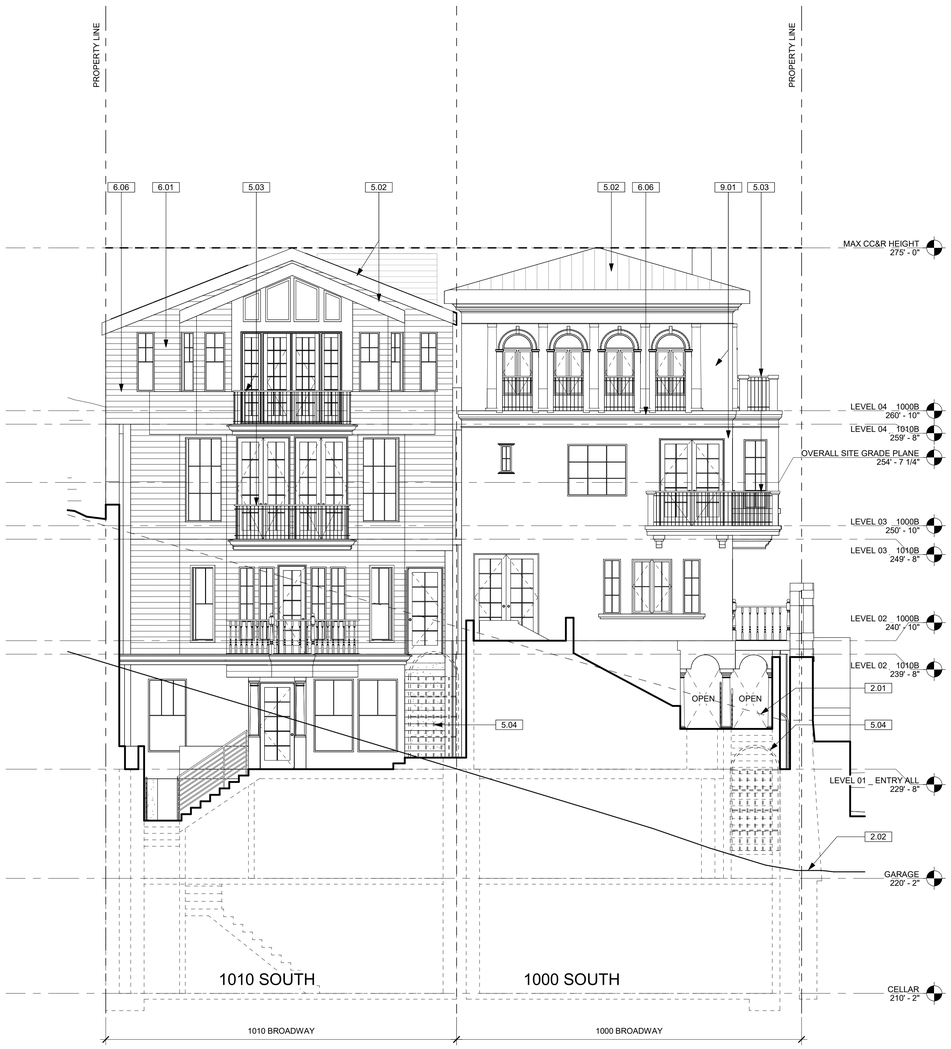
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SCALE 3/16" = 1'-0"
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1 SOUTH ELEVATION (1010 & 1000 BROADWAY)
3/16" = 1'-0"

SHEET NOTES

1) ALL WINDOWS WOOD FRAME EXCEPT AS NOTED
2) FOR ALL NEW OPENINGS IN THE EXISTING CONCRETE PERIMETER RETAINING WALLS: PROVIDE FOR NEW DOORS AND/OR SOLID FRAMING THAT ARE RECESSED AND LOCATED NO FURTHER FORWARD THAN THE BACK (INTERIOR) SURFACE PLANES OF THE EXISTING CONCRETE PERIMETER RETAINING WALLS; PROVIDE FOR EXTERIOR GATES THAT ARE ATTACHED/INSTALLED WITHIN THE RECESSES OF THE EXISTING CONCRETE PERIMETER RETAINING WALLS; AND PROVIDE FOR "UNFINISHED" NEW WALL SURFACES AND EDGE SURFACES THAT ARE REVEALED THROUGH CUTTING OF NEW OPENINGS IN, AND THAT EXHIBIT COLORS, TEXTURES, AND OTHER VISUAL AND MATERIAL QUALITIES OF THE INTERIOR CONSTRUCTION AND COMPOSITION OF, THE EXISTING CONCRETE PERIMETER RETAININ...

KEY NOTES

2.01 TOP OF (E) HISTORIC WALL
2.02 (E) SIDEWALK
5.02 STANDING SEAM METAL ROOF
5.03 WROUGHT IRON RAILING
5.04 WROUGHT IRON GATE
6.01 WOOD SHINGLE SIDING
6.06 WOOD TRIM
9.01 CEMENT PLASTER

0 4' 8' 12'
SCALE: 3/16" = 1'-0"

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EXTERIOR ELEVATIONS - SOUTH (BROADWAY STREET)

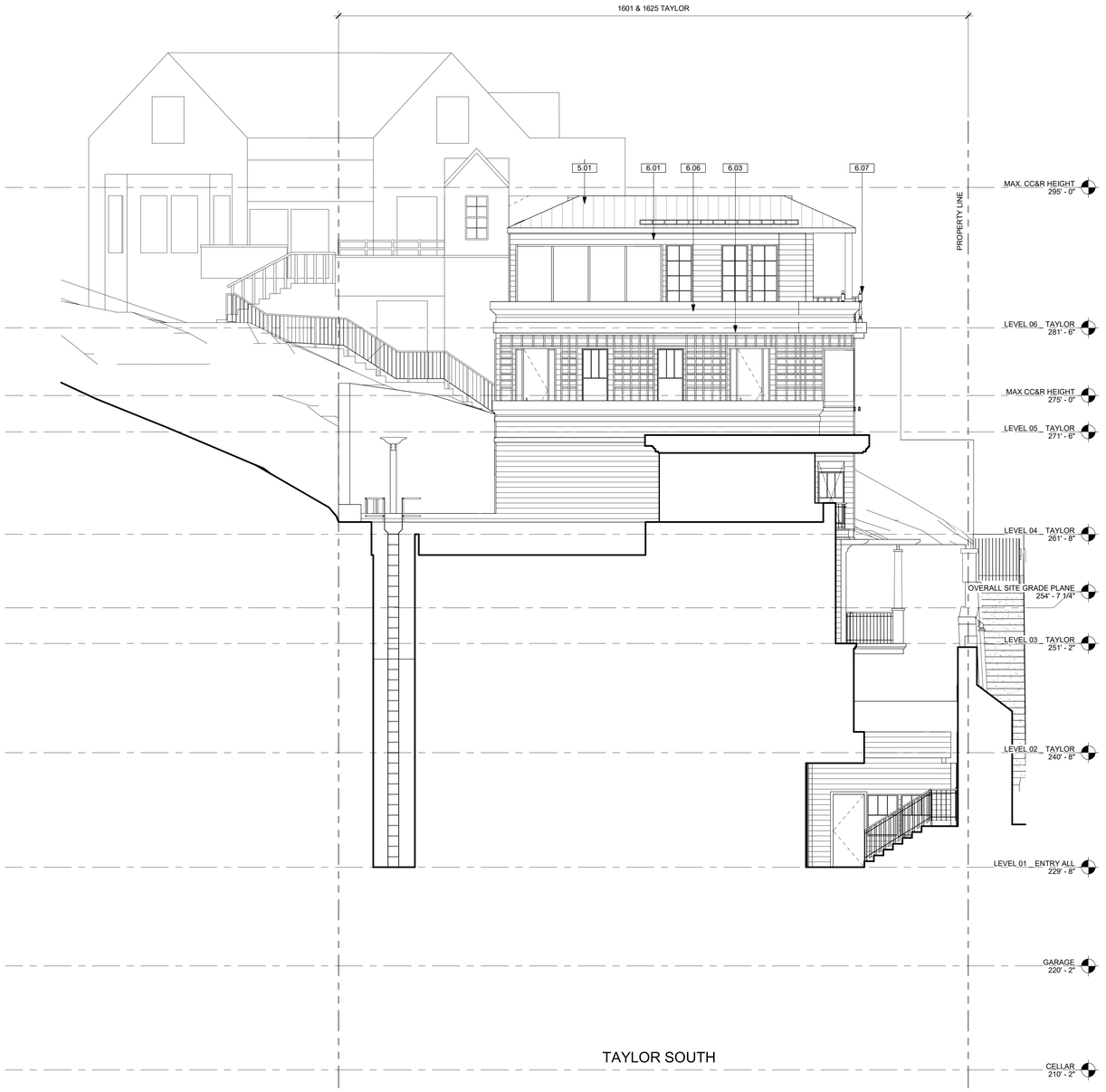
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1 SOUTH ELEVATION (1601 & 1625 TAYLOR)
3/16" = 1'-0"

SHEET NOTES

1) ALL WINDOWS WOOD FRAME EXCEPT AS NOTED
2) FOR ALL NEW OPENINGS IN THE EXISTING CONCRETE PERIMETER RETAINING WALLS: PROVIDE FOR NEW DOORS AND/OR SOLID FRAMING THAT ARE RECESSED AND LOCATED NO FURTHER FORWARD THAN THE BACK (INTERIOR) SURFACE PLANES OF THE EXISTING CONCRETE PERIMETER RETAINING WALLS; PROVIDE FOR EXTERIOR GATES THAT ARE ATTACHED/INSTALLED WITHIN THE RECESSES OF THE EXISTING CONCRETE PERIMETER RETAINING WALLS; AND PROVIDE FOR "UNFINISHED" NEW WALL SURFACES AND EDGE SURFACES THAT ARE REVEALED THROUGH CUTTING OF NEW OPENINGS IN, AND THAT EXHIBIT COLORS, TEXTURES, AND OTHER VISUAL AND MATERIAL QUALITIES OF THE INTERIOR CONSTRUCTION AND COMPOSITION OF, THE EXISTING CONCRETE PERIMETER RETAININ...

KEY NOTES

5.01 COPPER ROOF
6.01 WOOD SHINGLE SIDING
6.03 WOOD LATTICE
6.06 WOOD TRIM
6.07 WOOD RAIL

0 4' 8' 12'
SCALE: 3/16" = 1'-0"

PROJECT

WYSTERIA RESIDENCES

1027 Broadway
San Francisco
CA 94133

CLIENT:

RUSSIAN HILL LENDING, LLC
8149 n 87th Place, Suite 137
Scottsdale, AZ 85258

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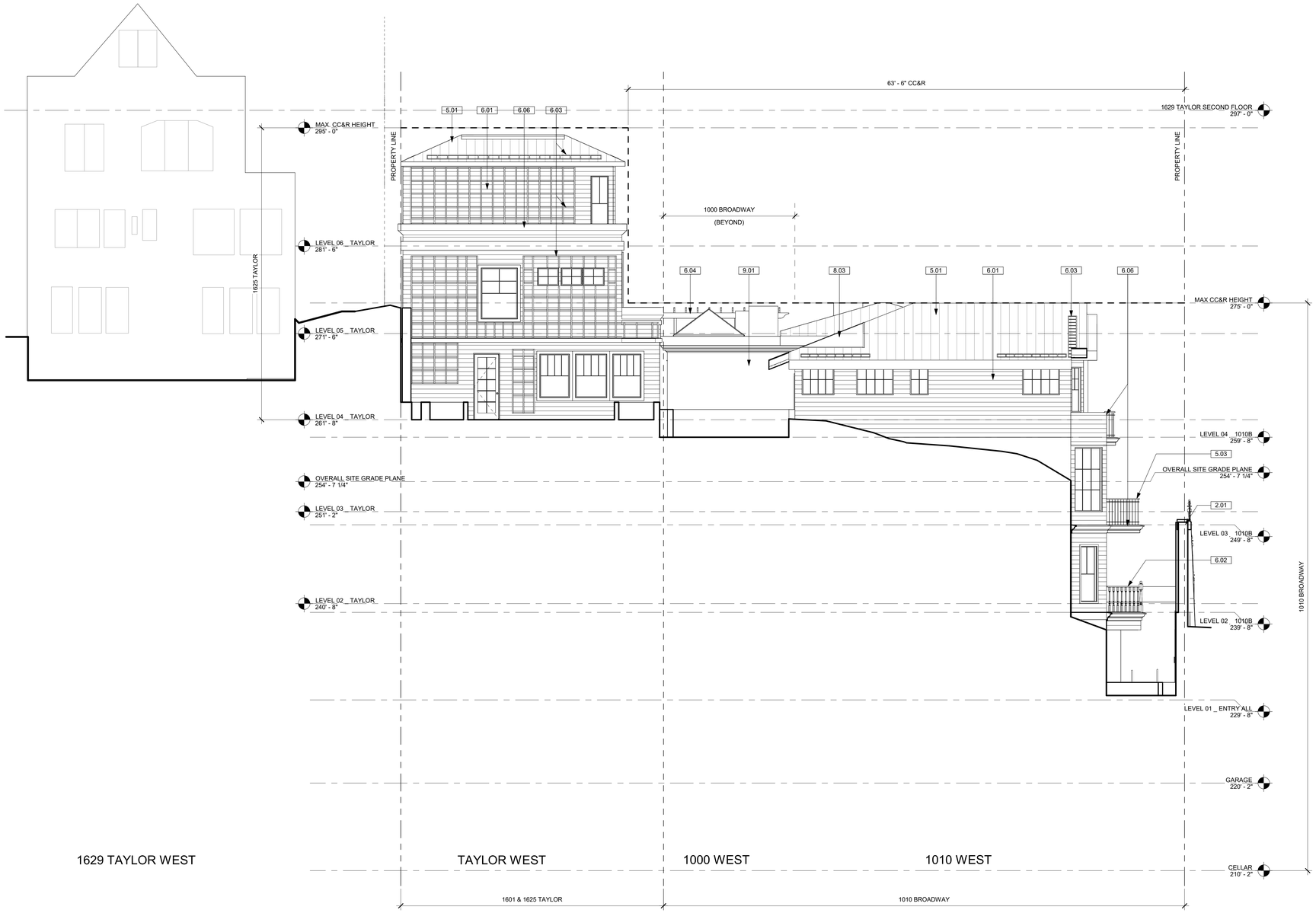
EXTERIOR ELEVATIONS - SOUTH

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ISSUE DATE 02.03.2025
SCALE 3/16" = 1'-0"
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1 WEST ELEVATION
3/16" = 1'-0"

SHEET NOTES

1) ALL WINDOWS WOOD FRAME EXCEPT AS NOTED
2) FOR ALL NEW OPENINGS IN THE EXISTING CONCRETE PERIMETER RETAINING WALLS: PROVIDE FOR NEW DOORS AND/OR SOLID FRAMING THAT ARE RECESSED AND LOCATED NO FURTHER FORWARD THAN THE BACK (INTERIOR) SURFACE PLANES OF THE EXISTING CONCRETE PERIMETER RETAINING WALLS; PROVIDE FOR EXTERIOR GATES THAT ARE ATTACHED/INSTALLED WITHIN THE RECESSES OF THE EXISTING CONCRETE PERIMETER RETAINING WALLS; AND PROVIDE FOR "UNFINISHED" NEW WALL SURFACES AND EDGE SURFACES THAT ARE REVEALED THROUGH CUTTING OF NEW OPENINGS IN, AND THAT EXHIBIT COLORS, TEXTURES, AND OTHER VISUAL AND MATERIAL QUALITIES OF THE INTERIOR CONSTRUCTION AND COMPOSITION OF, THE EXISTING CONCRETE PERIMETER RETAININ...

KEY NOTES

2.01 TOP OF (E) HISTORIC WALL
5.01 COPPER ROOF
5.03 WROUGHT IRON RAILING
6.01 WOOD SHINGLE SIDING
6.02 WOOD BALUSTRADE
6.03 WOOD LATTICE
6.04 WOOD TRELLIS
6.06 WOOD TRIM
8.03 SKYLIGHT
9.01 CEMENT PLASTER

0 4' 8' 12'
SCALE: 3/16" = 1'-0"

PROJECT

WYSTERIA RESIDENCES

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San Francisco
CA 94133

CLIENT:

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EXTERIOR ELEVATIONS - WEST

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1 NORTH ELEVATION (1625 TAYLOR)
3/16" = 1'-0"

SHEET NOTES

1) ALL WINDOWS WOOD FRAME EXCEPT AS NOTED
2) FOR ALL NEW OPENINGS IN THE EXISTING CONCRETE PERIMETER RETAINING WALLS: PROVIDE FOR NEW DOORS AND/OR SOLID FRAMING THAT ARE RECESSED AND LOCATED NO FURTHER FORWARD THAN THE BACK (INTERIOR) SURFACE PLANES OF THE EXISTING CONCRETE PERIMETER RETAINING WALLS; PROVIDE FOR EXTERIOR GATES THAT ARE ATTACHED/INSTALLED WITHIN THE RECESSES OF THE EXISTING CONCRETE PERIMETER RETAINING WALLS; AND PROVIDE FOR "UNFINISHED" NEW WALL SURFACES AND EDGE SURFACES THAT ARE REVEALED THROUGH CUTTING OF NEW OPENINGS IN, AND THAT EXHIBIT COLORS, TEXTURES, AND OTHER VISUAL AND MATERIAL QUALITIES OF THE INTERIOR CONSTRUCTION AND COMPOSITION OF, THE EXISTING CONCRETE PERIMETER RETAININ...

KEY NOTES

5.01 COPPER ROOF
6.01 WOOD SHINGLE SIDING
6.03 WOOD LATTICE
6.06 WOOD TRIM

0 4' 8' 12'
SCALE: 3/16" = 1'-0"

PROJECT
WYSTERIA RESIDENCES

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CA 94133

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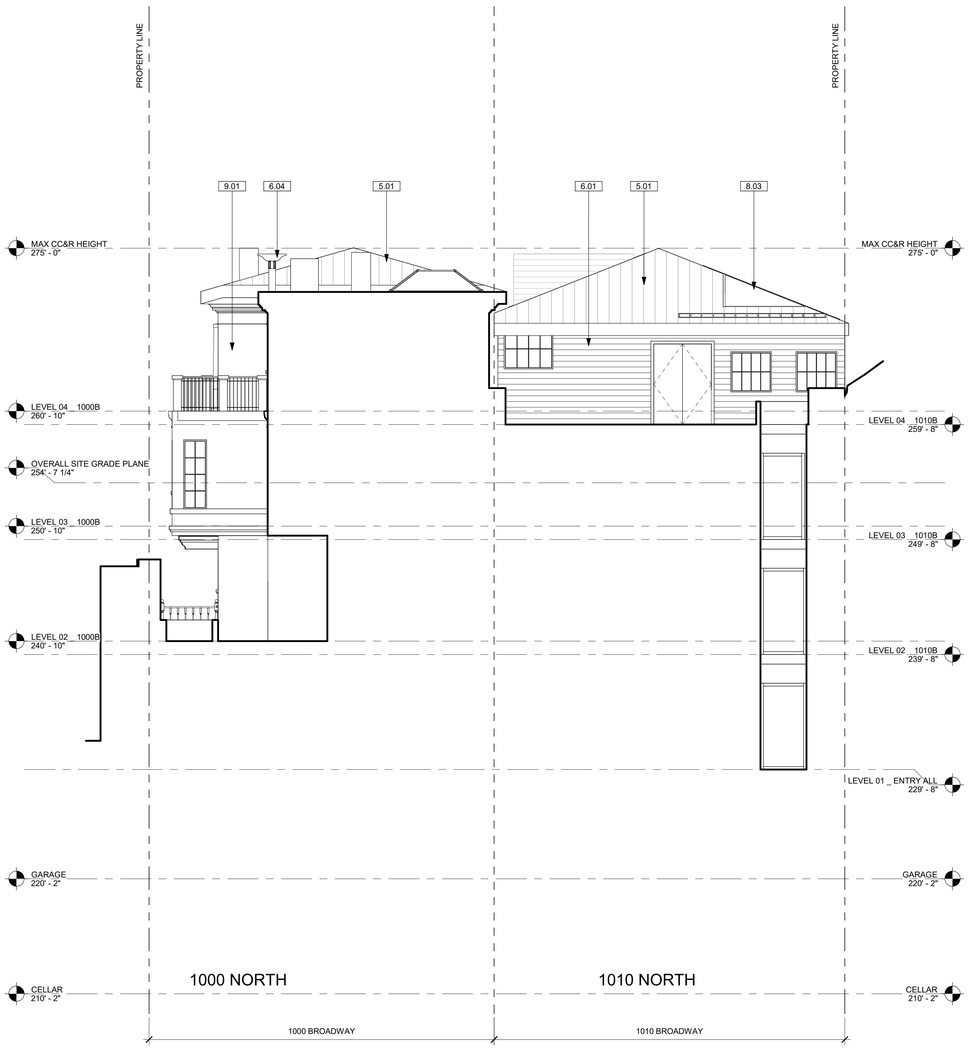
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SCALE 3/16" = 1'-0"
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1 NORTH ELEVATION (1000 & 1010 BROADWAY)
3/16" = 1'-0"

SHEET NOTES

1) ALL WINDOWS WOOD FRAME EXCEPT AS NOTED
2) FOR ALL NEW OPENINGS IN THE EXISTING CONCRETE PERIMETER RETAINING WALLS: PROVIDE FOR NEW DOORS AND/OR SOLID FRAMING THAT ARE RECESSED AND LOCATED NO FURTHER FORWARD THAN THE BACK (INTERIOR) SURFACE PLANES OF THE EXISTING CONCRETE PERIMETER RETAINING WALLS; PROVIDE FOR EXTERIOR GATES THAT ARE ATTACHED/INSTALLED WITHIN THE RECESSES OF THE EXISTING CONCRETE PERIMETER RETAINING WALLS; AND PROVIDE FOR "UNFINISHED" NEW WALL SURFACES AND EDGE SURFACES THAT ARE REVEALED THROUGH CUTTING OF NEW OPENINGS IN, AND THAT EXHIBIT COLORS, TEXTURES, AND OTHER VISUAL AND MATERIAL QUALITIES OF THE INTERIOR CONSTRUCTION AND COMPOSITION OF, THE EXISTING CONCRETE PERIMETER RETAININ...

KEY NOTES

5.01 COPPER ROOF
6.01 WOOD SHINGLE SIDING
6.04 WOOD TRELLIS
8.03 SKYLIGHT
9.01 CEMENT PLASTER

0 4' 8' 12'
SCALE: 3/16" = 1'-0"

PROJECT

WYSTERIA RESIDENCES

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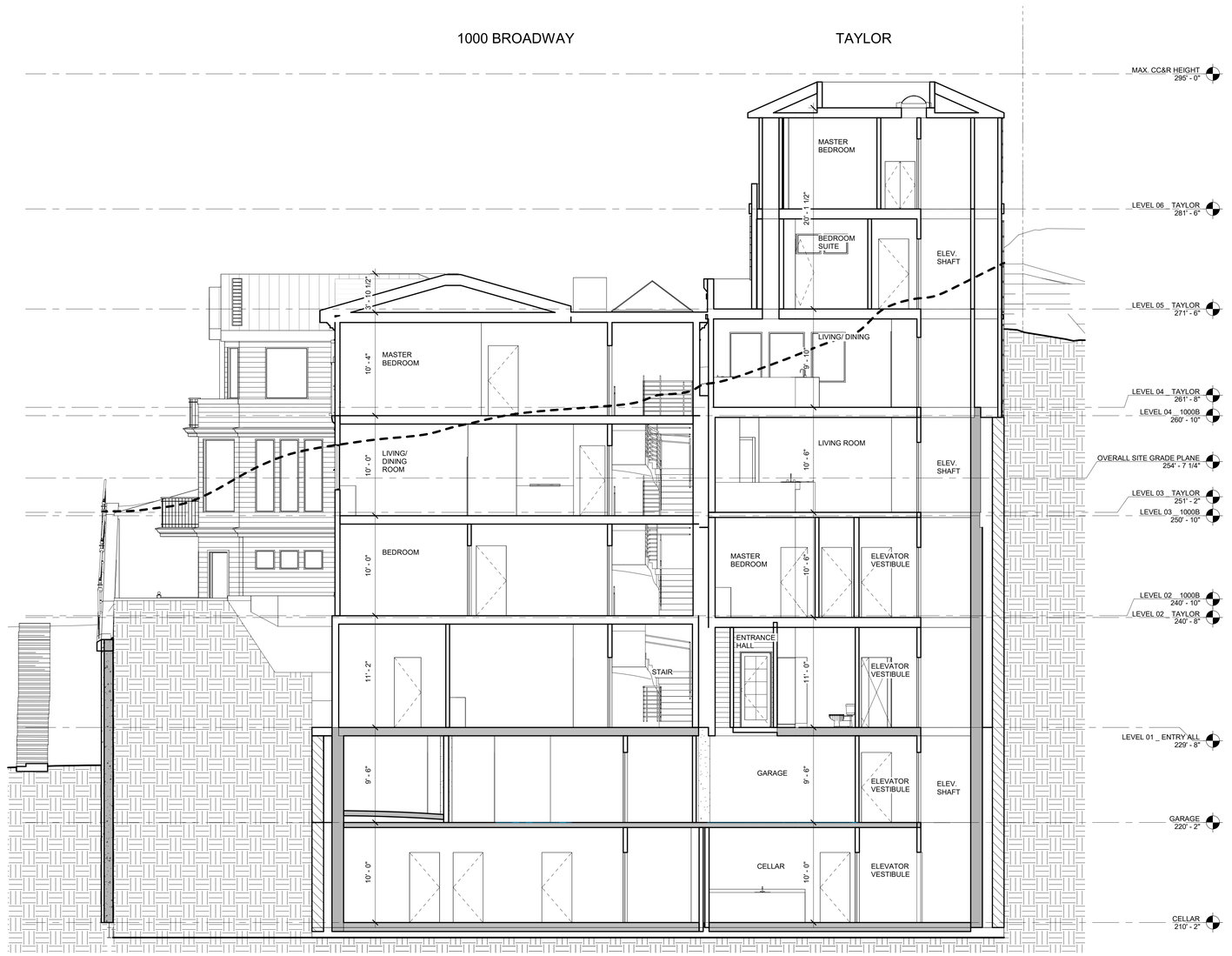
EXTERIOR ELEVATIONS - NORTH

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1 SECTION B-B
3/16" = 1'-0"

SHEET NOTES (SECTIONS)

1. PLACE SHEET NOTE TEXT HERE

KEY NOTES

0 4' 8' 12'
SCALE: 3/16" = 1'-0"

PROJECT

WYSTERIA RESIDENCES

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BUILDING SECTION B-B

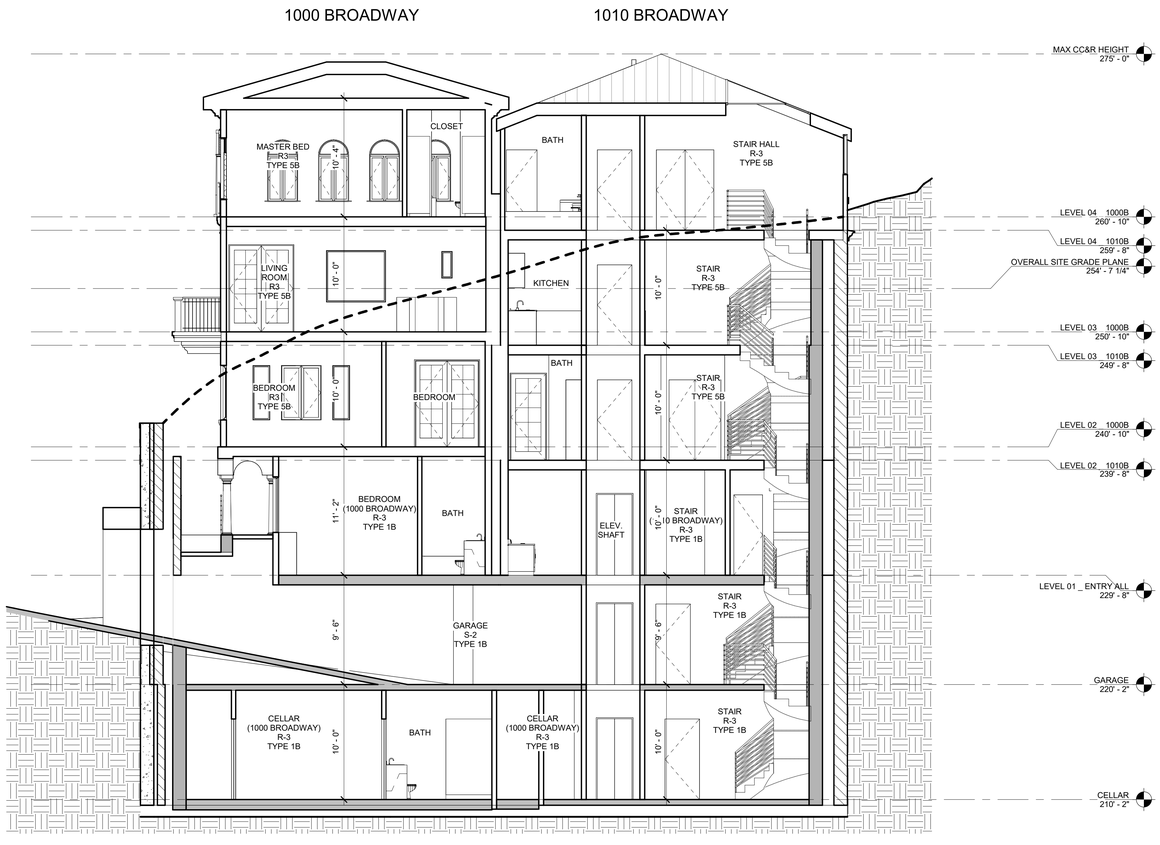
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1 SECTION C-C
3/16" = 1'-0"

SHEET NOTES (SECTIONS)

1. PLACE SHEET NOTE TEXT HERE

KEY NOTES

0 4' 8' 12'
SCALE: 3/16" = 1'-0"

PROJECT

WYSTERIA RESIDENCES

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CA 94133

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BUILDING SECTION C-C

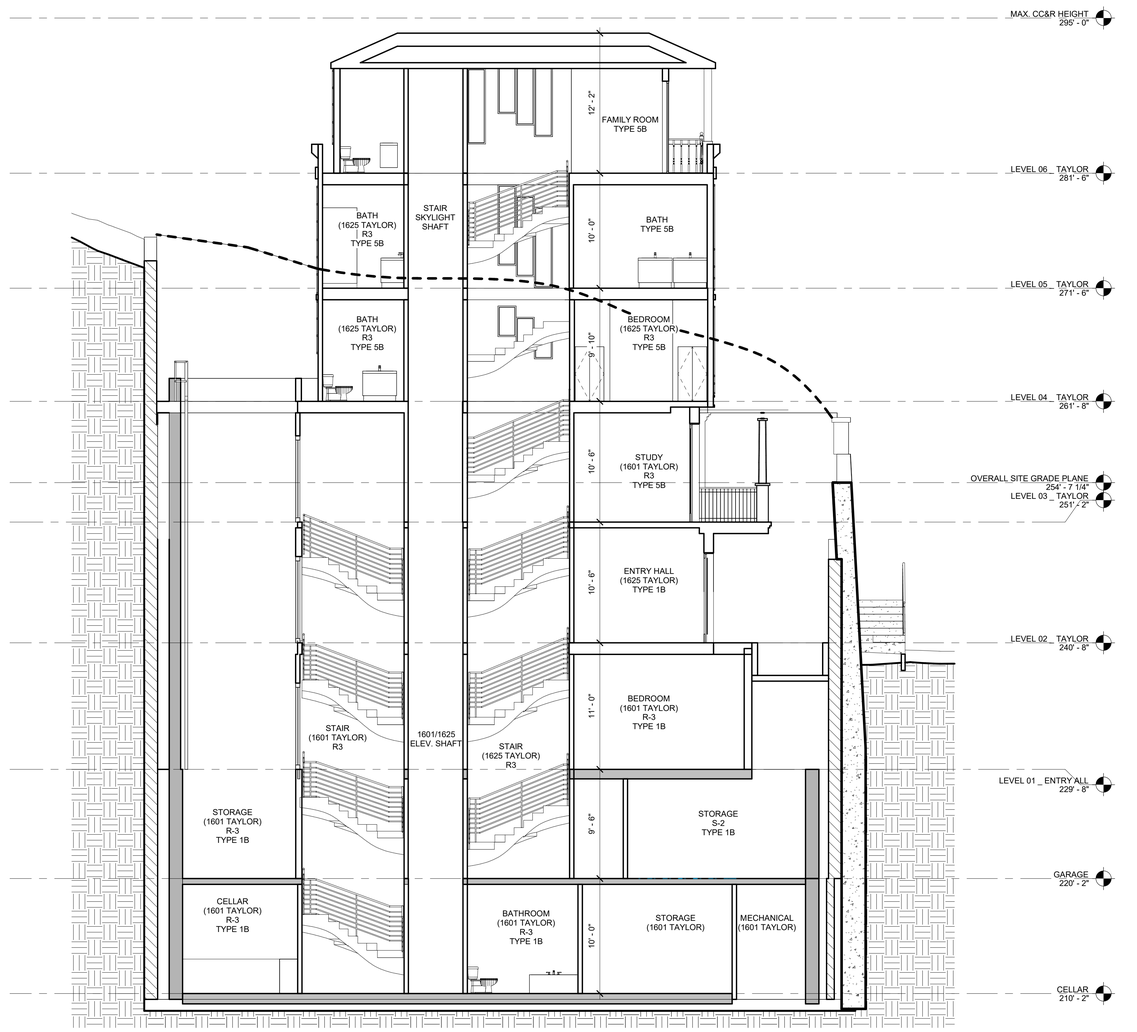
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TAYLOR



1 SECTION E-E
3/16" = 1'-0"

0 4' 8' 12'
SCALE: 3/16" = 1'-0"

SHEET NOTES (SECTIONS)

1. PLACE SHEET NOTE TEXT HERE

KEY NOTES

PROJECT

WYSTERIA RESIDENCES

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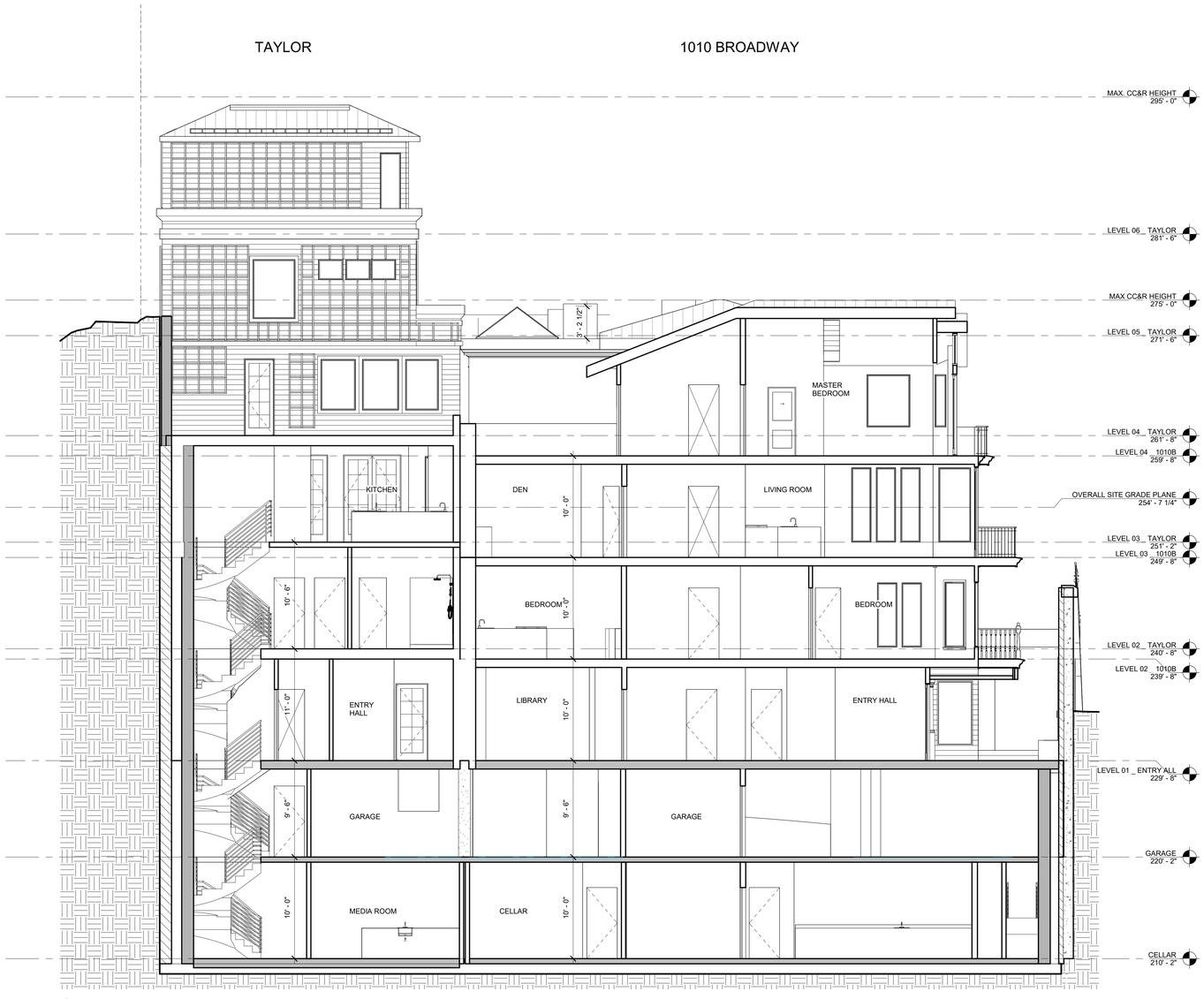
BUILDING SECTION E-E

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1 SECTION F-F
3/16" = 1'-0"

SHEET NOTES (SECTIONS)

1. PLACE SHEET NOTE TEXT HERE

KEY NOTES

0 4' 8' 12'
SCALE: 3/16" = 1'-0"

PROJECT

WYSTERIA RESIDENCES

1027 Broadway
San Francisco
CA 94133

CLIENT:

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BUILDING SECTION F-F

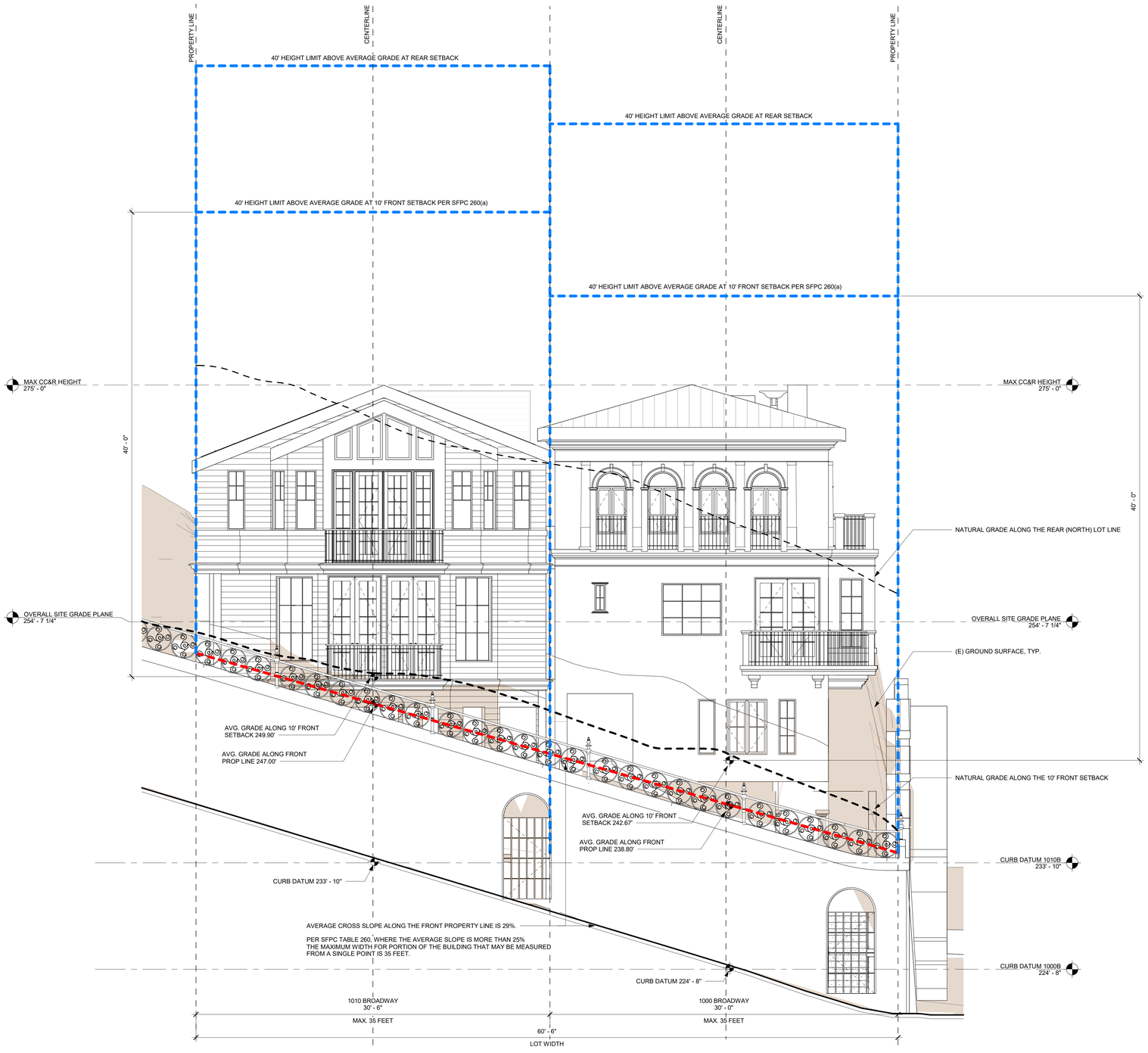
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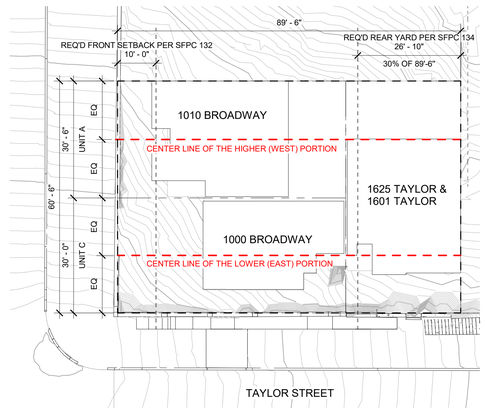
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1 BROADWAY STREETSCAPE - CODE
1/4" = 1'-0"



2 SITE PLAN - CODE
1/16" = 1'-0"

PROJECT
WYSTERIA RESIDENCES

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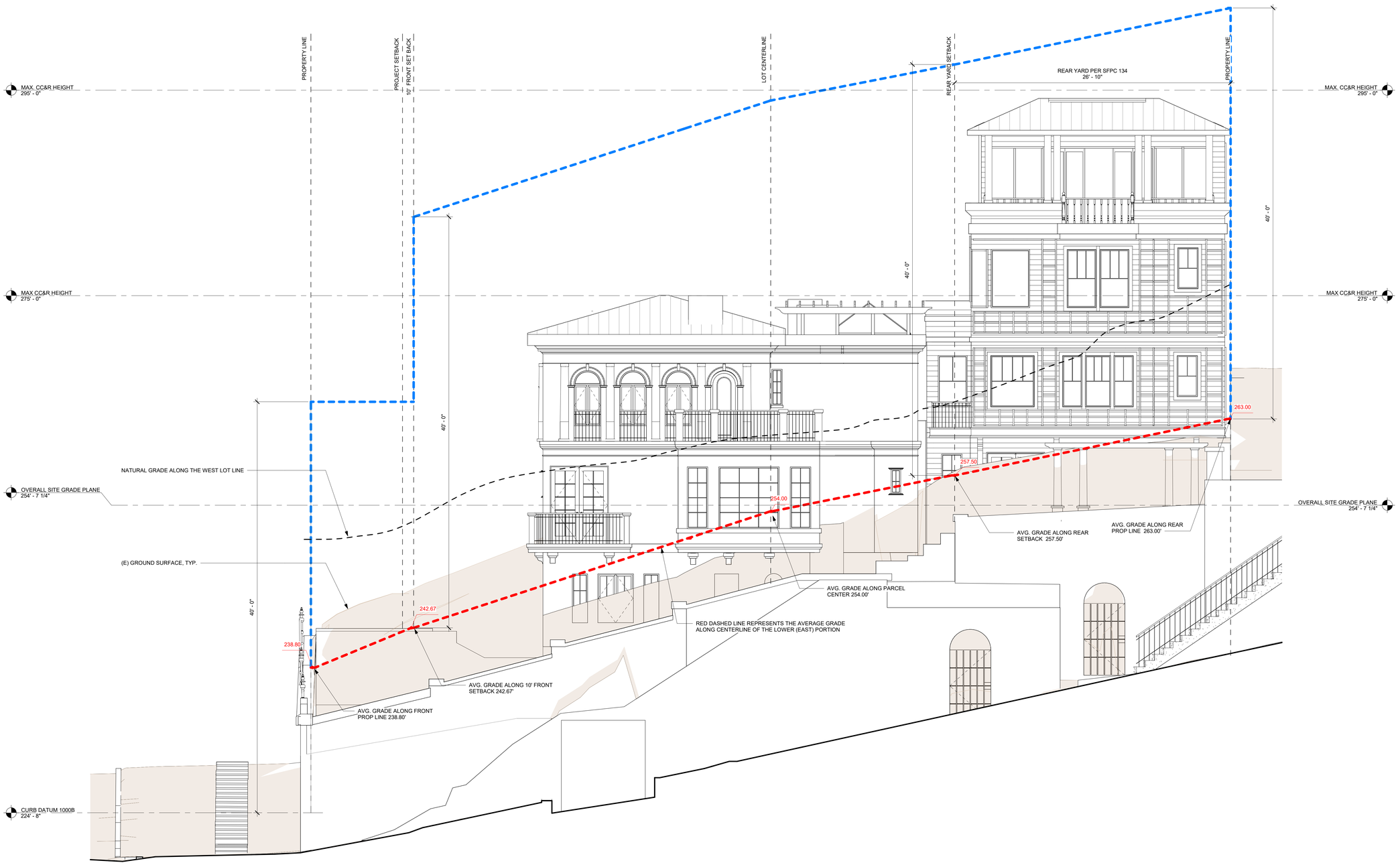
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CODE COMPLIANCE - SOUTH HEIGHT AND SETBACK ANALYSIS

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1 TAYLOR STREETSCAPE - SHOWING SECTION ALONG CENTER LINE OF THE LOWER (EAST) PORTION OF THE PROPERTY
1/4" = 1'-0"

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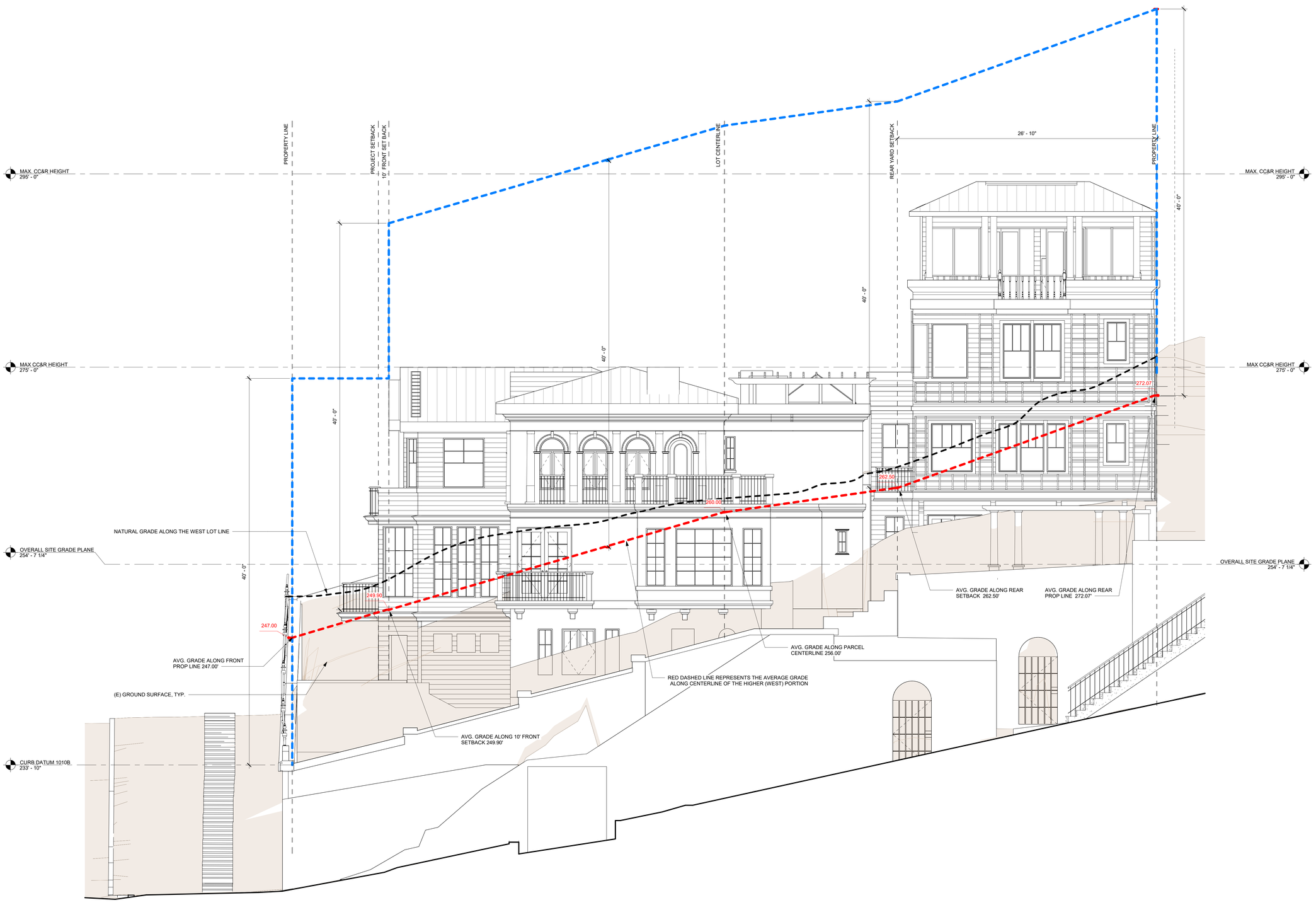
CODE COMPLIANCE - EAST HEIGHT AND SETBACK ANALYSIS

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SCALE 1/4" = 1'-0"
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1 TAYLOR STREETSCAPE - SHOWING SECTION ALONG CENTER LINE OF THE HIGHER (WEST) PORTION OF THE PROPERTY
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PROJECT

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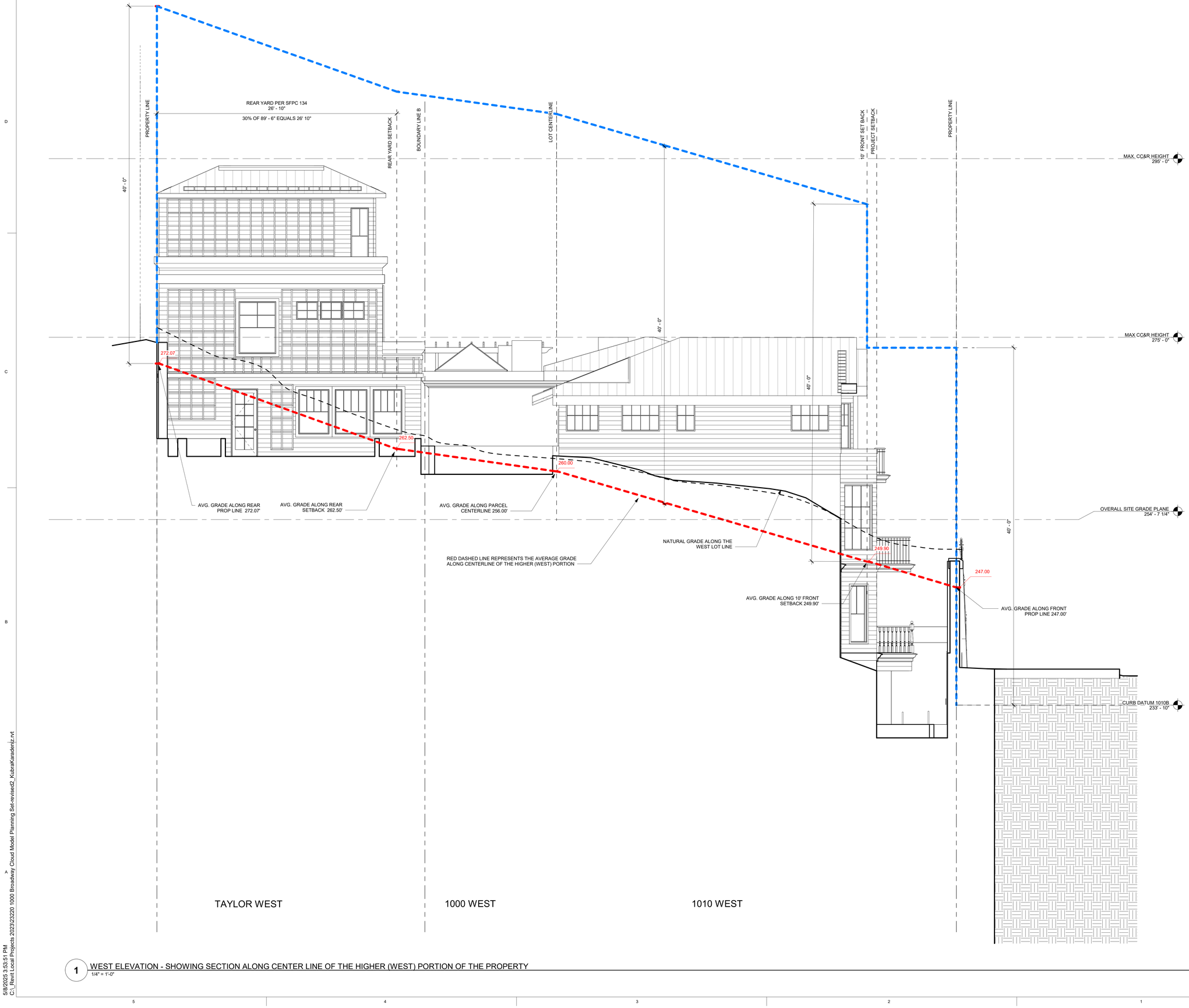
CODE COMPLIANCE - EAST HEIGHT AND SETBACK ANALYSIS

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1 WEST ELEVATION - SHOWING SECTION ALONG CENTER LINE OF THE HIGHER (WEST) PORTION OF THE PROPERTY
1/4" = 1'-0"

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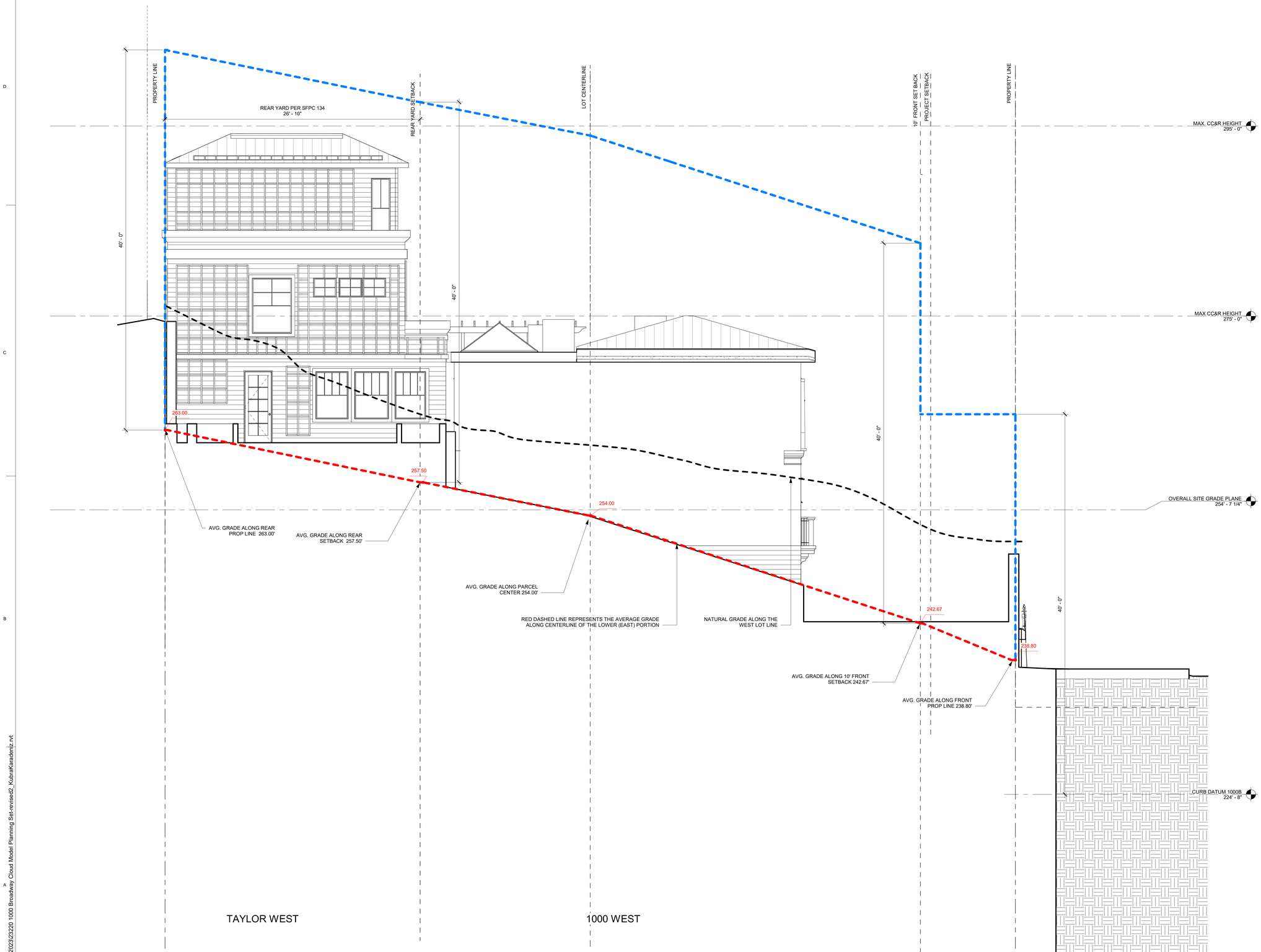
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CODE COMPLIANCE - WEST HEIGHT AND SETBACK ANALYSIS

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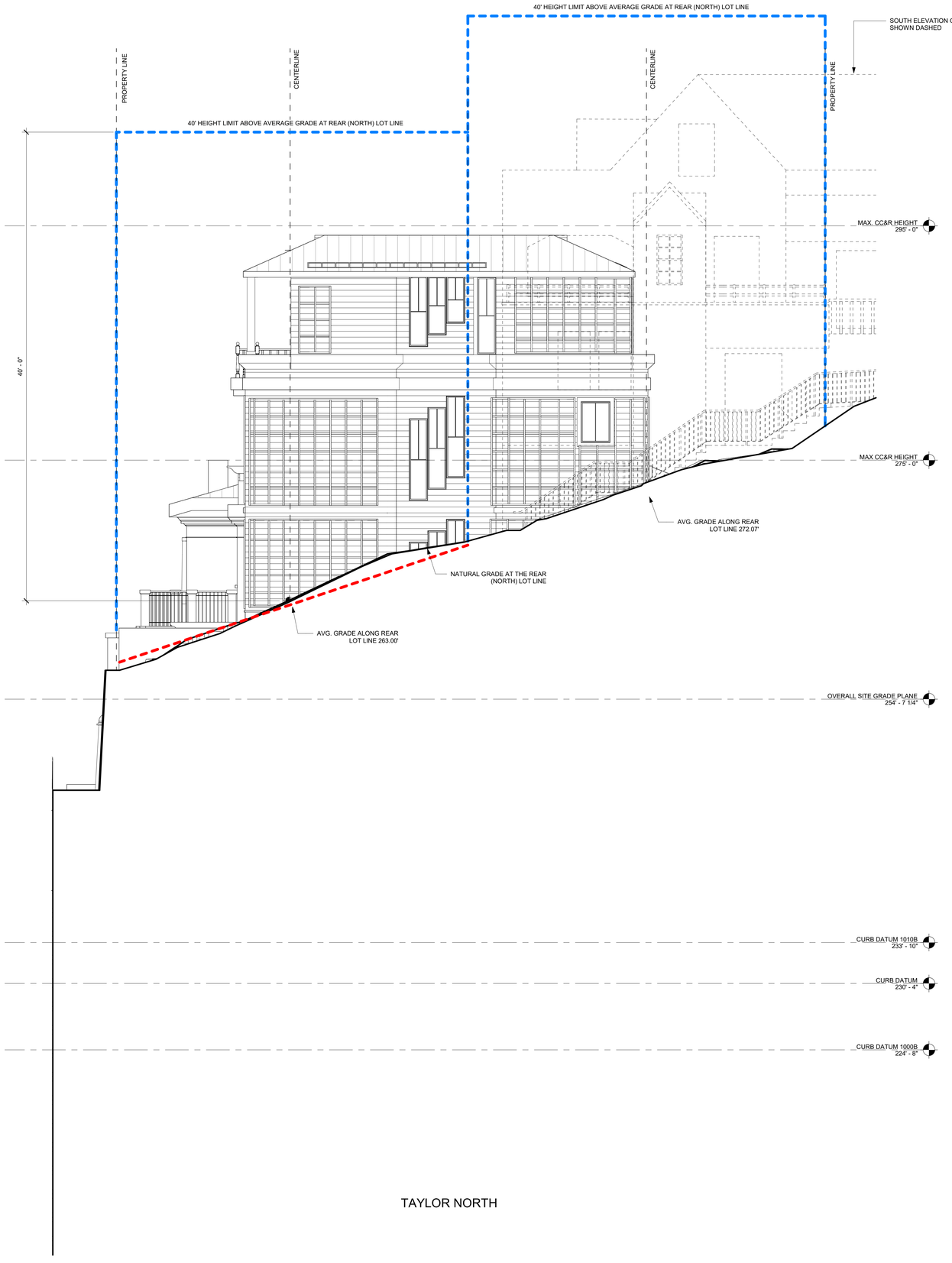
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1 NORTH ELEVATION (1625 TAYLOR) - CODE
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SAN FRANCISCO
PLANNING DEPARTMENT

Variance Decision

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date:	March 24, 2014
Case No.:	**2006.1202V**
Project Address:	**1000 BROADWAY**
Zoning:	RH-2 [Residential House, Two-Family] 40-X Height and Bulk District
Block/Lots:	0150/054
Applicant:	David P. Cincotta JMBM LLC 1 Embarcadero Center #14 San Francisco, CA 94111
Owner:	Wisteria Holdings, LLC 600 Montgomery Street, 39th Floor San Francisco, CA 94111
Staff Contact:	Kate Conner – (415) 575-6914 kate.conner@sfgov.org

DESCRIPTION OF VARIANCES – FRONT SETBACK AND REAR YARD VARIANCES SOUGHT:

The proposal is to subdivide one parcel into three lots and one air-space parcel. Two lots are proposed to front on Broadway (1000 and 1010 Broadway) and be developed with single-family homes. A two-family dwelling is proposed to front on Taylor Street (1601-1625 Taylor Street). The air-space parcel will include below-grade parking for the proposed buildings.

Planning Code Section 132 requires a front setback of 4'-5½" for 1000 Broadway, 8'-11" for 1010 Broadway, and 9'-1" for 1601-1625 Taylor Street. Below-grade and above-grade portions of both 1010 Broadway and 1601-1625 Taylor Street extend into the front setback, therefore a variance is required. 1000 Broadway complies with the front setback requirement and does not require a variance from this requirement. Above-grade the Project will feature the following front setbacks: 1000 Broadway - 21'-1"; 1010 Broadway - 5'-0"; and, 1601-1625 Taylor Street - 4'-6".

Planning Code Section 134 requires a rear yard of 15' for each of the three lots. Each lot contains below-grade development within the required rear yard; therefore, a variance is required. Above-grade the Project will feature the following rear yard setbacks: 1000 Broadway - no rear yard at any level; 1010 Broadway - 15'; and, 1601-1625 Taylor Street -15'-1".

PROCEDURAL BACKGROUND:

1. A Mitigated Negative Declaration was issued on August 29, 2012. Although it was determined that the Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project Sponsor. The Project has been revised since the environmental document was issued and has been determined to be compatible with the Russian Hill / Vallejo Street Crest National Register Historic District, in which it is located.

2. The Zoning Administrator held a public hearing on **Variance Application No. 2006.1202V** on **January 22, 2014.**

3. Planning Code Section 311 notification will be mailed following application for a building permit application.

DECISION:

GRANTED, in general conformity with the plans on file with this application, shown as EXHIBIT A, to subdivide one parcel into three lots and one air-space parcel. Two lots are proposed to front on Broadway (1000 and 1010 Broadway) and be developed with single-family homes. A two-family dwelling is proposed to front on Taylor Street (1601-1625 Taylor Street). The air-space parcel will include below-grade parking for the proposed buildings, subject to the following conditions:

1. Any future physical expansion, even in the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character and scale. If the Zoning Administrator determines that there would be a significant or extraordinary impact, the Zoning Administrator shall require either notice to adjacent and/or affected property owners or a new Variance application be sought and justified.

2. The proposed Project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls apply.

3. Minor modifications as determined by the Zoning Administrator may be permitted.

4. The owner of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.

5. This Variance Decision and the recorded Notice of Special Restrictions shall be reproduced on the Index Sheet of the construction plans submitted with the Site or Building Permit Application for the Project. This Index Sheet of the construction plans shall reference the Variance Case Number.

6. Meet conditions stipulated in the Mitigated Negative Declaration (Case No. 2006.1202E) which was issued on August 29, 2012.

FINDINGS:

Section 305(c) of the Planning Code states that in order to grant a variance, the Zoning Administrator must determine that the facts of the case are sufficient to establish the following five findings:

FINDING 1.
That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other properties or uses in the same class of district.

Requirement Met.

A. The subject property is located within the Russian Hill / Vallejo Street Crest National Register Historic District. This historic district is characterized by modestly-scaled homes, a green fringe of verdant landscaping, and historic retaining walls, which are listed as contributors to the historic district. The granting of the below-grade front setback and rear yard variances allows for a shared garage. The garage is accessed by one shared entry which minimizes disruption to one of two historic retaining walls that border the property. With four proposed units, this design feature avoids multiple separate penetrations to the historic retaining walls.

B. The topography of this site is unique in comparison to other lots in this district. The property is exceptionally steep (35% slope rising above a 15'-20' high retaining walls) which limits development potential. The proposal's use of below-grade areas and the above-grade rear yard variance for 1000 Broadway permit a siting methodology that respects the existing topography.

C. The subject property contains a large coast redwood tree in front of 1000 Broadway. In order to preserve the tree and further preserve the character of the Russian Hill / Vallejo Street Crest National Register Historic District, a rear yard variance is being sought for 1000 Broadway that will shift the building to the rear of the property. The front setback provided for 1000 Broadway is 21'-1", much greater than the required 4'-5 ½", thereby providing a landscaped open space that can be enjoyed by the residents.

FINDING 2.
That owing to such exceptional and extraordinary circumstances the literal enforcement of specified provisions of this Code would result in a practical difficulty or unnecessary hardship not created by or attributed to the applicant or the owner of the property.

Requirement Met.

A. Literal enforcement of the specified provisions of the Code may result in larger buildings above-grade if variances were not granted for the below-grade front setback and rear yard areas. By taking advantage of below-grade development the Project reduces the effect on the neighborhood because the above-grade structures are reduced in size. Without the below-grade variance the resulting Project may be out of scale with the Russian Hill / Vallejo Street Crest National Register Historic District.

B. One of the characteristics of the Russian Hill / Vallejo Street Crest National Register Historic District is the historic retaining walls. By granting the below-grade variances, the Project can utilize a shared garage, thereby not resulting in multiple garage entrances penetrating the historic wall and exacerbating the neighborhood's chronic shortage of street parking. Literal enforcement of the specified Code provisions would result in separate garages, multiple openings in the historic walls, and potential incompatibility with the historic district.

C. Literal enforcement of the above-grade rear yard variance for 1000 Broadway would result in a shift of the building to the front of the subject lot, compromising the existing landscaping and endangering the large coast redwood tree.

D. There are above-grade front setback variances for 1010 Broadway (providing 5'-0" when 8'-11" is required) and 1601-1625 Taylor Street (providing 4'-6" when 9'-1" is required). In both instances, the portions of the structures which are above-grade and encroach into these areas are small projections. The primary building walls in both instances are located within the buildable area. Literal enforcement of the Planning Code would preclude the owners from developing their property in the manner proposed and would result in an unnecessary hardship with no compensating public benefit.

FINDING 3.
That such variance is necessary for preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district.

Requirement Met.

A. Granting these variances will allow the subject property to be subdivided into three lots and one air space parcel and developed with four residential units. Currently the parcel in vacant.

B. The below-grade variances permit a shared parking garage and thereby minimize disruption to the historic retaining walls. On-site parking and a garage is a substantial property right of the subject property, possessed by other property in the same class of district.

FINDING 4.
That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

Requirement Met.

A. Granting the variance would improve the livability of the subject property and would not be materially detrimental to the public welfare or materially injurious to the neighboring properties. Permitting below-grade development results in a more modest above-grade structure which is compatible with the Russian Hill / Vallejo Street Crest National Register Historic District.

B. The Planning Department is not aware of any opposition to the proposed Project. The Planning Department received seven letters in support of the proposal.

FINDING 5.
The granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

Requirement Met.

A. This development is consistent with the generally stated intent and purpose of the Planning Code to promote orderly and beneficial development. Planning Code Section 101.1 establishes eight priority-planning policies and requires review of variance applications for consistency with said policies. The Project meets all relevant policies, including conserving neighborhood character, and maintaining housing stock.

1. Existing neighborhood retail uses will not be adversely affected by the proposed Project.

2. The proposed Project will be in keeping with the existing housing and neighborhood character. The proposal will add two single-family and one two-family dwelling units to the property.

3. The proposed Project will have no effect on the City's supply of affordable housing.

4. The proposed Project does not adversely affect neighborhood parking or public transit. By constructing a shared underground garage, which is accessed by only one curb cut, available neighborhood parking is increased with minimal loss of street parking.

5. The Project will have no effect on the City's industrial and service sectors.

6. The proposed Project will have no effect on the City's preparedness to protect against injury and loss of life in an earthquake.

7. The Project is located within the Russian Hill / Vallejo Street Crest National Register Historic District and is considered compatible with said district. The Project will have no effect on the City's landmarks or historic buildings.

8. The Project would not affect any existing or planned public parks or open spaces.

The effective date of this decision shall be either the date of this decision letter if not appealed or the date of the Notice of Decision and Order if appealed to the Board of Appeals.

Once any portion of the granted variance is utilized, all specifications and conditions of the variance authorization became immediately operative.

The authorization and rights vested by virtue of this decision letter shall be deemed void and cancelled if (1) a Building Permit has not been issued within three years from the effective date of this decision; or (2) a Tentative Map has not been approved within three years from the effective date of this decision for Subdivision cases; or (3) neither a Building Permit or Tentative Map is involved but another required City action has not been approved within three years from the effective date of this decision. However, this authorization may be extended by the Zoning Administrator when the issuance of a necessary Building Permit or approval of a Tentative Map or other City action is delayed by a City agency or by appeal of the issuance of such a permit or map or other City action.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

APPEAL: Any aggrieved person may appeal this variance decision to the Board of Appeals within ten (10) days after the date of the issuance of this Variance Decision. For further information, please contact the Board of Appeals in person at 1650 Mission Street, 3rd Floor (Room 304) or call 575-6880.

Very truly yours,

Scott F. Sanchez
Zoning Administrator

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OCCUPANCY. PERMITS FROM APPROPRIATE DEPARTMENTS MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

Copy to I:\Decision Documents\Variance Decision Letters\2006\2006.1202V – 1000 Broadway - Granted

San Francisco Planning

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

MEMORANDUM TO FILE

Date:	May 27, 2025
To:	File
From:	Don Lewis, Senior Environmental Planner
Re:	1000 Broadway / Wysteria Residences 2024-008190ENV

Introduction

A final mitigated negative declaration (FMND), file number 2006.1202E, was adopted and issued on October 16, 2012, for a residential development that would subdivide a vacant corner parcel into three lots, construct two single-family residences and one two-unit residential building, all connected by a shared below-grade garage with 16 parking spaces accessed via Taylor Street.[1] The development included expansion into adjacent parcels to provide additional space and parking, including underground garage extensions to serve neighboring homes. The project site is located on a steep slope within the Russian Hill/Vallejo Street Crest Historic District. The project required variances due to below-grade encroachments and proposed six new openings in historic retaining walls for access. On March 24, 2014, the zoning administrator granted the variance. The project was then placed on hold by the project sponsor.

Proposed Revisions to 2012 FMND Project

On September 9, 2024, the project sponsor submitted a project application for a revised project. The revised project would subdivide the subject property into three parcels, construct a single-family dwelling at 1000 Broadway, a single-family dwelling with an accessory dwelling unit (ADU) at 1010 Broadway, and a two-unit building at 1601-1625 Taylor Street, with 8 below-grade parking spaces. The revised project no longer proposes excavation under the two adjacent off-site parcels (1220 Broadway and 1629 Taylor Street) resulting in both a decrease of 8 off-street parking spaces and 5,044 cubic yards of excavation. In total, the revised project would include 13,736 cubic yards of excavation to a depth of 72 feet. As shown in the tables below, the revised project would be substantially similar to the project that was analyzed in the 2012 FMND. The number of buildings proposed (3) would remain the same and the overall size and mass of the residential development would be substantially similar compared to the original project. The revised project would provide an additional residential unit (in the form of an accessory dwelling unit). The revised project would require a variance from both the required front setback and rear yard.

The revised project would not cause new significant impacts or result in a substantial increase in the severity of the impacts identified in the mitigated negative declaration, and no new or revised mitigation measures would be required.

[1] San Francisco Planning Department, Final Mitigated Negative Declaration, Planning Department Case Number 2006.120E, issued on October 16, 2012. Available at 1000 Broadway Final-MND_12-1016_cln.pdf, accessed May 22, 2025.

Table 1: Overall Comparison of 2012 FMND Project to Revised Project

	2012 FMND PROJECT	REVISED PROJECT	NET CHANGE
GENERAL			
Number of Buildings	3 on-site: 1 - 1000 Broadway 1 - 1010 Broadway 1 - 1601 & 1625 Taylor + Common Garage 2 off-site[1]: 1 – 1220 Broadway 1 – 1629 Taylor	3 on-site: 1 - 1000 Broadway 1 - 1010 Broadway + ADU 1 - 1601 & 1625 Taylor + Mixed Use Garage[1] 0 off-site buildings	0 -2 off-site
Range of Building Heights (feet)	28 to 38	27 - 33	-5
Total Square Footage (including garage)	21,198 on-site 16,663 off-site[2]	23,750 on-site 0 off-site	+2,552 on-site -16,663 off-site
LAND USE			
Total Residential Square Footage	15,400 on-site	18,335 on-site	+ 2,935 on site
Number of Residential Units	4	5	+1
OTHER			
Off-Street Vehicular Parking Spaces	16 total 10 on-site 6 off-site 3 - 1220 Taylor 3 - 1625 Broadway	8 total 8 on-site 0 off-site	- 8 total - 2 on-site - 6 off-site
Parking Area Square Footage	5,798 on-site 2,547 off-site	5,415 on-site 0 off-site	-383 on-site - 2,547 off-site
Volume of Excavation (cubic yards)	18,780	13,736	-5,044
Maximum Depth of Excavation (feet)	63 on-site 70 off-site	72 on-site 0 off-site	+9 on-site -70 off-site

1. Includes stairs and storage space.
2. The off-site buildings would have connected to the original FMND project by a shared below-grade garage with 16 parking spaces accessed via Taylor Street.

Table 2: Building Comparison of 2012 FMND Project to Revised Project

	2012 FMND PROJECT	REVISED PROJECT	NET CHANGE
1000 Broadway			
Building Height	32 feet	29.5 feet	-3.5 feet
Number of Stories	5 levels (comprised of 3 stories with 2 basement levels)	5 levels (comprised of 3 stories with 2 basements levels)	No change
Residential Square Footage	4,400	4,179	-221
Number of Residential Units	1	1	No change
1010 Broadway			
Building Height	28 feet	20 feet	-8 feet
Number of Stories	5 levels (comprised of 3 stories with 2 basement levels)	5 levels (comprised of 2 stories and 3 basement levels)	No change
Residential Square Footage	5,100	6,169	+1,069
Number of Residential Units	1	1 +1 ADU	+ 1 ADU
1601 & 1625 Taylor			
Building Height	38 feet	32.7 feet	-5.3 feet
Number of Stories	4 stories 1601 Taylor 3 levels (comprised of 1 story with 2 basement levels) 1625 Taylor 4 levels (comprised of 3 stories with 1 basement level)	4 stories 1601 Taylor 4 levels (comprised of 1 story with 3 basement levels) 1625 Taylor 4 levels (comprised of 3 stories with 1 basement level)	No additional stories 1601 Taylor +1 levels (comprised of a basement) 1625 Taylor No change
Residential Square Footage	7,124 total 5,200 (1601 Taylor) 1,924 (1625 Taylor)	7,987 total 4,841 (1601 Taylor) 3,146 (1625 Taylor)	+863 total -359 (1601 Taylor) +1,222 (1625 Taylor)
Number of Residential Units	2	2	No change

The FMND identified nine mitigation measures and two improvement measures. Five of the nine mitigation measures would be implemented during the site preparation and construction phases, and continue to apply to the revised project. These mitigation measures are: M-CP-1: HABS Documentation; M-CP-2a: Condition Assessment and Stabilization Plan for Retaining Walls; M-CP-2c: Construction Management Plan

for Retaining Walls; M-CP-2d: Provide Interpretive Signage; and M-CP-3: Archaeological Resources (Accidental Discovery).[2] Since the original project was placed on hold prior to issuance of any permits that would allow site preparation or construction, these mitigation measures still apply.

Since publication of the 2012 FMND, the Planning Department issued Director's Bulletin No. 2 for Type 3, Clean Construction projects, which allows project sponsors to voluntarily committed to using Tier 4 engines on all diesel-fueled construction equipment. On May 8, 2025, the project sponsor committed to using Tier 4 engines on all diesel-fueled construction equipment.[3] Therefore, Mitigation Measure M-AQ-1: Construction Emissions Minimization no longer applies to the revised project.

The remaining three mitigation measures are design-related and include:

M-CP-1b: Design Revisions to New Structures. The project sponsor shall revise the project plans in the following manner to increase the compatibility of the new structures with the Historic District:

- Provide visual separation between the three buildings.
- Reduce the massing of the top floor of 1601-1625 Taylor Street.
- Use contemporary materials rather than clay tile for the roof of 1000 Broadway.
- Use simplified contemporary patterns for the 1000 Broadway metal railings.
- Use simplified columns and arches at 1000 Broadway.

M-CP-2b: Minimize Openings in the Historic Retaining Walls. The project sponsor and architect shall work with Planning Department preservation staff to reduce the surface area and/or number of penetrations in the historic retaining walls for pedestrian and vehicular access. The project sponsor and/or project architect shall present the resulting retaining wall plans and elevations to Planning Department preservation staff for review and approval prior to the issuance of building or site permits.

M-CP-2c: Design Revisions to Openings in Retaining Walls. In addition to Mitigation Measure M-CP-2b, the project sponsor and project architect shall revise the project design to decrease the impacts to the retaining walls in the following manner:

- Reduce the size of 1601 and 1625 Taylor Street opening(s) to match the openings at 1000 Broadway and 1010 Broadway.
- Narrow the width of garage door opening to 9 feet.
- Redesign the garage man-gate to match 1000 and 1010 Broadway gates.
- Recess all doors and gates to the rear plane of the retaining wall.
- Attach all gates within recesses rather than to the exterior surfaces of the retaining walls.
- Leave cuts through retaining walls unfinished to expose their original composition.

Since issuance of the 2012 FMND, the project sponsor submitted revised plans for the original project to comply with the above-listed design-related mitigation measures in February 2017.

[2] On May 15, 2025, planning department staff archaeologist reviewed the revised project and determined that Mitigation Measure M-CP-3 (Accidental Discovery) would apply to the revised project.

[3] The project sponsor's commitment to Tier 4 engines on all diesel-fueled construction equipment can be located here: PAP Approved - 1000 Broadway.pdf, accessed May 14, 2025.

In response to Mitigation Measure M-CP-1b, the project was revised in 2016 and 2017 (submitted to planning department staff for review in February 2017) to provide visual separation between the buildings on the site through the use of varied façade cladding materials and building setbacks/reveals at each of the three buildings. The massing at the top floor of 1601-1625 Taylor Street has been reduced by approximately five feet in height and through setbacks and balconies. The clay tile roofing material has been replaced with a modern standing-seam metal roof at 1000 Broadway. Likewise, railings, columns, and arches have been simplified at 1000 Broadway. The current design retains these revisions from 2017.[4]

In response to Mitigation Measures M-CP-2b and M-CP-2c, the proposed openings in the site's historic retaining walls were reduced in size as part of the 2017 revision. The openings at 1601-1625 Taylor Street match the openings at 1000 and 1010 Broadway in terms of size. The garage door opening has been narrowed to eight feet, and the garage man-gate has been removed entirely. All gates have been recessed to the rear plane of the retaining wall with attachments within recesses, and the historic retaining wall would remain unfinished to expose the original composition. The design submitted in the September 9, 2024 plans and project application retains these revisions from 2017.

The revised project is compatible with the character-defining features of the Russian Hill-Vallejo Street Crest Historic District.[5] Because the project sponsor has revised the project in a manner that satisfies all three design-related mitigation measures, the project has complied with Mitigation Measures M-CP-1b, M-CP-2b, and M-CP-2c.

The FMND also identified two improvement measures: Improvement Measure I-CP-2: Non-Destructive Removal and Storage of Materials from Planned Wall Perforations and Improvement Measure I-TR-1: Construction Traffic Measure. Both improvement measures would apply to the revised project.

Conclusion

San Francisco Administrative Code Section 31.19(c)(1) states that a revised project must be reevaluated and that, "If, on the basis of such reevaluation, the Environmental Review Officer determines, based on the requirements of CEQA, that no additional environmental review is necessary, this determination and the reasons therefore shall be noted in writing in the case record, and no further evaluation shall be required by this Chapter." Thus, for the reasons outlined above, this memorandum to file provides sufficient documentation that the revised project does not warrant additional environmental review.

[4] San Francisco Planning Department, Preservation Memo, 1000 Broadway, May 22, 2025.
[5] Ibid

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April 22, 2025

By email to: Claire.Feeney@sfgov.org
Ms Claire Feeney
Planner
San Francisco Planning Department

By email to: Corey.teague@sfgov.org
Mr. Corey Teague
Zoning Administrator
San Francisco Planning Department

Re: Comments to the San Francisco Zoning Administrator regarding Variance Application 2024-008190VAR for 1000 Broadway, April 23, 2025, Hearing

Dear Zoning Administrator Teague:

This office represents Jonathan Reid (owner of 1629 Taylor Street, San Francisco, CA), Joel Shukovsky (owner of 1020 Broadway, San Francisco, CA through Strategic Emerging Economics Inc.), Upper Storm King, LLC (owner of 1032 Broadway, San Francisco, CA) and Concerned Russian Hill Neighbors, an unincorporated association of residents of the Russian Hill area dedicated to protecting its unique cultural heritage, regarding this variance application for 1000 Broadway, San Francisco, CA.

I write on their behalf to object to approval of the variance application on the following grounds: (1) the application does not meet the standards for granting a variance set forth in San Francisco Planning Code section 305 and California Government Code section 65906; (2) additional environmental review is required by the California Environmental Quality Act ("CEQA") before a decision is made to grant the requested variance; (3) the proposed project exceeds the Planning Code's maximum floor area ratio; and (4) the application seeks authorization for subsurface trespass on my clients' properties at 1629 Taylor Street and 1020 Broadway.

1. The Application Does Not Meet the Standards for Granting a Variance.

a. The application fails to provide required comparative information regarding other properties in the zone district.

The city's variance findings must focus on a comparison of the subject property to other properties in the zone district with which the variance is intended to bring it into parity, and the benefits to the community or "public interest" associated with a zoning exception are irrelevant. (*Orinda Assn. v. Board of Supervisors* (1986) 182 Cal.App.3d 1145, 1166 (*Orinda Assn*).)

Appendix 1 of this letter provides a more detailed description of the law governing the grant of variances in California.

Planning Code section 305(c) requires five findings to support granting a variance, as follows:
(1) That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district;
(2) That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property;
(3) That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district;
(4) That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity; and
(5) That the granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

The first three findings require comparative information regarding other properties in the zone district to demonstrate that "exceptional or extraordinary circumstances applying to the property" as compared to other properties in the zone district, that owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship, and that a variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district. (See e.g., *Orinda Assn, supra*, 182 Cal.App.3d at 1166 ["the language of both the Zoning Ordinance and Government Code section 65906 'emphasizes *disparities* between properties, not treatment of the subject property's characteristics in the abstract' "], quoting (*Topanga, Assn. for a Scenic Community v. County of Los Angeles* (1974) 11 Cal.3d 506, 520 (original italics).)

"The party seeking the variance must shoulder the burden of demonstrating before the zoning agency that the subject property satisfies the requirements therefor." (*Topanga Assn., supra*, 11 Cal.3d at 522.) Here, the applicant fails to meet to this burden because it fails to present *any* information relevant to the required variance findings. Instead, the application takes it as a given that the proposal to build five dwelling units at the sizes and configurations proposed is the only way to develop the property. Further, the application uses the extent to which the variances facilitate building the project as proposed as a measure of the project meeting the standards for granting a variance. As shown below, this is a fundamental legal error.

(1) Variance finding No. 1.

Regarding variance finding No. 1, the application states that "*The granting of the front and rear yard variances allows for a shared garage and storage spaces*." The ability to have "shared garage and storage spaces" is a benefit to the developer, but it is not evidence supporting

any of the first three variance findings. It is not evidence of "exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district." It is not evidence that the variances are "*necessary* for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district."

The application goes on to state: "*The garage is accessed by one shared entry which minimizes disruption to the historic retaining wall. With five proposed units, this design feature avoids multiple separate openings to the historic retaining wall*." The historic retaining wall represents a development constraint because CEQA requires mitigating significant impacts on its historic significance. Therefore, designing the project to *minimize disruption to the historic retaining wall* benefits the developer because it helps obtain environmental clearance and it provides a public benefit as compared to a hypothetical project that does not include these design features. But again, it is not evidence of exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district.

Nor is it evidence that the requested variances are "*necessary* for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district." Indeed, as noted above, the benefits to the community or "public interest" associated with a zoning exception are irrelevant. (*Orinda Assn., supra,* 182 Cal.App.3d at 1166.)

Moreover, the applicant's representation that the project *minimizes disruption to the historic retaining wall* begs the question: *minimizes* compared to what? Surely it does not *minimize disruption to the historic retaining wall* as compared to a project that complies with the planning code's setback requirements.

The applicant also states that "the topography of the Property is unique in comparison to other lots in the area" because "it has a 35% slope rising above a 15'-20' high retaining wall, which limits the development potential." These statements are meaningless because, in the words of *Orinda Assn, supra*, they treat the "subject property's characteristics in the abstract."

In the abstract, the fact that the topography is "unique" is irrelevant. In a hilly area, virtually all properties will have "unique" topographies. In the abstract, the fact that the topography "limits the development potential" is also irrelevant. All properties have development constraints. The application merely points to several run-of-the-mill development challenges presented by this property, with no explanation or evidence to suggest that any of these challenges, including the 35% slope rising above a retaining wall, are "exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district."

Indeed, the neighboring properties at 1629 Taylor Street, 1020 Broadway, 1032 Broadway are also located on similarly steep slopes, as shown by the slope imagery downloaded

from the San Francisco Property Information Map attached as Exhibit 1. And these properties are also fronted by historic retaining walls.

The application's final point regarding variance finding No. 1, is "Lastly, the large coast redwood tree in front of 1000 Broadway prevents the residence from being pushed forward towards the front property line(s). Therefore, the building is located at the rear of the lot in the required rear yard." Again, this is a development constraint, not an "exceptional or extraordinary circumstance." Moreover, pursuant to applicable covenants and restrictions that run with the land, the applicant took title fully aware of this constraint. Therefore, any practical difficulty posed by the tree is fully "attributable to the owner of the property."[1]

(2) Variance finding No. 2.

Meeting the "exceptional or extraordinary circumstances" requirement of variance finding No. 1 is a prerequisite to considering variance finding No. 2, because variance finding No. 2 requires considering whether "*owing to such exceptional or extraordinary circumstances*" literal enforcement of zoning limits would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property. Since the applicant has not met its burden to present relevant evidence supporting variance finding No. 1, it is unnecessary to consider variance finding No. 2.

That said, a review of the applicant's attempt to meet variance finding No. 2 reveals more of the same legal errors described above. For example, the application states:

> *Literal enforcement of the required front and rear yard requirements may result in larger buildings above-grade that are not in compliance with the Secretary of the Interior's Standards. The Project has been designed so that it aligns with the more modest-sized buildings in the neighborhood. The below-grade space allows for this reduction. Without the variance, the Project may be out of scale with the Russian Hill/Vallejo Street Crest National Historic District.*

The hubris of this statement is jaw-dropping. The applicant implies that not complying with the Secretary's Standards is an option it could pursue and implicitly threatens the city with that result if the variances are not granted. But the threat is empty, because any failure to comply with the Secretary's Standards would be recognized as a significant adverse effect on the site's historic resources, which would give the city authority to deny approval of the variances. (See CEQA Guidelines § 15064.5(b)(3); Public Resources Code § 21081.)

In addition, as the applicant well knows, all of the properties in this block are in the Russian Hill/Vallejo Street Crest Historic District listed on the National Register of Historic Places ("NRHP") and the California Register of Historic Resources. Therefore, all of them are

[1]Covenants and Restrictions requiring retention of the redwood tree is attached as Exhibit 2.

subject to the potential development constraints imposed by CEQA's findings requirements in CEQA section 21081. In addition, my clients' homes are individually listed in the National Register of Historic Places and California Register of Historic Resources. Therefore, they are subject to the development constraints imposed by State Historical Building Code at Health & Safety Code sections 18950-18962.[2] Also, San Francisco Heritage owns a preservation easement giving it approval authority over all exterior changes to Mr. Reid's home at 1629 Taylor and Mr. Shukovsky's home at 1020 Broadway. (A copy of this easement is attached as Exhibit 3.) In addition, my client's home at 1032 Broadway, known as the Atkinson House, is a Designated Landmark designated by the San Francisco Historic Preservation Commission ("HPC") pursuant Article 10 of the Planning Code (Landmark No. 97); therefore, any alterations to this home require issuance of a Certificate of Appropriateness by the HPC. (Planning Code § 1006(1).)

In sum, the applicant improperly attempts to link historic resource related development constraints that apply to many properties in the historic district and to his immediate neighbors into something special about his property that might cause undue hardship. The truth is exactly the opposite. The applicant and my clients all bought into this historic district with full knowledge of the development constraints associated with historic resources.[3] My clients have respected both the letter and spirit of these constraints. Thus, granting the variances based in any way on these constraints would afford the developer the type of "'special privilege' explicitly prohibited by Government Code section 65906." (*Topanga Assn., supra*, 11 Cal.3d at 522.) As I said, the applicant's hubris is jaw-dropping.

Regarding variance finding No. 2, the application also states:

> *The historic retaining wall at the Property is a character-defining feature of the Historic District. By granting the variances, it allows the Project to utilize a shared garage, thereby not having multiple openings in the retaining wall.*

Everything said in the previous paragraphs applies this statement as well, i.e., the implied, but empty, threat of causing even greater impacts on the historic retaining wall if the variances are denied; the fact that the shared garage is a benefit to the developer, not evidence of exceptional or extraordinary circumstances such that enforcement of zoning limits would cause

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[2]Health and Safety Code section 18954 provides, with respect to buildings listed in the National Register of Historic Places or California Register of Historic Resources, that "The building department of every city or county or other local agency that has jurisdiction over the enforcement of code within its legal authority refers shall apply the alternative standards and regulations adopted pursuant to Section 18959.5 in permitting repairs, alterations, and additions necessary for the preservation, restoration, rehabilitation, safety, moving, or continued use of a qualified historical building or structure."

[3]Mr. Reid purchased 1629 Taylor Street in 2022. Mr. Shukovsky purchased 1020 Broadway in 2019. Upper Storm King, LLC purchased 1032 Broadway in 2019.

practical difficulty or unnecessary hardship; the failure to compare this property with others; the failure to compare the proposed project with a project that complies with zoning limits; and the hubris.

Finally regarding variance finding No. 2, the application states:

> *Further, the variances allows for the significant large coast redwood tree to be retained, which contributes to the overall neighborhood character. Otherwise it would need to be removed in order to comply with the front yard setback requirement.*

This is misrepresentation. The developer cannot remove this tree because applicable CC&Rs prohibit it. The developer conceded as much in his discussion of the tree in connection with variance finding No. 1. Now he pretends is could be removed. Even worse, he contends it "*would need to be removed in order to comply with the front yard setback requirement*," ignoring that it would only need to be removed if the developer designs the project in such a way as to require it, regardless of any setback requirement. Again, the applicant arrogantly assumes that the only immutable component of the entire analysis is the proposed project as currently designed and configured, and that all other components such as zoning limits, preservation of historic resources, and retention of the redwood tree may be changed to accommodate the project.

(3) Variance finding No. 3.

Regarding variance finding No. 3 (i.e., the variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district), the application states:

> *Granting the variances will allow the Property to be subdivided into three lots and developed with five residential units. The below-grade spaces are to be used as shared parking and storage areas, which will minimize disruption to the historic retaining walls. Without the variances, the owner could not take advantage of the Property to its full potential use as the other properties on the block have.*

This is more of the same. It assumes the project must be built as proposed; it relies on benefits to the developer of building the project as proposed and purported public benefits to the retaining wall, which are irrelevant. The only reference to other properties is the entirely conclusory sentiment that the variances are necessary to bring the property into parity with "*other properties on the block*." Yet the applicant fails to present a single shred of evidence about any other property on the block. "Speculation about neighboring land ... will not support the award of a variance." (*Topanga Assn., supra*, 11 Cal.3d at 522.)

Indeed, actually comparing the project to its neighboring properties shows that granting the variances would improperly grant the developer a "special privilege" because, as shown in

Table 1, the floor area ratios ("FAR") the project would attain on the three subdivided lots vastly exceeds, by several orders of magnitude, the floor area ratios on my clients' properties.

Table 1			
	Building sq ft[4]	**Lot sq ft**	**FAR**
1000 Broadway (new lot per plans)	4,179	1,800	2.32
1010 Broadway (new lot per plans)	6,169	1,800	3.43
1601 -1625 Taylor (new lot per plans)	7,987	1,800	4.44
1000 Broadway (current lot)	18,335	5,400	3.40
1020 Broadway	3,500	6,891	0.51
1032 Broadway	3,890	7,665	0.51
1629 Taylor	3,073	6,600	0.47

In sum, regarding variance findings Nos. 1, 2 and 3, the applicant commits all of the legal errors that the Court of Appeal described in *Orinda Assn,* as follows:

> The facts set forth in the required findings must address "the critical issue whether a variance was necessary to bring the [owner of the subject parcel] into substantial parity with other parties holding property interests in the zone. [Citation.]" [Citation.] Thus, data focusing on the qualities of the property and Project for which the variance is sought, the desirability of the proposed development, the attractiveness of its design, the benefits to the community, or the economic difficulties of developing the property in conformance with the zoning regulations, lack legal significance and are simply irrelevant to the controlling issue of whether strict application of zoning rules would prevent the would-be developer from utilizing his or her property to the same extent as other property owners in the same zoning district.

(*Orinda Assn, supra*, 182 Cal.App.3d at 1166.)

(4) Variance findings Nos. 4 and 5.

The Zoning Administrator cannot make Variance finding Nos. 4 and 5 because the project will be materially injurious to property in the vicinity and the project will not be in

[4]Excludes 3,306 square feet of shared garage space in proposed buildings at 1000 Broadway, 1010 Broadway, and 1601-1625 Taylor Street. (Plans, sheet G001.)

harmony with the general purpose and intent of the Planning Code and will adversely affect the General Plan.

As discussed by geo-technical engineer Chris Nardi, the massive amount of excavation proposed threatens the geologic stability of neighboring properties. (See Exhibit 4.)

Also, the project's cramped spatial density caused by creating three lots that are much (roughly 75%) smaller than surrounding lots on the block and with dramatically higher FARs than surrounding lots on the block is inconsistent with neighborhood character. (See Table 1; (See Exhibit 4, Figure 1.) The Planning Code describes the RH-2 zone district as "devoted to one-family and two-family houses" and "Considerable ground-level open space is available, and it frequently is private for each unit." (Planning Code § 209.1.) These new parcels will not have considerable ground-level open space.

Also, the project omits three mitigation measures that were identified in the previous Mitigated Negative Declaration ("MND") as necessary to reduce significant impacts on the historic district: (1) provide visual separation between the three buildings; (2) reduce the massing of the top floor of 1601-1625 Taylor Street; and (3) use simplified columns and arches at 1000 Broadway. (MND, p. 33 [Mitigation Measure M-CP-1b].) The MND identified the first two of these as necessary to reduce significant impacts on the historic district from excessive massing of the buildings to less-than-significant. Since the previous MND identified these mitigation measures as necessary to reduce impacts to"less-than-significant," their omission from the current project requires, as a matter of law, finding the project will cause the significant impacts on the historic district identified in the previous MND. (See section 2.b, below.) As a result "The current proposed project appears likely to result in a significant negative impact to the district's feeling of a park-like enclave within the City." (See Exhibit 5.)

This condition renders the project inconsistent with General Plan urban design objectives and policies, including urban design Objective 1: "emphasis of the characteristic pattern which gives to the city and its neighborhoods an image, a sense or purpose, and a means or orientation" and urban design Policy 1.3: "Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts."

Moreover, even if the project were to incorporate these three mitigation measures, they are so vague as to be unenforceable. Therefore, they cannot be counted on to avoid the significant adverse effects identified in the MND or the adverse effects on neighboring properties and the General Plan.

2. The Project Exceeds the Planning Code's Maximum Floor Area Ratio.

Planning Code 124 establishes the maximum floor area ratio in the RH-2 district at 1.8 to 1. As shown in Table 1, above, whether considered as one or three lots, the project vastly exceeds this limit. The Zoning Administrator cannot approve violations of the maximum floor area ratio in either the current lot or in the three proposed lots.

3. The city must complete CEQA review of the project before it decides whether to grant the variances.

a. The proposed project is subject to CEQA.

The proposed project is subject to CEQA because it may cause a direct physical change in the environment and it requires the issuance of discretionary permits by the city. (Pub. Res. Code §§ 21065, 21080.) The variances sought by the applicant are the first discretionary permits for the project calendared for decision. Therefore, the city must complete its CEQA review of the project before its can grant the requested variances. (*Save Tara v. City of West Hollywood* (2008) 45 Cal.4th 116, 129; CEQA Guidelines, § 15352, subds. (b) ["With private projects, approval occurs upon the earliest commitment to issue or the issuance by the public agency of a discretionary contract, grant, subsidy, loan, or other form of financial assistance, lease, permit, license, certificate, or other entitlement for use of the project"].)

b. The city must conduct subsequent CEQA review by preparing an environmental impact report.

It appears that in 2012, the city prepared a Mitigated Negative Declaration pursuant to CEQA for a similar project and granted variances at that time. Therefore, the city must determine if that MND contains information relevant to evaluating the environmental effects of the current proposal. (*Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 951–952.) If so, the city must determine whether project changes, changed circumstances, or new information require preparation of a subsequent environmental review document. (CEQA Guidelines, § 15162, San Francisco Administrative Code, Chapter 31, § 31.19.)

Assuming, *arguendo*, that the prior MND has some informational value for a current evaluation of environmental risk, the city must prepare an environmental impact report ("EIR") because "substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects." (CEQA Guidelines, § 15162(a)(1).)

One such project change identified by architectural historian Kara Brunzell is the "large reduction in open space" on each of the proposed new parcels" and the "substantial expansion of lot coverage." (See Exhibit 5.) These changes have "not been addressed in the MND, which was not updated to consider the project as currently proposed." (See Exhibit 5.) Ms Brunzell concludes that:

> This proposed lot coverage for the new project would appear to have a strong potential for creating significant negative impacts to the NRHP-listed historic district since it would reduce the landscaped area of the site, which is specifically cited in the NRHP nomination form as providing "a significant verdant edge for

the district" (see MND p. 28).

(Exhibit 5.)

Another project change is the omission from the current of three mitigation measures that were identified in the previous Mitigated Negative Declaration as necessary to reduce significant impacts on the historic district: (1) provide visual separation between the three buildings; (2) reduce the massing of the top floor of 1601-1625 Taylor Street; and (3) use simplified columns and arches at 1000 Broadway. (MND, p. 33 [Mitigation Measure M-CP-1b].) The MND identified the first two of these as necessary to reduce significant impacts on the historic district from excessive massing of the buildings to less-than-significant. Since the previous MND identified these mitigation measures as necessary to reduce impacts to"less-than-significant," their omission from the current project requires, as a matter of law, finding the project will — after all — cause the significant impacts on the historic district identified in the previous MND. Ms Brunzell concludes that the omission of these mitigation measures from the current project will result in significant impacts on the historic district identified in the previous MND. (Exhibit 5.)

Ms Brunzell's opinion that these changes may cause significant adverse effects that were not analyzed in the previous MND is substantial evidence supporting a fair argument that such impacts may be significant. Therefore, preparation of an EIR is required.

California courts have consistently held, for over 40 years, that CEQA requires environmental review when a project "may cause a substantial adverse change" or "significant adverse effect" on the environment, the use of the word "may" requires applying the fair argument standard to the question. (Practice Under the California Environmental Quality Act (2d ed Cal CEB), § 6.37 ["The fair argument test stems from the statutory mandate that an EIR be prepared for any project that 'may have a significant effect on the environment' "], citing Public Resources Code §21151; *No Oil, Inc. v City of Los Angeles* (1974) 13 C3d 68, 75; *Jensen v City of Santa Rosa* (2018) 23 CA5th 877, 884.)

Under the fair argument standard, "an agency is merely supposed to look to see if the record shows substantial evidence of a fair argument that there may be a significant effect. [Citations.] In other words, the agency is not to weigh the evidence to come to its own conclusion about whether there will be a significant effect." [Citation.] An agency must find a 'fair argument' if there is any substantial evidence to support that conclusion, even if there is competing substantial evidence in the record that the project will not have a significant environmental effect." (*World Business Academy v. California State Lands Commission* (2018) 24 Cal.App.5th 476, 499) [internal quotes omitted], citing and quoting *Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086, 1103.)

This standard sets a "low threshold" for preparation of an EIR. (*Consolidated Irrig. Dist. v City of Selma* (2012) 204 Cal.App.4th 187, 207; *Nelson v County of Kern* (2010) 190 Cal.App. 252; *Pocket Protectors v City of Sacramento* (2004) 124 Cal.App.4th 903, 928; *Bowman v City*

of Berkeley (2004) 122 Cal.App.4th 572, 580; *Citizen Action to Serve All Students v Thornley* (1990) 222 Cal.App.3d 748, 754; *Sundstrom v County of Mendocino* (1988) 202 Cal.App.3d 296, 310.) If substantial evidence in the record supports a fair argument that the project may have a significant environmental effect, the lead agency must prepare an EIR even if other substantial evidence before it indicates the project will have no significant effect. (See *Save the Agoura Cornell Knoll v City of Agoura Hills* (2020) 46 Cal.App.5th 665, 689, 696; *Georgetown Preservation Soc'y v County of El Dorado* (2018) 30 Cal.App.5th 358, 373; *Jensen v City of Santa Rosa* (2018) 23 Cal.App.5th 877, 886; *Clews Land & Livestock v City of San Diego* (2017) 19 Cal.App.5th 161, 183; *Stanislaus Audubon Soc'y, Inc. v County of Stanislaus* (1995) 33 Cal.App.4th 144, 150; *Brentwood Ass'n for No Drilling, Inc. v City of Los Angeles* (1982) 134 Cal.App.3d 491; *Friends of "B" St. v City of Hayward* (1980) 106 Cal.App.3d 988.)

Another project change since 2014 is a major increase in the depth and lateral extent to excavation. As discussed by geo-technical engineer Chris Nardi, this change threatens the geologic stability of neighboring properties. Mr. Nardi's opinion is also substantial evidence supporting a fair argument that such impacts will be significant. Therefore, once again, preparation of an EIR is required. (See Exhibit 4.)

c. The project description is uncertain.

CEQA requires an accurate, consistent project description. (CEQA Guidelines § 15124; § 15378 (defining "project"); *County of Inyo v. City of Los Angeles*, 71 Cal.App.3d at 193 ["An accurate, stable, and finite project description is the sine qua non of an informative and legally sufficient EIR"].) An inaccurate or incomplete project description undermines CEQA's purposes because it thwarts a full analysis of project impacts, thus minimizing the project's effects. (*City of Santee v. County of San Diego* (1989) 214 Cal.App.3d 1438, 1450-51, 1454.) *San Joaquin Raptor Rescue Center v. County of Merced* (2007) 149 Cal.App.4th 645, 650-51, 656.) Without a clear definition of what the Project is, the public and decision-makers cannot tell what the impacts of approving the Project will be.

At this time, the project description is uncertain due to numerous inconsistencies in the project plans, as detailed by architect James Dixon in his plan markups submitted on April 20, 2025. These inconsistencies include:

- the possible but uncertain intent to install "bolsters" at openings in the historic retaining wall (see Mr. Dixon's markups of plan pages: R001, A110, R004, R005, A110, C002);
- the garage door geometry varies in between drawings (see Mr. Dixon's markups of plan pages: R001, A110, R004, R005; C002);
- the elevations in the historical retaining walls vary (see Mr. Dixon's markups of plan pages: R001, R004, R005, and C002);
- proposed openings in the retaining wall on Taylor street are inconsistently shown (see Mr. Dixon's markups of plan pages: R001, R004, R005, and C002);
- failure to include measures to prevent falls (see Mr. Dixon's markups of plan pages: A204, A205, A206, A208, A302, A403, C002).

4. Approving the Variances Would Cause an Impermissible Physical Regulatory Taking of My Clients' Properties Without Just Compensation.

As discussed by Mr. Nardi (Exhibit 4) and civil engineer Jakob Walter (Exhibit 6), the project will need to use tie-backs or rock bolts to secure the vertical foundation walls, which will require drilling holes and placing tie-backs or rock bolts in the subsurface area of my clients' properties at 1020 Broadway and 1629 Taylor Street. The city cannot authorize this trespass.

> The right to exclude is "one of the most treasured" rights of property ownership. *Loretto v. Teleprompter Manhattan CATV Corp*., 458 U.S. 419, 435, 102 S.Ct. 3164, 73 L.Ed.2d 868 (1982). According to *Blackstone*, the very idea of property entails "that sole and despotic dominion which one man claims and exercises over the external things of the world, in total exclusion of the right of any other individual in the universe." *W. Blackstone, Commentaries on the Laws of England* (1766). In less exuberant terms, we have stated that the right to exclude is "universally held to be a fundamental element of the property right," and is "one of the most essential sticks in the bundle of rights that are commonly characterized as property." *Kaiser Aetna v United States*, 444 U.S. 164, 176, 179–180, 100 S.Ct. 383, 62 L.Ed.2d 332 (1979); see *Dolan v City of Tigard*, 512 U.S. 374, 384, 393, 114 S.Ct. 2309, 129 L.Ed.2d 304 (1994); *Nollan v California Coastal Comm'n*, 483 U.S. 825, 831, 107 S.Ct. 3141, 97 L.Ed.2d 677 (1987); see also *Merrill, Property and the Right to Exclude*, 77 Neb. L. Rev. 730 (1998) (calling the right to exclude the "sine qua non" of property). Given the central importance to property ownership of the right to exclude, it comes as little surprise that the Court has long treated government-authorized physical invasions as takings requiring just compensation.

(*Cedar Point Nursery v. Hassid* (2021) 594 U.S. 139, 149–150.)

Thank you for your attention to this matter.

Very Truly Yours,

Tom Lippe

Thomas N. Lippe

List of Exhibits

1. San Francisco Property Information Map, Slope Map for 1000 Broadway and surrounding properties.
2. Covenants and Restrictions for 1000 Broadway and 1020 Broadway.
3. San Francisco Heritage preservation easement regarding 1629 Taylor Street and 1020 Broadway.

4. Letter dated April 21, 2025, from geo-technical engineer Chris Nardi.
5. Letter dated April 21, 2025, from architectural historian Kara Brunzell.
6. Letter dated April 21, 2025, from civil engineer Jakob Walter.

Appendix 1
Legal Framework For Variances

The State Planning and Zoning Law requires "uniformity" of zoning rules within zoning districts, stating: "All such [zoning] regulations shall be uniform for each class or kind of building or use of land throughout each zone, but the regulation in one type of zone may differ from those in other types of zones." (Government Code, § 65852; *Neighbors in Support of Appropriate Land Use v. County of Tuolumne* (2007) 157 Cal.App.4th 997, 1008 (*"Neighbors*").)

The State Planning and Zoning Law also requires vertical consistency between local agencies general plans, zoning ordinances, and land use permits. (Government Code § 65860(c) ["County or city zoning ordinances shall be consistent with the general plan of the county or city ...."]; see *DeVita v. County of Napa* (1995) 9 Cal.4th 763, 772 ["A general plan is a "'constitution' for future development' [citation omitted] located at the top of 'the hierarchy of local government law regulating land use'"].)[5]

Both California and San Francisco planning law provide a process for landowners to obtain a "variance" from the "uniformity" of zoning limits that, while appropriate for the zone district in general, would impose undue hardship due to unique characteristics of a specific parcel. Government Code section 65906 governs the grant of zoning variances by municipalities and prohibits local agencies from granting "special privileges" to individual landowners.[6]

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[5]San Francisco adopted the uniformity requirement by requiring a variance under Planning Code section 305. The city also adopted the vertical consistency requirement by requiring such consistency, under Planning Code section 101.1, between its General Plan, zoning ordinances and land use permits. (See Government Code § 65803; *City of Irvine v. Irvine Citizens Against Overdevelopment* (1994) 25 Cal.App.4th 868, 875-876 (*City of Irvine*) [city's adoption of consistency requirement of state law does not require express statement of "adoption"].)

[6]Gov. Code section 65906 provides:
"Variances from the terms of the zoning ordinances shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.
Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

Similarly, San Francisco Planning Code, section 305, subdivision (a), provides that a variance permit must be approved for any exception to the requirements of the Planning Code. Subdivision (c) thereof mirrors the requirements of state law, and requires a finding that owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship ...." (§ 305(c).)[7]

The city's variance findings must focus on a comparison of the subject property to other properties in the zone district with which the variance is intended to bring it into parity, and the benefits to the community or "public interest" associated with a zoning exception are irrelevant. (*Orinda Assn. v. Board of Supervisors* (1986) 182 Cal.App.3d 1145, 1166 (*Orinda Assn*).)

"Variances are, in effect, constitutional safety valves to permit administrative adjustments when application of a general regulation would be confiscatory or produce unique injury." (Curtin's California Land Use and Planning Law, p. 55.) California courts have vigorously enforced the requirements for granting a variance, and have developed extensive jurisprudence to corral the many stratagems local agencies have used to avoid its requirements. By labeling its action a "rezone" rather than a "variance," the City cast these requirements aside.

A variance is a quasi-adjudicatory decision subject to stringent substantive and procedural requirements designed to avoid the abuse of municipal zoning power. (*Topanga Assn. for a Scenic Community v. County of Los Angeles* (1974) 11 Cal.3d 506, 513-18.) Instead of the more deferential "arbitrary and capricious" standard of review applicable to quasi-legislative rezoning decisions, a quasi-adjudicatory variance decision is reviewed under the stricter "abuse of discretion" under Code of Civil Procedure section 1094.5. (*Ibid*.) Moreover, even judicial review of variances for lack of "substantial evidence" must be "vigorous and meaningful." (*Orinda Assn, supra,* 182 Cal.App.3d at pp. 1161-62, quoting *Topanga, supra,* 11 Cal.3d at pp. 517-18 ["A zoning scheme, after all, is similar in some respects to a contract ... If the interest of these parties in preventing unjustified variance awards for neighboring land is not sufficiently protected, the consequence will be subversion of the critical reciprocity upon which zoning regulation rests ..."].)

A variance shall not be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property. The provisions of this section shall not apply to conditional use permits."

[7]By adopting section Planning Code 305(c), San Francisco opted to subject itself to Government Code section 65906. (See Government Code § 65803.)

EXHIBIT 1

1000 BROADWAY



EagleView Clear Map Measure Distance Map Legend

EXHIBIT 2

see pages 2 and 3 for SF Datum reference

The following notice is pursuant to Subdivision (b) of Section 12956.1 of the California Government Code

Notice

If this document contains any restriction based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Amended January 1, 2012

Recorded at the Request of:

Katherine Rose Lewis

When Recorded Mail to:

1020 Broadway Street

San Francisco, CA 94133

San Francisco Assessor-Recorder
Mabel S. Teng, Assessor-Recorder
DOC- 2004-H667834-00
Acct 1-CHICAGO Title Company
Tuesday, MAR 02, 2004 08:00:00
Ttl Pd $25.00 Nbr-0002419974
REEL I585 IMAGE 0241
oed/ER/1-7

CTC # 762234-LH
APN 150/53,54
1020 BROADWAY STREET

DECLARATION OF COVENANTS AND RESTRICTIONS

THIS DECLARATION OF COVENANTS AND RESTRICTIONS (the "Declaration") is made as of the 26th day of FEBRUARY, 2004, by Katharine Rose Lewis ("Declarant") with reference to the following facts:

A. Declarant is the sole owner of the property described in Exhibit A attached hereto ("Lot 53") and the sole owner of the property described in Exhibit B attached hereto ("Lot 54", and Lot 53 and Lot 54 are sometimes referred to individually and collectively as the "Property"); and

B. It is the desire and intention of the Declarant to convey some or all of the Property and to impose upon all of the Property mutual, beneficial restrictions under a general plan or scheme of improvements for the benefit of the Property and the future owners of the Property.

NOW, THEREFORE, Declarant hereby declares that the Property shall be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied or improved subject to the covenants, conditions and restrictions set forth in this Declaration, all of which are declared and agreed to be in furtherance of a plan for the improvement, ownership, transfer and sale of the

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Property and are established for the purpose of preserving, protecting and enhancing the value, desirability and attractiveness of the Property and every part hereof, and all of which are intended to run with the Property and to inure to the benefit of and be binding upon all parties having or acquiring any right, title, interest or estate therein.

1. Covenants and Restrictions with Respect to Lot 54.

(a) Notwithstanding any provision in the San Francisco Planning Code or any other governmental law, rule, regulation or custom that may allow to the contrary, there shall be no permanent or temporary structures or objects (including, but not limited to, chimneys, aerials, flagpoles, fire escapes, railings, parapets, mechanical equipment, vent pipes, umbrellas, satellite dishes, decks, sun porches, solar panels, and other protuberances and projections) above altitude 275 feet (based on the San Francisco City Datum) on Lot 54, except for that portion of Lot 54 lying more than 63.5 feet north from its southerly property line (to wit: the east-west line running along Broadway). Any such use, structures or objects lying north of 63.5 feet from southerly property line of Lot 54 shall not protrude above altitude 295 feet (based on the San Francisco City Datum).

(b) Except for that portion of Lot 54 lying more than 63.5 feet north from its southerly property line (to wit: the east-west line running along Broadway), the landscaping on Lot 54 shall at no time protrude above altitude 275 feet (based on the San Francisco City Datum) except as may be consented to in writing by the owner of Lot 53. Excluded from the foregoing landscaping height limitation is the large redwood tree (or its like replacement should it die) located in the vicinity of the southeast corner of Lot 54.

(c) The existing redwood tree located in the vicinity of the southeast corner of Lot 54 shall be preserved and maintained by the owner of Lot 54. The silhouette,

Non-Order Search Page 2 of 7 Requested By: mahaboob.sharif, Printed: 10/28/2016 3:35 AM
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branch structure, and general appearances of such redwood tree, as it exists on the date hereof, shall not be substantially altered without the prior written consent of the owner of Lot 53. Upon the request of, to the specifications of, and at the expense of the owner of Lot 53, the owner of Lot 54 will prune the branches of such redwood tree above altitude 275 (based on the San Francisco City Datum). The owner of Lot 54 shall take all necessary and appropriate care to protect such redwood tree during any excavation and construction. The grade in the vicinity of the base of such redwood tree shall not be altered to the detriment of the tree's health, and any decking constructed around such tree shall be porous. In the event such redwood tree dies or becomes diseased, the owner of Lot 54 shall replace such tree with the largest like specimen then available, and shall properly care for such tree to promote rapid and healthy growth. Should any replacement tree die, the owner of Lot 54 shall likewise replace such tree with the largest like specimen then available, and shall properly care for such tree to promote rapid and healthy growth. All of the provisions of this section shall also apply to such replacement tree(s), unless the owner of Lot 53 specifies to the contrary in writing.

2. Covenants and Restrictions with Respect to Lot 53.

(a) Notwithstanding any provision in the San Francisco Planning Code or any other governmental law, rule, regulation or custom that may allow to the contrary, there shall be no permanent or temporary structures or objects (including, but not limited to, chimneys, aerials, flagpoles, fire escapes, railings, parapets, mechanical equipment, vent pipes, umbrellas, satellite dishes, decks, sun porches, solar panels, and other protuberances and projections) above altitude 321 feet (based on San Francisco City Datum) on Lot 53.

(b) The owner of Lot 54 acknowledges and agrees that the owner of Lot 53 shall be permitted to sever some or all of the beneficial rights appurtenant to Lot 53

Non-Order Search Page 3 of 7 Requested By: mahaboob.sharif, Printed: 10/28/2016 3:35 AM
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created pursuant to this Declaration, thereby establishing such severed rights as rights and/or easements in gross, which the owner of Lot 53 may thereafter give, devise, sell, transfer or otherwise convey to a third party, public or private, profit or nonprofit, and pursuant to such conveyance the then owner of Lot 53 shall be entitled to any and all compensation, tax deductions and/or benefits that may arise out of or relate to such transfer or transfers.

3. Running with the Land. Except as otherwise expressly provided in paragraph 2(b) above, the covenants, conditions, restrictions, and reservations in this Declaration (i) shall run with each of Lot 53 and Lot 54, and (ii) shall be binding on each successive owner of such Property, during its ownership of such Property, or portions thereof or interest therein, and each person having an interest therein derived in any manner through any owner of the Property, or any portion thereof, and shall benefit each successive owner of the Property and its heirs, executors, administrators, successors, transferees, and assigns, and shall burden each successive owner of the Property and its heirs, executors, administrators, successors, transferees, and assigns.

4. Further assurances. Each of Declarant and each successor owner of Lot 53 and Lot 54 agrees that it will, without further consideration, execute and deliver such other documents and take such other action as may be reasonably requested by another owner of the Property to carry out the intent and purposes of this Declaration.

5. Attorney Fees. If the Declarant or a successor owner of any portion of the Property incurs legal expenses to successfully enforce the rights specified in this Declaration, the unsuccessful Declarant or successor owner agrees to reimburse the successful owner for all such legal expenses, including court costs.

Non-Order Search Page 4 of 7 Requested By: mahaboob.sharif, Printed: 10/28/2016 3:35 AM
Doc: CASFRA:2004 00667834

6. Severability. If any provision of this Declaration is determined by a court of competent jurisdiction to be invalid of unenforceable, the remainder of this Declaration shall nonetheless remain in full force and effect.

IN WITNESS WHEREOF, the undersigned has executed this Declaration as of the day and year first hereinabove written.

Katharine Rose Lewis

Katharine Rose Lewis

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

On this 26th day of FEBRUARY 2004, before me, the undersigned, a Notary Public in and for the State of California, duly commissioned and sworn, personally appeared Katharine Rose Lewis (proved to me and on the basis of satisfactory evidence,) to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that she executed the same in her authorized capacities, and that by her signature on the instrument the persons, or entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Yolanda C. Aquino

Notary Public

[seal]

YOLANDA C. AQUINO
Commission # 1324694
Notary Public - California
San Francisco County
My Comm. Expires Nov 7, 2005

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Non-Order Search Page 5 of 7 Requested By: mahaboob.sharif, Printed: 10/28/2016 3:35 AM
Doc: CASFRA:2004 00667834

EXHIBIT A

CITY OF SAN FRANCISCO

LOT 53, AS SHOWN ON THE "PARCEL MAP, BEING A RESUBDIVISION OF LOT 5, PORTION OF ASSESSOR'S BLOCK 150, ALSO BEING A PORTION OF 50 VARA BLOCK NO. 212", WHICH MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA ON JANUARY 15, 1997 IN PARCEL MAP BOOK 43 AT PAGE 47.

LOT 053, BLOCK 0150

Non-Order Search Page 6 of 7 Requested By: mahaboob.sharif, Printed: 10/28/2016 3:35 AM
Doc: CASFRA:2004 00667834

EXHIBIT B

CITY OF SAN FRANCISCO

LOT 54, AS SHOWN ON THE "PARCEL MAP, BEING A RESUBDIVISION OF LOT 5, PORTION OF ASSESSOR'S BLOCK 150, ALSO BEING A PORTION OF 50 VARA BLOCK NO. 212", WHICH MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA ON JANUARY 15, 1997 IN PARCEL MAP BOOK 43 AT PAGE 47.

LOT 054, BLOCK 0150

Non-Order Search Page 7 of 7 Requested By: mahaboob.sharif, Printed: 10/28/2016 3:35 AM
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EXHIBIT 3

RECORDED AT REQUEST OF
ATTORNEY
1979 JUN -5 AM 11:29
SAN FRANCISCO, CALIF.
THOMAS P. KEARNEY
RECORDER

BOOK C792 PAGE 261

B109340

PLEASE RETURN TO:
THE FOUNDATION FOR SAN FRANCISCO'S
ARCHITECTURAL HERITAGE
2007 FRANKLIN ST. S.F., CA 94109
(415) 441-3000

BOOK C792 PAGE 261

PRESERVATION EASEMENT

THIS GRANT OF PRESERVATION EASEMENT is made this 27th day of December, 1978, by and between BEATRICE V. BOWLES (also known as Beatrice B. Michael) (hereinafter called "Grantor") and THE FOUNDATION FOR SAN FRANCISCO'S ARCHITECTURAL HERITAGE, a California corporation (hereinafter called "Heritage").

WITNESSETH:

WHEREAS, Grantor is the owner of certain real property located in the City and County of San Francisco, California, commonly referred to as 1629 Taylor Street and particularly described in Exhibit A, attached hereto and incorporated herein (hereinafter referred to as the "Property");

WHEREAS, the improvements constituting part of the Property include a building (hereinafter referred to as the "Building");

WHEREAS, the Building is representative of San Francisco's stock of older architecturally meritorious buildings, and, as such, an important cultural and historical resource;

WHEREAS, Heritage has evaluated the architectural historical and aesthetic qualities of the Building and its environs and has resolved that the Building is historically important and worthy of preservation;

WHEREAS, this Preservation Easement will irrevocably and perpetually transfer development rights on the Property to Heritage and thus conserve the land and the airspace surrounding the Building as urban scenic open space;

WHEREAS, it is the policy of the United States, as enunciated in the Historic Sites Act of 1935, the National Foundation on the Arts and Humanities Act of 1965, the National Historic Preservation Act of 1969 and the Tax Reform Act of 1976 to preserve historic sites and buildings and the natural aspects of our national heritage for the inspiration and benefit of the people of the United States; and

WHEREAS, it is the policy of the State of California, as set forth in Article 28, Sections 1 and 2 of the California Constitution and Government Code Sections 5105 et seq. and 50280 et seq. to preserve and maintain scenic open space and lands and buildings of historical significance;

NOW, THEREFORE, in recognition of the foregoing and as a gift to Heritage, Grantor hereby grants to Heritage an easement in gross in the Property for the purpose of preserving the historical, open space and scenic values of the property in perpetuity; this easement shall have the scope and be subject to the restrictions and covenants that follow:

1. Scope of Easement

This easement conveys to Heritage an interest in the Property consisting of the benefit of the following affirmative

and negative covenants on the part of Grantor and Grantor's successors and assigns:

(a) No change of the appearance of the exterior of the Building or any other improvement included in the Property as depicted in the photographs attached hereto as Exhibit B shall be made without the prior written consent of Heritage and shall include, without limitation, any structural change or any change in design, color or materials.

(b) The Building shall not be demolished nor shall new structures or additions of any kind be constructed on the Property without the prior written consent of Heritage.

(c) The Property shall be maintained in a good and sound state of repair so that minimal deterioration in its present exterior appearance, as depicted in said Exhibit B, shall take place.

2. Heritage Review Procedures

Heritage shall have discretion in reviewing applications under subparagraphs 1(a) and 1(b) herein to deny the application or give its consent, conditionally or unconditionally, except that such discretion shall be reasonably exercised, and consent by Heritage shall be deemed given if, within sixty (60) days of receipt of both an application in such form as Heritage may prescribe and a fee established by Heritage not to exceed the sum of Ten Dollars ($10.00), Heritage does not in writing deny the application or give its consent, conditionally or unconditionally.

3. Remedies

(a) In the event of a violation of any covenant contained in subparagraphs 1(a), (b) and (d) herein, Heritage shall be entitled to pursue all available legal and equitable remedies, including injunction. The prevailing party shall be entitled to such reasonable attorneys' fees as the court may fix.

(b) Without limiting the foregoing, the parties acknowledge that in view of the intangible public values associated with the easement herein granted, it is impractical to estimate the damage which may result from a violation of covenants contained herein. The parties agree that the following are reasonable sums to be paid to Heritage as liquidated damages:

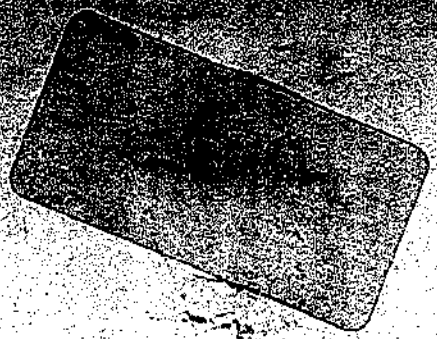
(i) In the event that material change is made by Grantor, his assigns, successors in interest or their respective agents in the exterior appearance of the Building without the prior written consent of Heritage: Twenty-five percent (25%) of the assessed valuation of the Property as of the lien date immediately prior to said change.

(ii) In the event the Building is demolished or destroyed by the wilful acts of Grantor: Fifty percent (50%) of the assessed valuation of the Property as of the lien date immediately prior to said demolition or destruction.

(c) If Heritage shall find that the Building has substantially deteriorated as a result of a failure to perform the covenant specified in subparagraph 1(c) herein, then Heritage shall send written notice to Grantor requesting that the Building be repaired to achieve a level of maintenance consistent with the provisions of subparagraph 1(c). If, within thirty (30) days of receipt of said notice the Building has not been repaired to the satisfaction of Heritage, then Heritage, and its agents, shall have the right to enter upon the Property to inspect and prepare a report of maintenance deficiencies. If, within thirty (30) days of receipt of said written report by Grantor, necessary repairs as specified in said report are not completed, then Heritage, and its agents, shall have the right to enter upon the property and make said repairs for Grantor's account, or, at the sole discretion of Heritage, the matter shall be submitted to a mutually acceptable artitrator of the American Arbitration Association whose findings and rulings shall be binding upon Grantor and Heritage.

4. Nature and Duration

The covenants expressed herein shall be deemed to run with the Property in perpetuity and be binding upon Grantor and the successors and assigns of Grantor for the benefit of Heritage. In the event of the taking or condemnation of the Property for public use, this easement shall terminate and the Property may be valued as though this grant of easement had



never been made. Heritage shall claim no interest in the proceeds of condemnation. In the event the Property is materially destroyed or demolished by casualty or acts beyond the control of Grantor, then this easement shall automatically terminate and the Property shall be valued, for all purposes, as though this grant of easement had never been made. Heritage shall claim no interest in any insurance proceeds which are payable as the result of such destruction or demolition.

5. Assignment, Successors and Assigns

(a) It is expressly agreed that Heritage may, at its sole discretion, transfer this easement to the City and County of San Francisco or the State of California or to a charitable corporation, trust, or government agency dedicated to the preservation of historic buildings and urban scenic open space designated by Heritage.

(b) This easement shall in no event be conveyed to Grantor or the successors and assigns of Grantor nor shall Heritage quitclaim or in any way release the restrictions hereby imposed.

(c) If Heritage is dissolved, or in any other way ceases its corporate existence, or for any other reason is unable to act to enforce the restrictions provided for herein, then all rights of Heritage in this easement shall automatically vest in the City and County of San Francisco, California or to a charitable corporation, trust, or government agency dedicated

to the preservation of historic buildings and urban scenic open space designated by Heritage.

IN WITNESS WHEREOF, the undersigned have executed this Grant of an Historical Preservation Easement on the date first above written.

GRANTOR:

By Beatrice V. Bowles
BEATRICE V. BOWLES
(Beatrice B. Michael)

Accepted:

THE FOUNDATION FOR SAN FRANCISCO's ARCHITECTURAL HERITAGE, a California corporation

By _____

Its Executive Director

Date of acceptance December 29, 1978

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN FRANCISCO)

On this 27th day of DECEMBER, 1978, before me, the undersigned, a Notary Public in and for the State of California, duly commissioned and sworn, personally appeared BEATRICE V. BOWLES (also known as Beatrice B. Michael) to me known to be the individual who executed the within and foregoing instrument and acknowledged the said instrument to be her free and voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

MARY E. VALENTE
NOTARY PUBLIC-CALIFORNIA
CONTRA COSTA COUNTY
My Commission Expires June 13, 1979

Mary E. Valente
Notary Public in and for the
State of California

EXHIBIT A

BEGINNING at a point on the westerly line of Taylor Street, distant thereon 89 feet and 6 inches northerly from the northerly line of Broadway; running thence northerly and along said line of Taylor Street 48 feet; thence at a right angle westerly 137 feet and 6 inches; thence at a right angle southerly 48 feet; thence at a right angle easterly 137 feet and 6 inches to the point of beginning.

BEING part of 50 VARA BLOCK NO. 212.

Aug 20

EXHIBIT 4

HALEY & ALDRICH, INC.
785 Ygnacio Valley Road
Walnut Creek, CA 94596
925.935.9771

April 21, 2025
File No. 0213424-000

Law Offices of Thomas N. Lippe, APC
50 California Street, Suite 1500
San Francisco, California 94111

Attention: Thomas Lippe

Subject: Geotechnical Consultation
1000 Broadway Project - Wysteria Residences
San Francisco, California

Dear Mr. Lippe:

In accordance with your Retention Letter dated April 14, 2025, Haley & Aldrich, Inc. (Haley & Aldrich) is providing geotechnical consulting services relative to the 2012 Mitigated Negative Declaration (MND) prepared for the subject project. The project site is located at the northwestern corner of Broadway and Taylor Street in San Francisco, California (Figure 1). My Curriculum Vitae is attached as Exhibit 1. We understand the project proponents are requesting a setback variance from the Planning Department and that issuance of the variance could adversely impact your Clients' properties which abut the subject property. Toward that end, we have reviewed the following documents:

- Mitigated Negative Declaration, Case No. 2006.1202E, 1000 and 1020 Broadway: 1629 Taylor Street, August 29, 2012
- "Updated Geotechnical Feasibility Study, Wysteria Residences, San Francisco, California" Treadwell & Rollo, February 3, 2010
- "Geotechnical Input for SF Planning and SSPA Tier, 1000 Broadway, San Francisco, California," Langan, October 4, 2024
- Planning Submittal, Master Set, Wysteria Residences, San Francisco, California, Page & Turnbull, February 3, 2025

You have requested that we provide you with our professional opinion as to the adequacy of the MND relative to the current project based on the available geotechnical information. Specifically, you have requested opinions on the following items:

1. May changes in the project between the 2014 version and the current version cause significant adverse effects on the geologic stability of the site that were not evaluated in the 2012 MND?
2. Do the project materials provide enough information for the Zoning Administrator to find that "granting the variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity"?

Based on our review of the provided geotechnical information and published geologic maps, we judge that the subsurface profile at the project site generally consists of fill, slope debris/ravine fill (colluvium), and bedrock of the Franciscan Complex. Treadwell & Rollo (2010) reported that the bedrock consists of shale and thin-bedded sandstone striking northwest and dipping 55 to 70 degrees to the northeast. Shear wave velocities in the bedrock were reported to be on the order of 6,000 feet per second (fps) in the upper 12 to 20 feet below ground surface (bgs), increasing to 14,000 fps below 20 feet.

The plans provided indicate the project as currently planned will require excavations from 20 to 65 feet bgs. The excavations will be made into hard bedrock that will be difficult to excavate and could be of variable quality. Design and construction of a shoring system will be a critical element.

1. In our opinion, the current project which includes an additional 12 feet of excavation compared to the original conceptual plan, is significantly different than the project envisioned by the 2012 MND. The Initial Study may have over-simplified the geology and soils characteristics at the site based on the information available. In any case, the excavation will require a substantial shoring and retention system, that has yet to be designed. Understanding the nature of the bedrock beneath the site will be critical to determining if the proposed excavation can be accomplished and if a compatible shoring and retention system that protects adjacent properties can be designed and constructed. Any shoring system will likely require soil nails or tiebacks that will extend beyond the property lines, which would require encroachment permits from adjacent property owners. To that, it is possible that there also may not be sufficient horizontal space between the property line and the northern wall of the Broadway Tunnel to install tiebacks. In addition, based on the strike and dip of the bedrock, the slopes at the deepest locations could be subject to failure if the excavation and shoring are not properly designed and constructed. Given the change in proposed excavation depth we believe Topic 14.c of the MND should be bumped to significant impact or be less than significant with mitigation incorporated for the original project and with an additional 12 feet of excavation should be considered as such.
2. The documents that informed the Geology and Soils section of the MND were based on published data and not site-specific data. The Franciscan Complex is a mélange that is known to be widely variable. A wide range of conditions could be encountered that could impact excavation difficulty and performance. Even as previously proposed (less excavation depth), without site-specific data on the nature and quality of the bedrock, it is difficult to understand how the excavated slopes will behave as the excavation is advanced and the required shoring is installed. Two of the four excavation walls will have an adverse bedding condition that could experience failure before retention measures are installed as the excavation proceeds to depth. Such a failure would impact the adjacent upslope properties.

We have based our opinions on the data available to us. Our work has been completed in accordance with generally accepted geotechnical engineering practices and procedures. This standard is in lieu of all other warranties, either expressed or implied.

We trust this information meets your needs at this time. If you have any questions, please contact the undersigned.

Sincerely yours,
HALEY & ALDRICH, INC.



Christopher R. Nardi, P.E., G. E.
Senior Technical Expert, Geotechnical Engineer

Attachments
Figure1 – Project Site
Exhibit 1 – Curriculum Vitae

\\haleyaldrich.com\share\granite\2025\0213424-LippeLaw-1000 Broadway\ReviewLetters\0213424.001- Planning Opinion\VarianceOpinion-042152025-F.docx



LEGEND

- PARCEL BOUNDARY
- PROPOSED CHANGES TO PARCEL
- SAN FRANSISCO, COUNTY PARCELS

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: SAN FRANSISCO, COUNTY.
3. AERIAL IMAGERY SOURCE: NEARMAP, FEBRUARY 2025.

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SCALE IN FEET

HALEY ALDRICH

LIPPE LAW
1000 BROADWAY, SAN FRANCISCO, CALIFORNIA

PROJECT SITE. 1000 BROADWAY, SAN FRANCISCO, CALIFORNIA

APRIL 2025

FIGURE 1

GIS: \\haleyaldrich.com\share\granite\2025\0213424-LippeLaw-1000 Broadway\GIS\ArcGIS\0213424-LippeLaw\0213424-LippeLaw.aprx - mmarcelli - 4/22/2025 10:59 AM



CHRISTOPHER NARDI, P.E., G.E.

Senior Technical Expert, Geotechnical Engineer

EDUCATION

M.S., Geotechnical Engineering, University of California, Berkeley, 1981
B.S., Civil Engineering, California State University, Chico, 1978

PROFESSIONAL REGISTRATIONS

1981/ CA: Civil Engineer (Reg. No. 33379)
1987/ CA: Geotechnical Engineer (Reg. No. 628)
2023/ HI: Civil Engineer (Reg No. 20409)

PROFESSIONAL ORGANIZATIONS

American Society of Civil Engineers
International Society of Soil Mechanics and Foundation Engineers
Chi Epsilon National Civil Engineering Honor Society
ASCE San Francisco Geotechnical Institute, Past Chairman

PUBLICATIONS

Rinne, E.E., C.S. Shields, and C.R. Nardi, 1988. Mitigation of Liquefaction Potential: in Proceedings of the XI World Conference on Earthquake Engineering, Tokyo, Japan
Baker, V.A., N.A. Thomsen, C.R. Nardi, and M.J. Talbot, 1984. Pile Foundation Design Using Pile Driving Analyzer: in Analysis and Design of Pile Foundations, J.R. Meyer ed., Am. Society of Civil Engineers, pp. 350-372.

Chris is a geotechnical engineer with 47 years of consulting experience for projects including levees, dams, embankments, and related earth structures; landslides; wetland design; underground utility studies; commercial, industrial, R&D, and residential developments; and investigation and closure of hazardous waste sites. Waste-related projects have included landfill studies, soil and groundwater studies, surface spills, environmental assessments, surface impoundment closure design, engineering, and construction. Chris is a recognized leader in the consulting community and has developed a reputation for innovative design approaches and solutions. He is a problem solver who can think on his feet when needed to keep design and construction projects moving forward. He has managed large groups of people and has been responsible for many marketing and business development opportunities**.**

RELEVANT PROJECT EXPERIENCE

Silicon Valley Clean Water, Front of Plant Project, Redwood City, California. As the principal geotechnical engineer, Chris directed a geotechnical investigation for the design of a new headworks facility at an existing wastewater treatment plant. New facilities include a headworks building, pipelines, and an 85-feet-deep intake shaft. Chris and team completed laboratory testing to evaluate strength and consolidation, and provided recommendations for pile and shaft design and instrumentation. Chris prepared a data report, interpretive report with recommendations for design and construction, and a baseline report.

Reclamation District 1000, Pumping Plant 2, Sacramento County, California. After flooding made it ineffective, the original pumping plant was removed. Chris completed a geotechnical investigation for the design and construction of a new pumping plant approximately 600 feet inland. He provided construction oversight during removal of the old plant infrastructure and construction of the new plant. Construction involved dewatering and deep excavation.

Sacramento Area Flood Control Agency (SAFCA), Natomas Basin Levee Evaluation, Sacramento and Sutter Counties, California. Chris was the engineering/task leader for borrow studies and construction of improvements for the Natomas Basin levees. He coordinated borrow studies for six areas involving over two dozen properties. Chris developed field and laboratory testing programs to support our engineering analyses and future construction. He coordinated engineering and technician support during construction of 12 miles of cutoff walls up to 115 feet deep and levee improvements involving several million cubic yards of soil.

Target Stores, Shoreline Center, San Rafael, California. Chris performed preliminary and design geotechnical investigations for a new store on a closed landfill. He completed laboratory testing to evaluate the strength and compressibility of subsurface materials, including landfill material, soft Bay Mud, and alluvium. Chris performed engineering analyses to evaluate the design of pile foundations, long-term site settlement, and slope stability. He developed recommendations for site grading and deep pile foundations to account for settling ground and soft soils. He also prepared geotechnical reports in support of project design. Chris provided geotechnical oversight during construction for installation of pre-cast concrete piles to bedrock, including recommendations for replacement piles.

Creegan & DeAngelo/County of Solano, Solano Bikeway Extension, McGary Road, Solano County, California. Chris was the geotechnical reviewer during the design of the project and construction oversight lead to remedial repairs to reconstructing a portion of McGary Road in Solano County to create a Class III Bike Route. This portion of McGary Road had two significant slip-outs that were on a larger, deep-seated slide. The repair included excavating the failed soil and constructing a keyed and benched reinforced soil slope. The magnitude of the larger slide became obvious during construction as the repairs were based on shallow bedrock.

Granite Construction, San Clemente Dam and Carmel River Reroute, Carmel Valley, California. Chris was the task lead and engineer-of-record for the design-build team for the final design of the San Clemente Dam removal and reconstruction of the Carmel River channel for fish passage and red-legged frog habitat. Chris and team designed two large embankments (a 50-foot-high diversion dike and a stabilized sediment slope buttress) to contain sediment; they must meet Division of Safety of Dams (DSOD) seismic stability criteria. Tasks included river diversion systems, rock cuts for a new river channel, the design of a new river channel, and a 330,000-cubic-yard stockpile of excavated sediment. Chris evaluated the classification of soil/rock source materials from borrow source results and led the design and laboratory testing of a critical seepage cutoff wall for the diversion dike. Additional responsibilities included compaction and strength criteria for embankment design; reviewed detailed seepage and slope stability analysis for embankment design; designed subsurface soil-bentonite cutoff wall; developed plans and specifications; and prepared a geotechnical design report. Chris provided engineering oversight during construction, including test fills to evaluate compaction for embankment and cutoff wall construction.

Lodi Gas Storage LLC, Kirby Hill Gas Storage, Solano County, California. Chris conducted a geotechnical investigation for a gas storage project that included a metering station, a compressor station, three well sites, and 5.5 miles of pipeline. He evaluated subsurface conditions using borings and seismic refraction techniques. He collected representative soil and bedrock samples for laboratory testing. Chris investigated the location of a potentially active fault through aerial photograph review, field reconnaissance, and seismic refraction studies. He also prepared a geotechnical report to provide recommendations for site grading and foundation design.

Alameda County Water District, Mayhew Reservoir Vista Grande Lot 17, Job 110.7114, Fremont, California. Chris was project manager and lead geotechnical engineer for Lot 17, a property below the reservoir. This was a remnant lot from a 2006 development left due to the geotechnical issues in the area and that cannot be developed until Alameda County Water District (ACWD) and the City of Fremont determine that the suite is suitable for development. The owner of Lot 17 proposed to subdivide the lot into three new residential parcels and commissioned a geotechnical analysis. Chris performed site reconnaissance to observe existing conditions.

EXHIBIT 5

BRUNZELL
HISTORICAL

April 21, 2025

Law Offices of THOMAS N. LIPPE, APC
50 California Street, Suite 1500
San Francisco, California 94111
Telephone: 415-777-5604

Subject: Review of potential negative impacts to historical resources by the proposed project at 1000 Broadway, San Francisco, San Francisco County, California.

Dear Mr. Lippe,

POTENTIAL HISTORICAL RESOURCE IMPACTS

Review of the proposed project plans along with the mitigated negative declaration prepared for the project by the San Francisco Planning Department reveals that the project is likely to result in significant unmitigated negative impacts to the National Register of Historic Places (NRHP) Russian Hill/Vallejo Street Crest Historic District with in which it is sited.

I. Alterations to Proposed Project

The Final Mitigated Negative Declaration (MND) for the proposed project was adopted October 16, 2012. In the intervening years, project plans changed substantially, most notably by a considerable diminishment in the size of the parcel. The project proposes to construct three residential buildings on what is currently a single parcel, which would be split into three separate lots. As originally proposed in 2012, a lot line adjustment would have added a nearly 1,200 square-foot landscaped area along the western edge of the current parcel. This additional strip of land is no longer available, and the three proposed new buildings will be nearly as large as originally proposed. The 2013 MND produced by San Francisco staff and the plan set created in February 2025 by Page & Turnbull Architects are very different in style and content and thus difficult to compare, and the square footage of open space is not provided in the MND. But visual inspection of project plan sets from both documents shows an obvious large reduction in open space on each of the agreed proposed new parcels. As currently proposed, the project appears to include a total of 1,251 square feet of open space (which will be as low as 153 square feet for one unit). And much of this open space will be devoted to patios and other forms of hardscape rather than landscaping: only 54% of the setback area along Broadway will be permeable and only 24% of this area will be actual green landscaping. The substantial expansion of lot coverage has not been addressed in the MND, which was not updated to consider the project as currently proposed. This proposed lot coverage for the new project would appear to have a strong potential for creating significant negative impacts to the NRHP-listed historic district since it would reduce the landscaped area of the site, which is specifically cited in the NRHP nomination form as providing "a significant verdant edge for the district" (see MND p. 28). In addition to creating a potential negative impact to a character-defining feature of the historic district, the increase in lot coverage may create negative impacts to adjacent historic district contributors. The building proposed for 1601/1625 Taylor Street is less than 16 feet

from the western property line, which separates it from 1020 Broadway. And with zero setback from its northern property line, the proposed new building is a mere 12 feet from the historic district contributor at 1629 Taylor Street. None of these potential negative impacts were analyzed in the original MND.

II. Failure to Mitigate

Page & Turnbull prepared a Historical Resource Evaluation Report (HRER) on the subject property in 2011 when the original project was being planned, which stated that the project was generally consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards). The HRER further asserted that, because the retaining wall (a contributor to the NRHP historic district) surrounding the subject property would not be demolished, the project as proposed at that time would not create a significant negative impact to the contributing wall or to the district. San Francisco Planning Department staff, however, found that the project would create substantial negative impacts to the historic district that required mitigation.

The San Francisco Planning Department HRER response letter found that the project would "involve material and visual alterations that substantially change defining characteristics of the subject property and its site and environment." Staff noted that the semi-attached appearance of the proposed building was "not compatible with the existing historical pattern of separate structural masses and detached residential buildings on the subject property and on the subject block." Staff found that the tall, tower-like Taylor Street duplex would read as a five-story building and that its massing was not compatible with nearby three-and four-story historic district contributors. The Spanish Revival architectural style of 1000 Broadway was not considered sufficiently differentiated from historic buildings, and the alteration of the spatial relationship between the proposed project site and surrounding buildings would reduce the sense of "a greenery-enveloped rural enclave in the midst of the city," which was cited as an important character-defining feature of the historic district in the NRHP nomination form (see MND p. 31).

For these reasons, the MND developed mitigations to reduce negative impacts to historical resources:

> The foregoing would result a significant impact to the historic district. In order to reduce the potential impacts to a less-than-significant level, the project sponsor would be required to implement Mitigation Measure M-CP-1.

Mitigation Measure M-CP-1a consists of documentation of the subject property, which is assumed to have been performed.

Mitigation Measure M-CP-1b consists of the following design revisions for the new buildings:

1. Provide visual separation between the three buildings.
2. Reduce the massing of the top floor of 1601-1625 Taylor Street.
3. Use contemporary materials rather than clay tile for the roof of 1000 Broadway.
4. Use simplified contemporary patterns for the 1000 Broadway metal railings.
5. Use simplified columns and arches at 1000 Broadway.

Although Mitigation Measure M-CP-1b requires five specific design revisions as mitigations, only 3 and 4 have been implemented. Careful review of the revised drawing does not reveal visual separation between the three buildings. Plan views of the new project appear to show a sliver of

additional space between building footprints, this separation is minuscule when seen in context of the large bulk and height of the buildings, which continue to present the semi-attached appearance of a large complex of related buildings, which staff clearly identified as incompatible with the historic district. The intent of this mitigation was to require redesign of the project so that these three buildings would "read" as separate structures; the addition of a one-or two-foot gap between sidewalls is purely symbolic. It does nothing to address the incompatibility found by the MND. The top floor massing of 1601-1625 Taylor Street has likewise not been reduced; visual comparison of the 2012 and 2025 project plans reveals no apparent difference in height or bulk. Nor do revised project drawings reveal any simplification of columns and arches at 1000 Broadway.

CONCLUSION

Since the current project covers so much more of the parcel than the project analyzed in the MND, negative impacts to the "verdant" and "greenery-enveloped" character of the historic district and its nearby contributors have not been sufficiently addressed. The current proposed project appears likely to result in a significant negative impact to the district's feeling of a parklike enclave within the City. Furthermore, three mitigation measures that were required by the MND were either ignored or only partially implemented.

PREPARER QUALIFICATIONS

I meet the Secretary of Interior's Professional Qualifications for both History and Architectural History. I hold a Master's degree in Public History and have worked in multiple facets of historic preservation and cultural resource evaluation since 2007. My experience includes municipal preservation planning and working as the lead staff member of a non-profit preservation organization. Since 2012, I have worked full-time as a historical consultant, completing dozens of evaluations for CEQA and Section 106 compliance. Additionally, I have completed local and National Register nominations, historic context statements, and Historic American Engineering Record recordation. The Bay Area is the center of my practice, but I frequently work in the greater Sacramento area, and have also completed projects in Southern California, Nevada, Oregon, New York, and Puerto Rico. In addition to my work with historic-period domestic, agricultural, and commercial properties for private clients, I have prepared reports on post offices, military bases, university campuses, hospitals, church properties, national parks, and a NASA site. I am listed as a Historian and Architectural Historian on the California Office of Historic Preservation's roster of qualified consultants for every county in California.

Please contact me by phone at 707/290-2918 or e-mail at kara.brunzell@brunzellhistorical.com with any questions or comments.

Sincerely,



Kara Brunzell, M.A.
Brunzell Historical

EXHIBIT 6

haushepherd inc.
1160 Battery St. Ste. 100
San Francisco, CA 94111

Law Offices of Thomas N. Lippe APC
50 California St., Suite 1500
San Francisco, CA 94111

Subject: Proposed Development at 1000 Broadway
Planning Record No.: 2024-008190PRJ/VAR

Date: April 21, 2025

Thomas Lippe,

I write regarding the residential development proposed on the property located at 1000 Broadway. I am a licensed civil engineer. My resume is included in Appendix B. My review of the proposed project has included the following documents:

- Plan Check Letter Response by Reuben, Junis & Rose, LLP dated February 10, 2025
- Master Set – Wysteria Residences by Page & Turnbull dated 02.03.2025
- P&T Response to Appendix A: Planning Code Review Dated November 22, 2024
- Geotechnical Input for SF Planning and SSPA Tier by Langan dated 4 October 2024
- Updated Geotechnical Feasibility Study by Treadwell & Rollo dated 3 February 2010

In review of these documents, it is my understanding that Russian Hill Lending, LLC, an Arizona LLC is proposing a significant development on the 1000 Broadway site. This project proposes to include three different residences on the single lot with below-grade excavations, which will present a significant hazard to the properties at 1020 Broadway and 1629 Taylor that are immediately uphill of the proposed development.

Sheets A401 through A404 of the Master Set provide building cross sections that depict at least 5 levels of below grade basement walls that would be constructed against the property line with 1020 Broadway and 1629 Taylor. These excavations would greatly undermine the slope below these existing structures and pose a significant concern to the stability of the hillside and existing structures on the block during construction.

Review of the available geotechnical studies for the project has not provided comfort in regard to the proposed development and its excavations. These reports do not appear to rely on any site- specific subsurface investigations or contain data specific to the in-situ properties of the ground at the site. The Langan report acknowledges that the San Francisco Slope and Seismic Hazard Zone Protection Act (SSPA) imposes requirements on this site for geotechnical and geologic study, and I would consider these investigation requirements to be critical in the case of this project. For example, the Treadwell & Rollo report identifies rock bedding orientations and inclinations that would be susceptible to dip-slope failures during excavation. A robust subsurface investigation of the ground and study by both a Geotechnical Engineer and Certified Engineering Geologist should further quantify this risk of the project, and much greater clarity regarding shoring requirements should be provided. In addition to the ground parameters, a more comprehensive land survey study should be performed of the excavation depths relative to the Broadway Tunnel crown elevation. This tunnel structure is directly below the proposed development and is in no way acknowledged by the proposed construction set. Without further study of the deep excavations relative to the tunnel, this public infrastructure feature could be adversely impacted by the construction activities.

haushepherd inc.
1160 Battery St. Ste. 100
San Francisco, CA 94111

The development at 1000 Broadway is also requesting a significant variance with regards to property setbacks, particularly on the side adjacent to 1629 Taylor. What should be a 26'-10" setback is proposed to be zero, with a 30ft wide structure entirely filling this required rear yard setback. A zero-setback lot along the 1629 Taylor and 1020 Broadway property lines as presented in the proposed plans would thus require support of excavation that will protrude into the adjacent properties in the form of tiebacks and/or rock bolts. These would most likely require permission from neighboring property owners. These features would involve lateral drilling (potentially as long as the excavation is deep) under the adjacent properties, and result in open cavities beneath the existing structures during construction. A risk of collapse of these open holes would be present, which may result in ground subsidence and structural movement of the existing buildings. Accordingly, this feature of the project may cause a substantial adverse impact on the adjacent properties as a result of ground subsidence.

In addition to the significant impacts that the 1000 Broadway development will have on the slope stability of the block (particularly during construction), it does not appear to address the concerns raised by SF Planning regarding the historic preservation of the Russan Hill/Vallejo Street Crest District. SF Planning requested the applicants to clarify how this project would not adversely change the significance of the neighborhood or adversely impact the Homer-Parker and Parker-Atkinson Retaining Walls. In the response by Reuben, Junius & Rose, LLP, this request for clarification was completely dismissed and the response does not address this historic preservation concern. What is more, the proposed configuration of the corner lot will result in a very dense housing development, which differs significantly from the surrounding properties on the block (1020 Broadway, 1032 Broadway, 1629 Taylor, and 30 Florence to name a few).

For further insight and visualization into the impacts of the proposed development at 1000 Broadway on the surrounding features, I am also including the markup in Appendix A of this letter. On select sheets of the proposed development plan set, I have included missing windows on the neighboring 1020 Broadway house (R001), overlay of the proposed Taylor structure on the Broadway Streetscape sheet (R004), and overlay of the existing 1020 Broadway structure on the Taylor Streetscape sheet (R005). Also included is a comparison of the buildable areas on the 1000 Broadway site as understood from the SF Planning Code when considering the site a single lot versus split into 3 separate lots. It is my goal with these markups to further demonstrate the impacts the proposed development will have on the adjacent structures (particularly 1020 Broadway), and how widely the requested variances for the development stray from allowable buildable footprints.

Should you have any questions relating to the contents of this letter, please contact our office at your convenience.

With regards,

Jakob R. Walter, PE (C91413)
Principal Engineer
haushepherd inc.

jakob@haushepherd.com
(415) 690-9913

haushepherd inc.
1160 Battery St. Ste. 100
San Francisco, CA 94111

APPENDIX A:
MARKUPS ON 1000 BROADWAY PROPOSED PLANNING SET BY PAGE & TURNBULL



MASTER SET

WYSTERIA RESIDENCES

SAN FRANCISCO, CALIFORNIA

DRAWING INDEX

#	Sheet Title
A000	COVER SHEET
G001	GENERAL INFORMATION & PROJECT DATA
N001	SITE THEN & NOW
N002	NEIGBORHOOD CONTEXT BUILDINGS
N003	CONTRIBUTORS TO HISTORIC DISTRICT
N004	RECENT NEW CONSTRUCTION WITHIN HISTORIC DISTRICT
R001	R001 RENDERINGS 1, 2, & 3
R004	BROADWAY STREETSCAPE
R005	TAYLOR STREETSCAPE
T100	TOPOGRAPHIC SURVEY
A100	SITE PLAN & PROJECT DATA
A110	LANDSCAPE PLAN
A200	LOWER LEVEL PLAN
A201	GARAGE PLAN
A202	LEVEL ONE PLAN
A203	LEVEL TWO PLAN
A204	LEVEL THREE PLAN
A205	LEVEL FOUR PLAN
A206	LEVEL FIVE PLAN
A207	LEVEL SIX PLAN
A208	ROOF PLAN
A301	EXTERIOR ELEVATIONS - EAST (TAYLOR)
A302	EXTERIOR ELEVATIONS - SOUTH [BROADWAY STREET]
A303	EXTERIOR ELEVATIONS - WEST
A304	EXTERIOR ELEVATIONS - NORTH
A401	BUILDING SECTION B-B
A402	BUILDING SECTION C-C
A403	BUILDING SECTION E-E
A404	BUILDING SECTION F-F
C002	CODE COMPLIANCE - EAST [TAYLOR] HEIGHT AND SETBACK ANALYSIS
C003	CODE COMPLIANCE - SOUTH [BROADWAY] HEIGHT & SETBACK ANALYSIS
C004	CODE COMPLIANCE - WEST ELEVATION HEIGHT AND SETBACK ANALYSIS
C005	CODE COMPLIANCE - NORTH ELEVATION HEIGHT AND SETBACK ANALYSIS

PROJECT DIRECTORY

OWNER
RUSSIAN HILL LENDING, LLC

MANAGED BY
P3 CAPITAL MANAGEMENT, LLC
KEITH AND DANA GAPUSAN TRUST
8149 n 87th Place, Suite 137
Scottsdale, AZ 85258
Keith Gapusan, Trustee
keith@p3capital.com

ARCHITECT
PAGE & TURNBULL
170 Maiden Lane, 5th Floor
San Francisco, California 94108
t: 415.362.5154
f: 415.362.5560
Lada Kocherovsky

CIVIL
MARTIN M. RON ASSOCIATES
LAND SURVEYORS
839 Harrison Street
Suite 200
San Francisco, California 94107
t: 415.543.4500
David Ron

SCOPE OF WORK

This site permit consists of four separate permits.

Permit # _____: A podium with two levels servicing three residential buildings on top.

Permit # _____: A two-story single family dwelling with two basements over the podium at address 1000 Broadway

Permit # _____: A one-story single family dwelling with 3 basements and an ADU over the podium at 1010 Broadway

Permit # _____: A three-story, two-family dwelling with three basements residential building over the podium at addresses 1601 & 1625 Taylor Street



1 ROEDER-FIELD HOUSE (1909) -- 1020 BROADWAY STREET



2 PARKER-HOMER HOUSE (1909) -- 1629 TAYLOR STREET



3 POLK-WILLIAMS DUPLEX (1892) -- 1013-1019 VALLEJO STREET



4 HANFORD-VERDIER MANSION (1905-1906) -- 1001 VALLEJO STREET



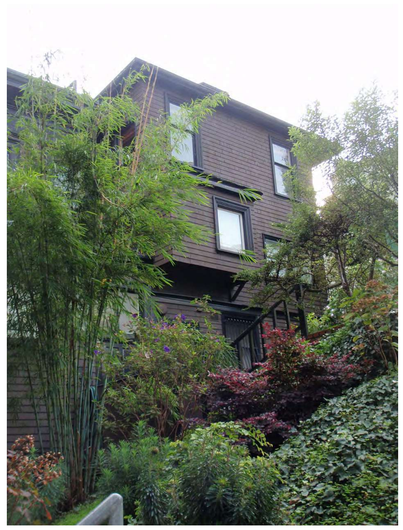
5 HORATIO PUTNAM LIVERMORE RESIDENCE (CA. 1857/97) -- 40 FLORENCE STREET



6 LIVERMORE POLK HOUSES I-IV (1915-1916) -- 1 - 7 RUSSIAN HILL PLACE



7 LIVERMORE-MCCALL HOUSE II (1915) -- 1742 JONES STREET



8 HOUSE OF THE FLAG (1864 / 1903) -- 1652-1656 TAYLOR STREET



9 NORMAN BANKS LIVERMORE HOUSE (1912) -- 1071 VALLEJO STREET

PROJECT

WYSTERIA RESIDENCES

1027 Broadway
San Francisco
CA 94133

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TITLE

CONTRIBUTORS TO HISTORIC DISTRICT

PLANNING SUBMITTAL

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SCALE 3" = 1'-0"
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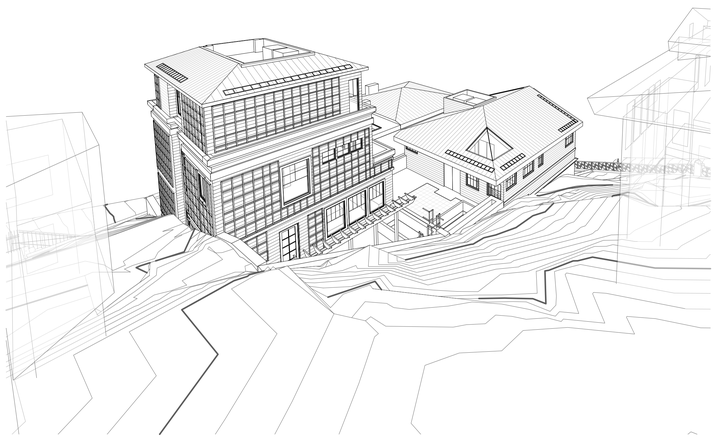
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1 RENDERING #1 - FROM OPPOSITE CORNER OF BROADWAY AND TAYLOR STREETS



4 3D VIEW FROM NORTHWEST



3 RENDERING #3 - FROM TAYLOR STREET



2 RENDERING #2 - FROM BROADWAY STREET

NOTE: ALL RENDERINGS HAVE BEEN CONSTRUCTED ATOP A THREE DIMENSIONAL COMPUTER AIDED DESIGN (CAD) MODEL DERIVED FROM THE PROJECT'S ARCHITECTURAL CAD DRAWINGS. THE 3D MODEL HAS BEEN VARIOUSLY ROTATED TO SIMULATE THE VIEW FROM EYE LEVEL AT POINTS SHOWN AS INDICATED ABOVE. ALL GREENERY SHOWN IS AS SPECIFIED ON THE LANDSCAPE PLAN.

PROJECT

WYSTERIA RESIDENCES

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RENDERINGS

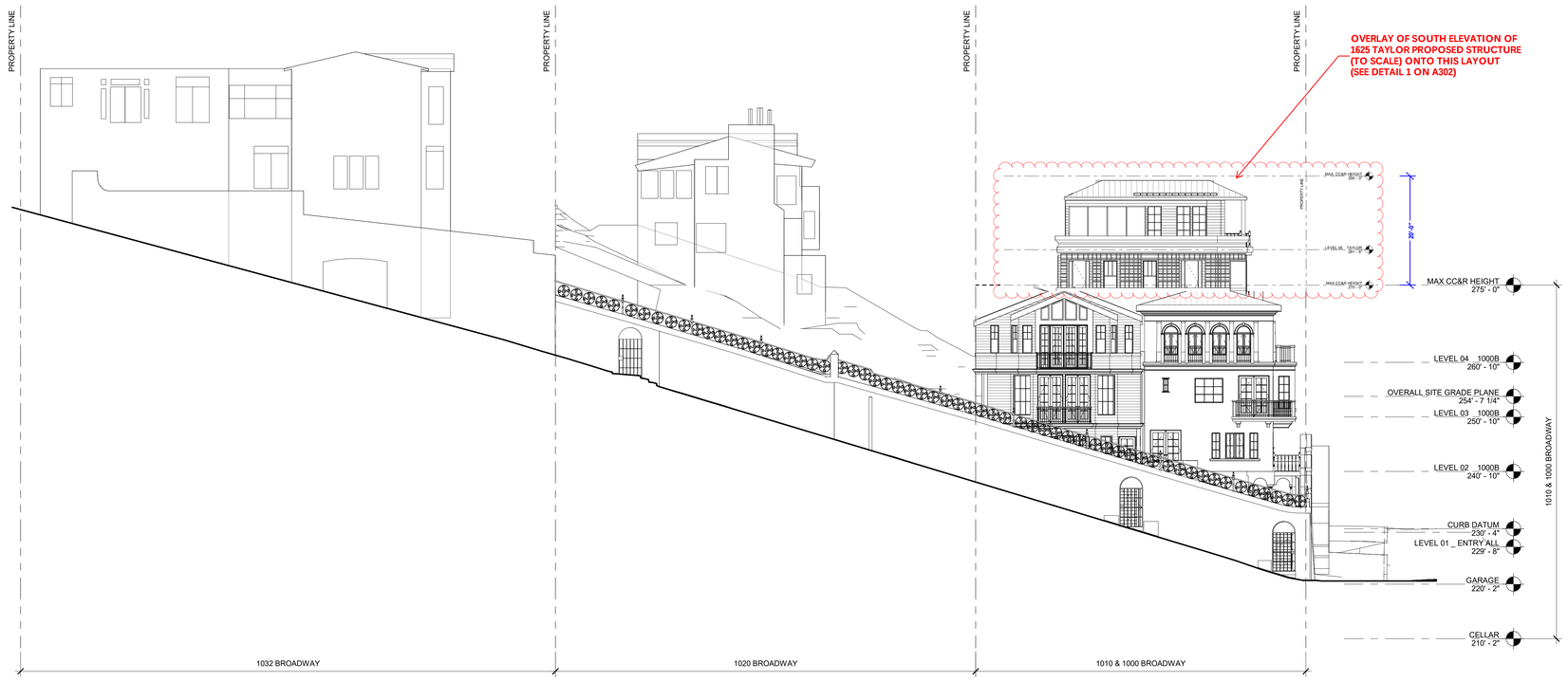
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1 BROADWAY STREETSCAPE
3/32" = 1'-0"

0 8' 16' 24'
SCALE: 3/32" = 1'-0"

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PROJECT

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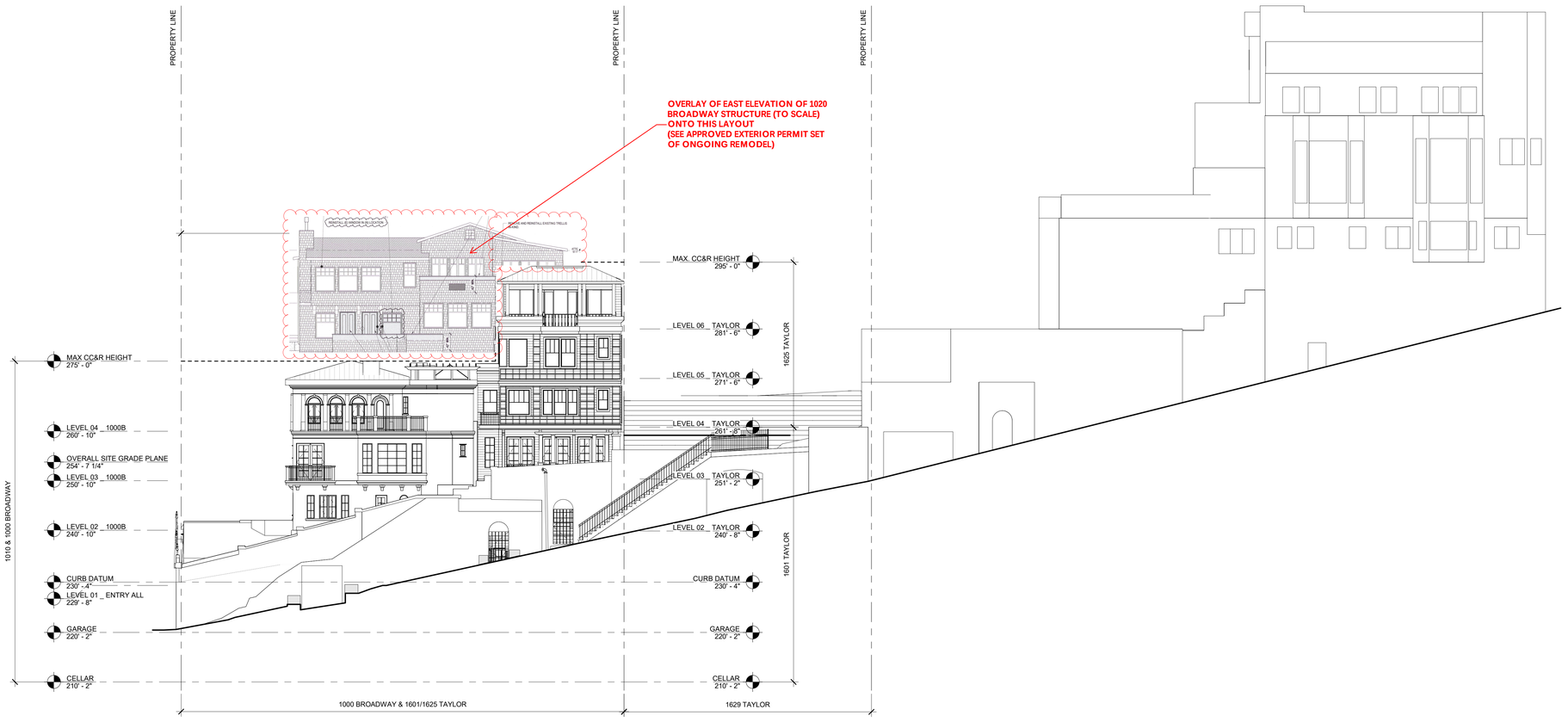
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BROADWAY STREETSCAPE

PLANNING
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1 TAYLOR STREETSCAPE
3/32" = 1'-0"

0 8' 16' 24'
SCALE: 3/32" = 1'-0"

PROJECT
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CA 94133

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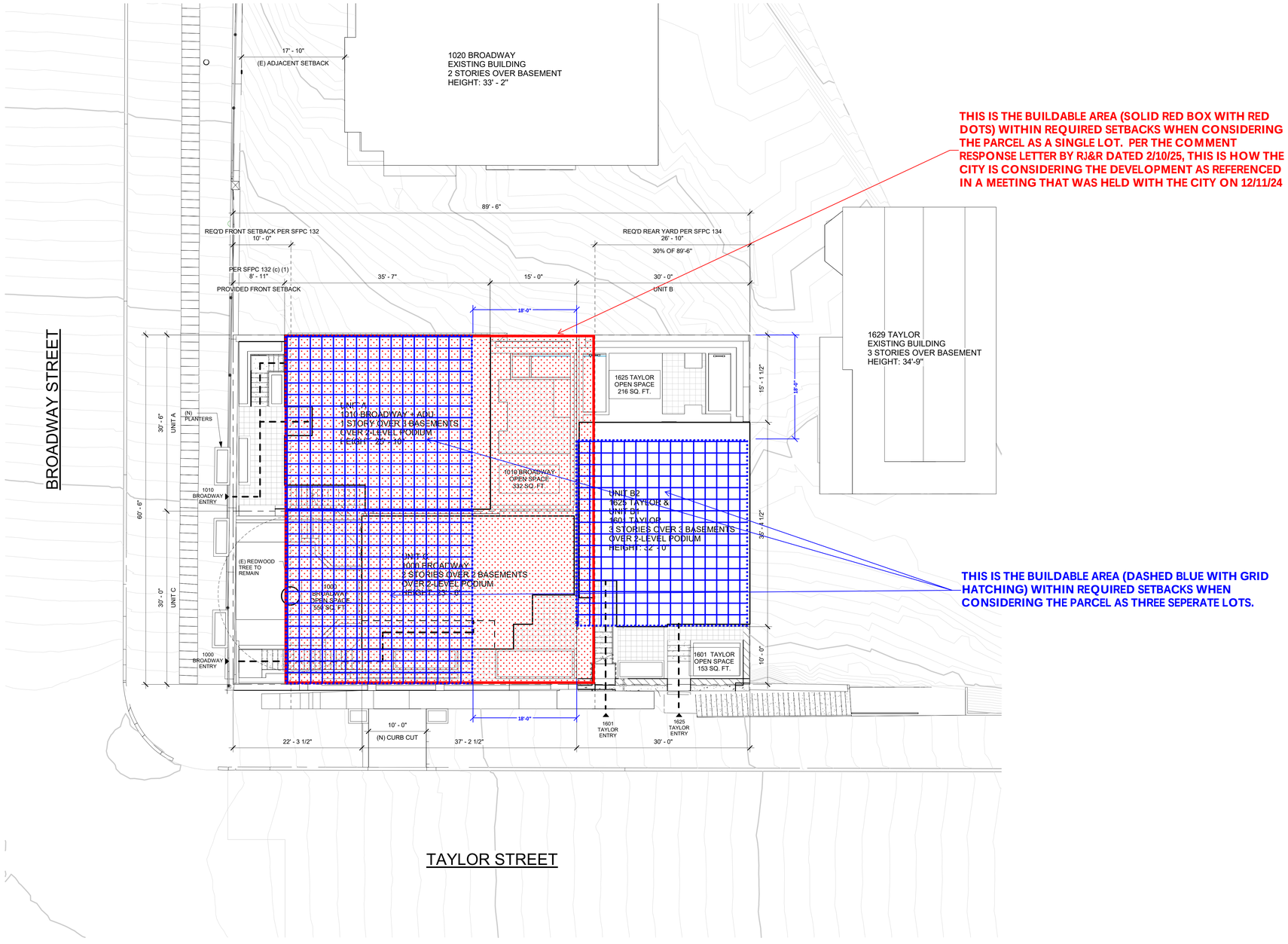
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1 SITE PLAN - PROPOSED
1/8" = 1'-0"

SHEET NOTES (PLANS)

1. PLACE SHEET NOTE TEXT HERE

KEY NOTES

SCALE: 1" = 10'-0"

PROJECT

WYSTERIA RESIDENCES

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San Francisco
CA 94133

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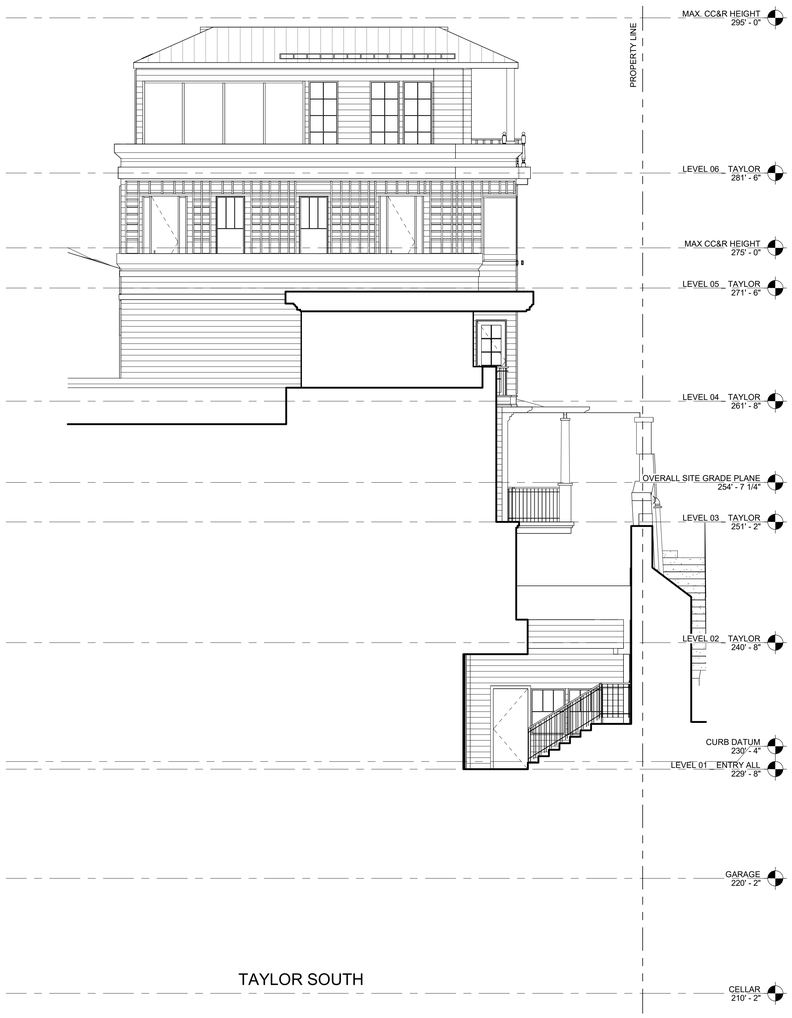
SITE PLAN

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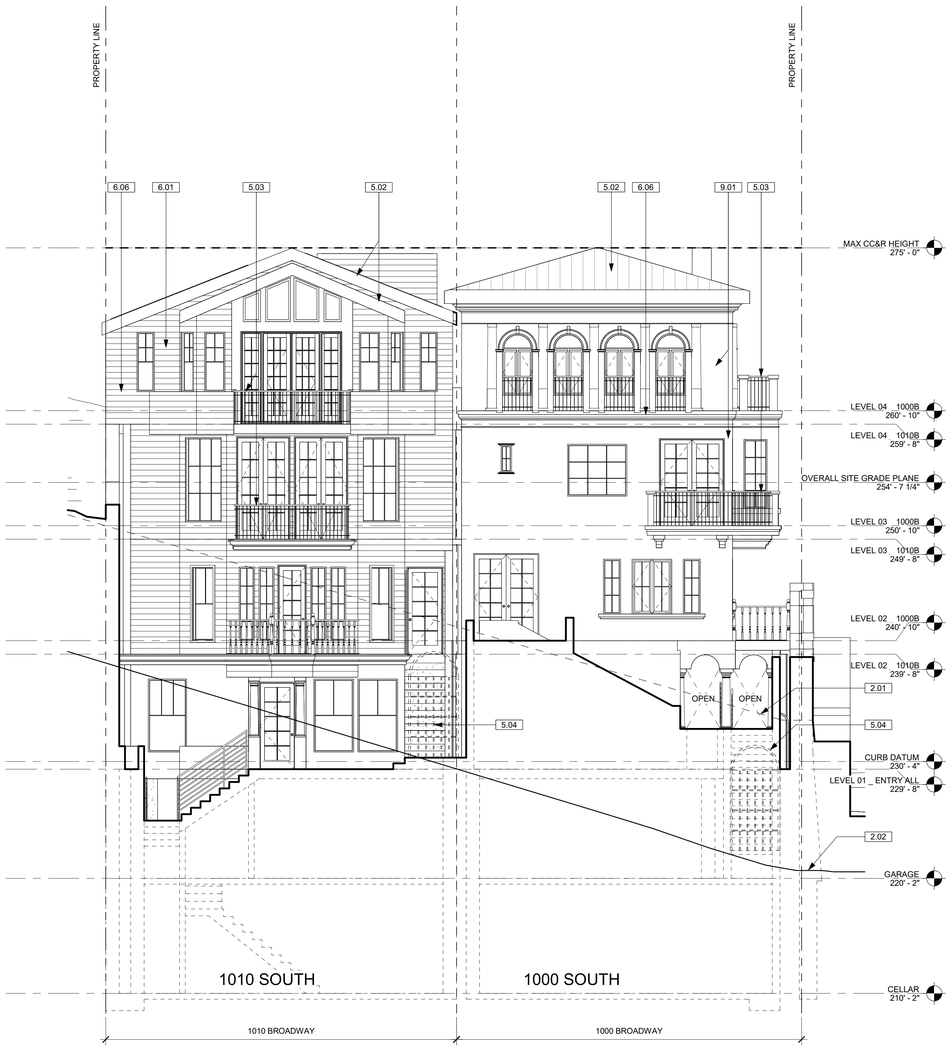
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2 SOUTH ELEVATION (1601 & 1625 TAYLOR)
3/16" = 1'-0"



1 SOUTH ELEVATION (1010 & 1000 BROADWAY)
3/16" = 1'-0"

SHEET NOTES

1) ALL WINDOWS WOOD FRAME EXCEPT AS NOTED
2) FOR ALL NEW OPENINGS IN THE EXISTING CONCRETE PERIMETER RETAINING WALLS: PROVIDE FOR NEW DOORS AND/OR SOLID FRAMING THAT ARE RECESSED AND LOCATED NO FURTHER FORWARD THAN THE BACK (INTERIOR) SURFACE PLANES OF THE EXISTING CONCRETE PERIMETER RETAINING WALLS; PROVIDE FOR EXTERIOR GATES THAT ARE ATTACHED/INSTALLED WITHIN THE RECESSES OF THE EXISTING CONCRETE PERIMETER RETAINING WALLS; AND PROVIDE FOR "UNFINISHED" NEW WALL SURFACES AND EDGE SURFACES THAT ARE REVEALED THROUGH CUTTING OF NEW OPENINGS IN, AND THAT EXHIBIT COLORS, TEXTURES, AND OTHER VISUAL AND MATERIAL QUALITIES OF THE INTERIOR CONSTRUCTION AND COMPOSITION OF, THE EXISTING CONCRETE PERIMETER RETAININ...

KEY NOTES

2.01 TOP OF (E) HISTORIC WALL
2.02 (E) SIDEWALK
5.02 STANDING SEAM METAL ROOF
5.03 WROUGHT IRON RAILING
5.04 WROUGHT IRON GATE
6.01 WOOD SHINGLE SIDING
6.06 WOOD TRIM
9.01 CEMENT PLASTER

0 4' 8' 12'
SCALE: 3/16" = 1'-0"

PROJECT

WYSTERIA RESIDENCES

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CA 94133

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TITLE

EXTERIOR ELEVATIONS - SOUTH (BROADWAY STREET)

PLANNING SUBMITTAL

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APPENDIX B:
JAKOB WALTER RESUME

- Jakob R. Walter -

jakob@haushepherd.com | 415.690.9913 | linkedin.com/in/jakobwalter

Work Experience

haushepherd – Founder & Principal Engineer
San Francisco Bay Area, CA (July 2023 – Present)

- Develops engineering plan sets and documentation for permitting and construction of residential structural projects primarily pertaining to foundations, retaining walls, and drainage.
- Conducts on-site field assessments of the condition and performance of residential structures.
- Drives company growth through business development activities with local engineers, contractors, and real estate professionals.
- Actively manages and provides QC oversight of engineering field and office staff.

Bear Engineering – Operations Director & Foundation Engineer
San Francisco Bay Area, CA (April 2022 – July 2023)

- Oversaw the daily operations of the on-site business operations, including financial recordkeeping, client coordination, and tracking team performance.
- Managed the team and schedule of on-site engineers and inspectors; conducted all QC for client deliverables; designs and implemented on-site training and weekly meetings.
- Spearheaded marketing campaigns that included in-person presentations to potential clients, real estate offices, and professional organizations.
- Conducted on-site foundation and drainage inspections and remote consultations for residential clients.

Delve Underground (formerly McMillen Jacobs Associates) – Tunnel Engineer
San Francisco & San Diego, CA (July 2018 – March 2022)

- Served as the project engineer for engineering contracts of up to $8.5M and engineering services during construction of a $140M tunnel rehabilitation project.
- Provided on-site engineering during construction of a soft ground tunnel excavated in downtown San Diego.
- Authored tunnel feasibility studies, GDRs, GBRs, and other engineering reports.
- Designed hard rock and trenchless pipeline construction projects.
- Managed projects for design tasks exceeding $350,000.

The University of Texas at Austin – Graduate Research Assistant
Austin, TX (August 2016 – May 2018)

- Authored technical memorandums and presented research/analysis to the Texas Department of Transportation.
- Validated numerical models with data collected from laboratory and field tests.
- Designed and implemented a laboratory testing program.
- Instrumented and monitored bridges throughout Texas.

Various Companies – Part time work & Internships

- Geotechnical engineering with Ensoft, Inc. – *Austin, TX (2017)*
- Geotechnical engineering with Central Geotechnical Services, LLC – *Portland, OR (2016 – 2017)*
- Payloads engineering intern with The Boeing Company – *Seattle, WA (Summers 2014 & 2015)*
- Field engineering intern with Shimmick Construction – *San Francisco, CA (Summer 2013)*
- Lifeguard, swim instructor, weekend supervisor – *Portland, OR (Summers 2008 – 2012)*

Education

M.S. Civil Engineering – Geotechnical Focus, The University of Texas at Austin
Austin, TX (2018) - Dawson Endowed Presidential Scholar in Civil Engineering

Honors B.S. Civil Engineering & Geology Minor, Oregon State University
Corvallis, OR (2016) - Magna Cum Laude

Skills, Achievements, and Hobbies

- Professional Civil Engineer
- Ultra-Marathon Runner
- CPR & 1st Aid Trained
- Private Pilot
- Eagle Scout
- Pianist

NPS Form 10-900
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received DEC - 9 1987
date entered JAN 22 1988

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Russian Hill

Additional Documentation Accepted

and/or common Russian Hill/Vallejo Street Crest District

2. Location

street & number roughly 1020-1032 Broadway, 1-49 Florence, 1728-42 Jones, 1-7 Russian Hill Pl., 1629-1715 Taylor, 1000-1085 Vallejo — NA not for publication

city, town San Francisco — N/A vicinity of — congressional district 5th

state CA 94133 — code 06 — county San Francisco — code 075

3. Classification

Category	Ownership	Status	Present Use	
X district	___ public	X occupied	___ agriculture	___ museum
___ building(s)	___ private	___ unoccupied	___ commercial	___ park
___ structure	X both	___ work in progress	___ educational	X private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	___ yes: restricted	___ government	___ scientific
	___ being considered	X yes: unrestricted	___ industrial	___ transportation
	x N/A	___ no	___ military	___ other:

4. Owner of Property

name Multiple; see Continuation Page 1.

street & number

city, town ___ vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Hall of Records

street & number City Hall

city, town San Francisco state CA 94102

6. Representation in Existing Surveys

title Multiple; see Continuation Pg. 7 — has this property been determined eligible? ___ yes X no

date ___ federal ___ state ___ county ___ local

depository for survey records

city, town state

7. Description

Condition		Check one	Check one
X excellent	___ deteriorated	___ unaltered	X original site
X good	___ ruins	X altered	___ moved date _____
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

The Russian Hill/Vallejo Street Crest District consists of the southeastern crest of Russian Hill in San Francisco, a rural-seeming residential enclave surrounded, defined and protected by walls and natural bluffs. It contains several buildings which pioneered what became known as the First Bay Area Tradition, a simple derivative of the Eastern Shingle Style marked by natural shingle exteriors, informal plans, often gable or hip roofs, a creative relationship to the outdoors, frequent interior use of natural redwood, and restrained but imaginative eclectic ornamentation. The district's western portion is a wall of densely packed buildings in Pueblo/Mission/Spanish Colonial Revival styles; the south boundary is a long massive retaining wall below gardens hiding a few scattered buildings; the central portion is a Beaux Arts-planned street running from the dense western wall through greenery and past scattered buildings to a panoramic view; to the north the district dissolves gently downhill before large apartment buildings; to the east it leaps down a 100-foot-high bluff accessible only to pedestrians and once more fenced in with massive retaining walls. In area the district is roughly one and a half "square" city blocks and a panhandle to the east. Street elevations are 343 ft. at the crest, 296 ft. on the western boundary, and 220 ft. at the southeast corner. The district contains 46 resources: 27 contributing buildings, 7 contributing structures and 12 intrusions (3 heavily remodeled buildings, 7 new buildings, 1 nearly invisible new structure and a vacant lot). Nine of the contributing buildings are in the First Bay Area Tradition style, 2 in Second Bay Area Tradition (a later version of the first one's philosophy and vocabulary beginning in the mid-1930s); 7 are in Mission/Spanish Colonial Revival sytle, 6 of mixed Pueblo/Mission Revival style, and one each of Italianate, mixed Colonial Revival/Craftsman and vernacular Colonial Revival styles. Contributing also are five major retaining walls, a park, and a unified set of street improvements. The City has contributed a set of stairs within a paneled concrete retaining wall across Florence at Broadway and a paneled safety wall across Broadway at the top of its hill. Informal landscaping with many trees unifies the district and contributes to its rural enclave feeling by hiding and protecting the buildings within.

Speaking of the district, Richard Longstreth described the Atkinson's c.1894 garden (Sketch Map No. 3) as a "verdant enclave (separated) from the street. The total effect imparts a sense of both ordered elegance and elements that had been accumulated over time. . . Livermore and other residents devised yards with much the same unaffected, rural character as the Atkinson property. In little more than a decade, Russian Hill had become 'a veritable wilderness' rising amid San Francisco's dense urban fabric. Reached by long flights of steps and narrow paths, with plants growing over everything in sight, the compound conveyed a sense of age, even slight decay. Its cultivated rusticity, laced with urbane counterpoints, suggested an old, remote, somewhat neglected residential quarter on the fringe of a European city rather than a pastoral retreat."[1] This feeling of "wilderness enclave and compound amid the dense urban fabric" has been largely maintained up to the present by concerned owners (often of multiple properties) with long-term working interrelationships, aided by a succession of three dead end east-west streets and the traffic-diverting Broadway Tunnel underneath. The few modern buildings in the district have been restricted to minor intrusions by their placement, height, massing, materials, and/or landscaping.

(See continuation page 8)

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

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received
date entered

Continuation sheet | Item number 4 | Page 1

4. OWNERS OF PROPERTY

Map No.	Name Mailing address	Building Address	Assessor's Block/Lot	Relation to District
1,2, 24 & 40.	Stephen Kendrick 1020 Broadway San Francisco, CA 94133	1020 Broadway & 1035-55 Vallejo	150/5 150/29 150/30	Contributors (bldg. & walls)
2,3 & 6.	Mr. Alan H. Nichols 1032 Broadway San Francisco, CA 94133	1032 Broadway & 20 Florence	150/33 150/34	Contributors (1032 Broadway & walls) Non-contributor (20 Florence)
4 & 5.	Emily Tantau 1 Florence #1 San Francisco, CA 94133	1 Florence #1 & #6	150/35 150/40	Non-Contributor (bldg.) Contributor (wall)
4 & 5.	Robert H. Nicholson, Jr. 1 Florence #2 San Francisco, CA 94133	1 Florence #2	150/36	Non-contributor (bldg.) Contributor (wall)
4 & 5.	P.,J.,K.,& L. Milligan 11450 Chula Vista San jose, CA 95127	1 Florence #3	150/37	Non-contributor (bldg.) Contributor (wall)
4 & 5.	Manuel & Lois Talkovsky 1 Florence #4 San Francisco, CA 94133	1 Florence #4	150/38	Non-contributor (bldg.) Contributor (wall)
4 & 5.	Lucy Lewis 1 Florence #5 San Francisco, CA 94133	1 Florence #5	150/39	Non-contributor (bldg.) Contributor (wall)
7.	Mrs. Virginia Escher 30 Florence San Francisco, CA 94133	30 Florence	150/31	Non-contributor

(See continuation page 2)

4. OWNERS OF PROPERTY continued

Map No.	Name Mailing address	Building Address	Assessor's Block/Lot	Relation to District
8.	Mr. Donald Kropp 35 Florence San Francisco, CA 94133	35 Florence	150/11C	Contributor
9.	Founders Title Company 265 Montgomery Street San Francisco, CA 94104	37 Florence	150/11B	Contributor
10.	Dr. & Mrs. Larry Jew 39 Florence San Francisco, CA 94133	39 Florence	150/19	Contributor
11.	Mr. John Berggruen c/o Berggruen Galleries 228 Grant Avenue San Francisco, CA 94108	40 Florence	150/21	Contributor
12.	Joan Tayler 100 El Camino Real Burlingame, CA 94010	49-51 Florence	150/18	Non-contributor
13.	Nine-Forty-Five Green St. c/o Coldwell Banker Property Management P.O. Box 7987 San Francisco, CA 94120	945 Green/rear	127/22	Non-contributor
14.	Lyndell A. Samples and J. Conley Scott 1728-30 Jones Street San Francisco, CA 94133	1728 Jones	150/11	Contributor
15.	Lyndell A. Samples and J. Conley Scott 1728-30 Jones Street San Francisco, CA 94133	1730 Jones	150/11A	Contributor
16.	George Miller, Trustee 1740 Jones Street San Francisco, CA 94133	1740 Jones	150/12	Contributor

(See continuation page 3)

4. OWNERS OF PROPERTY continued

Map No.	Name Mailing address	Building Address	Assessor's Block/Lot	Relation to District
17.	Alton & Evelyn Hynes 509 Pacific Avenue Solana Beach, CA 92075	1742 Jones	150/25	Contributor
18.	Jonathon C. Rice Living Trust 1 Russian Hill Place San Francisco, CA 94133	1 Russian Hill Place	127/8A	Contributor
19.	Hogue Trust c/o Mr. Wayne Hogue 3 Russian Hill Place San Francisco, CA 94133	3 Russian Hill Place	127/8B	Contributor
20.	Mrs. Florence Sinton 4 Russian Hill Place San Francisco, CA 94133	4 Russian Hill Place	127/8	Non-contributor
21.	Dr. & Mrs. Pierre Merle 5 Russian Hill Place San Francisco, CA 94133	5 Russian Hill Place	127/8D	Contributor
22.	Mr. S.W. Newhall 1125 A Street #301 San Rafael, CA 94801	6 Russian Hill Place	127/8E	Contributor
23.	Mr. Alexander Blair 7 Russian Hill Place San Francisco, CA 94133	7 Russian Hill Place	127/8C	Contributor
24. & 25.	Ms. Beatrice Bowles & 1629 Taylor Street San Francisco, CA 94133	1629 Taylor	150/4	Contributor
26. & 27.	James Willis and & Marc L. Felix 1637 Taylor, #2 San Francisco, CA 94133	1637 Taylor	150/27	Non-contributor (bldg.) Contributor (wall)

(See continuation page 4)

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet — Item number 4 — Page 4

4. OWNERS OF PROPERTY continued

Map No.	Name Mailing address	Building Address	Assessor's Block/Lot	Relation to District
28.	Robert & Francesca Naify 172 Golden Gate Avenue San Francisco, CA 94102	1652 Taylor	149/32	Contributor
29.	San Francisco Recreation & Park Department c/o Mary Burns, Gen. Mgr. McLaren Lodge Golden Gate Park San Francisco, CA 94117	1700 Taylor	128/16	Contributor
30. & 31.	Mr. & Mrs. James North 1715 Taylor San Francisco, CA 94133	1715 Taylor	127/21	Non-contributor (bldg.) Contributor (wall)
30. & 33.	Mr. & Mrs. Richard Doty 1000 Vallejo Street San Francisco, CA 94133	1000 Vallejo	127/21	Non-contributor (bldg.) Contributor (wall)
34.	Ms. Catherine Doliani 1001 Vallejo Street San Francisco, CA 94133	1001 Vallejo	150/1	Contributor
35.	Ms. Beatrice Stern Attn: Joan Feast 1017 Vallejo Street San Francisco, CA 94133	1013-1017 Vallejo	150/23	Contributor
36.	Mr. & Mrs. C.O. Rogers 4150 La Playa Blvd. Miami, FL 33133	1019 Vallejo	150/22	Contributor
38.	Mr. Horatio P. Livermore c/o Putnam Livermore 251 Kearny Street #405 San Francisco, CA 94108	1023 Vallejo	150/41	Contributor

(See continuation page 5)

4. OWNERS OF PROPERTY continued

Map No.	Name Mailing address	Building Address	Assessor's Block/Lot	Relation to District
39.	Mrs. Harriet Richards 1036 Vallejo Street San Francisco, CA 94133	1034 Vallejo	127/6	Contributor
41.	Survivors Trust Mrs. Harriet Richards 1036 Vallejo Street San Francisco, CA 94133	1036 Vallejo	127/7	Contributor
42.	Charlotte E. Thompson Living Trust 1059 Vallejo Street San Francisco, CA 94133	1059 Vallejo	150/20	Non-contributor
43.	Bret R. Heller 1070 Vallejo San Francisco, CA 94133	1070 Vallejo	127/7A	Contributor
44.	Ms. Elizabeth Haurat 1071 Vallejo Street San Francisco, CA 94133	1071 Vallejo	150/17	Contributor
45.	Mr. Emmet Jones P.O. Box 1435 Mendocino, CA 95460	1075-77 Vallejo	150/16	Contributor
46.	Theodore R. Kelter 373 Lombard Street #502 San Francisco, CA 94132	1085 Vallejo	150/26	Contributor
37.	Cal-Jones Properties 1177 California St. San Francisco, CA 94108	1020 Vallejo #1	127/141	Non-contributor
37.	Eileen E. McKeon 1020 Vallejo St. #2 San Francisco, CA 94108	1020 Vallejo #2	127/142	Non-contributor
37.	Mr. Arthur B. Zimmerman 1020 Vallejo #3 San Francisco, CA 94133	1020 Vallejo #3	127/143	Non-contributor

(See continuation page 6)

4. OWNERS OF PROPERTY continued

Map No.	Name Mailing address	Building Address	Assessor's Block/Lot	Relation to District
37.	Seely W. Mudd II 10880 Wilshire Bl. #504 Los Angeles, CA 90024	1020 Vallejo #4	127/144	Non-contributor
37.	Mr. & Mrs. Albert Schlesinger 1020 Vallejo #5 San Francisco, CA 94133	1020 Vallejo #5	127/145	Non-contributor
37.	Robert L. Knox Living Trust 1020 Vallejo #6 San Francisco, CA 94133	1020 Vallejo #6	127/146	Non-contributor
37.	Compania de Inversiones & S.A. Maitte c/o Paul Temple 1401 N. Oak Street #912 Arlington, VA 22209	1020 Vallejo #7	127/147	Non-contributor

6. REPRESENTATION IN EXISTING SURVEYS

1. Here Today (Junior League Survey)
   1967, county survey
   records deposited in: San Francisco History Room
   San Francisco Public Library
   Civic Center
   San Francisco, CA 94102

2. Architectural Survey, San Francisco Department of City Planning
   1976, county survey
   records deposited in: Department of City Planning
   450 McAllister Street
   San Francisco, CA 94102

3. Historic American Buildings Survey (#CA-1236 and CA-1737)
   date unknown, federal survey
   records deposited in: California Historical Society
   2099 Pacific Avenue
   San Francisco, CA 94109

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

7. DESCRIPTION continued

Generally the buildings are wood frame structures, of 2 or 3 stories with basement, some with additional stories stepping down the hillside. All are residential, most constructed as single dwellings but converted to units. Most are clad in natural shingles, in smooth stucco or in rough pebble-dash stucco. Many buildings belong to architecturally unified groups some of which share party walls: 2 groups of four each (No. 8, 9, 14 and 16, and No. 18, 19, 21 and 23), a group of three (No. 16, 17 and 46) and two or three pairs (No. 35 and 36, 39 and 41, and possibly No. 1 and 25); each group was constructed as a single building campaign for one owner entity by one architect. At the western end of the district, buildings occupy their full street frontages and frequently share party walls. Most of the other buildings are set back from all their lot lines, or appear to be so because of adjoining informal gardens. Colors are earth tones. Architectural design quality is very high.

Alterations in the district, in addition to the new buildings and structure, consist principally of inconspicuous rear, side or roof additions and some substitution of smooth stucco for rough pebble-dash stucco. Landscaping has been renewed and somewhat changed, but the feeling remains unchanged.

Resources contributing to the character of the district:

1. Roeder, Ethel Parker, - Field, Sara Bard, House (1020 Broadway): a First Bay Area Tradition house, well set back, occupying a small portion of a large garden into which it disappears. Natural shingles, low-pitched overhanging roof, irregular plan, fixed and casement windows, entry porch, unfinished redwood interior.

2. Parker-Atkinson Retaining Wall (1020-1060 Broadway): an irregular aggregate tan concrete wall along the Broadway frontage of three lots, c. 15-20 feet high, with 10-inch-wide formboard markings parallel to the hillslope. In spite of a curved bulge at the joint property line, it appears to have been constructed as a single unit. The Atkinson (west) section has a pinkish concrete added level upper entry portion surmounted by a fat wooden balustrade. Parker portion is surmounted by a 19th-century iron fence; its entry is through an arch probably cut c. 1910.

3. Atkinson, Joseph and Catherine, House (1032 Broadway): an E-plan, garden-surrounded Italianate house with cross-gabled roof, bracketed eaves, and bay windows facing south and east. The left (west) stem of the E-plan was added about 1860. Windows are long, narrow, pedimented or entablatured, double-hung and 4/4 with triangle-plan muntins. A bracketed entry porch with square posts projects at the right (southeast) corner. Walls were stuccoed many years ago, without changing the ornamentation.

4. Demerest Retaining Wall (1078-1080 Broadway/1 Florence Street): a rough and irregular aggregate, pinky-tan concrete wall 15-20 ft. tall along the Broadway frontage of the lot. Near the center a pair of buttresses, with large iron bolts protruding from their flat tops, rise about half the wall's height. The wall has several vertical cracks and, on top of it, a non-contributing building (No. 5).

(See continuation page 9)

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

7.DESCRIPTION continued

8. Livermore-Whittlesey House I (35 Florence Street): In a group of four rough stuccoed Pueblo/Mission Revival houses with No. 9, 14 and 15, which share partywalls, a common rear courtyard and a common service entry from Jones Street. This one has irregular massing, flat roof, fixed or casement wood window sash, vigas/brackets and a simple bay window. Set at the sidewalk with a garage in the building envelope, it has a widely projecting door hood on fat timbers with some Craftsman detailing.

9. Livermore-Whittlesey House II (37 Florence Street): In the same Pueblo/Mission Revival group as No. 8 and similar to it. A little recessed behind the sidewalk, this one features wooden sash casement windows organized in a great arc, and a projecting door hood.

10. Livermore-Whittlesey-Jew House (39 Florence Street): a rough stuccoed Pueblo/Mission Revival house recessed a little from the sidewalk, and with massive buttressed projecting entry just left (south) of the center. A slightly projecting band of casement windows runs all across the front at second floor level, under a tile pent roof. The right half is a double-width modern garage door on the ground floor and above a replication of the left half.

11. Livermore, Horatio Putnam, Residence (40 Florence Street, formerly 1045 Vallejo Street, still earlier 1023 Vallejo Street): a First Bay Area Tradition, natural shingled frame house with a brick foundation and many projections. It has a hip roof, a north-facing entry, and a lowest-story parlor with Willis Polk's typical natural redwood paneling and delicate fluted columns. Remodeled frequently over the years, it is once again undergoing a complete reworking. The exterior shingles and the Polk room are to remain. The awkward 1950s entry walkway will be replaced; the original entry faced east, near the Polk room.

14. Livermore-Whittlesey House III (1728 Jones Street): the third of the Pueblo/Mission Revival group, see No. 8. The building's rough stucco wall rises straight from sidewalk to roof, with arc-headed holes punched for garage and entry, rectangular holes for windows, and a Renaissance-detailed pent roof. It shares a common entry with No. 15.

15. Livermore-Whittlesey House IV (1730 Jones Street): The fourth of the Pueblo/Mission Revival group, see No. 8. This one is terraced back at two floors, but its pent roof matches that at No. 14.

16. Livermore-McCall House I (1740 Jones Street): One of a group of three Mission/Spanish Colonial Revival style houses (see No. 17 and 46), with smooth stucco and tiled gable roofs. This one is terraced back above its basement in a T-plan, with side-entered Tuscan columned portico as the T-stem. Added garages form a lower layer of terracing across the front.

17. Livermore-McCall House II (1742 Jones Street): Of the same Mission/Spanish Colonial Revival group as No. 16 and 46. This one is terraced back above its basement in an L-plan with large scale broken pediment above paneled entry door on the L's side. Windows are casements, some arcaded. Added garages form a lower layer of terracing across the front.

(See continuation page 10)

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

7.DESCRIPTION continued

18. Livermore-Polk House I (1 Russian Hill Place): the first of a group of four not quite identical partywall houses in Mission/Spanish Colonial Revival style (see No. 19, 21 and 23). Their 4-story Jones Street (west) elevations seem one building/retaining wall with slight variations in the rhythm of windows. Their single-story Russian Hill Place (east) facades are smaller scale and more individual, with entry gardens. They all have smooth stucco, tile hip roofs, tall chimneys, occasional heavy wood moldings, paneled doors, arched transoms and door hoods. This one has a third facade to the south on Vallejo and a patio arcade.

19. Livermore-Polk House II (3 Russian Hill Place): In the group with No. 18, 21 and 23. This one's garden (east) facade has half a wide polygonal bay window with an enclosed, pergola-like second floor. This and the next two have added brick patio fences at Russian Hill Place.

21. Livermore-Polk House III (5 Russian Hill Place): a mirror image of No. 19.

22. Heyman, Stanley G., House (6 Russian Hill Place): a Second Bay Area Tradition, L-plan, shake hip-roofed, multi-level, smooth stuccoed house set many steps above the street, with lush vegetation in the open part of the L. The L foot is a one-story hip-roofed attached garage at street level below most of the main house.

23. Livermore-Polk House IV (7 Russian Hill Place): in the same group as No. 18, 19 and 21. On the garden facade this one has an arcade.

24. Homer, Maria - Parker, Charles Retaining Wall (1601-1629 Taylor Street): a semi-regular stone wall partly covered with stucco, on the Taylor Street side of the properties. A great curtain of vines conceals remains of the staircase which once provided access from the corner. A former diagonal buttress has been converted to entry stairs for No. 25.

25. Parker, Homer, House (1629 Taylor Street): a First Bay Area Tradition, natural shingled, basically rectangular plan frame flats building well set back in a casual garden on a steep hillside above an old retaining wall (No. 24). The roof is a rather steep gable with two parallel cross-gables, several dormers and a prominent shingled chimney. Windows are 6/1 double-hung.

27. Theller, Samuel L., Retaining Wall (1637 Taylor Street): Of large cut stones, regularly coursed, set in an arch above the entry. "A high rock wall runs along the street and in it is an iron gate [now replaced]. When one goes in the gate, he goes up four stone steps then turns and goes up a flight of stone steps. These steps are all inside the stone wall. Solid stone [now plastered] is on each side and overhead. At the top of these stone stairs one comes out into the outdoors on a stone walk."[2]

28. The House of the Flag (1652-1656 Taylor Street): a First Bay Area Tradition house on the east side of the street. The hillside makes two parts half a story different in height. The higher part near Taylor has a hip roof, a projecting, enclosed entry porch and a few many-muntined windows. All the other windows are long, narrow and double-hung. The lower part has a flat roof and paneled cornice.

(See continuation page 11)

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

7.DESCRIPTION continued

29. Ina Coolbrith Park (1700 Taylor Street): a public park occupying a lot 137 x 137 ft. and the adjoining unpaved right-of-way for Vallejo Street east of Taylor. It features a natural bluff extending north northeast from the intersection, while both street spaces run very steeply downhill. There are paths, landscaping, benches facing the view, and a 1947 plaque to Ina Coolbrith placed by the Native Daughters of the Golden West.

30. Jenks, Livingston, Retaining Wall (1701-1715 Taylor Street): a 6- to 30-foot-high battered stone wall of irregular coursing, with a high ledge running contrary to the hill's slope. Some appears to be the living rock. The lowest part is most rough, the middle more regular, the top most regular. Similarly worked entry posts stand on top of it at the corner of Taylor and the Vallejo Street Improvement steps.

32. Vallejo Street Improvements (Vallejo Street right-of-way, Jones to Taylor Streets): a block-long pair of Beaux Arts approaches to the crest of the hill. Of unpainted concrete, they consist of a retaining wall at the west end with auto access ramps, a narrow street rising between banks and leading up to a turnaround and view at the crest, and a walk and steps zigzagging down to the eastern intersection. At the three main points (the two streets and the crest) there are matching balustrades with balusters of urn profiles, squared in section. Elevations are 296 ft. at Jones Street, 343 ft. at the crest 2/3 the distance from Jones, and 282 ft. at Taylor Street. Inscribed on a Taylor-side retaining wall is, "Erected Anno Domini MCMXIV."

34. Hanford, Robert G., - Verdier, Paul, Mansion (1001 Vallejo Street): a 4-story and basement, rough-stuccoed, mixed Colonial Revival/Craftsman flats building that incorporates its own retaining wall on the Taylor St. facade, and on Vallejo loses stories into the hillside. The main entry is on Vallejo, a low, arched and pedimented Gibbs surround with dark, recessed vestibule. The retaining wall extends south along Taylor, with buttresses, arches and a pedestaled parapet supporting an open terrace. Stucco garden walls on both streets match the house stucco. A rear greenhouse (to the southwest) may be a later but still early addition.

35. Williams-Polk House, Polk portion (1013-1017 Vallejo): the eastern of a pair of First Bay Area Tradition partywall houses treated like a duplex. "The front elevation of the Williams-Polk house is treated as a single residence. The Williams [west] side is dominant; the Polk unit has fewer and smaller elements. . . Bands of simple casement windows stretch across both sections at a uniform height, concealing the actual difference in floor levels of about 3 ft. between the two apartments. With all its elements unified and at a tiny scale, the house appears considerably larger than its actual size. The facade . . . picturesqueness is accented in a seemingly casual manner, . . . balanced by the taut, rectilinear articulation and reductive simplicity of its elements . . . The house's 6-story rear portion . . . [is] a loose piling of masses, with balconies and terraces, suggesting an accumulation of hillside shacks."[3]

36. Williams-Polk House, Williams, Dora Norton, portion (1019 Vallejo Street): the western of the First Bay Area Tradition partywall houses described above in No. 35.

(See continuation page 12)

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

7.DESCRIPTION continued

38. Livermore, Helen Eells, House (1023 Vallejo Street): a 2-, 3- and 4-story, First Bay Area Tradition, cliff-clinging, natural shingled residence tucked into the center of the square block and not visible from any public street. Access is on the west, now by an unmarked narrow path adjacent to No. 36. At the path's end, around the corner of the L-plan, one comes upon the principle facade: apparently a low and long single story (second story below), which is symmetrical, with short chasm-spanning bridge to hooded door between a pair of great arched and mullioned windows under deep eaves. The 3- and 4-story L is a series of additions, 1927, 1930, 1981.

39. Marshall, David P., House II (1034 Vallejo Street): a First Bay Area Tradition, rectangular plan natural shingled frame residence, set back a little, with rather steep gabled roof, slightly recessed first story and entry on the right (east) side elevation. Facade windows, double-hung and formerly mullioned, are two asymmetrically placed pairs (one with short upper sash) on the lower floor, a band of 5 (grouped 3 and 2) on the upper, and a small double casement at the gable apex. A one-story addition replaces the original rear bay window; a dormer and lower story bay window have been added at the east elevation's rear.

41. Marshall, David P., House III (1036 Vallejo Street): the twin of No. 39 except that it is set back less, its apex window has always been shorter and wider, and instead of the rear and east side additions, it has a ground floor facade addition replacing the left (west) pair of windows.

43. Ford, Marjorie G., House (1070 Vallejo Street): a Second Bay Area Tradition L-plan, stuccoed house with high hipped roof and lush landscaping. The Russian Hill Place corner leg of the L-plan is only one story tall, with garage in the basement. Windows are grouped in threes, with hinged casements and transoms in wood. A solid balcony overlooks the garden and a brick wall surrounds it.

44. Livermore, Norman Banks, House (1071 Vallejo Street): a Pueblo Revival smooth-stuccoed pair of flats filling its Vallejo St. frontage, U-plan on the Florence St. side. Windows (fixed or casement) have very deep reveals, many corners are rounded, and several walls are thickened with 4-6 in.-deep projections like unsupported buttresses. Entry is through a landscaped patio in the open part of the U. Restuccoing in 1947 lost the original rough pebble dash stucco texture, some incorporated window boxes, and an arch at patio entrance.

45. Lowry, Peter, Flats (1075-1077 Vallejo Street): a vernacular Period Revival pair of flats clad in rustic on the ground floor behind a recessed veranda, and clad in painted shingles on the upper floor, which has polygonal bay window with flared apron. Cornice and wooden parapet conceal the roof. Veranda columns are square in section and paneled.

46. Livermore-McCall House III (1085 Vallejo Street): the most ornate of the Mission/Spanish Colonial Revival partywall group of houses, see No. 16 and 17. An L-plan at the corner of Vallejo and Jones, with basement terraced out to form the wall behind the Vallejo Street Improvements ramp (No. 32), this house has smooth stucco, gabled tile roof

(See continuation page 13)

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

7.DESCRIPTION continued

and tall chimney. The L opening is on the east side, hiding its loggia from Jones Street. The Jones elevation boasts an arcade, a free-standing loggia or pergola, and a balustrade at the edge of the terrace above the basement garage. Windows have turned colonettes, mullions and other hispanic detailing. The garage and its terrace are an early addition.

Non-contributing buildings which detract from the character of the district:

5. Condominium Apartments (1 Florence Street): a modern 4-story and basement 6-unit apartment building clad in stucco and mosaic ceramic tile and sited above the old retaining wall (No. 4).

6. Nichols House (10 Florence Street): a modern, wood-faced, double-gabled balconied corner residence on a lot cut out of the old Atkinson lot (No. 3), and on the top of the Atkinson wall (No. 2).

7. Gerberding, Elizabeth,-Crowley-Escher House (30 Florence Street): a smooth-stuccoed Pueblo/Mission Revival dwelling of irregular massing, with flat roof, some deep window reveals and a minimal coping at the top of walls. The owner reports her mother removed rough stucco and projecting beam ends, and a 1936 alteration permit ($450) called for patching exterior stucco, but the Pueblo style is so spare that not much appears to have been removed.

12. Livermore Rental Cottage (49 Florence Street): a very small rough stuccoed house, probably originally of Pueblo/Mission Revival style. It has a setback of half the lot depth, a garage in the basement, solid balconies and multi-paned wood sash windows.

13. Private garages (945 Green Street, rear): a one-story L-plan private garage for the residents of the out-of-district apartment building at 945 Green St. The garage building borders the Vallejo Street right of way, but its access is from Green through a porte cochere incorporated in the apartment envelope. The steepness of the adjacent Vallejo Street right of way makes the garage difficult to see from the district.

20. House (4 Russian Hill Place): an L-plan modern house set high above the street and with abundant landscaping in the open right (south) part of the L.

26. Ranlett, William H. House (1637 Taylor Street): a multi-unit building of irregular massing, set high on a hill supported by a massive retaining wall (No. 27). The facade has been entirely stripped and given modern-style wood siding, while the building's stepped footprint remains unchanged since 1899, and its north and west elevations appear of great age.

31. House (1715 Taylor Street): a modern stucco house atop the old retaining wall (No. 30).

(See continuation page 14)

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

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7.DESCRIPTION continued

33. House (1000 Vallejo Street): a modern L-plan stucco house above the old retaining wall (No. 30). Over an open courtyard, part of the second story cantilevers out at an angle to the old wall.

37. The Hermitage (1020 Vallejo Street): a new, 4-story, 7-unit condominium, clad in natural shingles and resting on a large underground garage with balustrades after the 1914 Vallejo Street Improvements (No. 32). Massing, materials, roofs and fenestration minimize the building's apparent size and relate it to others in the district.

40. "The Meadow" (1035-1055 Vallejo Street): a vacant lot concealed behind an ivy-covered fence, used for private parking and proposed for three buildings by Robert Stern. It used to be the front garden for No. 11.

42. House (1059 Vallejo Street): a modern stucco house without setback, at the corner of Florence. It copies from its Pueblo neighbors the plain wall, flat roof and irregular parapet line. The Vallejo facade has pineapple roofline finials that relate to the more traditional styles on Vallejo.

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1. Longstreth, On the Edge of the World, 1983, 126-127.

2. Laura Ingalls Wilder, letter dated 4 Oct. 1915, West From Home, 1974: 89.

3. Longstreth, On the Edge of the World, 1982: 118-119.

Resource Count:

	Contributing	Non-contributing
Buildings	26	12
Sites	2	0
Structures	5	0

8. Significance

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	X community planning	X landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	___ economics	X literature	___ sculpture
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian
___ 1700–1799	X art	X engineering	___ music	___ theater
X 1800–1899	___ commerce	___ exploration/settlement	X philosophy	___ transportation
X 1900–	___ communications	___ industry	___ politics/government	___ other (specify)
		___ invention		

Specific dates 1888-1941 **Builder/Architect** Polk, Whittlesey, Morgan, etc.

Statement of Significance (in one paragraph)

The Russian Hill/Vallejo Street Crest District appears eligible for the National Register under three criteria. Criterion A, events, is satisfied because persons noted in the arts met here for mutual support, and because it is an island that escaped the great fire all around it after the 1906 earthquake. Criterion B, persons, applies for the residences of such significant people as (in alphabetical order) artists' and writers' friend Catherine Atkinson, painter Maynard Dixon, poet and suffragist Sara Bard Field, photographer Dorothea Lange, journalist Rose Wilder Lane, industrialist and Russian Hill planner Horatio P. Livermore, architect Willis Polk, painter Mary Curtis Richardson, artist Dora Norton Williams, and clergyman-philosopher Joseph Worcester. Criterion C, architecture, applies for the masterworks of Willis Polk, almost the only surviving works of amateur architect Joseph Worcester, and typical works of Charles F. Whittlesey, Julia Morgan, Albert Farr and Charles W. McCall; the district possesses high artistic values for the pioneering houses of the First Bay Area Tradition,[1] for the Beaux Arts street treatment and relationship of houses to it, and for its planning, execution and maintenance as a greenery-enveloped rural enclave in the midst of the city. The district's areas of significance are architecture as above, art for the artists who lived, worked, visited and gathered mental sustenance here; community planning for the Beaux Arts street treatment; engineering for the retaining walls that support the hill and for the creation of streets, ramps, and walkways to manage grades of 16%, 23% and 40%; landscape architecture for the informal landscaping, massive retaining walls and formal street improvements; literature for gathering places of Les Jeunes, the Bohemians who produced the 1890s little literary magazine The Lark; and possibly philosophy for resident Joseph Worcester's "advocacy of a simple relationship between nature and design,"[2] here carried out. The period of significance is from 1888, the date of the Marshall Houses, to 1941, in order to include two houses in the Second Bay Area Tradition of architecture, a later reprise of the First Bay Area Tradition. The period of significance ends with WWII and the cessation of new construction in the district. New buildings were not added after that until the 1950s.

An offshoot of the Eastern Shingle Style, this First Bay Tradition concerns simple dwellings clad in unpainted redwood shingles, small in scale, with informal or open planning, a creative relationship to the site and the outdoors, a "woodsy" feeling, often a hip or gable roof, often natural redwood interiors, and with sparse ornamentation carefully selected from a wide eclectic range and wittily applied. It flourished about 1890-1920, led by some of the region's best architects: Willis Polk,[3] Ernest Coxhead, Bernard Maybeck, Julia Morgan,[3] Arthur Mathews, Albert Farr,[3] John White and William Knowles. For over 40 years the best local architectural historians have been writing about the First Bay Area Tradition,[4] and most of them discuss work in this district. Here the Tradition received its first San Francisco expressions, the houses Joseph Worcester designed for David Marshall in 1888 (Sketch Map Nos. 39 and 41) and the double house Willis Polk built for his own family and for Mrs. Virgil Williams in 1892 (Nos. 35 and 36).

(See continuation page 16)

9. Major Bibliographical References

See Continuation Page 33.

10. Geographical Data

Acreage of nominated property about 4 acres

Quadrangle name San Francisco North **Quadrangle scale** 1:24000

UTM References

	Zone	Easting	Northing
A	10	551660	4183350
B			
C			
D			
E			
F			
G			
H			

Verbal boundary description and justification District is almost all of Assessor Block 150, southern half of Block 127, adjoining street widths, & individual 128/16, 149/32. Boundary includes all the properties walled in as the crest of Russian Hill, plus 2 lots across street historically tied to rest.

List all states and counties for properties overlapping state or county boundaries

state	N/A	**code**	**county**		**code**
state		**code**	**county**		**code**

11. Form Prepared By

name/title Anne Bloomfield, Consultant

organization Russian Hill Neighbors (c/o Rogers) **date** May 1, 1987

	(Bloomfield)		(Rogers)		(Bloomfield)		(Rogers)
street & number	2229 Webster	/	1019 Vallejo	**telephone**	415-922-1063	/	415-885-0802
city or town	San Francisco	/	San Francisco	**state**	CA 94115	/	CA 94133

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national X state ___ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Kathryn Gualtieri

title **date** 11/30/87

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I hereby certify that this property is included in the National Register

Carol D. Shull **date** 1-22-88

Keeper of the National Register

Attest: **date**

Chief of Registration

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(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

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8. SIGNIFICANCE continued

The Marshall Houses, recently unattributed,[5] can now be credited to their designer, Joseph Worcester (1836-1913), amateur architect and minister of the Swedenborgian Church.[6] The clergyman is known to have considered architecture as a profession, and his considerable architecture library still exists in the Documents Collection, College of Environmental Design, University of California, Berkeley.[7] His previously known houses "attest to Worcester's design ability, his feeling for proportion and his taste for simplicity. . . According to Bruce Porter, artist, designer, poet, dilettante, and intimate friend of the architect Willis Polk, it was to Worcester that hopeful young architects, journeying West to seek their fortune, came for advice, and it was to him that they owed their thorough grounding in good taste and simplicity."[8] In a c. 1891 letter to George Howison, for whose projected house he was seeking an architect, Worcester reported that A. Page Brown "said also--But why don't you undertake it and let me help you? I told him that I had had no training, that the work I could do for my friends was to help them avoid bad things, that I could not do good things and should not allow myself to stand in the way of those who could."[9] Now in 1888, when David Marshall was planning rental cottages, none of "those who could" had yet arrived in San Francisco. A. Page Brown, Polk, Coxhead and Maybeck all came in 1889-1890, others later. Besides there being nobody in 1888 "to stand in the way of," Worcester worried about the costs of architects' fees; as he expressed this concern to Howison, so must he have been even more concerned for his less pecunious friend David Marshall, a foreman of lamplighters. Further, photos of the original interior of the demolished one of the trio, where Mary Cassat-like painter Mary Curtis Richardson lived and worked 1889-1931, show it finished like Worcester's own cottages next door and in the Berkeley hills, in plain unpainted redwood boards and a little simple paneling. However Richardson's stairwall, door and window surrounds, while unpainted redwood, are the standard mill-run moldings and corner bosses-in-squares found routinely in San Francisco Victorian houses of the 1880s--doubtless the work of the experienced contractor John B. Gonyeau. One imagines Worcester did some preliminary or informal plans and left everything else up to the contractor. One can even speculate that it was Worcester's disappointment over such finishing details that led him later to write to Howison, "I could not do good things."

Worcester himself lived in the district 1890-1913, in a now-demolished cottage on David and Emily Marshall's land (site of No. 36). There he gathered his friends in for tea, for instance the great California landscape painter William Keith, his neighbor Mary Curtis Richardson, naturalist John Muir, writer Charles Keeler, neighbor Helen Livermore. And the architects came to him: Polk, Coxhead, Porter, Faville, Bliss and others were devoted disciples; Worcester corresponded with John Galen Howard.[10] He probably served as intermediary when his cousin-by-marriage Daniel H. Burnham employed Willis Polk in Chicago about 1900. The Lark's printer Charles Murdock remembered him as "a modest, shrinking Swedenborgian minister . . . Without knowing it or seeking it he was a great community influence . . . His special beliefs interested few . . . He drew all men to him by his love, and he showed them the way."[11] He was certainly a seminal influence in the First Bay Area Tradition of architecture.

There were in the district additional magnets for the young intellectuals at the turn of the century, and their houses stand. At No. 3 Catherine Atkinson (1845-c.1920) welcomed

(See continuation page 17)

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
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National Register of Historic Places Inventory—Nomination Form

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8. SIGNIFICANCE continued

young artists from Mark Twain in the 1860s to Les Jeunes--Gelett Burgess, Bruce Porter, Willis Polk, Florence Lundborg and Porter Garnett--in the 1890s when they were producing San Francisco's little literary magazine The Lark.[12] In fact, "Purple Cow" and "Goops" author Burgess was her cousin and lived in a tiny shack on the site of No. 44.[13] In the early 1920s suffragist-poet Sara Bard Field and her husband, poet-painter-essayist Charles Erskine Scott Wood, must have attracted their numerous artistic friends to No. 1 as they later brought them to "The Cats" in Los Gatos, CA. Great painter Maynard Dixon and great photographer Dorothea Lange married in 1920 and lived in a now-demolished cottage at No. 5; 1926-1931 they lived at No. 26. Architect Willis Polk himself attracted other artists to "rose leaf parties" at his residence, first No. 11 and then No. 35; said to be his guests were painter Charles Rollo Peters, later Florida architect Addison Mizner who was then Polk's apprentice, journalist Dan O'Connell, "and all the other artists and writers and singers of the day."[14]

Another artist in the district was Dora Norton Williams (1825-1915), a painter of water-colors in the Silverado Museum, Napa County, CA, and drawings in Stevenson House, Monterey, CA. A close friend of Fanny Osbourne and Robert Louis Stevenson, she had studied under her more famous painter husband Virgil Williams (1830-1886), founding director (1874-1886) of what would become the San Francisco Art Institute. As a widow Dora Williams acquired the steep hillside lot (No. 35-36) on which Willis Polk built the famous duplex for which she paid by giving his parents half of building and lot. Williams continued in residence until about 1908 and later sold her side to tenant Julia Collier, whose collateral descendants still own it.

One Williams tenant, about 1915-1916, was Rose Wilder Lane, reporter for the San Francisco Bulletin and earlier one of the first California women selling real estate. During the 1915 Exposition Lane received a visit from her mother, Laura Ingalls Wilder, whose Little House books began to be published in 1932, who in 1915 was learning to write, and whose letters from this 1915 visit were published in 1972 as West From Home. Laura called their section of the house "a dandy little place to live with a fine view from the windows. It is up at the very top of a hill, with the bay in sight."[15] Another Williams tenant, 1900-1904, was architect Edward L. Holmes, partner of later City Architect Newton J. Tharp.

The remaining significant persons were not artists but patrons: the Livermore family, friends of Worcester before they ever came to live at No. 11 in 1897 or bought it in 1889, landlords of Polk before he built No. 35-36, developers of the Vallejo Street Improvements (No. 32) and of the whole wall of buildings on Jones, Florence and Russian Hill Place (No. 8-10, 14-18, 21, 23, 44, 46), builders of the hidden No. 38 and its owners to this day, and in the 1980s developer of No. 37. The pioneer Livermore, Horatio Gates, (d. c.1880), had come from Livermore, Maine, to California in 1850 and had begun the damming and development of the American River at Folsom. His son Horatio Putnam Livermore (1837-1916) came from Maine in 1856 to work with the wholesale drug firm Redington & Company, later Coffin-Redington, of which he became managing partner. With his brother Charles (d. 1897) H.P. built the definitive Folsom Dam and Folsom Power Station (later a P.G.& E. unit), and the brothers were also involved in quicksilver mining, fruit growing, irrigation and lumbering. The next generation was Norman Banks Livermore (1872-1953), H.P.'s son by his

(See continuation page 17)

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

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8. SIGNIFICANCE continued

first wife Mattie Banks. A civil and hydraulic engineer by training and early experience (work on San Francisco and San Diego water supplies), Norman Livermore developed a fortune greater than his father's had ever been. His own company, founded 1905, handled heavy equipment and, later, investments. He bought into his father's former drug company, Coffin-Redington, and became its president. He inherited and increased the family water and irrigation holdings in the Folsom area and the San Joaquin Valley. He was P.G.& E. board member nearly 40 years and on its executive committee much of that time. As a conservationist he was involved with the California Academy of Sciences, the Save-the-Redwoods League, the Meadow Club of Marin County and the National Geographic Society.[16]

It was as a wide-ranging industrialist, resident in the Rockridge district of Oakland (the family's former estate is now the Claremont Country Club) that H.P. Livermore happened to acquire in late 1889, on a bad debt according to his grandsons, the Russian Hill House (No. 11) on its 137x117-ft. lot. He may or may not have been influenced by Rev. Joseph Worcester, who had designed the just completed Marshall Houses across the street, was building an adjoining cottage for himself, and who was or had been the tutor of H.P.'s only son Norman, who remembered Worcester as "the most Christ-like person I ever met."[17] By the time H.P.'s brother Charles died in March 1897, Worcester was so close a family friend that he conducted the funeral service, in cooperation with a Presbyterian clergyman (colleague of Mrs. Livermore's father).

Toward the end of 1897 H.P. Livermore brought his family to live on Vallejo Street. It was quite a comedown in square footage, acreage and elegance; a number of reasons may have motivated the removal. His grandsons say he'd experienced business reverses. Coleman describes huge capital needs of Livermore's various enterprises all converging in 1897: competition for his Sacramento Electric Power and Light Company, drought weakening his Folsom Water Company and start-up operational problems with his American River Land and Lumber Company. Bachelor Charles Livermore's recent death probably tied his large capital resources up in probate. And a newspaper columnist in 1918 reported that Horatio's second wife Helen Eells had been so charmed by the place at one of Willis Polk's "rose leaf parties" that she "went home to her husband and told him that his house on Russian Hill was the loveliest place in San Francisco and that she had got to go and live in it at once."[18]

Certainly Polk had lived as Livermore's tenant in the house at No. 11 before his own (No. 35) was finished, and he had remodeled the parlor with what became his signature: natural redwood paneling, imaginative use of space and attenuated fluted columns--the only interior space essentially intact today.[19] This was only the beginning of remodelings. According to their grandson George, H.P. and Helen Livermore loved to tinker with buildings and kept a carpenter constantly employed, either here or at their summer ranch near Mt. St. Helena; the mansion in Oakland they had moved, enlarged and resurfaced into an Eastern Shingle Style affair. Similarly, the house on Russian Hill gradually acquired outcroppings it had not known before, a natural shingled exterior, a Vallejo-side "meadow" with teahouse, and a third floor. All but perhaps the last were in place for the 1899 Sanborn map. Family story, plausible, has it that Polk designed these changes, which brought the old house into the First Bay Area Tradition.

(See continuation page 18)

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

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8. SIGNIFICANCE continued

The tinkering habit grew. Retired about 1901, in 1912 H.P. embarked on a nine-unit building program which, by his death four years later, earned him the title "Father of Russian Hill." He commissioned Los Angeles and former Santa Fe Railroad architect Charles F. Whittlesey (Pacific Building, San Francisco; Auditorium, Los Angeles) for five Pueblo-Mission Revival style houses in 1912-1913 (No. 8-10, 14-15); Willis Polk again for the Beaux Arts Vallejo Street Improvements in 1914 (No. 32); and noted Oakland architect Charles W. McCall (Wakefield and Holland Buildings, Wholesale Produce Market, Hatch House) for the last group of three Mission/Spanish Colonial Revivals at Vallejo and Jones in 1915 (No. 16-17, 46). One can guess at the motivations for his choice of architects. Whittlesey had already done two or three houses on Florence: No. 7 for a Mrs. Gerberding in 1910, No. 44 and possibly No. 12 in 1912 for son Norman, who called him "almost a good architect."[20] Polk of course had worked for H.P. before, and while Burnham's representative had drawn a beginning proposal for the street improvements.[21] McCall may have been a friend from Oakland days.

After H.P.'s death, his widow Helen (1862-1941) proceeded to build herself what the English would call dowager cottages (No. 38), smaller residences near the inheriting son's big houses on Vallejo St. and at the ranch. For these First Bay Area Tradition buildings she commissioned her old Oakland friend Julia Morgan, and Julia helped her, informally, with additions to No. 38 in 1927 and 1930.

Actually it was Norman Livermore who began the expansion on Russian Hill. The Block Book of 1909 shows him as owner of the lots at No. 38, 12 and the south half of 10. Then he acquired the corner lots that became No. 44, where in 1912 Whittlesey built a Pueblo Revival house that served as Norman's residence until his father's death in 1916. Just before that, Norman had Polk design the four Mission/Spanish Colonial Revival houses that front on both Jones and Russian Hill Place (No. 18-19, 21 and 23), for which four building permits were granted on 28 Dec. 1915. These completed the formal Livermore family constructions in the district. In 1926 Norman and his wife deeded to the City the nicely bricked street space of Russian Hill Place. Meanwhile the City built the paneled retaining wall-&-steps at Florence, and the safety wall across Broadway.

After 1920 Norman and Caroline Livermore sold their properties on the north side of Vallejo Street and at the corner of Florence. The family held onto the rest. Norman managed them, getting friends as tenants (including descendants of the Parkers (No. 1, 24, 25) and the Marshalls (No. 39, 41)), miserly about improvements, and complaining when the Depression caused rental difficulties. But continued Livermore ownership kept the district intact until about 1950, when they began selling. Other families, friends of those already here, have continued to maintain the district, partly through Livermore-style multiple ownerships, through living on the hill and loving it. The Crowley and Escher family have been involved with several properties since about 1920 and concerned with the district's ambiance. The Kendricks arrived later but also act to preserve the neighborhood and their own properties. The ownership continuity of No. 36 goes straight back to its construction. One of Norman Livermore's sons still owns and resides in No. 38, and he has continually bought and sold property in the district, always seeking friendly buyers who will maintain the district's aura. Talented architects have continued to be chosen to maintain

(See continuation page 19)

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

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8. SIGNIFICANCE continued

the district's quality. Zoning, escalated real estate values and these caring owners will probably continue to maintain this very special place.

The district's historic name "Russian Hill" was a recognized place name long before the district's period of significance. Source of the name is generally agreed to be several Russian graves noticed by Bayard Taylor in 1849-1850, "each surmounted with a black cross, bearing an inscription in their language."[22] Those buried must have come from one of the many Russian ships to arrive in San Francisco harbor, from Rezanov's in 1806, or throughout the 1812-1842 occupation of Fort Ross by the Russian American Company. The U.S. Coast Survey map of 1859 shows "Russian Hill" here, and city directories as early as 1861 list it under "Prominent Places" with the description "head of Vallejo between Taylor and Jones" or "Taylor between Broadway and Green."[23] In 1916 H.P. Livermore's obituary called him "Father of Russian Hill" doubtless for all the construction he had commissioned in the district 1912-1916. Today the name is applied to the much larger hilly ridge area north of Nob Hill between North Beach and Van Ness Avenue; the Russian Hill Neighbors, the community improvement group sponsoring this Nomination, considers its area of influence to be about 34 square blocks bounded by Taylor, Pacific, Polk and Francisco Streets.

The historic district's boundaries on three sides are the walls and hillsides that enclose this special hilltop, which Gebhard calls "one of the choicest residential enclaves in the city."[24] On the north side, as the hillside begins to descend, highrise apartments intervene before the hillside drops down (see Russian Hill/Macondray Lane District Nomination). The subject district's major one-and-a-half square blocks exclude their southwest corner because of an architecturally undistinguished building not historically related. The northeast corner is included in spite of four post-World War II resources (No. 13, 31, 33 and 36) in order to connect the rear property lines of the Marshall Houses (No. 39 and 41) with the important Jenks Retaining Wall and Ina Coolbrith Park (No. 30 and 29). The two properties east of Taylor Street, The House of the Flag and Ina Coolbrith Park (No. 28-29) are included for their roles as hillside bulwark, 1906 fire defense and First Bay Area Tradition architecture.

The district is such an exceptional ensemble that its period of significance has been extended to 1941 in order to include two houses constructed respectively in 1936 and 1941 on and at the corner of Russian Hill Place (No. 22 and 43), houses that harmonize with the district both visually through scale, use, siting, L-plans, fenestration, materials, roofs, colors and landscaping, and in the person of their architect Albert Farr, here in partnership with J. Francis Ward; but in his earlier solo practice he had designed two of the district's First Bay Area Tradition houses in 1909 (No. 1, 25). The style of his 1936 and 1941 houses can be called Second Bay Area Tradition, the name commonly given to certain fine local residential work which took renewed interest in the ideals of the First Bay Area Tradition, a tribute to its strength and character. The houses' siting, scale and stucco cladding make them appropriate visual transitions between the district's western wall of Livermore houses in Pueblo and Mission Revival styles and the woodsy First Bay Area Tradition houses to their east.

(See continuation page 20)

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
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8. SIGNIFICANCE continued

Resources that Contribute to the Significance of the District:

1. Roeder, Ethel Parker, - Field, Sara Bard, House (1020 Broadway): 1909. Albert Farr, architect. The house belongs to the First Bay Area Tradition group of buildings in the District. Its huge garden on the massive retaining wall (No. 2, 24) creates a significant edge for the district, immediately stating verdant enclave theme. It was built with No. 25 for a brother and sister who had grown up in their grandparents' house (demolished c.1910) on the corner. Owner 1919-1943 was noted poet and suffragist Sara Bard Field, who lived here in the early 1920s with her husband, poet-painter-essayist Charles Erskine Scott Wood.[25]

2. Parker-Atkinson Retaining Wall (1020-1060 Broadway): c.1890/1894. Engineer or designer unknown/Bruce Porter (attrib.) landscape architect. Important as engineering, landscaping and 1906 fire defense, this wall is part of the bulwark protecting the district from the outside world. The wall must have been constructed when the hill was cut down to grade the street, which occurred between 1877 (Muybridge panorama) and 1897 (street paving). Both wall and balustrade show clearly in the c.1896 photo. The estimated construction date of 1890 reflects the concrete construction. The balustrade may have been part of Polk's 1893 alterations to the house interior, but more likely part of Bruce Porter's 1894 garden design.[26]

3. Atkinson, Joseph and Catherine, House (1032 Broadway): 1853/c.1893. Joseph M. Atkinson (attrib.) builder/Polk & Polk, architects. Local Landmark #97 and the most intact and the oldest of the district's three pre-1860 houses, it contains exquisite interior woodwork by Willis Polk on the entry floor. The original owner's daughter, Catherine Atkinson (c.1845-c.1920) befriended young artists, notably her cousin Gelett Burgess and others of Les Jeunes in the 1890s, who met in this house. Later it was a small private school run by her cousins Jane and Florence Paul.[27]

4. Demerest Retaining Wall (1078-1080 Broadway/#1 Florence Street): c.1890. Joseph H. Demerest (attrib.) mason. Important as engineering, the wall contributes to the district's sense of an ancient fortress shutting out the outside world. Like No. 2 it must have been constructed when the hill was cut down to grade the street. It appears in 1906 photographs. Joseph H. Demerest, mason, had lived on the site from 1863, and his relative Frank W. "Pop" Demerest (c.1852-1939) moved back into a cistern on the property a mere two weeks after the 1906 fire. Frank, "The Hermit of Russian Hill," provided inexpensive quarters there for several generations of Bohemians. His Compound was destroyed in the mid-1950s, but its wall lives on.[28]

8. Livermore-Whittlesey House I (35 Florence Street): 1913. Charles F. Whittlesey, architect. One end of Florence's Pueblo/Mission Revival streetscape. Built for H.P. Livermore in conjunction with No. 9, 14 and 15, it has no surviving building permit, but Edwards Abstracts records the same information four times (implying four permits), and the one surviving permit, for No. 13, contains a sketch map of all four lots and cites lot dimensions that include all four. While harmonious and obviously related, each of the four is individual in massing and various details, exactly matching the others only in stucco texture. They were Whittlesey's last work in the district.[29]

(See continuation page 21)

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

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8. SIGNIFICANCE continued

9. Livermore-Whittlesey House II (37 Florence Street): 1913. Charles F. Whittlesey, architect. A central part of Florence's Pueblo/Mission Revival streetscape. Building information and significance are the same as No. 8.[30]

10. Livermore-Whittlesey-Jew House (39 Florence Street): 1912/1948/1969. Charles F. Whittlesey, architect/J.M. Anderson, builder/Merrill Jew, architect. The center and strongest statement of Florence Street's Pueblo and Mission Revival mixture. However only the left (south) half is Whittlesey's original, his first building for H.P. Livermore. The right half was a separate lot with its own 1906 building, purchased by the adjoining owners, the Wolfsohns, in 1933 and demolished. They merged the two lots and built the double garage in 1948. In 1969 the Larry Jews sensitively added above the garage the present second floor, which matches the original on the left.[31]

11. Livermore, Horatio Putnam, Residence (40 Florence Street): c.1857 / 1891 / c.1897 / 1920 / c.1950s / 1986-1987. Original designer unknown/Polk & Gamble, architects/Willis Polk (attrib.) architect/Ferguson & Son, builders/Wurster Bernardi & Emmons, architects/Robert Stern, architect. One of the district's three surviving houses that appear on the 1859 U.S. Coast Survey map. Its third floor, its shingles and at least two projections were added about 1897, making its style First Bay Area Tradition. H.P. Livermore acquired it in 1889 and moved his family in late in 1897. It is the house where he experienced the Polk-Worcester vision of the "rustic city house" surrounded by views and casual landscaping, the house whence he planned and directed the sympathetic development of much of the district. Its many 1900-1980 alterations concern only the interior and the entrance. Currently Robert Stern is reworking it yet again - into a shingled fantasy intended to harmonize with the First Bay Area Tradition.[32]

14. Livermore-Whittlesey House III (1728 Jones Street): 1913. Charles F. Whittlesey, architect. The beginning of the Jones Street wall protecting the district from the outside world, a wall here rather like that of an Italian hill town. Constructed as a solid bulwark in front, it completely conceals its rear garden, shared with No. 8, 9 and 15. It was part of the same building program and contracted on the same day as the other three. This one is listed on the only extant building permit.[33]

15. Livermore-Whittlesey House IV (1730 Jones Street): 1913. Charles F. Whittlesey, architect. A softer part of the Jones Street wall because of its partial setbacks. It was part of the same building campaign as No. 8, 9 and 14.[34]

16. Livermore-McCall House I (1740 Jones Street): 1915. Charles W. McCall, architect. This house helps form the Jones Street wall protecting the district, and it maintains the greenery theme with landscaping on the terraces. It is one of three (with No. 17 and 46) built under a single contract between H.P. Livermore and Oakland architect Charles W. McCall, and it is thus part of the Livermore development of the district.[35]

17. Livermore-McCall House II (1742 Jones Street): 1915. Charles W. McCall, architect. Significance same as No. 16.[36]

(See continuation page 22)

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

8. SIGNIFICANCE continued

18. Livermore-Polk House I (1 Russian Hill Place): 1915-1916. Willis Polk & Company, architects. The corner and beginning of the row Willis Polk designed for Norman Livermore behind the retaining wall he had built a few months earlier for Norman's father. These wall buildings north of Vallejo are a more unified and interesting design than those to the south (No. 14-17, 46). These seem one building rather than four on the Jones Street side, but the Russian Hill Place elevations are individual. This group has top rating in both the 1976 City Planning Survey and in the Junior League Survey c.1966.[37]

19. Livermore-Polk House II (3 Russian Hill Place): 1915-1916. Willis Polk & Company, architects. Significance same as No. 18.[38]

21. Livermore-Polk House III (5 Russian Hill Place): 1915-1916. Willis Polk & Company, architects. Significance same as No. 18.[39]

22. Heyman, Stanley G., House (6 Russian Hill Place): 1936. Farr & Ward, architects. This contributes to the district by its Second Bay Area Tradition style, its materials, irregular massing, fenestration and abundant greenery. The architectural senior partner Albert Farr was one of the leading First Bay Area Tradition architects; he also designed No. 1 and 25, and well as No. 43.[40]

23. Livermore-Polk House IV (5 Russian Hill Place): 1915-1916. Willis Polk & Company, architects. Significance same as No. 18.[41]

24. Homer, Maria, - Parker, Charles, Retaining Wall (1601-1629 Taylor Street): c.1867. Engineer or designer unknown. Important as engineering, landscaping and 1906 fire defense. Comparison of an early 1860s photo with the 1877 Muybridge panorama suggest the wall was built in connection with and because of cutting down the hill to grade Taylor Street from Broadway to Vallejo. Contracted by the City on 14 December 1866 as removal of 9,383 cu. yds., the streetwork's cost of $6,820 indicates not easy sand removal but difficult rockcutting, possible source of the wall's stone. At that time owner-occupants of the one house on combined lots of No. 1 and No. 25 were Maria C. Homer, widow of contractor Charles, her daughter Ella and son-in-law Charles Parker, an attorney. Perhaps confusing Charles Homer with Charles Parker, descendants reported the latter as a government contractor who "built the old sailor's home and the walls on Alcatraz".[42]

25. Parker, Homer, House (1629 Taylor Street): 1909. Albert Farr, architect. One of the First Bay Area Tradition houses. Its wall (No. 24) and garden contribute to the district's sense of a protected enclave, a sense reproduced in miniature by the way the house is hidden by hillside and greenery. It was built for Charles Homer's grandson, who had grown up in the former corner house on the combined lot of this and No. 1. The two contracts with architect Albert Farr, filed on the same day, call No. 1 a "residence" but this a "building," perhaps indicating it was intended as a rental. The Parkers seem never to have lived here.[43]

(See continuation page 23)

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

8. SIGNIFICANCE continued

27. Teller, Samuel L., Retaining Wall (1637 Taylor Street): c.1867. Engineer or designer unknown. Important for engineering, landscaping, and 1906 fire defense. Laura Ingalls Wilder's 1915 description of the wall and its stairs, quoted above in block 7, fits the wall today except for the gate. Built for resident owner Samuel L. Theller, real estate agent, its massive stone construction implies a separate building campaign from the Homer Wall next door (No. 24) but the same street grading necessitated construction of both walls.[44]

28. The House of the Flag (1652-1656 Taylor Street): 1864/c.1903. Designers unknown. City Landmark #46, "The House of the Flag" is so called for the dramatic story of its rescue from the 1906 fire. Before abandoning the house one resident, publisher Edward A. Dakin, dipped his largest flag in a salute, inspiring a company of soldiers to ascend the hill and battle the flames. They found a bathtub full of water, sand from the construction of No. 34, and soda water siphons for places hard to reach. The house had been built in two phases, the lower part for civil engineer Angus McPherson in 1864, the upper part and total recladding with natural shingles in 1903 for attorney and former U.S. consul in China, Eli T. Shepherd. Its post-1903 appearance makes it one of the district's First Bay Area Tradition houses.[45]

29. Ina Coolbrith Park (1700 Taylor Street): natural/1930s. Designers unknown. The park contributes to the hill and greenbelt that isolate and protect the district. It was acquired by the City in 1858 for school use, and a small frame school building stood here 1864-1877. The land seems to have remained vacant thereafter; a 1912 photo shows it as a barren bluff. Park development came after its acquisition by the Recreation and Parks Department in 1931. Honoree Ina Coolbrith (1841-1928) was one of Overland Monthly's "Golden Gate Trinity" in the 1860s, California's first public librarian, matriarch of a literary salon, and the state's first official Poet Laureate. She lived nearby at 1604 Taylor Street (1901-1906, burned), 17 Macondray Lane (1907-1909) and 1067 Broadway (1909-1919), and she wrote at least one poem about Russian Hill.[46]

30. Jenks, Livingston, Retaining Wall (1701-1715 Taylor Street): c.1905. Myron Hunt, architect. Important as engineering, landscaping and 1906 fire defense, the wall contributes to the protection of the district from the outside world. It is all that remains of attorney Livingston Jenks' house, which stood at an angle above it 1905-1956 and was the first San Francisco work of Los Angeles architect Myron Hunt, according to Architect & Engineer, which published a photo of it, with the wall, in 1918. The mid-1890s photo shows the area without any wall.[47]

32. Vallejo Street Improvements (Vallejo Street right-of-way, Jones to Taylor Streets): 1914-1915. Willis Polk & Company, architects. These improvements announce and enforce the separation of the district from the outside world, provide its only interior auto access, and contribute to its scenic greenery and beauty. They are one of Polk's very few realized projects for city beautification. They were commissioned, not by the City which owned the land, but by the adjoining property owners, organized together by Polk's patron H.P. Livermore.[48]

(See continuation page 24)

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

8. SIGNIFICANCE continued

34. Hanford, Robert G., - Verdier, Paul, Mansion (1001 Vallejo Street): 1905-1906. Houghton Sawyer, architect. Contributor as part of the protecting wall, as a repeat or suggestion of the western wall's rough pebble-dash stucco, as a fascinating design by a good architect and as an addition to the landscaping. Architect Houghton Sawyer was known for residential work, particularly the apartments at 1001 California and 901 Powell, a house at 2518 Buchanan, and a major addition at 2220 Sacramento. Client Robert G. Hanford, a Western Pacific Railroad executive, lived here only 1907-1909, followed by his in-laws the Guittards of the spices and chocolate clan, after which it lay empty, dubbed haunted. Popularly known as "The Verdier Mansion," it was the 1919-1953 property of Paul Verdier of the City of Paris store.[49]

35. Williams-Polk House, Polk portion (1013-1017 Vallejo Street): 1892. Polk & Polk, architects. This was Polk's first "rustic city house," and one of the best of the First Bay Area Tradition houses anywhere. It is the theme house for the whole district, an architectural masterwork inside and out. This eastern, Polk side was the Polk family residence for most of its first decade, and owned by the family until 1925, but the master architect was listed here only 1893-1898.[50]

36. William-Polk House, Williams, Dora Norton, portion (1019 Vallejo Street): 1892. Polk & Polk, architects. Same significance as No. 35. This western side belonged to Dora Norton Williams (1829-1915), widow of painter and teacher Virgil Williams (1830-1886), co-founder of the San Francisco Art Association and the Bohemian Club, founding director of the School of Design, now San Francisco Art Institute. In her own right Dora Williams was an accomplished painter and a close friend of Fanny and Robert Louis Stevenson. Her works are in the collections of Stevenson House in Monterey and Silverado Museum in Napa County.[51]

38. Livermore, Helen Eells, House (1023 Vallejo Street): 1917. Julia Morgan, architect. A fascinating design, the last built Livermore residence on Russian Hill, and a rare-for-San Francisco example of Julia Morgan's First Bay Area Tradition style as opposed to her more urban Beaux Arts work. This hidden house was built as a dependent of No. 11, shortly after H.P. Livermore's death, by his widow Helen for herself and her school teacher daughter Elizabeth (later Mrs. Matthew Schmidt). Livermores have owned and lived in it ever since.[52]

39. Marshall, David P., House II (1034 Vallejo Street): 1888. Joseph Worcester, amateur architect; John B. Gonyeau, contractor. This, No. 41 and their demolished companion David P. Marshall House I (1032 Vallejo Street), all built under the same contract, introduced the First Bay Area Tradition to San Francisco, before it became a style and before Polk, Coxhead and A. Page Brown arrived in the city. They were the first local buildings clad entirely in unpainted shingles. They began the country-in-city feeling on Russian Hill, the idea of a small, casual, view-enjoying house set amid gardens. They are also significant as the second, third and fourth of the five known buildings designed by Joseph Worcester.[53]

(See continuation page 25)

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

8. SIGNIFICANCE continued

41. Marshall, David P., House III (1036 Vallejo Street): 1888. Joseph Worcester, amateur architect; John B. Gonyeau, contractor. Significance same as No. 39, an importance not seriously diminished by the first-floor facade addition, already in place for the Here Today photo (p. 51, c. 1965). Here lived, 1909-1943, retired Major Andrew S. Rowan (1860-1943), who in 1898 at the beginning of the Spanish-American War had carried the super publicized "message to Garcia," the Cuban rebel leader, from U.S. president McKinley.[54]

43. Ford, Marjorie, House (1070 Vallejo Street): 1941. Farr & Ward, architects. Significant as a Second Bay Area Tradition house, contributing to the district by its siting, scale, materials, color, massing, casual plan and landscaping. It provides a visual transition between the western and central portions of the district, and a historical transition in the person of its senior partner architect Albert Farr, designer of No. 1 and 25, and in partnership with J. Francis Ward for No. 22.[55]

44. Livermore, Norman Banks, House (1071 Vallejo Street): 1912. Charles F. Whittlesey, architect. Whittlesey's first for the Livermore family, Norman Livermore's first construction on Russian Hill and his own residence 1912-1916, and the district's most purely Pueblo Revival design. It has a key location at the southwest corner of Vallejo and Florence Streets, visible from Jones Street. In the 1920s and 1930s it belonged to Isabel Stine, one of the San Francisco Opera's co-founders. The 1947 work changed very little of the building's form and of course does not relate to its historical significance. Norman's son George Livermore now lives in this house where he was born.[56]

45. Lowry, Peter J., Flats (1075-1077 Vallejo Street): 1908. Peter J. Lowry, builder. This is the only building in the district that escaped the Livermore passion for beautification of Russian Hill, the only one after 1870 designed by a builder rather than a distinguished architect. It seems a quaint survivor rather than what it is: the normal post-fire residential architecture against which the district's quality stands out. Carpenter Peter Lowry or Lowrey lived here before the fire and was probably rebuilding something similar to what he had lost. A small rear section may be considerably older.[57]

46. Livermore-McCall House III (1085 Vallejo Street): 1915. Charles W. McCall, architect. The protecting wall up which Polk's retaining wall and south ramp climb for entry into the district. Its position is key to the district's themes of bulwark, landscaping and privacy. It was built after the Vallejo Street Improvements with the intention of harmony between their Beaux Arts symmetry, the casual First Bay Area Tradition houses within and the Pueblo Revival work on Florence. It was built under a single contract with No. 16 and 17 for H.P. Livermore. Oakland architect McCall had this one published twice in Architect & Engineer.[58]

(See continuation page 26)

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

8. SIGNIFICANCE continued

Non-Contributing Buildings

5. Condominium Apartments (1 Florence Street): 1957. Bruce E. Heiser, architect. The building is highly intrusive, not contributing to the district in age, style or any category of appearance; it is included in the district for the Demerest Retaining Wall (No. 4) on which it rests. The building is on the site of "Pop" Demerest's Compound for artists, where painter Maynard Dixon and photographer Dorothea Lange lived in a cottage 1920-1925.[59]

6. Nichols House (10 Florence Street): 1978. Jerry Steichler, architect. Too new to contribute to the district, this house blends in by color, use of wood, siting and relation to the Parker-Atkinson Retaining Wall (No. 2).[60]

7. Gerberding, Elizabeth, - Crowley - Escher House (30 Florence Street): 1910/1936. Charles F. Whittlesey, architect / James L. McLaughlin Company, contractor 1936. Ruled out as a contributor for loss of the original rough stucco and wood trim. This building introduced Charles F. Whittlesey to the district. It makes the bulk of Florence Street a unified Pueblo/Mission Revival streetscape. Original owner Elizabeth Gerberding (resident 1911-1915) had continued her husband Albert's hay and grain business after his death, gradually giving up the work to a partner.[61]

12. Livermore Rental Cottage (49 Florence Street): c.1908/unknown. Designers unknown. Remodeled so often that it's impossible to discern original. One story and basement from construction through at least 1929, two stories and basement (same footprint) at least by 1976. However the building is so small, so setback and so covered with the streetscape's typical rough stucco that it blends in inconspicuously.[62]

13. Private garages (945 Green Street, rear): 1956. Aleck L. Wilson, architect. The garage does not contribute to the district in age, use, style massing or materials, but because of the steep hill it is almost invisible.[63]

20. House (4 Russian Hill Place): 1950. John G. Kelly. Too new to contribute to the district, but relatively inconspicuous behind its landscaping.[64]

26. Ranlett, William H., House (1637 Taylor Street): c.1854/1890s/1955/1975. William H. Ranlett (attrib.) architect/divider unknown/Frank Portman, contractor/Anderson-Colley, architects. Not a contributor because of the modern facade. However the modern stepped footprint is recognizable as the southern half of that on the 1859 U.S. Coast Survey map, and the rear view agrees with such age. New York architect and house plan publisher William H. Ranlett (1806-1866), in California for the U.S. government in the 1850s, owned the property 1854-1857 and doubtless built the house; its asymmetrical stepped footprint is typical of the houseplans he published. The northern section, a narrow rectangle, disappeared between the 1886 and 1899 Sanborn maps. In 1915 Laura Ingalls Wilder found here "the little artist girl [Berta] who illustrated some of my verses." Maynard Dixon and Dorothea Lange lived here 1926-1931.[65]

(See continuation page 27)

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

8. SIGNIFICANCE continued

4. Highlights of the literature, in chronological order:

William W. Wurster, "San Francisco Bay Portfolio," Magazine of Art, Dec. 1944: 304-305.

Lewis Mumford, "The Skyline," The New Yorker, 11 Oct. 1947: 99.

Elizabeth Kendall Thompson, "The Early Domestic Architecture of the San Francisco Bay Region,"Journal, Society of Architectural Historians, Oct. 1951: 15-21.

J.M. & S.B. Woodbridge, Buildings of the Bay Area, 1960: Introduction.

Olmsted & Watkins, Here Today, 1968: 325/1.

Harold Kirker, "California Architecture and Its Relation to Contemporary Trends in Europe and America," California Historical Quarterly, Winter 1972: 239-305 (especially 298-299).

Freudenheim & Sussman, Building with Nature: Roots of the San Francisco Bay Region Tradition, 1974.

David Gebhard, "Introduction: The Bay Area Tradition," Bay Area Houses, 1976: 3-22.

John Beach, "The Bay Area Tradition: 1890-1918," ibid.: 23-98.

Richard Longstreth, On the Edge of the World: Four Architects in San Francisco at the Turn of the Century, 1983: passim, esp. 3-5, 107-188, 358 note 4, 414-416.

5. Longstreth: 375 note 10.

6. Two contemporary sources, the San Francisco Bulletin (9 Nov. 1888: 1/5) and California Architect & Building News (Nov. 1888: 154) reported that three one-story frames were about to be built at Vallejo and Jones Streets for owner David P. Marshall by contractor John B. Gonyeau, with architect "Wooster." An earlier Bulletin listing (2 Nov. 1888: 3/2) gave the CA&BN price of $7,920, same contractor and owner, and the more exact description: "To build three separate cottages on north side of Vallejo street, 137-1/2 ft. east of Jones street." All three sources appear to be reports of one "Builders Contract and Bond" filed with the San Francisco Recorder on 2 November 1888 (S.F. Recorder, General Index, v. 135, old series), a date agreeable with the contract limitation of 90 days, the water service installation request on 7 January 1889 (the month, hand written, is "J-scribble-y," which Longstreth [375 note 10] interprets as July; but since the scribble lacks a tall letter for 'l', January seems to make sense) and the listing of tenant Mary Curtis Richardson at one of the houses in the San Francisco Directory of 15 April 1889. Probably the contract was filed by the contractor John B. Gonyeau, a well-established carpenter-builder-contractor who had been building superintendent for tract developer The Real Estate Associates 1877-1880, and in that capacity had been called "as competent a master mechanic

(See continuation page 29)

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

8. SIGNIFICANCE continued

as can be found on the coast (San Francisco Directory, 1878: 12. Bloomfield, "The Real Estate Associates": 28). Presumably Gonyeau wrote "Wooster" because he didn't know the man and may have received only generalized plans. A search of city directories for 1887, 1888 and 1889 under both 'Wooster' and 'Worcester' (which are cross-referenced) turned up 13 men by that name, none remotely connected with any building trade except possibly Herbert Worcester, manager of a paint factory, and Henry Wooster, millhand in a mattress factory. There were 4 clerks, 3 merchants, a coachman, a physician, an insurance agent, and "Rev. Joseph Worcester, pastor 2nd New Jerusalem Church." Of these 13, Joseph Worcester is by far the most likely candidate for Gonyeau's givennameless "Wooster." There is also a Worcester tradition mentioned by Marshall's grandniece Mrs. A.B. Wellington in material for an undated portrait exhibit at California Historical Society, San Francisco.

7. Longstreth: 111, 375 note 8. Freudenheim & Sussman: 16-18.

8. E.K. Thompson: 16.

9. Undated letter, Joseph Worcester to George Howison, in Howison Papers, Bancroft Library.

10. Freudenheim & Sussman: 16 note 29. Longstreth: 111, 115-117. Letters, Worcester to John Galen Howard, 13 Oct. and 14 Nov. 1899, Howard Collection, Bancroft Library.

11. Murdock, A Backward Glance, 1921: 241-242.

12. Nathan, "San Francisco's Fin de Siecle Bohemian Renaissance": 207 note 4.

13 Burgess was listed at 1031 Vallejo in city directories 1895-1897. Location of this address is confirmed on Sanborn maps and by a historic photo at California Historical Society, San Francisco. The relationship to Atkinson is given in Longstreth: 124-126.

14. Edward A. Morphy, "San Francisco's Thoroughfares: Taylor Street," Chronicle, 18 Aug. 1918. D.W. Curl, "Addison Mizner," Master Builders, D.C. 1985, The Preservation Press: 136.

15. Wilder, West From Home: Letters of Laura Ingalls Wilder: San Francisco 1915: xvii, 47.

16. Interviews with H.P. Livermore's grandsons George and Horatio Putnam (hereafter Putnam). "San Francisco Pioneer is Dead," Chronicle, 27 April 1916. Coleman, P. G. & E. of California: 117-127. Charles' funeral, San Francisco Daily Morning Call, 9 March 1897: 11/7.

17. Interview with George Livermore, 13 Jan. 1987.

18. Coleman, P.G.&.E. of California: 123-126. Morphy, op. cit.

19. Illustrated in Overland Monthly, May 1893: 460.

(See continuation page 30)

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

8. SIGNIFICANCE continued

20. George Livermore.

21. Plans in file #S-3-21 with the San Francisco Department of Public Works, Division of Surveying and Maps, are three blueprints labeled "Willis Polk & Co." and one labeled "D. H. Burnham & Co."

22. Bayard Taylor, El Dorado, New York 1949 (reprint of 1850 edition), Knopf: 222. Hoover et al., Historic Spots in California, 3rd edition 1966: 363.

23. San Francisco Directory, 1858: 369. 1882: 133.

24. Gebhard et al., Guide, 1976: 55.

25. Edwards Abstracts from Records, 27 May 1909. Architect & Engineer, June 1909: 96.

26. Historic photos. Longstreth: 126, 376 note 18.

27. Case Report, San Francisco Landmark #97. U.S. Coast Survey map, 1859. Nathan, "San Francisco's Fin de Siecle Bohemian Renaissance," 207 note 4. Longstreth: 124-126, 276 note 18, 429/2.

28. Historic photos. M.P. Doss, San Francisco at Your Feet, 1964: 66-67.

29. Edwards Abstracts from Records, 10 Sept. 1913. Building permit application #51252.

30. Ibid.

31. Building permit applications #46326, #109077 [2nd series], #369963 [2nd series].

32. U.S. Coast Survey map, 1859. Longstreth: 126-127, 428/2. George Livermore. San Francisco Arts Commission Gallery, "Regional Radicalism": Robert Stern exhibit.

33. Building permit application #51252.

34. Ibid. Edwards Abstracts from Records, 10 Sept. 1913.

35. Edwards Abstracts from Records, 13 Aug. 1915. Architect & Engineer, July 1916: 64.

36. Ibid.

37. Building permit application #66085.

38. Building permit application #66086.

39. Building permit application #66087.

40. Building permit application #16290 [2nd series].

(See continuation page 31)

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

8. SIGNIFICANCE continued

41. Building permit application #66088

42. Historic photos, esp. Muybridge, 1877 Panorama, Plate 3. San Francisco Municipal Reports, 1866-67: 430. Dr. Ludwig Emge, "Data regarding Charles Homer," ms California Historical Society, San Francisco.

43. Edwards Abstracts from Records, 27 May 1909. Architect & Engineer, June 1909: 96.

44. Wilder, West From Home: 89-90. Historic photos, esp. Muybridge, op. cit. Municipal Reports, op. cit. San Francisco Municipal Reports, 1866-67: 430.

45. Case Report, San Francisco Landmark #46. Murdock, A Backward Glance, 1921: 149-150.

46. Real Estate Owned by the City and County of San Francisco, 1909: 150. Architect & Engineer, Feb. 1912: 36. S.F. Recreation & Parks Department: files. Coolbrith, Ina, "From Russian Hill".

47. Architect & Engineer, Aug. 1906: 41-42; April 1918: 44.

48. San Francisco Department of Public Works, Division of Mapping & Surveys: File S-3-21. Edwards Abstracts from Records, 23 April 1914.

49. Edwards Abstracts from Records, 29 Sept. 1905; 21 March 1907. S.F. Recorder, Misc. Records Book 4: 307-308. Kinnaird, History of the Greater San Francisco Bay Region, c.1966, v. 2: 521-522.

50. Water Service Installation Request. Longstreth: 117-124, 276 note 16, 429/2.

51. Ibid. Hughes, Artists in California: 504-505. Dutton, They Left Their Mark: 20-21, 25, 32-33, 36-37.

52. Edwards Abstracts from Records, 4 April 1917. Beach, "The Bay Area Tradition": 72-73.

53. Bulletin, 9 Nov. 1888: 1/5; 2 Nov. 1888: 3/2. California Architect & Building News, Nov. 1888: 154. Longstreth: 112-113, 275 note 10. Freudenheim & Sussman: 12-19.

54. Ibid. Chronicle, 25 July 1899: 5/1-2; 12 Jan. 1943: 9/1-2. S.F. Examiner, 12 Jan. 1943: 4/1-4.

55. Building permit application #63934 [2nd series].

56. Building permit applications #43486 [1st series], #100799 [2nd series]. George Livermore.

57. Building permit application #14608.

(See continuation page 32)

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

8. SIGNIFICANCE continued

58. Edwards Abstracts from Records, 13 Aug. 1915. Architect & Engineer, July 1916: 64; Oct. 1916: 65.

59. Building permit application #198839 [2nd series]. "Popular Members S.F. Art Colony," Chronicle, 25 March 1920.

60. Building permit application #7712946 [3rd series].

61. Building permit applications #30091, #22130 [2nd series].

62. Sanborn maps 1912, 1929, 1976, 1986. Realdex, 1986.

63. Building permit application #191536 [2nd series].

64. Building permit application #16290 [2nd series].

65. U.S. Coast Survey map 1859. Sanborn maps 1886, 1891, 1899. Abstract of Title, 1637 Taylor/1001 Vallejo, c. 1895, courtesy George Livermore. Building alteration permit applications #176925 [2nd series], #451628 [2nd or 3rd series]. Wilder, West From Home: 90.

66. Building permit application #200249 [2nd series].

67. Building permit application #202763 [2nd series].

68. Building permit applications #459729, #800484 [3rd series]. Michael J. Crosbie, "Livermore Condominiums," Architecture, March 1985: 144-145. Hughes, Artists in California: 386. California Historical Society, San Francisco, biographical files on Mary Curtis Richardson.

69. George Livermore. Sanborn maps 1899, etc. San Francisco Arts Commission Gallery, "Regional Radicalism": Robert Stern exhibit.

70. Building permit application #169894 [2nd series].

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(See continuation page 34)

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8. SIGNIFICANCE continued

31. House (1715 Taylor Street): 1957. Clifford Conly, architect. Too new to contribute to the district but included for the Jenks Retaining Wall (No. 30) on which it rests. Conly also designed No. 42 and had served as draftsman for Farr & Ward (No. 22, 43) perhaps under Albert Farr (No. 1, 25).[66]

33. House (1000 Vallejo Street): 1957. Anshen & Allen, architects. Too new to contribute to the district, but included for the Jenks Retaining Wall (No. 30) on which it rests. Projecting section repeats the angle of Jenks' house originally on this site. This building's appearance and architects are significant for their era.[67]

37. The Hermitage (1020 Vallejo Street): 1980-1982. Escherick Homsey Dodge & Davis, architects. Too new to contribute to the district, but it follows the district's traditions of quality architects, input from the Livermore family (Putnam was its initial developer) and natural shingles. On the site of two very significant buildings demolished about 1960 for an unrealized highrise. They were David P. Marshall House I (1032 Vallejo; see No. 39, 41) and Joseph Worcester Cottage (1030 Vallejo), also owned by the Marshalls. Worcester resided there Oct. 1890-1913. Mary Cassat-like portrait painter Mary Curtis Richardson (1848-1931), taught partly by Virgil Williams of No. 36, lived and worked in Marshall House I 1889-1931. Several photographs of her interior exist at California Historical Society, San Francisco.[68]

40. "The Meadow" (1035-1055 Vallejo Street): vacant. A non-contributor but concealed by a 6-ft. ivy-covered fence. Called "The Meadow" by Helen Livermore, it used to be part of the garden for No. 11, which was entered from Vallejo. Its stairs up from street to sidewalk still exist. Near the northwest corner was a small square "teahouse" with hip roof on square posts, enclosed to north and west, entirely open to south and east. It is proposed for three shingled townhouses by Robert Stern.[69]

42. House (1059 Vallejo Street): 1954. Clifford Conly, architect. Too new to contribute to the district but harmonious with the streetscapes in scale, materials, color and ornamental details. Conly also designed No. 31; he served as draftsman in the Farr & Ward office, which produced No. 20 and 43, after partner Albert Farr had done No. 1 and 25.[70]

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1. Also called simply Bay Area Tradition, or Bay Region Tradition, or Bay Area Shingle; here labeled 'First' because of the second flowering of the same or similar themes in the region beginning in the last 1930s.

2. Longstreth, On the Edge of the World: 126-127.

3. Represented by building(s) in the district.

(See continuation page 28)

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APPENDIX: CHRONOLOGICAL CHART

1850	Bayard Taylor reports seeing Russian grave markers.
1853	U.S. Coast Survey maps show no development in the district.
	Joseph Atkinson builds No. 3, first structure in district.
c.1854	William H. Ranlett builds No. 26, double present size.
c.1857	No. 11 is built as two-story house.
	Charles Homer builds house on lots of No. 1 and No. 25.
1858	City acquires No. 29 for a school.
c. 1864	Angus McPherson builds east half of No. 28.
1864-77	Elementary school on No. 29.
c.1867	Retaining walls built at No. 24 and No. 27.
pre-1886	14 small houses built between Florence and Jones.

PERIOD OF SIGNIFICANCE:

1888	David Marshall has three cottages built.
1889	Horatio P. Livermore buys No. 1, 40 and 42 (one house, large lot).
c.1890	Retaining walls built at No. 2 and No. 4.
Oct. 1890	Joseph Worcester moves into cottage on site of No. 36.
c. 1891	Willis Polk remodels parlor of No. 11.
1892	Polk builds No. 35-36.
c.1893	Polk remodels No. 3 for Catherine Atkinson.
1894	Bruce Porter designs garden No. 3 and balustrade No. 2.
c.1895	North half of No. 26 cut off and moved away.
1896-98	Resident Bohemians write and produce The Lark.
1897	Livermore family moves to Russian Hill, No. 11.
c.1897	No. 11 shingled and enlarged, story added.
c.1903	Eli Shepherd adds west half and shingles to No. 28.
1905	Myron Hunt builds No. 30 wall and house for L. Jenks.
1905-06	Houghton Sawyer builds No. 34 for R.G. Hanford.
1906, 18 April	Earthquake. Fire begins.
19 April	Soldiers see Dakin's flag and save No. 28.
19-20 April	Fire takes everything around the three Russian Hill districts.
1908	Peter Lowry builds No. 45.
c.1908	No. 12 built as one-story.
	Cottage built on north half of No. 10.
1909	Albert Farr builds No. 1 and No. 25 for Homer's grandchildren.
c.1910	Charles Homer's old house demolished.
1910	Charles F. Whittlesey builds No. 7 for Mrs. Gerberding.
1912	Whittlesey builds No. 44 and part of No. 10 for Livermores.
1913	Whittlesey builds No. 8-9 and No. 14-15 for H.P. Livermore.
1914	Willis Polk builds No. 32 for adjoining property owners.
1915	Charles W. McCall builds No. 16-17 and 46 for H.P. Livermore.

(See continuation page 39)

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

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APPENDIX: CHRONOLOGICAL CHART (cont.)

1915-16	Polk builds No. 18-19, 21 and 23 for Norman Livermore.
1916	H. P. Livermore dies; Norman moves into No. 11.
1917	Julia Morgan builds No. 38 for Helen Livermore.
1919	Sara Bard Field buys No. 1 and moves in.
1920	Livermores sell No. 44 to Isabel Stine.
	Maynard Dixon and Dorothea Lange marry and live at No. 5.
1926	Livermores give Russian Hill Place to the City.
1926-31	Maynard Dixon and Dorothea Lange live at No. 26.
1927,1930	Julia Morgan designs additions to No. 38.
c.1930	Norman Livermore moves his family to Marin County.
	City builds Florence Street retaining wall and steps, Broadway wall.
1931	City Recreation and Parks Dept. acquires No. 29 from School Board.
1933	Wolfsohns buy north half of No. 10 and demolish old cottage.
1936	Farr & Ward build No. 22.
1941	Farr & Ward build No. 43.

CLOSE PERIOD OF SIGNIFICANCE:

1950	J. G. Kelley builds No. 20.
c.1950	Norman Livermore begins selling off properties.
1954	Clifford Conly builds No. 40.
1956	Garages (No. 13) built.
1957	Clfford Conly builds No. 31.
	Anshen & Allen build No. 33.
	Bruce Heiser builds No. 5.
c.1960	1030 and 1032 Vallejo demolished.
1969	Addition to No. 10.
1975	New front on No. 26.
1978	No. 6 built.
1980-82	Esherick Homsey Dodge & Davis build No. 36 for Livermore.
1986-87	Robert Stern designs three houses for No. 40.
1986-87	Robert Stern remodels No. 11.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 87002289 Date Listed: 1/22/88

Russian Hill--Vallejo Street Crest District | San Francisco | CA
Property Name | County | State

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Carol D. Shull — Signature of the Keeper

1-22-88 — Date of Action

==========

Amended Items in Nomination:

The official count of resources included in the district should read as follows: 26 contributing buildings, 2 contributing sites, and 5 contributing structures; 11 non-contributing buildings and 1 non-contributing site.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)

BRIEF(S) SUBMITTED BY RESPONDENT DEPARTMENT(S)

San Francisco Planning

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

BOARD OF APPEALS BRIEF

HEARING DATE: September 24, 2025

September 18, 2025

Appeal Nos.:	25-030
Project Address:	1000 Broadway
Block/Lot:	0150/054
Zoning District:	RH-2 (Residential, House - Two-Family)
Height District:	40-X
Staff Contact:	Corey Teague, Zoning Administrator – (628) 652-7328 corey.teague@sfgov.org

Background & Analysis

The issued variance decision letter describes how each of the required findings are met for the subject project. Additionally, the brief submitted by the variance applicant provides adequate background information, clarifications of the 5 required findings made for this variance, and a copy of the project plans. Therefore, this brief will respond to other issues raised in the Appellant's brief.

1. The subject lot is approximately 60.5 feet by 89.5 feet, with an area of approximately 5,415 square feet. In the RH-2 zoning district, a lot may have up to 1 dwelling unit per 1,500 square feet of lot area, resulting in up to 4 dwelling units plus 1 ADU on the subject lot (total of 5 units, as proposed). However, the subject lot could also be subdivided into several lots that could achieve a higher overall

permitted density.

2. Floor Area Ratio (FAR) is not regulated or limited in residential zoning districts, where density is controlled by the permitted number of dwelling units by lot or lot area.

3. While portions of the excavated/underground areas trigger the variance, the variance itself is not what allows such excavation and underground levels. The Planning Code generally does not restrict excavation and underground construction within the permitted building area. And with some caveats, Planning Code Section 136(c)(26) allows underground floors to extend into the required rear yard, except for the most rear 15 feet. As such, it is not unusual to see steeply sloped lots include excavated and/or underground levels. However, such levels are limited in their use due to life/safety requirements of the Building and Fire Codes.

4. While the project does not meet the strict rear yard requirements, the general site design concept to wrap the massing around the corner and place the rear yard at the interior corner is permitted by Planning Code Section 134(h) as long as 1) Each horizontal dimension of the open area shall be a minimum of 15 feet, 2) The open area shall be wholly or partially contiguous to the existing midblock open space formed by the rear yards of adjacent properties, 3) The open area will provide for the access to light and air to and views from adjacent properties, and 4) The proposed new or expanding structure will provide for access to light and air from any existing or new residential uses on the subject property.

5. The Appellant raises concerns around the overall project design, scope, and associated environmental analysis. Finding 4 of the variance relied heavily on the environmental, design, and preservation review conducted by the Planning Department. More specifically, the subject lot is listed as part of a Russian Hill/Vallejo Crest Historic District, which is listed in the National Register of Historic

Places (National Register). The subject lot is not listed in Article 10 of 11 of the San Francisco Planning Code, and is not a designated landmark, nor part of a designated local historic district. Under the San Francisco Planning Code, no specialized preservation entitlements are required for properties that are not designated in Article 10 or 11 of the Planning Code. Rather, Planning staff undertook an analysis and an appropriate level of environmental review under the California Environmental Quality Act (CEQA) for the proposed project (as modified) at 1000 Broadway Avenue. This environmental analysis identified significant and unavoidable impacts to a historic resource, and also identified mitigation measures that will reduce these impacts to a less-than-significant level. Specifically, the Mitigated Negative Declaration for this project identified the following mitigation measures:

a. HABS Documentation - Documentation of the existing property pursuant the standards of the Historic American Building Survey (HABS)

b. Design Revisions to New Structures

c. Conditions Assessment and Stabilization Plan for Retaining Walls

d. Minimized Openings in the Historic Retaining Walls

e. Design Revisions to Openings in Retaining Walls

f. Construction Management Plan for Retaining Walls

g. Interpretative Signage

The combination of these mitigation measures was determined to lessen the impact on the surrounding historic district to a less-than-significant level. Upon review of revisions to the proposed project, Planning staff found that the Applicant met the conditions related to: Design Revisions to New

Structures, Minimized Openings in the Historic Retaining Walls and Design Revisions to Openings in the Retaining Walls. As part of a mitigation monitor plan approved by the Applicant in May 27, 2025, the remaining mitigation measures are still pending and may occur during construction, including: HABS Documentation, Condition Assessment and Stabilization Plan for Retaining Walls, Construction Management Plan for Retaining Walls, and Interpretative Signage. Therefore, Planning found that the project's impacts on historic resources would be mitigated to a less-than-significant level upon the completion of all of these mitigation measures.

Conclusion

The subject project has existed in some form for more than 12 years, and neither the original Mitigated Negative Declaration nor the 2014 variance were appealed. While the current proposal includes some changes, it is quite similar to the version previously approved. The variance decision letter, the variance applicant's brief, and this brief provide substantial rationale for the granting of the variance, and the Department respectfully requests that the Board deny the appeal.

cc: Jonathan Reid (Appellant – Property Owner)
John Kevlin (Agent for Property Owner)
Joe Ospital (Department of Building Inspection)

PUBLIC COMMENT

From:	Lin Chen Willis
To:	BoardofAppeals (PAB)
Subject:	Appeal #25-030, 1000 Broadway - case no 2024-008190VAR
Date:	Tuesday, September 9, 2025 8:42:59 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Members of the Board of Appeal,

I am in strong adamant support of the above Appeal #25-030 against the proposal to build on 1000 Broadway. I am against the property owner's extreme plan to build in high density concentration on the lot.

I have resided on this same block since 1991. It is a historic block with heritage walls. I am deeply concerned on the proposal to excavate six stories of solid bed rock, to remove this foundation, in a highly earthquake prone area. In past construction projects on this block, this caused underground water to seep from the areas. This site is also located over Broadway Tunnel and I have concerns about the foundation safeties. The proposal is extreme to heavily construct too many buildings than should be allowed on this lot. To dig underground several floors to increase the actual buildings visibility and avoid the external height restrictions. The block has old, established homes late 1800s date, set away from the street side property lines. The new build wishes to extend to outermost borders of property lines. This is a greed focus on profit, rather than addressing a block which is among San Francisco's oldest historic block, established 1850's, and surviving the 1906 earthquake. I am shocked the developers were granted special variance allowances, which I feel would have never been passed in the past, by the San Francisco I knew.

The historic retaining stone wall, on the National Register, dates from this history. The proposal to insert five multiple garage entries in this wall is extreme. I am shocked the excessive plans are proposed and I feel very firmly, it is an exaggerated overbuild and will alter the historic block massively. Does San Francisco have any integrity to honor historic areas. The former restraints are now erased in the new push to overdevelop the city, and change it's character in a negative way.

To build an 8 level condo tower is truly extreme and exceeding density guidelines. To build over 23,750 square feet on a 5,400 square foot lot? How is this density possibly allowed? The block contains several opposite apartment buildings facing the lot, without garage parking. It is already extremely hard if not impossible to park. This will seriously impact all residents who rely on street parking.

I sincerely urge the members of the Board panel to overrule the variance verdict. I am shocked that it was passed in the first place. Unfortunately I am not able to attend the hearing date.

Yours truly,
Lin Chen-Willis
1637 Taylor Street
San Francisco, CA 94133

From:	James Dixon
To:	BoardofAppeals (PAB)
Cc:	Lamarre, Julie (BOA); Fossi, Natalia (CPC); Teague, Corey (CPC)
Subject:	Appeal of Case No. 2024-008190VAR: expressing support of appeal
Date:	Wednesday, September 10, 2025 1:47:10 PM

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Board of Appeals

I would like express support the appeal this variance decision and to suggest alternate configurations more aligned with a minimum necessary variance and that are more aligned with planning code guidelines.

I am the architect for immediate neighbors who live at 1032 Broadway. I voiced opposition to the proposed development in the previous steps in this process on behalf of my clients, but I also voiced opposition and as an architect who lives and works in SF, and who lectures on and deeply admires that historical block for its stunning architecture and unique setting.

James Dixon AIA
a r c h i t e c t

737 Pine Street, Suite 62
San Francisco CA 94108

415 310 5611
www.JDArchitect.com

From: Dian Blomquist
To: BoardofAppeals (PAB)
Subject: Appeal #25-030, 1000 Broadway - Appeal of Case No. 2024-008190VAR
Date: Thursday, September 11, 2025 8:07:14 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Members of the Board of Appeals,

I strongly support Appeal #25-030, 1000 Broadway.

The 2013 Negative EIR did not address the approximate six stories of bed rock that needs to be removed for this project to be developed. The removal of solid rock in an earthquake prone area would endanger residents in homes and buildings. The site is also located over the Broadway Tunnel. An updated EIR is imperative to safeguard resident's properties detailing what hazards the hill faces from this evacuation.

Please vote to support Appeal #25-030, 1000 Broadway.

Thank you,

Dian Blomquist
1632 Taylor St., Unit #3
San Francisco, CA 94133

From: Carole Nuechterlein
To: BoardofAppeals (PAB)
Subject: Support for Appeal #25-030, 1000 Broadway
Date: Thursday, September 11, 2025 8:40:00 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Members of the Board of Appeal,

I am writing to support Appeal #25-030, 1000 Broadway.

I think an updated EIR needs to be done because the 2013 EIR did not address at all the approximate six stories of bed rock that needs to be removed for this project to be developed. The removal of solid rock in an earthquake prone area would endanger residents in homes and buildings near the site. The site is also located over the Broadway Tunnel. An updated EIR is imperative to safeguard resident's properties detailing what hazards the hill faces from this evacuation.

Please vote to support Appeal #25-030, 1000 Broadway.

Kind regards,

Carole Nuechterlein
1632 Taylor Street #4
San Francisco, CA 94133

From:	Susanne Friedrich
To:	BoardofAppeals (PAB); Lamarre, Julie (BOA); Teague, Corey (CPC); Fossi, Natalia (CPC)
Subject:	Appeal of Case No. 2024-008190VAR
Date:	Tuesday, September 16, 2025 10:43:21 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Appeals,

We all can agree that San Francisco needs more housing.

This does not justify granting an out of state developer with a team of high profile lawyers to forever alter one of the most iconic corners of Russian Hill, and then disappear back to Arizona.

Making it look pretty on the outside cannot hide the fact that it is way out of proportion in size and bulk in comparison to the neighboring homes, which have stood there for over 100 years and are well within the required setbacks, while this project attempts to squeeze as much square footage into and possible profits out of this historic lot: The project requires excavating 72’ into Russian Hill, with a density **7x greater than neighboring historic homes.**

Any hardships the developer claims are self created. He purchased a virgin piece of land, knew the constraints of zoning and preservation and then proceeded to create a project that exceeds every limitation imposed. In particular a four story condo tower in addition to 2 large buildings seems unreasonable and excessive, taking away sunlight on the opposing row of houses and blocking the view of the sky.

How a 2012 environmental review would still be applicable 13 years later for this much larger project is also hard to understand.

While San Francisco needs housing, Russian Hill is already one of the most densely populated areas of the city.

Please revise the plans to create a more reasonable design for this historic lot.

Respectfully

Susanne Friedrich

1616 Taylor Street, San Francisco

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sanneart.com

haushepherd inc.
1160 Battery St. Ste. 100
San Francisco, CA 94111

San Francisco Planning Department
49 South Van Ness Ave., Ste. 1400
San Francisco, CA 94103

Subject: Proposed Development at 1000 Broadway
Planning Record No.: 2024-008190PRJ/VAR

Date: April 14, 2025

San Francisco Planning Department,

It has recently come to my attention that a residential development has been proposed on the property located at 1000 Broadway. As the Engineer of Record for an ongoing remodel project at 1020 Broadway, this proposed development has become of interest to myself and my Client – the owner of 1020 Broadway. My review of the proposed project has included the following documents:

- Plan Check Letter Response by Reuden, Junis & Rose, LLP dated February 10, 2025
- Master Set – Wysteria Residences by Page & Turnbull dated 02.03.2025
- P&T Response to Appendix A: Planning Code Review Dated November 22, 2024
- Geotechnical Input for SF Planning and SSPA Tier by Langan dated 4 October 2024
- Updated Geotechnical Feasibility Study by Treadwell & Rollo dated 3 February 2010
- Declaration of Covenants and Restrictions with respect to Lot 54 and 53 dated 26th February, 2004

In review of these documents, it is my understanding that Russian Hill Lending, LLC, an Arizona LLC is proposing a significant development on the 1000 Broadway site. This project proposes to include three different residences on the single lot with below-grade excavations, which will present a significant hazard to the property of my Client immediately uphill of the proposed development.

Sheets A401 through A404 of the Master Set provide building cross sections that depict at least 5 levels of below grade basement walls that would be constructed against the property line with 1020 Broadway and 1629 Taylor. These excavations would greatly undermine the slope below these existing structures and pose a significant concern to the stability of the hillside and existing structures on the block during construction. As my Client is actively investing funds in remodeling the structure at 1020 Broadway, damage to the house is of particular concern as any potential damage resulting from this proposed development would be to a newly finished interior and exterior.

Review of the available geotechnical studies for the project has not provided comfort in regard to the proposed development and its excavations. These reports do not appear to rely on any site-specific subsurface investigations or contain data specific to the in-situ properties of the ground at the site. The Langan report acknowledges that the San Francisco Slope and Seismic Hazard Zone Protection Act (SSPA) imposes requirements on this site for geotechnical and geologic study, and I would consider these investigation requirements to be critical in the case of this project. For example, the Treadwell & Rollo report identifies rock bedding orientations and inclinations that would be susceptible to dip-slope failures during excavation. A robust subsurface investigation of the ground and study by both a Geotechnical Engineering and Certified Engineering Geologist should further quantify this risk of the project and much greater clarity regarding shoring

requirements should be provided. In addition to the ground parameters, a more comprehensive survey study should be performed of the excavation depths relative to the Broadway Tunnel crown elevation. This tunnel structure is directly below the proposed development and in no way acknowledged by the proposed construction set. Without further study of the deep excavations relative to the tunnel, this public infrastructure feature could be adversely impacted by the construction activities.

The development at 1000 Broadway is also requesting a significant variance with regards to property setbacks, particularly on the side adjacent to 1629 Taylor. What should be a 26'-10" setback is proposed to be zero, with a 30ft wide structure entirely filling this required rear yard setback. A zero-setback lot along the 1629 Taylor and 1020 Broadway property lines would thus require support of excavation that will protrude into the adjacent properties in the form of tiebacks and/or rock bolts – something I have come to understand will not be permissible by these property owners. In addition to this configuration resulting in construction activities that will almost certainly extend into the neighboring lots, the final condition of the structures themselves will result in a very dense housing development, which differs significantly from the surrounding properties on the block (1020 Broadway, 1032 Broadway, 1629 Taylor, and 30 Florence to name a few).

In addition to the significant impacts that the 1000 Broadway development will have on the slope stability of the block (particularly during construction), it does not appear to address the concerns raised by SF Planning regarding the historic preservation of the Russan Hill/Vallejo Street Crest District. SF Planning requested the applicants to clarify how this project would not adversely change the significance of the neighborhood or adversely impact the Homer-Parker and Parker-Atkinson Retaining Walls. In the response by Reuben, Junius & Rose, LLP, this request for clarification was completely dismissed and the response does not address this historic preservation concern.

Should you have any questions relating to the contents of this letter, please contact our office at your convenience.

With regards,

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June 16th, 2025

Ms. Claire Feeney, senior planner, Mr. Don Lewis, senior planner
San Francisco Planning Dept.
Via email
Subject: 1000 Broadway variance request,
Record No. 2024-008190PRJ

Dear Ms. Feeney and Mr. Lewis;

I am Joel Shukovsky, the adjoining homeowner at 1020 Broadway, next to the proposed 1000 Broadway plan in question.

I am writing to express my objection and concern regarding the proposed development at 1000 Broadway, which is zoned as a SFR lot. We are in the process of a major renovation on our historical home and hope to bring this beautiful 1908 Albert Farr single family, shingle style home, back to life to become the historical asset to the neighborhood once again. I find it hard to believe your department would consider approving such a dense development project involving the excavation of 14,000 cubic yards of earth with 22,000 square feet of of structure, on what is now a single lot. This would be constructed on a modest 5,400 square foot corner lot at the corner of Taylor & Broadway; the heart of the historic Parker Atkins/Parker Homer retaining wall, as well as smack in the middle of one of SF's premier historic districts. This proposed development is in stark departure from the character and ambiance of this neighborhood, which is steeped in historical value.

I categorically reject any consideration of variance accommodation for this proposed mammoth project. The developers most egregious ask is to put in place a multi-story tower that not only blocks light, air circulation and intrudes on neighbor's privacy, but but also in a footprint that by city code should be an open air green setback.

This appears to me as well as my neighbors an attempt by an out of state investor/developer to massively over develop this single lot for strictly financial gain and with no concern for zoning regulations or the context of the projects' historical location. Isn't this exactly why we have zoning laws and historical preservation regulations?

I ask you to kindly reject the applicant's request for multiple variance relief. Thank you for your attention to this matter.

Joel Shukovsky
homeowner, 1020 Broadway, SF