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Certificate of Determination
Exemption from Environmental Review

Case No.:	**2013.1662E**
Project Title:	**3591 Jackson Street**
Zoning:	RH-1 (Residential-House, One Family) Use District 40-X Height and Bulk District
Block/Lot:	0987/016
Lot Size:	3,423 square feet
Project Sponsor:	Joe Wrigley, Butler Armsden Architects – (415) 674-5554 wrigley@butlerarmsden.com
Staff Contact:	Melinda Hue – (415) 575-9041 Melinda.Hue@sfgov.org

PROJECT DESCRIPTION:

This certificate of Determination supersedes the Certificate of Determination that was issued on April 18, 2014. The subject property, 3591 Jackson Street, is located on the south side of Jackson Street, between Spruce Street and Locust Street, in the Presidio Heights Neighborhood. The proposed project would involve the demolition of a 3,539 square-foot single-family residence. The existing building is two stories over a garage/basement and approximately 31 feet tall. ***(Continued on Next Page)***

EXEMPT STATUS:

Categorical Exemption, Class 1 and 3 (California Environmental Quality Act (CEQA) Guidelines Section 15301(l)(1) and 15303(a)).

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah B. Jones
Environmental Review Officer

February 13, 2015
Date

cc: Joe Wrigley, Project Sponsor
Sara Vellve, Current Planner
Jonathan Lammers, Preservation Planner
Supervisor London Breed, District 5 (via Clerk of the Board)
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The proposed project would involve the construction of a new 7,015 square-foot single-family residence. The proposed building would be three stories over a garage/basement and approximately 37 feet tall. The proposed project would include excavation of approximately 719 cubic yards of soil up to approximately 16 feet in depth.

Project Approvals

The proposed project would be subject to notification under Section 311 of the Planning Code and would require the issuance of a building permit by the Department of Building Inspection (DBI).

Approval Action: If discretionary review before the Planning Commission is requested, the discretionary review hearing is the Approval Action for the project. If no discretionary review is requested, the issuance of a building permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS

Geology and Soils

A geotechnical investigation was prepared for the proposed project at 3591 Jackson Street and includes information gathered from a reconnaissance of the site and surrounding vicinity and two soil test borings at a maximum depth of 25.5 feet below the ground surface (bgs).[1] Soil borings at the subject site encountered loose and silty sand over soft sandy clay, above dune sand. Free groundwater was not encountered in the two borings.

The geotechnical report evaluated the project site for the potential for seismic surface ruptures, landslides, liquefaction, and densification and found these risks to be low. The geotechnical report indicates that the project site generally slopes toward the south with about 21 feet of elevation change from the front of the property to the rear, resulting in a slope of approximately 20.4%, and that the project site is in an area that would be exposed to strong shaking in the event of an earthquake. The project sponsor would be required to adhere to the San Francisco Building Code, which specifies seismic design parameters for the design of earthquake resistant structures and would minimize the potential for structural damage from earthquakes. The geotechnical report contains additional recommendations regarding site preparation and grading, foundation support (conventional spread footings), basement and retaining walls, concrete slab-on-grade floor, temporary sloping and shoring, and underpinning. The Geotechnical Report concludes that the project site is suitable for the proposed construction from a soil and foundation engineering standpoint, provided that recommended features are incorporated into the project design. Implementation of the geotechnical report recommendations would not result in any

[1] Rockridge Geotechnical. *Geotechnical Investigation Proposed Residential Renovation 3591 Jackson Street San Francisco CA*, October 16, 2013. *Memo regarding applicability of geotechnical recommendations to revised project*, January 28, 2015. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2013.1662E.

significant impacts. The project sponsor has agreed to follow all applicable recommendations outlined in the geotechnical report.[2]

The proposed project would be required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of DBI permit review process. Prior to issuing a building permit for the proposed project, DBI would review the Geotechnical Report to ensure that the security and stability of adjoining properties and the subject property is maintained during and following project construction. Therefore, potential damage to structures from geologic hazards on the project site would be addressed through compliance with the San Francisco Building Code. The project would not result in a significant effect related to seismic and geologic hazards.

Hazardous Materials

The proposed project would include the excavation of approximately 719 cubic yards of soil. While the project site is not on any list compiled pursuant to Section 65962.5 of the California Government Code, it is within the mapped San Francisco Health Code Article 22A (Maher) area, indicating that the project site may have the potential to contain hazardous materials in soil and/or groundwater. The San Francisco Department of Public Health evaluated the proposed project and determined that no evidence has been presented to create a reasonable belief that the soil and/or groundwater may contain hazardous substances. The San Francisco Department of Public Health has granted a waiver from the requirements of the San Francisco Health Code Article 22A for the proposed project.[3] The proposed project would therefore not result in a significant hazard to the public or the environment through the release of hazardous materials.

Historic Architectural Resources

The Planning Department determined in a Historic Resource Evaluation Response (HRER) Part 1 that the building at 3591 Jackson Street is not individually eligible for listing in the California Register of Historical Resources, but is eligible for listing as a contributor to the California Register-eligible Presidio Heights Historic District (District).[4] The existing building is a two-story-over-raised-basement, wood-frame, single-family residence designed with Craftsman style influences. The original building permit is dated 1908, although the San Francisco Assessor lists the construction date as 1910. The building is rectangular in plan, clad with panted wood shingles, and capped by a side-gable roof. A review of building permits indicates the follow exterior alterations to the property: installation of a garage with cement floor (1919), installation of two new sliding aluminum doors and a deck in the rear yard (1963); and removal and replacement of shingle siding and dry rot wood at the front stairs and garage.

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[2] Joe Wrigley, Project Sponsor. *Email to Melinda Hue, San Francisco Planning Department, 3591 Jackson*, April 8, 2014. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2013.1662E.

[3] San Francisco Department of Public Health. *Waiver from San Francisco Health Code Article 22A (Maher Ordinance) for 3591 Jackson*, February 20, 2014. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2013.1662E.

[4] San Francisco Planning Department. *Historic Resource Evaluation Response Part I for 3591 Jackson Street*, January 31, 2014. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2013.1662E.

The existing building at 3591 Jackson Street does not appear to be individually eligible for the California Register of Historic Resources under Criteria 1 (Events), 2 (persons), 3 (Architecture), or 4 (Information). While the construction of 3591 Jackson Street is associated with broader construction trends in Presidio Heights during the early 20th century, it does not appear significant or noteworthy within this context. Likewise, it does not appear to be part of a potential historic district significant for historic events. While development of the subject block was largely concentrated between circa 1895 and 1925, the building does not singularly demonstrate any specific or important association with development of the Pacific Heights neighborhood. Thus it is determined that 3591 Jackson Street is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 1. Review of past owners of the property indicates that while they illustrate the predominately professional and affluent demographics of the Presidio Heights neighborhood, none of them appear important to local, state or nation history such that the property would be individually eligible for historic listing under Criterion 2.

Architecturally, 3591 Jackson Street was designed with Craftsman influences, most noticeably the gable end with its prominent knee braces. However, the building does not embody the distinctive characteristics of an architectural type, period, or method of construction. The building overall is vernacular in nature, and does not display high artistic values. It also does not appear to be an important work within the career of the builder, William T. Murcell. Thus, 3591 Jackson Street does not appear individually eligible for listing in the California Register under Criterion 3. However, the building does appear to contribute to the California Register-eligible Presidio Heights Historic District. The existing building is unlikely to yield information important to history, such as evidence of unique building materials or methods, and thus is not eligible for listing in the California Register under Criterion 4. Therefore, it was determined that 3591 Jackson Street is not an individually-eligible historic resource.

As discussed above, it was determined that the building does appear to contribute to the California Register-eligible Presidio Heights Historic District. The general character-defining features of the District include the following: large, frequently formal dwellings, typically two- to three-stories in height above a raised basement; frequent use of front and side setbacks with associated garden and/or site walls; overall superior level of architectural details and the use of high quality materials; gable and hip roofs as predominant roof forms; wood-sash windows (double-hung and casement) as predominant window type; and wood shingle, brick or stucco cladding as predominant building materials. The existing building's character defining features include the overall form and massing; side gable roof intersected by front- and rear-facing gable ends; wood shingle cladding; divided light wood-sash windows and wood knee braces in the gable end; box bay window with projecting beams at the base, wood-frame windows (generally); and recessed entry porch.

The proposed project would involve the demolition of the existing building and the construction of a new building that would include the following features: ground floor garage level crowned with an entry porch; board-formed concrete planters and a metal entry gate at the ground floor level; stucco cladding; boxed bays flanking a recessed central bay at the second and third stories, including a balcony at the second story; multi-light fixed and casement steel windows (crowned with stone lintels on the primary façade); a painted wood cornice; and a flat roof with skylights.

The demolition of 3591 Jackson Street would diminish the overall integrity of the eligible Presidio Heights district through the removal of a district contributor. However, considered as a whole, it does not

appear that the demolition of 3591 Jackson Street would significantly erode the eligible Presidio Heights district's integrity such that the significance of the District is materially impaired. The building at 3591 Jacksonis not a strong representative of the District's overall character, nor does it have individual significance within its immediate context. The HRER Part 2 determined that the proposed project overall is compatible with the character of the District.[5] The proposed new building is generally consistent with the character-defining features of the District in regards to its overall scale. In the immediate vicinity of the project site, the four adjacent buildings to the east are all three-story over-raised basement in height. The use of multi-light casement windows is also consistent with the District, although metal sashes are not. The proposed design is generally formal in appearance, and the proposed cornice, although lacking modillions or dentils, does draw mild inspiration from Classical Revival style architectural features employed elsewhere in the neighborhood. Overall, the proposed designed is not significantly out of character with the District, and thus the District would still be able to convey the reasons for its significance. For the reasons above, the proposed project would not result in a significant impact on historic resources.

EXEMPTION CLASS

CEQA State Guidelines Sections 15301(l)(1), or Class 1, and 15303(a), or Class 3, provides an exemption from environmental review for the demolition and construction of one single-family residence, or up to three single-family residences in urbanized areas. The proposed project is located in an urbanized area, and would involve the demolition of an existing single-family residence and the construction of a new single-family residence. Therefore, the proposed project would be exempt from environmental review under Class 1 and 3.

SUMMARY

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would not have significant impacts related to geology and soils, hazardous materials, and historic architectural resources. The proposed project would have no other significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

[5] San Francisco Planning Department. *Historic Resource Evaluation Response Part II for 3591 Jackson Street*, December 20, 2014. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2013.1662E.

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Historic Resource Evaluation Response

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Date	January 23, 2014
Case No.:	**2013.1662E**
Project Address:	**3591 Jackson Street**
Zoning:	RH-1 (Residential-House, One Family) 40-X Height and Bulk District
Block/Lot:	0987/016
Date of Review:	January 22, 2014 (Part I)
Staff Contact:	Jonathan Lammers (Preservation Planner) (415) 575-9093 jonathan.lammers@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

3591 Jackson Street is located on the south side of Jackson Street between Locust and Spruce streets in the Presidio Heights neighborhood. The subject lot is rectangular in shape and measures 33.333 feet wide and 102.688 feet deep. The property is located within an RH-1 (Residential-House, One Family) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a two-story-over-raised-basement, wood-frame, single-family residence designed with Craftsman style influences. The original building permit is dated 1908, although the San Francisco Assessor lists the construction date as 1910. The building is rectangular in plan, clad with painted wood shingles, and capped by a side-gable roof. The primary façade faces north onto Jackson Street and is three bays wide. On the east end of the basement level is a projecting garage with a diagonally-planked wood door. At center is a brick planter, and on the west is a short run of concrete stairs leading to a landing. From the landing, a flight of brick steps with a wood slat railing runs west to east to access a deck/landing above the garage. Another pathway runs from the landing between the subject building and the neighboring building to the west.

The primary entrance is located within a porch in the eastern bay of the first story. It features a glazed and paneled wood door with multi-lite sidelights. A fixed wood-sash window is located at the center of the first-story façade, and the western end features a boxed bay window which wraps onto the western façade. This bay window is fenestrated with a fixed wood-sash window and rests on projecting beam ends. The second-story features a front-facing gable at center with two, six-over-one double-hung wood windows flanking an eight-over-one wood window at center. The roofline of the gable end features projecting knee braces. Satellite photos indicate that a similar gable projects from the rear of the roofline.

A review of building permits indicates the following exterior alterations to the property: installation of a garage with cement floor (1919); install two new sliding aluminum doors and add deck at rear (1963); remove and replace shingle siding and dry rot wood at front stair and garage. Various other permits relate to interior remodeling projects and termite repairs.

Pre-Existing Historic Rating / Survey

The subject property has not been assessed by any historic or architectural surveys and is not listed on any local, state or national registries. The subject property is therefore considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age. It is worth noting that nine properties on the subject block were assigned ratings by the 1976 Department of City Planning Architectural Survey; four of these properties were also noted in the 1968 Junior League survey, published as *Here Today*.

Neighborhood Context and Description

3591 Jackson Street is located in San Francisco's Presidio Heights neighborhood, an area roughly bounded by Pacific Avenue on the north, Geary Boulevard on the south, Presidio and Masonic avenues on the east, and Arguello and 4th Avenue on the west. The area surrounding the subject property is overwhelmingly residential and characterized by formal, two- to three-story single-family dwellings with a minority of three-to-four story flats and apartments. Construction dates for buildings located on the subject block range from circa 1895 to 1965, although the vast majority were constructed between 1906 and 1928. This is reflected in the architecture of the building stock, which includes examples of buildings designed with Queen Anne, Shingle, Classical Revival, Colonial Revival, Craftsman, Tudor Revival and French Provincial influences. Many of these buildings, particularly those along the north side of Washington Street, are large, architect-designed residences featuring superior craftsmanship. The overall level of architectural integrity is excellent.

CEQA Historical Resource(s) Evaluation

Step A: Significance

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

Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☒ Yes ☐ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance: n/a		Period of Significance: circa 1890 - 1930 ☒ Contributor ☐ Non-Contributor	

Based on the information provided in a historical resource evaluation report prepared by Tim Kelley Consulting (dated September 2013), information found in the Planning Department files, and research conducted on the Presidio Heights neighborhood, Preservation staff finds that the subject building is not individually eligible for listing in the California Register of Historical Resources, but is eligible for listing as a contributor to a potential historic district.

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

For several decades following the Gold Rush, the area that today comprises Presidio Heights remained far removed from the more populous areas of the city. The most prominent early features of the area were several large cemeteries opened during the 1850s and 1860s. These included the Laurel Hill Cemetery, located south of California Street between Presidio and Parker avenues. By the early 1870s the cemeteries were served by two horse-drawn streetcar lines running out California and Post streets, both of which terminated at what is today Presidio Avenue. To the west, the primary transportation route in the area was the Point Lobos Road, today known as Geary Boulevard, which ran out to the Cliff House restaurant and hotel.

The primary catalyst for sustained development of Presidio Heights was the installation of new transportation lines which reduced travel times between the western portion of the city and downtown. In 1879, the California Street Cable Railroad extended its operations west from Fillmore Street to Presidio Avenue, largely to access the cemeteries. Other important early lines included the Geary Street, Park and Ocean Railroad, first developed in 1880. This cable car line followed Geary Boulevard to Presidio Avenue, where connection was made to a steam-powered streetcar line that continued west on Geary Street before turning south on 1st Avenue (today Arguello Boulevard) to access Golden Gate Park.

One of the Richmond district's largest landowners, Adolph Sutro, also financed construction of the Ferries & Cliff House Railroad, completed in 1888. This was another combination cable car and steam-powered operation that ran out California Street to Point Lobos. Within Presidio Heights, the turntable for the Ferries & Cliff House Railroad's cable cars was located on the north side of California Street between Locust and Laurel streets. During the early 1890s, the Market Street Railroad developed an additional cable car line running out Sacramento Street to 6th Avenue, with a car house located at the northwest corner of Sacramento Street and Presidio Avenue.

The installation of new streetcar lines was soon followed by street grading and other infrastructure improvements—as well as sustained residential development. By 1895, area residents had formed the Presidio Heights Club to lobby for improvements that included street paving and sidewalks. Sanborn maps published in 1899 indicate that the blocks north of California Street in Presidio Heights were typically five- to twenty-five percent built out, almost exclusively with one- or two-story single-family dwellings. Construction was much sparser adjacent to the Presidio, where some blocks remained almost wholly undeveloped.

Sanborn maps produced in 1905 indicate steady building activity, with the blocks between Sacramento and Washington streets ranging from approximately thirty- to ninety-percent built out. North of Washington Street, however, development remained relatively sparse. During this period, wood frame construction was dominant, although a few scattered homes featured brick construction, or brick/stone veneers. Stylistically, many of these early buildings featured late-Queen Anne, Shingle (or First Bay

Tradition), Craftsman/Arts and Crafts, and Colonial Revival style influences. Commercial development was rare, and almost wholly confined to the street frontages along California and Sacramento streets. A few institutional properties were also developed, including Hahnemann Hospital and Children's Hospital, both located near the intersection of Maple and California streets.

The neighborhood escaped severe damage during the 1906 Earthquake and Fire and soon attracted many new residents relocating from burned areas of the city. Numerous parcels were quickly subdivided, and the pace of development in Presidio Heights greatly intensified. Due in part to its proximity to public transportation, as well as its adjacency to the already upscale Pacific Heights neighborhood, Presidio Heights quickly earned a reputation as a decidedly fashionable neighborhood. This was enhanced by the creation of the nearby Presidio Terrace subdivision in 1906, which was designed as an exclusive enclave for some of the city's wealthiest residents.

A substantial number of the homes in Presidio Heights were architect designed and constructed with a superior level of craftsmanship. Master architects known to have worked in Pacific Heights include Bakewell and Brown, Walter Bliss, Ernest Coxhead, Albert Farr, Hyman & Appleton, Edgar Mathews, Bernard Maybeck, Julia Morgan, and Willis Polk, among others. Finer residences typically included front and side setbacks, frequently with associated site/garden walls. In terms of massing and siting, post-earthquake residences continued many of the patterns established prior to 1906, although stylistic shifts are evident in the growing popularity of Classical Revival and Period Revival style ornamentation. Construction materials also shifted, with stucco cladding becoming much more prevalent from the 1910s onward.

Residential construction slowed somewhat during World War I, but resumed during the 1920s as San Francisco and the rest of the United States participated in a sustained building boom. A major force for this growth was the advent of the private automobile, which facilitated the development of areas further away from streetcar lines. The popularity of the private automobile also led to changes in residential design, with most new homes featuring driveways and integral garages. One of the most frequent alterations for older homes in Presidio Heights is the addition of a "snout" garage within the front setback, or an integral garage at the raised basement level. Many buildings of the 1920s also feature Spanish or Italian stylistic influences, frequently grouped under the Mediterranean Revival sobriquet.

Another result of the 1920s construction boom in Presidio Heights was the redevelopment of some of the area's oldest residences—frequently smaller dwellings constructed early in the neighborhood's development. By 1930, the neighborhood had been essentially built out—although a few larger parcels would subsequently be subdivided during the late 1930s, including clusters of late-1930s properties at the northwest corner of Spruce and Jackson Street, as well as the southwest corners of Presidio Avenue at Jackson Street and Washington Street. Intermittent redevelopment of individual parcels also continued through the middle of the century. During this period prominent architects continued to design residences in Presidio Heights, including examples of high-style Modernism by Campbell & Wong, Gardner Dailey, Joseph Esherick, Erich Mendelsohn and William Wurster.

The first Sanborn fire insurance maps showing the subject block were produced in 1893 and indicate that it was then completely undeveloped. Nearby development was also extremely sparse, and few if any of the buildings shown on the 1893 map remain extant today. By 1899, Sanborn maps show the block was then approximately fifteen percent developed, including the construction of a large Queen Anne residence at 3600 Washington Street, completed in 1898. The turn of the century marked an important

period of growth in the neighborhood, and by 1905 Sanborn maps show the subject block as approximately fifty percent built out, primarily with large, detached residences. These included 3638 Washington Street, designed by master architect, Walter Bliss. The 1913 Sanborn map indicates continued infill of the block—including construction of the subject building, as well as neighboring properties to the east and west. These included 100 Spruce Street, designed by master architects Hyman & Appleton (1909), as well as residential flats at 3555, 3561-3563 and 3577-3579 Jackson Street, all constructed between 1907 and 1913.

Additional infill and redevelopment of the subject block occurred during the 1920s, including the demolition/redevelopment of Victorian-era properties at the northeast and southwest corners of the block, as well as construction of an additional apartment building at 3559 Jackson Street (1922). Since that time, only two new properties have been constructed: 3610 Washington Street (1959) and 3660 Washington Street (1965), both substantial Modernist residences which replaced turn-of-the-century dwellings. 3610 Washington Street also included a garden designed by master landscape architect, Thomas Church.

Considered as a whole, 3591 Jackson Street does not appear to be associated with significant events such that it would be individually significant under Criterion 1. Its construction is associated with broader construction trends in Presidio Heights during the early 20th century, but it does not appear significant or noteworthy within this context. Likewise, it does not appear to be part of a potential historic district significant for historic events. While development of the subject block was largely concentrated between circa 1895 and 1925, it does not singularly demonstrate any specific or important association with development of the Pacific Heights neighborhood.

It is therefore determined that 3591 Jackson Street is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 1. However, this finding does not preclude the identification of other individual buildings or potential historic districts in the Pacific Heights neighborhood as significant under this Criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.
According to the historical resource evaluation prepared by Tim Kelley Consulting, the first owner occupants of 3591 Jackson Street were Mattes and Carrie Hammerschlag. Mattes Hammerschlag was the proprietor of the Enterprise Paper Box Company from at least 1897 until his death circa 1918. Research shows that the firm was one of a number of paper box manufacturers operating in San Francisco during the early 20th century. The company appears to have operated from a variety of locations over time, including 115 Battery Street (1897); 51 1st Street (1902); 264 7th Street (1907); 667 Mission Street (1912); and 73 Beale Street (1921).

Subsequent owners of the property have included the following persons:
1919-1926: Thomas and Elisabeth Packham. Mr. Packham was employed as a mechanical engineer
1926-1930: Nettie P. Cummings, widow.
1930-1934: Alice and Herbert Northon. Herbert served as vice president of Mitchum Tully & Co.
1934-1941: Edward and Edna Sturges. Mr. Sturges was a colonel in the U.S. Army.
1941-1957: Parker and Emeline Edwards. Mr. Edwards was employed as a commercial artist.
1957-1963: Robert and Ann Hart. Mr. Hard was employed as a draftsman.

1965-1979: Paul and Carol Fullerton. Mr. Fullerton served as vice president of the Real Estate Research Corporation.

While the persons named above illustrate the predominately professional and affluent demographics of the Presidio Heights neighborhood, none of the persons named above appears important to local, state or national history such that the property would be individually eligible for historic listing under this Criterion. It is therefore determined that 3591 Jackson Street is not eligible for listing in the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
According to the original building permit, 3591 Jackson Street was constructed by building contractor, William T. Murcell (1878-1951). Census and city directory listings indicate that Murcell spent most of his productive life working in Sacramento, although in 1908 he is listed in both the San Francisco and Oakland city directories. A publication produced in association with the 1900 California State Fair illustrated six substantial residences built by Murcell in Sacramento, including his personal home on the corner of 22nd and M streets (no longer extant).[1] Other known works include the East Sacramento School (1921); and 2131 Markham Way, Sacramento (1926).

Architecturally, 3591 Jackson Street was designed with Craftsman influences, most noticeably the gable end with its prominent knee braces. However, the building does not appear to be a noteworthy or significant example of a style, nor does it embody the distinctive characteristics of a type, period or method of construction. The building is overall vernacular in nature, and does not display high artistic values. It also does not appear to be an important work within the career of builder, William T. Murcell.

3591 Jackson Street does not appear individually eligible for listing in the California Register under Criterion 3. However, the building does appear to contribute to a potential Presidio Heights historic district. As acknowledged in the historical resource evaluation prepared by Tim Kelley Consulting, "the area examined for this report is architecturally rich with many buildings included in the 1976 Survey and *Here Today* publication." Kelley identifies the predominant architectural styles as revivalist, and states that the subject building would not qualify as a contributor to a potential historic district because it is one of a minority of shingle-clad buildings in the immediate vicinity. Neighborhood investigations conducted by Department staff, though, indicate that wood shingles are relatively common as a cladding material within the wider context of the neighborhood.

Earlier Historic Resource Evaluation Responses and consultant reports for properties in Presidio Heights have not been consistent in their findings regarding a potential historic district in the neighborhood. Thus, in conjunction with this report, Planning Department staff conducted reconnaissance efforts and additional neighborhood research to identify the boundaries and character-defining features of the district. Based on these efforts, the most cohesive and intact concentration of architecturally significant properties is located along the northern edge of the neighborhood in an area roughly bounded by the Presidio on the north, Clay Street on the south, Presidio Avenue on the east and Arguello Boulevard on the west. This same general area was singled out in the Junior League survey published in 1968 as *Here*

[1] Available: http://freepages.genealogy.rootsweb.ancestry.com/~npmelton/stfr1900.htm

Today San Francisco's Architectural Heritage for containing "a remarkably large number of handsome houses. In this small area … are a great many buildings that would be worthy of special mention were they in some other parts of the city."[2]

The district is almost exclusively residential and primarily characterized by large, frequently formal, dwellings, typically two- to three-stories in height over a raised basement. The period of significance for the district is circa 1890 to 1930, although the vast majority of properties were constructed between 1905 and 1925. This is reflected in the architecture of the building stock, which includes a few scattered examples of late-Victorian (typically Queen Anne) architecture, but is most frequently characterized by Shingle (or First Bay Region), Arts & Crafts, Classical Revival, Colonial Revival, Tudor Revival, French Provincial and Mediterranean Revival design influences. Although a variety of cladding materials and rooflines are present, the district exhibits an overall cohesive and consistent pattern of massing and setbacks, as well as an overall superior level of architectural detailing and materials. Collectively, the district also embraces a significant concentration of residences designed by master architects in San Francisco.

Within the district boundaries, the largest cluster of non-contributing properties is located along the south side of Washington Street between Cherry and Maple streets. Most of the properties along the south side of Pacific Avenue between Spruce and Laurel streets are not included within the district boundaries owing to prior alterations and the presence of numerous properties constructed outside the period of significance. Similarly, the properties located along the south side of Clay Street east of Laurel Street to Presidio Avenue are not included within the district. Conversely, along select intersecting streets, such as Arguello Boulevard, Maple, Spruce and Laurel streets, the district boundaries extend southward toward Sacramento Street.

It is therefore determined that 3591 Jackson Street is not individually eligible for listing in the California Register under Criterion 3, but does contribute to a California Register eligible historic district significant under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. The building is also unlikely to yield information important to history, such as evidence of unique building materials or methods.

It is therefore determined that 3591 Jackson Street is not eligible for listing in the California Register under Criterion 4.

Step B: Integrity
To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's

[2] Roger Olmsted, T. H. Watkins et. al., *Here Today San Francisco's Architectural Heritage*, (San Francisco: Chronicle Books, 1968), 142.

period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

The subject property retains integrity of location and association, as it has never been moved and remains a single-family dwelling. Integrity of the original design was degraded by the garage addition; however, the garage was constructed early in the property's history and is now almost 100 years old. Overall, the property retains sufficient integrity of design and materials to convey association with its 1908 construction and contribute to the historic district.

Step C: Character Defining Features

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

The character defining features of 3591 Jackson Street include the following:

- Overall form and massing
- Side gable roof intersected by front- and rear-facing gable ends
- Wood shingle cladding
- Divided light wood-sash windows and wood knee braces in the gable end
- Box bay window with projecting beams at the base
- Wood-frame windows (generally)
- Recessed entry porch

The general character-defining features of the potential Presidio Heights historic district include the following:

- Large, frequently formal dwellings, typically two- to three-stories in height above a raised basement
- Frequent use of front and side setbacks with associated garden and/or site walls
- Overall superior level of architectural details and the use of high quality materials
- Gable and hip roof forms are most common
- Wood-sash windows (double-hung and casement) are most common
- Wood shingle, brick or stucco cladding materials are most common

CEQA Historic Resource Determination

☒ Historical Resource Present
- ☐ Individually-eligible Resource
- ☒ Contributor to an eligible Historic District

☐ Non-contributor to an eligible Historic District

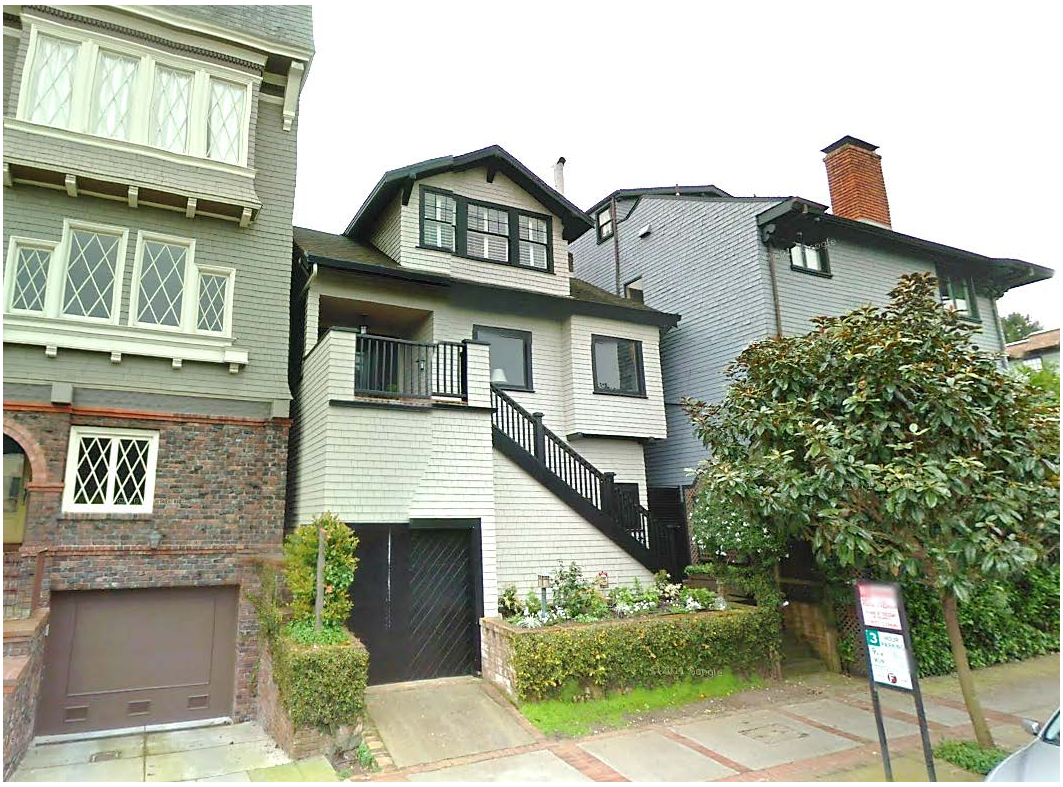
☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

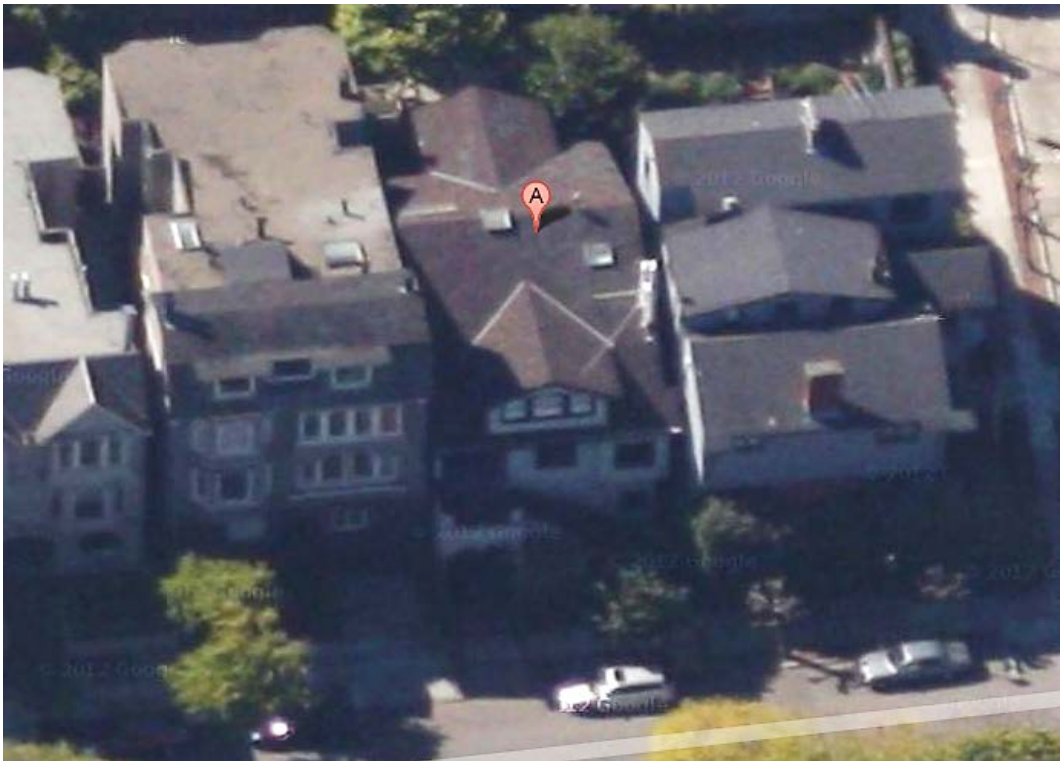
Signature: _____ Date: 1-31-2014

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



View south of the primary façade of 3591 Jackson Street (Google Maps)



Satellite view showing 3591 Jackson Street (Google Maps)

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

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Planning
Information:
415.558.6377

Date	December 19, 2014
Case No.:	**2013.1662E**
Project Address:	**3591 Jackson Street**
Zoning:	RH-1 (Residential-House, One Family) 40-X Height and Bulk District
Block/Lot:	0987/016
Date of Review:	January 23, 2014 (Part I) March 6, 2014 (Part II) December 19, 2014 (Part II-Revised)
Staff Contact:	Jonathan Lammers (Preservation Planner) (415) 575-9093 jonathan.lammers@sfgov.org

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

Constructed in 1908, the subject building at 3591 Jackson Street is located on the south side of Jackson Street between Locust and Spruce streets in the Presidio Heights neighborhood. The subject property is not currently listed in any local, state or national historical register.

As stated in the Historic Resource Evaluation Response, Part I (dated January 23, 2014), the Department has determined that the subject property is eligible for inclusion in the California Register under Criterion 3 as a contributor to the California Register eligible Presidio Heights Historic District.

As such, 3591 Jackson Street is considered a "Category A.2 – Historical Resource" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Proposed Project ☒ **Demolition** ☐ **Alteration**

Per Drawings Dated: November 6, 2013 by Butler Armsden Architects

Project Description

A Historic Resource Evaluation Response Part II (Project Evaluation) was previously prepared for the property on March 6, 2014. Since that time, the project sponsors have revised their plans from altering the existing building at 3591 Jackson Street, to demolishing the existing building and constructing a new single-family residence on the lot.

The proposed new three-story-over-raised-basement building will encompass 5,291 square feet of conditioned space and 1,094 square feet of unconditioned space, for a total of 7,015 square feet. Based on the project drawings, the new building will include the following features:

- A ground floor garage level crowned with an entry porch
- Board-formed concrete planters and a metal entry gate at the ground floor level
- Stucco cladding
- Boxed bays flanking a recessed central bay at the second and third stories, including a balcony at the second story.
- Multi-light fixed and casement steel windows (crowned with stone lintels on the primary facade)
- A painted wood cornice
- A flat roof with skylights

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The proposed project involves the demolition of a contributing property within a California Register eligible historic, and thus will result in an impact to a historic resource (the Presidio Heights Historic District). As defined by the California Environmental Quality Act (CEQA), a significant adverse impact to a historic resource occurs when the resource's ability to convey its significance is materially impaired. In the case of an eligible historic district, such impacts can be quantified by the demolition or alteration of contributing buildings, as well as new construction and/or infill which is not consistent with the character-defining features of the district.

Research performed by Planning Department staff indicates that a number of buildings in Presidio Heights have been altered over the last decade, with most of these alterations pre-dating identification of the eligible historic district. These alterations include changes to the following buildings, all of which were constructed within the district's period of significance:

- 3440 Clay Street (1907), alterations to primary facade
- 3512 Clay Street (circa 1900), garage addition at the basement level
- 3778 Clay Street (1904), two-car garage addition and two-story rear addition
- 3948 Clay Street (1905), widen existing garage and rear addition

- 3424 Jackson Street (1921), horizontal expansion on all floors, relocation of driveway and garage
- 3524 Jackson Street (1910), infill existing entry, modify cornice and dormers, relocate entry
- 200 Locust Street (1904), proposed facade alterations
- 207 Maple Street (1926), modification of roofline and installation of new roof deck
- 233 Maple Street (circa 1900), rear addition
- 3515 Pacific Avenue (1911): horizontal and vertical addition
- 3412 Washington (circa 1900), Extension of gable roofline and expansion of basement
- 3966 Washington (1912), horizontal addition to basement, 1st and 2nd floors

The majority of these alterations involved the construction or modification of automobile garages, or rear or vertical additions that were minimally visible from the public right-of-way. Thus, these alterations had a relatively minor impact on the overall integrity of the district. In a few cases, however, these alterations removed or modified character-defining features of the respective properties.

The demolition of 3591 Jackson Street will diminish the overall integrity of the district through the removal a district contributor. Considered as a whole, though, it does not appear that this demolition will significantly erode the district's integrity such that the significance of the district is materially impaired. The subject building is not a strong representative of the district's overall character, nor does it have individual significance within its immediate context. The eligible district encompasses more than 15 square blocks and more than 500 properties. On the subject block, the overall ratio of contributors to the district is approximately 90 percent. The demolition of the subject property will lower that ratio to approximately 85 percent.

The architectural character of the new building has also been analyzed for its consistency with the existing character of the district. As discussed in the Historic Resource Evaluation Response Part I (Historic Resource Evaluation) prepared for the subject property in January, 2014, the general character-defining features of the eligible Presidio Heights historic district include the following:

- Large, frequently formal dwellings, typically two- to three-stories in height above a raised basement
- Frequent use of front and side setbacks with associated garden and/or site walls
- Overall superior level of architectural details and the use of high quality materials
- Gable and hip roof forms are most common
- Wood-sash windows (double-hung and casement) are most common
- Wood shingle, brick or stucco cladding materials are most common

The proposed new building is generally consistent with the character-defining features of the historic district in regards to its overall scale. In the immediate vicinity of the subject property, the four adjacent buildings to the east are all three-story-over-raised-basement in height. The use of multi-light casement windows is also consistent with the district, although metal sashes are not. The proposed design is generally formal in appearance, and the proposed cornice, although lacking modillions or dentils, does draw mild inspiration from Classical Revival style architectural features employed elsewhere in the

neighborhood. Overall, the proposed design is not significantly out of character with the historic district, and thus the district will still be able to convey the reasons for its significance.

Summary
The demolition of a contributing resource to a California Register eligible historic district will diminish the overall integrity of the historic district. However, the loss of this contributing resource will not result in a substantial adverse impact, as the district will still retain a sufficient number of contributing properties to be able to convey the reasons for its significance. Likewise, the design of the new building proposed for the lot is overall compatible with the scale, materials and character of the historic district. Thus, the project as proposed will not have a significant adverse impact upon a historic resource (the eligible Presidio Heights Historic District), as defined by CEQA.

PART II:SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam Date: 12/30/2014
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Melinda Hue, Environmental Planning
Glenn Cabreros, Current Planning