

PRESERVATION BOARD

1

PROJECT LOCATION 1704 N Street, Priority Structure, in Preservation Area #10		
APPLICANT Leilani Fay		
OWNER Leilani Fay		
PLANS BY _____		
FILING DATE _____	ACTION DATE _____	REPORT BY: CSL/jb
EQ Fee: _____	ED-NEG.DEC. _____	APN: _____

PROPOSAL:

To add an enclosed porch and tower to the rear of the structure

PROJECT INFORMATION:

The proposed addition will extend approximately eight feet into the rear yard and will extend approximately 18 feet across the rear of the structure. The tower is approximately 27 feet in height. The enclosed porch will provide additional living space. The tower will enclose a stair well for rear access between the first and second floors.

As proposed, the addition will have horizontal siding to match the siding on the existing structure. The roofing material will be cedar shakes. Windows, as proposed, will not match existing windows. The tower will have single paned fixed windows. The room addition will have multi-paned fixed windows.

The addition will not be visible from "N" Street. It will, however, be seen from the rear of the two adjacent properties. To the east is a modern apartment building. To the west is a Priority Structure, an Italianate remodeled as a Shingle/Colonial Revival. The addition will also be seen from the rear of the Colonial Revival at 1411 17th Street, also a Priority Structure.

EVALUATION:

The proposed addition will alter the original character and design of the rear of the structure. However, the modification meets the need of the owner and will not be visible from the front of the building.

RECOMMENDATION:

- Horizontal lap siding on the addition with vertical trim at the corners on the tower would allow for integration of old with new. This type of siding and the resulting shadow lines may be too busy for the thin, tall tower.

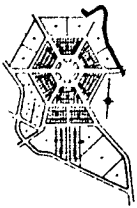
An alternative would be to recommend that flush vertical siding and

7/14/80

APPLC. NO. _____ MEETING DATE _____ PB ITEM NO. 1

vertical trim at the corners be used on the tower. The major shadow line would be from the overhanging eaves.

2. To increase the mass of the tower, extend the eaves of the roof on the tower. This will provide for a stronger shadow line.



CHARLES HALL PAGE & ASSOCIATES

Urban & Environmental Planning & Design

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HISTORICAL/ARCHITECTURAL SURVEY FORM

Street Address: 1704 N Street

File Number:

Name of Structure:

Date of Construction: 1860

Present Owner:

Building Type: Two story wood frame

Original Owner: M.D. & M.M. Odell

Building Material: Asbestos

Present Use: Res.

Builder:

Original Use: Res., single family

Architect:

Occupant(s):

Style: Simple Delta Type

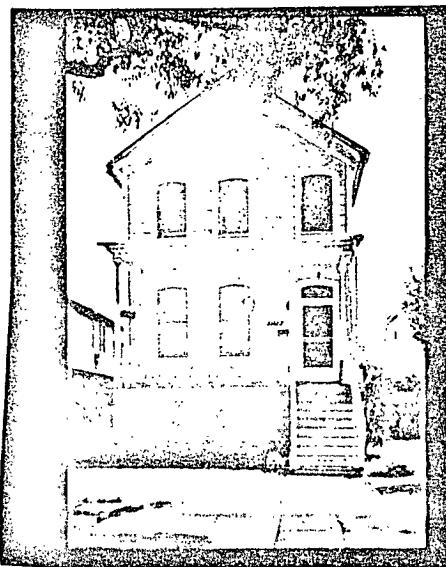
Additions & Alterations:
Asbestos

Significant Architectural Features:
Original porch with turned balustrade, window moldings

Ancillary Structures:
None

Adjacent Land Uses:
Modern Apt., res.

Intrusion on Neighborhood?:



EVALUATION

Historical/Cultural Significance

Exceptional	—	
Major	—	—
Contributing	—	—
Non-Contributing	<u>X</u>	—

Architectural Significance

Exceptional	—	
Major	—	—
Contributing	<u>X</u>	—
Non-Contributing	—	—

Environmental Significance

Exceptional	—	
Major	—	—
Contributing	<u>X</u>	—
Non-Contributing	—	—

Design Integrity: Alterations

None or Little	—	
Moderate	—	—
Considerable	<u>X</u>	—

Physical Condition

Good, or Minor Repairs	—	
Major Repairs	<u>X</u>	—
Dilapidated	—	—

98857-22

Date: 2/23/76 By: MW

Checked: MC Mapped: X

Priority - 10

Architectural Analysis:

A simple, two story, Delta Type cottage with a gable roof, flat front, and full porch. Despite the resurfacing in asbestos there is an elegance about this house evident in its fenestration and ornamental details such as window frames and porch posts and balusters. The proportions of the windows and the house are particularly agreeable.

Historical Information:

This house was built between 1870 (when assessments were made for improvements) and 1885 (when the lot was subdivided). The first owners were M.P. Odell, a butcher and proprietor of the New York Market, and M.M. Odell. In 1890 and 1895 the listed owner was Sarah A. Robinson. John L. Robinson was a repairman for Southern Pacific Company. From 1905 through 1920 the owners were Sarah E. and W.J. Midge; and the residents were George W. Cable, a foreman with Southern Pacific Company and Anna Cable, a dressmaker.

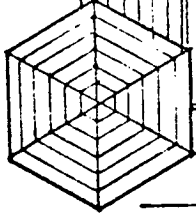
Present Zoning:

Assessed Value - Land:
Improvements:
Total:

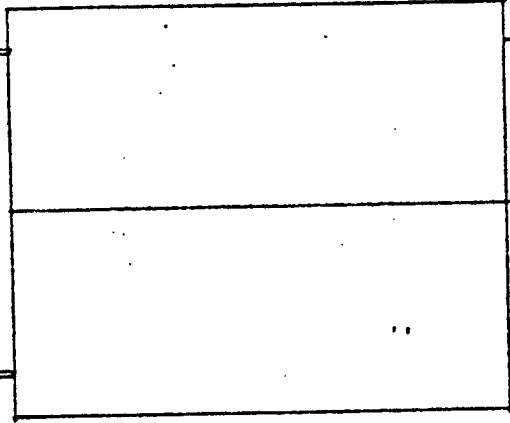
Lot Size:

Additional Comments:

STAIR-TOWER &
PORCH ADD'N.

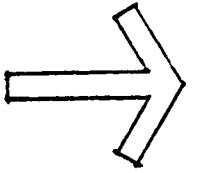


5'



1704 "N" St.

NORTH



EXISTING HOUSE
BEYOND

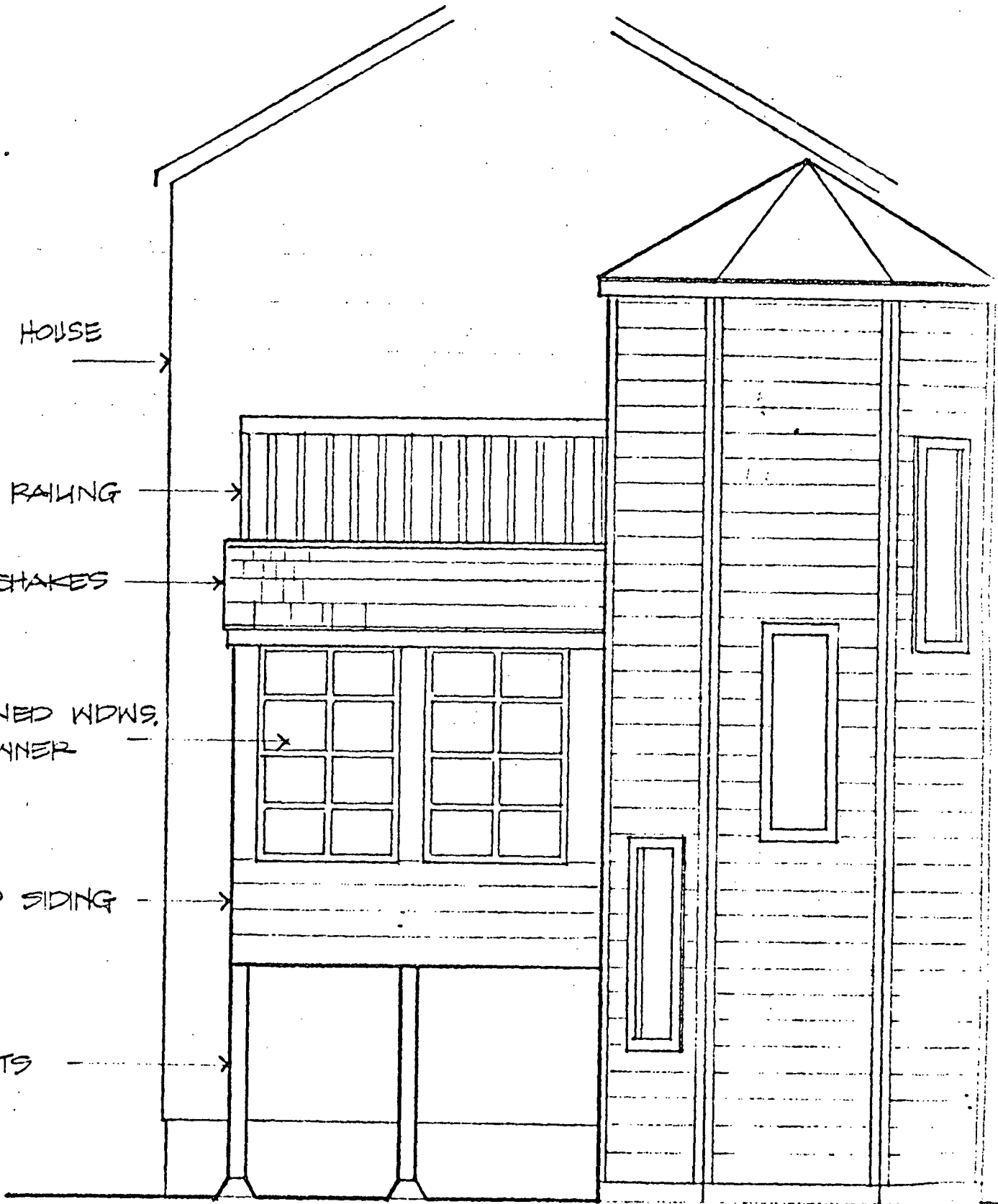
EXISTING RAILING

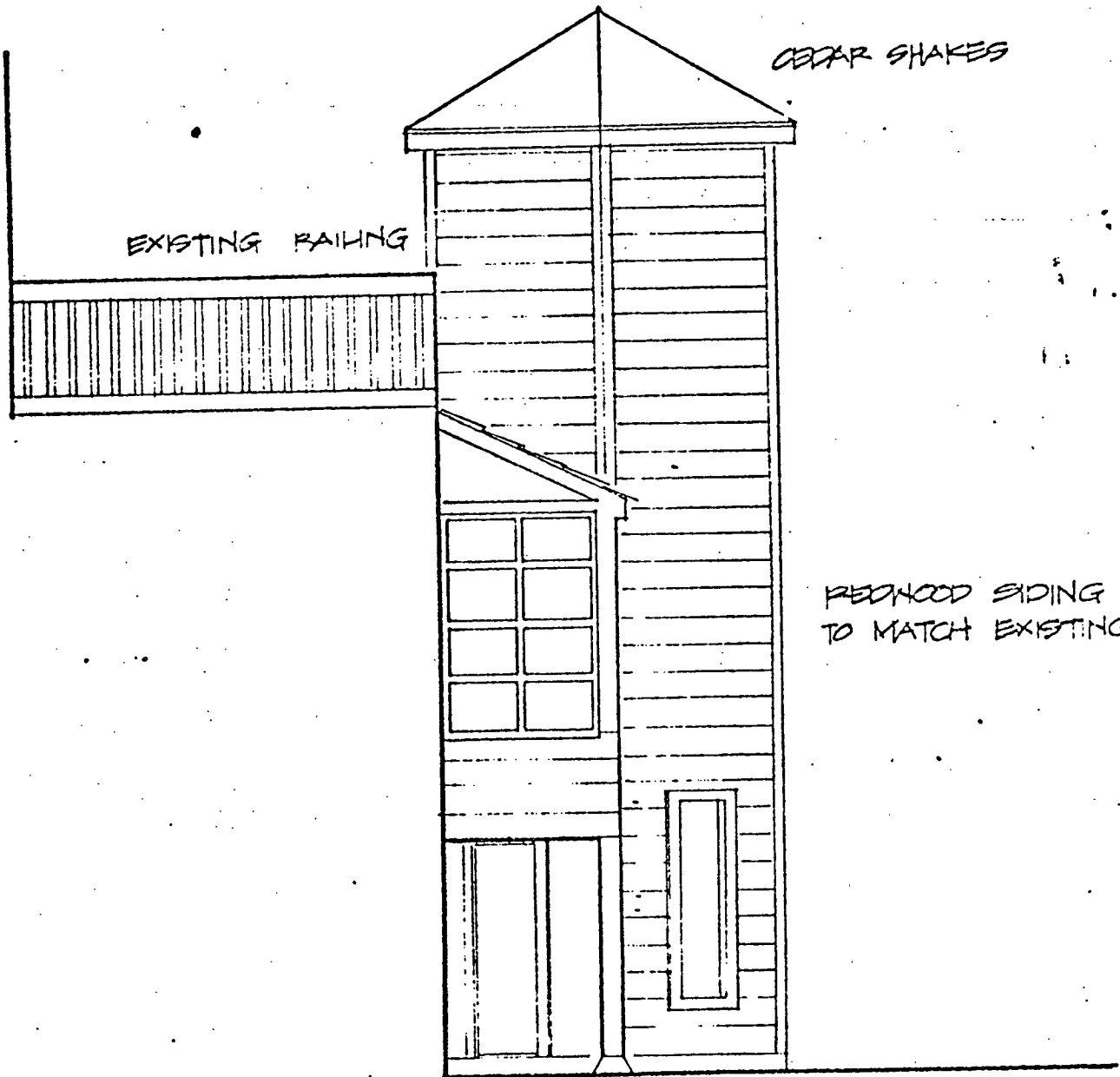
CEDAR SHAKES

MULTI-PANED WDWGS.
TO SUIT OWNER

REDWOOD SIDING

6x6 POSTS





CEDAR SHAKES

EXISTING RAILING

REDWOOD SIDING
TO MATCH EXISTING HOUSE