



Historic Resource Evaluation Report

Preliminary Draft

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3690 21st Street
San Francisco, CA

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I. INTRODUCTION

This Historic Resource Evaluation Report has been prepared at the request of project architect Bruce Tomb for owners Frederick Roeber and Gina Sanfilippo for the residence at 3690 21st Street (APN 3605/022) in San Francisco’s Dolores Heights neighborhood. The building at 3690 21st Street is a single-family residence that was designed and constructed in the Tudor Revival style in 1931 by Russell B. Coleman. The building has undergone exterior alterations, primarily on the rear (north) façade, and interior remodeling.

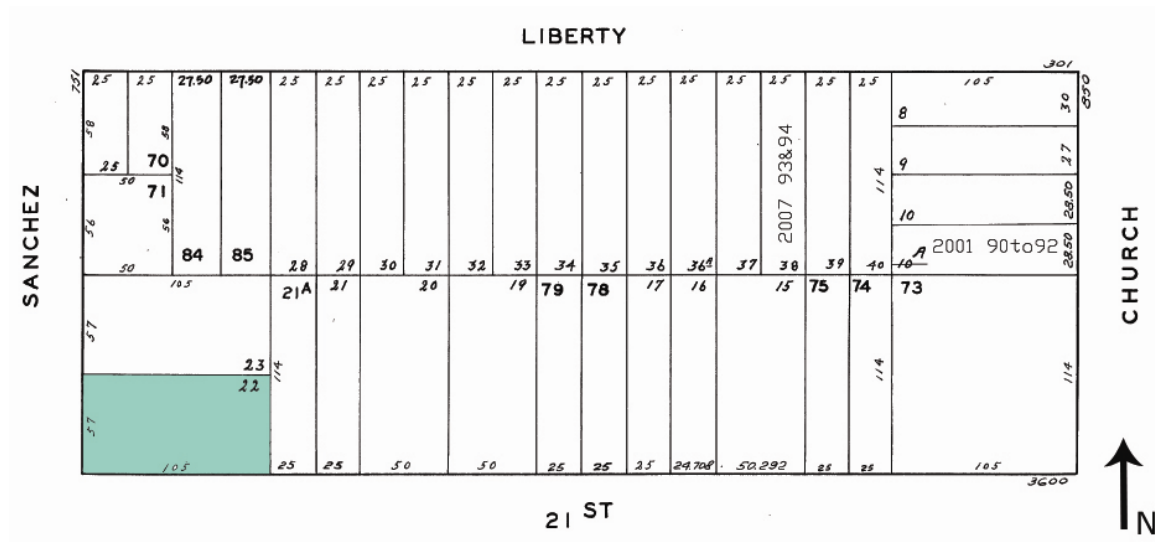


Figure 1. Block 3605. 3690 21st Street property (lot 022) shaded.
 (Source: City of San Francisco Block Book.)

A. Methodology

A site visit was conducted on February 25, 2009 to gain familiarity with the subject building and neighborhood context. Notes and digital photos were taken during this site visit. Page & Turnbull then prepared this report using research collected at various local repositories, including San Francisco Architectural Heritage, the San Francisco Department of Building Inspection, the San Francisco Planning Department, San Francisco Office of the Assessor-Recorder, and the San Francisco Public Library.

B. Executive Summary

This report provides a description and historic context for the house at 3690 21st Street, an examination of the existing historic status of the property, an evaluation of the building under the criteria set forth in the California Register of Historical Resources, and a review of the proposed project pursuant to the

California Environmental Quality Act (CEQA) and the Secretary of the Interior's Standards for the Treatment of Historic Properties.

3690 21st Street appears to be eligible for listing in the California Register of Historical Resources under Criterion 3 (Design/Construction). It was not found to have sufficient significance in the areas of important events or people, but exhibits high architectural value in its Tudor Revival style design and retains the physical integrity necessary to be eligible for listing. These factors, coupled with a minor association with the Governor James Rolph family (though not a significant enough association to justify eligibility in its own right), make 3690 21st Street eligible for listing on the California Register.

II. CURRENT HISTORIC STATUS

The residence at 3690 21st Street is not listed in the California Historical Resource Information System (CHRIS) database. This indicates that it has not been evaluated and assigned a California Historical Resource Status Code (CHRSC).¹ It has not been officially designated nor found eligible or potentially eligible for listing in the National Register of Historic Places, California Register of Historical Resources, or for local listing as a Landmark or Structure of Merit under Article 10 of the San Francisco Planning Code. It is not located within any of the historic districts or Downtown Conservation Districts defined in Article 11 of the Planning Code.

The City of San Francisco also recognizes the findings of a number of adopted historic resources surveys. The house at 3690 21st Street was evaluated in the 1976 Department of City Planning (DCP; now the San Francisco Planning Department) Architectural Quality Survey, and given a rating of 2 (on a scale of -2 to 5). The survey assessed architectural significance, including design features, urban design context and overall environmental significance. When completed, the 1976 DCP Architectural Survey was believed to represent the top 10 percent of the city's architecturally significant buildings. The survey sheet for 3690 21st Street notes the house's relationship with its setting, architectural design value particularly in detailing and decoration, and its excellent condition.

The house was identified by *Here Today*, a survey conducted by the Junior League of San Francisco in 1968. Although the property is not mentioned in the book *Here Today*, a Junior League survey form exists in the building history file at the San Francisco Public Library History Center. A note on the form suggests that the property was not included in the final survey findings because in 1968, at 37 years old, it was considered to be "too new."

3690 21st Street is not identified in the Unreinforced Masonry Building (UMB) Survey, *Splendid Survivors*, or any other surveys conducted under the auspices of San Francisco Architectural Heritage or the San Francisco Planning Department.

¹ CHRSC is a classification system used by the State of California Office of Historic Preservation (OHP) for historic resources in the state's inventory, which have been identified through a regulatory process or local government review.

III. DESCRIPTION

This section contains a description of the building's site and interior and exterior features. The building's history, including a construction chronology, is described in Section IV. Historic Context.

A. Site

3690 21st Street is located on a rectangular parcel on the northeast corner of the intersection of 21st and Sanchez streets. The building is oriented south, with its primary façade facing 21st Street. The property includes a detached garage to the east of the house and is closely bordered by residential buildings to the east and north. The lot is densely vegetated, with minimal yard space on each side of the house. The majority of the yard space takes the form of an entry court located at the southwest corner of the lot.



Figure 2. Aerial view of 3690 21st Street (circled). (Source: Microsoft Live Search)

The general vicinity of 3690 21st Street consists of very steep hilly terrain. Dolores Park is located approximately two blocks to the northeast of the subject property and the neighborhood is traversed by a regular street grid. The house itself is situated at the crest of a hill, with the lot sloping down to the east and north.

In the vicinity of the subject property, 21st and Sanchez streets are standard, two-lane, paved residential streets, with space for curbside parking. Sidewalks border both sides of the street and are landscaped with plantings and street trees of varying species.

Buildings in the vicinity of 3690 21st Street are all residential; primarily single-family houses. They are primarily two to three stories in height, and due to the hilly terrain, many have exposed basement levels, often containing integral garages. Most are of wood frame construction, clad in stucco or wood siding, and exhibit a wide variety of architectural styles and periods from Folk Victorian to Mediterranean Revival to International Modern. This diverse building stock illustrates the continual development of residential parcels in the Dolores Heights neighborhood.

The subject lot is enclosed by a decorative wrought iron fence with a gate set on an angle at the southwest corner. This gate provides access to a formal entry courtyard at the southwest corner of the lot, which includes a paved entry walkway, landscaping, and a fountain at the center. At the northeast corner of the lot, a paved terrace is located between the house and detached garage. It includes a low concrete retaining wall on the south side, a pierced concrete wall on the north, and stairs that lead to a walkway that runs through a basement level breezeway and along the rear of the house. The lot features dense vegetation, including a number of mature conifers.

B. Exterior

3690 21st Street is a wood-frame residential building designed in the Tudor Revival style. The building has an irregularly shaped plan consisting of a rectangular, two-story main mass, with a smaller one-story square wing projecting from the southeast corner. The house is clad with textured stucco and sits on a concrete foundation. A gable roof caps the main section of the house, while a hip roof caps the southeast wing. The roof is clad with asbestos shingles and features three small hip wall dormers on the primary façade.

Primary (south) Façade

The primary façade fronts on 21st Street and is two-stories high, with a one story wing to the southeast. The primary entry is located near the center of the façade and consists of a paneled wood door with a small window at the center that is covered by a decorative metal grille bearing the initials “JS”, likely for Joseph Solomon, the last owner of the property. The door is set in a Tudor arch opening that is surrounded by stone quoining. The entry is covered by a gable roofed porch with chamfered wood posts, a wood railing, and brick nogging in the half-timbered gable end. Typical fenestration on the primary façade consists of multi-pane, steel-sash, casement windows. The main

two-story mass of the house extends to the west of the entry, with windows on the first story surrounded by stone quoining and wood lintels. Two small windows to the immediate west of the entry feature textured glass and wavy muntins. Windows on the second story have wood sills and are integrated into hip-roof wall dormers.

To the east of the entry is a large jerkinhead-roof structural bay and small articulated sections of the roof that mark the transition between the main mass of the house and the southeast wing. This portion of the facade features narrow, diamond paned, leaded glass windows, half timbering on some wall surfaces, and a secondary entry. This entry features a partially-glazed, paneled wood door with a carved pictorial panel in the lower portion and leaded glass in the upper portion. It is surrounded by stone quoins and surmounted by a bracketed gable hood with shaped bargeboards. A stuccoed chimney rusticated with brickwork is located at the junction between the main mass and the wing. The wing features large multi-pane, steel-sash windows surrounded by stone quoining and wood lintels. A gable-roof structural bay fronts onto the entry courtyard and has a gable birdhouse supported by brackets and featuring clay tile pipe openings in the gable end.

The roofline of the primary façade features eaveless sections adorned with eave moldings and other sections with overhanging eaves and exposed rafter tails.



**Figure 3. Primary façade of 3690 21st Street, looking north.
(Source: Page & Turnbull)**



**Figure 4. Detail of entry courtyard and front façade, looking northeast.
(Source: Bruce Tomb)**



**Figure 5. West façade, looking east.
(Source: Bruce Tomb)**

West Façade

The west façade represents the end of the two-story main mass of the house. Due to the slope of the lot, it is two stories high on the south side and three stories high on the north side. A two-story, shed-roof addition (northwest addition) that spans the basement and first stories is located on the north side of the façade. A secondary entrance is located at the basement level on the north side of the façade and features a paneled wood door surrounded by stone quoining and a wood lintel. Fenestration, located at the first story level, consists of consists of multi-pane, steel-sash, casement windows with stone quoining and wood lintels. A small, stained glass portal window is located on the north side of the second story. The west façade is dominated by an exterior chimney that is made of uncut, uncoursed stone at the first story level and brick above. The gable end is clad with wood board and batten siding and eave moldings adorn the eaveless roofline.

East Façade

The east façade includes a one-story southeast wing projecting from the south side, and the east end of the main mass of the house, which is two stories high on the south side and three stories high on the north side due to the slope of the lot. A brick chimney is located on the east façade of the southeast wing and the east façade of the main mass is dominated by a later addition to the house (northeast addition), which accounts for the recessed basement level and the setbacks of the second story and roofline. The basement level includes a breezeway that is overhung by the first story addition, where a non-original aluminum-sash bay window assembly is located. A partially enclosed exterior stair (also an addition), with a solid stuccoed railing is located between the northeast addition and the southeast wing. It wraps down under the addition into the breezeway, has an exposed landing at about the first story level, and provides access to a recessed vestibule at the first story where entries into the main mass and southeast wing are located. The roofline of the southeast wing features exposed rafter tails, while a molded cornice is located above the first story of the northeast addition. Above this cornice line is a deck surrounded by a decorative metal railing. The second story is also part of the northeast addition and is set back from the first story (forming the deck) and features a large, tripartite, steel-sash window with fixed and casement portions, and a fully-glazed, wood door at the corner that provides access to the deck. The south side of the roofline features a small asymmetrical gable element, while the north side has a flat roofline adorned with a wide, plain wood frieze, a narrow metal molding, and wood eave moldings. The original gable end of the main mass is set back from the flat roofline of the second story addition and is clad with wood board-and-batten siding with eave moldings at the eaveless roofline. The rusticated chimney between the main mass of the house and the southeast wing is visible on the east façade.



Figure 6. East façade, basement and first story levels, looking west.
(Source: Page & Turnbull)



Figure 7. East façade of second story, looking south from northeast corner of deck.
Hip roof of southeast addition is visible at left.
(Source: Page & Turnbull)

North Façade

The rear (north) façade is three stories in height, including the exposed basement level under the main mass. The basement level features the breezeway on the east side, within which a paneled wood door at the base of the stairs from the first story provides access to the basement. A non-original molded concrete fountain is also located on the north wall of the breezeway. A walkway paved with flagstones passes through the breezeway and continues along the north side of the house to the northwest addition. The north façade is articulated by the projection of the northeast addition, which protrudes slightly beyond the north façade, and the northwest addition, which projects from the

basement and first story on the west side of the façade. The northwest addition has a shed roof with a dome skylight. A small section of pent roof is located between these two additions at the first story level. Typical fenestration on the north façade consists of multi-pane, steel-sash windows with fixed and casement portions. The roofline of the main mass features overhanging eaves with exposed rafter tails and two very shallow hip-roofed wall dormers.



**Figure 8. Northwest corner of house, showing north façade at left.
(Source: Bruce Tomb)**



**Figure 9. North façade from northeast corner of second story deck.
(Source: Page & Turnbull)**

Garage

A two-story detached garage is located to the southeast of the house. It faces south and is accessed from 21st Street by a short paved driveway. The garage is rectangular in plan, clad in stucco, and capped by a gable roof. The primary (south) façade features a wood awning garage door on the first story and a large, multi-pane, steel sash window with fixed and casement portions on the second story. The rear (north) façade of the garage is only one-story in height, due to the slope of the lot. A partially-glazed, paneled wood door provides access to the second story level from the patio at the rear of the house. A one-over-one, double-hung, wood sash window is also located on the rear façade. The roofline of the garage is eaveless, but features wood eave moldings at the edges of the roof. A small projection inset with clay tile pipe vents is located at the peak of the gable on the primary façade.



Figure 10. (left) Primary façade of garage from 21st Street. (Source: Page & Turnbull)



Figure 11. (right) North façade of garage from terrace at rear of house. (Source: Bruce Tomb)

C. Interior

3690 21st Street contains three floors of habitable space. Most of the interior of the house underwent major remodeling prior to the current project, and few, if any, historic finishes or features were retained. The following description will move from the bottom to the top of the house describing the main spaces and any noteworthy features that appear to remain from the original design. Features that were added at a later date are noted appropriately.

Basement

The finished basement space was created in the 1990s and currently occupies only part of the building's full footprint; approximately the northern three quarters of the main mass, including the basement level of the northwest addition. The sloping grade of the lot makes the space at the south side of the basement unusable. The basement includes – from east to west – a living room, guest room, guest bath, and utility/storage areas.

First Floor

The first floor contains seven major spaces, with an entry hall providing access to two bedrooms at the west end of the house (including a master bedroom and bathroom), and living areas like a kitchen, dining room, study, and family room at the east end of the house. Round arch doorways are located throughout the first floor. The entry hall features brick flooring and stairs to the second

floor, which are located to the east of the entry door. The master bedroom features a fireplace on the west wall. The master bath and closet are located within the northwest addition and the master bath has a domed skylight in the ceiling. The family room is located in the southeast wing and features a stone-clad fireplace on the east wall. The study at the northeast corner of the house is located within the northeast addition and features a non-original aluminum-frame bay window assembly on the east wall.



**Figure 12. Interior of first floor living room in southeast wing, looking east.
(Source: Bruce Tomb)**



**Figure 13. Interior of study in first floor of northeast addition, looking northeast.
(Source: Bruce Tomb)**



**Figure 14. Kitchen, first floor, looking southwest.
(Source: Bruce Tomb)**

Second Floor

The stairs that access the second floor from the entry hall are currently clad with non-original marble tile, but appear to retain the original brick cladding underneath. This is the same brick flooring that is found in the entry hall. The second floor contains two main spaces, a dining room, which is located in the second story of the northeast addition, and a very large living room that occupies the majority of the second floor of the main mass of the house. The living room features ostrich leather flooring, a stone clad fireplace at the west end of the room, and a vaulted ceiling with exposed wood beams and trusses. These beams feature turned members, chamfered and notched edges, decorative shaped brackets and pendants, and iron strapwork at the joints.



**Figure 15. Stairs to second floor.
(Source: Page & Turnbull)**



**Figure 16. Second floor living room, looking west.
(Source: Bruce Tomb)**

IV. HISTORIC CONTEXT

A. Dolores Heights History

The neighborhood now known as Dolores Heights was originally part of Rancho San Miguel, a four thousand acre Mexican Land Grant owned by Jose de Jesus Noe, the last Mexican Alcalde of San Francisco. The rancho was established in 1845 and reached from the eastern flanks of Twin Peaks, across the valleys to the east.

In 1854, much of Noe's rancho was purchased by John M. Horner, a Mormon settler from New Jersey. He was responsible for platting Horner's Addition, which was bounded by Castro Street on the west, 18th Street on the north, Valencia Street on the east, and 30th Street on the south. The north-south streets within Horner's Addition were named for prominent San Francisco land owners. Horner's addition was dominated by two valleys, which were separated by a steep ridge along 21st Street, with Noe Valley on the south and Eureka Valley on the north.² The subject property at 3690 21st Street sits at the crest of this ridge between the two valleys, within a smaller sub-neighborhood that came to be known as Dolores Heights. The neighborhoods of Noe Valley, the Castro, and the Mission developed in the areas surrounding Dolores Heights.

Congregations Sherith Israel and Emanu-el, San Francisco's two oldest Jewish congregations purchased the land encompassing what is now Dolores Park and parts of the Dolores Heights neighborhood in 1860. Three cemeteries were established on the plots: Hills of Eternity, Home of Peace, and Gibbath Olom. The boundaries of Home of Peace Cemetery were encompassed by Dolores, 18th, Church, and 19th streets, while the Hills of Eternity and Gibbath Olom cemeteries, were located on a shared parcel bounded by 19th, Church, 20th, and Dolores Streets. However, at the end of the nineteenth century, the City of San Francisco began a policy of ceasing burials within the city limits, and relocating existing cemeteries outside the city limits. By 1894, the three cemeteries had been relocated to Colma and the land was eventually developed into a city park, now know as Dolores Park.

Meanwhile, during the 1880s, a prominent enclave of Scandinavian, Irish, and German immigrants began to settle in the greater Eureka Valley area. The opening of the Castro Street branch of the

² NoeHill. "Eureka Valley." Internet: < <http://www.noehill.com/sf/eureka/default.asp>> Accessed: 3/18/2009.

Market Street Cable Railway in 1887, made the neighborhood even more accessible and desirable as a working class residential area. Businesses were established along thoroughfares like Eureka and Castro streets, giving the neighborhood a modest commercial identity, and a strong Catholic influence resulted in a common religious atmosphere in the area.

The Earthquake and Fire of 1906 was particularly devastating in the Mission District, to the immediate east of Dolores Heights. The fire burned as far south as 20th Street and as far west as Dolores Street, a boundary only two blocks from the subject property. After the disaster, Dolores Park served as a refugee camp for the local neighborhood inhabitants who had lost their homes. These refugees primarily consisted of immigrants and second generation Americans. The camps were generally composed of tents and other temporary makeshift structures, which remained until more permanent housing could be obtained. Most refugee camps closed down about a year after the earthquake. In the following years, the Dolores Heights neighborhood developed into a residential area that housed a diversity of European immigrants, many of whom had been displaced by the Earthquake.

The neighborhood initially featured single-family dwellings, but many houses were eventually replaced by larger multi-family buildings as property values increased. Scattered throughout the neighborhood were commercial retail establishments and houses of worship. Physically, little change has happened to the building stock of the Dolores Heights neighborhood since the post-earthquake redevelopment decades of the early twentieth century. The area immediately surrounding the subject property at 3690 21st Street has remained characterized by single-family houses. This is possibly due to the spectacular views afforded from the “heights” and the fact that such real estate was most affordable to the wealthy.

Starting in the 1960s, Dolores Park and the surrounding neighborhood became one of the many foci in San Francisco for cultural, political and sports activities. The neighborhood continued to be an immigrant and second-generation American community as cultural and ethnic groups shifted within the City. The Mission District saw an influx of the Latino community and many local residences and businesses bear Spanish names. Eureka Valley continued to support large populations of Irish and Scandinavians. The Jewish synagogue, Congregation Sha’ar Zahav founded in 1977, had a Gay, Lesbian, Bi-sexual, and Transgender (LGBT) Jewish following, which was an indicator of a large LGBT population in the neighborhood. The Castro District, neighboring Dolores Heights to the immediate west, is known today for its LGBT population and culture.

B. 3690 21st Street

Site Development

The large corner property now occupied by 3690 21st Street, was first developed in 1931. Sanborn Fire Insurance maps spanning the years 1886 through 1914 show the site as vacant, with the current house only appearing in the most recent map from 1950.³ For the most part, that map shows the house in its current form, although the northeast and northwest additions are not shown and the garage is depicted as a one-story structure. (Based on building permit records, it can be speculated that the garage has always been its current height, though originally the garage space was almost double-height and that the ceiling was later lowered to convert the attic space into a full story.) Sanborn Fire Insurance maps also indicate that 3690 21st Street was one of the last lots on the block to be developed; the majority of the neighboring houses having been constructed by 1914.

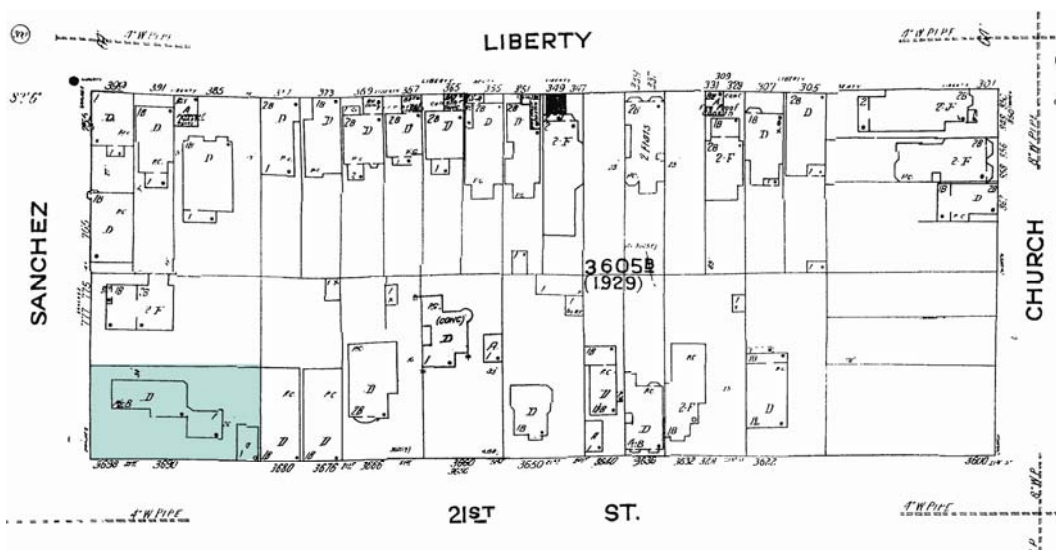


Figure 17. Sanborn Fire Insurance Map, 1950. 3690 21st Street shaded.

A building permit issued on December 29, 1930 gives a more accurate construction date; the house was likely completed the following year. The permit indicates that Russell B. Coleman, an architect from Burlingame, was responsible for designing the house and construction was undertaken by George W. Williams Co. Ltd. No information was found for either Coleman or Williams, though Williams is known to have been connected with the Burlingame Corporation. This company was a real estate firm with possible connections to the original owners of the property.

³ Individual maps date from 1886, 1900, 1914, and 1950.

Ownership

San Francisco Sales Ledger records indicate that prior to the construction of the house at 3690 21st Street, the property was owned by James Rolph. Sales ledgers indicate that it was sold to “James Rolph” on January 4, 1927, and was subsequently sold by “James Rolph III” on February 17, 1927. There is no record of any additional transactions occurring within that approximately one month time period and due to the unspecific nature of the former name, it can either be assumed that James Rolph and James Rolph III are one and the same, or that the property somehow transitioned within the family, from James Rolph (Jr.) to his son, James Rolph III. It is well known that James Rolph, Jr., commonly known as “Sunny Jim” Rolph, was Mayor of San Francisco from 1912 to 1931, and Governor of California from 1931 until his death in 1934. James and his wife, Annie Marshall (Reid) Rolph, had three children, including their son James Rolph III.

When James Rolph III sold the property in February 1927, it passed into the ownership of the Burlingame Corporation, under which the current residence was constructed in 1931. The property did not pass entirely out of Rolph’s hands, however, as he and the Burlingame Corporation had business ties. The Burlingame Corporation was a real estate company managed by the same man who managed the Enterprise Stevedoring Co. Ltd, which was founded and owned by James Rolph III. Rolph was also involved with the shipping firm of James Rolph & Company (founded by his father) and James Rolph, Jr., Landis & Eillis (later Rolph, Landis & Eillis).

In fact, by May 1931, the property had been sold to Rolph’s Enterprise Stevedoring Co., Ltd. It is assumed to have remained within the Rolph’s realm of ownership until the deed transferred to the Northern Co.’s Title Insurance Company in March 1933, and subsequently to Francisco and Beatrice DiGrazia the following month. City Directories indicate that Francisco Di Grazia was a physician. He is believed to be responsible for placing the fountain, which he brought from Rome, in the entry courtyard.⁴ One source suggests that DiGrazia was “a prominent eye surgeon, who... managed to do some work on a relative of Benito Mussolini. So pleased was the Italian dictator that he sent over a lavish fountain as a gift. The fountain still stands in [the] entrance courtyard.”⁵ The DiGrazias resided at 3690 21st Street until October 1947, when the property was sold to Joseph and Frankie Solomon. In 1969 the property was deeded to Frankie Solomon upon Joseph’s death, and in 1989, the name

⁴ Junior League of San Francisco, *Here Today* survey form, 1965.

⁵ San Francisco Examiner, “A Residence Fit for a Mayor”, 22 August 2008.

<<http://www.sfexaminer.com/business/27276024.html>> (Accessed: 3/10/08)

Jay Franklin Solomon appears on a permit record, indicating that the property had remained in the family. It was sold to the current owners in 2008. At some point during the house's history, it came to be known as Casa Cielo, "sky house" or "house of the heavens" in Spanish.

It should be noted that hearsay from a variety of sources attributes the construction of the house at 3690 21st Street to Governor Rolph, who allegedly housed his mistress, silent film star Anita Page, there while he resided next door at 775 Sanchez Street.⁶ None of the archival resources consulted in the writing of this report have revealed a connection between Governor James Rolph, Jr., and the house at 3690 21st Street, however. If the James Rolph recorded in the January 1927 Sales Ledger is indeed Governor James Rolph Jr., then his association with the vacant property only lasted for one month and ownership passed to his son, James Rolph III before the house had even been constructed.

No records indicate that Governor Rolph ever resided at neighboring 775 Sanchez Street. In fact, City Directories and Federal Census records indicate that Rolph's long-time home was located at 288 San Jose Avenue; an address that was maintained even during the time when Rolph officially resided at the Executive Mansion in Sacramento. Additionally, cursory research into the life and career of Anita (Pomares) Page revealed no romantic connection between she and Governor Rolph, though her connections with numerous film stars and even Italian dictator Benito Mussolini are well known.⁷ Page's film career spanned from 1928 to 1933, with Federal Census records placing her residence in Los Angeles in 1930. She was married briefly from 1934 to 1935 and again in 1937, until 1991, during which time she resided in Corona, California. By 1931 Rolph had become Governor and was likely residing primarily in Sacramento. It seems unlikely that by the time the house was constructed in 1931, either Page or Rolph would have been residing for any substantial amounts of time in San Francisco. For the approximately two years (December 1930 to April 1933), when the property actually had a house on it and was under Rolph family ownership, James Rolph III is known to have resided there with his wife. In 1931, City Directories list James Rolph III at 2222 Leavenworth, but by the following year they had moved into the new house at 3690 21st Street and are listed there again in 1933. This would seem to preclude Anita Page from occupying the house during those years. By

⁶ San Francisco Examiner, "A Residence Fit for a Mayor". Other sources and word-of-mouth have conveyed a similar story. San Francisco Junior League "Here Today" survey form notes "James Rolph – built for son Jimmy."

⁷ The Guardian (UK). "Oh Honey, His Letters Were So Gooney, So Touching...," 3 November 2000. <<http://www.guardian.co.uk/film/2000/nov/03/culture.features>> (Accessed: 3/10/09). The coincidence of Page's and DiGrazia's both having connections with Musolini suggest that those details of the story may have become confused.

1933, the house was sold to the DiGrazia family, who were not connected with the Rolphs, and are known to have occupied the property. The following year, Rolph died and Page had married, further limiting the connections and possible use of the house.

The story of the Rolph connection appears to have at least some basis in fact – that the property was definitely owned by James Rolph III or corporate entities connected with him, for approximately six years. For only two years during that period was there a house extant on the lot, however, and James Rolph III is known to have resided at the address during that time. It is impossible to say whether the house was utilized by other parties in ways that would not be readily apparent in public documents, however, based on many of the points outlined above it seems unlikely that the account of Governor Rolph housing his mistress at the house is factual.



**Figure 20. 3690 21st Street, entry courtyard from the southwest, date unknown.
(Source: San Francisco Assessor)**

Architecture

The Tudor Revival style was at the height of its popularity in the 1920s and 1930s. It was designed to mimic the character of houses built during the Tudor reign in 1500s England. The style has a wide range of appearances, ranging from castellated manor houses wrought in stone, to humble thatch roofed, half-timbered cottages.

Tudor Revival buildings incorporate many natural materials, like brick, stone, and wood timbers. In these features, the Tudor Revival style corresponds to other architectural styles like Arts & Crafts and Craftsman, which were popular during a slightly earlier period. All told, the references to British architecture, natural materials, and detailed craftsmanship are important elements that base the Tudor Revival style firmly in its time and architectural context.

Character-defining features of the Tudor Revival style include decorative half-timbering (plays no actual structural role in the building); steeply pitched roofs, often with prominent gables or jerkinhead forms; tall narrow windows with small panes, diamond panes, and/or leaded glass; elaborate chimneys, often topped with decorative chimney pots; stucco, brick or stone wall surfaces, sometimes with many materials on a single wall creating a rusticated effect; and a general asymmetry of forms.



**Figure 18. 3690 21st Street, looking northeast.
(Source: San Francisco Public Library)**



Figure 19. 3690 21st Street, entry courtyard and front façade, looking northeast.
(Source: San Francisco Public Library)

C. Building Chronology

1920s

January 4, 1927: The undeveloped property is sold by Rose Kelly to James Rolph.

February 17, 1927: The undeveloped property is sold by James Rolph III to the Burlingame Corporation.

1930s

December 29, 1930: A building permit is issued for the construction of a two-story, single-family residence, with a basement, costing \$10,000. Plans and specifications prepared by: Russell B. Coleman. Contractor: G.W. Williams Co. Ltd. Owner: Burlingame Corporation (George W. Williams).⁸

May 14, 1931: The property is sold by the Burlingame Corporation to Enterprise Stevedoring Co. Ltd.

March 23, 1933: The property is sold by Enterprise Stevedoring Co. Ltd. to Northern Co's Title Insurance Co.

April 11, 1933: A permit is issued for additions/alterations/repairs (not specified). Owner: A.F. DiGrazia.⁹

April 12, 1933: The property is sold by Northern Co's Title Insurance Co. to Francisco & Beatrice DiGrazia.

February 21, 1934: A building permit is issued for the construction of a one-story, wood-frame building [garage]. Owner: A.F. DiGrazia.¹⁰

⁸ San Francisco Department of Building Inspection. Building permit (no number). December 29, 1930.

⁹ San Francisco Department of Building Inspection. Building permit #4156. April 11, 1933.

1940s

October 19, 1947: The property is sold by Francisco & Beatrice DiGrazia to Joseph & Frankie H. Solomon.

February 4, 1948: A building permit is issued for the addition of a bathroom [northwest addition]. Contractor: L&E Emanuel, Inc. Owner: Joseph Solomon.¹¹

June 30, 1948: A building permit is issued for the addition of a rumpus room over the garage (permit suggests that the ceiling was be lowered to enlarge the attic space into a full story). Contractor: Sullivan Construction Co. Owner: Mr. and Mrs. Joseph Solomon.¹²

1950s

January 22, 1958: A building permit is issued for the construction of two balconies on the rear façade of the house, and the installation of one sliding door and one set of French doors in place of the existing windows [northwest addition]. Architect: Raad & Zahm. Contractor: Harold Nelson. Owner J. Solomon.¹³

1960s

March 24, 1969: The property is deeded by the Estate of Joseph Solomon to Frankie H. Solomon.

1980s

March 1, 1989: A building permit is issued to replace a bath, shower, toilet, and fixtures. Owner: Jay Franklin Solomon.¹⁴

1990s

June 4, 1999: A building permit is issued to remodel the kitchen, specifically the replacement of cabinets.¹⁵

2000s

August 22, 2008: The property is sold by the Solomon family to the current owner.

December 15, 2008: A building permit is issued to remodel the interior of the detached garage.¹⁶

Date Unknown

Almost all interior spaces have been remodeled. This work appears to be relatively recent and was likely undertaken during the Solomon's period of ownership. The basement is known to have been finished as habitable space sometime in the 1990s and may have been concurrent with other interior remodeling efforts.

¹⁰ San Francisco Department of Building Inspection. Building permit #8249. February 21, 1934.

¹¹ San Francisco Department of Building Inspection. Building permit (no number). February 4, 1948.

¹² San Francisco Department of Building Inspection. Building permit (no number). June 30, 1948.

¹³ San Francisco Department of Building Inspection. Building permit (no number). January 22, 1958.

¹⁴ San Francisco Department of Building Inspection. Building permit #608979. March 1, 1989.

¹⁵ San Francisco Department of Building Inspection. Building permit #9909583. June 4, 1999.

¹⁶ San Francisco Department of Building Inspection. Building permit #200812158526. December 15, 2008.

V. EVALUATION

This section provides an evaluation of eligibility of the house at 3690 21st Street for listing in the California Register of Historical Resources (California Register).

A. California Register of Historical Resources

The California Register is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

Eligibility for the California Register

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria:

- *Criterion 1 (Events):* Resources that are 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.
- *Criterion 2 (Persons):* Resources that are associated with the lives of persons important to local, California, or national history.
- *Criterion 3 (Architecture):* Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- *Criterion 4 (Information Potential):* Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

Listing in the California Register

Eligibility for the California Register does not automatically lead to listing on the Register. Listing may occur as a result of nomination by local governments, private organizations, or citizens. The State Office of Historic Preservation (OHP) and the State Historical Resources Committee (SHRC) review the application, and SHRC approval leads to listing on the California Register.

Consent of an owner is not required for listing, but a resource cannot be listed over an owner's objections. The SHRC can formally determine a property eligible for the California Register if the resource owner objects.

The effects of listing on the California Register or formal determination of eligibility for the Register are as follows:

- Environmental review may be required under CEQA if the property is threatened by a project that is reviewed, permitted, funded, or carried by public agencies.
- The local building inspector must grant code alternatives provided under the State Historical Building Code.
- The local assessor may enter into a contract with the property owner for a property tax reduction (Mills Act).

Evaluation of Significance

Criterion 1 (Events)

3690 21st Street was built relatively late in the history of the Dolores Heights neighborhood. It is not associated with the area's initial development or changes that occurred in demographics or construction after the 1906 Earthquake and Fire. Research revealed no specific historic events associated with the property. Due to these factors, 3690 21st Street has not contributed significantly local, state or national history under Criterion 1, and is therefore not eligible for listing in the California Register under this criterion.

Criterion 2 (People)

The residence at 3690 21st street is associated with James Rolph III, son of San Francisco Mayor and California Governor "Sunny Jim" Rolph, and a prominent businessman and politician in his own right. As discussed in Section IV. Historic Context, the property's direct association with Governor Rolph is not certain. If associated with him at all, it was for only one month when the lot was vacant. The strongest association is with James Rolph III, who is responsible for the construction of the house and resided at the property for approximately two years, 1931 – 1933. During his period of residency, James Rolph III appears to have been involved with a number of business ventures – Enterprise Stevedoring Co. Ltd.; Rolph, Landis & Ellis; Air Ferries, Ltd.; and Hind, Rolph & Co. – and sat on the State Board of Pilot Commissioners, but he did not become prominent in politics until the late 1930s, when he was appointed to the Republican Programs Committee and nominated as a

candidate for Lieutenant Governor (1938, though he was never actually elected). At this point, he was no longer residing at 3690 21st Street. Overall, James Rolph III can be recognized as a prominent businessman and civic leader, locally and state-wide; however his influence does not appear to be significant enough during the short time he resided at 3690 21st Street to lend significance to the property. Other residents of the house were less prominent and are not known to have had any influence on local, state, or national history. The Rolph family association with 3690 21st Street may bolster the significance of the property in conjunction with eligibility under another criterion, but alone it does not make the property eligible for listing under Criterion 2.

Criterion 3 (Architecture)

The building is an excellent example of the Tudor Revival style, exhibiting many character-defining features of the style. It retains a high level of physical integrity, especially on the primary façade, and is capable of conveying its age and architectural context. Though other examples of Tudor Revival architecture exist in San Francisco and range from the stone manor house type to the English cottage variety, the house at 3690 21st Street appears to rank among the most noteworthy examples.

Especially in the neighborhood where it is located, it is a prominent and well-rendered example of the style. The size of the lot on which it sits, with the formal entry court at the corner, allows for an irregular plan and the asymmetry that is characteristic of the style. Most other properties in Dolores Heights, and throughout the city, consist of long narrow lots that lend themselves to box-like row houses. While a number of those houses are ornamented in a Tudor Revival fashion, there are not many that can actually embrace the irregular, rambling forms seen in prime examples of the style.

Additionally, the house was built later than most in the surrounding area and so is one of the few to exhibit the style, which was popular in the 1920s and 1930s. Like much of the city, the majority of the building stock in the area exhibits Victorian styling. Other noteworthy examples of the Tudor Revival style are more likely to be found in neighborhoods like Sea Cliff and the Pacific Heights vicinity, where streets are less urban, lot sizes more generous, and development occurred later.

Though no information was found to indicate that Russell B. Coleman was a significant architect, the house appears to be eligible for the California Register under Criterion 3 for its architectural merit.

Criterion 4 (Information Potential)

This property was not fully assessed for its potential to yield information important in prehistory or history, per California Register Criterion 4.

B. Period of Significance

A period of significance is the length of time when a property was associated with important events or activities, or attained the characteristics that qualify it for historical designation. The period of significance of a resource often begins with the date of construction and extends to include any significant alterations and important events, activities, or persons associated with the building.¹⁷ Because it is eligible under Criterion 3 for its architectural merit, the period of significance of 3690 21st Street is 1930-1931, from the time the original building permit was issued to the time when construction was likely completed.

C. Integrity

As previously mentioned, a property must possess significance under one of the aforementioned criteria *and* have historic integrity. The process of determining integrity is similar for the National Register, California Register, and local landmarks. The same seven variables or aspects that define integrity—location, design, setting, materials, workmanship, feeling, and association—are used to evaluate a resource’s eligibility for listing in each historical register. These seven characteristics are defined as follows:

- *Location* is the place where the historic property was constructed.
- *Design* is the combination of elements that create the form, plans, space, structure and style of the property.
- *Setting* addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).
- *Materials* refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history.
- *Feeling* is the property’s expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.

The critical distinction between the state and national registers is the degree of integrity that a property can retain and still be considered eligible for listing. According to the California Office of Historic Preservation:

¹⁷ National Park Service, *National Register Bulletin: How to Complete the National Register Nomination Form* (U.S. Department of the Interior, 1997), 42.

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant or historical information or specific data.¹⁸

The building at 3690 21st Street retains integrity of location, having never been relocated from its prominent location at the crest of the hill at 21st and Sanchez streets. Its integrity of setting is also good, as the general environs have not changed drastically since the building's construction. Though some development has occurred in the surrounding area, it remains a residential neighborhood characterize by single-family houses.

The building's integrity of association remains strong, since it has been used as a single-family residence throughout its nearly 80 year history. The house also retains integrity of design, workmanship, materials, and feeling. It has undergone few exterior alterations and those that have occurred are located on the rear façade and are not readily visible from the street. The northwest addition is relatively compatible in design and materials with the original portions of the house. The northeast addition is less compatible, but even less visible from the street. The integrity of the interior is extremely poor, due to a comprehensive remodel; however, this too is not visible from the public right-of-way.

Over all, the building has good integrity. Relatively few changes have been made, and those that have are unobtrusive and not readily visible from the street. The house continues to convey the feeling of the time period and context in which it was constructed.

D. Character-Defining Features

For a property to be eligible for designation under criteria related to type, period, or method of construction, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. These distinctive character-defining features are the physical traits that commonly recur in property types and/or architectural styles. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction, and these features must also retain a

¹⁸ California Office of Historic Preservation, *Technical Assistance Series No. 6, California Register and National Register: A Comparison* (Sacramento, CA: California Office of State Publishing, November 2004)

sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials.

Based on the common characteristics of the Tudor Revival Style and those elements that give this particular house its historic character, the character-defining features of 3690 21st Street are:

Exterior

- Stucco siding with brick and stone accents in the form of quoining, nogging and rustication.
- Multi-pane casement windows.
- Gable roof forms with staggered and asymmetrical arrangements.
- Prominent chimneys incorporating brick and stone.
- Tudor arch, paneled wood entry door.

Interior

- Brick flooring in entry hall and main stairs.
- Ceiling features (beams and trusses) in second floor living room.

E. Eligibility

When weighing the factors of historic significance and integrity discussed above, 3690 21st Street proves to have excellent integrity, and historic significance in the form of architectural merit. As eligibility for the California Register is based on a combination of these two things, the subject property appears to be eligible for listing.

VI. PROJECT REVIEW

A. Project Description

The proposed project at 3690 21st Street would result primarily in interior alterations, with a few exterior changes to take place on the rear façade. The detached garage is also being rehabilitated. The following discussion outlines the major alterations proposed and describes their impact on the character-defining features of the house.

The interior of the house will be remodeled with most finishes replaced. Due to an earlier remodel the integrity of the house's interior is very poor and the majority of the existing finishes are not original to the house. Their replacement should not be seen as an adverse effect to the integrity of the house. Important interior character defining features, like the brick flooring in the entry hall and stairs will be retained and restored. The decorative wood beams and trusses in the second floor living room will also be retained and similar trusses in the southeast wing will be revealed through the removal of the drop ceiling that currently exists.

Interior spatial configurations will be altered slightly, but will generally remain intact. The basement will be enlarged by excavating the south side of the space and the area under the southeast wing, but will continue to contain secondary living and utility areas. The west end of the first floor will continue to function as a master suite, while living areas such as a kitchen, dining room and office will be located at the east end of the first floor. The kitchen will be located in the southeast wing, which was previously a living room. The former study, located in the northeast addition, will become a dining room. The space will be rehabilitated to solve water infiltration problems between the original house and the addition, and the non-original aluminum-frame bay window assembly located there will be replaced with French doors and a small balcony. The walls of the addition will be opened with larger expanses of glazing installed. The configuration of the space will remain intact, however, and these changes to the northeast addition will not affect any original portion of the house. The primary interior alteration within the original portion of the house will be the creation of a two story library space near the center of the plan. It will occupy what was previously a bedroom on the first floor and a portion of the basement. The floor between the two levels will be removed to create a unified double-height space. The second floor configuration will remain largely intact, though the wall between the living room and kitchen will be removed and a bar installed. The kitchen, which will become a bar area, is located within the non-original northeast addition.

On the exterior of the house, any interior changes described above will only have an effect on the rear façade and will consist primarily of minor changes in window openings. This includes the installation of tall narrow windows spanning the basement and first story levels corresponding to the new two-story library space. These will be multi-pane, steel-sash casement windows to match others on the house. Larger expanses of glazing, also compatible with existing fenestration, will be installed on the north and east sides of the northeast addition and a small balcony will be installed where the non-original bay window assembly is now located. The only change visible from the street will be the replacement of the chimney on the east façade of the southeast wing. It is being removed due to deterioration and will be reconstructed in-kind, so should not be considered an adverse alteration.

The garage will undergo interior remodeling, but this will not affect any original finishes, as the second story space is not original to the garage and features non-historic finishes. Due to termite damage, the stucco cladding of the garage may be removed, but will be replaced in-kind. Similarly, the asbestos roofing will be removed and replaced with slate, which is visually similar. These exterior changes should be considered as maintenance and repair and will not have an adverse effect on the garage.

B. California Environmental Quality Act

The California Environment Quality Act (CEQA) is state legislation (Pub. Res. Code §21000 et seq.), which provides for the development and maintenance of a high quality environment for the present-day and future through the identification of significant environmental effects.¹⁹ For public agencies, the main goals of CEQA are to:

1. Identify the significant environmental effects of projects; and either
2. Avoid those significant environmental effects, where feasible; or
3. Mitigate those significant environmental effects, where feasible.

CEQA applies to “projects” proposed to be undertaken or requiring approval from state or local government agencies. “Projects” are defined as “...activities which have the potential to have a physical impact on the environment and may include the enactment of zoning ordinances, the issuance of conditional use permits and the approval of tentative subdivision maps.”²⁰ Historic and

¹⁹ State of California, California Environmental Quality Act, http://ceres.ca.gov/topic/env_law/ceqa/summary.html, accessed 31 August 2007.

²⁰ Ibid.

cultural resources are considered to be part of the environment. In general, the lead agency must complete the environmental review process as required by CEQA. The basic steps are:

- 1) Determine if the activity is a “project;”
- 2) Determine if the project is exempt from CEQA;
- 3) Perform an Initial Study to identify the environmental impacts of the Project and determine whether the identified impacts are “significant.” Based on the finding of significant impacts, the lead agency may prepare one of the following documents:
 - a) Negative Declaration for findings of no “significant” impacts;
 - b) Mitigated Negative Declaration for findings of “significant” impacts that may revise the Project to avoid or mitigate those “significant” impacts;
 - c) Environmental Impact Report (EIR) for findings of “significant” impacts.

For the proposed project at 3690 21st Street, the City of San Francisco will act as lead agency. This report may be utilized as a technical report in support of one of the aforementioned environmental review documents. Below is a flow chart outlining the typical process as defined by CEQA.

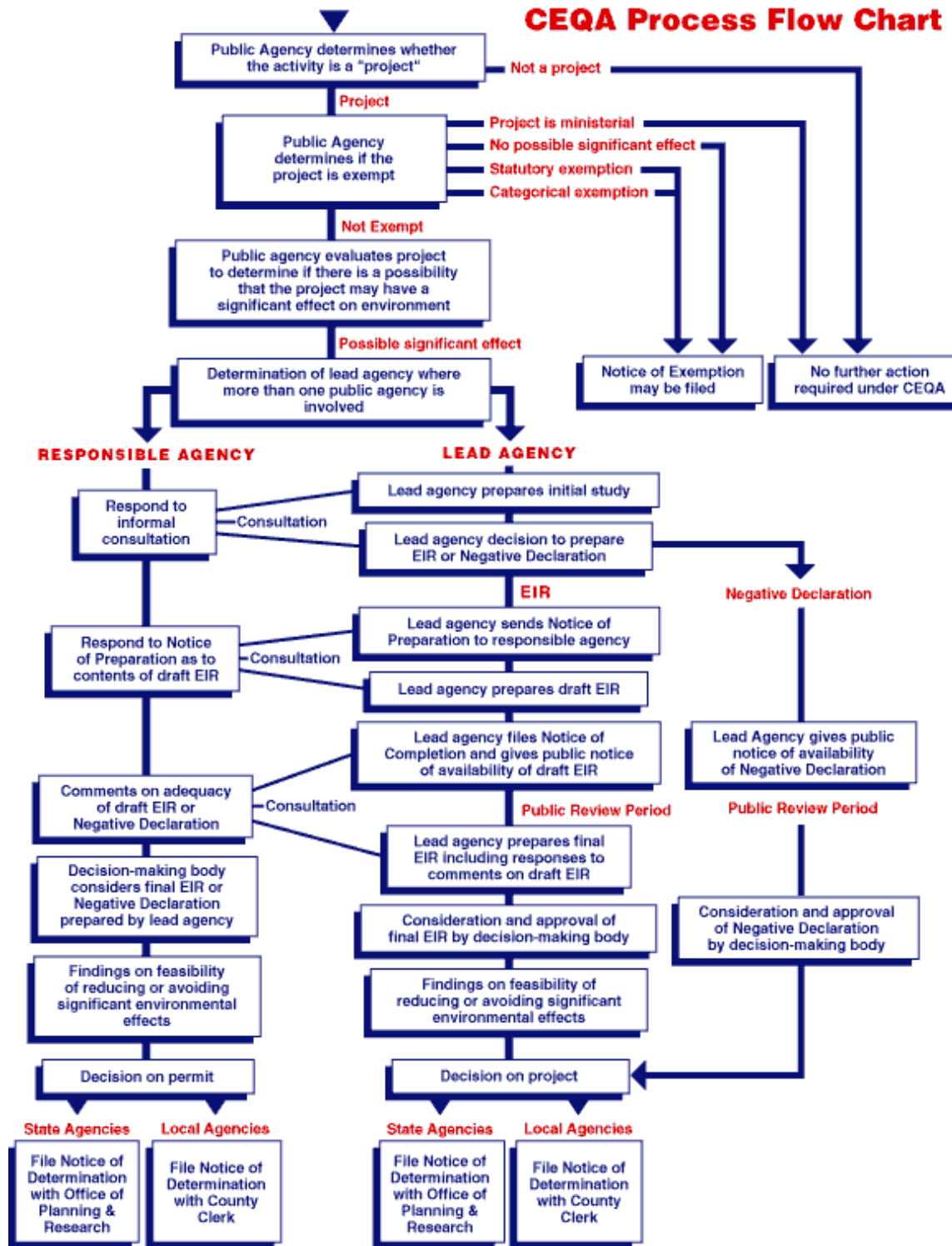


Figure 21. CEQA Process Flow Chart (Source: State of California, California Environmental Quality Act <http://ceres.ca.gov/topic/env_law/ceqa/flowchart/index.html>)

C. Status of Existing Building as a Historic Resource

In completing an analysis of a project under CEQA, it must first be determined if the project site possesses any historic resource. Based on our analysis, the property at 3690 21st Street qualifies as a historic resource under CEQA. A site may qualify as a historic resource if it falls within at least one of four categories listed in CEQA Guidelines Section 15064.5(a). The four categories are:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).
4. The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Pub. Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Pub. Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Pub. Resources Code sections 5020.1(j) or 5024.1.

In general, a resource that meets any of the four criteria listed in CEQA Guidelines Section 15064.5(a) is considered to be a historical resource unless "the preponderance of evidence demonstrates" that the resource is not historically or culturally significant."²¹

3690 21st Street possesses sufficient historic significance to qualify it as a historic resource for the California Register of Historical Resources, and therefore, the property is considered a historic resource under the California Environmental Quality Act.

²¹ Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.

Further guidance is offered by the San Francisco Planning Department, who has created a classification system for the evaluation of historic resources under CEQA. The San Francisco Planning Department created a classification system for determining historic resources under CEQA in *San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources*.²²

According to the City's classification system, 3690 21st Street is categorized as "Category A.2 – Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register," because the property falls within the category defined as "California Register of Historical Resources." This category states "Properties rated with a California Historical Resource Status Code (CHRSC) of 3 or 5 are presumed "historical resources." In detail, Category B is described as follows:

Category A.2 – Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible for the California Register. These properties will be evaluated as historical resources for purposes of CEQA. Only a preponderance of the evidence demonstrating that the resource is not historically or culturally significant will preclude evaluation of the property as an historical resource. In the case of Category A.2 resources included in an adopted survey or local register, generally the "preponderance of the evidence" must consist of evidence that the appropriate decision-maker has determined that the resource should no longer be included in the adopted survey or register. Where there is substantiated and uncontroverted evidence of an error in professional judgment, of a clear mistake or that the property has been destroyed, this may also be considered a "preponderance of the evidence that the property is not an historical resource."²³

This Historic Resource Evaluation Report provides further information on the residence at 3690 21st Street, in order to make the determination of whether the property meets the criteria of the California Register of Historical Resources. Because 3690 21st Street is significant under one of the four California Register criteria, it is considered a historic resource under CEQA.

²² San Francisco Planning Department, *San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources*. Final Draft, 31 March 2008. (accessed 17 March 2009) <http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF>

²³ For those A.2 resources which are not on an adopted local register or survey, the "preponderance of the evidence" must consist of evidence that the property (1) no longer possesses those qualities which might have made it eligible for the California Register, or (2) additional information shows that the property could never meet the California Register's criteria, or (3) and error in professional judgment shows that the property could not meet the California Register Criteria.

D. Determination of Significant Adverse Change under CEQA

According to CEQA, a “project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment.”²⁴ Substantial adverse change is defined as: “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired.”²⁵ The significance of an historical resource is materially impaired when a project “demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance” and that justify or account for its inclusion in, or eligibility for inclusion in, the California Register.²⁶ Thus, a project may cause a substantial change in a historic resource but still not have a significant adverse effect on the environment as defined by CEQA as long as the impact of the change on the historic resource is determined to be less-than-significant, negligible, neutral or even beneficial.

E. Compliance with the Secretary of the Interior’s Standards for Rehabilitating Historic Buildings

The Secretary of the Interior’s Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings (Standards) provide guidance for reviewing proposed work on historic properties.²⁷ The Standards are used by Federal agencies in evaluating work on historic properties. The Standards have also been adopted by local government bodies across the country (including the San Francisco Landmarks Preservation Advisory Board) for reviewing proposed rehabilitation work on historic properties under local preservation ordinances. The Standards are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. Conformance with the Standards does not determine whether a project would cause a substantial adverse change in the significance of an historic resource. Rather, projects that comply with the Standards benefit from a regulatory presumption that they would have a less-than-significant adverse

²⁴ CEQA Guidelines subsection 15064.5(b).

²⁵ CEQA Guidelines subsection 15064.5(b)(1).

²⁶ CEQA Guidelines subsection 15064.5(b)(2).

²⁷ Morton, W. Brown III, Gary L. Hume, Kay D. Weeks, and H. Ward Jandl, *Secretary of the Interior’s Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings* (Washington, D.C.: U.S. Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance Division, 1992). The *Standards*, revised in 1992, were codified as 36 CFR Part 68.3 in the July 12, 1995 Federal Register (Vol. 60, No. 133). The revision replaces the 1978 and 1983 versions of 36 CFR 68 entitled *The Secretary of the Interior’s Standards for Historic Preservation Projects*. The 36 CFR 68.3 *Standards* are applied to all grant-in-aid development projects assisted through the National Historic Preservation Fund. Another set of *Standards*, 36 CFR 67.7, focuses on “certified historic structures” as defined by the IRS Code of 1986. *The Standards* in 36 CFR 67.7 are used primarily when property owners are seeking certification for Federal tax benefits. The two sets of *Standards* vary slightly, but the differences are primarily technical and are not substantive in nature. The *Guidelines*, however, are not codified in the Federal Register.

impact on an historic resource.²⁸ Projects that do not comply with the Standards may or may not cause a substantial adverse change in the significance of an historic resource. The following analysis applies each of the Standards to the proposed project at 3690 21st Street.

Rehabilitation Standard 1: *A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

Discussion: 3690 21st Street will continue to be used as a single-family residence. The proposed project will not alter this function.

Conclusion: As designed, the proposed project will be in compliance with Rehabilitation Standard 1.

Rehabilitation Standard 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.*

Discussion: The historic character of 3690 21st Street will be slightly altered. However, no distinctive materials or features that characterize the building will be affected. Construction will take place at the northeast corner of the building. The proposed project will not adversely impact the house as visible from the street and public right of way. The only element visible from the public right of way is the chimney on the east façade of the southeast wing, and it will be replaced in kind. Other exterior alterations to occur will primarily affect non-original additions to the house. The proposed project makes a concerted effort to retain character-defining features that are important to the house's original design intent.

Conclusion: As designed, the proposed project will be in compliance with Rehabilitation Standard 2.

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

Discussion: No creation of false history or addition or conjectural features will be undertaken. The proposed project will be designed in a contemporary style, though influenced by materials and elements already extant, in order to be distinguishable from the historic building on the property. For example, the new windows to be installed will be steel-sash, but in arrangements and sizes that will set them apart from original windows and fenestration patterns.

Conclusion: As designed, the proposed project will be in compliance with Rehabilitation Standard 3.

²⁸ CEQA Guidelines subsection 15064.5(b)(3).

Rehabilitation Standard 4: *Changes to a property that have acquired significance in their own right will be retained and preserved.*

Discussion: The proposed project will make minimal and compatible changes to the non-original elements of the house. Notable recent alterations to the building include the northwest and northeast additions, which have not acquired historic significance in their own right.

Conclusion: As designed, the proposed project will be in compliance with Rehabilitation Standard 4.

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

Discussion: The proposed project will not affect any distinctive materials, features, finishes, construction techniques or examples of craftsmanship at 3690 21st Street. The proposed project makes an effort to retain any character-defining finishes and materials that still exist and are important to the house's original design intent.

Conclusion: As designed, the proposed project will be in compliance with Rehabilitation Standard 5.

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

Discussion: Treatment of deteriorated features will be undertaken with sensitivity to historic fabric and in a purely maintenance/repair-focused approach. Deteriorated features, such as the chimney on the southeast wing will be removed and replaced in-kind, while water infiltration issues in the southeast addition will be repaired.

Conclusion: As designed, the proposed project will be in compliance with Rehabilitation Standard 6.

Rehabilitation Standard 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Discussion: Any changes being made will be undertaken with care in order to have minimal impact on surrounding historic fabric. The proposed project does not include any chemical treatments.

Conclusion: As designed, the proposed project will be in compliance with Rehabilitation Standard 7.

Rehabilitation Standard 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.*

Discussion: The enlargement of the basement space will require some excavation. No known archeological resources are known to exist on the property, but if any archaeological material should be encountered, construction will be halted and proper mitigation undertaken.

Conclusion: As designed, the proposed project will be in compliance with Rehabilitation Standard 8.

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

Discussion: The proposed new construction, located at the northeast corner of the house, will not include major structural additions or major exterior alterations. In fact, exterior changes that do occur will primarily concern non-original additions to the house. Changes such as window installations will be compatible with the current aesthetics of the house, but their modern nature will be apparent. For example, the new windows to be installed will be steel-sash, but in arrangements and sizes that will set them apart from original windows and fenestration patterns.

Conclusion: As designed, the proposed project will be in compliance with Rehabilitation Standard 9.

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

Discussion: The proposed project will include construction at the northeast corner of the house. Neither addition nor removal of the proposed construction will alter the essential form and integrity of the historic building. While removal of the proposed construction is improbable, it could be done without altering the character of the surrounding property. No major structural additions will be made to the house and changes made to the garage will not affect its overall character or its relationship with the house. Spatial organization of the property will remain the same.

Conclusion: As designed, the proposed project will be in compliance with Rehabilitation Standard 10.

As demonstrated in the preceding analysis, all aspects of the proposed project conform to the Secretary of the Interior's Standards for Rehabilitation. These actions can be presumed under the CEQA regulations not to have a significant adverse impact on 3690 21st Street, since the designation and listing of the property will not be affected by the proposed project.

E. Evaluation Conclusion

Architect Bruce Tomb has stated that the intention of this project is to respect the historic character of the house at 3690 21st Street, while introducing new spaces and interior aesthetics that will be compatible with, yet differentiated from, the historic resource.

Page & Turnbull concludes that the proposed project, as currently designed, conforms to the *Secretary of the Interior's Standards*, and can be implemented in such a way that it would conform to the Standards and would not cause a substantial adverse change in the significance of the historic resource or pose a significant effect on the environment as defined by CEQA.

F. Analysis of Project Specific Impacts Under CEQA

As demonstrated in our analysis of the project pursuant to the Standards, the proposed project would substantially conform to the Standards as interpreted through the Guidelines. The proposed new

construction will primarily affect non-original additions to the house, as well as undertake repair and maintenance to certain features. The design of new elements will be compatible with the scale, materials and design of the existing house. Accordingly, the proposed project would not negatively impact the historic significance of 3690 21st Street. In fact, the proposed project will repair problems, like water infiltration and deterioration, as they exist today and improve the overall soundness of the structure.

G. Analysis of Cumulative Impacts under CEQA

The project is not located within the boundaries of any known local, state, or national historic district, and it does not appear that the proposed project would cause any larger cumulative impact.

IX. SUGGESTED MITIGATION

According to Section 15126.4 (b) (1) of the Public Resources Code (CEQA): “Where maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted in a manner consistent with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, the project’s impact on the historical resource will generally be considered mitigated below a level of significance and thus is not significant.” Because the proposed project would not have a substantial adverse effect on a historic resource, no mitigation measures would be required.

The proposed project will not alter the historic significance or historic integrity of the house at 3690 21st Street.

VII. CONCLUSION

Constructed in 1931 as a single-family residence, the house at 3690 21st Street is an example of Tudor Revival style house in San Francisco's Dolores Heights neighborhood. The building retains its original form and character defining features, having undergone few exterior alterations. The building is still used as a single-family residence.

The house has a period of significance dating to 1930-1931, which covers the building's design and construction. It retains a high degree of integrity, and because of the significance of its architecture, appears individually eligible for listing on the California Register of Historical Resources under Criterion 3 (Architecture/Design). As such, it appears to be a historic resource under CEQA. The proposed project, which includes alterations to the northeast corner of the house, will not affect the building's character-defining features and will not reduce its ability to convey historical significance. The proposed project will not cause a substantial adverse change in the significance of 3690 21st Street, nor will it have a significant effect on the surrounding neighborhood.

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B. Published Sources

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C. Internet Sources

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The Guardian (UK). "Oh Honey, His Letters Were So Goopy, So Touching..." , 3 November 2000. Internet: <<http://www.guardian.co.uk/film/2000/nov/03/culture.features>>

VIII. APPENDIX

A. DPR 523A Primary Record Form

B. DPR 523B Building, Structure, and Object Form

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 6 *Resource name(s) or number (assigned by recorder) 3690 21st Street

P1. Other Identifier: Casa Cielo

*P2. Location: Not for Publication Unrestricted *a. County: San Francisco
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North, Calif. Date: 1956 (rev. 1973)

*c. Address: 3690 21st Street City: San Francisco Zip: 94114

d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3605-022

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

3690 21st Street is located on a 60' x 110' rectangular lot at the northeast corner of 21st and Sanchez streets. Built in 1931, 3690 21st Street is a 2-story, wood-frame, single-family residence designed in the Tudor Revival style. The building is irregular in plan, consisting of a 2-story main mass, with a 1-story wing on the southeast corner. The house is clad in textured stucco, and capped by gable and hip roofs. The foundation is concrete. The primary façade faces south. The primary entrance is located near the center of the primary façade and features a paneled wood door in a Tudor arch opening surrounded by stone quoining. The entry is surmounted by a gable porch roof that features half-timbering and brick nogging and is supported by chapfered wood posts and a wood railing. Typical fenestration consists of multi-pane, steel-sash, casement windows. Many windows on the primary façade are surrounded by stone quoining and wood lintels. (Continued)

*P3b. Resource Attributes: (list attributes and codes) HP2. Single Family Residence

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
View of primary façade from 21st Street, looking north
3/20/2009

*P6. Date Constructed/Age and Sources: Historic
1930-1931
Original Building Permit

*P7. Owner and Address:
Frederick Roeber/Gina Sanfilippo
3690 21st Street
San Francisco, CA 94114

*P8. Recorded by:
Page & Turnbull, Inc. (CPH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
3/20/2009

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none") 3690 21st Street HRER

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

Page 2 of 6

*Resource Name or # (Assigned by recorder) 3690 21st Street

*Recorded by: Page & Turnbull

*Date 3/20/2009

Continuation Update

P3a. Description, continued.

Architectural features include a brick and stone chimney on the west façade, a stucco chimney adorned with decorative brickwork on at the juncton of the main mass of the house and the southeast wing, and a smaller brick chimney on the east façade of the southeast wing. An addition was constructed at the west side of the north façade, and another that includes an aluminum-frame bay window assembly and second story deck, is located at the northeast corner of the house. The roofline features eaveless sections adorned with eave moldings and other sections with overhanging eaves and exposed rafter tails.

A two-story detached garage, constructed in 1934, is located to the southeast of the house. It faces south and is accessed from 21st Street by a short paved driveway. The garage is rectangular in plan, clad in stucco, and capped by a gable roof. The primary (south) facade features a wood awning garage door on the first story and a large, multi-pane, steel sash window with fixed and casement portions on the second story. The roofline of the garage is eaveless, but features wood eave moldings at the edges of the roof. A small projection inset with clay tile pipe vents is located at the peak of the gable on the primary façade.

The lot is enclosed by a decorative wrought iron fence with a gate set on an angle at the southwest corner. This gate provides access to a formal entry courtyard at the southwest corner of the lot, which includes a paved entry walkway, landscaping, and a fountain at the center. At the northeast corner of the lot, a paved terrace is located between the house and the detached garage. It includes a low concrete retaining wall on the south side, a pierced concrete wall on the north, and stairs that lead to a walkway that runs through a basement level breezeway and along the rear of the house. The lot features dense vegetation, including a number of mature conifers.



Detached garage.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS

Page 3 of 7

*Resource Name or # (assigned by recorder) 3690 21st Street

___ B1. Historic name: Casa Cielo
 ___ B2. Common name: None
 ___ B3. Original Use: Single-family residence
 ___ B4. Present use: Single-family residence
 ___ *B5. Architectural Style: Tudor Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Constructed, 1930-31. Unspecified alterations, 1933. Detached garage constructed, 1934. Northwest addition constructed, 1948. Attic of garage enlarged, 1948. Northeast addition constructed, 1958.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:
 Detached garage to southeast of house.

B9a. Architect: Russell B. Coleman b. Builder: George W. Williams Co. Ltd.

*B10. Significance: Theme Tudor Revival architecture Area: Dolores Heights, San Francisco

Period of Significance 1930-1931 Property Type Residential Applicable Criteria 3
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The large corner property now occupied by 3690 21st Street, was first developed in 1931. Sanborn Fire Insurance maps spanning the years 1886 through 1914 show the property as vacant, with the current house only appearing in the most recent map from 1950. For the most part, that map shows the house in its current form, although the northeast and northwest additions are not shown and the garage is depicted as a one-story structure. (Based on building permit records, it can be speculated that the garage has always been its current height, though originally the garage space was almost double-height and that the ceiling was later lowered to convert the attic space into a full story.) Sanborn Fire Insurance maps also indicate that 3690 21st Street was one of the last lots on the block to be developed; the majority of the neighboring houses having been constructed by 1914.

A building permit issued on December 29, 1930 gives a more accurate construction date; the house was likely completed the following year. The permit indicates that Russell B. Coleman, an architect from Burlingame, was responsible for designing the house and construction was undertaken by George W. Williams Co. Ltd. (Continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family property

*B12. References:

(See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.

*Date of Evaluation: 3/20/2009

(This space reserved for official comments.)



B9. Significance (continued)

The original owner of the house is unknown due to the lack of Sales Ledger records dating prior to 1914. San No information was found for either Coleman or Williams, though Williams is known to have been connected with the Burlingame Corporation. This company was a real estate firm with possible connections to the original owners of the property.

Ownership

San Francisco Sales Ledger records indicate that prior to the construction of the house at 3690 21st Street, the property was owned by James Rolph. Sales ledgers indicate that it was sold to "James Rolph" on January 4, 1927, and was subsequently sold by "James Rolph III" on February 17, 1927. There is no record of any additional transactions occurring within that approximately one month time period and due to the unspecific nature of the former name, it can either be assumed that James Rolph and James Rolph III are one and the same, or that the property somehow transitioned within the family, from James Rolph (Jr.) to his son, James Rolph III. It is well known that James Rolph, Jr., commonly known as "Sunny Jim" Rolph, was Mayor of San Francisco from 1912 to 1931, and Governor of California from 1931 until his death in 1934. James and his wife, Annie Marshall (Reid) Rolph, had three children, including their son James Rolph III.

When James Rolph III sold the property in February 1927, it passed into the ownership of the Burlingame Corporation, under which the current residence was constructed in 1931. The property did not pass entirely out of Rolph's hands, however, as he and the Burlingame Corporation had business ties. The Burlingame Corporation was a real estate company managed by the same man who managed the Enterprise Stevedoring Co. Ltd, which was founded and owned by James Rolph III. Rolph was also involved with the shipping firm of James Rolph & Company (founded by his father) and James Rolph, Jr., Landis & Ellis (later Rolph, Landis & Ellis).

In fact, by May 1931, the property had been sold to Rolph's Enterprise Stevedoring Co., Ltd. It is assumed to have remained within the Rolph's realm of ownership until the deed transferred to the Northern Co.'s Title Insurance Company in March 1933, and subsequently to Francisco and Beatrice DiGrazia the following month. City Directories indicate that Francisco Di Grazia was a physician. He is believed to be responsible for placing the fountain, which he brought from Rome, in the entry courtyard.¹ One source suggests that DiGrazia was "a prominent eye surgeon, who... managed to do some work on a relative of Benito Mussolini. So pleased was the Italian dictator that he sent over a lavish fountain as a gift. The fountain still stands in [the] entrance courtyard."² The DiGrazias resided at 3690 21st Street until October 1947, when the property was sold to Joseph and Frankie Solomon. In 1969 the property was deeded to Frankie Solomon upon Joseph's death, and in 1989, the name Jay Franklin Solomon appears on a permit record, indicating that the property had remained in the family. It was sold to the current owners in 2008. At some point during the house's, it came to be known as Casa Cielo, "sky house" or "house of the heavens" in Spanish. It should be noted that hearsay from a variety of sources attributes the construction of the house at 3690 21st Street to Governor Rolph, who allegedly housed his mistress, silent film star Anita Page, there while he resided next door at 775 Sanchez Street.³ None of the archival resources consulted in the writing of this report have revealed a connection between Governor James Rolph, Jr., and the house at 3690 21st Street, however. If the James Rolph recorded in the January 1927 Sales Ledger is indeed Governor James Rolph Jr., then his association with the vacant property only lasted for one month and ownership passed to his son, James Rolph III before the house had even been constructed.

No records indicate that Governor Rolph ever resided at neighboring 775 Sanchez Street. In fact, City Directories and Federal Census records indicate that Rolph's long-time home was located at 288 San Jose Avenue; an address that was maintained even during the time when Rolph officially resided at the Executive Mansion in Sacramento. Additionally, cursory research into the life and career of Anita (Pomares) Page revealed no romantic connection between she and Governor Rolph, though her connections with numerous film stars and even Italian dictator Benito Mussolini are well known.⁴ Page's film career spanned from 1928 to 1933, with Federal Census records placing her residence in Los Angeles in 1930. She was married briefly from 1934 to 1935 and again in 1937, until 1991, during which time she resided in Corona, California. By 1931 Rolph had become Governor and was likely residing primarily in Sacramento. It seems unlikely that by the time the house was constructed in 1931, either Page or Rolph would have been residing for any substantial amounts of time in San Francisco. For the approximately two years (December 1930 to April 1933), when the property actually had a house on it and was under Rolph family ownership, James Rolph III is known to have

¹ Junior League of San Francisco, *Here Today* survey form, 1965.

² San Francisco Examiner, "A Residence Fit for a Mayor", 22 August 2008. <<http://www.sfexaminer.com/business/27276024.html>> (Accessed: 3/10/08)

³ San Francisco Examiner, "A Residence Fit for a Mayor". Other sources and word-of-mouth have conveyed a similar story. San Francisco Junior League "Here Today" survey form notes "James Rolph – built for son Jimmy."

⁴ The Guardian (UK). "Oh Honey, His Letters Were So Gooley, So Touching...", 3 November 2000.

<<http://www.guardian.co.uk/film/2000/nov/03/culture.features>> (Accessed: 3/10/09). The coincidence of Page's and DiGrazia's both having connections with Musolini suggest that those details of the story may have become confused.

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*Resource Name or # (Assigned by recorder) 3690 21st Street

*Recorded by: Page & Turnbull

*Date 3/20/2009

Continuation

Update

resided there with his wife. In 1931, City Directories list James Rolph III at 2222 Leavenworth, but by the following year they had moved into the new house at 3690 21st Street and are listed there again in 1933. This would seem to preclude Anita Page from occupying the house during those years. By 1933, the house was sold to the DiGrazia family, who were not connected with the Rolphs, and are known to have occupied the property. The following year, Rolph died and Page had married, further limiting the connections and possible use of the house.

The story of the Rolph connection appears to have at least some basis in fact – that the property was definitely owned by James Rolph III or corporate entities connected with him, for approximately six years. For only two years during that period was there a house extant on the lot, however, and James Rolph III is known to have resided at the address during that time. It is impossible to say whether the house was utilized by other parties in ways that would not be readily apparent in public documents, however, based on many of the points outlined above it seems unlikely that the account of Governor Rolph housing his mistress at the house is factual.

Architecture

The Tudor Revival style was at the height of its popularity in the 1920s and 1930s. It was designed to mimic the character of houses built during the Tudor reign in 1500s England. The style has a wide range of appearances, ranging from castellated manor houses wrought in stone, to humble thatch roofed, half-timbered cottages.

Tudor Revival buildings incorporate many natural materials, like brick, stone, and wood timbers. In these features, the Tudor Revival style corresponds to other architectural styles like Arts & Crafts and Craftsman, which were popular during a slightly earlier period. All told, the references to British architecture, natural materials, and detailed craftsmanship are important elements that base the Tudor Revival style firmly in its time and architectural context.

Character-defining features of the Tudor Revival style include decorative half-timbering (plays no actual structural role in the building); steeply pitched roofs, often with prominent gables or jerkinhead forms; tall narrow windows with small panes, diamond panes, and/or leaded glass; elaborate chimneys, often topped with decorative chimney pots; stucco, brick or stone wall surfaces, sometimes with many materials on a single wall creating a rusticated effect; and a general asymmetry of forms.

Evaluation of Significance

Criterion 1 (Events)

3690 21st Street was built relatively late in the history of the Dolores Heights neighborhood. It is not associated with the area's initial development or changes that occurred in demographics or construction after the 1906 Earthquake and Fire. Research revealed no specific historic events associated with the property. Due to these factors, 3690 21st Street has not contributed significantly local, state or national history under criterion 1 and is therefore not eligible for listing in the California Register.

Criterion 2 (People)

The residence at 3690 21st street is associated with James Rolph III, son of San Francisco Mayor and California Governor "Sunny Jim" Rolph, and a prominent businessman and politician in his own right. As discussed in Section IV. Historic Context, the property's direct association with Governor Rolph is not certain. If associated with him at all, it was for only one month when the lot was vacant. The strongest association is with James Rolph III, who is responsible for the construction of the house and resided at the property for approximately two years, 1931 – 1933. During his period of residency, James Rolph III appears to have been involved with a number of business ventures – Enterprise Stevedoring Co. Ltd.; Rolph, Landis & Ellis; Air Ferries, Ltd.; and Hind, Rolph & Co. – and sat on the State Board of Pilot Commissioners, but he did not become prominent in politics until the late 1930s, when he was appointed to the Republican Programs Committee and nominated as a candidate for Lieutenant Governor (1938, though he was never actually elected). At this point, he was no longer residing at 3690 21st Street. Over all, James Rolph III can be recognized as a prominent businessman and civic leader, locally and state-wide; however his influence does not appear to be significant enough during the short time he resided at 3690 21st Street to lend significance to the property. Other residents of the house were less prominent and are not known to have had any influence on local, state, or national history. The Rolph family association with 3690 21st Street may bolster the significance of the property in conjunction with eligibility under another criterion, but alone it does not make the property eligible for listing under criterion 2.

Criterion 3 (Architecture)

The building is an excellent example of the Tudor Revival style, exhibiting many character-defining features of the style. It retains a high level of physical integrity, especially on the primary façade, and is capable of conveying its age and architectural context. Though other examples of Tudor Revival architecture exist in San Francisco and range from the stone manor house type to the English cottage variety, the house at 3690 21st Street appears to rank among the most noteworthy examples. Especially in the

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*Resource Name or # (Assigned by recorder) 3690 21st Street

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neighborhood where it is located, it is a prominent and well-rendered example of the style. The size of the lot on which it sits, with the formal entry court at the corner, allows for an irregular plan and the asymmetry that is characteristic of the style. Most other properties in Dolores Heights, and throughout the city, consist of long narrow lots that lend themselves to box-like row houses. While a number of those houses are ornamented in a Tudor Revival fashion, there are not many that can actually embrace the irregular, rambling forms seen in prime examples of the style. Additionally, the house was built later than most in the surrounding area and so is one of the few to exhibit the style, which was popular in the 1920s and 1930s. Like much of the city, the majority of the building stock in the area exhibits Victorian styling. Other noteworthy examples of the Tudor Revival style are more likely to be found in neighborhoods like Sea Cliff and the Pacific Heights vicinity, where streets are less urban, lot sizes more generous, and development occurred later. Though no information was found to indicate that Russell B. Coleman was a significant architect, the house appears to be eligible for the California Register under criterion 3 for its architectural merit.

Criterion 4 (Information Potential)

This property was not fully assessed for its potential to yield information important in prehistory or history, per California Register Criterion 4.

Integrity

The building at 3690 21st Street retains integrity of location, having never been relocated from its prominent location at the crest of the hill at 21st and Sanchez streets. Its integrity of setting is also good, as the general environs have not changed drastically since the building's construction. Though some development has occurred in the surrounding area, it remains a residential neighborhood characterize by single-family houses.

The building's integrity of association remains strong. It has been used as a single-family residence throughout its nearly 80 year history. The house also retains integrity of design, workmanship, materials, and feeling. It has undergone few exterior alterations and those that have occurred are located on the rear façade and are not readily visible from the street. The northwest addition is relatively compatible in design and materials with the original portions of the house. The northeast addition is less compatible, but even less visible from the street. The integrity of the interior is extremely poor, due to a comprehensive remodel; however, this too is not visible from the public right-of-way.

Over all, the building has good integrity. Relatively few changes have been made, and those that have are unobtrusive and not readily visible from the street. The house continues to convey the feeling of the time period and context in which it was constructed.

Conclusion

When weighing the factors of historic significance and integrity discussed above, 3690 21st Street proves to have excellent integrity, and historic significance in the form of architectural merit. As eligibility for the California Register is based on a combination of these two things, the subject property appears to be eligible for listing.

B12. References (continued)

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San Francisco City Directories.

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San Francisco Public Library Newspaper Indexes.

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CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

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*Resource Name or # (Assigned by recorder) 2880 Vallejo Street

*Recorded by: Page & Turnbull

*Date 3/20/2009

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