



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: July 17, 2014

TO: Kristine Mummert Adamow, Project Sponsor

FROM: Kelly Wong, Preservation Planner, (415) 575-9100

REVIEWED BY: Architectural Review Committee of the
Historic Preservation Commission

RE: **Meeting Notes from the Review and Comment at the
July 16, 2014 ARC-HPC Hearing for 50 Fell Street
Case No. 2014.0048H**

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Planning Department Preservation Staff has drafted a summary of the key points from the July 16, 2014 Architectural Review Committee (ARC) meeting. At that hearing, the Department requested review and comments regarding the compatibility of the proposed project with the Secretary of the Interior Standards and compatibility of the proposed exterior alterations with the historic building and property. Specifically, the department requested review and comments regarding the proposed design for New Doors and Windows; New Accessible Ramp and Stair Assembly; Removal of East Wing Main Entry Doors; Playground Design; and the recommendations proposed by staff.

ARC RECOMMENDATIONS

New Doors and Windows:

1. The ARC concurs with staff recommendations. Specifically, the ARC recommends the new door design be revised by:
 - a. New proposed doors should be in a steel or aluminum material with narrow profiles that are more consistent with the existing windows and historic building. The ARC encourages the removal of only the central bay of existing windows for insertion of new doors, if technically feasible; and
 - b. New hardware should be refined in detail to be more consistent with the historic building.

New Accessible Ramp and Stair Assembly:

2. The ARC concurs with staff recommendations. Specifically, the new ramp and stair assembly as currently proposed is not compatible with the historic building and does not meet the Secretary of the Interior's Standards. Specifically the ARC recommends the design be revised by:

- a. Using regrading the courtyard as an opportunity to reduce the need for new ramps. The ARC encouraged the Project Sponsor to conduct additional studies with a raised courtyard to improve the stair and ramp design;
- b. Reducing the size of stair and ramp assembly, avoiding the amount of switch backs, and moving the entire assembly further north to avoid obscuring the primary entrance of the east wing and the overall visual impact to the historic building;
- c. Improving the design and details of the stair and ramp design. The ARC recommends providing stronger horizontal lines in the ramp and stair assembly design to be more consistent with the horizontal design of the historic wings. The ARC encourages the Project Sponsor to maintain a horizontal ramp base and guardrails and consider providing a higher wall with lower railing requirements; and
- d. Minimize ramps and guardrails to the greatest extent possible, using sloped walks at 1:20 and limiting changes in elevation between adjacent grades to under 30-inches.

Removal of East Wing Main Entry Doors:

3. The ARC believes that the introduction of a recessed entry at the east wing does not appear to result in an impact to the historic building. However, the ARC recommends that:
 - a. New proposed entrance at vestibule east wall is in a design similar to the original with glazed door and sidelights, and details consistent with the historic building; and
 - b. A single leaf door, instead of a pair of doors, is reintroduced if permitted by code.

Playground Design:

4. The ARC concurs with staff recommendations. Specifically, the ARC encouraged the Project Sponsor to consider the use of regrading the site as an opportunity to improve the playground design. The ARC believes that if the proposed playground design and elements are all removable, then the proposal would not have an impact to the historic building or property.

Minor Permit to Alter Scope:

5. The ARC also recommends the Project Sponsor to switch the two new ramps reviewed and approved under the Minor Permit to Alter (Case No. 2014.0407H). Specifically, the ARC recommends that:
 - a. The ramp leading to the basement of the north wing run along the western edge of the property instead of the ramp leading to the first floor; and
 - b. The ramp up to the first floor be designed at 1:20 slope so that neither a handrail nor a guardrail between the ramp and courtyard is not required. If a 1:12 slope is required, that the change in elevation between the ramp and courtyard is under 30-inches so that only a handrail would be required and not a guardrail. This would result in only a guardrail in between the two ramps.