



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. 0108

HEARING DATE: MARCH 16, 2011

Filing Date: May 5, 2010
Case No.: **2010.0009A**
Project Address: **940 Grove Street**
Historic District: Alamo Square
Zoning: RH-3 (Residential, House, Three-Family)
40-X Height and Bulk District
Block/Lot: 0798 / 010
Applicant: Louis Felthouse, Architecture
1663 Mission Street, Suite 520
San Francisco, CA 94103
Staff Contact Shelley Caltagirone - (415) 558-6625
shelley.caltagirone@sfgov.org
Reviewed By Tim Frye - (415) 575-6822
tim.frye@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 010 IN ASSESSOR'S BLOCK 0798, WITHIN AN RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on May 5, 2010, Louis Felthouse, Architect (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to rehabilitate the single-family residence at the southern end of the lot; demolish the contemporary school buildings located at the northern end of the lot; construct three (3) single-family buildings at the northern end of the lot; and subdivide the lot to create four (4) individual lots. The subject property is located on lot 010 in Assessor's Block 0798.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on March 16, 2011, the Commission conducted a duly noticed public hearing on the current project, Case No. 2010.0009A ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated February 18, 2011 and labeled Exhibit A on file in the docket for Case No. 2010.0009A based on the following findings:

CONDITIONS OF APPROVAL

- The project sponsor must present the final front façade designs of the three proposed new buildings to the Commission for final approval.
- The project sponsor shall obtain approval for the subdivision of the lot prior to the issuance of building permits for the proposed new buildings.

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the contributory building and the Alamo Square Historic District.

- That the project would restore the original single-family use of the property and would require minimal change to distinctive materials, features, spaces, or spatial relationships of the subject building or to the overall character of the historic district. Although the educational use of the building is also historically significant, the building's exterior appearance during the time of Patri's residency and school would be essentially restored so that the building's educational period is also represented.
- That all aspects of the historic character of the building would be retained and preserved. No distinctive materials, architectural elements, or spaces that characterize the property would be removed. The project would mainly remove non-historic portions of the building, such as the upper portion of the fourth floor addition and the rear horizontal additions. The project would thereby restore integrity to the design of the historic building.
- That no new additions would be constructed and no articulation would be added to the historic building that would mimic that historic character of the building. The proposed railings at the roofs of the existing additions would be wood picket railings in keeping with the style and scale of the historic building, but would be distinct from the historic elements found elsewhere on the building. The proposed basement-level garage would be compatible

- in design, materials, and details with the historic building but would clearly read as a contemporary feature of the building.
- That no distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project. The proposed basement-level garage would not cause the removal of any significant features.
 - That while the setting of the historic building would be altered by the construction of three new buildings at the rear of the historic lot, the setting has previously been compromised by the construction of non-historic educational buildings in the historic rear yard. The replacement of these buildings with new residential structures would not further harm the integrity of the setting. Furthermore, the new buildings would be more in keeping with the character of the Alamo Square Historic District than the existing structures. In this way, the project would enhance the streetscape and the setting of the historic building at 940 Grove Street. The siting of the new buildings would be in keeping with the siting of the historic buildings found on the block, with generous front setbacks.
 - That the proposed heights of the new buildings are in keeping with the predominant heights on the block. The heights will also step up the hill in keeping with the pattern established on the block. Furthermore, the buildings would be more than a half-story shorter than the historic building at 940 Grove Street, preserving its dominant presence on this iconic corner of the Alamo Square Historic District. The volume and scale of the three new buildings are appropriate and comparable to those found on the block and within the district. Each building is composed of a slope-roofed attic level, a three-story main body, and defined basement level. The floors are articulated by string courses at most levels and/or material changes. Each building displays a projecting bay element in keeping with the traditional bays found on this side of Alamo Square Park. Each building also includes a raised, recessed entry with a graciously proportioned concrete stair.
 - That the fenestration of the proposed buildings would be contemporary in scale, grouping, operation, and configuration; however the windows would relate to the historic fenestration in the district with their narrow rectangular form and their regular and loosely symmetrical spacing. The windows would be aluminum-clad wood windows with framing and details similar in proportion and details to the historic windows found within the district.
 - That the proposed horizontal wood siding would relate well to the historic painted wood siding and shingles found within the district. The proposed asphalt shingle roofs will also reflect the predominant roofing material for gabled roofs in the district. The proposed stone cladding at the bases of the buildings will correlate with the formed concrete foundations and retaining walls found at many of the contributing buildings within the district.
 - That the buildings would be clearly differentiated from the historic buildings by employing less sculptural articulation in ornamentation and modern patterns of siding and stone coursing. Although the buildings would lack ornamentation in comparison to the historic buildings, they would be multi-planar and provide some play of shade and shadow similar to that achieved at the historic facades.
 - That although unlikely to occur, the proposed buildings could be removed in the future and the open space restored at the rear of the lot without harming the integrity of the historic

building since there will be no physical attachment of the buildings. Likewise, the proposed garage could be removed in the future and the new opening closed without harming the integrity of the building.

- The proposed project meets the following Secretary of the Interior's Standards for 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.

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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 historic properties, will not be undertaken.

Standard 5.

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

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 will 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 its environment.

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.

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the historic district for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project is for the restoration of a residential property and will not have any impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the historic district in conformance with the Secretary of the Interior's Standards. The project will also add three single-family houses to the City's building stock.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not reduce the affordable housing supply.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed will not have any impact on industrial and service sector jobs.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Preparedness against injury and loss of life in an earthquake is improved by the proposed work. The work will eliminate unsafe conditions at the site and all construction will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 010 in Assessor's Block 0798 for proposed work in conformance with the architectural plans dated February 18, 2011 and labeled Exhibit A on file in the docket for Case No. 2010.0009A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on March 16, 2011.

Linda D. Avery
Commission Secretary

AYES: Commissioners Chase, Damkroger, Hasz, Jones, Martinez, and Matsuda

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ABSENT: Commissioner Wolfram

ADOPTED: March 16, 2011