



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion No. 0147

HEARING DATE: DECEMBER 7, 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
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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 December 7, 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 October 11, 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 will continue to work with Planning Department Preservation staff on the final design details related to the proposed work.
- The project sponsor will submit samples of all exterior materials to the Planning Department Preservation staff for review and approval prior to the issuance of any architectural addenda.
- The eave of 808 Steiner Street will be set back an additional 3 feet from the north property line and the ridge of the roof will be shifted to the south to maintain a symmetrical gabled form.
- A vertical mullion will be added to the bay windows at the second and thirds floors of 808 Steiner Street.
- The design of the roof soffit will be different for each building.
- The design of the windows beneath the gable will be different for each building.
- The color palette for each building will be distinct from the others.
- The color of the garage doors will be compatible with the overall color palette of each building.

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.

- The project would replace contemporary structures and would cause minimal change to the setting of the historic residence or to the overall character of the historic district.

- 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.
- The proposed new buildings are clearly contemporary in their design and would not create a false sense of historical development in the Alamo Square Historic District. 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.
- No distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project.
- The setting of the historic building 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. 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 proposed landscaping would create a buffer between the street and the new buildings that moderates the transition between the public and private space.
- The proposed heights of the new buildings are in keeping with the predominant heights on the block. The volume and scale of the three new buildings are appropriate and comparable to those found on the block and within the district. Overall, the affect of the massing is to create a multi-planed, playful composition of geometric forms that relate well to the district.
- The fenestration of the proposed buildings would be contemporary in scale, grouping, operation, and configuration and would relate to the historic fenestration in the district
- The proposed building materials and ornamentation are appropriate the district and will relate well to the surrounding historic buildings.
- 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 historic 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 October 11, 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 December 7, 2011.

Linda D. Avery
Commission Secretary

AYES: Chase, Damkroger, Hasz, Johns, Martinez, and Wolfram

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ABSENT: Matsuda

ADOPTED: December 7, 2011