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Historic Preservation Commission
Motion No. 0174

HEARING DATE: SEPTEMBER 5, 2012

Hearing Date:	September 5, 2012
Filing Date:	February 1, 2012
Case No.:	**2012.0098A**
Project Address:	**836 Montgomery Street**
Category:	Jackson Square Historic District – Contributory Altered
Zoning:	C-2 (Community Business) 65-A Height and Bulk District
Block/Lot:	0175 / 018
Applicant:	Frank Merritt Jensen Architects 833 Market Street, 7th Floor San Francisco, CA 94103
Staff Contact	Gretchen Hilyard - (415) 575-9109 gretchen.hilyard@sfgov.org
Reviewed By	Tim Frye - (415) 558-6625 tim.frye@sfgov.org

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 018 IN ASSESSOR'S BLOCK 0175, WITHIN A C-2 (COMMUNITY BUSINESS) ZONING DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on February 1, 2012, Frank Merritt of Jensen Architects (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to renovate the commercial units of the building located on the subject property on lot 018 in Assessor's Block 0175 for office use. The work includes interior renovation of the two commercial tenant spaces, storefront alterations, and the insertion of a non-visible mezzanine clerestory addition. The project would reduce approximately 730 square feet of office space from the existing 5,289 square-foot office building through the removal of a portion of the mezzanine. The resulting project will include a total of 4,559 square feet of office space. Specifically, the work includes:

- Removal of non-historic awnings and gates on the primary facade;
- Removal of planter boxes from the sidewalk in front of the primary façade;

- Installation of a contemporary storefront system and glass entrance doors within the existing bays;
- Installation of a roll-down security door concealed in the soffit of the south bay;
- Reconstruction of the transom windows in the central bay and restoration of the existing transom windows in the north bay;
- Interior tenant improvements;
- Patching and repair of existing stucco on primary façade;
- Replacement of rooftop skylights; and
- Installation of a non-visible clerestory rooftop addition.

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 September 5, 2012, the Commission conducted a duly noticed public hearing on the current project, Case No. 2012.0098A ("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 July 12, 2012 and labeled Exhibit A on file in the docket for Case No. 2012.0098A based on the following findings:

CONDITIONS OF APPROVAL

- Prior to issuance of the Site Permit, dimensioned elevations, details, and sections showing all exterior profiles and dimensions for the new storefront system will be forwarded for review and approval by Planning Department Preservation Staff.
- As part of the Building Permit, the new storefronts shall feature a painted or powder-coated finish to ensure compatibility with the surrounding historic fabric. A material and finish sample of the storefront system shall be provided to Planning Department Preservation Staff for review and approval. The Project Sponsor shall provide updated annotations and details on the architectural drawings, as determined by staff.
- Prior to issuance of any sign permits, a sign program will be created through consultation with Planning Department Preservation Staff to ensure consistent, compatible tenant signage throughout the building that is compatible with the character of signage within the historic district.

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 Jackson Square Historic District.

   - That the proposal is compatible with, and respects, the character-defining features within the Jackson Square Historic District;
   - Proposed work will not damage or destroy distinguishing original qualities or character of the Jackson Square Historic District;
   - The proposed project will not remove distinctive materials, nor irreversibly alter features, spaces, or spatial relationships that characterize the property or the historic district;
   - The proposed project would repair rather than replace deteriorated features where possible. If the severity of deterioration requires replacement, the new feature would match the old in design, color, texture and materials;
   - The alterations are clearly differentiated in massing and design and incorporate materials and features that are compatible with the historic district, including a traditional storefront configuration of bulkhead, glazing and transom; and
   - The proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

   Standard 1.
   A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

   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 4.
   Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Standard 5.
Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

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.

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 shall 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 landmark 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 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 landmark in conformance with the Secretary of the Interior's Standards.

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

      The project will not have any impact on the City's supply of affordable housing.

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 018 in Assessor's Block 0175 for proposed work in conformance with the renderings and architectural sketches dated July 12, 2012 and labeled Exhibit A on file in the docket for Case No. 2012.0098A.

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 September 5, 2012.

Linda D. Avery
Commission Secretary

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

NAYS: None

ABSENT: None

ADOPTED: September 5, 2012