



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Motion No. 0208

HEARING DATE: AUGUST 7, 2013

*Filing Date:* February 28, 2013  
*Case No.:* **2011.0913A**  
*Project Address:* **320 Judah Street**  
*Historic Landmark:* Landmark No. 265: The Doelger Building  
*Zoning:* Inner Sunset NCD (Neighborhood Commercial District)  
40-X Height and Bulk District  
*Block/Lot:* 1763/ 020 and 021  
*Applicant:* Geoffrey Darby  
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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 LOTS 020 AND 021 IN ASSESSOR'S BLOCK 1763, WITHIN THE INNER SUNSET NCD (NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

WHEREAS, on February 28, 2013, Geoffrey Darby, (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to rehabilitate the existing deteriorated structure to current code standards and to restore the primary façade to the condition of the period of significance. The structure has extensive water-related damage due to failed plumbing systems, failed and improperly detailed waterproofing systems, and failed foundations. The dry-rot caused by improper detailing in the original construction has resulted in extensive exterior and interior finish, substrate, and substructure deterioration. The reconstruction of the substrate and substructure requires the removal of the exterior finishes and the door and window systems, many of which are also deteriorated. As part of the replacement of these systems, a new waterproofing system is to be integrated with the replacement finishes and door/window systems.

The proposal includes work at the primary façade, the landmarked interior lobby space, and the landmarked interior courtyard. The restorative work includes both repairs and reconstruction where severe deterioration prohibits material repairs. The work is informed by historic photographs and physical building evidence. Specifically, the proposal includes the following:

Primary Façade

1. At the Streamline Moderne portion of the façade (western half), rebuild the structure 100% in-kind as this section of the façade is deteriorated beyond repair.
2. At the Art Deco portion of the façade (eastern half), repair and retain the wall structure in place.
3. Replace the deteriorated stucco cladding in-kind upon completion of structural work and repaint the front façade to match the 1940 white with black detail paint scheme.
4. Replace the two-story, metal-framed lobby window, the 2 wood-framed display windows flanking the entry, and the glass block windows walls at the first and second floor levels in-kind.
5. Re-build the raised planter beds in the front setback area and replacing the non-historic brick cladding with glazed black tile to closely match the original vitrolite tile with a metal speedline detail as shown in the 1940 photographs.
6. Replace the damaged metal front doors in-kind with new handles to match the original 1940 design.
7. Replace the two damaged metal projecting curved overhangs with their speedline detailing to match the original 1940 design.
8. Re-create and install the historic light fixture above the entry as shown in the 1935 photographs and the 1940 promotional brochure.
9. Repair and re-install the historic clock from 1940.

Courtyard

10. Rebuild the structure 100% in-kind as the walls are deteriorated beyond repair and the foundation they bear on is insufficient.
11. Replace the deteriorated stucco cladding in-kind with scalloped rendering to match existing upon completion of structural work.
12. Replace in-kind the 20 wood-framed windows and doors.
13. Remove the sloped roof of the stair enclosure at the east wall, which has been a source of water intrusion, and replace with a flat roof curb in conformance with the north and south roof curbs.
14. Add one arch-headed, wood-framed, multi-light window on the east wall of the courtyard.

3<sup>rd</sup> Floor South Wall

15. Replace an existing door and glass block window wall with a new door and two double-hung aluminum-clad, wood-framed windows in roughly the same opening.

Interior

16. Replace the non-historic floor tile in the lobby with 24" marble tile.
17. Remove one non-character-defining door and infill the opening between the lobby and the western display case to insert a shear wall.
18. Repair the existing lobby chandelier.
19. Patch and repaint the plaster walls as needed.

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 August 7, 2013, the Commission conducted a duly noticed public hearing on the current project, Case No. 2011.0913A ("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 and specifications labeled Exhibit A on file in the docket for Case No. 2011.0913A based on the following conditions and findings:

#### **CONDITIONS OF APPROVAL**

1. That, prior to issuance of any building permits proposing alteration of the landmarked entry lobby, the Project Sponsor shall submit drawings that clarify the scope of rehabilitation of space including the fixtures and finishes.
2. That, prior to the issuance of any building permits proposing the alteration or demolition of the primary façade, the Project Sponsor shall document the extent of deterioration for all character-defining features with digital photography and/or drawings. The Project Sponsor shall submit plan drawings that clarify the extent of dry rot, termite damage, and foundation deterioration.
3. That, as part of the Building Permit, the Project Sponsor shall provide product specifications and existing and proposed shop drawings for the features to be replicated, including the entry doors, light fixture, lobby window, and the awning, for review and approval by preservation staff.
4. That, as part of the Building Permit, the Project Sponsor shall provide a protection plan for the terrazzo paving during construction and identify any repair or cleaning treatments.
5. That preservation staff may review and approve a stucco cladding with integrated color if a material sample shows that it closely matches the historic painted finish.
6. That all material samples (including the window frame detail, tile sample, and glass block sample) provided by the applicant during the hearing will be submitted to the Department for retention until the project is completed.
7. That preservation staff will visit the site to approve a mock-up of the stucco application and a mock-up of the glass block construction prior to completion of the work to insure that the historic finishes and details are matched.

#### **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 landmark as described in the designation report.

- The proposed treatment of the primary façade and courtyard facades is appropriate and necessary for the rehabilitation of the landmark building. Extensive water and termite damage requires that many historic features at the front façade require replacement. The replacement of the features will not affect the building's overall character and historical significance.
- Where material substitutions are proposed for cost, availability or durability concerns, the new materials are appropriate and in keeping with the character of the building.
- The proposed window, door, and awning replacements are appropriate for the building. These character-defining features at the front façade have deteriorated beyond repair and require replacement. For each of these elements, adequate care has been taken to accurately document the historic features so that they may be replicated in-kind.
- The off-site repair of the clock is appropriate and that the work will restore an important community-serving function of the historic façade.
- The proposed courtyard alterations will not harm the spatial quality of the space or cause the removal of any special design or crafted features. The new window will increase access to natural light at the second floor level while retaining the character of the courtyard by matching the existing fenestration pattern.
- The proposed changes at the third floor exterior wall will cause minimal removal of historic material and that the modification does not affect any character-defining features of the building. Furthermore, the change will not be visible from the public right-of-way, and would preserve the appearance of the primary façade.
- The removal of the non-character-defining door and the infill of the opening between the lobby and the western display case to insert a shear wall will allow for structural strengthening of the building without affecting any character-defining features of the space. The location of the new wall will be unobtrusive from both the interior and exterior views of the building.
- The in-kind repair of interior wall finishes and the lobby chandelier are appropriate and will preserve the character of this space.
- That the proposed project meets the requirements of Article 10, Appendix E of the Planning Code.

- That 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 architectural elements from other buildings, shall 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 is for the rehabilitation 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 building 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 reduce the affordable housing supply as the existing unit will be retained.*

- 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 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 Lots 020 and 021 in Assessor's Block 1763 for proposed work in conformance with the renderings and architectural plans labeled Exhibit A on file in the docket for Case No. 2011.0913A.

**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 August 7, 2013.

Jonas P. Ionin  
Acting Commission Secretary

AYES: Hasz, Hyland, Johnck, Johns, Matsuda, Pearlman, and Wolfram

NAYS: None

ABSENT: None

ADOPTED: August 7, 2013