



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion 0213

HEARING DATE: OCTOBER 16, 2013

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Hearing Date: October 16, 2013
Filing Date: September 19, 2012
Case No.: **2012.1197A**
Project Address: **302 Greenwich Street / 1531 Montgomery Street**
Historic Landmark: No. 121 – Julius' Castle
Zoning: RH-3 (Residential – House, Three Family)
40-X Height and Bulk District
Block/Lot: 0079/004 & 005
Applicant: Paul D. Scott
Pier 9, Suite 100 The Embarcadero
San Francisco, CA 94111
Staff Contact Kelly H. Wong - (415) 575-9100
kelly.wong@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 003 IN ASSESSOR'S BLOCK 0175, WITHIN A C-2 (COMMERCIAL BUSINESS) ZONING DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on September 19, 2012, Paul D. Scott (Project Sponsor and Owner) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to restore the building located on the subject property located on lots 004 & 005 in Assessor's Block 0079 for restaurant use. The work involves the restoration of the existing landmark property including addressing work executed without benefit of permit, as well as an exterior restoration of the building and property. Specifically, the work includes:

- Restoration of the original roofline over the staircase at the southern elevation of the main building by removing portions of the expansion that was executed without benefit of permit;
- Replacement of existing non-historic windows and doors at the detached building with new wood windows and doors that are compatible with the landmark property;

- Restoration of the redwood fence and gate at the entrance from the Greenwich Steps to match the aesthetic of the building by removing the existing non-historic concrete wall and wrought iron gate;
- Replacement of existing non-historic wood doors with new wood doors compatible with the character of the landmark property;
- Replacement of select areas of painted exterior wood shingles with new shingles to match existing in material, dimension, design, pattern, and finish;
- Restoration of the crenellated wood parapet and wood paneled moldings;
- Repair of the existing third floor deck by removing existing non-historic tiles, replacing existing waterproofing, repairing existing deck floor framing, and installing new tiles compatible with the landmark property;
- Restoration of the exterior stairway including repair of existing fabric awning, painting existing handrail, and restoring the brick wall; and
- Painting of the building exterior and site features.

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 October 16, 2013, the Commission conducted a duly noticed public hearing on the project, Case No. 2012.1197A ("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 **APPROVES WITH CONDITIONS** as modified at the October 16, 2013 hearing the Certificate of Appropriateness, in conformance with the architectural plans dated October 2, 2013 and labeled Exhibit A on file in the docket for Case No. 2012.1197A based on the findings listed below.

BE IT FURTHER MOVED, that the Historic Preservation Commission requests the Planning Commission consider a condition of approval as part of its conditional use authorization for the restaurant use at the property that all scopes of work defined in this Certificate of Appropriateness be completed prior to the building operating as a restaurant.

CONDITIONS OF APPROVAL

In conformance with HPC Motion 0213, the Commission requires:

1. That all work to abate the outstanding violation must be completed as part of this approval including removal of a portion of the expansion at the southern elevation of the main building to restore the original roofline, replacement of windows and doors at the detached building, the replacement of non-historic doors throughout the property, and the removal of the existing non-historic concrete wall and wrought iron gate and the installation of a new redwood fence and gate.
2. That if it is determined that more than 50% replacement of the total exterior shingles, crenellated parapet, or any other character-defining features listed in the current scope of work is required, then a full conditions assessment be conducted and submitted for review and approval by the HPC at a regularly scheduled hearing.
3. Prior to issuance of the Architectural Addendum, specifications for exterior wood restoration, brick cleaning and restoration, cement plaster restoration, decorative metal restoration, exterior floor tile, exterior wood shingles, and exterior painting will be forwarded for review and approval by Planning Department Preservation Staff.
4. Prior to issuance of the Architectural Addendum, a materials board showing materials and finished will be submitted for review and approval by Planning Department Preservation Staff.
5. Prior to issuance of the Architectural Addendum, mock-ups of each of the following for review and approval by Planning Department Preservation Staff: 1) Repaired crenellated wood parapet, 2) Repaired wood shingle, 3) New redwood fence, and 4) Proposed paint scheme with all proposed colors for the building and property.

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. All previous conditions have been addressed except for the full documentation (written and graphic) describing where each treatment was performed.
3. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the landmark.

- The proposed project will not remove distinctive materials, nor irreversibly alter features, spaces, or spatial relationships that characterize the landmark designation;

- The proposed alteration at the south elevation of the main building to restore the original roofline is required to return the landmark property back to its original character and significance;
- The replacement of non-historic windows and doors at the detached building with new compatible wood windows and doors is required to return the detached building back to the character of the landmark property;
- The removal of the non-historic concrete wall and wrought iron gate along the southern edge of the property and installation of a new simple redwood fence and gate is required to bring back the landmark's overall character and significance;
- The proposal to replace select non-historic doors with new compatible wood doors will bring the landmark building back to its original character;
- The proposed repair of the wood crenellated parapet and moldings, wood shingles, awning, third floor deck, and painting are appropriate for the building and property. Damage caused by deferred maintenance requires that repairs be made to address waterproofing issues;
- The proposal is compatible with, and respects, the character-defining features of the landmark designation;
- Proposed work will not damage or destroy distinguishing original qualities or character of the landmark designation; 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 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 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, and 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.

4. **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.

5. 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.

6. 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 004 & 005 in Assessor's Block 0079 for proposed work in conformance with the renderings and architectural sketches dated October 2, 2013 and labeled Exhibit A on file in the docket for Case No. 2012.1197A.

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 October 16, 2013.

Jonas Ionin
Acting Commission Secretary

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

NAYS: None

ABSENT: Johns

ADOPTED: October 16, 2013