



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. 0225

HEARING DATE: MARCH 5, 2014

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Filing Date: April 18, 2013
Case No.: **2013.0408A**
Project Address: **354-356 SAN CARLOS STREET**
Historic Landmark: Liberty-Hill Landmark District
Zoning: RTO-M (Residential, Transit-Oriented—Mission Neighborhood) District
40-X Height and Bulk District
Block/Lot: 3609/093
Applicant: Stephen Antonaros
2261 Market Street, Ste. 324
San Francisco, CA 94114
Staff Contact Richard Sucre - (415) 575-9108
richard.sucre@sfgov.org
Reviewed By Timothy Frye – (415) 575-6822
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 093 IN ASSESSOR'S BLOCK 3609, WITHIN THE LIBERTY-HILL LANDMARK DISTRICT, RTO-M (RESIDENTIAL, TRANSIT-ORIENTED—MISSION NEIGHBORHOOD) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on April 18, 2013, Stephen Antonaros (Project Sponsor) on behalf of Joyjit Nath (Property Owners), filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness for façade alterations, to raise the existing building, and a new horizontal addition to the subject property located on Lot 093 in Assessor's Block 3609.

WHEREAS, the Project received an exemption from the California Environmental Quality Act ("CEQA") as a Class 1 and 31 Categorical Exemption (CEQA Guideline Sections 15301 and 15331) on February 26, 2014.

WHEREAS, on March 5, 2014, the Commission conducted a duly noticed public hearing on the current project, Case No. 2013.0408A (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 with conditions a Certificate of Appropriateness, in conformance with the project information dated February 25, 2014 and labeled Exhibit A on file in the docket for Case No. 2013.0408A based on the following findings:

CONDITIONS OF APPROVAL

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

1. As part of the Building Permit, the Project Sponsor shall submit additional information, including information on any scarring or shadow lines that denote removed trim and/or decorative details for the primary facade. Department Preservation staff shall conduct a site visit upon removal of the exterior stucco. Upon removal of the stucco and additional research, the Project Sponsor shall submit a revised façade elevation reflective of any physical evidence. This revised façade elevation shall be reviewed and approved by Department Preservation Staff, who shall ensure that the proposed trim and details are compatible with the surrounding district. New trim and millwork shall be based upon documentary evidence from original wood siding, and shall accurately reflect the physical evidence, the subject property's original construction and the district's period of significance. All wood elements shall feature a painted or matte finish.
2. As part of the Building Permit, the Project Sponsor shall provide a window schedule and window details. At a minimum, the window schedule shall include the material, type and size of each window, as well as the manufacturer's specifications.
3. As part of the Building Permit, the Project Sponsor shall provide a specification outlining the paint removal methodology specified for the restoration of the original siding. In general, the paint removal shall follow accepted preservation practices, and shall be undertaken using the gentlest methods possible. The Project Sponsor shall seek approval from Department Preservation staff, and test the paint removal methods in a discrete location to determine the gentlest means of restoration/paint removal.

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 Historic Preservation Commission has determined that the proposed work is compatible with the character of the Liberty-Hill Landmark District as described in Appendix F of Article 10 of the Planning Code.

- That the proposed project features façade alterations and a horizontal addition, which are compatible with the Liberty-Hill Landmark District, since these alterations and addition maintain the historic form of the residence, do not destroy historic materials, and provide for alterations, which is compatible, yet differentiated.
- That the proposed raising of the existing building would not impact the overall form and relationship of the subject property to the adjacent buildings and surrounding district.
- That the proposed project restores important exterior elements and maintains the historic character of the subject property, as defined by its character-defining features, including, but not limited to, its overall mass and form, front facing parapet and projecting cornice, as well as, other elements identified in the designating ordinance for Liberty-Hill Landmark District.
- That the essential form and integrity of the landmark and its environment would be unimpaired if the alterations were removed at a future date.
- That the proposal respects the character-defining features of Liberty-Hill Landmark District.
- The proposed project meets the requirements of Article 10.
- The proposed project meets the *Secretary of the Interior's Standards for Rehabilitation*, including:

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 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.

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 South End Landmark 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 project will not have any impact on any existing neighborhood serving retail uses, since there are no retail uses located on the project site.

- 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 would not impact any existing housing, and will strengthen neighborhood character by respecting the character-defining features of Liberty-Hill Landmark District in conformance with the Secretary of the Interior's Standards for Rehabilitation.

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

The project will have no impact upon affordable housing, since there are no identified affordable housing units on the project site.

- 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. The proposed project is located within a transit-rich neighborhood with walkable access to bus, light rail and train lines. The project provides two off-street parking spaces, thus accommodating the allowable amount of parking for the two dwelling units.

- 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, since there is no commercial or industrial uses on the project site.

- 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 unaffected by the proposed work. Any construction or alteration associated with the project will be executed in compliance with all applicable construction and safety measures.

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

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

- 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 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 WITH CONDITIONS a Certificate of Appropriateness** for the property located at Lot 009 in Assessor's Block 3609 for proposed work in conformance with the project information dated February 25, 2014, labeled Exhibit A on file in the docket for Case No. 2013.0408A.

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, such 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 Historic Preservation Commission ADOPTED the foregoing Motion on March 5, 2013.

Jonas P. Ionin
Commission Secretary

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

NAYS:

ABSENT: Hyland

ADOPTED: March 5, 2014