



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. 0235 Permit to Alter MAJOR ALTERATION

HEARING DATE: AUGUST 20, 2014

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Hearing Date: August 20, 2014
Filing Date: January 8, 2014
Case No.: 2014.0048H
Project Address: 50 Fell Street
Category: Category I (Significant)
Zoning: C-3-G (Downtown-General)
120/200-R-2 Height and Bulk District
Block/Lot: 0841/010
Applicant: Kristine Mummert Adamow
Urban Field Group
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ADOPTING FINDINGS FOR A PERMIT TO ALTER FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 11, TO MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE CATEGORY I (SIGNIFICANT) PROPERTY LOCATED ON LOT 010 IN ASSESSOR'S BLOCK 0841. THE SUBJECT PROPERTY IS WITHIN A C-3-G (COMMERCIAL-GENERAL) ZONING DISTRICT AND A 120/200-R-2 HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on January 8, 2014, Kristine Mummert Adamow of Urban Field Group ("Applicant") filed an application with the San Francisco Planning Department ("Department") for a Permit to Alter for an exterior restoration. The subject building is located on Lot 010 in Assessor's block 0841, a Category I (Significant) building historically known as the Viavi Building and locally designated under Article 11 of the Planning Code. Specifically, the proposal includes:

- Removal of non-historic curvilinear brick ramp and concrete stairs at east wing entrance;

- Creation of (2) new door entrances – (1) at the east wing and (1) at the north wing including the removal of existing steel multi-lite window assembly and the partial concrete wall below, and insertion of new painted steel door with surrounding lights to match existing window design;
- Installation of a new painted steel framed glass paneled ramp and stair assembly;
- Removal of an existing non-historic painted aluminum pair of doors with transom located at the face of the east wing primary entrance;
- Installation of a new painted aluminum single door with sidelights and transom above to match historic design at the east wall of the newly recessed east wing primary entrance;
- Repair of historic wrought iron balconies and railings, and replacement of historic fence sections with new painted aluminum railings to match existing in design and profiles;
- Reconstruction of missing brick piers and iron fence section to match existing in design and profiles, and installation of a new painted aluminum sliding gate with door leafs at center at western end of property aligned with existing site wall; and
- Construction of a new playground with both landscape and hardscape including new winding accessible exit paths, 5-foot high mound at center of courtyard with climbing wall, boulders and slides, play areas on lawn and fibar surfaces, a sand area beneath existing planted area along site wall fence, new planted areas and trees throughout the site.

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 20, 2014, the Commission conducted a duly noticed public hearing on Permit to Alter application No. 2014.0048H (“Project”).

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, and 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** the Permit to Alter, in conformance with the architectural plans dated July 31, 2014 and labeled Exhibit A on file in the docket for Case No. 2014.0048H based on the following findings:

CONDITIONS OF APPROVAL

Prior to issuance of the Architectural Addendum, the following shall require review and approval by Planning Department Preservation Staff:

1. Final details of the ramp and stair assembly.

2. Final details of the primary entrance door assembly at east wing.
3. Final details of the playground design.
4. Specifications for: Treatment, protection, and salvage of historic elements; Wrought iron restoration; Ceramic fountain restoration; Brick site wall restoration; Aluminum windows and doors; and Painting of historic elements.
5. Finish samples for the proposed ramp and stair assembly, new doors, new gate and fence sections, and new brick.

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 11:

The Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject property and meets the requirements of Article 11 of the Planning Code:

- The proposed project will be compatible with the historic materials, features, size, scale and proportion of the existing building and property.
- The new doors, ramp and stair assembly, playground, and gate will be differentiated in design and will be compatible with the character of the existing building and property.
- The design of the doors, ramp and stair assembly, and gate draws upon the patterns and materials of the building but will be constructed using modern materials and recognized as a physical record of its time, place, and use.
- The proposed project will limit removal of distinctive materials, and will not alter features, spaces, or spatial relationships that characterize the property.

For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 11, meets the standards of Article 1111.6 of the Planning Code and complies with the *Secretary of the Interior's Standards for Rehabilitation*.

3. **General Plan Compliance.** The proposed Permit to Alter 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 Permit to Alter 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 Permit to Alter and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the subject property 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 an 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 affect the City's 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. It will provide sufficient off-street parking for the proposed 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 project is located on Market Street and will not have a direct impact on the displacement of industrial and service sectors.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

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 11 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, appears to meet the *Secretary of the Interior's Standards* and the provisions of Article 11 of the Planning Code regarding Major Alterations to Category I (Significant) buildings.

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 Permit to Alter** for the property located at Lot 010 in Assessor's Block 0841 for proposed work in conformance with the architectural submittal dated July 31, 2014 and labeled Exhibit A on file in the docket for Case No. 2014.0048H.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Permit to Alter shall be final unless appealed within thirty (30) days after the date of this Motion No. 0235. 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). For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.

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 20, 2014.

Jonas P. Ionin
Acting Commission Secretary

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

NAYS: None

ABSENT: None

ADOPTED: August 20, 2014