



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Resolution No. 0665

HEARING DATE: August 3, 2011

*Date:* August 3, 2011  
*Case No.:* **1996.771E**  
*Project Address:* **Fire Station No. 30, 1300 Third Street**  
*Zoning:* MB-RA (Mission Bay Redevelopment Area) Zoning District  
*Block/Lot:* 8720/002  
*Project Sponsor:* San Francisco Fire Department &  
San Francisco Department of Public Works, Bureau of Architecture  
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ADOPTING FINDINGS RELATED TO MITIGATION MEASURE D.02A OF THE MISSION BAY FINAL ENVIRONMENTAL IMPACT REPORT AND ADDENDUM #7 FOR THE PROPOSED REHABILITATION OF FIRE STATION NO. 30 AT 1300 THIRD STREET (ASSESSOR'S BLOCK 8720, LOT 002), LOCATED WITHIN MB-RA (MISSION BAY REDEVELOPMENT AREA) ZONING DISTRICT.

### PREAMBLE

1. On January 7, 2010, the San Francisco Redevelopment Agency published an Addendum to Subsequent Environmental Impact Report for the Mission Bay Subsequent Final Environmental Impact Report (Case No. 1996.771E). The addendum confirmed the Mitigation Measure D.02a for the proposed project at Fire Station No. 30 and the associated Mission Bay Public Safety Building.
2. As part of the Mission Bay Final Subsequent Environmental Impact Report (EIR) (Case No. 1996.771E) and Redevelopment Agency Addendum #7 (Redevelopment Agency Case No. ER 919-97, Addendum #7), Mitigation Measure D.02a stated that the Project Sponsor (San Francisco Fire Department and the San Francisco Department of Public Works, Bureau of Architecture) would:

Retain an architectural historian to prepare an evaluation of the architectural integrity and historical importance of Fire Station No. 30 prior to development on this site. If the building is determined to be eligible for the National Register, preserve, rehabilitate, and reuse the building in a manner that is consistent with the Secretary of the Interior's guidelines for historic preservation.

This mitigation measure would need to occur prior to the alteration or demolition of the subject building, and would be reviewed for compliance by the Planning Department Environmental Review Office (ERO) and the San Francisco Landmarks Preservation Advisory Board (LPAB). In January

2009, the Historic Preservation Commission was conveyed as per Charter Section 4.135, and has jurisdiction over the duties and responsibilities of the LPAB.

3. On August 3, 2011, the Department presented the proposed project to the Historic Preservation Commission. The Commission's comments on the compliance of the proposed project with the Secretary of the Interior's Standards for Rehabilitation would be forwarded to the Environmental Review Officer for confirmation of compliance with Mitigation Measure D.02a of Addendum #7 of the Mission Bay Subsequent Final Environmental Impact Report.

**THEREFORE BE IT RESOLVED** that the Historic Preservation Commission has reviewed the proposed project at 1300 Third Street, known as Fire Station No. 30, on Lot 002 in Assessor's Block 8720, and this Commission has provided the following comments:

- The Commission concurs with the Department's conclusion that the proposed project is in general compliance with the Secretary of the Interior's Standards for Rehabilitation with incorporation of the following conditions:
  - Clarify "original front door" to "main entry configuration and sidelights" in the list of character-defining features. Further, the Project Sponsor shall add and recognize "apparatus room ceiling rafters" and "interior spatial configuration of the apparatus room and living room" to the list of character-defining features.
  - Reinstall the tile wainscot or another similar material (matching in size and texture) and the top border rail within the apparatus room. The apparatus room is a significant interior space, and the tile wainscot appears to contribute to the historic character of the room and its reading as a former fire station.
  - Design the new piers to match the historic piers in profile, size and scale. These new piers shall be in proportion to the new scale of the apparatus room, as reviewed and approved by Planning Department Preservation staff. The apparatus room is a significant interior space and the piers are a character-defining element. Their representation is important in conveying the significance of the space.
  - Provide information related to the masonry water repellent for review and approval by Planning Department Preservation staff. The masonry water repellent shall be breathable and not impact the color and texture of the red brick or other masonry elements.
  - Provide a detailed program for the removal and reinstallation of the interior character-defining features. To date, detailed information on how these features shall be removed, stored and reinstalled has not been provided. Specifically, this program shall include: a catalog and photo documentation of the interior character-defining features specifying original location, element, condition (in the form of a conditions assessment), and quantity; and reinstallation methodology, including details associated with the removal and reinstallation of these features.
  - Design the new exterior doors on the west (3<sup>rd</sup> Street) façade to be compatible with the historic resource, as reviewed and approved by Planning Department Preservation staff. The proposed fully-glazed entry doors do not appear to be compatible with the overall historic character. Rather than providing a fully-glazed entry door, the Project Sponsor should

consider restoring the original main entry door along Third Street, based upon the original architectural drawings.

- On the exterior, the storefront glazing in front of the apparatus bay doors shall be eliminated from the proposal. If the Project Sponsor elects to add storefront glazing to the apparatus bay doors, it shall be located within the interior, and shall not be visible from the public right of way.
- The Commission requests a reconsideration of the design of the entry plaza to be more sensitive to the location and siting of the subject property. Please consider changing the grading or paving materials adjacent to the historic property, in order to differentiate it from the adjacent new construction and provide for a visual relief. In particular, the plaza stairs adjacent to the north façade should be significantly set back from historic property.
- Upon incorporation of the aforementioned conditions and consideration of the design comments, the Commission finds the proposed project to be in compliance with Mitigation Measure D. 02a of the Mission Bay Subsequent EIR (Case No. 1996.771E) and Addendum #7.

**BE IT FURTHER RESOLVED** that the Historic Preservation Commission hereby directs its Recording Secretary to transmit this Resolution, and other pertinent materials in the Case File No. 1996.771E to the Redevelopment Agency and Environmental Review Officer (ERO).

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission at its regularly scheduled meeting on August 3, 2011.

Linda D. Avery  
Commission Secretary

PRESENT: Chase, Hasz, Johns, Martinez, Matsuda, and Wolfram

ABSENT: Damkroger

ADOPTED: August 3, 2011