



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 675

HEARING DATE: April 18, 2012

Date: April 18, 2012
Case No.: **2011.1147B**
Project Address: **601 Townsend Street**
Zoning: UMU (Urban Mixed Use) Zoning District
Block/Lot: 3799/001
Project Sponsor: John Kelvin, Rueben & Junius
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ADOPTING FINDINGS FOR THE PROPOSED PROJECT AT 601 TOWNSEND STREET (ASSESSOR'S BLOCK 3799, LOT 001), LOCATED WITHIN UMU (URBAN MIXED USE) ZONING DISTRICT.

PREAMBLE

1. WHEREAS, on October 30, 2011, the Project Sponsor (John Kelvin, Rueben & Junius) filed an Office Allocation Application with the San Francisco Planning Department for 601 Townsend Street (Block 3799, Lot 001).
2. WHEREAS, the proposed project intends to utilize Planning Code Section 803.9(c) to allow office use on the basement level of 601 Townsend Street. Pursuant to Planning Code Section 803.9(c), the following provision is intended to support the economic viability of buildings of historic importance within the UMU District:

(1) This subsection applies only to buildings that are a designated landmark building, or a building listed on or determined eligible for the California Register of Historical Resources by the State Office of Historic Preservation.

(2) All uses are permitted as of right, provided that:

(A) The project does not contain nighttime entertainment.

(B) Prior to the issuance of any necessary permits, the Zoning Administrator, with the advice of the Landmarks Preservation Advisory Board, determines that allowing the use will enhance the feasibility of preserving the building.

(C) Residential uses meet the affordability requirements of the Residential Inclusionary Affordable Housing Program set forth in Section 315.1 through 315.9.

(3) The Landmarks Preservation Advisory Board shall review the proposed project for compliance with the Secretary of the Interior's Standards, (36 C.F.R. § 67.7 (2001)) and any applicable provisions of the Planning Code.

3. WHEREAS, City Charter 4.135 established the Historic Preservation Commission. All duties and responsibilities of the Landmarks Preservation Advisory Board ("LPAB") are under the purview and responsibility of the Historic Preservation Commission.
4. WHEREAS, on April 18, 2012, 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 and the ability of the proposed project to enhance the feasibility of the historic resource would be forwarded to the Zoning Administrator for consideration under Planning Code Section 803.9(c).

THEREFORE BE IT RESOLVED that the Historic Preservation Commission has reviewed the proposed project at 601 Townsend Street, on Lot 001 in Assessor's Block 3799, and this Commission has provided the following comments:

- The proposed project complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- The proposed project enhances the feasibility of preserving the building by providing for a compatible new use and a cyclical maintenance program. The Historic Building Maintenance Plan would improve the viability of preserving the historic building, and would not impact the building's historic integrity or historic status.

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. 2011.1147B to the Zoning Administrator.

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission at its regularly scheduled meeting on April 18, 2012.

Linda D. Avery
Commission Secretary

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

ABSENT:

ADOPTED: April 18, 2012