



# SAN FRANCISCO PLANNING DEPARTMENT

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## REVISED Certificate of Appropriateness Case Report

HEARING DATE: APRIL 20, 2011  
CONTINUED FROM: FEBRUARY 16, 2011 & MARCH 16, 2011

*Filing Date:* December 2, 2010  
*Case No.:* **2010.1072A**  
*Project Address:* **937 VALENCIA STREET**  
*Historic Landmark:* Liberty-Hill Historic District  
*Zoning:* Valencia Street Neighborhood Commercial District  
50-X Height and Bulk District  
*Block/Lot:* 3609/036  
*Applicant:* Jane Martin  
Shift Design Studio  
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San Francisco, CA 94110  
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### PROPERTY DESCRIPTION

**937 VALENCIA STREET** is located on the east side of Valencia Street between 20<sup>th</sup> and 21<sup>st</sup> Streets (Assessor's Block 3609, Lot 036). Constructed in 1888, this property is a three-story, single-family Italianate residence. The wood-frame building is clad in shiplap wood siding and has a two-story slanted bay window. The building is capped by flat roof and a tall false-front parapet with a decorative cornice. The subject property is designated as a contributing resource to the Liberty-Hill Historic District and is located within the Valencia NCT (Neighborhood Commercial Transit) District with a 50-X Height and Bulk limit.

### PROJECT DESCRIPTION

The proposed scope of work consists of ground floor exterior alterations and site work. The proposed work includes replacement of the main entry staircase, relocation/replacement of the secondary stair, replacement of the side entry door and replacement of the existing garage door. The existing garage door will be replaced with a painted wood-carriage roll-up garage door with glazing. The secondary stair will be located behind the side entry door along the southernmost side yard and will no longer be visible from the public right of way. New planters will be added along the existing retaining wall. The driveway and yard will also feature new landscaping. Please see photographs and plans for details.

## OTHER ACTIONS REQUIRED

Proposed work requires a Building Permit.

## COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

## APPLICABLE PRESERVATION STANDARDS

### ARTICLE 10

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated Landmark for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.

The proposed work shall be compatible with the character of the historic district as described in the designating ordinance; and in any exterior change, reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district.

### Article 10 – Appendix F – Liberty-Hill Historic District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Liberty-Hill Historic District as described in Appendix F of Article 10 of the Planning Code. Per Appendix F of Article 10, the character of the Historic District shall mean the exterior architectural features of the Liberty-Hill Historic District.

## THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

**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.

*The project proposes to maintain the building in its historic use with no changes to the character-defining characteristics of the building, its site, or the 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.

*The scope of proposed work involves removal of non-historic site features and installation of new, compatible features. Original openings, main residential building entrance, and materials of the building will be retained and preserved. The proposal calls for the retention of existing character-defining features of the subject property.*

**Standard 4:** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

*The scope of proposed work will not alter or impact changes to the property that have acquired historic significance in their own right. The exterior stairs and existing garage doors are not character-defining features of the property or historic district.*

**Standard 5:** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

*The scope of proposed work will not alter or impact distinctive features, finishes, or construction and craftsmanship that characterize the property as the existing storefronts appear to be contemporary.*

**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.

*The new garage door and entry stair do not destroy historic materials and features of the building, are differentiated from the old, and are of a design, scale, and materials that is compatible with the building and historic district.*

**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.

*Should any of the proposed work be removed and replaced in the future, the essential form and integrity of the building and historic district would be unimpaired.*

## PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public input on the project at the date of this report.

## ISSUES & OTHER CONSIDERATIONS

The Department has no issues with the proposed project. This property is one of six similar single-family Italianate residences located along this block of Valencia Street. All six properties are setback from the

street, and are surrounded by commercial or mixed-use properties on either side. Of the six similar properties, four properties contain garages (either detached or recessed). In general, landscaping and low garden walls occupy the front setback area. Based upon photographic documentation from 1976, 937 Valencia Street was severely altered, and subsequently restored to its current condition; therefore, much of the building's current appearance is the result of a restoration, which is compatible with the surrounding historic district.

\* *Update:* On April 6, 2011, the proposed project was reviewed by the Architectural Review Committee of the Historic Preservation Commission. Copies of Department staff's Review and Comment Memorandum, and Meeting Notes have been included (See Attachments).

## STAFF ANALYSIS

Included as an exhibit are architectural drawings (plans and sections) and sketch-up model renderings of the existing building and the proposed project. Please refer to the architectural drawings for details on the proposed project. The sketch-up model renderings have been provided to assist in conceptualizing the proposed project and may not entirely reflect what is noted in the architectural drawings.

\* *Update:* Based upon comments from ARC, the Project Sponsor has revised the proposed project as described in Sheets A2.0 to A6.2 and as shown in the provided renderings (See Attachments). This scheme entails information on the materials and design of the new staircases and doors, and includes two concrete newel posts at the base of the main entry stair landing.

In comparison to earlier schemes, the revised proposed project has eliminated the landing shelf at the main entry staircase, the concrete garden walls, and the aluminum in-fill panels within the handrails.

Based on the requirements of Article 10, Appendix F - Liberty-Hill Historic District, and the *Secretary of Interior's Standards*, staff has determined the following:

**Removal/Reconfiguration of Main Entry Staircase:** The existing main entry staircase is not historic, and is not defined as a character-defining feature of the historic district. This existing staircase is a later alteration to the subject property and is of a similar character to other staircases found in the district. The adjacent historic staircases have concrete construction at the base and vary in tread/riser materials from concrete to terrazzo to wood. Likely, the historic staircases would have been constructed of wood, and would have featured wood or metal handrails with prominent newel posts and vertical wood members, often turned elements. The proposed project will remove and reconfigure the existing concrete and terrazzo main entry stair with a concrete and wood straight-run stair. This new stair will feature a concrete base. In addition, the new staircase will feature new steel handrails with decorative metalwork and a painted finish. The removal/reconfiguration of the main entry staircase will not adversely affect the building or the surrounding historic district. The material character and design of the new staircase is in keeping with the adjacent properties. Like the historic staircases, the new staircase is also a straight run stair with wood treads and risers. The design of the new staircase is differentiated from the existing historic fabric, and is relatively simple in design, thus it will not compete the overall reading of the building's historic fabric.

The Project Sponsor has incorporated two concrete newel posts into the design of the new staircase, thus fulfilling an earlier staff recommendation. A newel post or a heavier, vertical element is common among the metal and wood handrails found within the historic district (For examples, please refer to the attachments). Typically, the newel post occurs in pairs on either side of a stair at the base of on the ground floor level or on an intermediary landing. The two newel posts are located on the landing at the base of the upper stair, and are consistent with examples found in the historic district.

To ensure compatibility with the surrounding historic district, staff has included a condition to review the design of the handrail metalwork. The Project Sponsor is developing this feature, which will be constructed of steel with a painted finish.

**Replacement of Garage Door:** The existing garage door is not historic, and is not a character-defining feature of the historic district. The proposed project will replace the existing garage door with a painted wood-carriage roll-up garage door with glazing. This new garage door is sufficiently differentiated from the building's historic fabric, and is compatible with the overall historic character of the property through the choice of materials and design. Like the other compatible garage doors, this new garage door is of wood roll-up construction and features a wood panel detail. The existing garage door opening will not be altered, nor will the above slanted bay window.

The new garage door will feature a square edge detail. The selected garage door appears to be compatible with the surrounding historic district. Older garage doors within the district were generally installed outside the period of significance of the Liberty Hill Historic District, but are considered to be a compatible architectural feature. These garage doors are typically constructed of wood and often feature paneling and/or glazing. The new garage door will be constructed of wood and would feature inset paneling and glazing; therefore, this feature would be appropriate for the historic district and would not adversely impact the district's character.

**Reconfiguration/Construction of Secondary Entry Stair:** The secondary entry stair is not historic, and is not a character-defining feature of the historic district. This stair is a later alteration to the subject property. The proposed project will remove the existing secondary entry stair, and will relocate it behind the side yard wall. The removal and reconfiguration of this staircase will provide clarity as to the building's entrances, and will not detract from the overall building's historic character. The removal of this staircase will not adversely impact the building's historic fabric or surrounding historic district.

This new side entry door is designed as a new decorative aluminum infill panel set within a steel frame. This infill panel will feature a custom cut floral/vegetal pattern and will be constructed of 3/16" untreated, non-anodized aluminum with a matte finish. As long as the door does not feature a reflective or shiny finish, it would not detract from the character of the surrounding historic district, since it is a secondary feature of the primary façade and would be slightly recessed from the plane of the primary facade. Although aluminum entry doors are not common in the historic district, ARC has determined that this type of door would not detract from the overall character of the historic district, as long as it remains secondary to the main entry and is not visually prominent.

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, details of the handrail design and decorative metalwork shall be submitted for review and approval by Planning Department Preservation staff. The handrails and metalwork shall be of a similar character to other examples found within the historic district.

Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, staff has determined that the proposed work will not adversely affect the subject building or surrounding historic district.

## ENVIRONMENTAL REVIEW STATUS

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class One categorical exemption because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards for Rehabilitation* and requirements of Article 10, Appendix F – Liberty-Hill Historic District.

## PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation* and requirements of Article 10, Appendix F – Liberty-Hill Historic District.

## ATTACHMENTS

Draft Motion  
Photographs  
1976 DCP Survey Form  
Plans  
ARC Review & Comment Memo, April 6, 2011  
ARC Meeting Notes, April 11, 2011

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# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Draft Motion

HEARING DATE: APRIL 20, 2011

CONTINUED FROM: FEBRUARY 16, 2011 AND MARCH 16, 2011

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**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 036 IN ASSESSOR'S BLOCK 3609, WITHIN THE VALENCIA STREET NCT (NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT, 50-X HEIGHT AND BULK DISTRICT, AND THE LIBERTY-HILL HISTORIC DISTRICT.**

### PREAMBLE

1. WHEREAS, on December 2, 2010, Jane Martin of Shift Design Studio on behalf of Amandeep Jawa (Property Owner) filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness to alter the exterior of the ground floor and site, at the subject property located on Lot 036 in Assessor's Block 3609.
2. 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.
3. WHEREAS, the Project was continued from the February 16, 2011 Historic Preservation Commission Hearing.

4. WHEREAS, the Project was continued from the March 16, 2011 Historic Preservation Commission Hearing and advised to be reviewed at the Architectural Review Committee on April 6, 2011.
5. WHEREAS, on April 20, 2011, the Commission conducted a duly noticed public hearing on the current project, Case No. 2010.1072A (Project) for its appropriateness.
6. 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 the Certificate of Appropriateness, in conformance with the architectural plans revised April 13, 2011 and labeled Exhibit A on file in the docket for Case No. 2010.1072A based on the following findings:

#### CONDITIONS OF APPROVAL

1. As part of the Building Permit, details of the handrail design and decorative metalwork shall be submitted for review and approval by Planning Department Preservation staff. The handrails and metalwork shall be of a similar character to other examples found within the historic district.

#### 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 Historical Preservation Commission has determined that the proposed work is compatible with the character of the landmark as described in the designation report dated October 25, 1985.

- That the proposed project concurs with recommendations from the Architectural Review Committee and the Department.
- That proposed ground floor alterations, including replacement of the existing garage door, replacement of the main entry staircase, and relocation/replacement of the secondary stair will not affect character-defining features of the subject building, and respects the character-defining features of the Liberty-Hill Historic District.
- That the new garage door is compatible with the character-defining features of the subject building and historic district.



- That proposed finishes are compatible with the character-defining features of the historic district. In particular, metal elements, including the steel handrails, shall feature a painted finish, as is consistent with other metal elements in the historic district.
- That the essential form and integrity of the subject building and historic district would be unimpaired if the proposed alterations were removed and replaced at a future date.
- That the proposal is in conformance with the requirements of Article 10.
- The proposed project meets all of the relevant Secretary of the Interior's Standards for Rehabilitation, including:

**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 4.**

*Most properties change over time; those changes that have acquired historic significance in their own right will be retained and preserved.*

**Standard 5.**

*Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

**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.*

**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.*

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 937 Valencia Street, a contributing resource to the Liberty-Hill Historic 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 proposed project includes replacement of non-historic features and will not impact existing 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 impact or reduce the affordable housing supply, since no affordable housing is present 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. It will provide sufficient off-street parking for the existing single-family residential use.*

- 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.*

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 036 in Assessor's Block 3609 for proposed work in conformance with the architectural plans revised April 13, 2011, labeled Exhibit A on file in the docket for Case No. 2010.1072A.

**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 April 20, 2011.

Linda D. Avery  
Commission Secretary

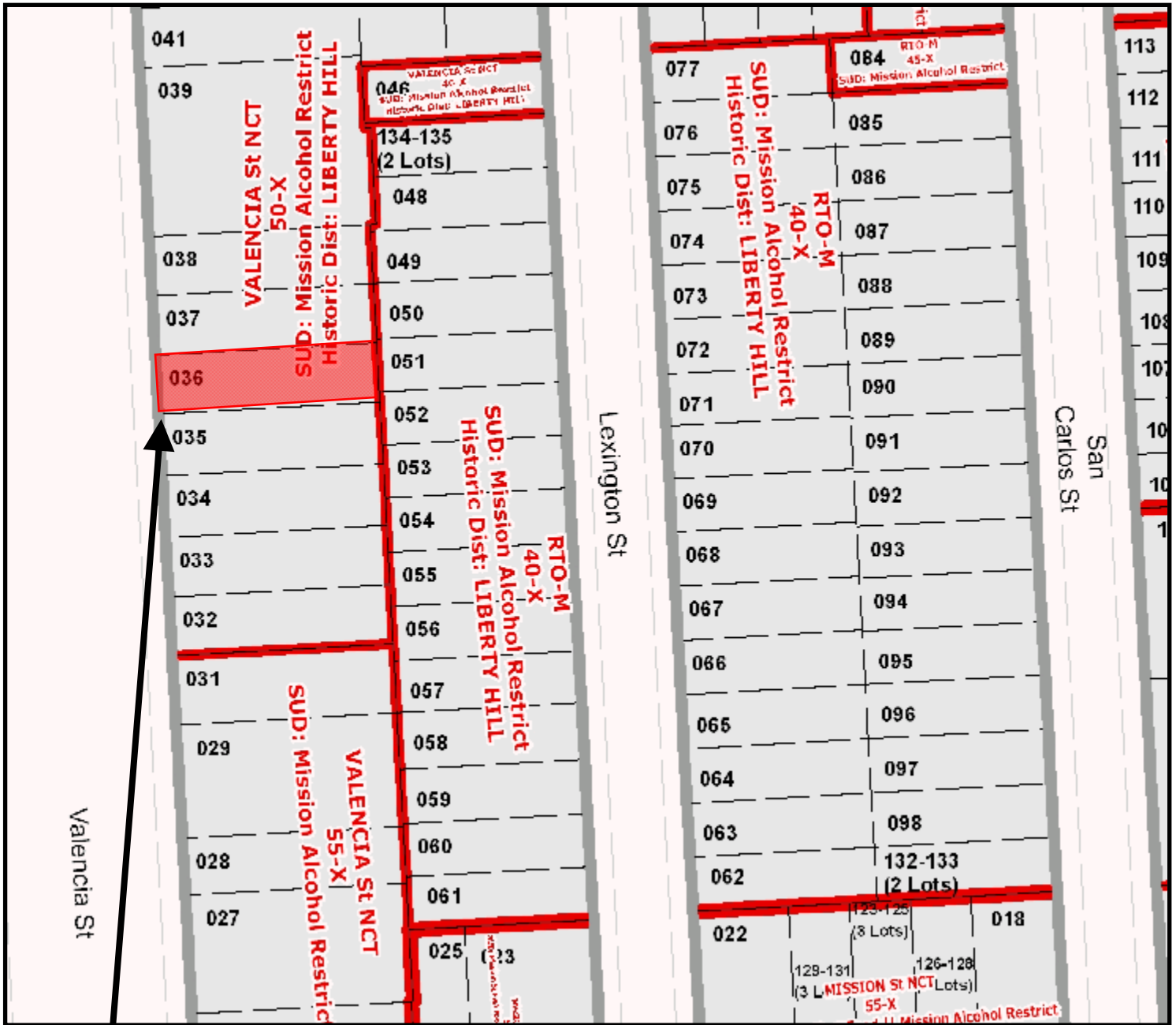
AYES:

NAYS:

ABSENT:

ADOPTED: April 20, 2011

# Parcel Map

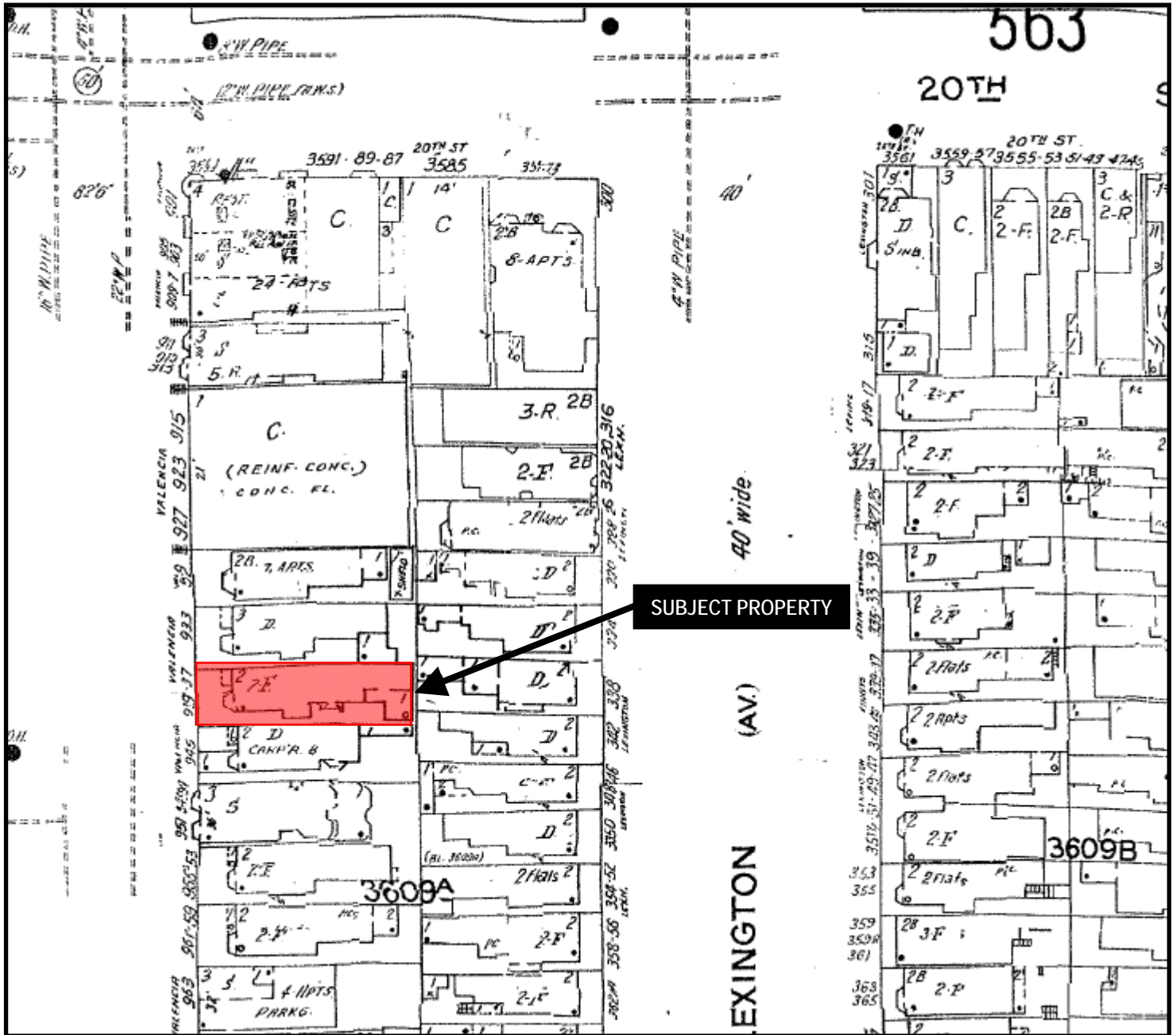


**SUBJECT PROPERTY**



Certificate of Appropriateness Hearing  
 Case Number 2010.1072A  
 937 Valencia Street

# Sanborn Map\*

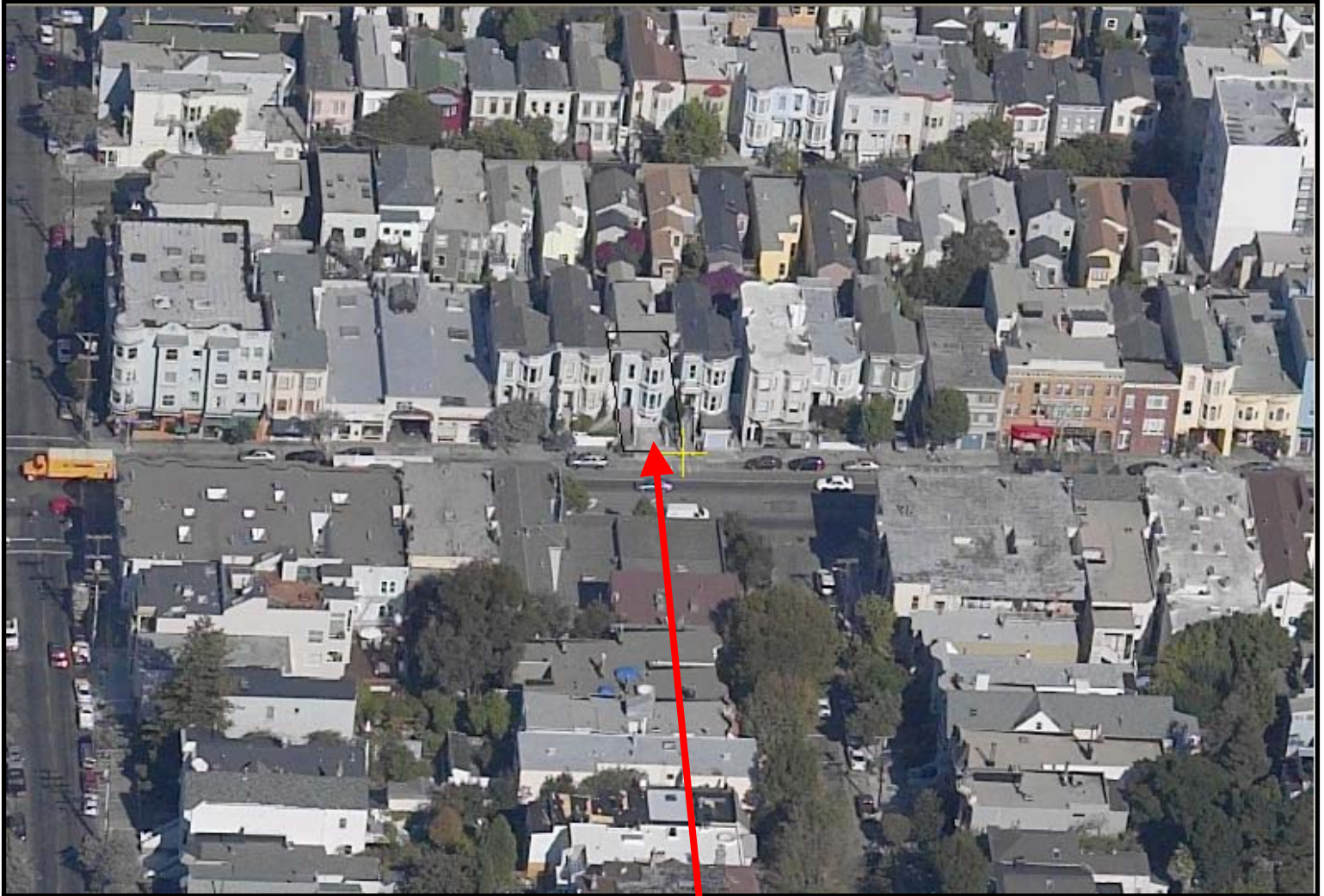


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Certificate of Appropriateness Hearing  
 Case Number 2010.1072A  
 937 Valencia Street

# Aerial Photo



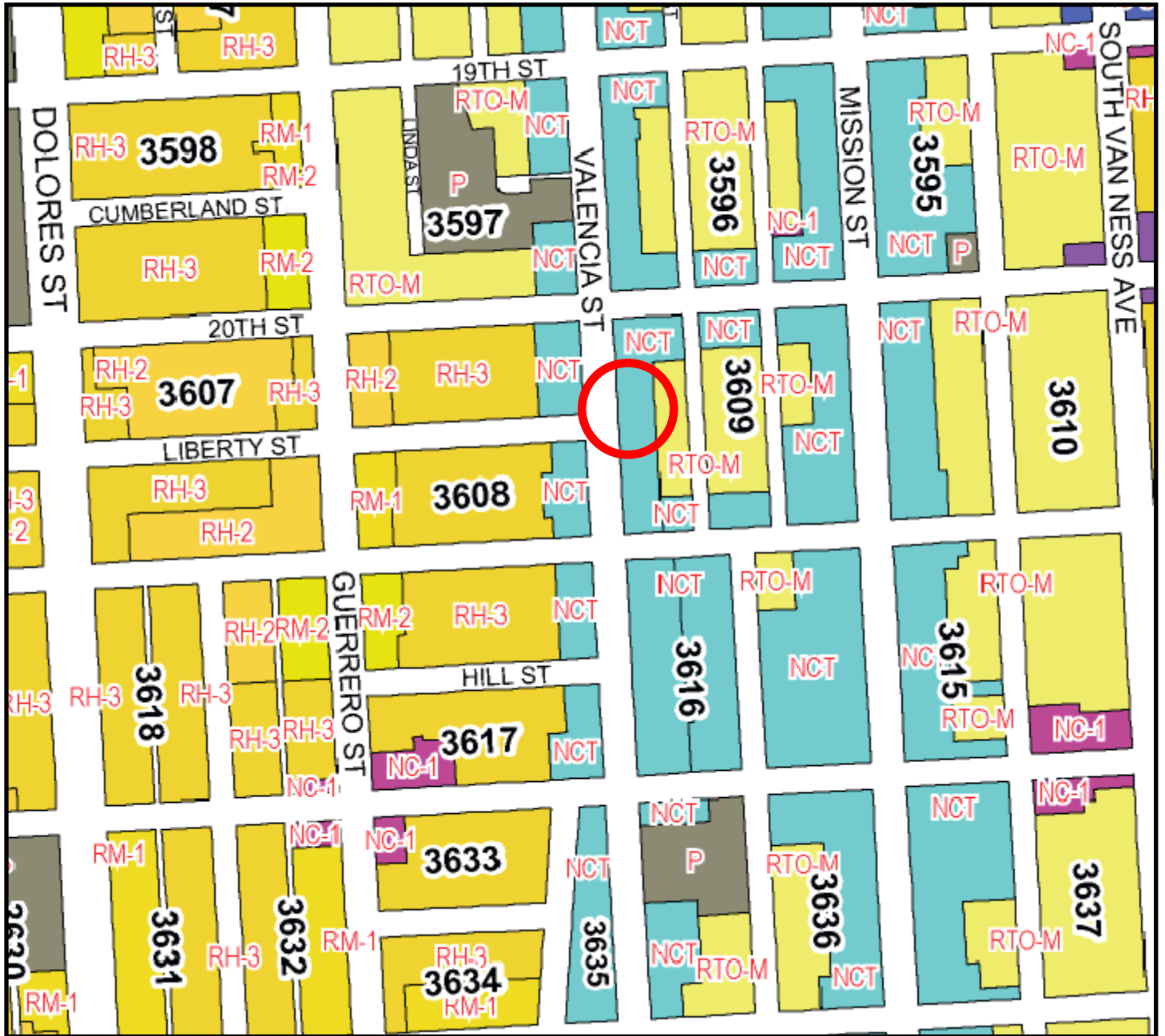
**SUBJECT PROPERTY**



Certificate of Appropriateness Hearing  
Case Number 2010.1072A  
937 Valencia Street



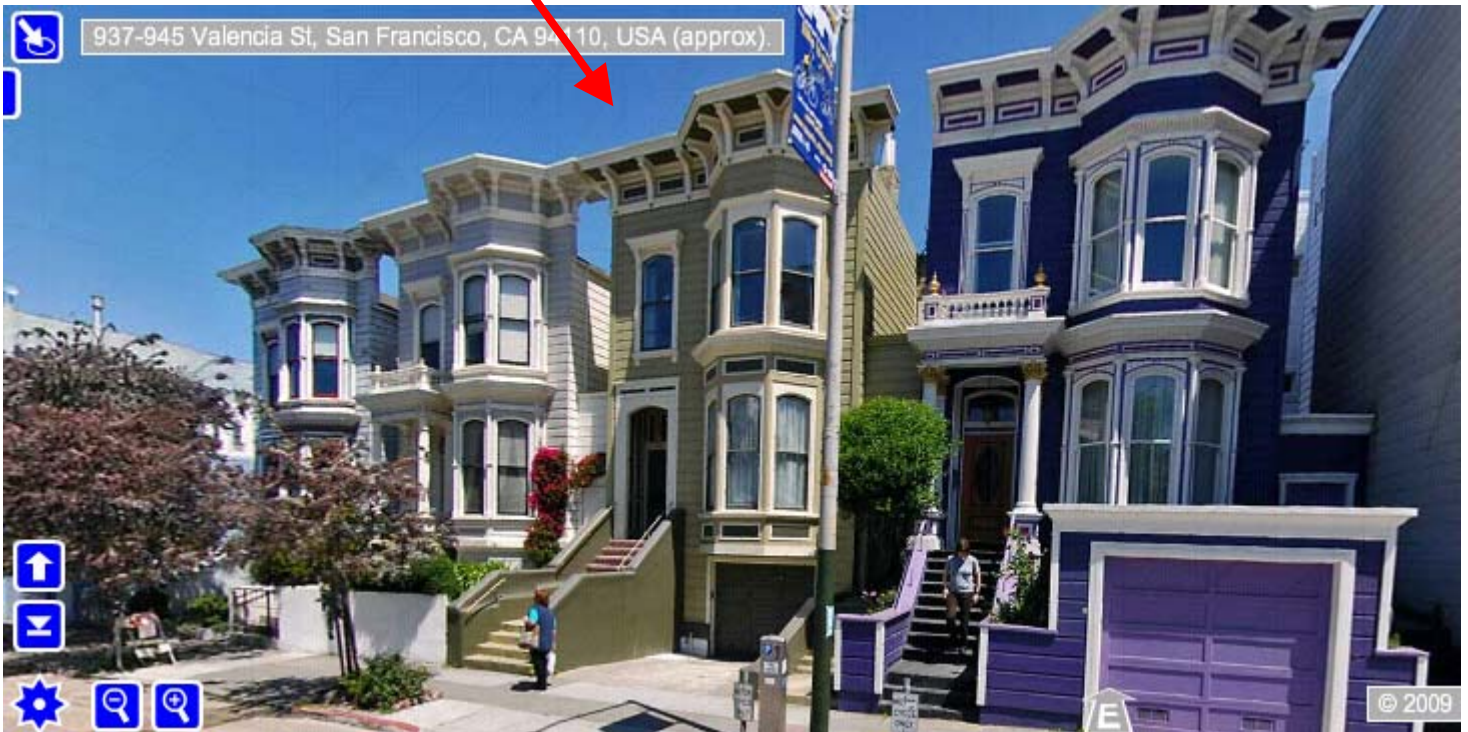
# Zoning Map



Certificate of Appropriateness Hearing  
Case Number 2010.1072A  
937 Valencia Street

# Site Photo

SUBJECT PROPERTY



937 Valencia Street & Adjacent Properties

Certificate of Appropriateness Hearing  
Case Number 2010.1072A  
937 Valencia Street

# Site Photo



Subject Property

Certificate of Appropriateness Hearing  
Case Number 2010.1072A  
937 Valencia Street

# Site Photo



Subject Property, Area of Focus

Certificate of Appropriateness Hearing  
Case Number 2010.1072A  
937 Valencia Street

# Site Photo



Subject Property, Area of Focus

Certificate of Appropriateness Hearing  
Case Number 2010.1072A  
937 Valencia Street

# District Examples



Historic Handrail Example, 3643 20th Street

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# District Examples



Compatible Alteration, Handrail Example, 58 Liberty Street

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937 Valencia Street

# District Examples



Non-Historic, Compatible, Handrail Example, 959-61 Valencia Street

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937 Valencia Street



# District Examples



Example of Historic Metal Fence, 827 Guerrero Street

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937 Valencia Street

street address 921, 923 - VALENCIA 3609 38, 37 3  
 (937-9) block number lot number summary

building type/use/number of floors R/2 3 blgs. landmark number

RELATIONSHIP WITH SURROUNDING BUILDINGS

PROPOSED FOR FURTHER INVESTIGATION

Relationship of setting to building -2 -1 0 1 2 3 4 5

CORNICE, PARAPET, APPENDAGE  
 Importance of cornice to building design -2 -1 0 1 2 3 4 5

Importance as contribution to a cluster/streetscape -2 -1 0 1 2 3 4 5

Cornice contribution to streetscape -2 -1 0 1 2 3 4 5

ARCHITECTURAL DESIGN VALUATION

FACADE CONDITION

Facade proportions -2 -1 0 1 2 3 4 5

Physical condition -2 -1 0 1 2 3 4 5

Richness/Excellence of detailing/decoration -2 -1 0 1 2 3 4 5

Paint/Material color -2 -1 0 1 2 3 4 5

Unique visual feature of interest 0 1 2 3 4 5

REMODELING  
 Appropriateness of improvements *loss of porch* -2 -1 0 1 2 3 4 5

Example of a rare or unusual style or design 0 1 2 3 4 5

Overall architectural quality -2 -1 0 1 2 3 4 5

ENGLE 9-12-15  
 date

Field Notes

*937-9 ruined → do not map!*

Review Notes

Junior League Listing  
 text  index  file  
 Northern California Guide  
 Other Listing \_\_\_\_\_



photo 49-12



49-11



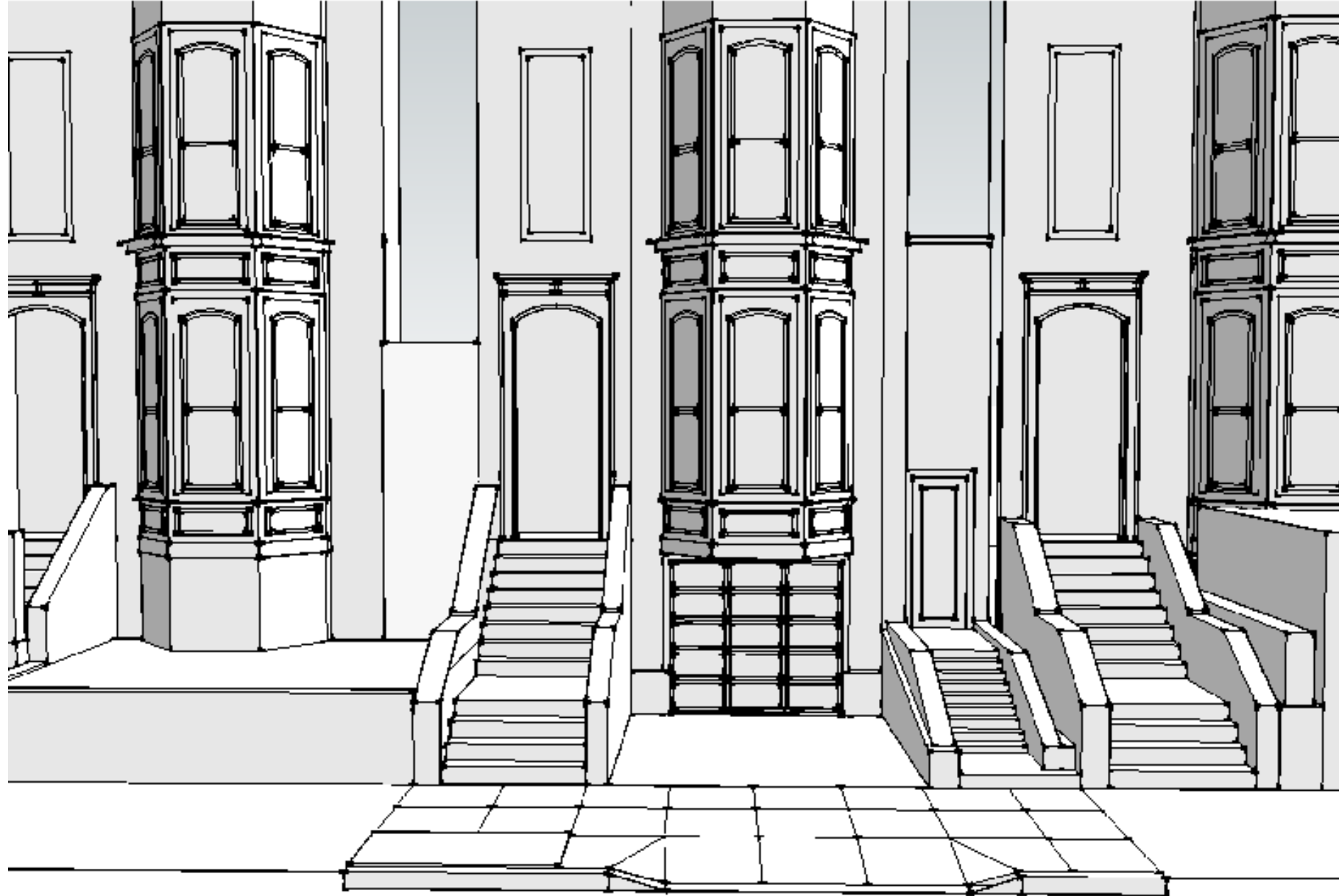
49-13

**937 Valencia**

Concrete Newel Posts with Metal Railing at Upper Stairs - Precedence Photographs



Three-dimensional model View – Existing Condition



NOTES:  
1. All information shown in this view is schematic; Information on architectural drawings prevails.

**937 Valencia Street**

Certificate of Appropriateness Application – 12/2/2010  
Contemporary Photographs

Photo ca. 2010; subject property at center.



Photo ca. 2010; subject property at center.

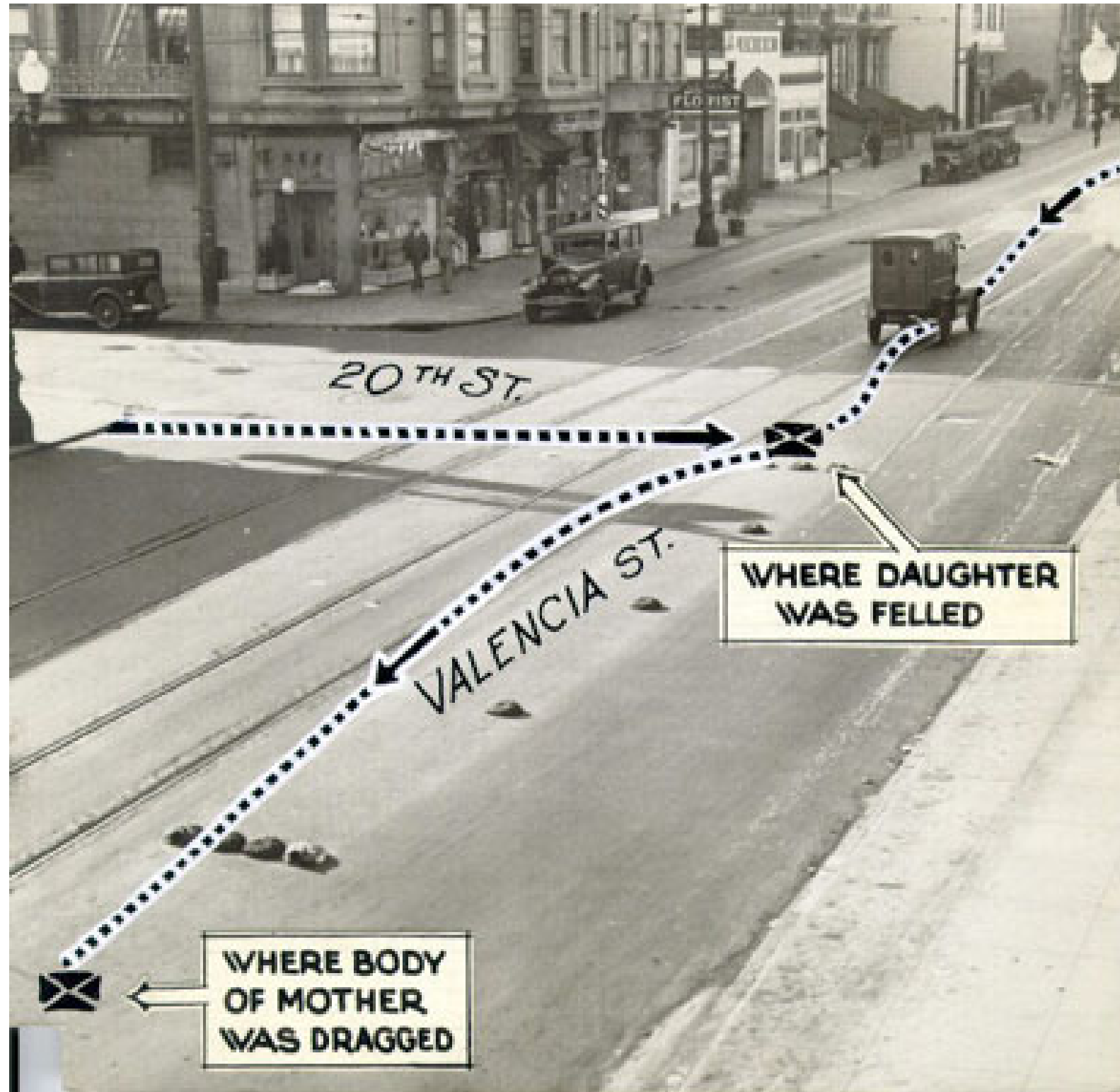


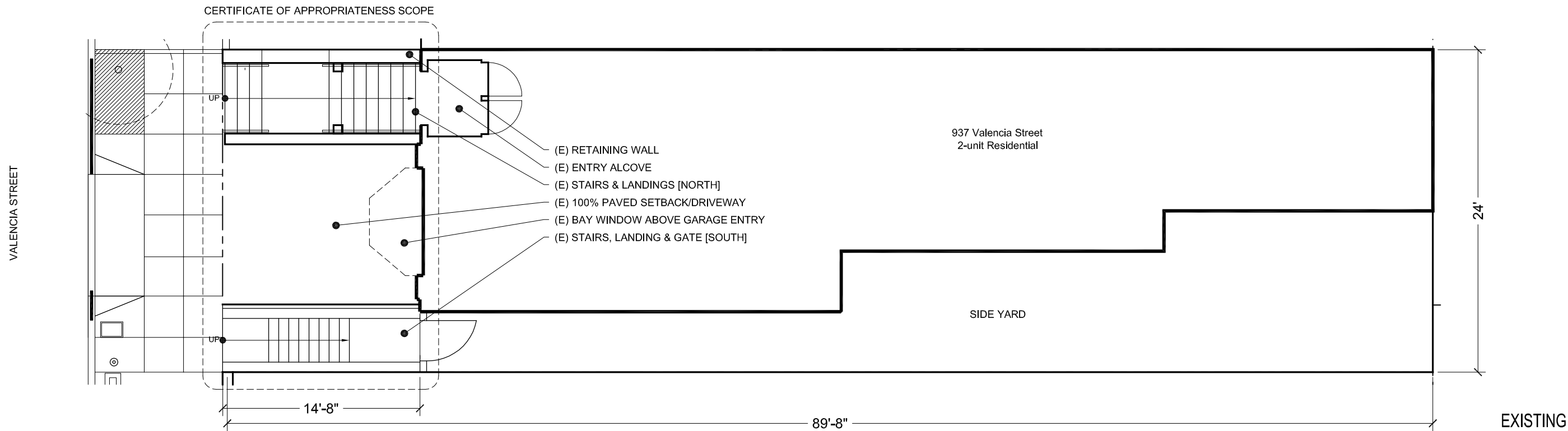
**937 Valencia Street**

Certificate of Appropriateness Application – 12/2/2010

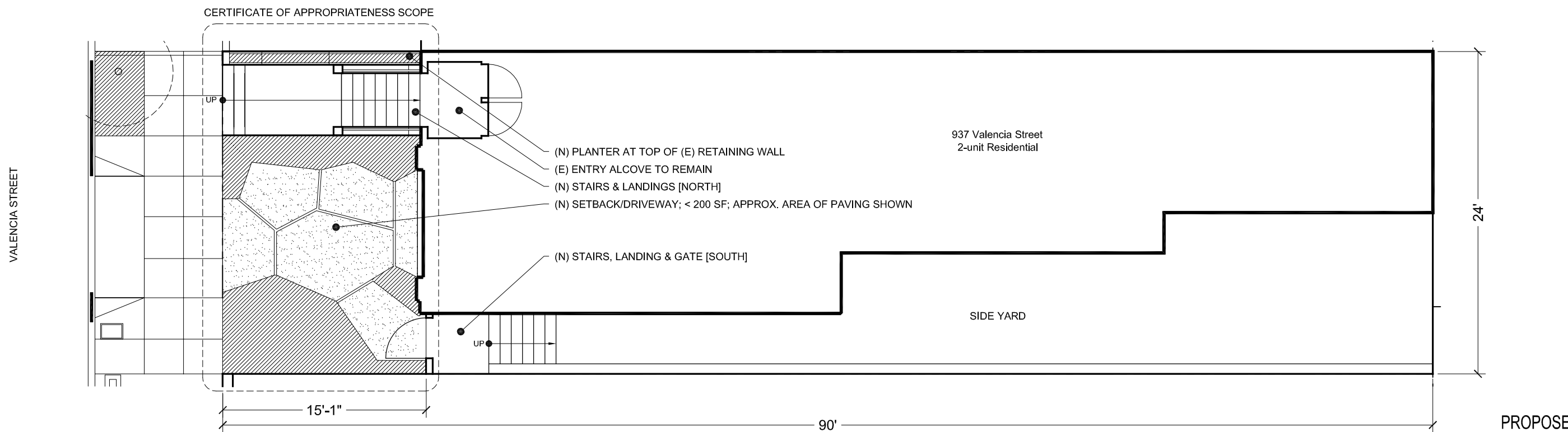
Historic Photographs

Only known historic photograph of property; ca. 1931. Courtesy San Francisco Public Library.  
Property is at far right top of image. Stairs and low wall at property line are shown.





EXISTING



PROPOSED

VERIFY ALL DIMENSIONS IN FIELD  
NOT FOR CONSTRUCTION

**SITE PLAN**  
SCALE: 1/8" = 1'-0"

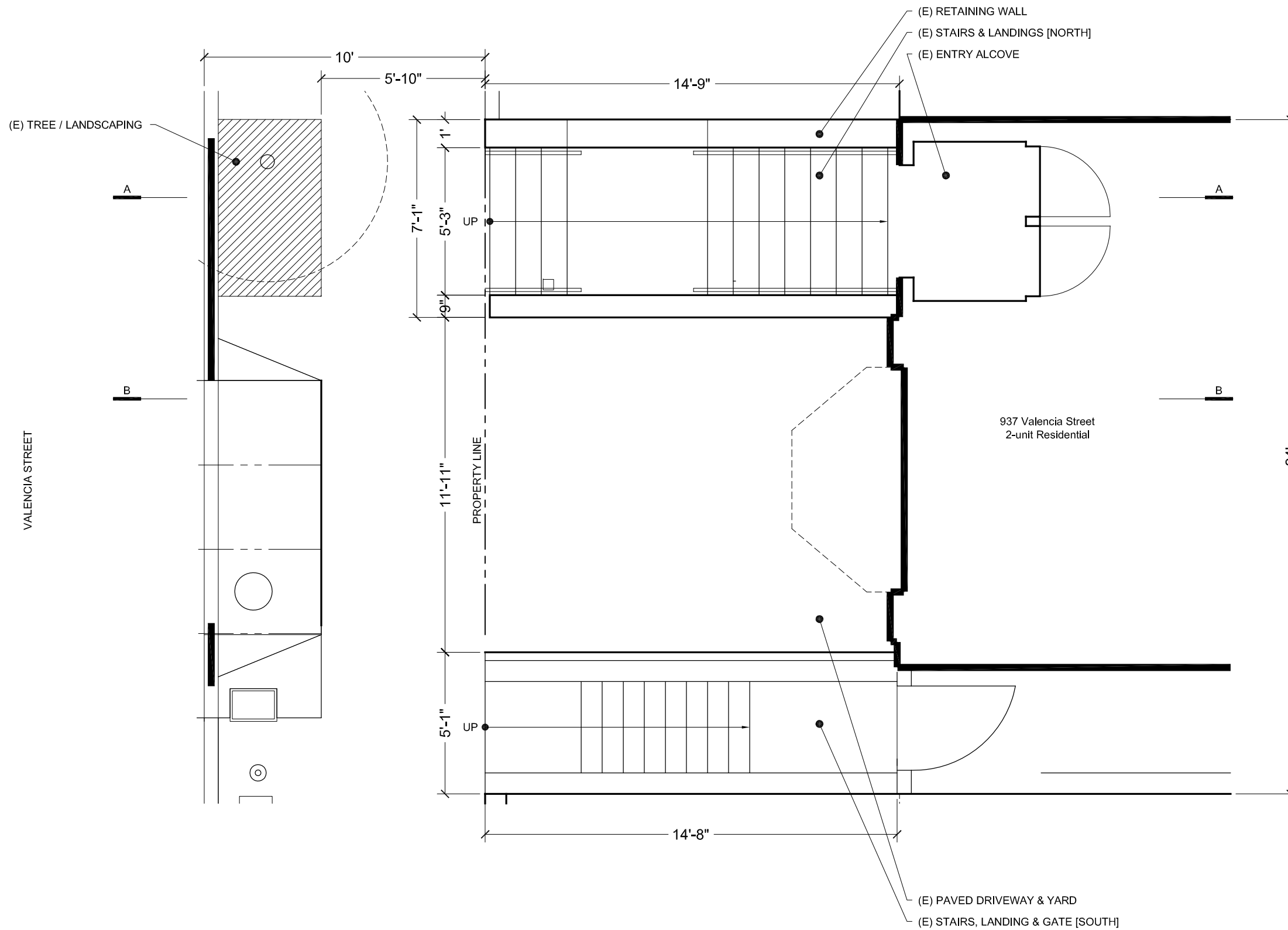
**937 Valencia**  
San Francisco, CA

ISSUE	BY	DATE
CERT. OF APPROPRIATENESS	JM	12.02.2010
REVISED	JM	2.2.2011
REVISED	JM	2.7.2011
REVISED	JM	3.7.2011
REVISED	JM	4.13.2011

A2.0



ISSUE:	BY:	DATE:
CERT. OF APPROPRIATENESS	JM	12.02.2010
REVISED	JM	3.7.2011



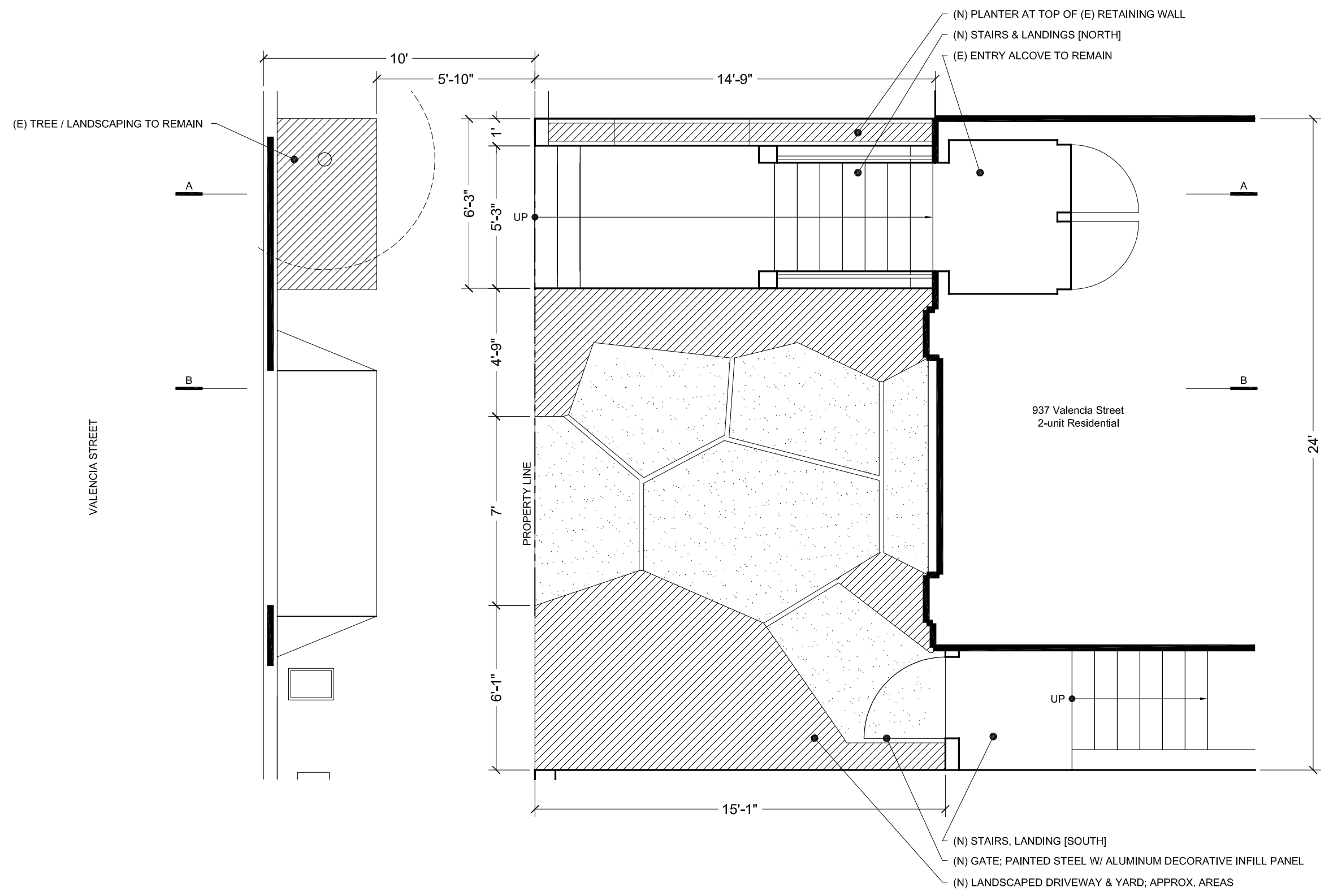
VERIFY ALL DIMENSIONS IN FIELD  
NOT FOR CONSTRUCTION



EXISTING PLAN



SCALE: 1/4" = 1'-0"

ISSUE	BY	DATE
CERT. OF APPROPRIATENESS	JM	12.02.2010
REVISED	JM	2.8.2011
REVISED	JM	2.7.2011
REVISED	JM	3.7.2011
REVISED	JM	4.13.2011



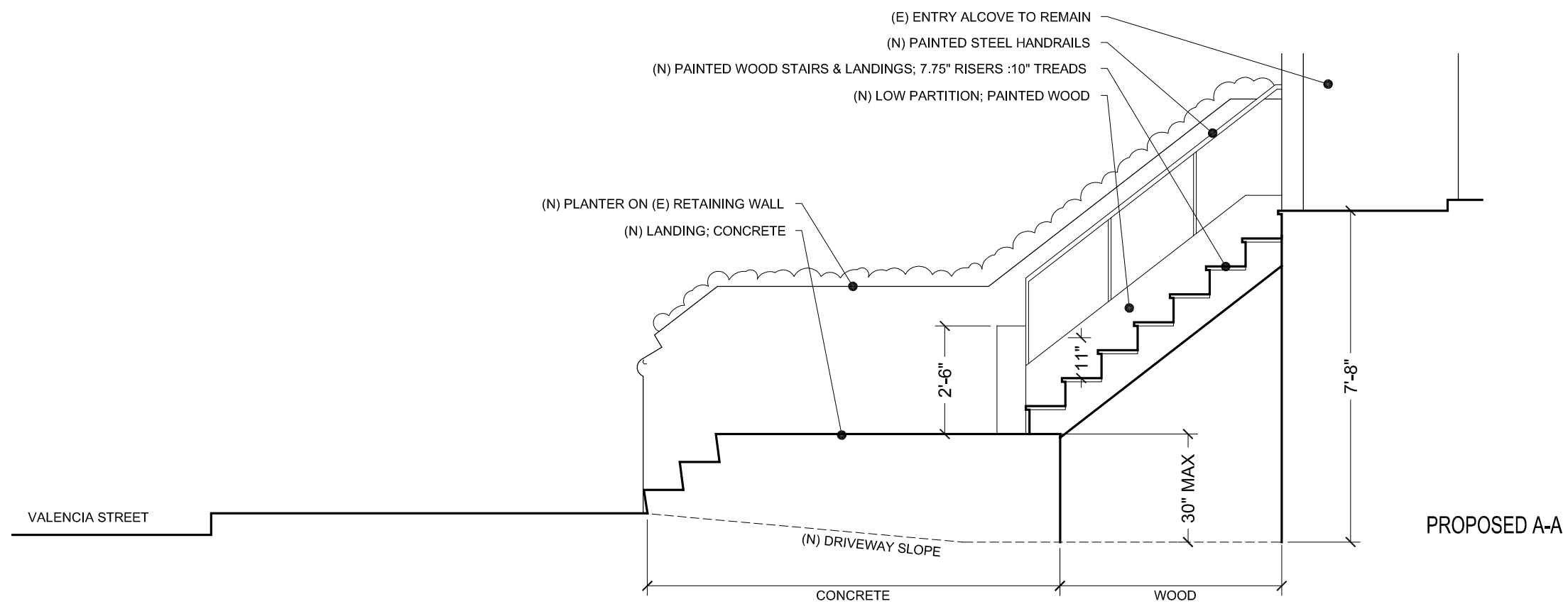
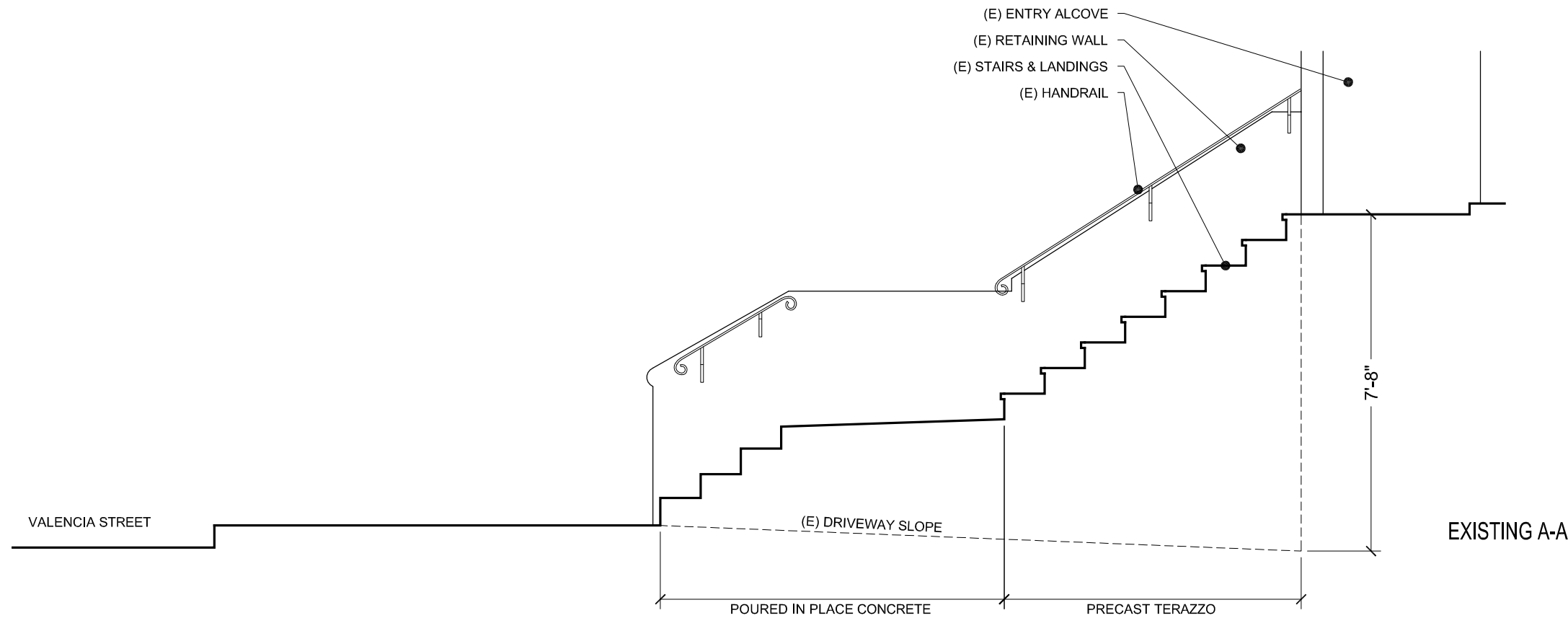
-  AREA OF LANDSCAPING
-  AREA OF CONCRETE PAVING; SLOPES TO AREA OF LANDSCAPE

VERIFY ALL DIMENSIONS IN FIELD  
NOT FOR CONSTRUCTION

PROPOSED PLAN

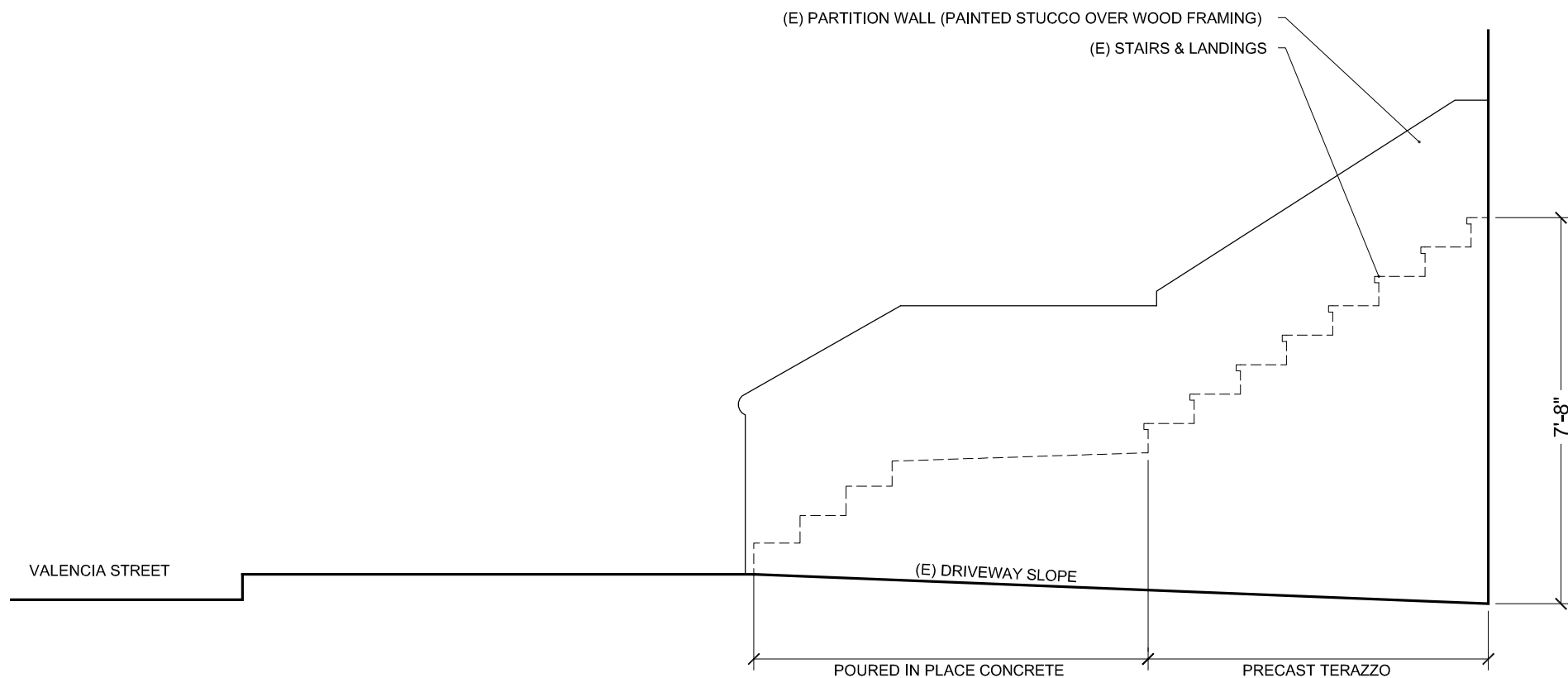
SCALE: 1/4" = 1'-0"

ISSUE:	BY:	DATE:
CERT. OF APPROPRIATENESS	JM	12.02.2010
REVISED	JM	3.7.2011
REVISED	JM	4.13.2011

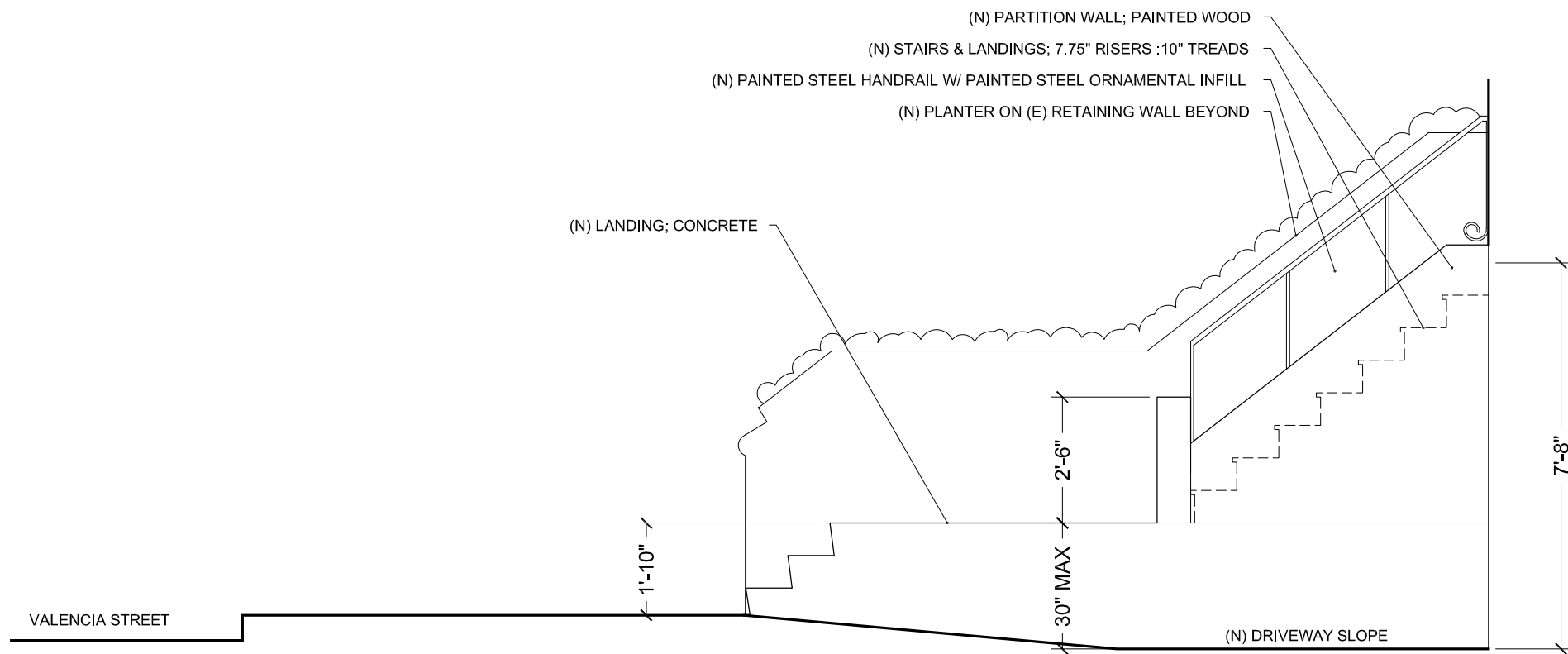


VERIFY ALL DIMENSIONS IN FIELD  
NOT FOR CONSTRUCTION

SECTIONS  
NOT TO SCALE



EXISTING B-B

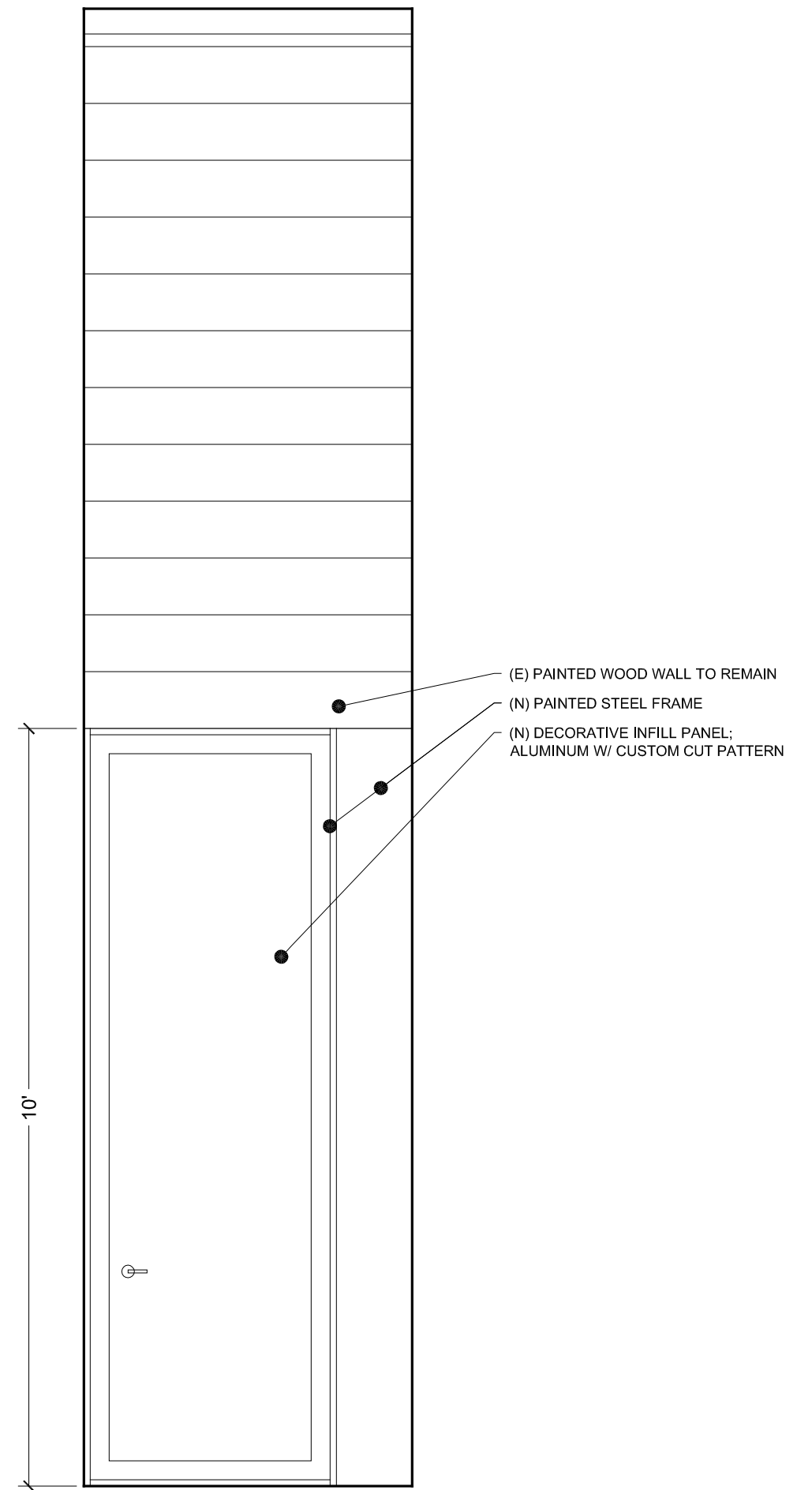


PROPOSED B-B

VERIFY ALL DIMENSIONS IN FIELD  
NOT FOR CONSTRUCTION

ISSUE:	BY:	DATE:
CERT. OF APPROPRIATENESS	JM	12.02.2010
REVISED	JM	3.7.2011
REVISED	JM	4.13.2011

VERIFY ALL DIMENSIONS IN FIELD  
NOT FOR CONSTRUCTION



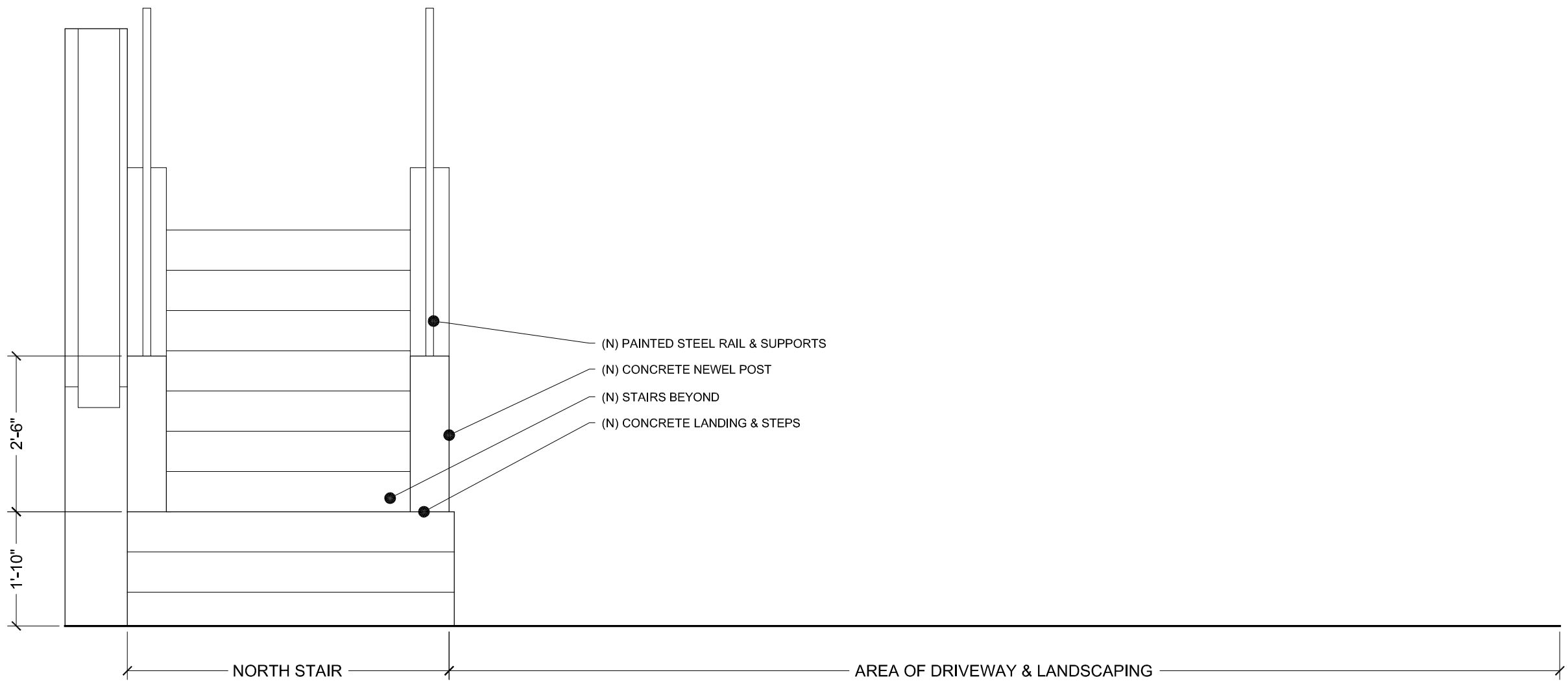
SIDE ENTRY GATE

ENLARGED ELEVATIONS

SCALE: 1/2" = 1'-0"

ISSUE:	BY:	DATE:
CERT. OF APPROPRIATENESS	JM	3.2.2011
REVISED	JM	3.2.2011
REVISED	JM	4.13.2011

ISSUE:	BY:	DATE:
CERT. OF APPROPRIATENESS	JM	3.2.2011
REVISED	JM	4.13.2011



ELEVATION AT SIDEWALK

VERIFY ALL DIMENSIONS IN FIELD  
NOT FOR CONSTRUCTION

ENLARGED ELEVATIONS

SCALE: 1/2" = 1'-0"





# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** April 6, 2011  
**TO:** Architectural Review Committee of the Historic Preservation Commission  
**FROM:** Rich Sucre, Historic Preservation Technical Specialist, (415) 575-9108  
**RE:** **Review and Comment for 937 Valencia Street**  
**Case No. 2010.1072A**

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## BACKGROUND

The Historic Preservation Commission (HPC) has requested review and comment before the Architectural Review Committee (ARC) regarding the proposal to complete ground floor exterior alterations and site work to the single-family residence at 937 Valencia Street.

The project is seeking a Certificate of Appropriateness, and has presented in front of the HPC on February 16, 2011 and March 16, 2011. The subject property at 937 Valencia Street is a contributing building to the Liberty-Hill Historic District, which is listed in Article 10 of the San Francisco Planning Code.

## PROPERTY DESCRIPTION

937 Valencia Street is located on the east side of Valencia Street between 20<sup>th</sup> and 21<sup>st</sup> Streets (Assessor's Block 3609, Lot 036). Constructed in 1888, this property is a three-story, single-family Italianate residence. The wood-frame building is clad in shiplap wood siding and has a two-story slanted bay window. The building is capped by flat roof and a tall false-front parapet with a decorative cornice. The subject property is designated as a contributing resource to the Liberty-Hill Historic District and is located within the Valencia NCT (Neighborhood Commercial Transit) District with a 50-X Height and Bulk limit.

## PROJECT DESCRIPTION

The proposed work includes replacement of the main entry staircase, relocation/replacement of the secondary stair, replacement of the side entry door, construction of a concrete garden wall, and replacement of the existing garage door. The existing garage door will be replaced with a painted wood-carriage roll-up garage door with glazing. The secondary stair will be located behind the side entry door along the southernmost side yard and will no longer be visible from the public right of way. New planters will be added along the existing retaining wall and along the low garden walls. The driveway and yard will also feature new landscaping.



## **STAFF ANALYSIS**

To follow up on comments from the HPC, the Department seeks the advice of the ARC regarding the project's compatibility with the historic district and its compliance with the Secretary of the Interior's Standards for Rehabilitation (Secretary's Standards).

The Department would like the ARC to consider the following information:

### **Removal/Redesign of Main Entry Staircase:**

The historic staircase was removed and replaced prior to landmark designation. The proposed project will remove and reconfigure the existing, non-historic, concrete and terrazzo main entry stair with a concrete and wood straight-run stair. This new stair will feature a concrete base and a narrow landing shelf that will extend approximately two feet into the front yard.

Like the historic staircases found in the district, the new staircase is also a straight run stair with wood treads and risers. The design of the new staircase is differentiated from the existing historic fabric, and is relatively simple in design, thus it will not compete the overall reading of the building's historic fabric. The design of the landing shelf incorporates a chamfered concrete base underneath.

As an alternative to the proposed design, the Project Sponsor (Sponsor) has submitted a variant for discussion. This variant has not been previously reviewed by HPC. This variant shows the staircase in the same configuration, but eliminates the landing shelf and the concrete garden walls.

### **Recommendation:**

The HPC determined that the landing shelf is not compatible with the character of the historic district, and seems out of scale with the front yard.

The Department finds the variant to be much improved compared to the proposed project, since it addresses the concerns regarding the landing shelf and the appearance of the stair relative to the front yard. The Department recommends adopting the variant.

### **New Handrail Design:**

The proposed project also includes new steel handrails and decorative aluminum infill panels. The Sponsor has submitted the design of the aluminum infill panels and has specified the materials of the new main entry stair handrail, which will be constructed of steel. The aluminum infill panels will feature a custom cut floral/vegetal pattern and be constructed of 3/16" aluminum.

In the Liberty-Hill Historic District, historic staircases are constructed of wood, and would have featured wood or metal handrails with prominent newel posts and vertical wood members, often turned elements. A floral or vegetal pattern is often found on metal handrails. The proposed handrail design is a contemporary interpretation of these types of handrails/railings in an inverse manner.

The Sponsor has revised the proposed project to incorporate a newel post into the design of the new staircase, thus fulfilling an earlier staff recommendation. A newel post or a heavier, vertical element is common among the metal and wood handrails found within the historic district. Typically, the newel post occurs in pairs on either side of a stair at the base of on the ground floor level or on an intermediary landing.

As an alternative to the proposed design, the Sponsor has submitted a variant for discussion, which shows the main entry staircase with two newel posts at the bottom of the upper staircase. This variant has not been previously reviewed by HPC. This variant does not provide information on the handrail material or treatment of the infill panels. This variant addresses the Department's earlier concerns regarding the newel posts.

Recommendation:

The HPC determined that the proposed handrail is not compatible with the character of the historic district. Specifically, questions arose regarding the selection of steel as an appropriate handrail material that is compatible with the historic district, and the appropriateness of cut-out panels in the design of the new handrail. The HPC noted the importance of a newel post in the design of compatible staircases.

The Department finds the handrail configuration to be compatible with the Liberty-Hill Historic District.

The Department recommends adopting the variant and specifying that all metal elements have a painted finish, in order to relate to the material treatment found within the historic district. The variant incorporates a newel post and also eliminates the landing shelf.

**Side Entry Door/Gate:**

As part of the removal/reconfiguration of the secondary stair, a new side entry door/gate will be constructed at the ground floor level. This new side entry door is designed as a new decorative aluminum infill panel set within a steel frame. This infill panel will feature a custom cut floral/vegetal pattern and will be constructed of 3/16" aluminum.

Although aluminum entry doors are not common in the historic district, the Department determined that this type of door would not detract from the overall character of the historic district, as long as it remains secondary to the main entry and is not visually prominent.

### Recommendation:

The HPC had varying comments regarding the side entry door/gate. One Commissioner commented that the proposed design was acceptable and compatible, while another Commissioner did not find the cut-out aluminum panel to be compatible with the character of the historic district.

The Department recommends simplifying the side entry door to match other examples found within the historic district. Specifically, the side entry door should either be constructed of wood or metal. If the side entry door is wood, then it should be solid in appearance and simple in design with no cut-out elements. If the side entry door is metal, then it should be open in design and function similar to a gate with narrow, vertical metal elements. All metal elements should feature a painted finish, as is common in the historic district. Based upon HPC comments, cut-out aluminum panels should not be used due to questions of their compatibility.

### **REQUESTED ACTION**

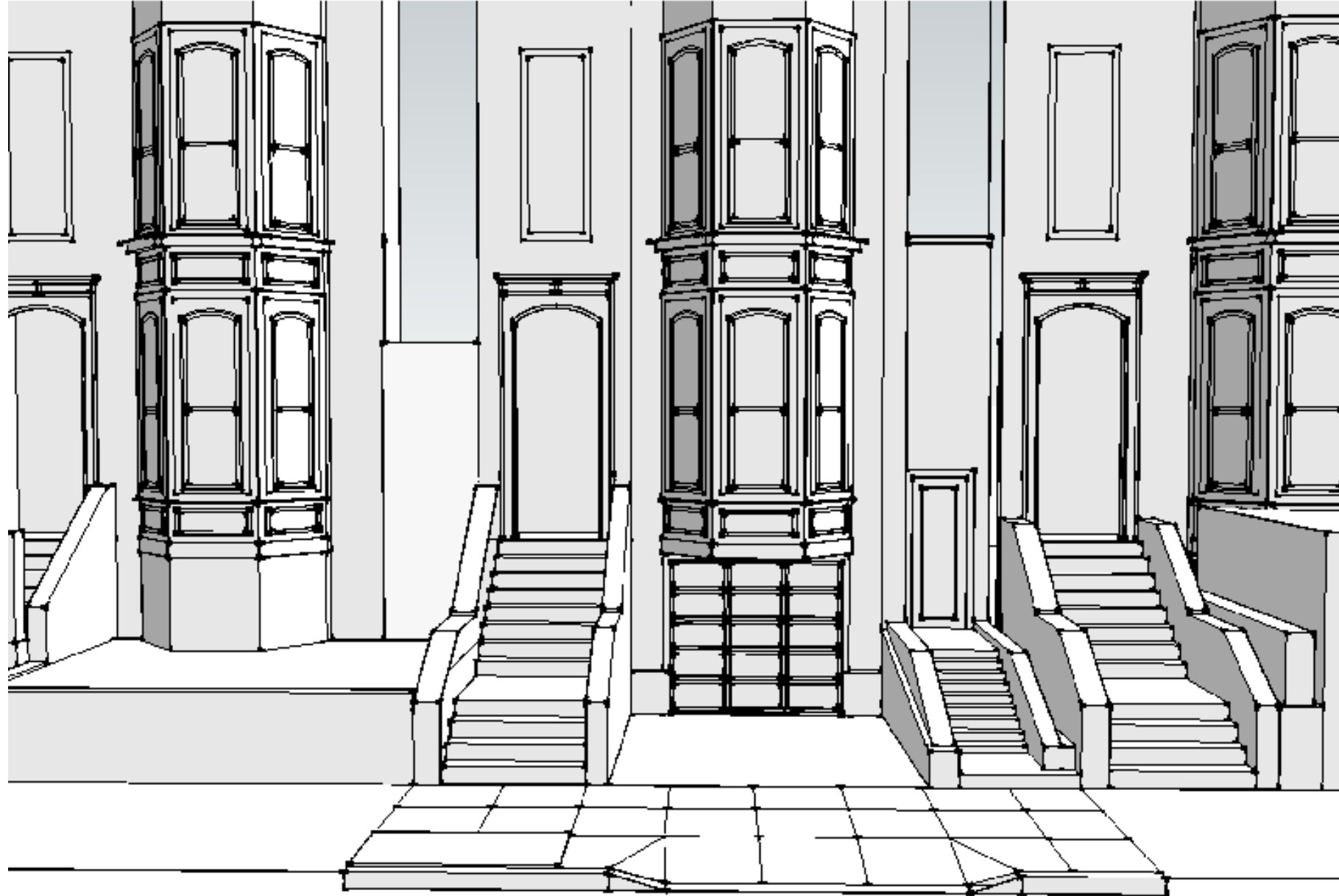
Specifically, the Department seeks comments on:

- The compatibility of the proposed project with the Secretary of the Interior's Standards for Rehabilitation, including the details of the main entry staircase, the proposed handrails and the side entry door/gate;
- The project concerns raised by staff and the commission; and,
- The project recommendations proposed by staff.

### **ATTACHMENTS**

- Project Sponsor Rendering, Existing Condition
- Project Sponsor Renderings, March 7, 2011.
- Project Sponsor Rendering (Variant), March 29, 2011

Three-dimensional model View – Existing Condition



NOTES:  
1. All information shown in this view is schematic; Information on architectural drawings prevails.

Three-dimensional model View A-a



NOTES:

1. All information shown in this view is schematic; Information on architectural drawings prevails.
2. Railings and gate shown are for location reference purposes only; Refer to architectural drawings for detail.
3. Areas shown as vegetation are for reference purposes only; they are intended to be planted with flowering perennials and shrubs (not turf).





# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** April 11, 2011

**TO:** Jane Martin, Project Architect

**FROM:** Rich Sucre, Historic Preservation Technical Specialist,  
(415) 575-9108

**REVIEWED BY:** Architectural Review Committee of the  
Historic Preservation Commission

**RE:** **Meeting Notes from the Review and Comment at the  
April 6, 2011 ARC-HPC Hearing for 937 Valencia Street  
Case No. 2010.1072A**

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At the request of the Historic Preservation Commission (HPC), based upon the April 6, 2011 Architectural Review Committee (ARC) Meeting, Planning Department Preservation Staff has drafted a summary of the key points regarding the request for a Certificate of Appropriateness for 937 Valencia Street. At that hearing, the Department requested review and comment regarding the compatibility of project with the Secretary of the Interior's Standards for Rehabilitation, including the details of the main entry staircase, the proposed handrails, and the side entry door/gate; additional issues raised by staff; and the recommendations proposed by staff.

## ARC RECOMMENDATIONS

### Main Entry Staircase/Variant:

1. The ARC concurs with staff regarding the recommendation to adopt the variant as the proposed project and eliminate the landing shelf. The key differences between the variant and the previous designs include the removal of the concrete site walls from the edge of the property line, the incorporation of two newel posts into the design of the main entry staircase, and the removal of the landing shelf. The variant addresses many of the concerns previously raised by staff and the HPC.

### Handrail, Main Entry Staircase:

2. The ARC concurs with staff regarding the incorporation of newel posts into the handrail design. As specified by the Project Architect, the newel posts would be constructed of concrete or wood. The ARC specified that concrete would be the preferred construction material for these two newel posts. As specified by the Project Architect, the handrail will be constructed of steel (no larger than 1-1/2" in diameter) and will feature a painted finish. The ARC agreed that metalwork would be appropriate between the vertical posts

and that the infill aluminum panels would not be compatible with the surrounding historic district. The Project Architect agreed to utilize metalwork between the vertical posts of the handrail, as is found within the historic district. The pattern of this metalwork is to be determined.

**Side Entry Gate/Door:**

3. The ARC determined that the design of this element, as proposed, is compatible with the surrounding historic district. Specifically, the side entry gate/door is shown as an aluminum-panel door with custom cut floral/vegetal cut-outs set within a steel frame. The ARC concurred with the Project Architect's specification that the side entry gate/door be constructed of untreated, non-anodized aluminum with a matte finish. The ARC specified that this element should not visually compete with the main entry door, and should not feature a shiny finish. The ARC encouraged the Project Architect to specify a painted finish for this element, but did not require this type of treatment.