



SAN FRANCISCO PLANNING DEPARTMENT

REVISED Certificate of Appropriateness Case Report

HEARING DATE: MARCH 16, 2011
CONTINUED FROM: FEBRUARY 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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PROPERTY DESCRIPTION

937 VALENCIA STREET is located on the east side of Valencia Street between 20th and 21st 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, 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. 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, garden walls 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.

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.

Please note additional information has been submitted by the Project Sponsor and is described below and highlighted in *bold italicized text*.

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 Attachment). This scheme entails additional information on the materials and design of the new staircases and doors, and includes an aluminum newel post at the main entry stair.

The Project Sponsor has also provided an alternate to the proposed project, as described in Sheets A2.0a to A6.2a and as shown in the provided renderings (See Attachment). This scheme is similar to the proposed project, except for the aluminum newel post at the main entry stair, which has been replaced by a simple steel railing.

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 and a narrow landing shelf that will extend approximately two feet into the front yard. In addition, the new staircase will feature new handrails with decorative aluminum infill panels. The removal/reconfiguration of the main entry staircase will not adversely affect the building or the surrounding historic district, and 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 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 Project Sponsor has also revised the design of the landing shelf to incorporate a chamfered concrete base underneath. The aluminum infill panels will feature a custom cut floral/vegetal pattern and be constructed of 3/16" aluminum.

As long as a painted finish is added to the metal elements, these new features would be compatible with the character of the surrounding historic district, since they are similar to the materials and configuration of historic handrails within the historic district. Wood and metal are the common construction materials for historic staircase handrails. A floral or vegetal pattern is often found on metal handrails (See Attachments). The proposed design is a contemporary interpretation of these types of handrails/railings in an inverse manner. The wood and metal handrails do commonly feature a painted finish. Subsequently, staff's request for a painted finish arises from precedent found within the historic district.

The Project 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 (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. This feature should be incorporated into the design of any new handrails, in order to maintain consistency with the historic district.

As an alternative for consideration, the Project Sponsor has also provided a scheme, which does not incorporate a newel post into the design of the main entry stair handrail (See Attachment). Staff does not recommend adoption of this scheme, since it does not incorporate a newel post into the new handrail design. As previously mentioned, a newel post is a common feature of the historic handrails, and new handrails should incorporate this design element, in order to maintain consistency with the district, as a whole.

To ensure compatibility with the surrounding historic district, staff has included conditions for the treatment of the finish of the metal elements within the historic district. Throughout the historic district, all metal handrails feature a painted finish, typically of a dark color (For examples, please refer to the attachments). Staff recommends that all metal elements, such as the steel handrail and aluminum infill panels, be painted to match the other handrail elements in the surrounding historic district.

Construction of Low Garden Walls: The current site does not contain any garden walls. Within the historic district, low garden walls or small retaining walls are common features of the contributing resources. Considering the front setback and the lack of physical evidence to guide reconstruction, the proposed project will construct low garden walls on either side of the driveway. As is common among the district's garden walls, the proposed garden walls will be constructed with concrete and will connect

the existing retaining walls. The new garden walls will feature a narrow shelf for ornamental plants and planter boxes, as well as a narrow handrail. This new feature is compatible with the historic character of the adjacent properties and the surrounding historic district through the similarities in material palette and design.

Based upon revised architectural drawings submitted by the Project Sponsor, the low garden walls have been extended to align with the curb cut, thus narrowing the width of the driveway to 9'-6". This project refinement does not impact staff's analysis.

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. Information on the garage door specifications has not been provided; therefore, the garage door will be reviewed by Planning Department Preservation staff prior to approval.

The Project Sponsor has submitted information on the proposed garage door (See Attachments). 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. Additional conditions have been included to ensure that the new side yard entry door does not detract from the historic character of the building or district.

The Project Sponsor has submitted information on the entryway to the secondary stair. 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. As long as the door features a dark-colored painted 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, staff 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. A dark colored painted finish on the side entry door would assist in recessing this doorway into the visual background of the subject building, so as to not visually compete with the main entry door and painted finishes, which are features of the district.

The Project Sponsor has elected to not specify a painted finish for metal elements. Additional justification will be provided by the Project Sponsor at the Historic Preservation Commission hearing. As previously mentioned, all metal elements within the historic district feature a painted finish from handrails to fences. To remain consistent with the treatment of these metal elements, staff would recommend a dark-colored painted finish for the side entry door.

To ensure compatibility with the surrounding historic district, staff has included conditions for the treatment of the finish of the side entry doors.

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 handrail design and decorative aluminum panel design shall be submitted for review and approval by Planning Department Preservation staff. The handrails and panels shall feature a painted finish, as is common among historic metal staircases within the district. The handrail design shall incorporate a newel post or a substantial vertical element, as is common among historic staircases within the district.
2. As part of the Building Permit, the design of the entry door to the side yard shall be submitted for review and approval by Planning Department Preservation staff. The design of this entry door shall feature a painted finish and shall not visually compete with the main entry into the residence.

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

PL: G:\Documents\2010.1072A 937 Valencia\CofA Case Report_937 Valencia_Revised.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: MARCH 16, 2011

CONTINUED FROM: FEBRUARY 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

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.

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 March 16, 2011, the Commission conducted a duly noticed public hearing on the current project, Case No. 2010.1072A (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 the Certificate of Appropriateness, in conformance with the architectural plans revised March 7, 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, the handrail design and decorative aluminum panel design shall be submitted for review and approval by Planning Department Preservation staff. The handrails and panels shall feature a painted finish, as is common among historic metal staircases within the district. The handrail design shall incorporate a newell post or a substantial vertical element, as is common among historic staircases within the district.
2. As part of the Building Permit, the design of the entry door to the side yard shall be submitted for review and approval by Planning Department Preservation staff. The design of this entry door shall feature a painted finish and shall not visually compete with the main entry into the residence.

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 June 14, 2001.

- That proposed ground floor alterations, including replacement of the existing garage door, replacement of the main entry staircase, relocation/replacement of the secondary stair, and construction of low garden walls, 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, aluminum infill panels and the side-entry door, 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 970-74 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 March 7, 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 March 16, 2011.

Linda D. Avery
Commission Secretary

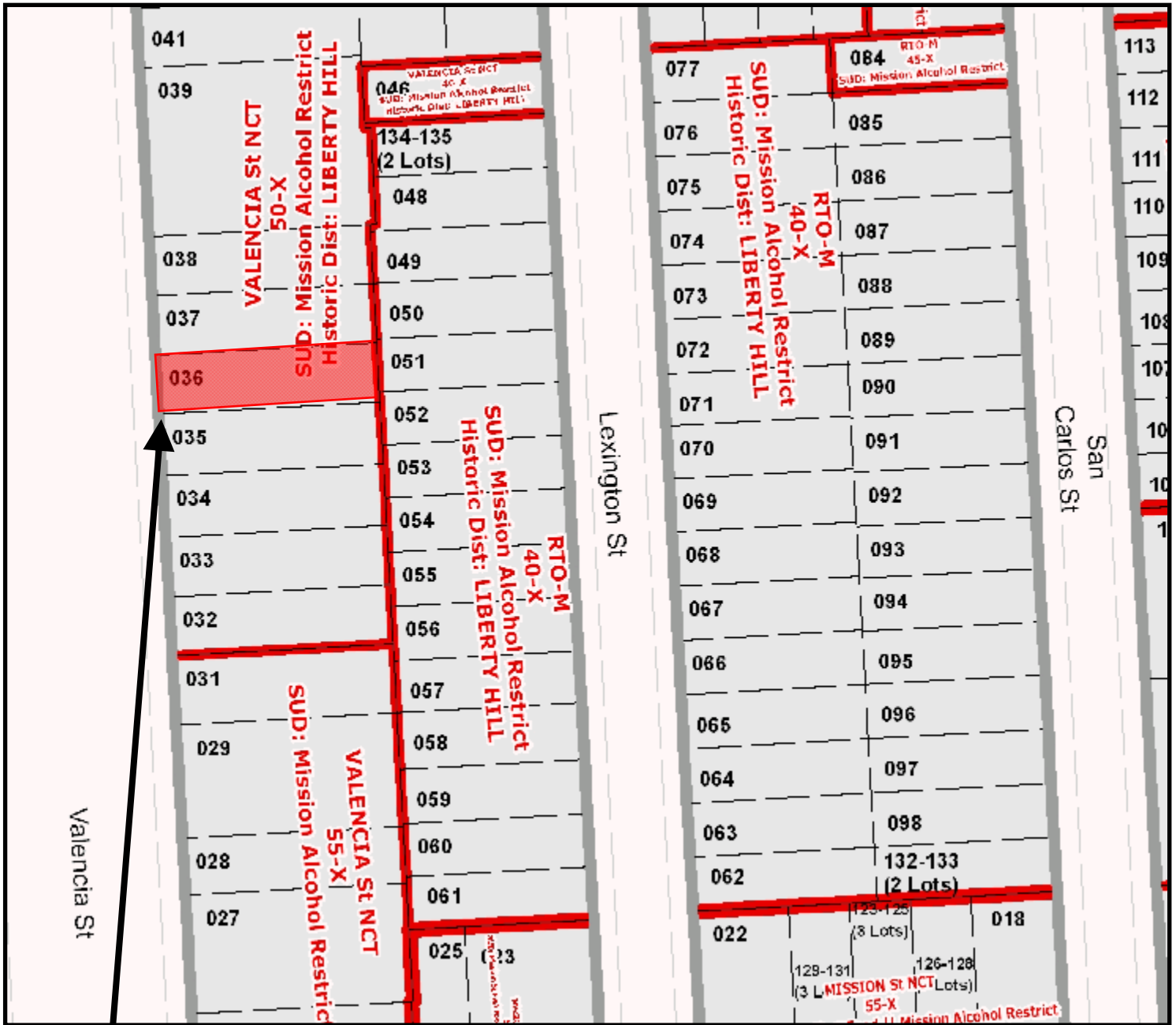
AYES:

NAYS:

ABSENT:

ADOPTED: March 16, 2011

Parcel Map

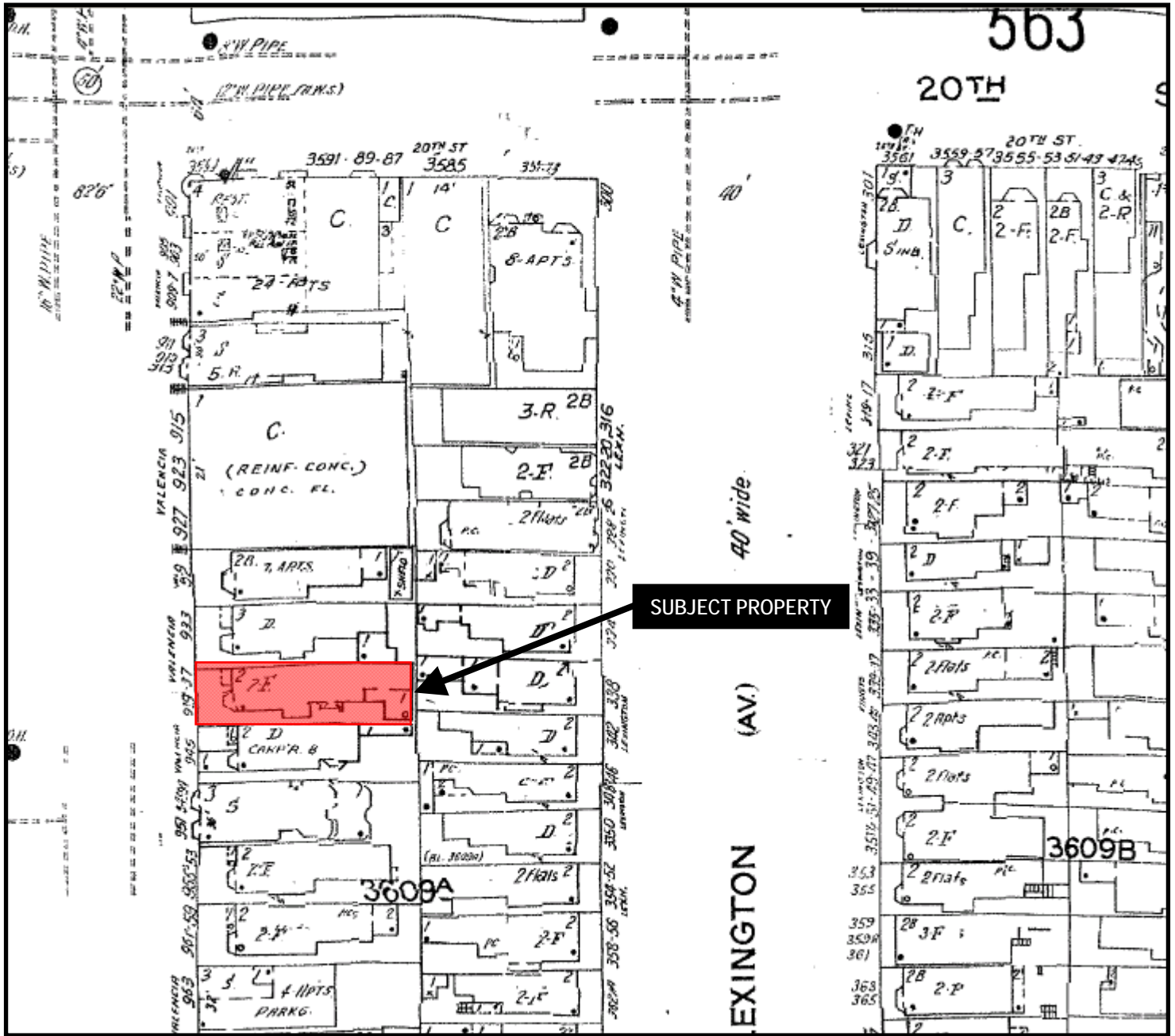


SUBJECT PROPERTY



Certificate of Appropriateness Hearing
 Case Number 2010.1072A
 937 Valencia Street

Sanborn Map*

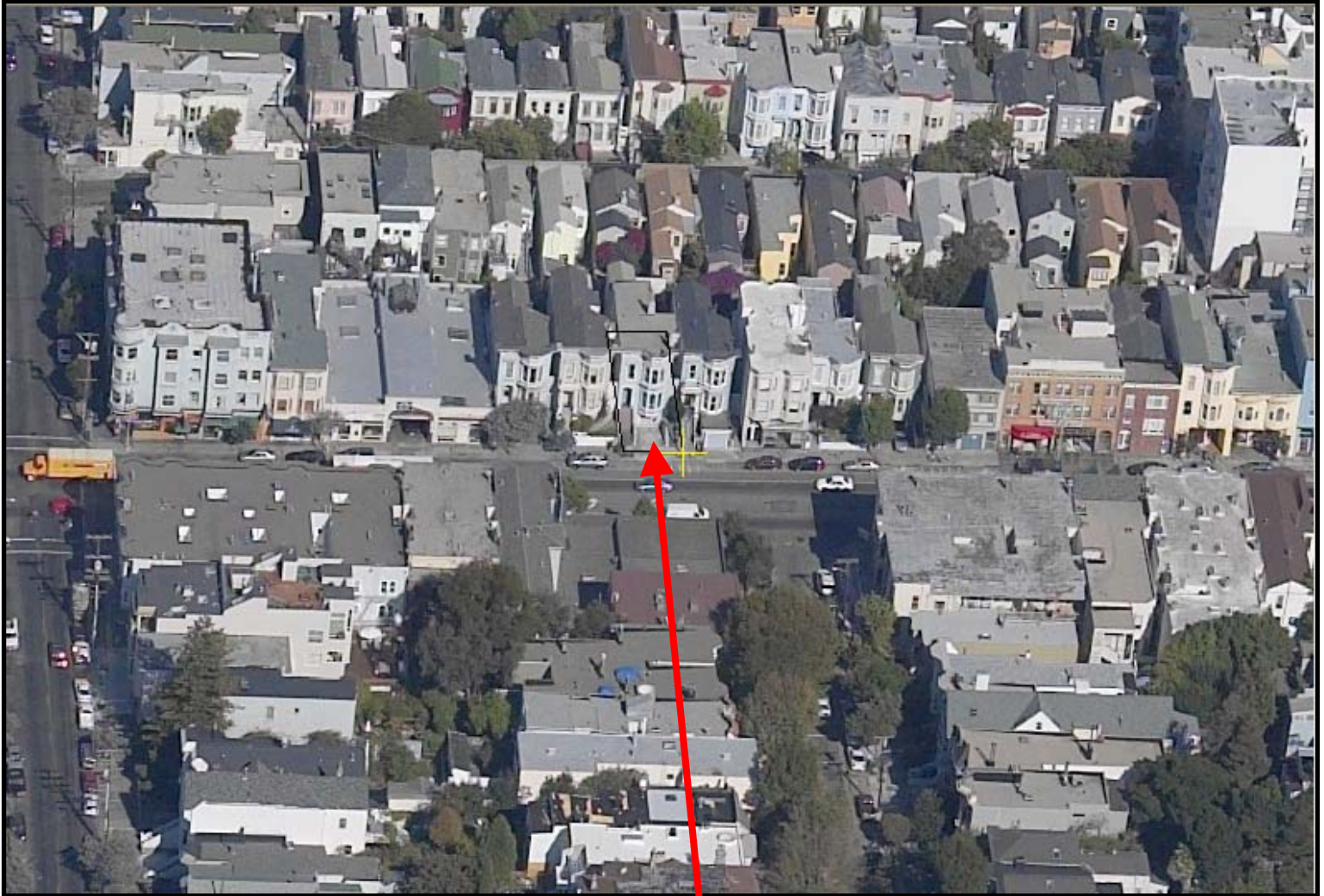


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Certificate of Appropriateness Hearing
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937 Valencia Street



Aerial Photo

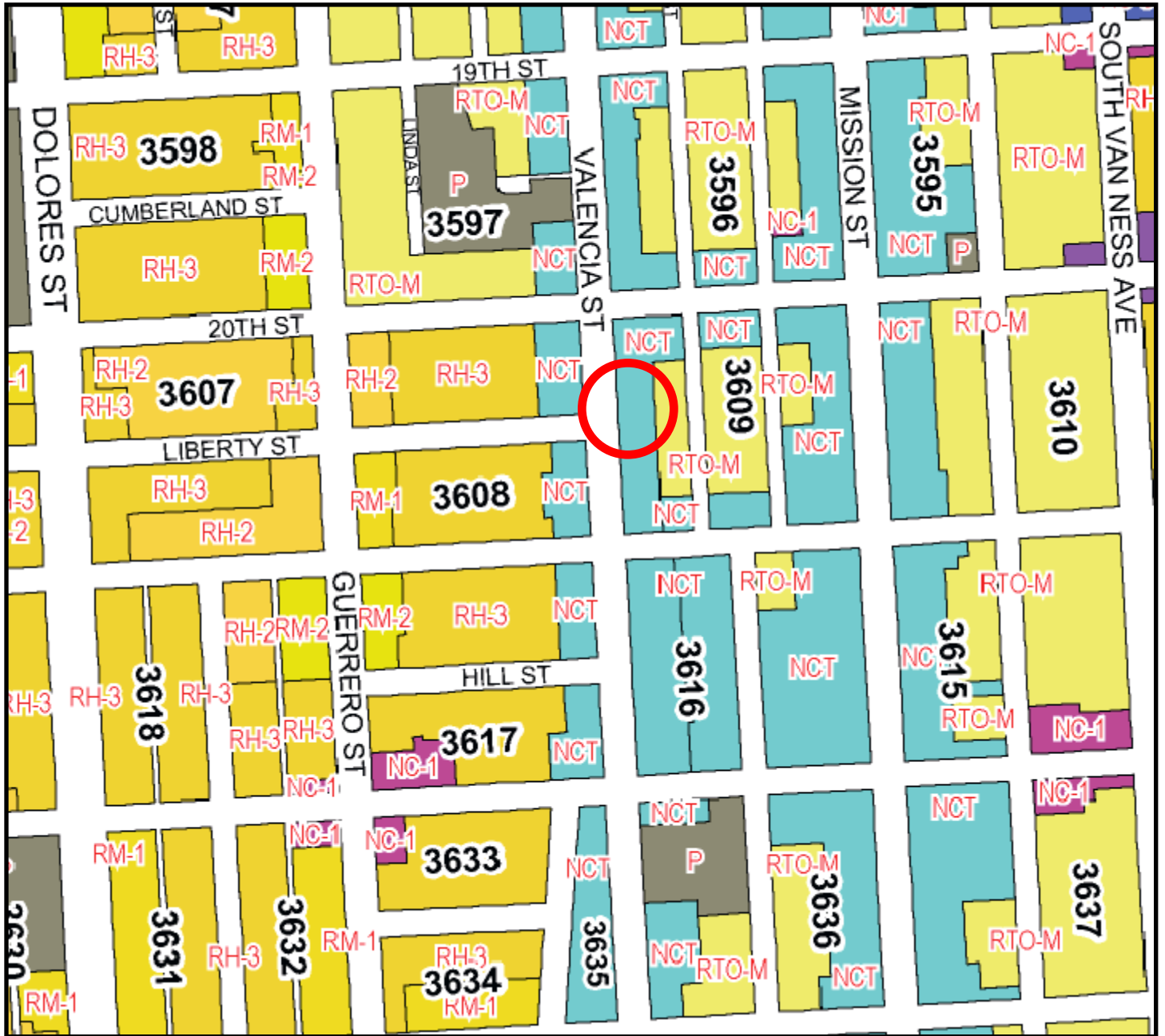


SUBJECT PROPERTY



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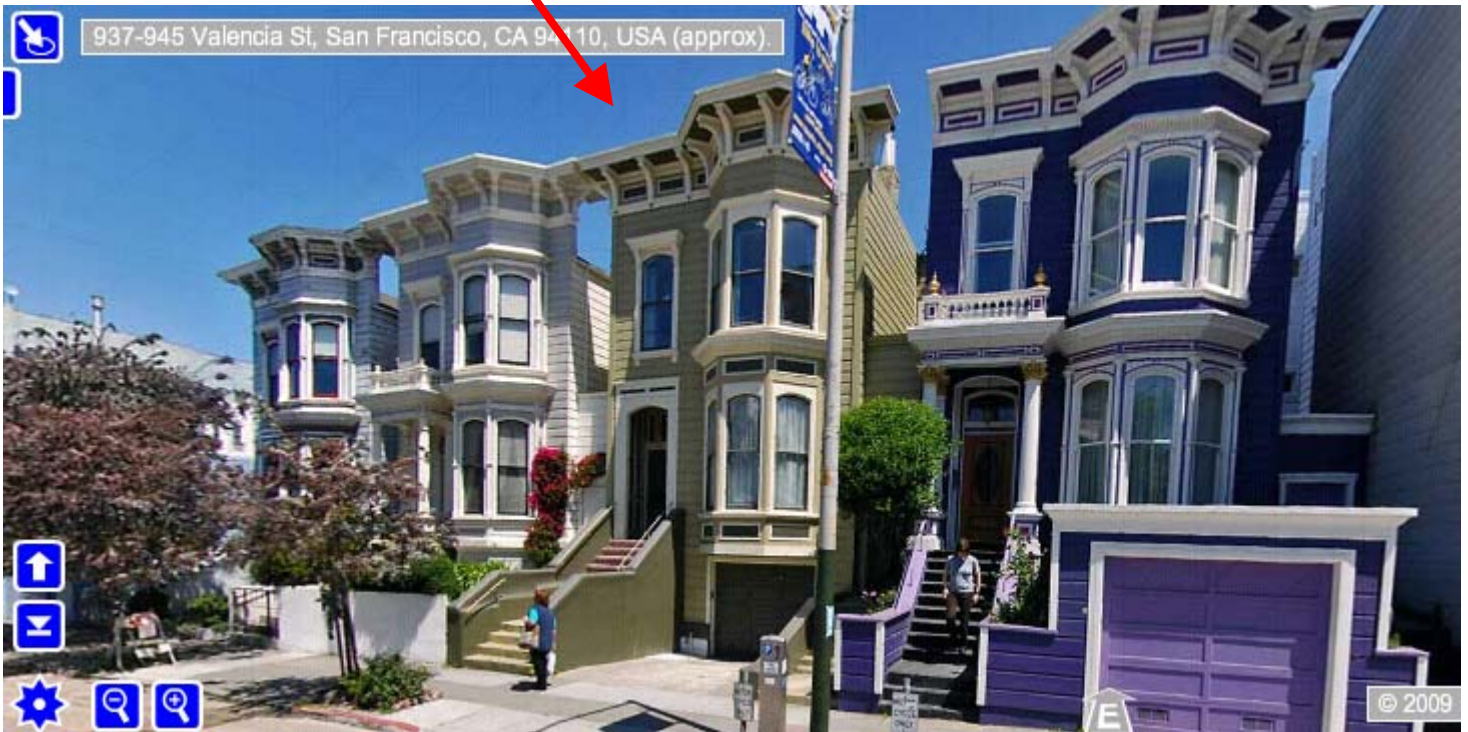
Zoning Map



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

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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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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

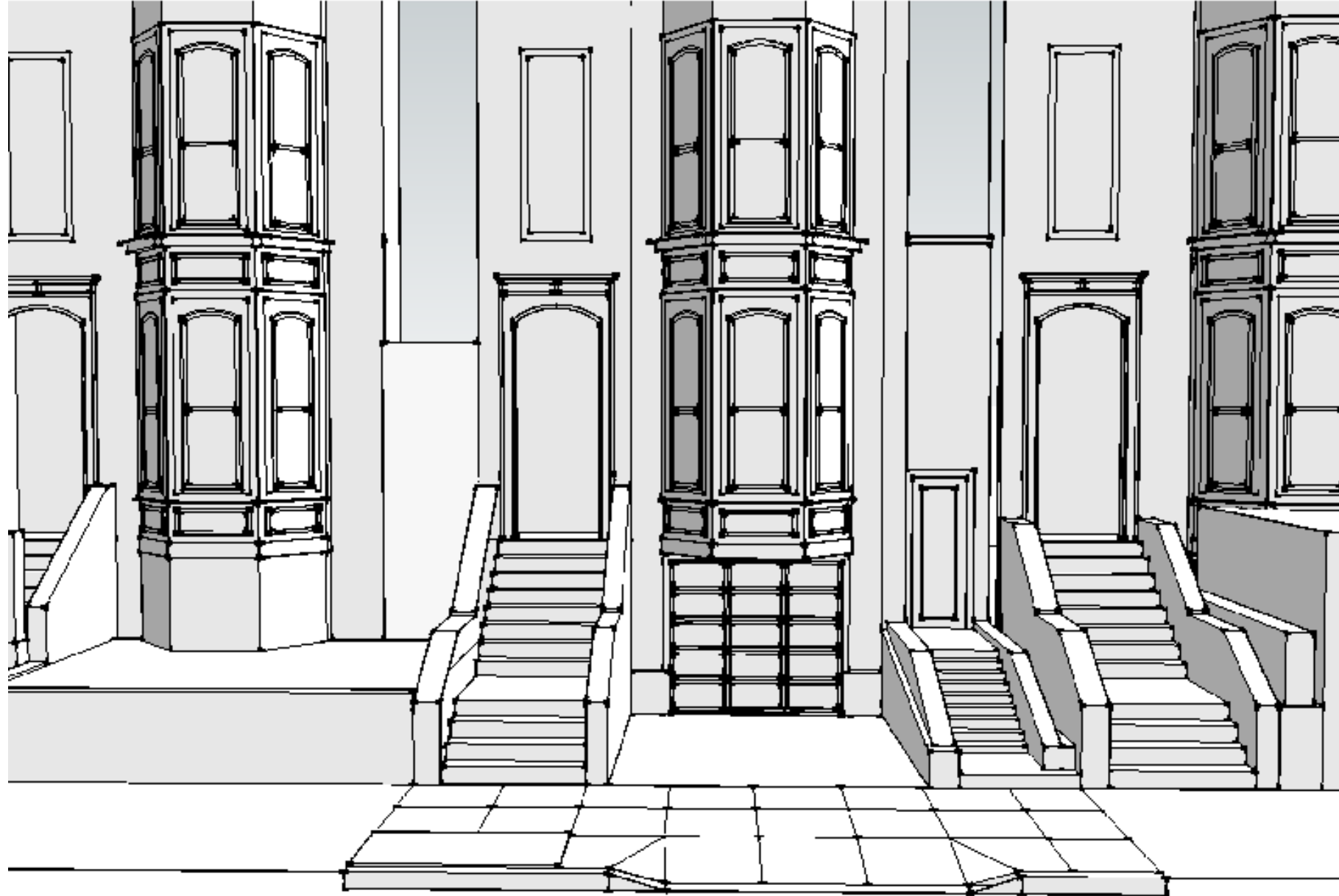


49-11



49-13

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.

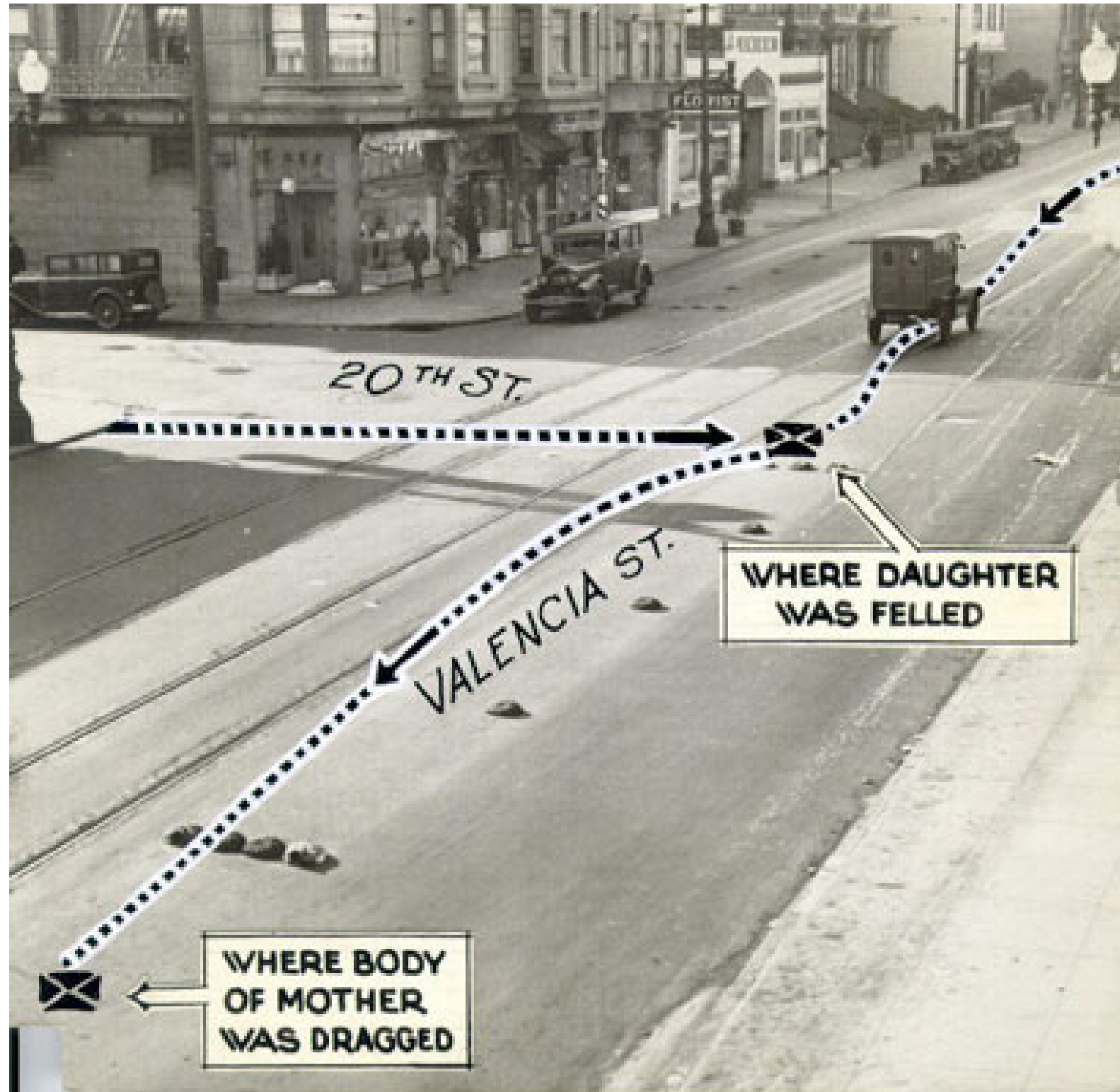


937 Valencia Street

Certificate of Appropriateness Application – 12/2/2010

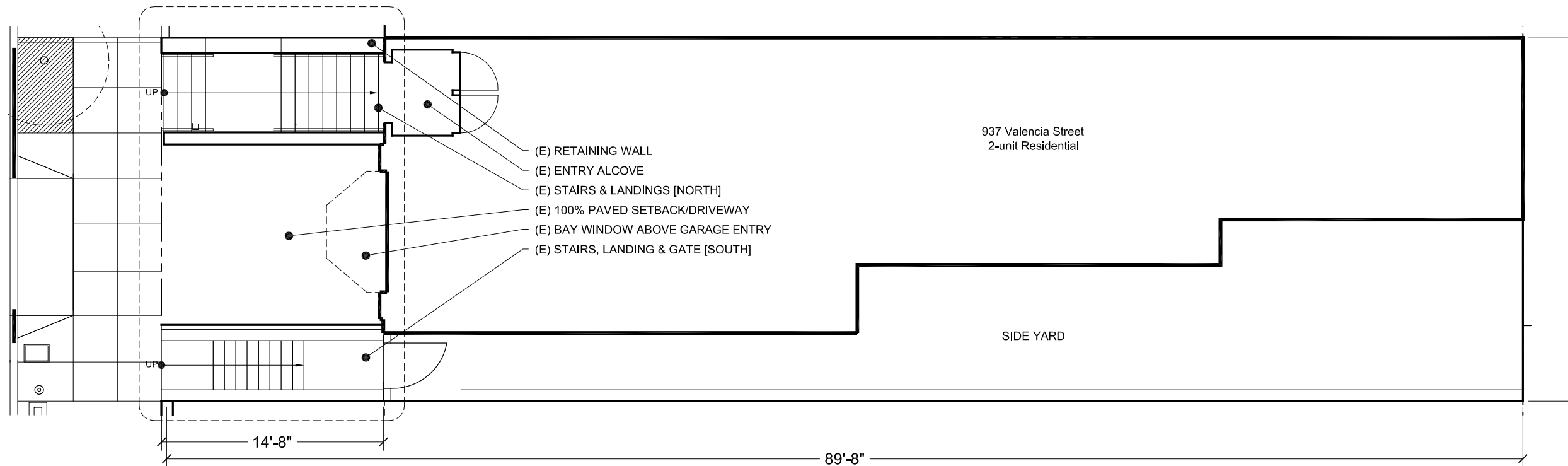
Historic Photographs

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.



VALENCIA STREET

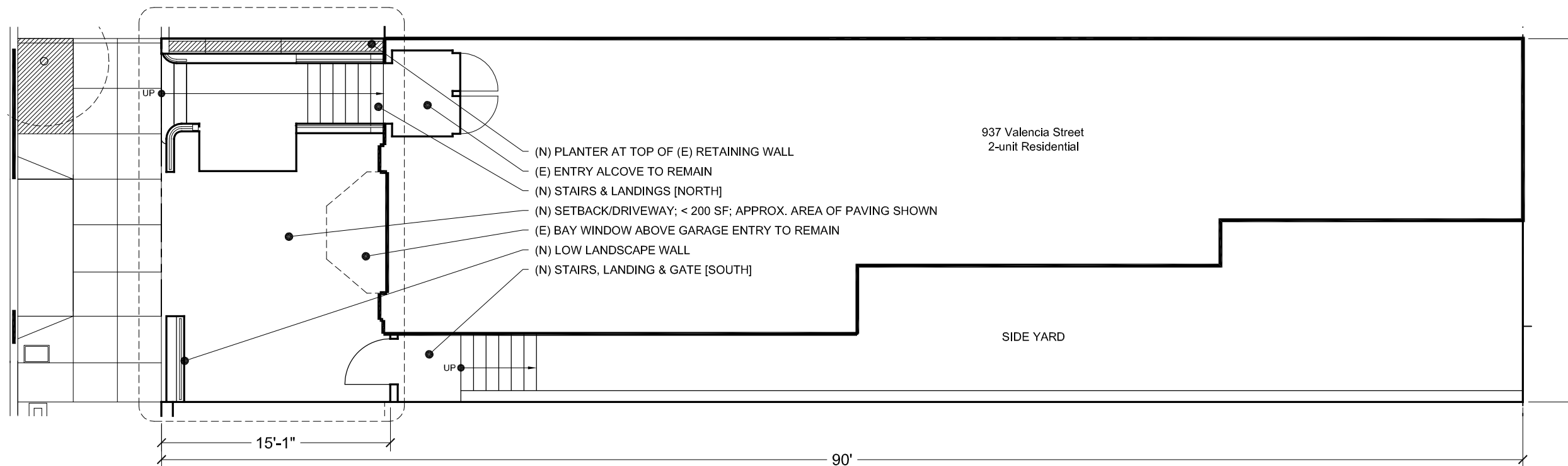
CERTIFICATE OF APPROPRIATENESS SCOPE



EXISTING

VALENCIA STREET

CERTIFICATE OF APPROPRIATENESS SCOPE



PROPOSED

VERIFY ALL DIMENSIONS IN FIELD
NOT FOR CONSTRUCTION



SITE PLAN

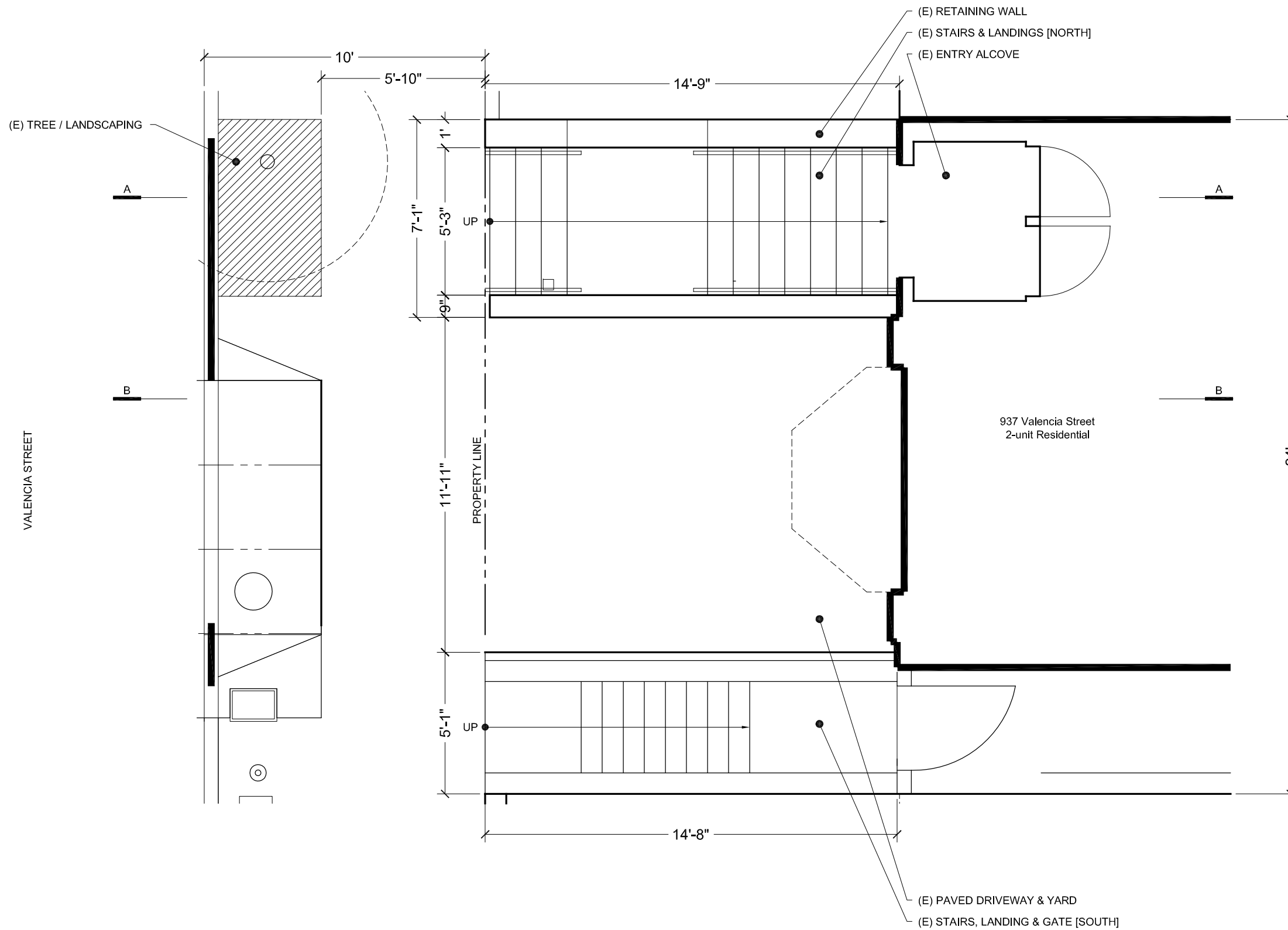
SCALE: 1/8" = 1'-0"

937 Valencia
San Francisco, CA

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REVISED	JM	2.2.2011
REVISED	JM	2.2.2011
REVISED	JM	3.7.2011

A2.0

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REVISED	JM	3.7.2011



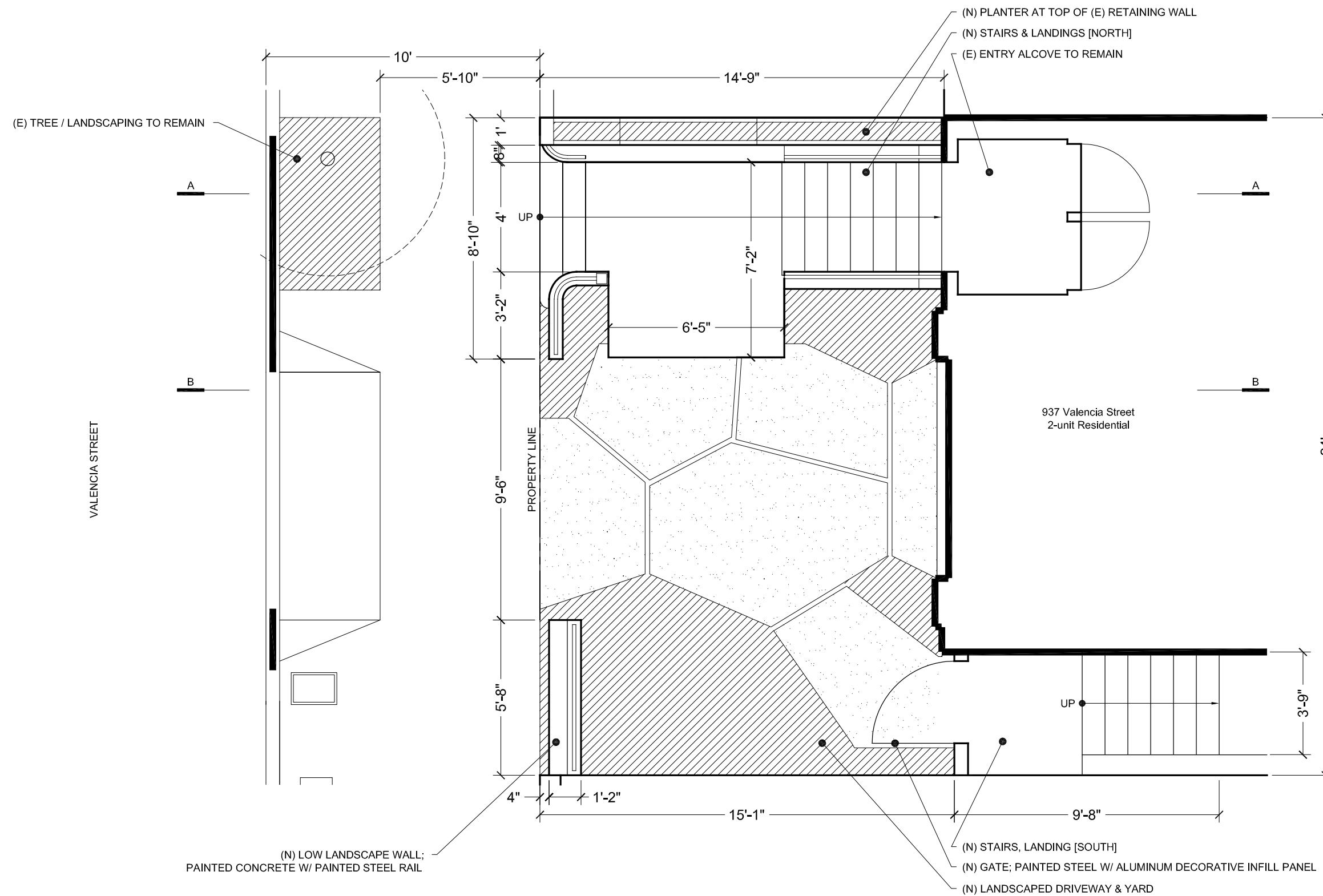
VERIFY ALL DIMENSIONS IN FIELD
NOT FOR CONSTRUCTION

EXISTING PLAN



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

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REVISED	JM	3.7.2011



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

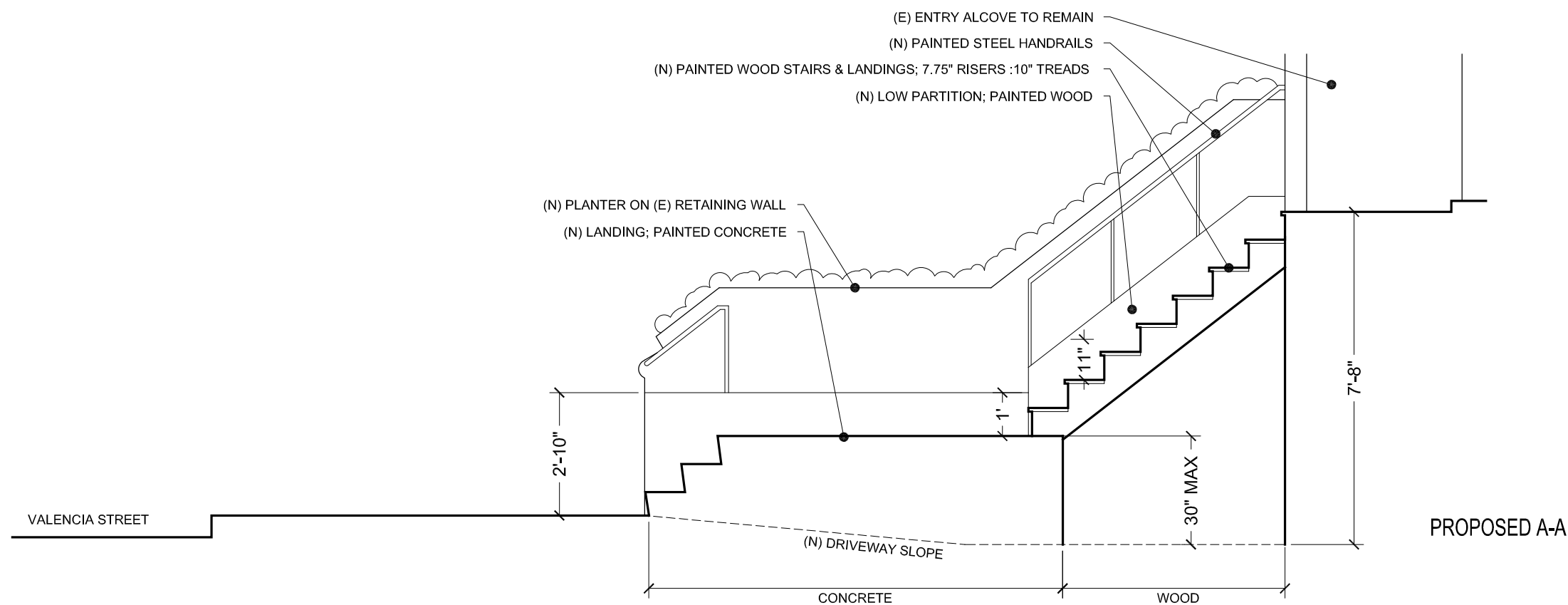
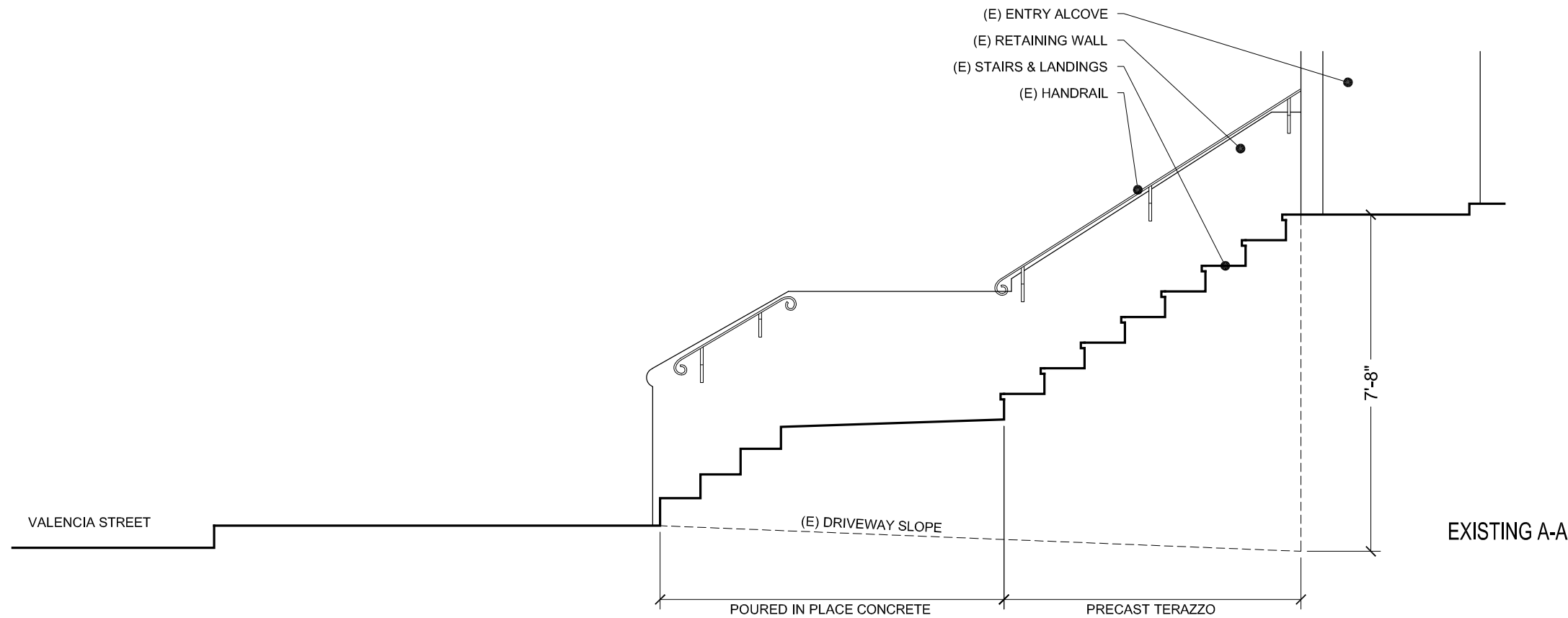
VERIFY ALL DIMENSIONS IN FIELD
NOT FOR CONSTRUCTION

PROPOSED PLAN



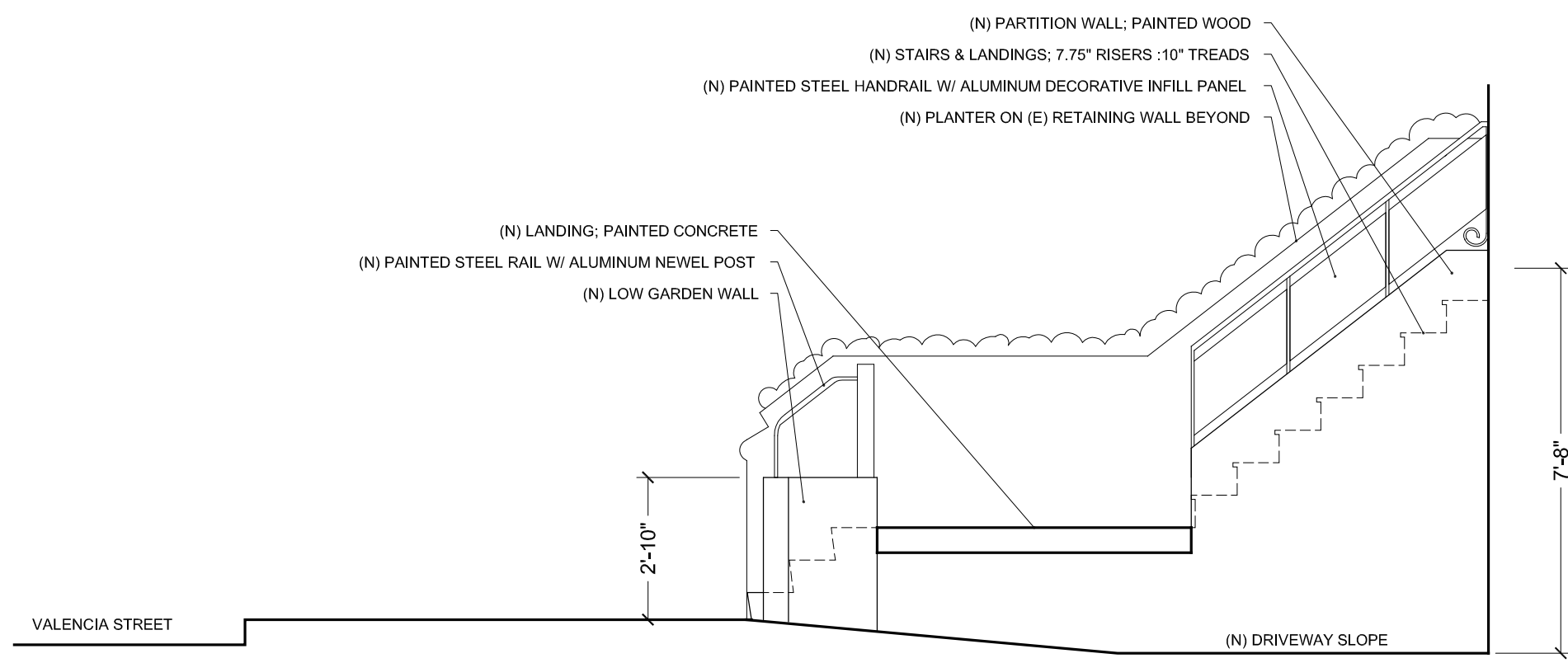
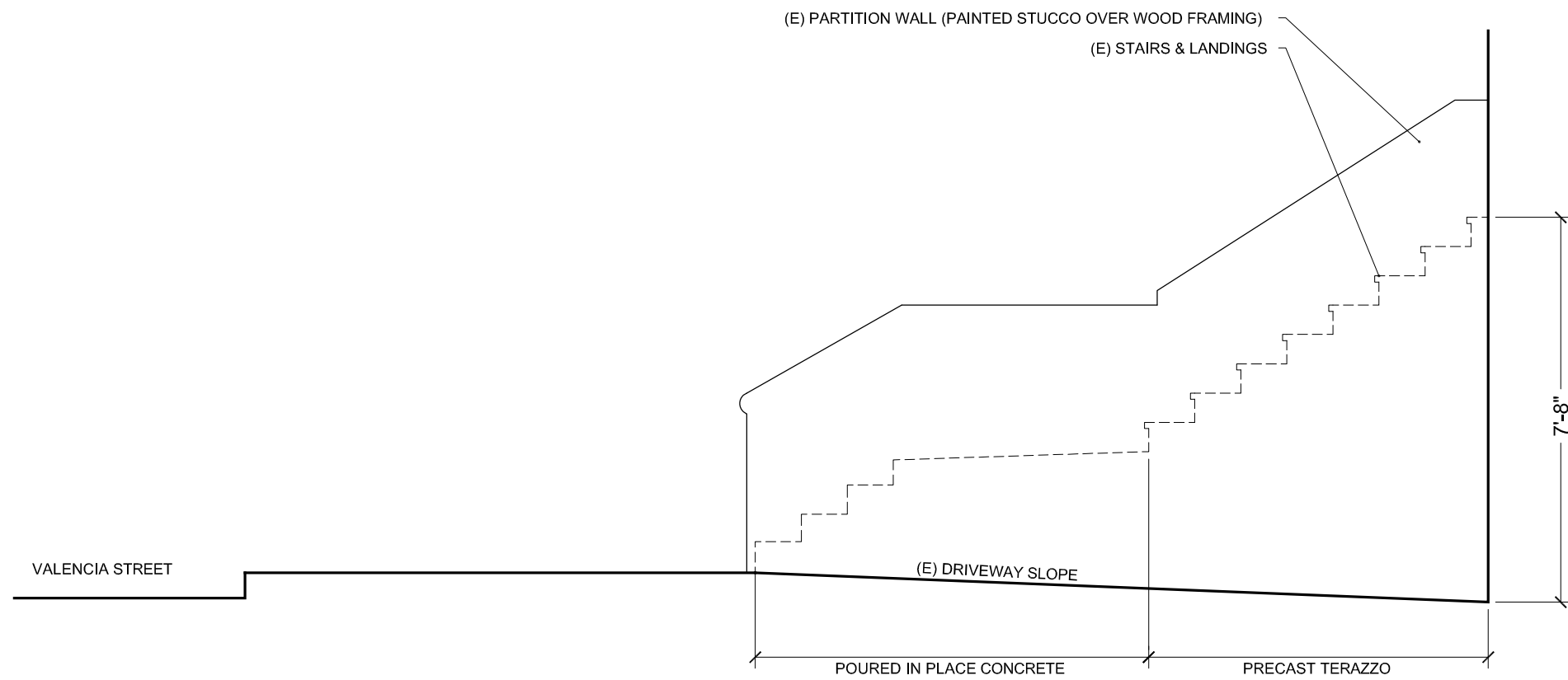
SCALE: 1/4" = 1'-0"

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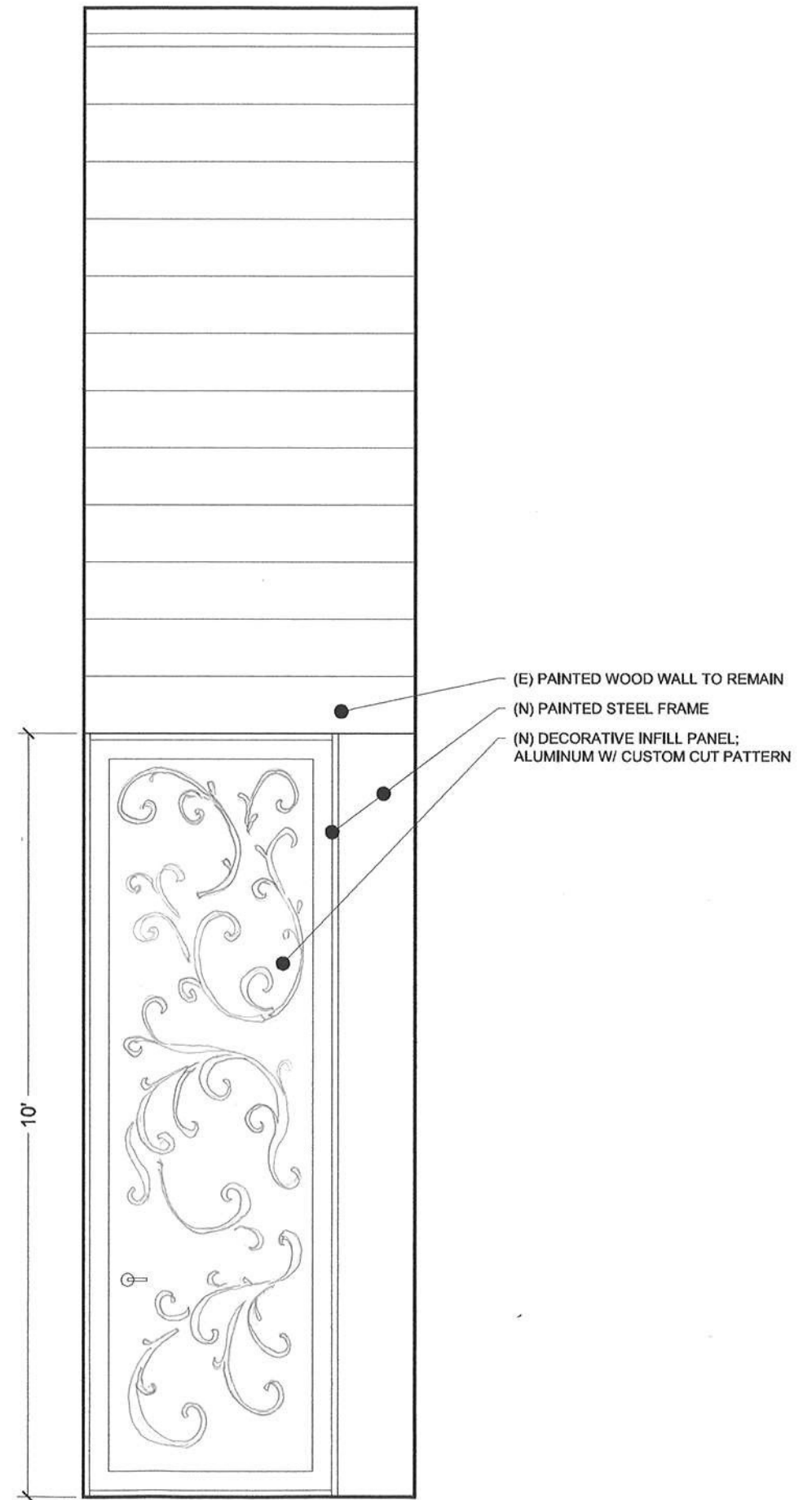
VERIFY ALL DIMENSIONS IN FIELD
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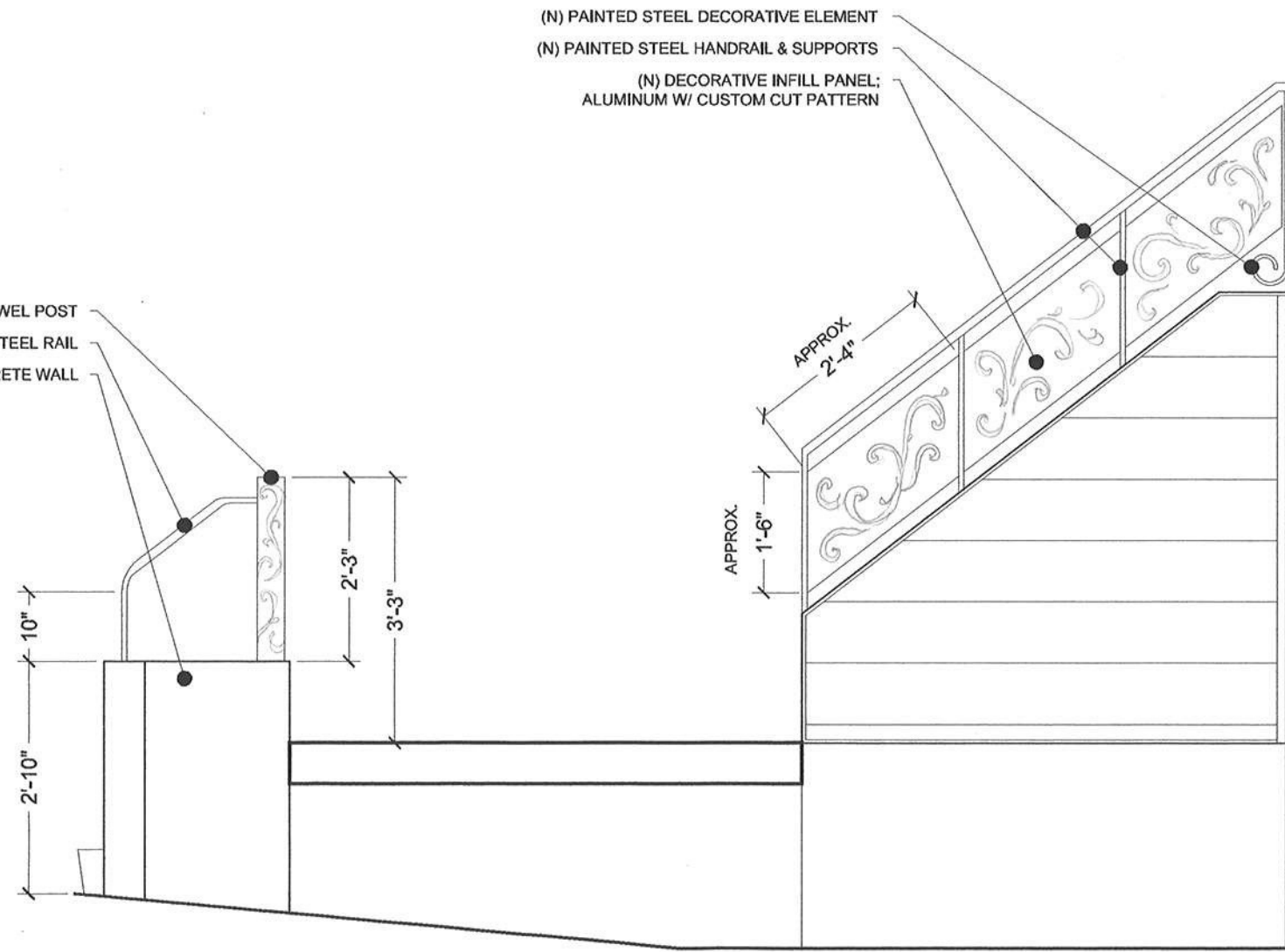


VERIFY ALL DIMENSIONS IN FIELD
NOT FOR CONSTRUCTION

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	pm	3/7/11



SIDE ENTRY GATE

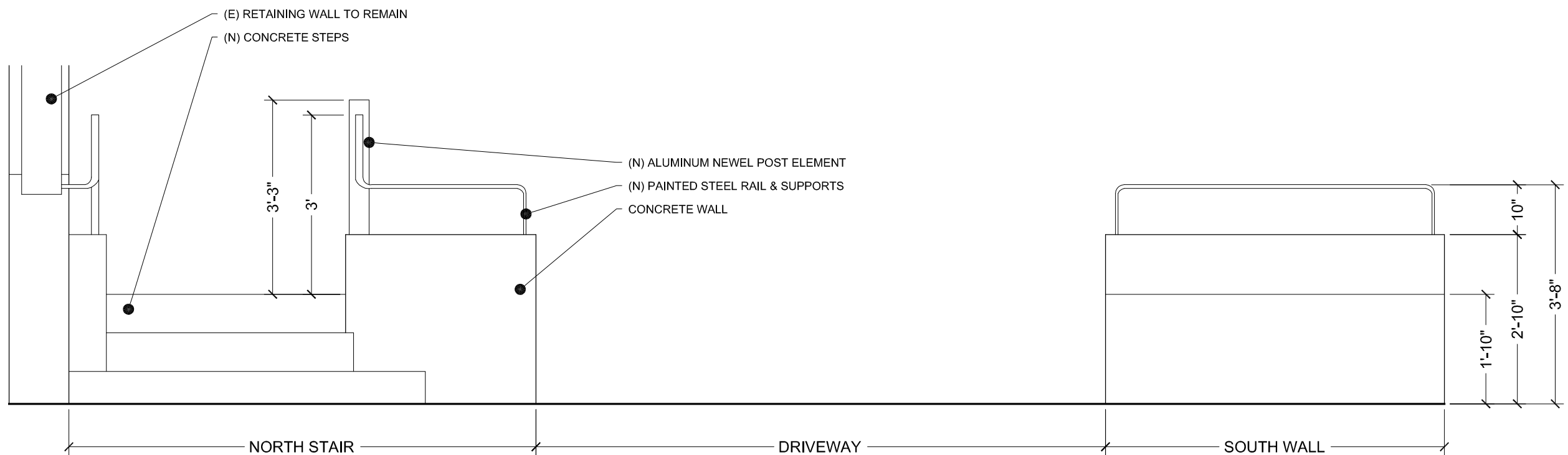


RAILING AT NORTH STAIR

VERIFY ALL DIMENSIONS IN FIELD
NOT FOR CONSTRUCTION

ENLARGED ELEVATIONS

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



ELEVATION AT SIDEWALK

VERIFY ALL DIMENSIONS IN FIELD
NOT FOR CONSTRUCTION

ENLARGED ELEVATIONS

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

Three-dimensional model View 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).

Three-dimensional model View B

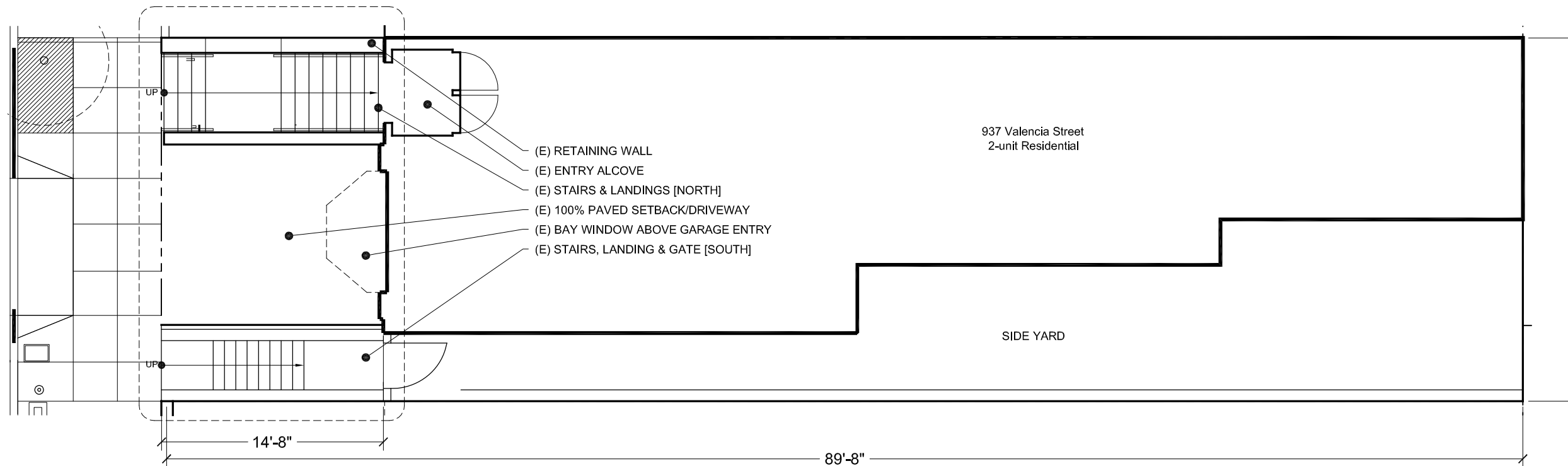


NOTES:

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).

VALENCIA STREET

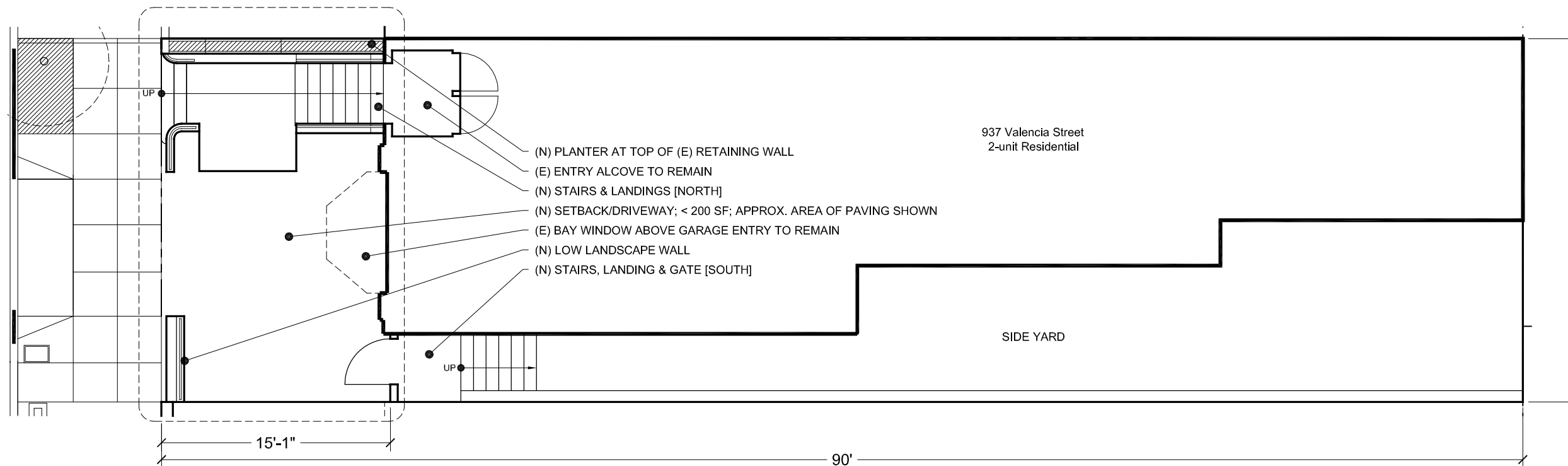
CERTIFICATE OF APPROPRIATENESS SCOPE



EXISTING

VALENCIA STREET

CERTIFICATE OF APPROPRIATENESS SCOPE



PROPOSED

VERIFY ALL DIMENSIONS IN FIELD
NOT FOR CONSTRUCTION



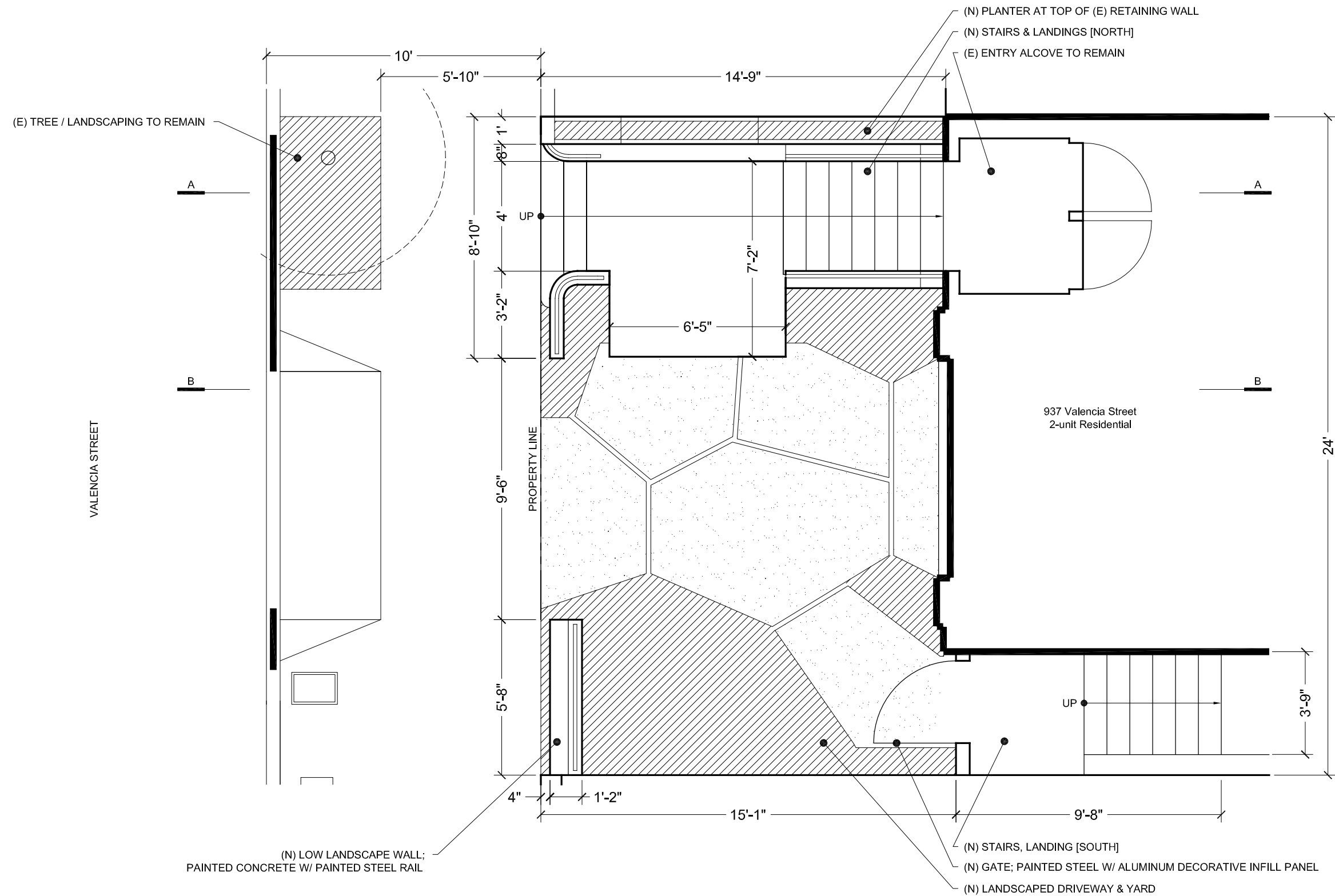
SITE PLAN



SCALE: 1/8" = 1'-0"

937 Valencia
San Francisco, CA

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REVISED	JM	3.7.2011

A2.0a



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

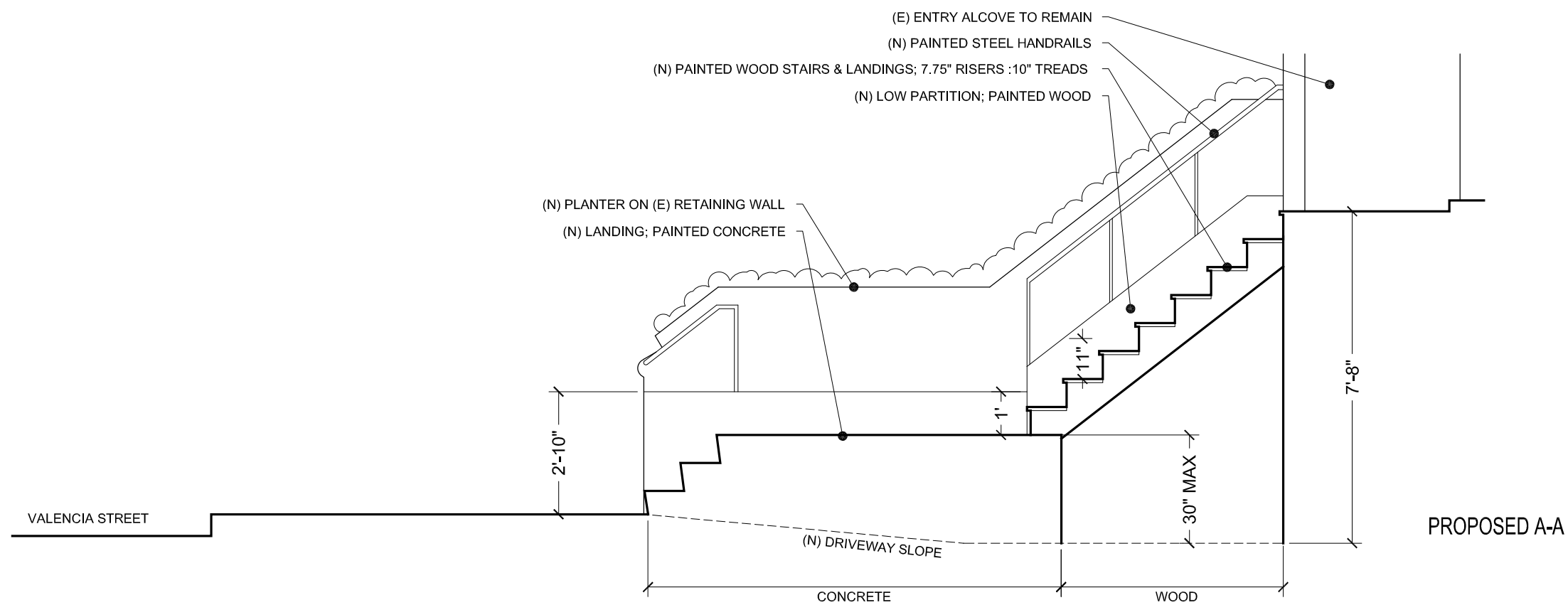
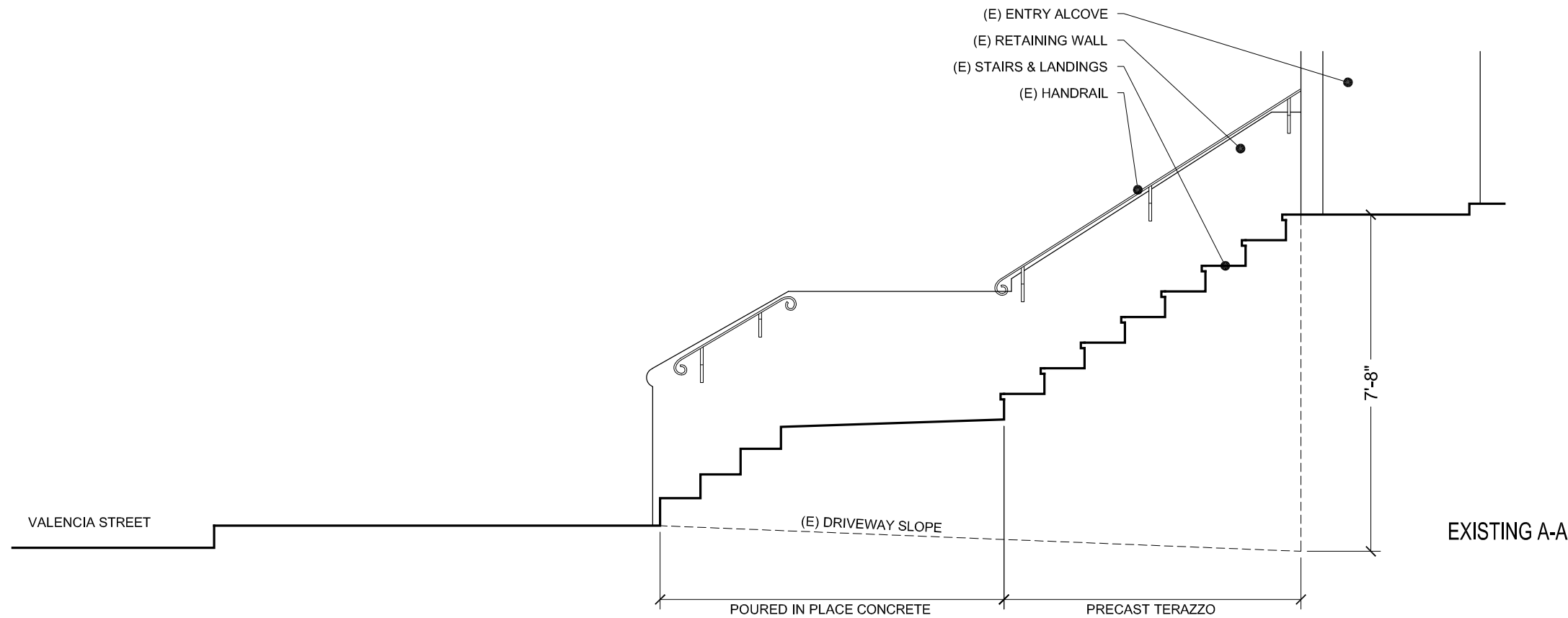
VERIFY ALL DIMENSIONS IN FIELD
NOT FOR CONSTRUCTION

PROPOSED PLAN

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

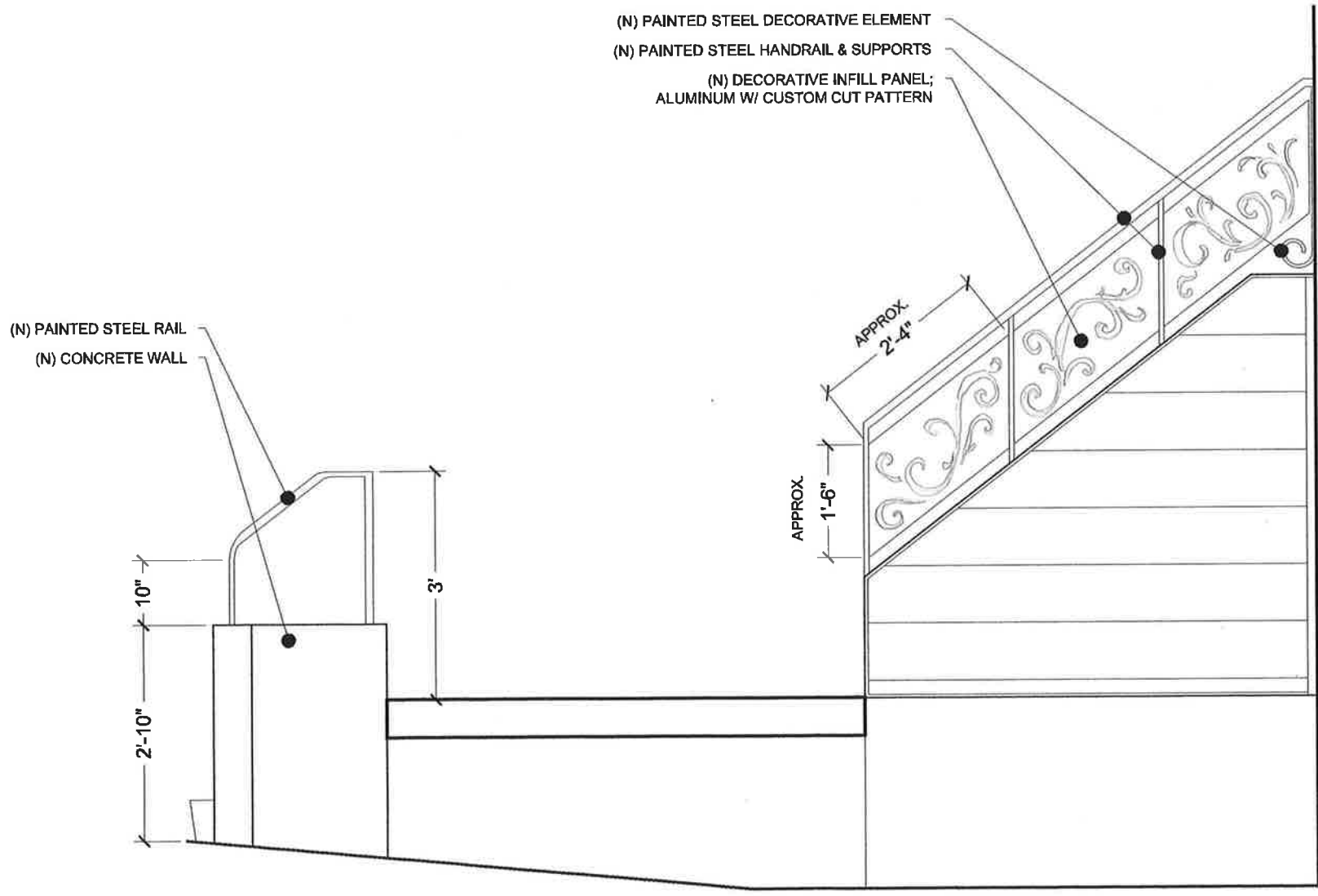
ISSUE	BY	DATE
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VERIFY ALL DIMENSIONS IN FIELD
NOT FOR CONSTRUCTION

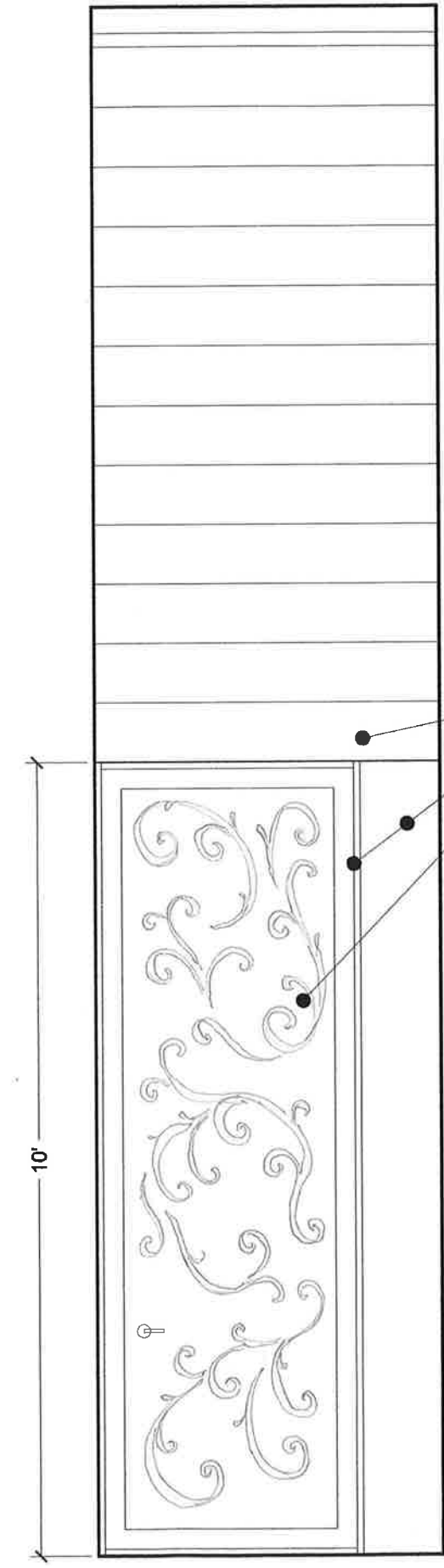
ISSUE	BY	DATE
DESIGN	JM	3.3.2011
REVISED	JM	3.3.2011
REVISED	JM	3.17.11
REVISED	JM	3.17.11



(N) PAINTED STEEL DECORATIVE ELEMENT
 (N) PAINTED STEEL HANDRAIL & SUPPORTS
 (N) DECORATIVE INFILL PANEL;
 ALUMINUM W/ CUSTOM CUT PATTERN

(N) PAINTED STEEL RAIL
 (N) CONCRETE WALL

RAILING AT NORTH STAIR



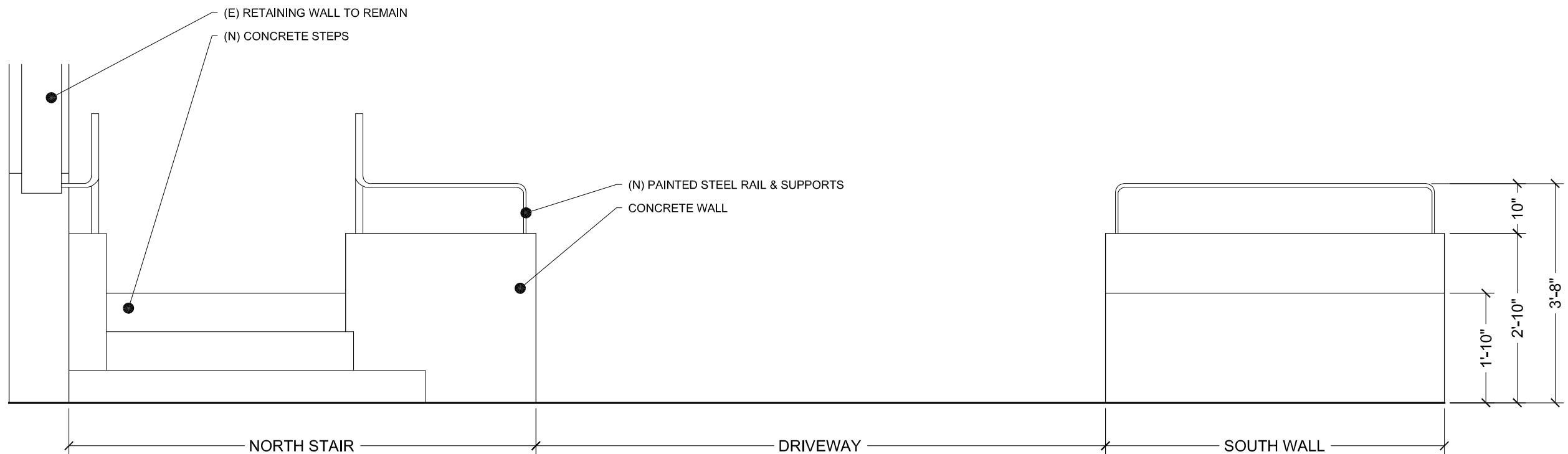
(E) PAINTED WOOD WALL TO REMAIN
 (N) PAINTED STEEL FRAME
 (N) DECORATIVE INFILL PANEL;
 ALUMINUM W/ CUSTOM CUT PATTERN

SIDE ENTRY GATE

ENLARGED ELEVATIONS

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

VERIFY ALL DIMENSIONS IN FIELD
NOT FOR CONSTRUCTION



ELEVATION AT SIDEWALK

VERIFY ALL DIMENSIONS IN FIELD
NOT FOR CONSTRUCTION

ENLARGED ELEVATIONS

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

Three-dimensional model View A-a



NOTES:

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Three-dimensional model View B-a



NOTES:

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