



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report Consent Calendar

HEARING DATE: DECEMBER 7, 2011

Filing Date: October 25, 2011
Case No.: **2011.1205A**
Project Address: **3022 Washington Street**
Historic Landmark: No. 93 – Firehouse Engine Company No. 23
Zoning: RH-2 (Residential, House, Two-Family)
40-X Height and Bulk District
Block/Lot: 0981/013
Applicant: Aleck Wilson, Aleck Wilson Architects
26 O'Farrel Street, No. 400
San Francisco, CA 94108
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PROPERTY DESCRIPTION

3022 WASHINGTON STREET, north side between Baker and Broderick Streets. Assessor's Block 0981, Lot 013. The building is located in a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The subject lot measures approximately 27.5' wide by 127.5' deep and 3,505 square feet. The subject property is one of three firehouses constructed in 1893 that were designed by Henriksen and Mahoney. It is a wood-framed, two-story building with a tower designed in the Stick-Eastlake style with Italianate and Gothic details. The structure was used as a firehouse until 1963 after which it was converted into a studio and residence. In 1970, the building underwent significant restoration work and the designation report notes that many missing exterior architectural details were recreated at that time. Please see the attached Landmark Ordinance for a full architectural description.

PROJECT DESCRIPTION

The project proposes to add a room at the rear of the single-family residence at the basement level by partially roofing over the existing lower patio. The area is situated beneath an existing deck and rear stair and has been partially enclosed with a metal-framed awning structure. The work would involve demolishing a freestanding bathroom structure, decking and railings, and a portion of the rear building wall. The new structure would be approximately 13 feet deep by 13 feet wide, leaving an approximately 7-foot wide by 13-foot deep patio at the basement level along the northeast property line. The project also proposes a new door opening in the rear wall of the firehouse leading to the lower patio. The proposed doors for the rear wall and the addition would be wood-framed and the proposed windows would be

aluminum-clad-wood-framed. The wall cladding would match the existing painted wood lap siding. The roof of the addition would be level with the existing grade in the rear yard and would be paved with blue stone to match the new paving at the upper patio. A new 42-inch-tall guardrail would be installed above the lower patio and new newel posts would be installed where the guardrail meets the existing stair rails. The new guardrail and newel posts would be taller than the existing to meet the Building Code, but would match the details of the existing railings.

OTHER ACTIONS REQUIRED

None.

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 historic structure in terms of design, materials, form, scale, and location. The proposed project will not detract from the site's architectural character as described in the designating ordinance. For all of the exterior and interior work proposed, reasonable efforts have been made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which contribute to its significance.

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 will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed project would retain the existing single-family dwelling use, which was established in 1963, prior to the building's landmarking. The continued use requires no changes to the building's distinctive qualities.

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 proposed project would retain and preserve the historic character of the firehouse. The materials to be removed are located at the rear of the building at the basement level and are not described as character-defining features of the historic building in the Landmark Ordinance.

Standard 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.

The proposed project does not include changes that would create a false sense of historical development. The addition would be designed with contemporary fenestration that would distinguish it from the historic portions of the building.

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

The proposed project would preserve distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the property. While a portion of the existing guardrail (potentially an original feature, but unconfirmed by documentation) would be replaced with a Code-complying 42-inch-tall guardrail, a significant portion of the stair and deck railings would be retained. Furthermore, the new guardrail would match the existing in all details except height to maintain the character of the outdoor features. The three doors and portion of the rear wall to be removed are not distinctive elements of the landmark building and are not significant examples of craftsmanship. Lastly, the brick paving to be replaced with bluestone paving in the patio area is not listed as a character-defining feature of the landmark.

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 proposed exterior alterations would not destroy those materials, features, and spatial relationships that characterize the property. All new work would be designed to be differentiated from the old yet would be compatible with the historic materials, features, size, scale, proportion, and massing of the firehouse. The addition would not be visible from the public right-of-way and would not affect the above-grade massing of the building. The lower patio at the rear of the firehouse does not appear to be a significant feature of the landmark; therefore, the partial filling in of this area would not impact the special character of the building. The addition would be clad in materials that match the historic building to create a cohesive appearance at the rear wall; however, the structure would be differentiated from the historic building through the use of contemporary details and fenestration. Similarly, the proposed guardrail at the patio would match the details, material, and finish of the existing railing for a consistent appearance; however, it would be differentiated as a new feature by its increased height.

Standard 10. New additions and adjacent or related new construction will 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.

The work may all be reversed in the future without impacting the property's distinctive materials, features, spaces and form.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public input.

STAFF ANALYSIS

Based on the requirements of Article 10 and the Secretary of Interior's Standards, staff has determined that the proposed work will retain the special architectural character of the subject landmark site.

Demolition of bathroom structure, decking and railings, and a portion of the rear building wall:

Demolition of the bathroom structure, decking and railings, brick paving, and a portion of the rear wall would not destroy or detract from the character-defining features of the firehouse. The existing kitchen furnishings and use are contemporary features. The detached bathroom is a utilitarian structure that does not appear to date from the original construction period and has not gained separate historical significance. Likewise, the brick paving, the three doors, and the portion of the rear wall to be removed are located on a secondary elevation and are not distinctive elements of the landmark building. While a portion of the existing railing would be replaced with a Code-complying 42-inch-tall railing, a significant portion of the railing would be retained.

Partial enclosure of sunken courtyard area:

The proposed partial enclosure of the lower patio would not remove or detract from any character-defining features of the property. The addition would not be visible from the public right-of-way and would not affect the above-grade massing of the building. The lower patio at the rear of the firehouse does not appear to be a significant feature of the landmark, but rather the result of the natural steep grade at the site; therefore, the partial filling in of this area would not impact the special character of the building. The addition would be clad in materials that match the historic building to create a cohesive appearance at the rear wall; however, the structure would be differentiated from the historic building through the use of contemporary details and fenestration. Similarly, the proposed guardrail at the patio would match the details, material, and finish of the existing railing for a consistent appearance; however, it would be differentiated as a new feature by its increased height. Overall, the project would enhance the inner courtyard area between the two historic buildings.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One-Minor Alteration of Existing facility) because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards*.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project as it appears to meet the Secretary of the Interior Standards for Rehabilitation.

ATTACHMENTS

Draft Motion
Exhibit A: Plans
Photographs
Landmark Ordinance

SC: G:\DOCUMENTS\Cases\COFA\Case Reports\3022 Washington_Case Report.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: NOVEMBER 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 013 IN ASSESSOR'S BLOCK 0981, WITHIN AN RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on October 25, 2011, Aleck Wilson, Aleck Wilson Architects, (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to add a room at the rear of the single-family residence at the basement level by partially roofing over the existing lower patio.

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 December 7, 2011, the Commission conducted a duly noticed public hearing on the current project, Case No. 2011.1205A ("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 the Certificate of Appropriateness, in conformance with the architectural plans dated October 25, 2011 and labeled Exhibit A on file in the docket for Case No. 2011.1205A based on the following findings:

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 January 1977.

- The property would retain the existing single-family dwelling use and would require no changes to the building's distinctive qualities.
- The proposed project would retain and preserve the historic character of the firehouse since the materials to be removed are located at the rear of the building and are not character-defining features of the historic building.
- The addition would be designed with contemporary fenestration that would distinguish it from the historic portions of the building.
- The addition would not be visible from the public right-of-way and would not affect the above-grade massing of the building. The lower patio at the rear of the firehouse is not a significant feature of the landmark; therefore, the partial filling in of this area would not impact the special character of the building.
- The addition would be clad in materials that match the historic building to create a cohesive appearance at the rear wall and would be differentiated from the historic building through the use of contemporary details and fenestration. Similarly, the proposed guardrail at the patio would match the details, material, and finish of the existing railing for a consistent appearance and would be differentiated as a new feature by its increased height.
- The work may all be reversed in the future without impacting the property's distinctive materials, features, spaces and form.
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

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 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.

Standard 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will 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 the landmark 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 is for the rehabilitation of a residential property and will not have any impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the 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 reduce the affordable housing supply as the existing unit will be retained.

- 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.

- 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 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 a Certificate of Appropriateness** for the property located at Lot 013 in Assessor's Block 0981 for proposed work in conformance with the renderings and architectural sketches dated October 25, 2011 and labeled Exhibit A on file in the docket for Case No. 2011.1205A.

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 December 7, 2011.

Linda D. Avery
Commission Secretary

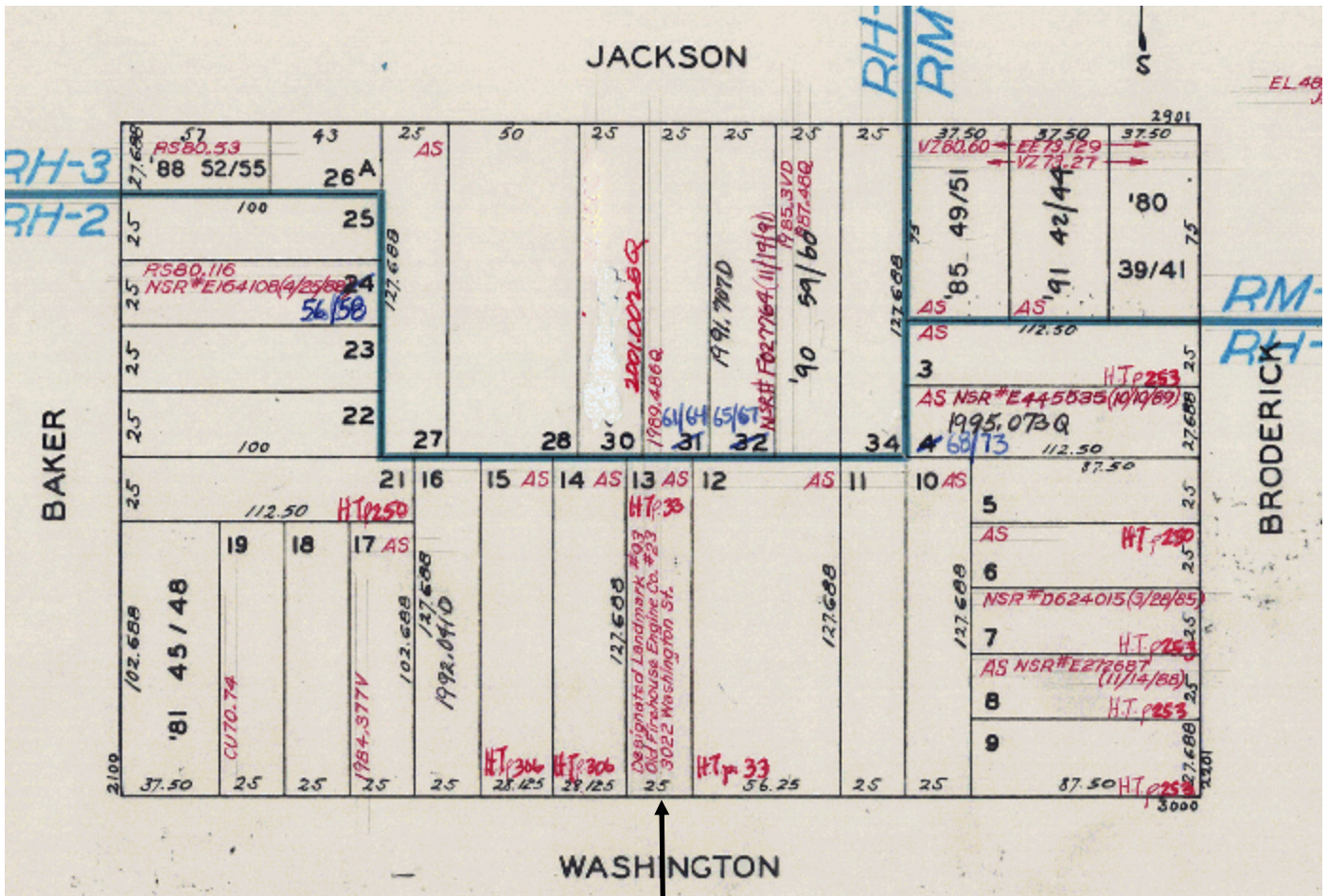
AYES: X

NAYS: X

ABSENT: X

ADOPTED:

Parcel Map

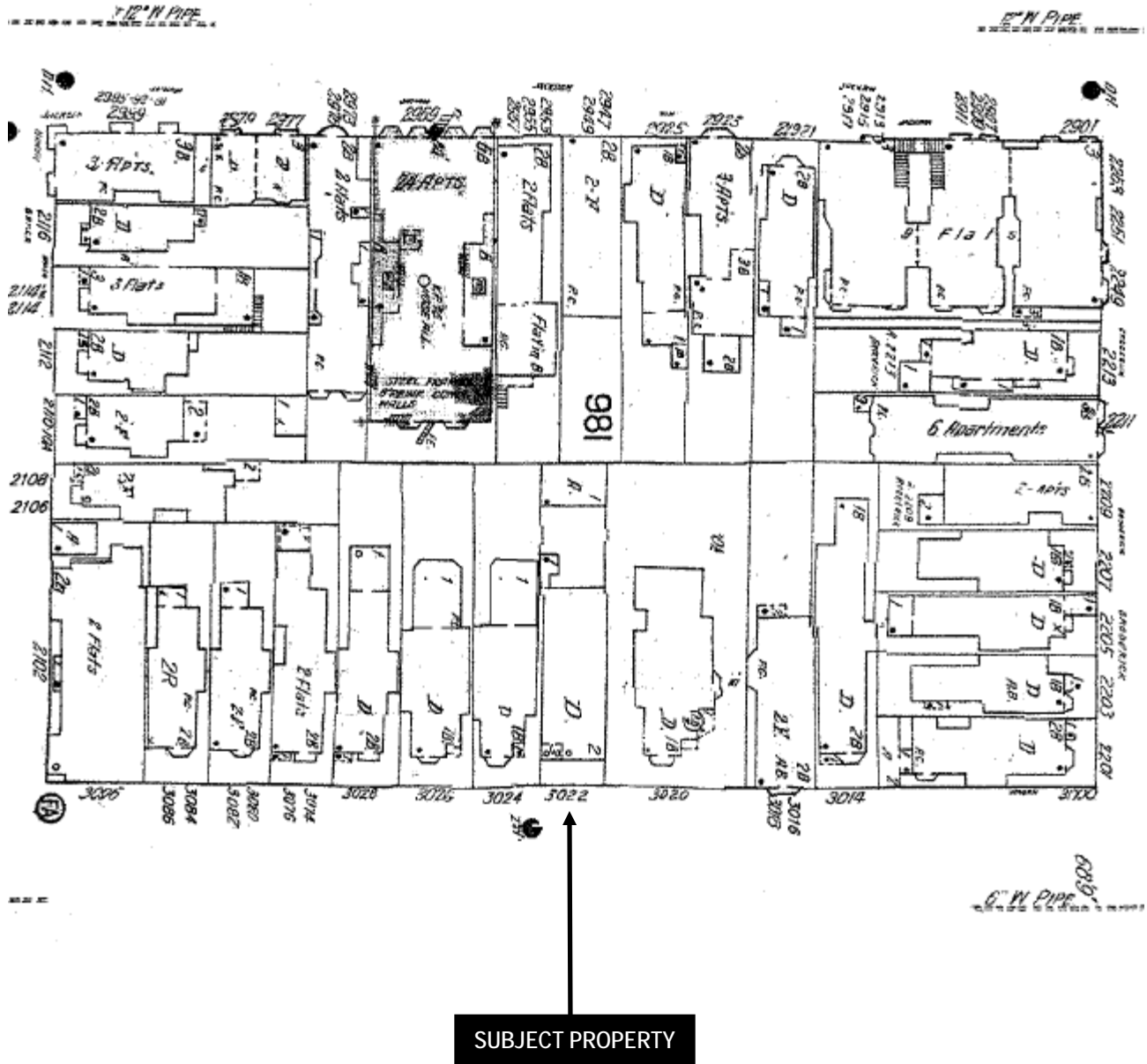


SUBJECT PROPERTY



Certificate of Appropriateness Hearing
 Case Number 2011.1205A
 3022 Washington 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 2011.1205A
3022 Washington Street

SYMBOL LEGEND

	0'-0"	DIMENSION TO FACE OF FRAMING UNLESS OTHERWISE NOTED; EXTERIOR DIMS TO FACE OF STRUCTURAL SHEATHING		ELEVATION DATUM POINT
	1 A8.1	DETAIL REFERENCE SHEET LOCATION		EXTERIOR ELEVATION
	D 1 A8.1 C B	INTERIOR ELEVATION KEY SHEET LOCATION		CROSS SECTION SHEET LOCATION
	6	DOOR NUMBER, SEE DOOR SCHEDULE		SPOT ELEVATION
	2	WINDOW NUMBER, SEE WINDOW SCHEDULE		DRAWING KEYNOTE
				DRAWING REVISION

SCOPE

THE PROJECT PROPOSES TO RENOVATE THE FIRST FLOOR OF THE EXISTING SINGLE FAMILY RESIDENCE. THE AREA OF WORK WILL OCCUR AT THE REAR OF THE BUILDING WITHIN THE EXISTING ROOF ENCLOSURE THAT ENCOMPASSES THE EXISTING BATHROOM AND COOKING AREA. THE WORK WILL RECONFIGURE THE FIRST FLOOR WALLS TO CREATE TWO BEDROOMS AND A SEPARATE LAUNDRY ROOM.

ABBREVIATIONS

ADJ	ADJACENT	H	HIGH
ASSY	ASSEMBLY	HR	HOUR
AFF	ABOVE FINISH FLOOR	L/S	LANDSCAPE
AFG	ABOVE FINISH GRADE	MECH	MECHANICAL
AFN	ABOVE FINISH NOSE	(N)	NEW
B.O.	BOTTOM OF	OC	ON CENTER
C	CENTER LINE	OPP	OPPOSITE
CC	CENTER TO CENTER	REQ'D	REQUIRED
CL	CLOSET	RM	ROOM
COMP	COMPOSITE	RWL	RAIN WATER LEADER
CONC	CONCRETE	SH	SHOWER
DN	DOWN	SIM	SIMILAR
DS	DOWNSPOUT	SF	SQUARE FEET
(E)	EXISTING	SSD	SEE STRUCTURAL DRAWINGS
ELEV	ELEVATION	T.O.	TOP OF
EW	EACH WAY	TYP	TYPICAL
FAU	FORCED AIR UNIT	UNO	UNLESS OTHERWISE NOTED
FSM	FIREPLACE	WDW	WINDOW
GSM	GALVANIZED SHEET METAL	WH	WATER HEATER
GYP BD	GYP SUM BOARD		

SHEET INDEX

A1.1	COVER SHEET / SITE DATA
	SITE PLAN
A2.1	FIRST FLOOR DEMO PLAN
A2.2	FLOOR PLANS PROPOSED
A3.1	SECTION EXISTING
A3.2	SECTION PROPOSED
A3.3	EXTERIOR ELEVATIONS

SITE INFORMATION

BLOCK	0981
LOT	013
ZONING	RH-2
OCCUPANCY	R-3
CONSTRUCTION TYPE	TYPE V-NON-RATED
LOT SIZE	3,505.09 SQ.FT.

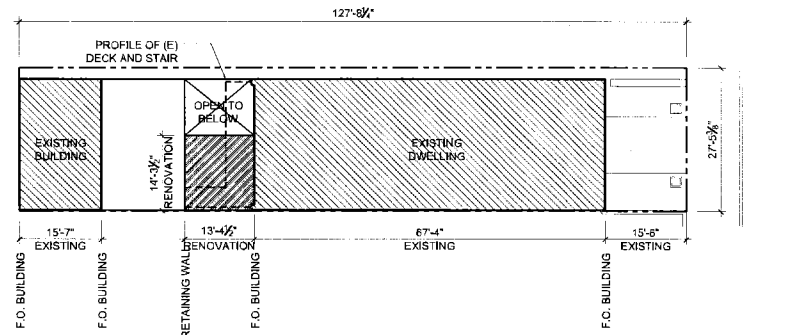
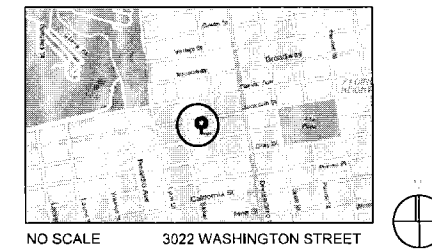
PROJECT TEAM

OWNERS:
JAMIE + STACI SLAUGHTER
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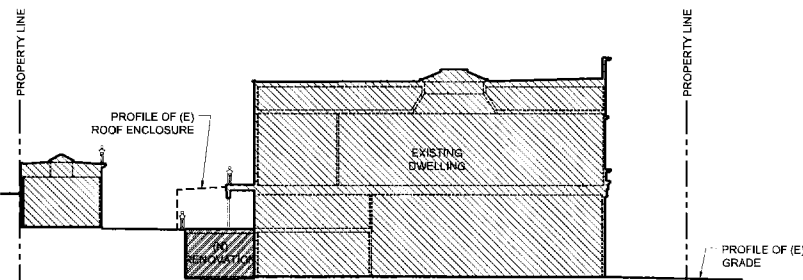
ARCHITECT:
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CONTRACTOR:
TBD

VICINITY MAP



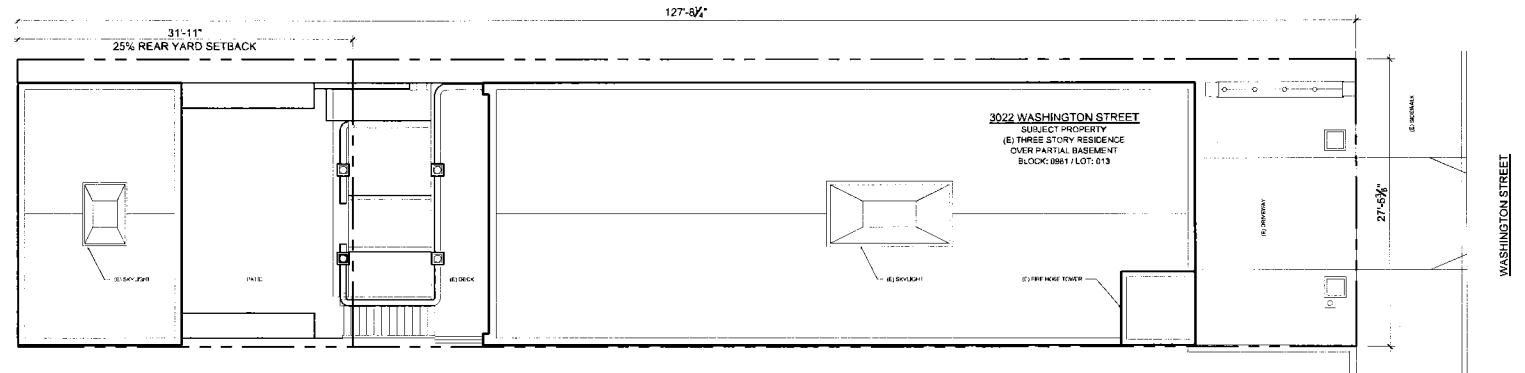
PLAN



SECTION

3 SITE DIAGRAM

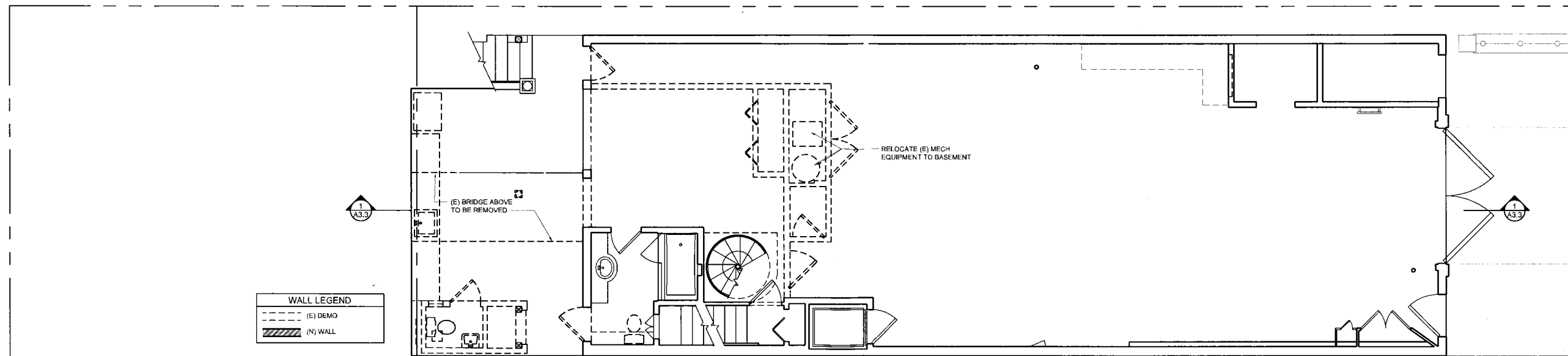
SCALE: 1/8" = 1'-0"



2 (E) SITE PLAN

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

0' 2' 4' 8' 16'



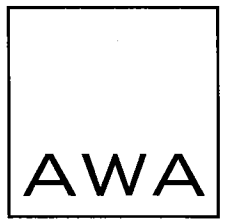
1 FIRST FLOOR DEMO PLAN

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

0' 2' 4' 8'

WALL LEGEND

	(E) DEMO
	(N) WALL



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3022 WASHINGTON ST.
SAN FRANCISCO, CA 94115

DATES

ColA APPLICATION	10.25.2011

COVER SHEET / FLOOR PLANS

scale: VARIES
sheet: **A1.1**

AWA

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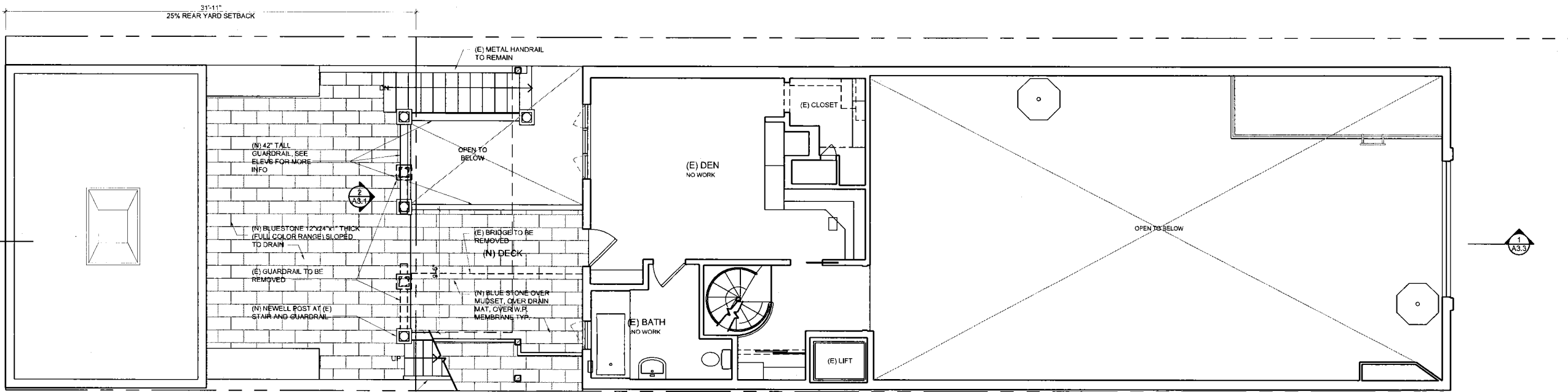
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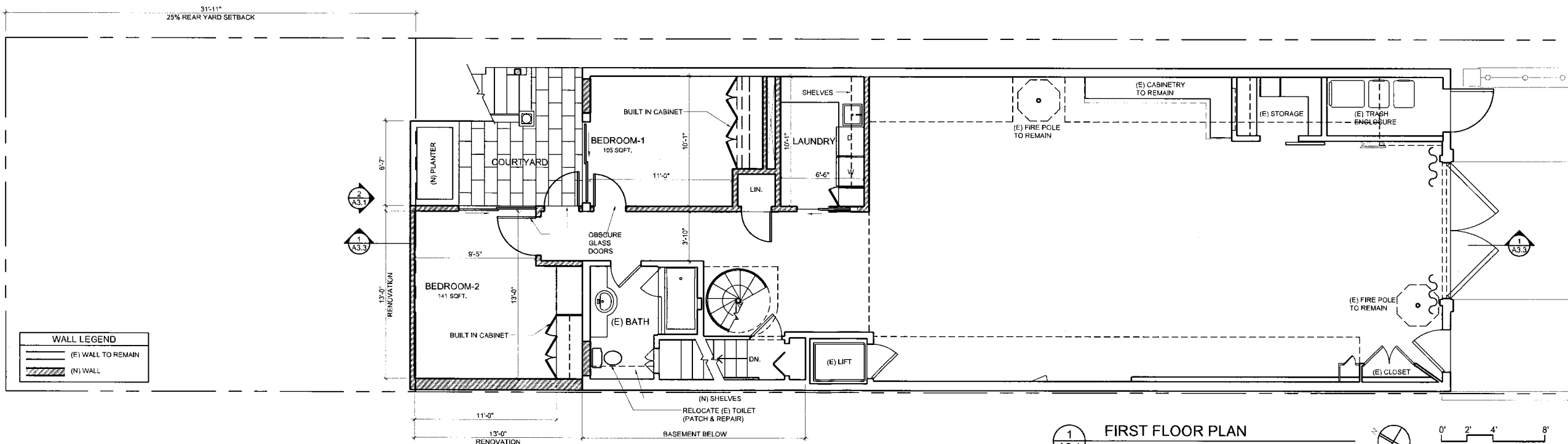
PROPOSED
FLOOR PLANS

scale: VARIES

sheet: A2.1



2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



WALL LEGEND

- (E) WALL TO REMAIN
- (N) WALL

1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

AWA

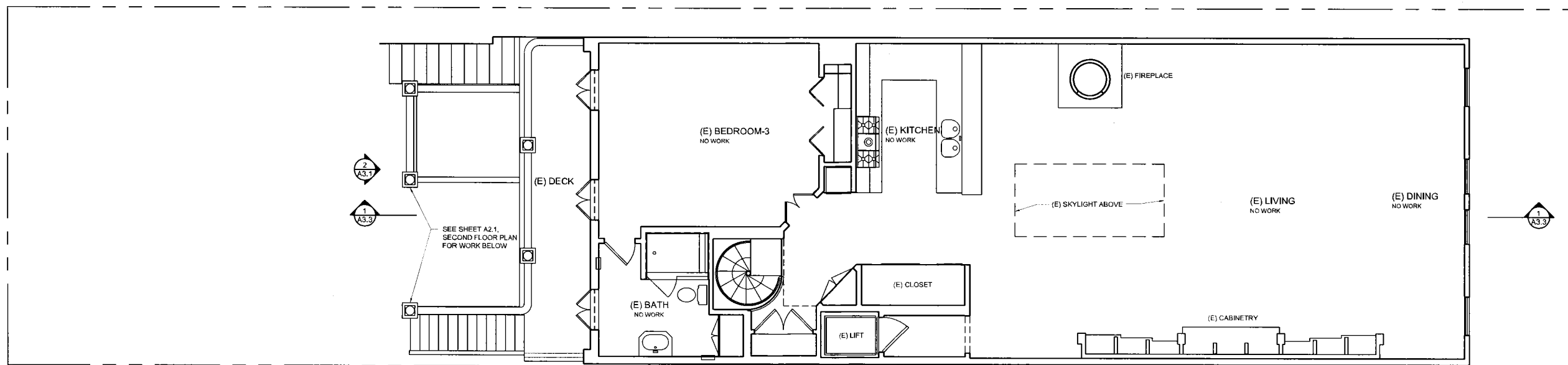
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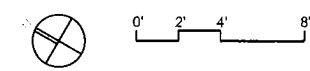
DATES
CofA APPLICATION 10.25.2011

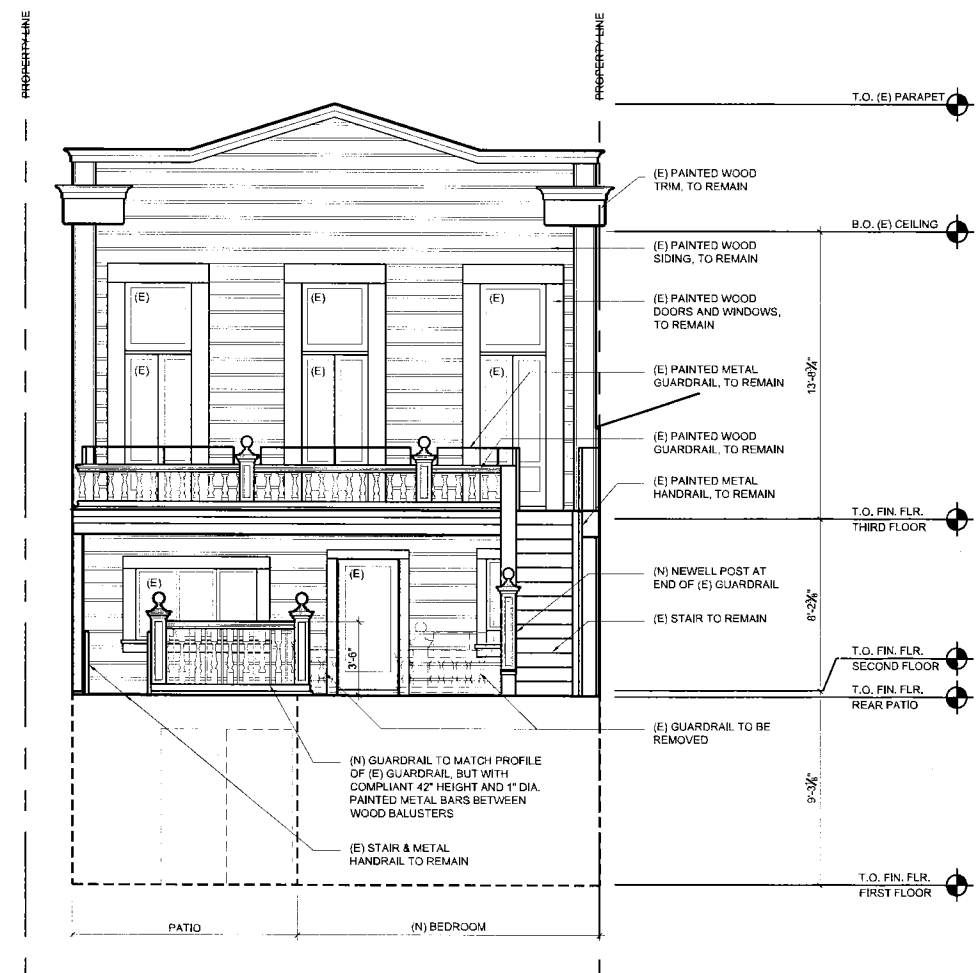
**PROPOSED
FLOOR PLANS**

scale: VARIES
sheet: **A2.2**

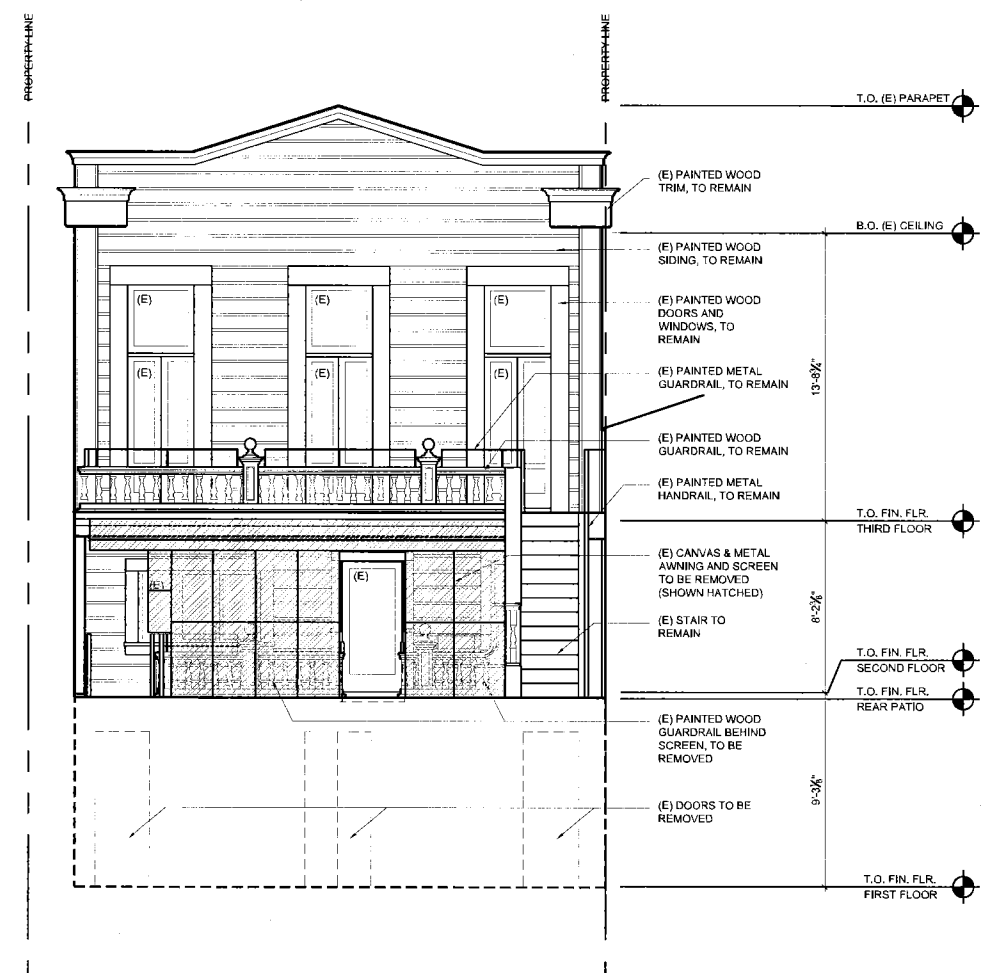


1
A2.2 **THIRD FLOOR PLAN**
SCALE: 1/8" = 1'-0"





2
A3.1 PROPOSED NORTH (REAR) ELEVATION
SCALE: 1/4" = 1'-0"



1
A3.1 EXISTING NORTH (REAR) ELEVATION
SCALE: 1/4" = 1'-0"

DATES

ColIA APPLICATION	10.25.2011

EXTERIOR ELEVATIONS

scale:	VARIES
sheet:	A3.1

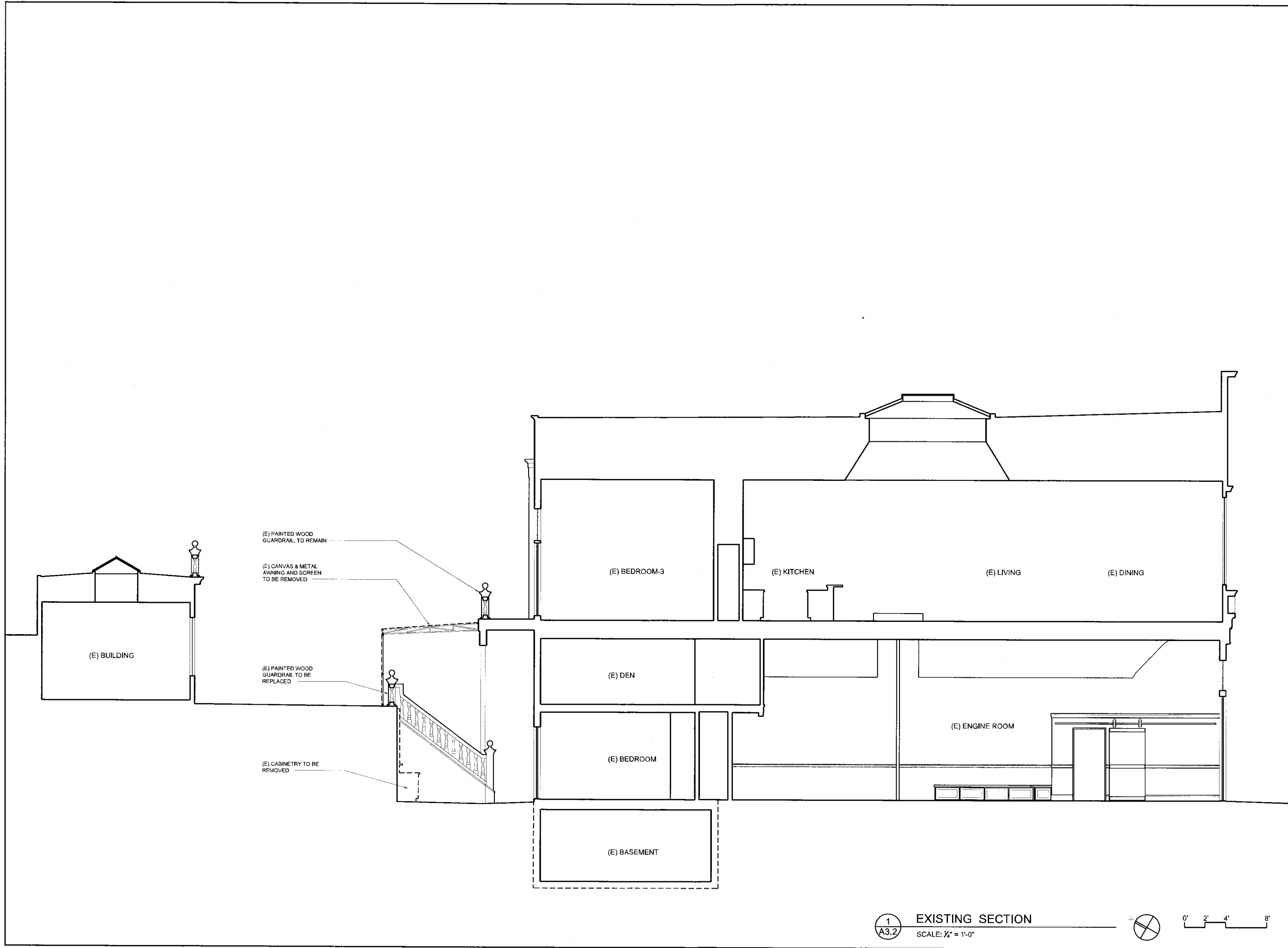
AWA

ALECK WILSON
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26 O'FARRELL STREET
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94108
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FAX: 415-765-1779
WWW.ALECKWILSONARCHITECTS.COM

**3022 WASHINGTON ST.
SAN FRANCISCO, CA 94115**

DATES	
Co/A APPLICATION	10.25.2011

EXISTING SECTION	
scale:	VARIES
sheet:	A3.2



1
A3.2 EXISTING SECTION
SCALE: 1/8" = 1'-0"
0' 2' 4' 8'

AWA

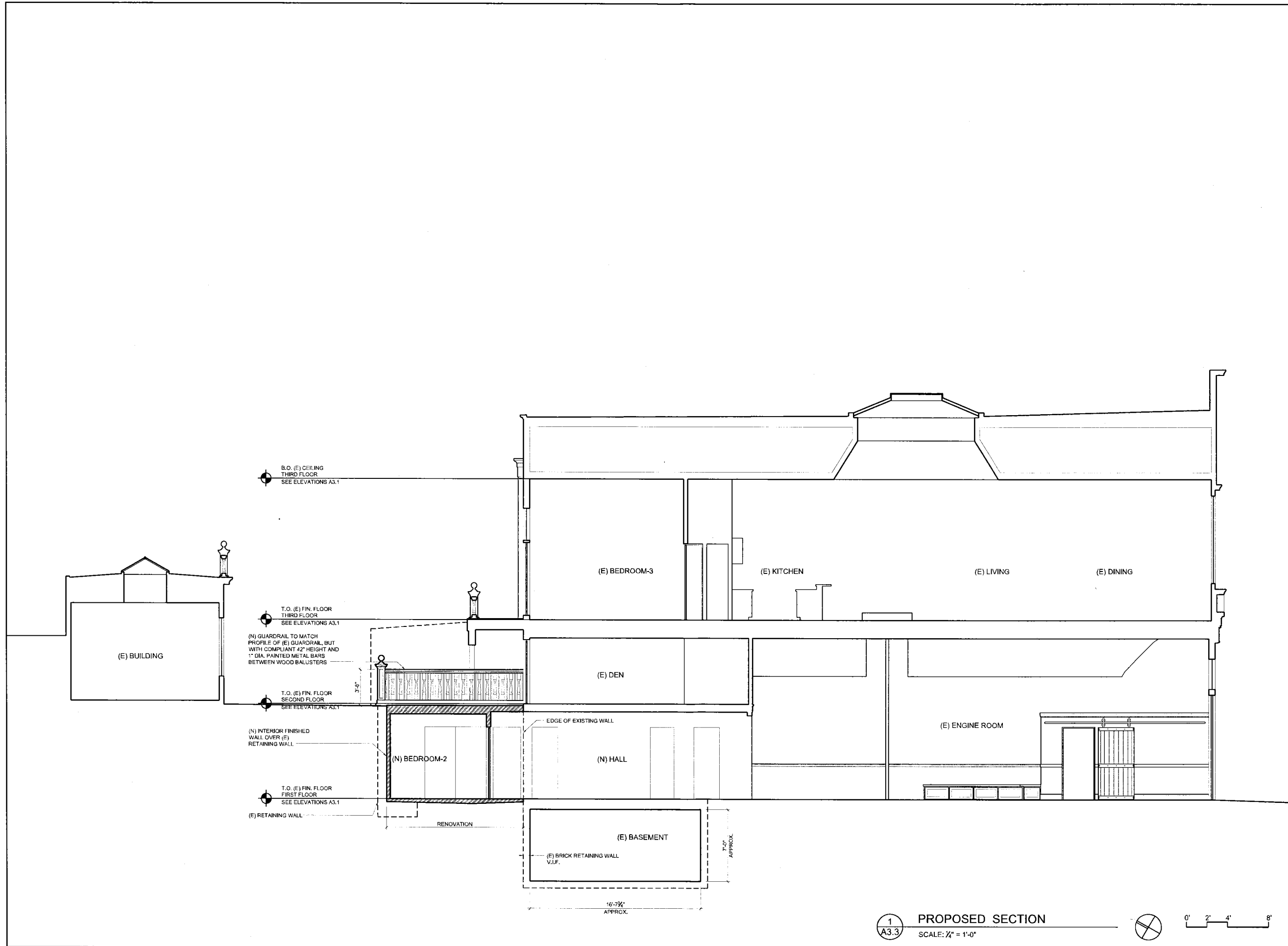
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SAN FRANCISCO, CA 94115**

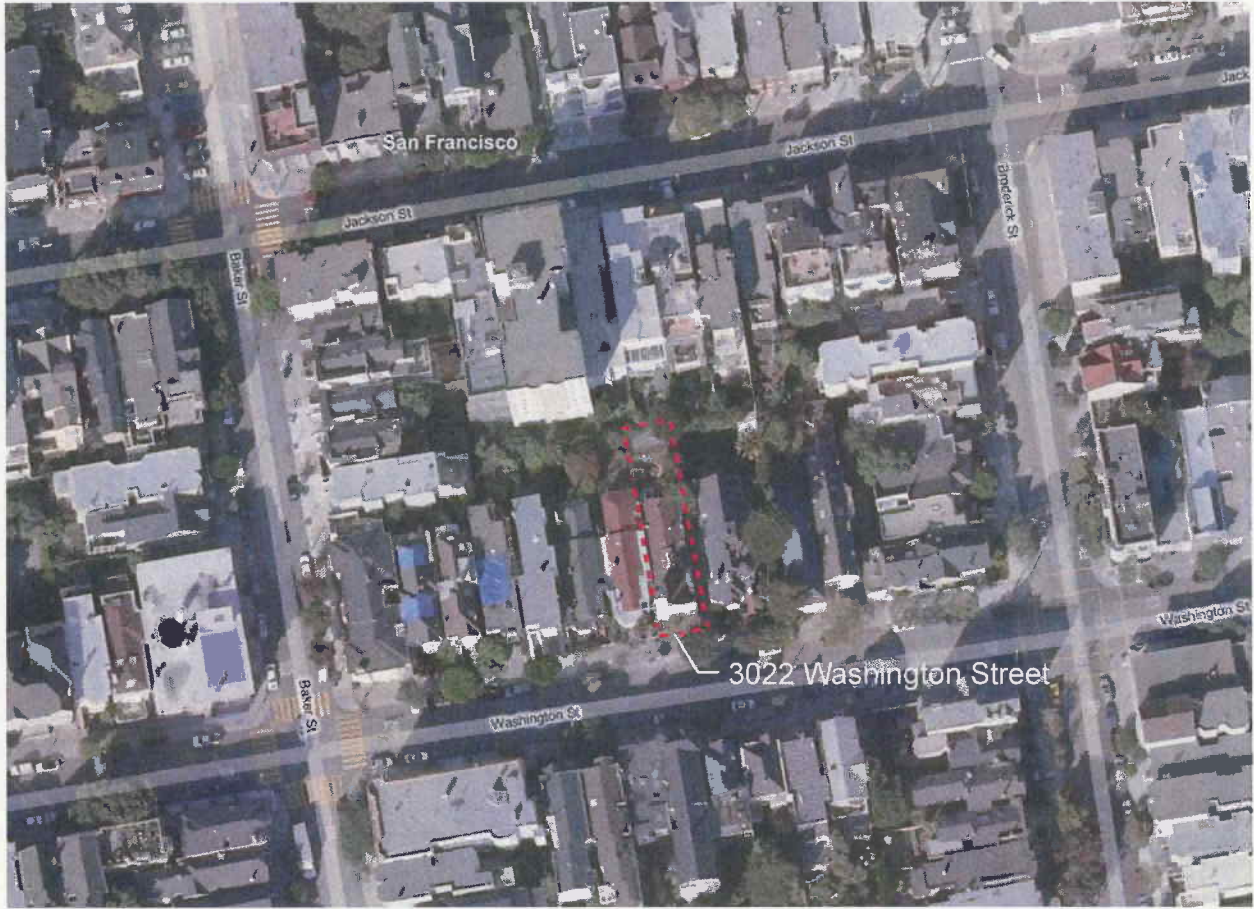
DATES
Co/A APPLICATION 10.25.2011

PROPOSED SECTION

scale: VARIES
sheet: **A3.3**

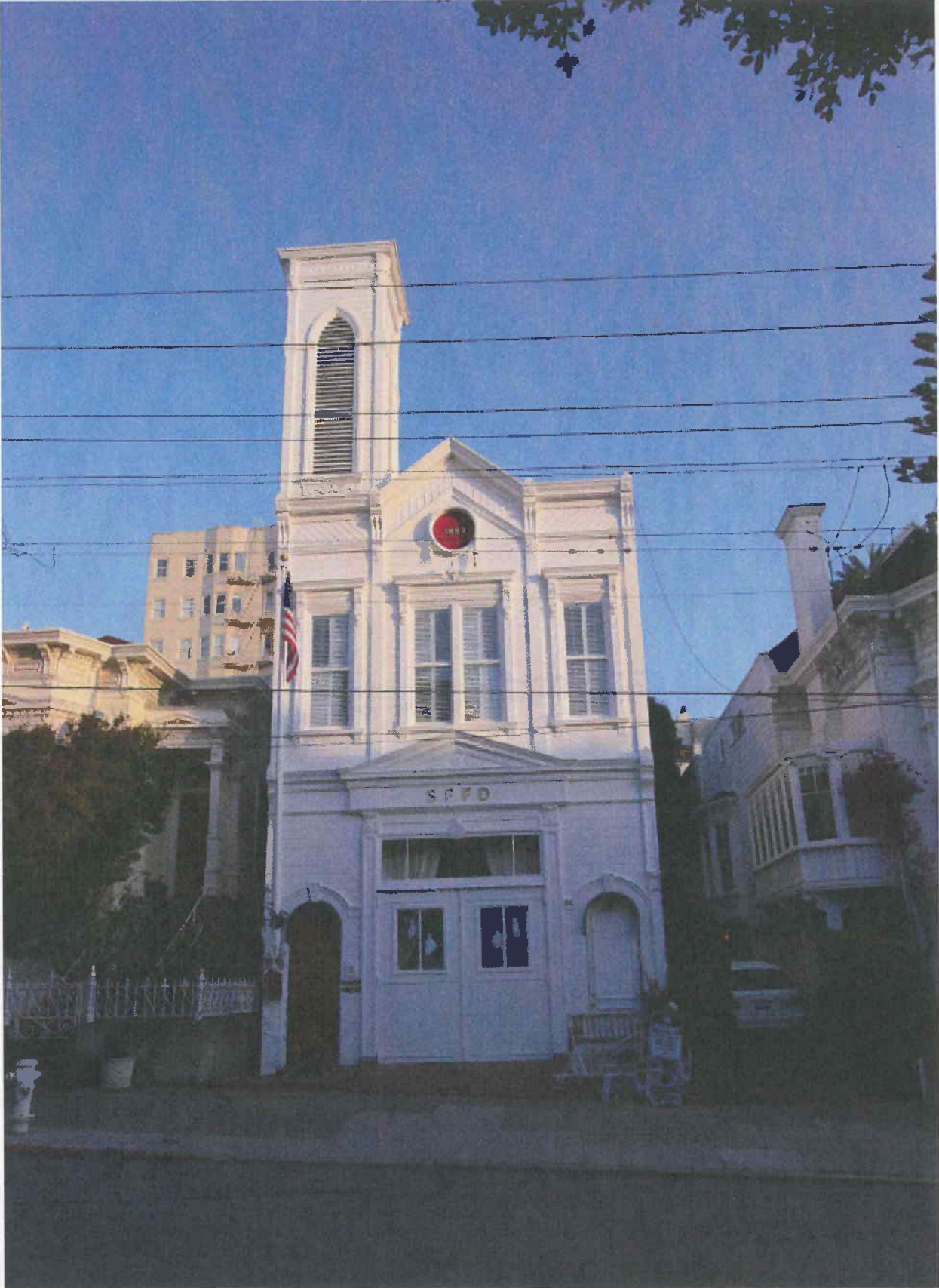


SITE PHOTO



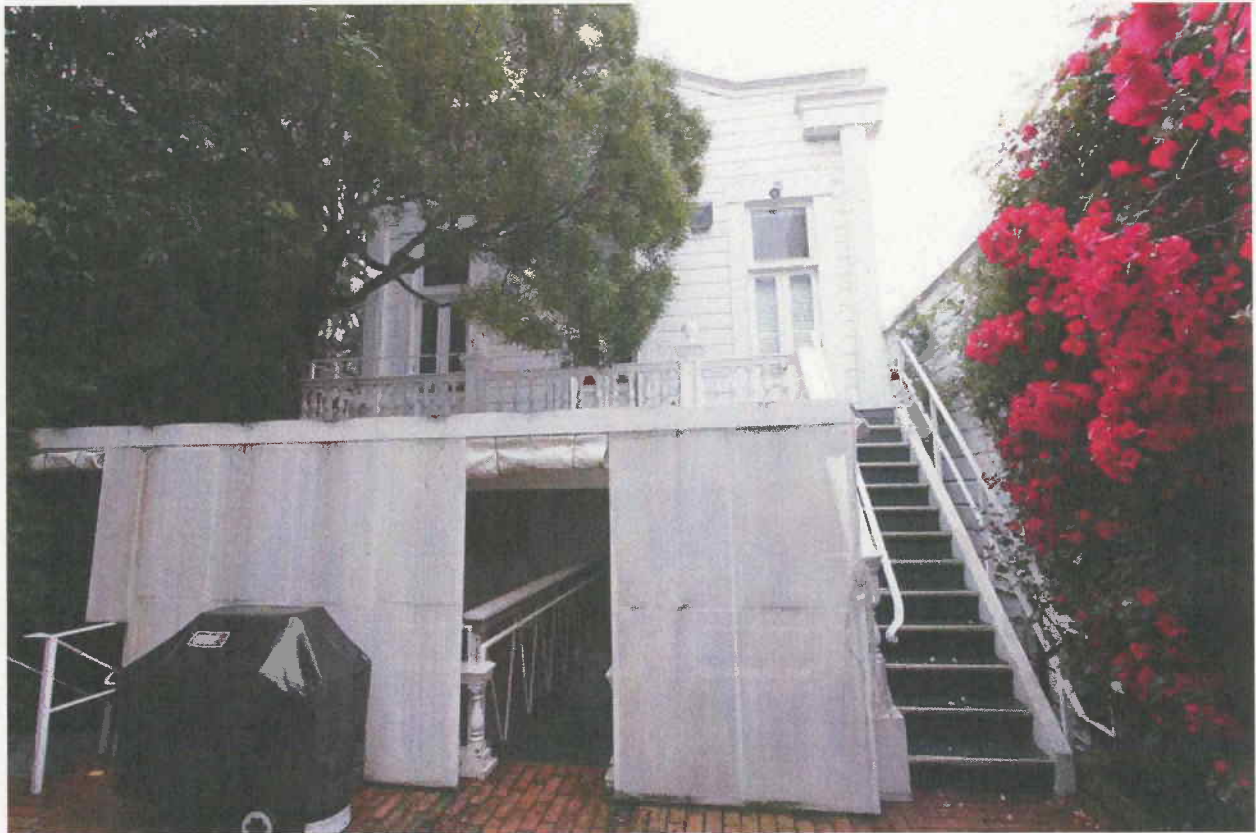
Aerial Photo

SITE PHOTO



Street View - South Elevation

SITE PHOTO



Rear Yard -North Elevation



Rear Yard - Facing North

SITE PHOTO

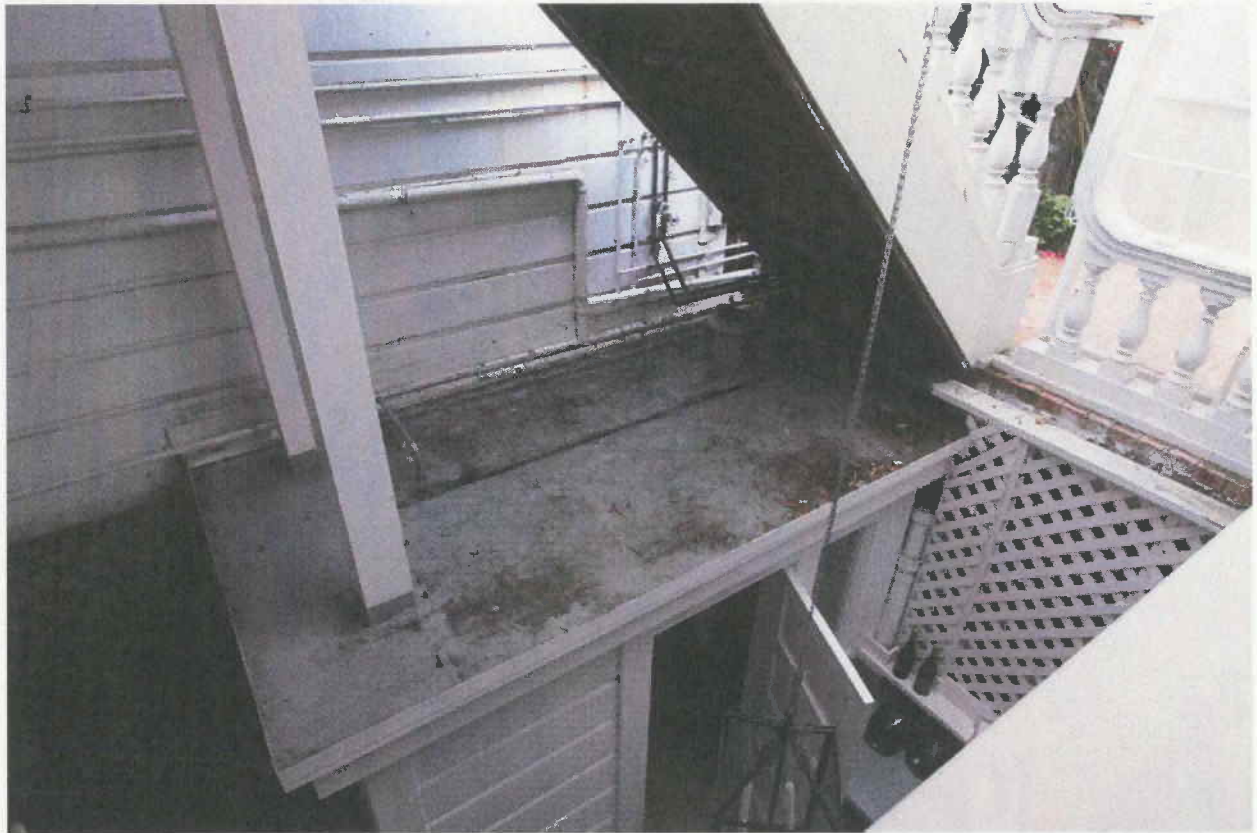


First Floor - Facing East



First Floor - Facing West

SITE PHOTO

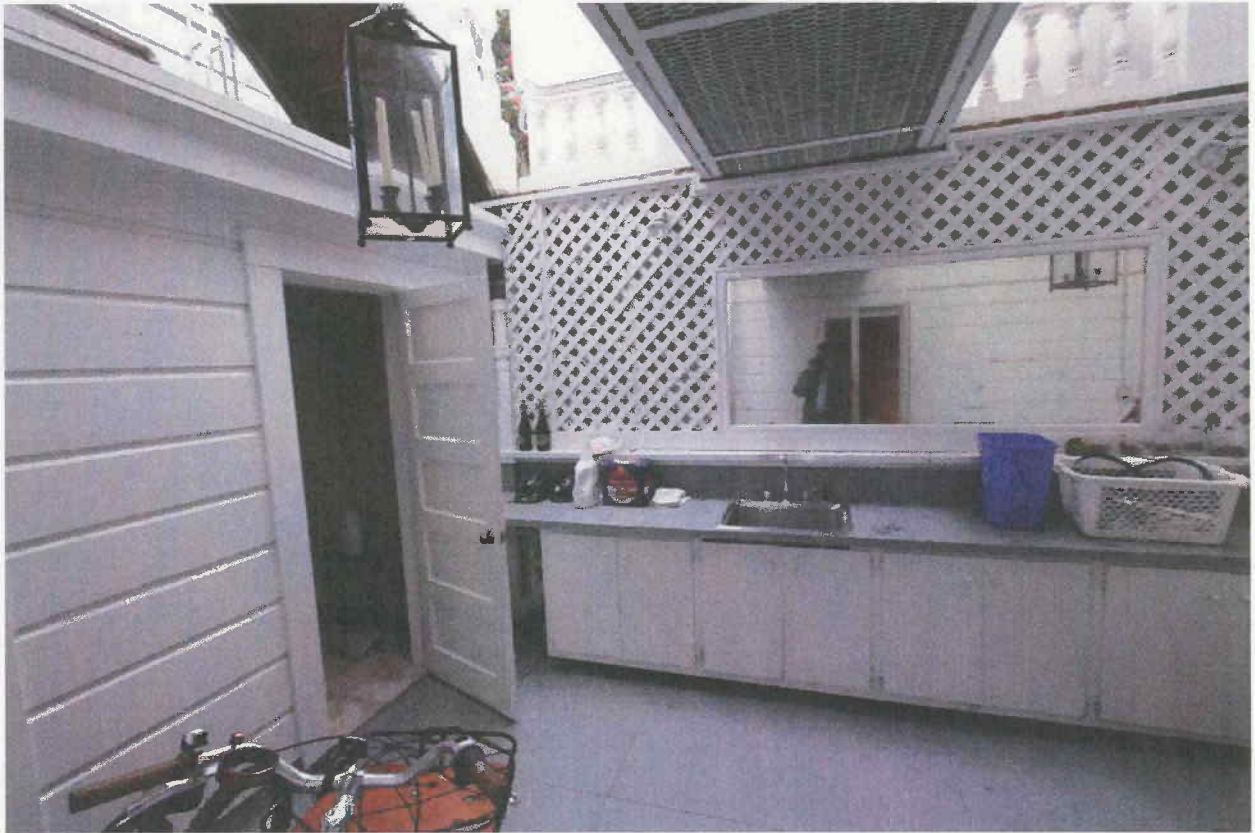


Second Floor - Facing North-West



Second Floor - Facing North-East

SITE PHOTO



First Floor - Facing North



First Floor - Facing East

SITE PHOTO



Existing Roof Enclosure - Facing North



Existing Handrail

WHEREAS, A proposal to designate the former Firehouse, 3022 Washington Street as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board and said Advisory Board, after due consideration, has recommended approval of this proposal; and

WHEREAS, The City Planning Commission after due notice given, held a public hearing on February 10, 1977, to consider the proposed designation and the report of said Advisory Board; and

WHEREAS, The Commission believes that the proposed Landmark has a special character and special historical, architectural and aesthetic interest and value; and that the proposed designation would be in furtherance of and in conformance with the purposes and standards of the said Article 10;

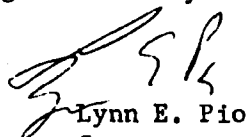
NOW THEREFORE BE IT RESOLVED, First, the proposal to designate the former Firehouse, 3022 Washington Street as a Landmark pursuant to Article 10 of the City Planning Code is hereby APPROVED, the precise location and boundaries of the Landmark site being Lot 13 in Assessor's Block 981.

Second, That the special character and special historical, architectural, and aesthetic interest and value of the said Landmark justifying its designation are set forth in the Landmarks Preservation Advisory Board Resolution No. 155 as adopted on December 15, 1976, which Resolution is incorporated herein and made a part hereof as though fully set forth;

Third, That the said Landmark should be preserved generally in all of its particular exterior features as existing on the date hereof and as described and depicted in the photographs, case report and other material on file in the Department of City Planning Docket LM76.13.

AND BE IT FURTHER RESOLVED, That the Commission hereby directs its Secretary to transmit the proposal for designation, with a copy of this Resolution, to the Board of Supervisors for appropriate action.

I hereby certify that the foregoing Resolution has been ADOPTED by the City Planning Commission at its regular meeting of February 10, 1977.


Lynn E. Pio
Secretary

AYES: Commissioners Bierman, Dearman, Elliott, Finn, Lau, Rosenblatt, Starbuck.

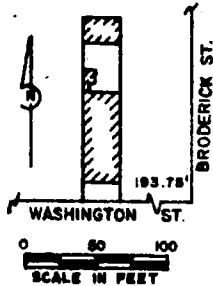
NOES: None

ABSENT: None

PASSED: February 10, 1977

LANDMARKS PRESERVATION ADVISORY BOARD

FIREHOUSE
ENGINE COMPANY NO. 23
3022 Washington Street



OWNER: John Dickinson
LOCATION: 3022 Washington Street,
North line of Washington
Street, 193.75 feet west of
Broderick Street, Being Lot
13 in Assessor's Block 981.

STATEMENT OF SIGNIFICANCE: Like so many Nineteenth Century utility buildings that were designed to be useful rather than decorative, the firehouse has dignity and style expressed in the simplest of terms -- good proportions, big space and handsome woodwork that are qualities difficult to duplicate today.

HISTORY: This firehouse is one of three constructed in 1893 which were designed by Henriksen and Mahoney; the other two were located at 1152 Oak Street (still standing) and 2545 Folsom Street (demolished).

The Municipal Report of 1893-94 notes that the parcel on Washington Street was 25 x 80 feet and that on:

October 3, 1893, contract let to W. H. Wickersham to erect a two-story frame building for engine house, for \$4,880. Resolution No. 9,247 (Third Series). October 7, 1893, a strip of land north of and adjoining this engine lot, 25 x 11 feet, was deeded by William Sharp to the city, and accepted and dedicated for the purpose of an engine lot by Resolution No. 9390 (Third Series), the condition of said daed being that the proposed engine house shall be built eleven feet from the line of the street.

It would appear that the eleven feet was donated in order to have the firehouse maintain the same front setback as nearby properties. At some later time additional land to the rear was acquired, for the existing depth is 127.688 feet.

On June 22, 1893, the plans for the three firehouses were approved and transmitted to the Board of Supervisors. The architect Bernhardt E. Henriksen was described in the April 1884 issue of the California Architect and Building News as "the pioneer native born architect". Born in San Francisco April 19, 1851, he entered the office of the architects Prosper Huerne and Edouard Harant in 1866 as an apprentice. He remained with that firm until 1881. However, in 1880, he patented a pneumatic safety clutch for elevators and for the next several years, he promoted his invention.

HISTORY: Henriksen had his own office at 218 Post Street from 1883 until
(Continued) 1894. He also served for a number of years as trustee and as Secretary of the San Francisco Chapter of the American Institute of Architects. For many years his residence was at 1322 Fell Street, only one block distant from the Oak Street firehouse. After 1902, his name disappears from the City Directories. His associate, William C. Mahoney first appears in the 1893 Directory; later, he was a member of the architectural firm of Mahoney and Ryland until the 1906 disaster.

Engine Company No. 23 was organized January 6, 1894. A 1902 report states that the firehouse was "refixed" in 1899 and that the apparatus consisted of a third class La France engine and a Graves hose wagon, carrying 750 feet of 2½-inch hose. The company responded to alarms through the Richmond district and also in the area west of Laguna between Geary and the Bay. It was the first house in the Fire Department to use a three-horse hitch; the horses were replaced by engines in 1915.

The structure was used as a firehouse until 1963, following which it was purchased by Mr. John Dickinson and converted into a studio and residence. In 1970 the restoration of many missing exterior architectural details was completed.

ARCHITECTURE: This two-story with tower, wood building is Stick-Eastlake in style with Italianite-Gothic details.

The principal element of the ground floor facade is the doorway for the apparatus. Here, paired doors with overhead transom are framed by pilasters and a secondary cornice which extends the width of the building. Directly over the doors, the cornice is brought forward slightly and capped by a triangular pediment. On either side of these doors are single arched doorways encased in an arched moulding into which a keystone is inset. The surface of this portion of the facade is simulated stonework.

The second story has three vertical divisions set off by pilasters. The center section is the width of the double doorway below and contains tall, rectangular, paired windows; in the outer sections, single windows are found. All windows are capped with a slightly projected cornice supported by brackets.

At the top of the second story there is a deep cornice with brackets above the pilasters. The outer or side sections of the cornice feature shingled treatment between the brackets; the center section of the facade terminates in a gable which conceals a peaked roof behind. In this section, the cornice follows the elevation of the gable. A circle in the gable, formed by a short length of firehose with fittings, reveals the date of construction - 1893. The tower rises above the second story at the extreme left of the facade and presents the structure's gothic features in the form of lancet openings on each side. The openings are louvered. Fretwork is found below the sharply sloped sills; pilasters define the edges of the tower which is surmounted by a detailed cornice.

The interior spaces are virtually the same as when the structure was built. The street floor is taken up primarily by garage space (with tongue and groove walls and ceiling), part of which was originally stables for horses.

The original garage doors, with their weighted pulley mechanism that allow them to open quickly by pulling a rope, are still intact and the mechanism shows no signs of wear.

ARCHITECTURE: The balance of the street floor was formerly the fire department office, and is now used as a studio by the owner. As was customary with firehouses of the period, there is a separate wood building at the rear of the lot which was used for cooking and eating. This is separated from the main building by a terrace on two levels as the lot climbs up toward Jackson Street. This is a pleasant little frame building of no great architectural distinction, other than a nicely fitted wood tongue and groove interior.

The second floor originally consisted of a large dormitory, the fire Chief's office and a community bathroom. It remains virtually unchanged except for the addition of a small kitchen and dressing room. The former dormitory is a room of handsome proportions taking up half of the second floor, with a large skylight, fourteen foot ceiling and tongue and groove wainscotting. The office is now a bedroom with the same wainscotting, and the bathroom, which remains its original size has been re-fixture.

SURROUNDING LAND USE AND ZONING: The property is zoned R-3 (Low Medium Density Multiple Residential District) and is located in a 40-X height and bulk district. The surrounding land use is single-family, two-family and some few structures with more dwelling units.