



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Case Report Consent Calendar

HEARING DATE: SEPTEMBER 5, 2012

*Filing Date:* June 12, 2012  
*Case No.:* **2012.0740A**  
*Project Address:* **730 Fillmore Street**  
*Historic District:* Alamo Square  
*Zoning:* RH-3 (Residential, House, Three-Family)  
50-X Height and Bulk District  
*Block/Lot:* 0804 / 019  
*Applicant:* Said-Jon Eghbal  
482 Wesley Avenue  
Oakland, CA 94606  
*Staff Contact* Shelley Caltagirone - (415) 558-6625  
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### PROPERTY DESCRIPTION

**730 FILLMORE STREET**, located at the southeast corner of the Fillmore Street and Grove Street intersection. Assessor's Block 0804, Lot 019. The three-story, single-family residence was constructed in 1892 and designed in the Queen Anne style by the architecture firm Henricksen & Mahoney. The building's front façade has been partially clad with stucco, so the property is designated as a "contributing altered" building. It is located in a RH-3 (Residential, House, Three-Family) Zoning District and a 50-X Height and Bulk District.

### PROJECT DESCRIPTION

The proposal is to add a deck at the roof of the existing detached, one-story garage structure located in the rear yard of the subject property. The work will include removing one window and an exterior stair at the rear facade and installing a new wood-framed, divided-lite French door and wood stairs that will connect the second floor level of the house to the deck and the first floor level to the yard at grade. The new doorway will be surrounded by wood trim to match the existing trimwork on the rear façade. The deck will be surrounded by 3'-6" open wood railing on three sides and a partially solid 4'-3" wood railing on the street-facing side. The new door, trim, and railings will have a painted finish. Please see attached plans for details.

### 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

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a historic district, the Historic Preservation Commission must find that the proposed work is in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

### ARTICLE 10 – Appendix E – The Alamo Square 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 Alamo Square Historic District as described in Appendix E of Article 10 of the Planning Code and the character-defining features specifically outlined in the designating ordinance.

## 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 proposed project would maintain the building's historic use as a single-family residence.*

**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 not detract from the historic character of the subject property. The project would remove one historic window at the rear façade and a stair, neither of which are character-defining features of the property as they are located at the rear façade and are not visible from the public view. The proposed deck would be installed at the roof of the garage, which is not an original feature of the site and does not contribute to the historic character of the district. The alterations to the parapet above the garage and the construction of the deck, railing and stairs would be compatible with the character of the building and district.*

**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 architectural elements from other buildings, shall not be undertaken.

*The proposed project does not include the addition of conjectural elements or architectural features from other buildings. New work does not create a false sense of historical development and would be contemporary in character.*

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

*The proposed project would not alter or impact changes to the subject property that have acquired historic significance in their own right. The garage to be altered is a later addition to the subject property and is not historically significant.*

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

*The proposed project will not affect any original distinctive materials, features, finishes, and construction techniques that characterize the historic district. Alterations to this building will not affect any surrounding contributing resources to the historic district.*

**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 project would not detract from the historic character of the subject property. The project would remove one historic window at the rear façade and a stair, neither of which are character-defining features of the property as they are located at the rear façade and are not visible from the public view. The proposed deck would be installed at the roof of the garage, which is not an original feature of the site and does not contribute to the historic character of the district. The alterations to the parapet above the garage and the construction of the deck, railing and stairs would be compatible with the character of the building and 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.

*The essential form and integrity of the subject property and the Alamo Square Historic District would be unimpaired if the proposed alterations at the subject property were removed at a future date.*

**Summary:** The Department finds that the overall project is consistent with the *Secretary of the Interior Standards for Rehabilitation*.

## PUBLIC/NEIGHBORHOOD INPUT

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

## ISSUES & OTHER CONSIDERATIONS

None.

## STAFF ANALYSIS

Based on the requirements of Article 10, Appendix E of the Planning Code and the Secretary of Interior's Standards, staff has determined that the proposed work is compatible with the character-defining features of the subject building and with the Alamo Square Historic District. Staff finds that the proposed project would maintain the building's historic use as a single-family residence; that the proposed project would not detract from the historic character of the subject property or any surrounding contributing resources to the historic district; and, that the essential form and integrity of the property and the Alamo Square Historic District would be unimpaired if the proposed alterations at the subject property were removed at a future date.

## 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  
Assessor's Block Map  
Sanborn Map  
Photographs  
Plans

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# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Draft Motion

HEARING DATE: SEPTEMBER 5, 2012

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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 019 IN ASSESSOR'S BLOCK 0804, WITHIN AN RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 50-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

WHEREAS, on June 12, 2012, Said-Jon Eghbal, (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to add a deck at the roof of the existing detached, one-story garage structure located in the rear yard of the subject property. The work will include removing one window and an exterior stair at the rear facade and installing a new wood-framed, divided-lite French door and wood stairs that will connect the second floor level of the house to the deck and the first floor level to the yard at grade. The new doorway will be surrounded by wood trim to match the existing trimwork on the rear façade. The deck will be surrounded by 3'-6" open wood railing on three sides and a partially solid 4'-3" wood railing on the street-facing side. The new door, trim, and railings will have a painted finish.

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 September 5, 2012, the Commission conducted a duly noticed public hearing on the current project, Case No. 2012.0740A (“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 labeled Exhibit A on file in the docket for Case No. 2012.0740A 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 district as described in the designation report.

- The proposed project would maintain the building’s historic use as a single-family residence; that the proposed project would not detract from the historic character of the subject property or any surrounding contributing resources to the historic district; and, that the essential form and integrity of the property and the Alamo Square Historic District would be unimpaired if the proposed alterations at the subject property were removed at a future date.
- The proposed project meets the requirements of Article 10, Appendix E of the Planning Code.
- 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 architectural elements from other buildings, shall not be undertaken.*

**Standard 4.**

*Most properties change over time; those changes that have acquired historic significance in their own right shall 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 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 building 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 019 in Assessor's Block 0804 for proposed work in conformance with the renderings and architectural plans labeled Exhibit A on file in the docket for Case No. 2012.0740A.

**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 September 5, 2012.

Linda D. Avery  
Commission Secretary

AYES:

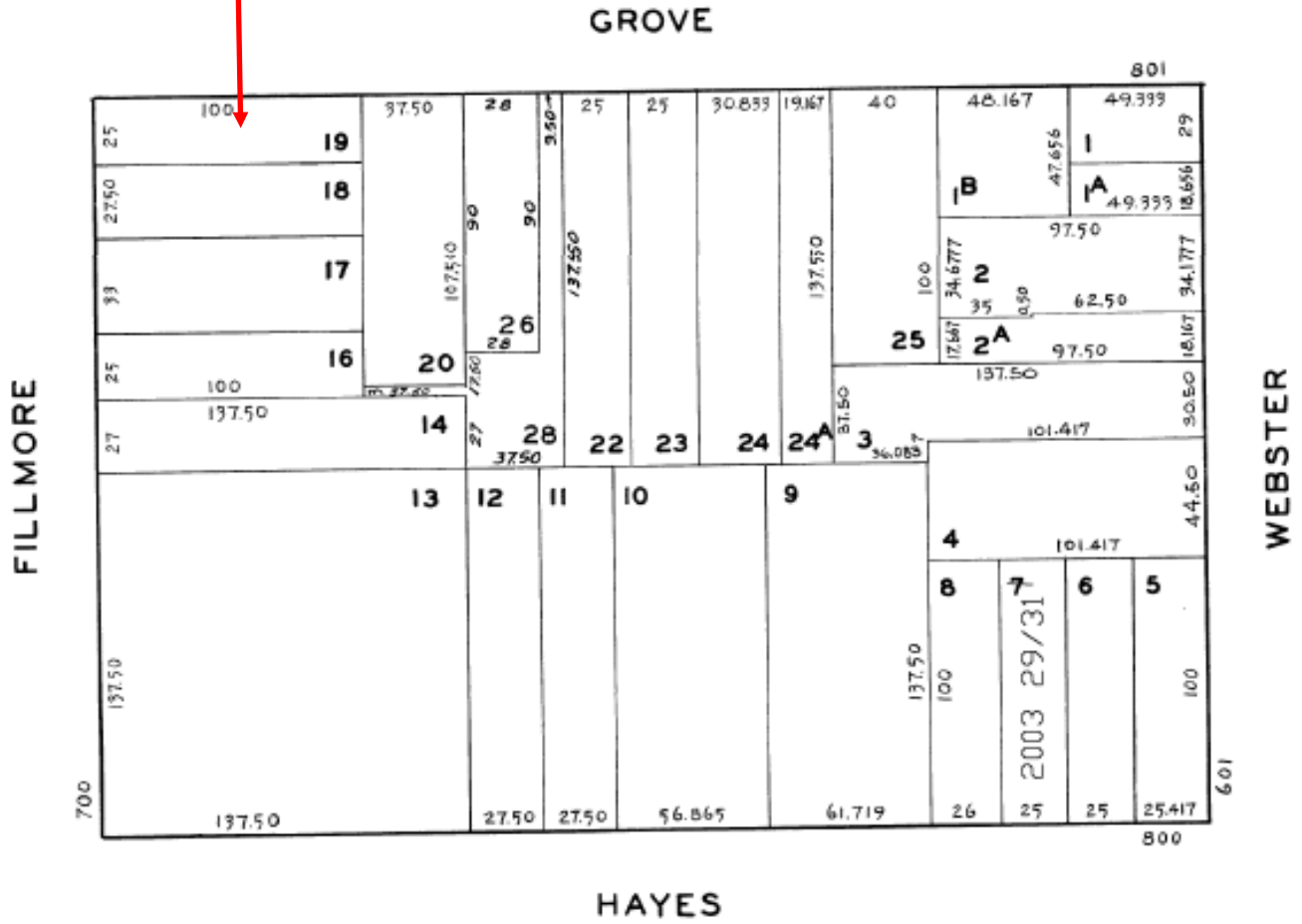
NAYS:

ABSENT:

ADOPTED:

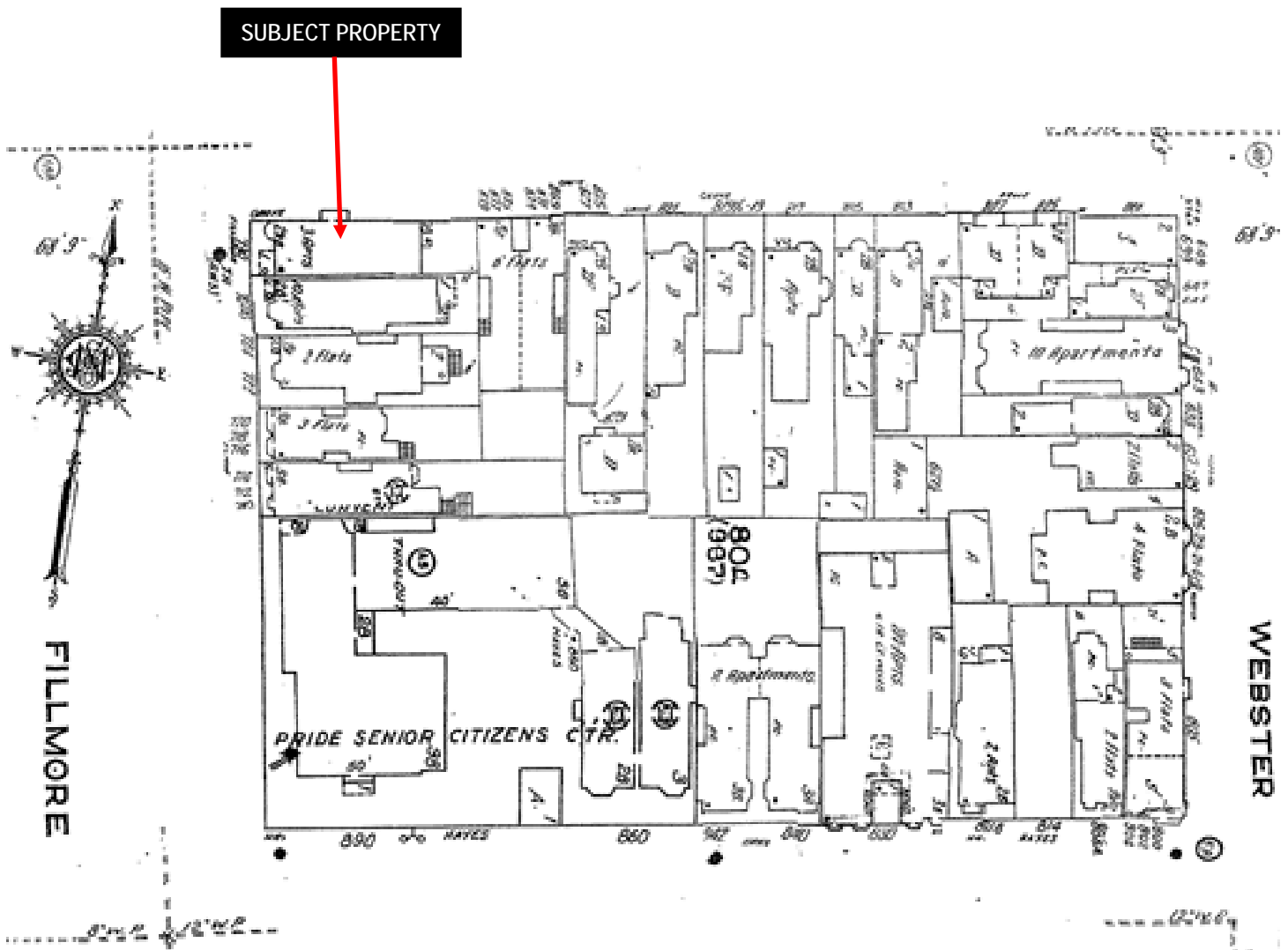
# Parcel Map

**SUBJECT PROPERTY**



Certificate of Appropriateness Hearing  
 Case Number 2012.0740A  
 730 Fillmore 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 2012.0740A  
730 Fillmore Street

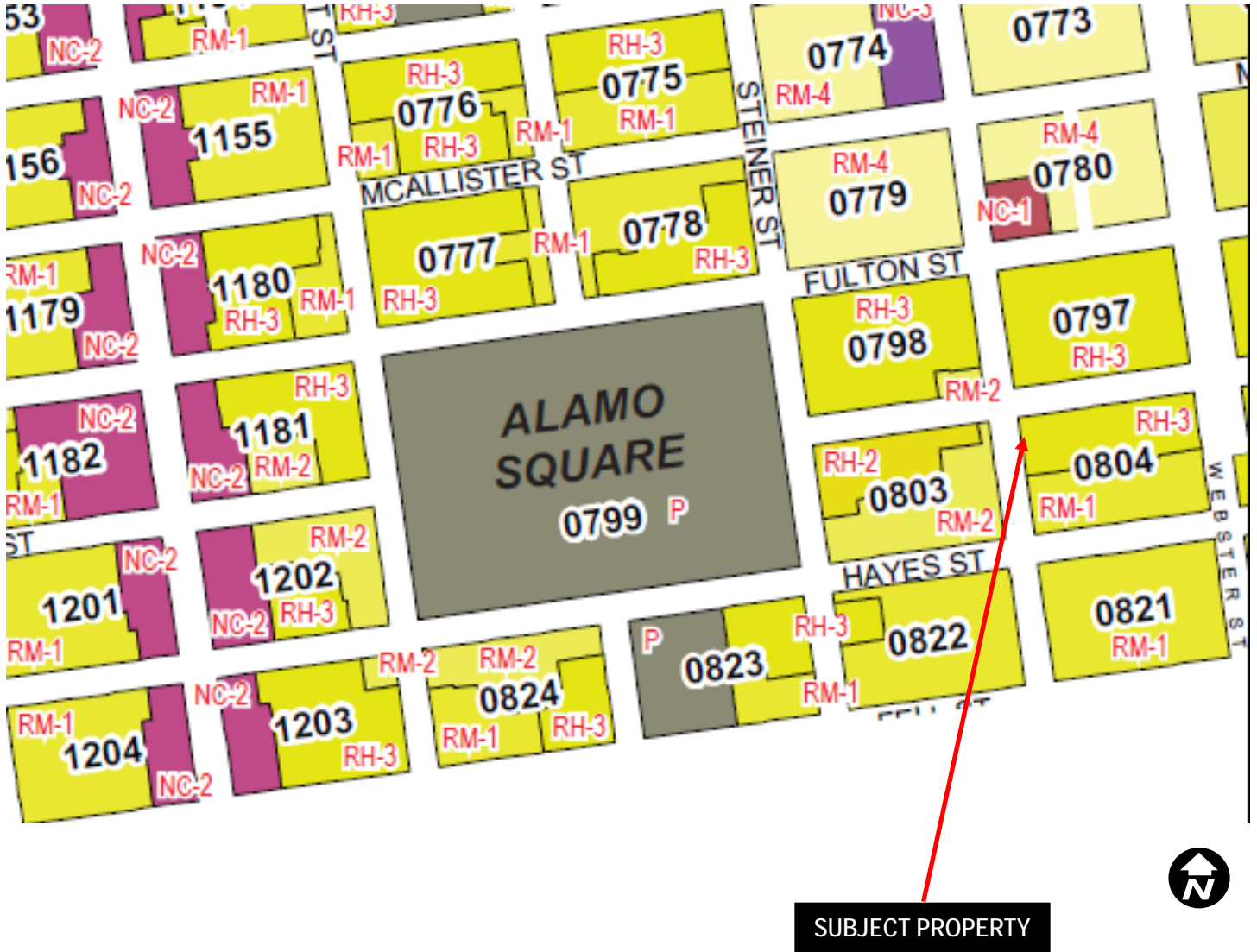
# Aerial Photo

SUBJECT PROPERTY



Certificate of Appropriateness Hearing  
Case Number 2012.0740A  
730 Fillmore Street

# Zoning Map



Certificate of Appropriateness Hearing  
Case Number 2012.0740A  
730 Fillmore Street



SUBJECT PROPERTY



ADJACENT PROPERTY



SUBJECT PROPERTY

Rear and side facade





ADJACENT PROPERTY



SUBJECT PROPERTY

**SCOPE OF WORK**

NEW WOOD DECK ABOVE GARAGE ROOF.  
 NEW EXTERIOR DOOR AND TRANSOM WINDOW.  
 NEW EXTERIOR LANDING AND STAIR TO ACCESS ROOF DECK

**DRAWING INDEX**

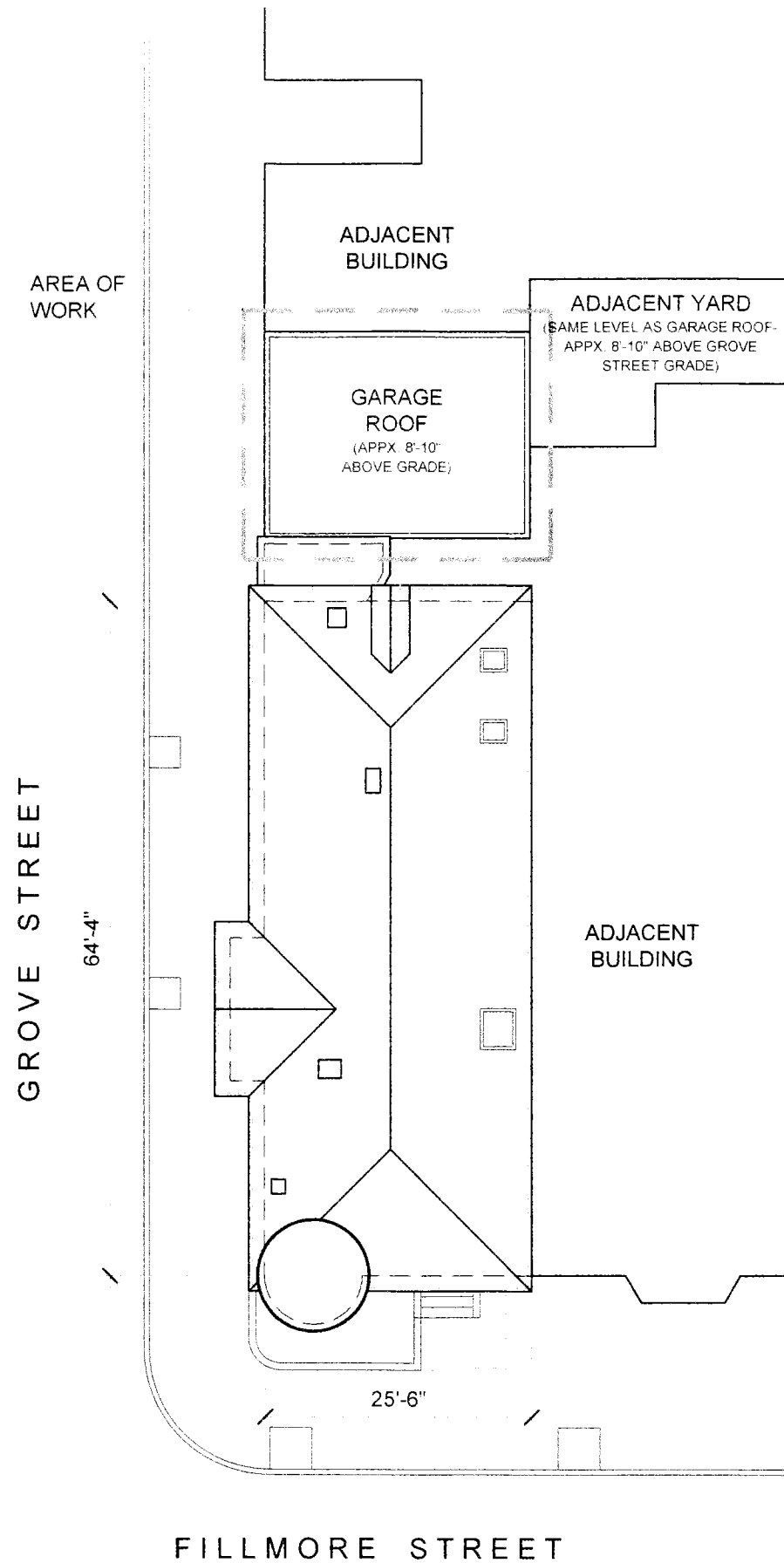
- A0 SITE PLAN, PROJECT INFORMATION
- A1 EXISTING FLOOR PLANS
- A2 PROPOSED FLOOR PLANS
- A3 EXISTING ELEVATION NORTH
- A4 EXISTING ELEVATION EAST
- A5 PROPOSED ELEVATION NORTH
- A6 PROPOSED ELEVATION EAST
- A7 PROPOSED BUILDING SECTIONS

**PROJECT DIRECTORY**

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 SAN FRANCISCO, 94117

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 E. sje@sjeghbal.com

STRUCTURAL ENGINEER: BAILEY ENGINEERING  
 JOHN M. BAILEY, P.E.  
 1271 WASHINGTON AVENUE, STE. 800  
 SAN LEANDRO, CA 94577  
 V. 510.568.1700



**EXISTING SITE PLAN**  
**SCALE: 1/16" = 1'-0"**



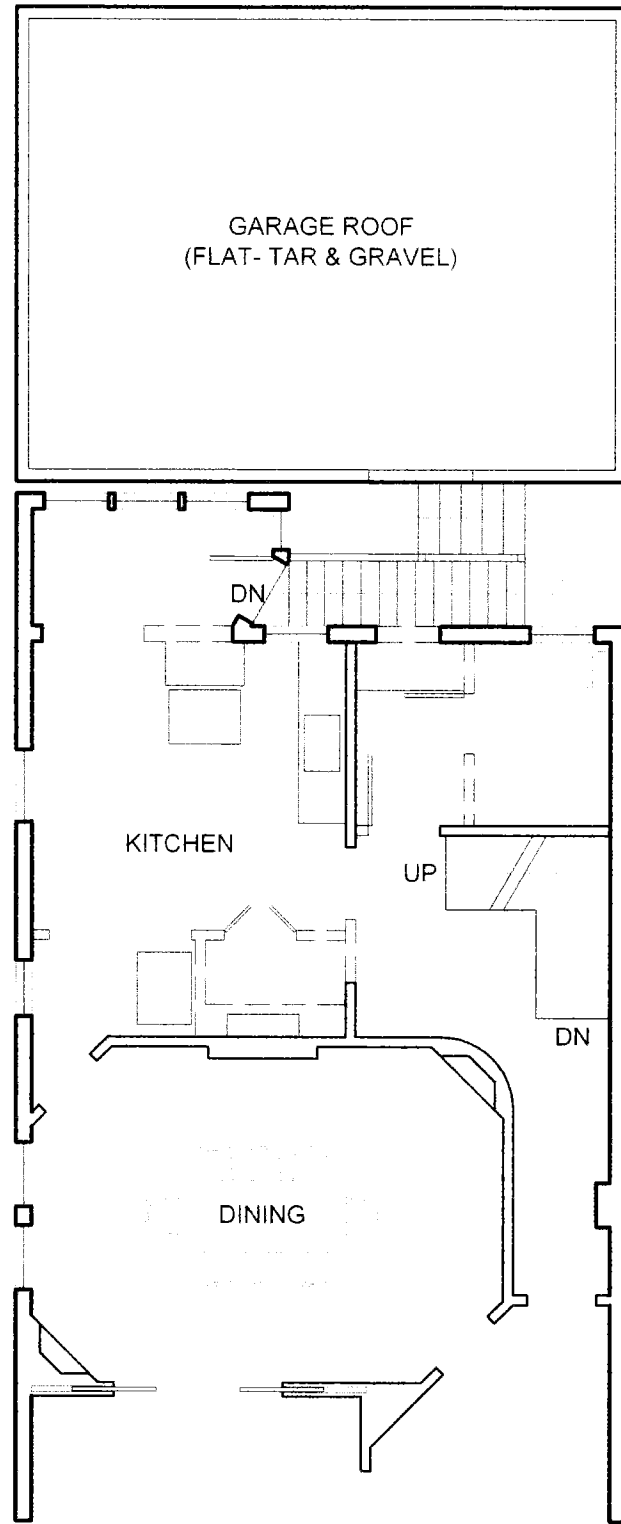
740 A

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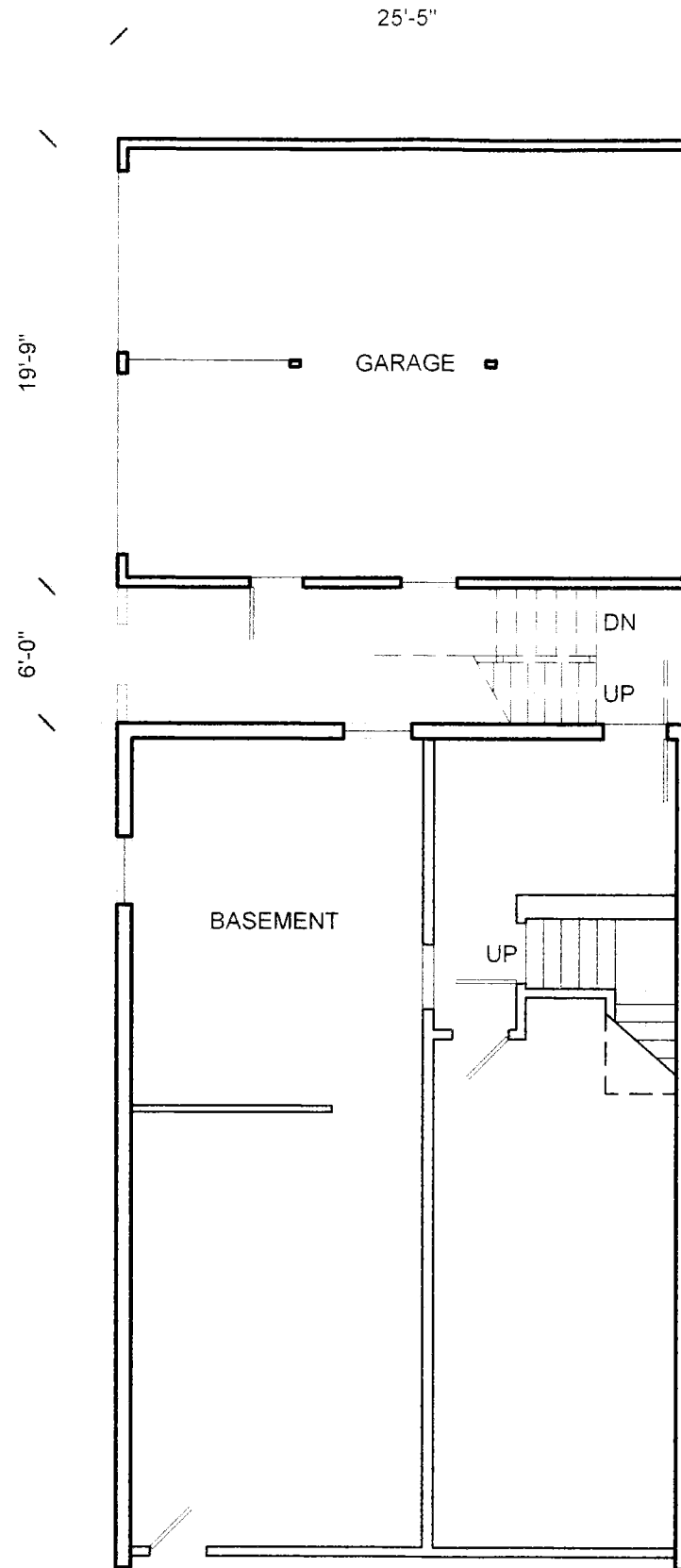
SUBMITTAL:

EXISTING FLOOR PLANS

**A1**

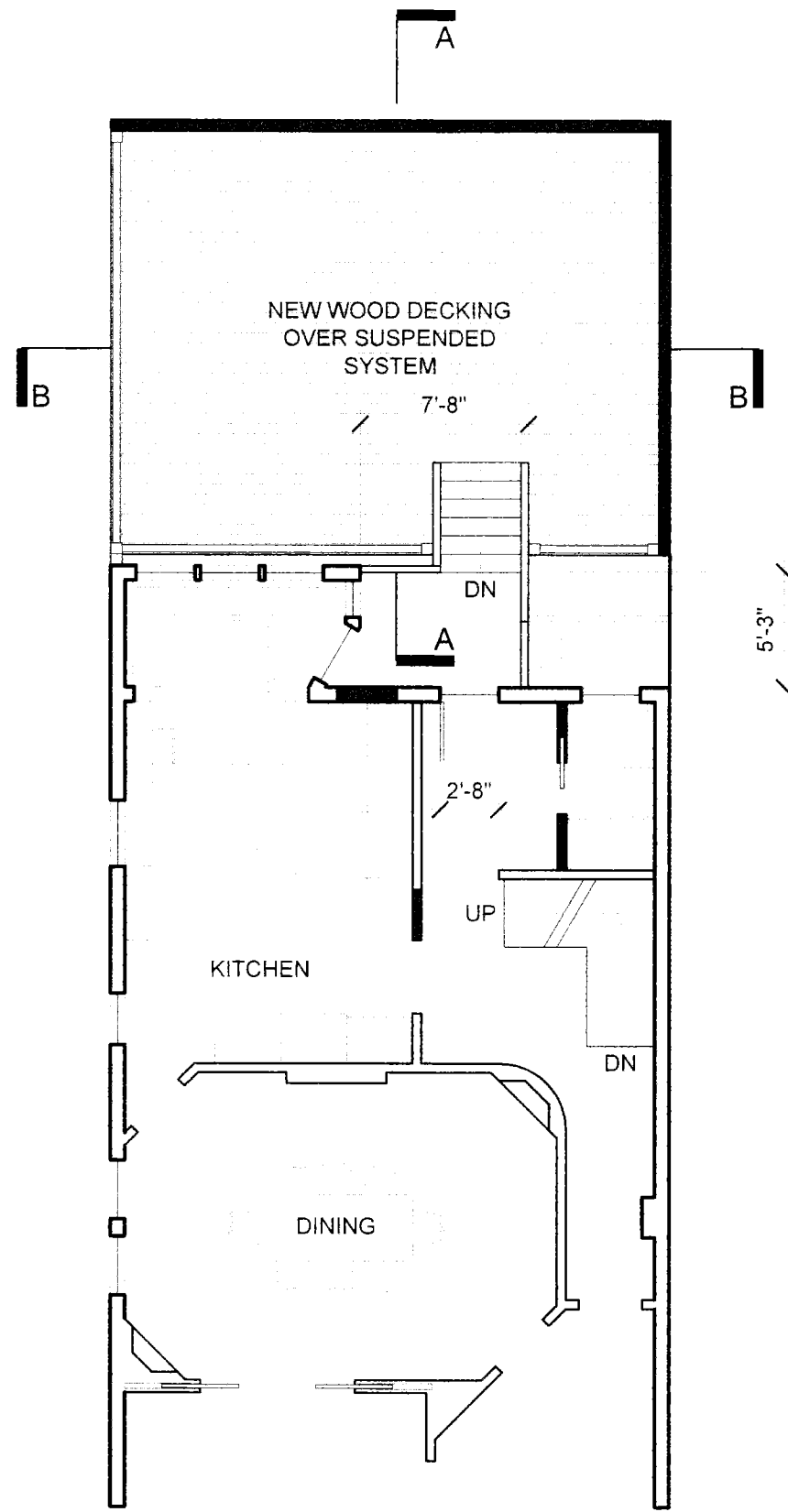


**EXISTING FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

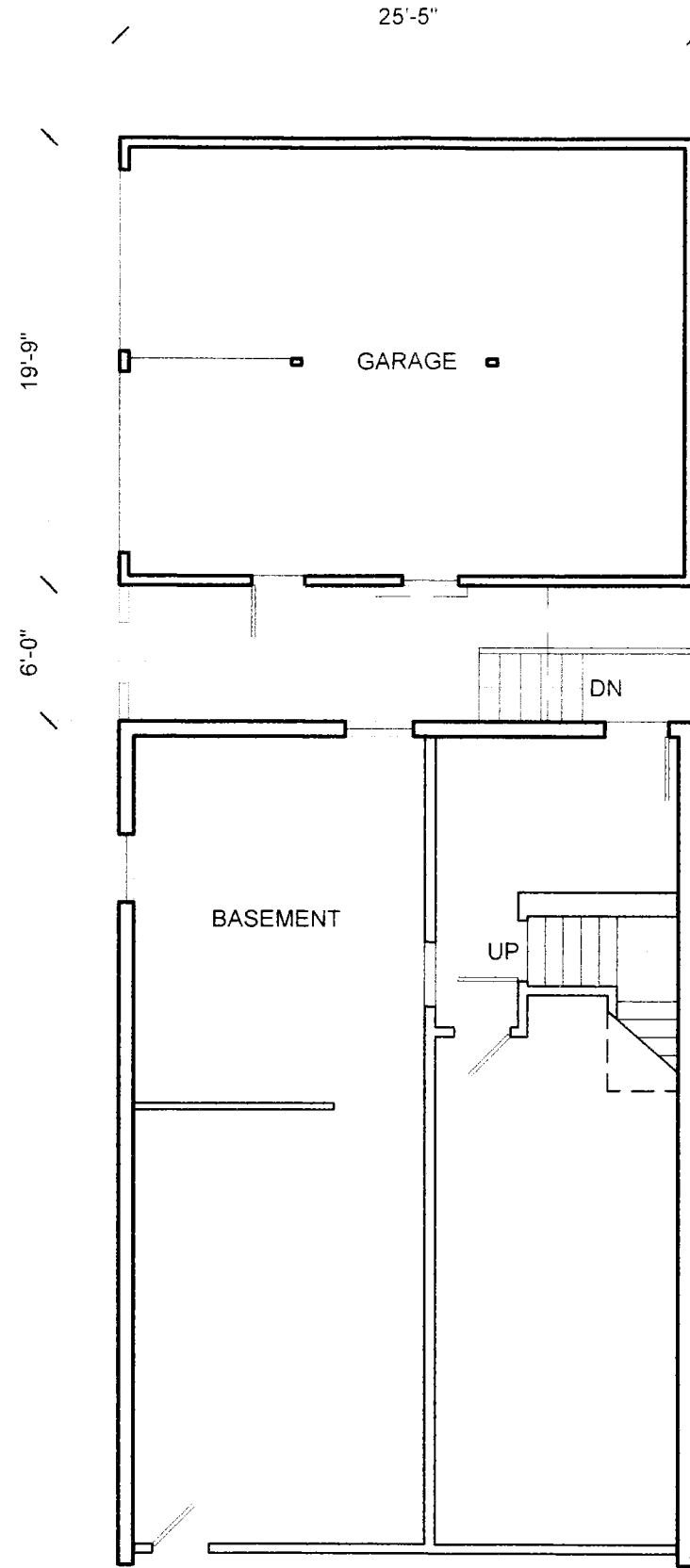


**EXISTING BASEMENT FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

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



**PROPOSED BASEMENT FLOOR PLAN**  
**SCALE: 1/8" = 1'-0"**

**730 FILLMORE STREET**

**SAN FRANCISCO CA 94117**

SUBMITTAL:

PROPOSED FLOOR PLANS

**A2**

THESE DRAWINGS SPECIFICATIONS AND THE CONTRACT SHALL BE CONSIDERED AS THE BASIS FOR THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF SAN FRANCISCO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF SAN FRANCISCO.

**730 FILLMORE STREET**

**SAN FRANCISCO CA 94117**



**EXISTING EXTERIOR ELEVATION - NORTH**  
**SCALE: 1/8" = 1'-0"**

SUBMITTAL:

EXISTING  
 EXTERIOR  
 ELEVATION

SUBMITTAL:

EXISTING EXTERIOR ELEVATION



**EXISTING EXTERIOR ELEVATION - EAST**  
**SCALE: 1/8" = 1'-0"**



**730 FILLMORE STREET**  
 SAN FRANCISCO CA 94117

SUBMITTAL:

PROPOSED EXTERIOR ELEVATION



**PROPOSED EXTERIOR ELEVATION - EAST**  
**SCALE: 1/8" = 1'-0"**



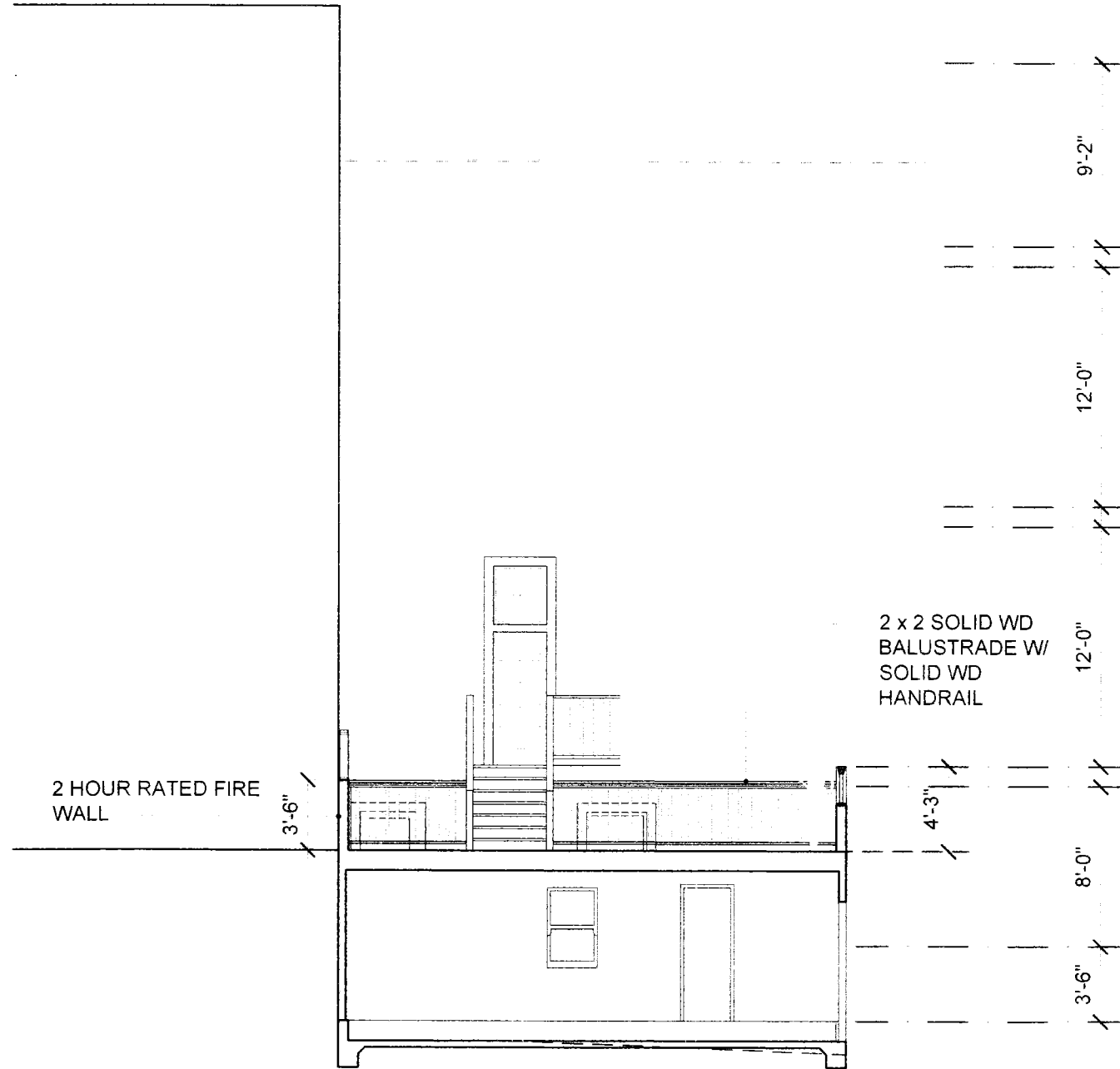
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**SAN FRANCISCO CA 94117**

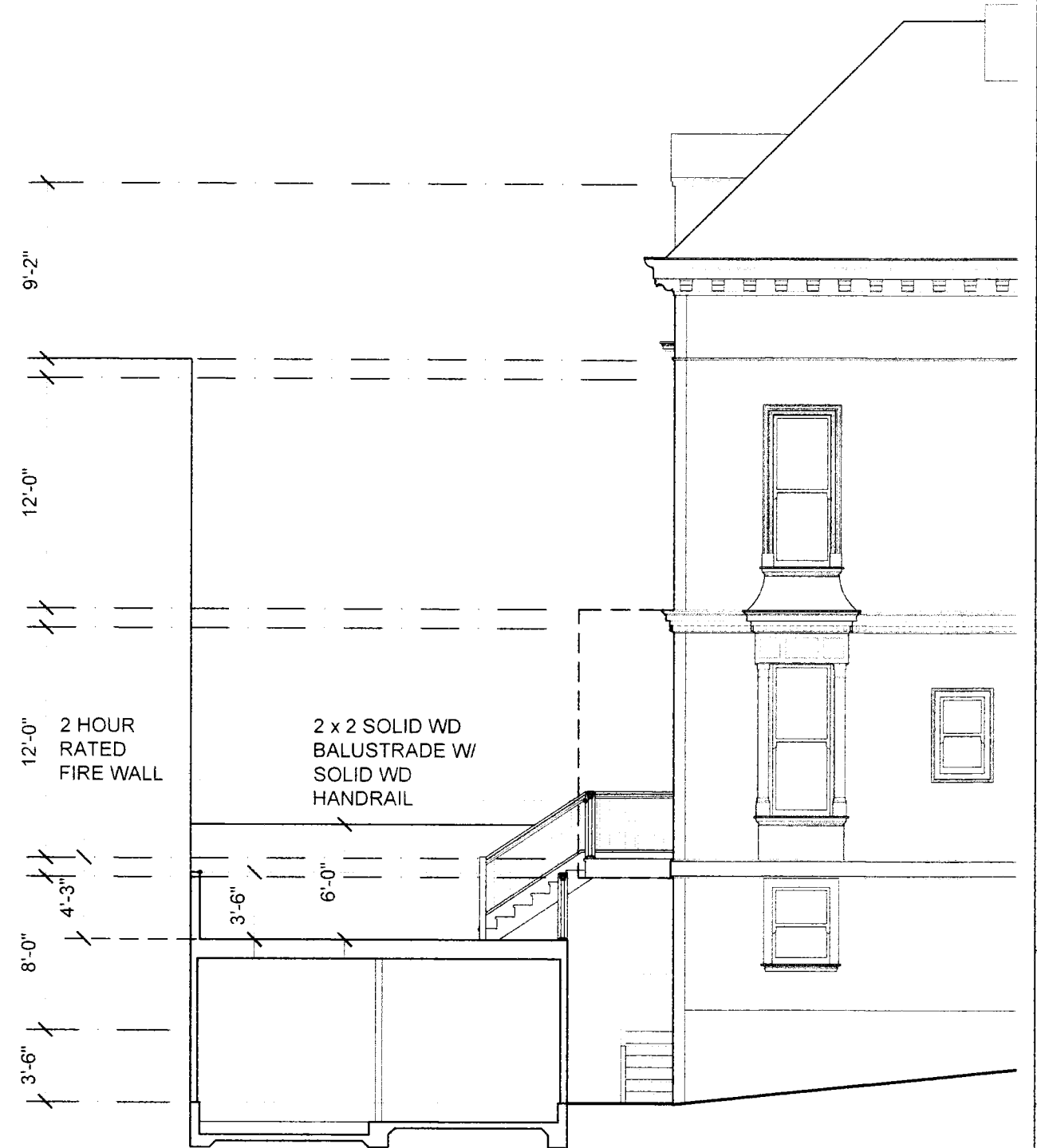
SUBMITTAL:

PROPOSED BUILDING SECTIONS

**1 A7**



**BUILDING SECTION B-B**  
**SCALE: 1/8" = 1'-0"**



**2 BUILDING SECTION A-A**  
**SCALE: 1/8" = 1'-0"**

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