



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Case Report

HEARING DATE: OCTOBER 16, 2013

*Filing Date:* September 19, 2012  
*Case No.:* 2012.1197A  
*Project Address:* 302 Greenwich Street / 1531 Montgomery Street  
*Historic Landmark:* No. 121 – Julius' Castle  
*Zoning:* RH-3 (Residential – House, Three Family)  
40-X Height and Bulk District  
*Block/Lot:* 0079/004 & 005  
*Applicant:* Paul D. Scott  
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### PROPERTY DESCRIPTION

302 GREENWICH STREET / 1531 MONTGOMERY STREET is located on the north side of Greenwich Street at the end of Montgomery Street (Assessor's Block 0079; Lots 004 & 005). The subject building is City Landmark #121, Julius' Castle, constructed in 1923 and expanded in 1928 by Architect L. Mastropasqua. The two-story wood-frame building is located on Telegraph Hill about 150 feet downslope from Coit Tower. It is located within the RH-3 (Residential – House, Three Family) Zoning District with an 40-X Height and Bulk District.

Julius' Castle is one of San Francisco's oldest continuously operated restaurants in its original location. Its design relies heavily from a number of popular stylistic movements at the time, including Storybook and Roadside architecture; while its design motifs are primarily derived from the Gothic Revival and Arts & Crafts Styles. The prominent character-defining-features include its corner turret and crenellated parapet, painted wood shingle cladding, and large-scale painted signage visible from the waterfront. The historic apartment structure's character-defining features include its gable roof from, projecting eaves, extended rafters, and recessed apartment stairs with arched openings.

### PROJECT DESCRIPTION

A previous Certificate of Appropriateness was reviewed and approved by the Historic Preservation Commission (HPC) at its December 17, 2008 hearing (see attached Certificate of Appropriateness Case No. 2007.06553A) which addressed work cited within a Notice of Violation issued May 17, 2007 for work executed without benefit of permit, a Certificate of Appropriateness, or Zoning Administrator approval. The work associated with the Notice of Violation requires approval for the expansion of a detached structure located at the rear of the building, the expansion of the historic Arts & Crafts style apartment

structure, replacement of exterior doors and window, and replacement of a redwood fence with a new concrete wall. The previous C of A has since expired.

This current project proposes to address the work completed without benefit of permit, as well as additional exterior restoration work of the landmark building and property. The scope of work is limited to the building exterior and includes the restoration of several exterior elements, the removal of the expansion of the historic apartment structure and changing the openings at the detached structure to be compatible with the property. Specifically, the proposal includes:

- **Restore Original Roofline at Main Building.** Restore original roofline over the staircase at the southern elevation of the main building, which is highly visible from Montgomery Street and the Greenwich Steps by removing portions of the expansion that was executed without benefit of permit. The proposed roofline will restore the original Arts and Crafts/Gothic Revival articulation of the asymmetrical roof. Details will match the existing in material, profile, and finish.
- **Replace Non-Historic Wood Windows and Doors at Detached Building.** Replace existing non-historic windows and doors at the detached building and its expansion to doors and windows that are compatible with the landmark property.
- **Restore Redwood Fence.** Restore the redwood fence and gate at the entrance from the Greenwich Steps to match the aesthetic of the building by removing the existing non-historic concrete wall and wrought iron gate.
- **Replace Non-Historic Wood Doors.** Replace select doors with new wood doors compatible with the character of the landmark property.
- **Repair Exterior Wood Shingles.** Replace select areas of painted exterior wood shingles with new shingles to match existing in material, pattern, and finish.
- **Restore Crenellated Wood Parapet.** Restore original wood crenellations, wood parapet cap, and wood paneled moldings beyond repair with new elements that match existing in material, design, profile, and finish.
- **Repair the Third Floor Deck.** Repair the existing third floor deck by removing existing non-historic tiles, replacing existing waterproofing, repairing existing deck floor framing, and installing new tiles compatible with the landmark property.
- **Restore Exterior Stairway.** Clean and repair existing fabric awning. Refinish existing wrought iron handrail and gate. Clean the existing brick stairway wall and leave the brick exposed. Install new wood compatible door.
- **Paint Exterior.** Paint exterior of building including shingles, crenellated parapet, metal handrails and gates, and entrance canopy to colors that are historically accurate based on a historic paint

analysis conducted by a professional architectural conservator. Painting will also be performed with compatible materials and in a manner that are appropriate for the landmark property.

Please see photographs and plans for details.

*UPDATE:*

*The Project Sponsor is proposing to return the subject building back to its condition prior to the above-cited work, except for a small addition to the detached building at the northwest corner of the property.*

## OTHER ACTIONS REQUIRED

None.

## COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project requires rear yard variance from the Zoning Administrator for the expansion within the required rear yard setback because the Project Sponsor is proposing not to remove the improvements at this location. The proposed project also requires a Conditional Use Permit for a proposed restaurant use since the previous nonconforming use as a restaurant in the RH-3 zoning district has been discontinued for a continuous period of three years.

## 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 landmark 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.

### 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 work does not include a change of use. The subject building was constructed as a restaurant building, and will remain so. The proposed project is limited to the exterior of the building and property.*

**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 scope of work will focus on removing existing non-historic elements and additions executed without benefit of permit, as well as restoring the exterior of the building and property. The project includes restoring the original roofline over the staircase at the southern elevation of the main building by removing a non-historic addition, replacing non-historic door and window openings at the detached building with new door and window openings compatible with the landmark property, replacing select non-historic doors with new doors that are in character with the property, and removing the non-historic concrete wall and wrought iron gate and replacing it with a redwood fence and gate. The exterior restoration scope of work will mainly be repair and calls for replacement only where necessary. As outlined in the scope of work, architectural elements that can be repaired will be repaired, and only those areas that are structurally unsound or in an advanced state of repair will be replaced with substitute materials and/or elements. Exterior restoration work includes repairing wood shingles, the crenellated wood parapet, the exterior stairway, and painting the exterior of the building.*

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

*The distinctive finishes and features of the landmark structure will be retained and preserved. New features introduced are sensitive and compatible to the landmark building and property and will also be differentiated from the existing in order to maintain clarity between what was original and what was added during this project. Staff has reviewed the proposed drawings of proposed replacement elements and confirmed that as outlined in the scope of work, distinctive features such as the crenellated parapet, wood shingles, windows, doors, wall, and roof eave will be preserved.*

**Standard 6:** Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary physical evidence.

*When possible, deteriorated features will be preserved through repair techniques such as cleaning, re-finishing, and Dutchman repair. Only where necessary will materials be replaced in like materials or with appropriate substitute materials, and refinished to match existing adjacent elements.*

**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, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

*The expansion at the southern elevation of the main building that was executed without benefit of permit will be partially removed to restore the original roofline over the staircase. The expansion at the east end of the detached building which was also executed without benefit of permit will remain but the existing doors and windows will be replaced with new wood doors and windows. The new work will be differentiated from the old and will be compatible with the historic materials, features, features, size, scale and proportion, and massing of the landmark property.*

**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 expansion at the east end of the detached building, if rehabilitated with new windows and doors, will not impact the essential form and integrity of the landmark property and its environment if removed in the future.*

## PUBLIC/NEIGHBORHOOD INPUT

The Project Sponsor met with the Telegraph Hill Dwellers Planning & Zoning Committee on July 12, 2012, March 6, 2013, and September 12, 2013. The Department has received no public input on the project at the date of this report.

## ISSUES & OTHER CONSIDERATIONS

The previous Project Sponsor filed a Certificate of Appropriateness (C of A) Application (Case No. 2007.0653A) on June 27, 2007 and received approval by the HPC on December 17, 2008 (see attached decision documents – case report including motion) to restore the existing landmark property back to its original condition prior to the work executed without benefit of permit including restoring the original roofline over the staircase at the southern elevation of the building, removing the expansion of the detached building and restoring the door and window openings on the north elevation, restoring the crenellated wood parapet to its original configuration before the expansion at the detached building, replacing the wrought iron gate and concrete wall with a simple redwood fence and gate, and replacing all doors and windows installed with high-quality materials compatible with the landmark property.

The property has since been purchased by a new owner. The current Project Sponsor (also the new owner) filed a C of A (Case No. 2012.1197A) on September 19, 2012 to address portions of the scope of work outlined in the previous C of A application with the additional restoration scope of work including the replacement of windows and doors at the detached building, repair of exterior wood siding, restoration of existing crenellated wood parapets, repair of the third floor deck, restoration of the exterior stairway, and painting of the building exterior.

## STAFF ANALYSIS

Staff has determined that the proposed work with some stipulated conditions will be in conformance with the requirements of Article 10 and the *Secretary of Interior's Standards for Rehabilitation*. Proposed work in conjunction with stipulated conditions will not adversely affect the landmark structure.

**Exterior Roof and Wall Alteration & Repair.** Staff finds that the historic character of the property will be retained and preserved by the careful repair and limited replacement of historic elements. Although the proposed removal of the southern end of the main building is only a portion of the expansion that was executed without permit, Staff has determined that the proposed removal will restore the original roofline over the staircase at the southern elevation of the building. Additionally, Staff has reviewed a wall and roof assembly details and determined that the restoration is appropriate. A condition of approval has been included to address the alteration to the wall and roof areas.

**Window and Doors.** Staff has reviewed the proposed window and door details and determined that the replacement of windows and doors at the detached building, as well as replacement of select doors are compatible with the existing landmark. A condition of approval has been included to address the new windows and doors, as well as the infill at walls.

**Crenellated Parapet.** Staff has reviewed the proposed details for the crenellated wood parapet and determined that repair and/or select replacement will match existing elements in material, design, profile, and finish. A condition of approval has been included to address the work to the repair to parapets including paneled moldings and the transition between the parapet and roof deck.

**Third Floor Deck.** Staff has reviewed the detail for the third floor roof deck and determined that the proposed deck replacement is appropriate for addressing waterproofing issues. A condition of approval has been included to address the selection of new floor tiles.

**Redwood Fence.** Staff has reviewed the general concept of a redwood fence and determined that the proposed removal of existing concrete wall and wrought iron fence and replacement with a simple redwood fence and gate is aesthetically compatible with the landmark property. The new redwood fence will have a 4-inch maximum curb as required to retain the southern edge of the property. A condition of approval has been included to address the work at the redwood fence.

**Exterior Stairway.** Staff has reviewed the treatment of the existing exterior stairway including the cleaning and repair of existing awning, repainting of existing wrought iron handrail and gate, the cleaning of existing brick wall and the installation of a new wood door in character of the property and determined that the approach will restore the building to its original character. Two options have been provided for the finish of the brick stair wall. Option 1 is maintaining the existing brick wall finish as is and Option 2 is to apply a stucco finish over the brick wall. The Project Sponsor proposes to apply a stucco coating over the existing brick veneer wall. Staff recommends that existing brick be left exposed since this stairway was not part of the original building, is differentiated with the historically scored stucco finish at the base of the landmark building, and is more compatible with the surrounding Greenwich Steps and adjacent retaining wall which abuts it. A condition of approval has been included to address the work to the brick wall and new door.

**Painting.** Staff has reviewed the proposed painting of the building exterior including shingles, crenellated parapet, and entrance canopy and determined that painting is compatible with the landmark property. A condition of approval has been included to address the painting work.

## 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 WITH CONDITIONS of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation*. Staff recommends the following conditions of approval:

- That all work to abate the outstanding violation must be completed as part of this approval including removal of a portion of the expansion at the southern elevation of the main building to restore the original roofline, replacement of windows and doors at the detached building, the replacement of non-historic doors throughout the property, and the removal of the existing non-historic concrete wall and wrought iron gate and the installation of a new redwood fence and gate.
- That if it is determined that more than 50% replacement of the total exterior shingles, crenellated parapet, or any other character-defining features listed in the current scope of work is required, then a full conditions assessment be conducted and submitted for review and approval by the HPC a regularly scheduled hearing.
- That the brick surface at the exterior stair wall to remain unfinished without any coatings to preserve the character of the landmark property.
- Prior to issuance of the Architectural Addendum, dimensioned elevations, details, and sections where required showing all profiles and dimensions for all new proposed replacement elements as well as existing conditions including crenellated wood parapets including moldings at parapet wall, roof details at southern end of main building where the expansion is to be removed, new door for exterior brick stair wall, infill wall details at detached building where new windows and doors will be installed, and new redwood fence and gate details will be forwarded for review and approval by Planning Department Preservation Staff.
- Prior to issuance of the Architectural Addendum, dimensioned elevations showing specific locations where repairs and/or replacement work will be performed based on a conditions assessment will be forwarded for review and approval by Planning Department Preservation Staff
- Prior to issuance of the Architectural Addendum, specifications for exterior wood restoration, brick cleaning and restoration, cement plaster restoration, decorative metal restoration, exterior floor tile, exterior wood shingles, and exterior painting including restoration will be forwarded for review and approval by Planning Department Preservation Staff.
- Prior to issuance of the Architectural Addendum, a paint analysis report detailing the historic paint colors conducted by a professional architectural conservator, as well as the proposed paint colors and samples for the building exterior will be forwarded for review and approval by Planning Department Preservation Staff.

- Prior to issuance of the Architectural Addendum, samples of the new third floor deck tiles, redwood fence, glazing and finish for new wood doors and windows, and finish for new hardware will be forwarded for review and approval by Planning Department Preservation Staff.
- Prior to issuance of the Architectural Addendum, mock-ups of each of the following for review and approval by Planning Department Preservation Staff: 1) Repaired crenellated wood parapet, 2) Repaired wood shingle, and 3) New redwood fence.

## ATTACHMENTS

Draft Motion

Parcel Map

Sanborn Map

Aerial Photos

Zoning Map

Site Photos

Previous Certificate of Appropriateness (2007.0653A) Decision Documents, Hearing Date: December 17, 2008

Certificate of Appropriateness Application (Current)

Sponsor Packet

Drawings

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# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Draft Motion

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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 003 IN ASSESSOR'S BLOCK 0175, WITHIN A C-2 (COMMERCIAL BUSINESS) ZONING DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT.**

### PREAMBLE

WHEREAS, on September 19, 2012, Paul D. Scott (Project Sponsor and Owner) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to restore the building located on the subject property located on lots 004 & 005 in Assessor's Block 0079 for restaurant use. The work involves the restoration of the existing landmark property including addressing work executed without benefit of permit, as well as an exterior restoration of the building and property. Specifically, the work includes:

- Restoration of the original roofline over the staircase at the southern elevation of the main building by removing portions of the expansion that was executed without benefit of permit;
- Replacement of existing non-historic windows and doors at the detached building with new wood windows and doors that are compatible with the landmark property;

- Restoration of the redwood fence and gate at the entrance from the Greenwich Steps to match the aesthetic of the building by removing the existing non-historic concrete wall and wrought iron gate;
- Replacement of existing non-historic wood doors with new wood doors compatible with the character of the landmark property;
- Replacement of select areas of painted exterior wood shingles with new shingles to match existing in material, dimension, design, pattern, and finish;
- Restoration of the crenellated wood parapet and wood paneled moldings;
- Repair of the existing third floor deck by removing existing non-historic tiles, replacing existing waterproofing, repairing existing deck floor framing, and installing new tiles compatible with the landmark property;
- Restoration of the exterior stairway including repair of existing fabric awning, painting existing handrail, and restoring the brick wall; and
- Painting of the building exterior and site features.

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 October 16, 2013, the Commission conducted a duly noticed public hearing on the project, Case No. 2012.1197A ("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 **APPROVES WITH CONDITIONS** the Certificate of Appropriateness, in conformance with the architectural plans dated October 2, 2013 and labeled Exhibit A on file in the docket for Case No. 2012.1197A based on the findings listed below.

**BE IT FURTHER MOVED**, that the Historic Preservation Commission requests the Planning Commission consider a condition of approval as part of its conditional use authorization for the restaurant use at the property that all scopes of work defined in this Certificate of Appropriateness be completed prior to the building operating as a restaurant.

## CONDITIONS OF APPROVAL

In conformance with HPC Motion 0131, the Commission requires:

- That all work to abate the outstanding violation must be completed as part of this approval including removal of a portion of the expansion at the southern elevation of the main building to restore the original roofline, replacement of windows and doors at the detached building, the replacement of non-historic doors throughout the property, and the removal of the existing non-historic concrete wall and wrought iron gate and the installation of a new redwood fence and gate.
- That if it is determined that more than 50% replacement of the total exterior shingles, crenellated parapet, or any other character-defining features listed in the current scope of work is required, then a full conditions assessment be conducted and submitted for review and approval by the HPC a regularly scheduled hearing.
- That the brick surface at the exterior stair wall to remain unfinished without any coatings to preserve the character of the landmark property.
- Prior to issuance of the Architectural Addendum, dimensioned elevations, details, and sections where required showing all profiles and dimensions for all new proposed replacement elements including crenellated wood parapets including moldings at parapet wall, roof details at southern end of main building where the expansion is to be removed, new door for exterior brick stair wall, infill wall details at detached building where new windows and doors will be installed, and new redwood fence and gate details will be forwarded for review and approval by Planning Department Preservation Staff.
- Prior to issuance of the Architectural Addendum, dimensioned elevations showing specific locations where repairs and/or replacement work will be performed based on a conditions assessment will be forwarded for review and approval by Planning Department Preservation Staff
- Prior to issuance of the Architectural Addendum, specifications for exterior wood restoration, brick cleaning and restoration, cement plaster restoration, decorative metal restoration, exterior floor tile, exterior wood shingles, and exterior painting will be forwarded for review and approval by Planning Department Preservation Staff.
- Prior to issuance of the Architectural Addendum, a paint analysis report detailing the historic paint colors conducted by a professional architectural conservator, as well as the proposed paint colors and samples for the building exterior will be forwarded for review and approval by Planning Department Preservation Staff.
- Prior to issuance of the Architectural Addendum, samples of the new third floor deck tiles, redwood fence, glazing and finish for new wood doors and windows, and finish for new hardware will be forwarded for review and approval by Planning Department Preservation Staff.
- Prior to issuance of the Architectural Addendum, mock-ups of each of the following for review and approval by Planning Department Preservation Staff: 1) Repaired crenellated wood parapet, 2) Repaired wood shingle, and 3) New redwood fence.

## 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. All previous conditions have been addressed except for the full documentation (written and graphic) describing where each treatment was performed.
3. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the landmark.

- The proposed project will not remove distinctive materials, nor irreversibly alter features, spaces, or spatial relationships that characterize the landmark designation;
- The proposed alteration at the south elevation of the main building to restore the original roofline is required to return the landmark property back to its original character and significance;
- The replacement of non-historic windows and doors at the detached building with new compatible wood windows and doors is required to return the detached building back to the character of the landmark property;
- The removal of the non-historic concrete wall and wrought iron gate along the southern edge of the property and installation of a new simple redwood fence and gate is required to bring back the landmark's overall character and significance;
- The proposal to replaced select non-historic doors with new compatible wood doors will bring the landmark building back to its original character;
- The proposed repair of the wood crenellated parapet and moldings, wood shingles, awning, third floor deck, and painting are appropriate for the building and property. Damage caused by deferred maintenance requires that repairs be made to address waterproofing issues;
- The proposal to clean and leave the exterior brick stair wall exposed without any coatings will preserve the character of the landmark property;
- The proposal is compatible with, and respects, the character-defining features of the landmark designation;
- Proposed work will not damage or destroy distinguishing original qualities or character of the landmark designation; and
- 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 5.**

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

**Standard 6.**

*Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary physical evidence.*

**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, and 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.*

4. **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.*

5. 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 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 have any impact on the City's supply of affordable housing.*

- 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 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.*

6. 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 Lots 004 & 005 in Assessor's Block 0079 for proposed work in conformance with the renderings and architectural sketches dated October 2, 2013 and labeled Exhibit A on file in the docket for Case No. 2012.1197A.

**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 October 16, 2013.

Jonas Ionin  
Acting Commission Secretary

AYES: X

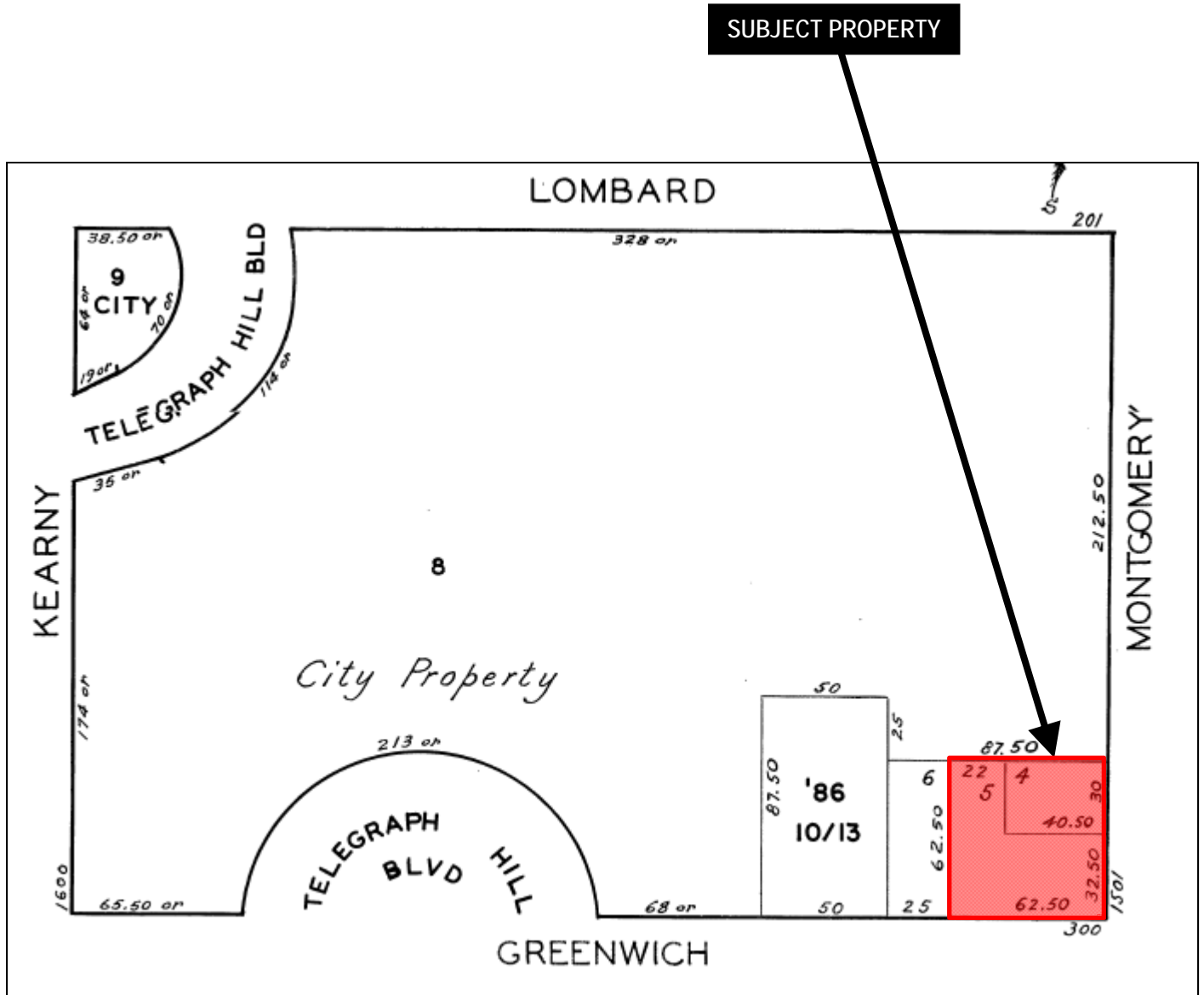
NAYS: X

ABSENT: X

ADOPTED: October 16, 2013



# Parcel Map

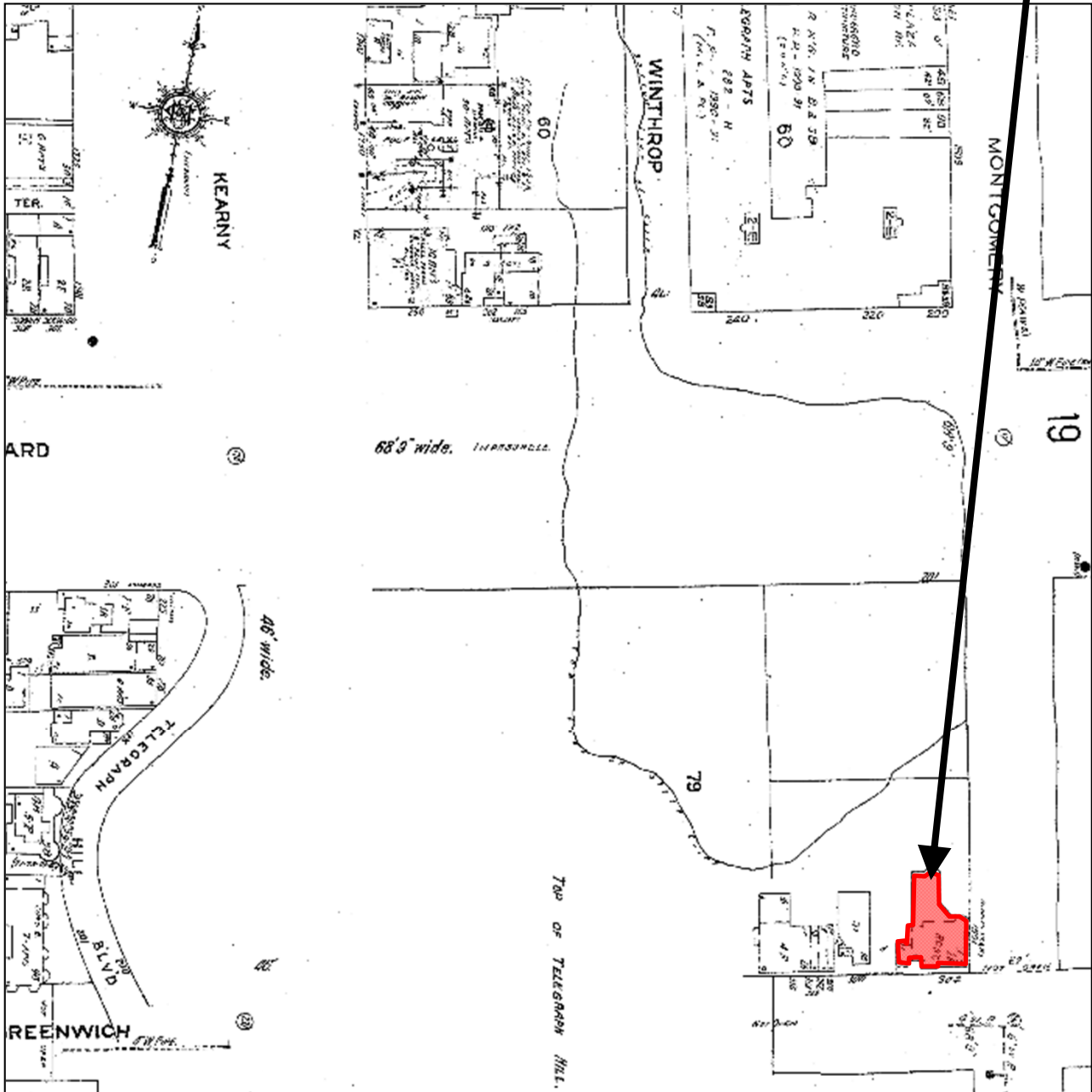


Certificate of Appropriateness Hearing  
 Case Number 2012.1197A  
 302 Greenwich Street / 1531 Montgomery Street



# Sanborn Map\*

SUBJECT PROPERTY



\*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 2012.1197A  
302 Greenwich Street / 1531 Montgomery Street

# Aerial Photo

SUBJECT PROPERTY



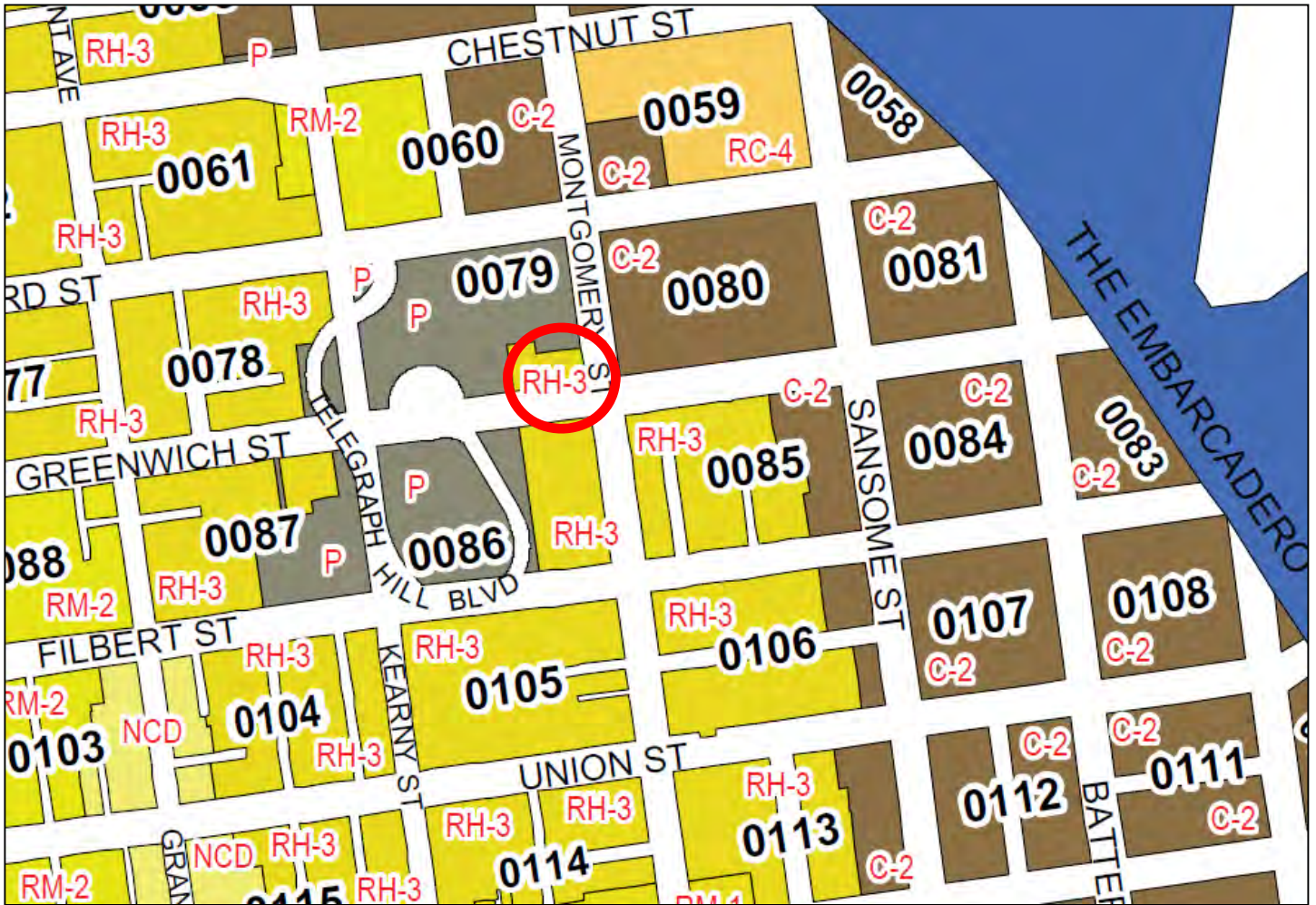
Certificate of Appropriateness Hearing  
Case Number 2012.1197A  
302 Greenwich Street / 1531 Montgomery Street

# Aerial Photo

SUBJECT PROPERTY



# Zoning Map



Certificate of Appropriateness Hearing  
Case Number 2012.1197A  
302 Greenwich Street / 1531 Montgomery Street

# Site Photo



Certificate of Appropriateness Hearing  
Case Number 2012.1197A  
302 Greenwich Street / 1531 Montgomery Street

# Site Photo



Certificate of Appropriateness Hearing  
Case Number 2012.1197A  
302 Greenwich Street / 1531 Montgomery Street

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# Site Photo



Certificate of Appropriateness Hearing  
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302 Greenwich Street / 1531 Montgomery Street

# Site Photo



Certificate of Appropriateness Hearing  
Case Number 2012.1197A  
302 Greenwich Street / 1531 Montgomery Street



# Site Photo



Certificate of Appropriateness Hearing  
Case Number 2012.1197A  
302 Greenwich Street / 1531 Montgomery Street

# Site Photo



Certificate of Appropriateness Hearing  
Case Number 2012.1197A  
302 Greenwich Street / 1531 Montgomery Street

# Interior Photo: Original Roof



Certificate of Appropriateness Hearing  
Case Number 2012.1197A  
302 Greenwich Street / 1531 Montgomery Street



# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Appropriateness

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

**Case No:** 2007.0653A

**Assessor's Block: Lot:** 0079/005

**Address of Property:** 302 Greenwich Street

**Date Application Filed:** June 27, 2007

**Historic Landmark:** City Landmark # 121 - Julius' Castle

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

**Description of Work Proposed:** The proposal includes addressing work cited within a Notice of Violation issued May 17, 2007 for work executed without benefit of permit, a Certificate of Appropriateness, or Zoning Administrator approval. The Project Sponsor proposes to return the subject building back to its condition prior to the above-cited work, except for a small addition at the rear of the restaurant.

**Action by the Landmarks Preservation Board Advisory Board on December 17, 2008:** Recommendation of no significant impact or potential detrimental effect per findings in record of the hearing. A motion to recommend approval was passed 6-1 by the Landmarks Board.

**Final Action on the Certificate of Appropriateness by the Planning Department:**

The Department has reviewed the proposed work and the recommendation of the Landmarks Preservation Advisory Board and has determined that the proposed work would not have a significant impact upon, and would not be potentially detrimental to Landmark #121, Julius' Castle. APPROVED WITH CONDITIONS in conformance with the architectural plans dated 10/23/08 stamped Exhibit A, on file in the docket for Case No. 2007.0653A, based upon the following findings:

**Conditions of Approval:**

- The allowed expansion shall be reduced to align with the stair extension and shall have a flat roof.
- For the replacement doors, the Project Sponsor shall submit product information or a shop drawing, with dimensions and showing all exterior profiles, as part of the permit sets for review and approval.
- The expansion over the historic apartment stair shall be reversed back to its previous condition and as outlined in the submitted plans.

- Details, with dimensions, of all exterior elements to be replaced shall be included in the permit sets for review and approval by Preservation Staff. Details should be included for eaves, rafter tails, exterior wall cladding, and the redwood fence and gate.

**Findings of the Department:**

The proposal calls for the retention of the character-defining wood frame structure, including the wood trusses and arches, and the essential form and massing of the structure. All replacement and restoration work is based on thorough consideration and recommendations outlined in the Historic Structure Report produced by an Architectural Conservator;

- The proposal complies with the following Secretary of the Interior's Standards for Rehabilitation:

**Standard 6**

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

**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.

- The proposal respects the character-defining features of Julius' Castle and the expansion of the top floor possesses the consideration to design that allows the Landmark to convey its significance.
- The replacement doors and windows are based on documented pictorial evidence that consistent with the architectural character of Julius' Castle.
- The shape, scale, massing, placement, and materials of the expansion are compatible with Julius' Castle;

For these reasons, the proposal shall preserve, and shall not damage or destroy the exterior features of the landmark;

For these reasons, the proposal shall not adversely affect the special character or special historical, architectural or aesthetic interest or value of the structure and site, as viewed both in themselves and in the setting; and,

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.

12-19-08

Date

  
for John Rahaim  
Director of Planning

**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 Director of Planning. Implementation of this Certificate of Appropriateness is accomplished by completion of construction work (verified through a job card signed by a District Building Inspector) after issuance of an appropriate Building Permit.

**APPEAL:** Any aggrieved person may appeal the action on this Certificate of Appropriateness by appeal of the issuance of the Building Permit required to implement the proposed work. Contact the Board of Appeals (575-6880) for instructions on filing a permit appeal.

**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.**

TF: G:\PROJECTS\CASES\_PERMITS\Greenwich\_302\_2007.0653A\Greenwich\_302\_2007.0653A\_COA.doc



# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Appropriateness Case Report

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

*Hearing Date:* December 17, 2008, originally continued from October 1, 2008,  
originally continued from July 16, 2008.

*Filing Date:* June 27, 2007

*Case No.:* **2007.0653A**

*Project Address:* **302 Greenwich Street**

*Zoning:* RH-3 (Community Business)  
40-X Height and Bulk District

*Block/Lot:* 0079/005

*Applicant:* Reza Khoshnevisan  
SIA Consulting Corporation  
1256 Howard Street  
San Francisco, CA 94103

*Staff Contact* Tim Frye - (415) 575-6822  
tim.frye@sfgov.org

*Reviewed By* Mark Luellen - (415) 558-6478  
mark.luellen@sfgov.org

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROPERTY DESCRIPTION

The subject building is City Landmark #121, Julius' Castle, constructed in 1923 and expanded in 1928. It is located on Telegraph Hill about 150 feet downslope from Coit Tower.

Julius' Castle is one of San Francisco's oldest continuously operated restaurants in its original location. Its design relies heavily from a number of popular stylistic movements at the time, including Storybook and Roadside architecture; while its design motifs are primarily derived from the Gothic Revival and Arts & Crafts Styles. The prominent character-defining features include its corner turret and crenellated parapet, painted wood shingle cladding, and large-scale painted signage visible from the waterfront. The historic apartment structure's character-defining features include its gable roof form, projecting eaves, extended rafters, and recessed apartment stairs with arched openings.

Please refer to the attached designation report and final resolution for more information regarding the subject building's significance.

### PROJECT DESCRIPTION

This case was continued from the October 1, 2008 hearing to allow the Project Sponsor more time to work with the surrounding neighborhood and the Telegraph Hill Dwellers to find a solution for the concerns raised by the community.

This case was continued from the July 16, 2008 hearing in order for the Project Sponsor to meet with the Telegraph Hill Dwellers and to provide the Landmarks Board with more information regarding the conditions at the site before construction.

The proposal includes addressing work cited within a Notice of Violation issued May 17, 2007 for work executed without benefit of permit, a Certificate of Appropriateness, or Zoning Administrator approval.

In sum, the Notice of Violation (attached) requires approval for the expansion of a detached structure located at the rear of the building and the expansion of the historic Arts & Crafts style apartment structure. Other work completed without benefit includes the replacement of exterior doors in various locations.

*UPDATE:*

*The Project Sponsor is proposing to return the subject building back to its condition prior to the above-cited work, except for a small addition at the rear of the restaurant.*

**OTHER ACTIONS REQUIRED**

*UPDATE:*

*The project no longer required a rear yard variance from the Zoning Administrator for its expansion within the required rear yard setback because the Project Sponsor is proposing to remove the improvements at this location.*

**COMPLIANCE WITH THE PLANNING CODE PROVISIONS**

The proposed project meets all other requirements 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 Landmarks Preservation Advisory Board 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.

Pursuant to Section 1006.2(b) of the Planning Code, the Landmarks Preservation Advisory Board shall forward their recommendation to the Planning Commission for the determination of whether the project qualifies for a Certificate of Appropriateness at a duly noticed public hearing.



## 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. In reference to the proposed project, the Rehabilitation Standards provide, in relevant part(s):

### Standard 6

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

### 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.

## PUBLIC/NEIGHBORHOOD INPUT

The Project Sponsors met with the Telegraph Hill Dwellers Planning & Zoning Committee on August 7, 2008. Their concerns are outlined in a memorandum to the department (attached); however, the primary issues they would like resolved are as follows:

- Restore original roofline over the staircase at the southern elevation of the building, which is highly visible from Montgomery St. and the Greenwich Steps. The proposed roofline will restore the original Arts and Crafts/Gothic Revival articulation of the asymmetrical roof.
- Remove a portion of the rear addition and return the west wall to its prior location in junction with restoring the original roofline. The restoration of the subject area will restore the original entrance from the Greenwich Steps into the rear patio area of the property.
- Replace the existing new iron gate and new concrete wall at the entrance from the Greenwich Steps with a simple redwood fence to match the aesthetic of the building.
- Replace all new doors and windows with appropriate high-quality materials to be approved by the Preservation Department of the San Francisco Planning and the Landmarks Preservation Board.

## STAFF ANALYSIS

Based on the requirements of Article 10, and the Secretary of Interior's Standards, staff has determined the following:

1. The primary or most notable perspective of the subject building is from the Embarcadero or the Waterfront; however, the designation report and staff identify the general character-defining features as all visible exterior elevations and architectural elements, including rooflines identified within the case report.

Based on a staff site visit depicted in the Exhibits portion of the submittal, photos A & B illustrate that the historic apartment stairs have been altered as part of the expansion. Its previous (historic) condition is best illustrated in the photograph submitted by the Project Sponsor, identified as Photo Q. Staff is requiring that this part of the expansion be reversed back to its previous condition. The Project Sponsor has complied and the submitted drawings reflect that revision.

Comparing the Project Sponsor's Photos N (Before Work) & J (After Work), staff believes that the remainder of the top-floor expansion, with the required removal of the portion over the historic apartment entrance, meets the Secretary of the Interior's Standards for additions to historic building in that the addition shall be clearly delineated, subordinate in nature to the original building, and shall not adversely impact any historic fabric that is visible from the public rights-of-way. The rear of the subject building is a secondary elevation and does not possess any of the character-defining features associated with the building. The expansion of the detached structure is not visible from the public rights-of-way and while it is mentioned within the designation report, it is the determination of staff that its alteration as completed does not adversely impact the subject building and meets the Secretary of the Interior's Standards.

2. The Project Sponsor has replaced a number of exterior doors. The replacement doors are reflected in Photo I. None of the exterior doors are visible from the public rights-of-way except for a door at the top floor to exit the turret onto an outdoor patio that faces the waterfront and Greenwich Street. The location of this door is best illustrated in the Project Sponsor's Historic Photo P.

While incompatible with the overall character-defining features of the subject building, the doors that are not visible from the public rights-of-way do not adversely impact the Landmark's ability to convey its significance. The door that is visible from the public rights-of-way; however, shall be replaced with a new door that is based on documented physical or pictorial evidence or one that is compatible with the architectural characteristics of the building.

Staff recommends that the replacement door be similar in material and arrangement to the door depicted in the Project Sponsor's Photos Historic Q & P. This door appears to be a wood frame door with a center fixed lite.

*UPDATE:*

*Addition on Main Building: The Project Sponsor has revised the proposal to comply with the recommendation to reverse part of the addition over the historic apartment stair back to its previous condition. The Project Sponsor is not proposing to reduce the depth of the addition 4-feet as requested by the Telegraph Hill Dwellers. The Secretary of the Interior's Standards recognize that to remain viable, some buildings must change over time. Those changes should occur in locations and in a manner that minimizes the impact upon historic fabric. Staff believes that the existing addition, as revised exposing the sloping roofline of the historic apartment stair meets the Secretary of the Interior's Standards because it is at the rear of the property; it's minimal in size; and it respects the overall massing and roofline of the resource (See Sheets A2.3 – A2.5).*

*Addition on Detached Structure: The Telegraph Hill Dwellers recommend that the addition to the detached structure be removed. The Project Sponsor has revised the proposal to remove the improvements at this location and return the structure back to its original condition prior to executing the work without the benefit of permit (See Sheets A2.3 – A2.5).*

*Doors & Windows: It appears from the revised drawings and details that all replacement doors shall be replaced with a door design as recommended by staff and identified in historic Photo P. The plans should indicate which doors are to be replaced and the Project Sponsor shall submit product information or a shop drawing, with dimensions, as part of the permit sets for review and approval. The revisions to the windows on the detached structure are compatible and shall not adversely impact the building, staff recommends approval as proposed.*

*Iron gate & Concrete Wall: The Project Sponsor has agreed to replace the concrete wall and iron gate with a redwood fence and gate to match the original fence.*

## **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).

## **DRAFT MOTION FOR CONSIDERATION**

The Landmarks Preservation Advisory Board hereby advises the Planning Commission that the proposal, **WITH CONDITIONS**, and in conformance with the architectural plans dated 10/23/08 labeled Exhibit A, on file in the docket for Case No. 2007.0653A, would qualify for a Certificate of Appropriateness.

### **Conditions:**

- For the replacement doors, the Project Sponsor shall submit product information or a shop drawing, with dimensions and showing all exterior profiles, as part of the permit sets for review and approval.
- The expansion over the historic apartment stair shall be reversed back to its previous condition and as outlined in the submitted plans.

- Details, with dimensions, of all exterior elements to be replaced shall be included in the permit sets for review and approval by Preservation Staff. Details should be included for eaves, rafter tails, exterior wall cladding, and the redwood fence and gate.

**Findings:**

- The proposal respects the character-defining features of Julius' Castle and the expansion of the top floor possesses the consideration to design that allows the Landmark to convey its significance.
- The replacement doors and windows are based on documented pictorial evidence that consistent with the architectural character of Julius' Castle.
- The shape, scale, massing, placement, and materials of the expansion are compatible with Julius' Castle;
- For these reasons, the proposal shall preserve, and shall not damage or destroy the exterior features or negatively impact the historic visual character of the Julius' Castle.
- For these reasons, the proposal shall not adversely affect the special character or special historical, architectural or aesthetic interest or value of Julius' Castle; and,
- 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.

**ATTACHMENTS**

Plans  
Maps  
Photographs  
Notice of Violation  
Letter from Telegraph Hill Dwellers  
Landmark Designation Report for Julius' Castle

*TF: G:\PROJECTS\CASES\_PERMITS\Greenwich\_302\_2007.0653A\Greenwich\_302\_2007.0653A\_Case Report\_3.doc*

## MEMORANDUM

TO: Tim Frye, Preservation Technical Specialist, NE Quadrant (via electronic mail [Tim.Frye@sfgov.org](mailto:Tim.Frye@sfgov.org)) and  
Reza Khoshnevisan, SIA Consulting Corporation (via electronic mail [reza@siaconsult.com](mailto:reza@siaconsult.com))

ccs: Jim Payne (via U.S. Mail)  
Michelle Taylor (via electronic mail [michelle.t@siaconsult.com](mailto:michelle.t@siaconsult.com))

FROM: Telegraph Hill Dwellers Planning & Zoning Committee

DATE: September 15, 2008

RE: 302 Greenwich (Julius Castle - City Landmark #121)  
Case No. 2007.0653A

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As a follow up to the presentation made to our Committee on August 7, 2008 by Mr. Payne (the owner) and Reza Khoshnevisan (the project architect), this memo summarizes our understanding and recommendations regarding the current proposal to resolve certain modifications made to City Landmark #121 (Julius Castle) without a Certificate of Appropriateness, building permits, or the benefit of prior review by the Landmarks Board.

At the Committee meeting, a list of the proposed alterations was distributed to the Committee members (attached for reference).

The primary issues of concern to the Planning & Zoning Committee are the following:

1) **Extension of rear (west) wall and encasing of the staircase on the southern elevation as viewed from Montgomery and Greenwich Steps.** The Committee strongly recommends that the original roofline over the staircase of the building be restored. In addition, in order to restore the spatial relationship between the staircase and the (west) wall behind the staircase, a portion of the rear addition (at least 4 feet) should be removed. This is also necessary in order to restore the original entrance from the Greenwich Steps into the rear patio area of the property (now partially blocked by the addition). All of these areas are highly visible from the Montgomery Street and Greenwich Street public rights of way.

The Committee further observes that specific architectural details are critical to carrying out these restorations in a high quality manner, consistent with this landmark building. We recommend that the project sponsor's architect be required to submit plans to clearly show the details to be restored, including the overhang, eaves and rafter tail ends, as well as the treatment of the rear wall and the exact location of the new rear wall after removal of the non-permitted construction.

**Current proposal:** As we read the current proposal, including the 3-D Renderings being submitted to the Landmarks Board at this time, although the owner is proposing to restore the original roofline over the staircase, he is *not* proposing to remove any portion of the

non-permitted rear addition. This is inconsistent with the representations made by the owner and his architect to the Planning & Zoning Committee on 8-7-08 and during a site visit in late July (see attached). Further, the proposed plans are lacking in architectural details for the areas to be restored.

2) **Expansion of outbuilding at the northwest corner of the deck area.** This non-permitted expansion/alteration is visible from the public right of way on Francisco Street. From photographs of prior existing conditions provided by the project sponsor (photo labeled “area behind and to the west of Julius Castle”) it is clear that this building was expanded by approximately 8-9 feet to the east. The configuration and slope of the roof appear to have been altered significantly and an incompatible window added on the east elevation. The new door is also incompatible with the architecture of Julius Castle and there are currently no steps to the ground. When steps are added, they will likely block the passageway to the north deck area. We would very much like to see this structure returned to its prior size, and for its roof, door and window to be rehabilitated in a manner consistent with the architecture of Julius Castle.

**Current proposal:** There is no proposal to make any changes to remedy the non-permitted expansion of this structure, except to change the window facing east. Further, the plans lack detailed specifications for the design and materials for the window and door replacements, as well as the addition of required steps.

3) **Addition of incompatible doors and windows to various locations.** The Committee recommends that the Landmarks Board require that all new doors and windows to be replaced with a design and material compatible with the historic doors and windows.

**Current proposal:** The plans lack detailed specifications as to the design and materials for the window and door replacements.

4) **Addition of a new concrete wall and iron gate at the entrance from the Greenwich Steps.** The Committee recommends that the Landmarks Board require that these new features be replaced with a simple redwood fence to match the aesthetic of the landmark building as well as the Greenwich Steps gardens.

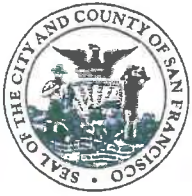
**Current proposal:** Although representations were made to the Planning & Zoning Committee that this would be accomplished (see attached handout), these changes are not reflected in the plans.

Thank you for considering the Committee’s observations and recommendations regarding the modifications made to City Landmark #121 (Julius Castle).

## ATTACHMENT

*At the Planning & Zoning Committee meeting, the following proposed alterations to the property located at 302 Greenwich Street (Julius Castle) were presented and reflected in a handout distributed to the Committee members:*

- Restore original roofline over the staircase at the southern elevation of the building, which is highly visible from Montgomery St. and the Greenwich Steps. The proposed roofline will restore the original Arts and Crafts/Gothic Revival articulation of the asymmetrical roof.
- Remove a portion of the rear addition and return the west wall to its prior location in junction with restoring the original roofline. The restoration of the subject area will restore the original entrance from the Greenwich Steps into the rear patio area of the property.
- Replace the existing new iron gate and new concrete wall at the entrance from the Greenwich Steps with a simple redwood fence to match the aesthetic of the building.
- Replace all new doors and windows with appropriate high-quality materials to be approved by the Preservation Department of the San Francisco Planning and the Landmarks Preservation Board.



# SAN FRANCISCO PLANNING DEPARTMENT

## NOTICE OF VIOLATION

May 17, 2007

James Payne  
PO Box 77424  
San Francisco, CA 94107

**Regarding:** Alteration to Landmark No. 121 (Julius Castle) without building permit or Certificate of Appropriateness.

**Site Address:** 302 Greenwich Street (A.K.A 1541 Montgomery Street)

**Block / Lot:** 0079/005

**Survey Ratings:** Landmark No. 121; 1976 Architectural Survey – Y

**Restrictions:** Limited Commercial Use (LCU)

**Zoning District:** RH-3 (Residential, House Districts, Three-Family)

**Planning Department Complaint Tracking No.:** 8565

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

Dear Mr. Payne:

This letter is to inform you that the subject property listed above is in violation due to the unauthorized alteration of a City Landmark, No. 121 (Julius Castle).

On January 26, 2007, a site visit was conducted by Historic Preservation Technical Specialist April Hesik and Enforcement Planner Scott Sanchez in order to investigate a complaint alleging that an alteration of the historic subject property, a designated City Landmark No. 121 (Julius Castle) had taken place at the rear of the property. The site visit coupled with research of recent building permits and photographs confirmed that the historic property has recently modified the rear of the property to include a one-story infill located towards the rear north east portion of the building and modifications to a detached structure, also located at the rear. Based on these findings, the subject property is in violation for failing to seek authorization from the Planning Department. The authorization required for any alteration to a historic property would include both a building permit and a Certificate of Appropriateness.

Please note that a Certificate of Appropriateness (C of A) is the authorization designated City Landmarks and Historic Districts require for exterior alterations. The purpose of requiring a Certificate of Appropriateness is to ensure that designated landmark sites and historic districts are preserved and that alterations, demolitions and new construction are compatible with historic resources.

Research found that although a building permit (Application No. 2006.12.01.9297) was recently approved to patch an existing retaining wall, tile, and for other minor cosmetic work, photographs taken between October 12, 2006 and February 19, 2007 clearly demonstrate additional work involving the expansion of an existing detached structure located at the rear and a one-story infill located on the north east side of the property. The recently approved building permit listed above failed to describe the additional work completed. Any additional expansion or intensification of the structure requires the authorization by the Planning Department.



**In order to address this violation, the Planning Department requires you to submit a building permit detailing all work performed to subject property and to seek a Certificate of Appropriateness within 15 days from the date of this notice.**

Failure to submit the required building permit detailing all work performed and a Certificate of Appropriateness within 15 days from the date of this letter will result in a cease and desist order being placed on your property.

After an appeal process and referral to the City Attorney, Section 176(c)(1) of the Planning Code provides for civil penalties for violations of provisions of the Planning Code, not less than \$200 for each day such violation is committed or permitted to continue.

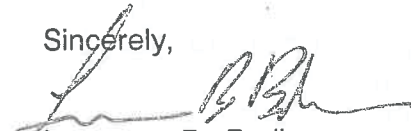
Additionally, Planning Code Section 350(c)(1) of the Planning Code allows the Planning Department to charge time and materials to recover costs of correcting code violations and violations of Planning Commission and Department conditions of approval of use if such costs are not covered by any permit or application fees collected as part of the legalization of such violations.

We want to assist you in ensuring your property is in full compliance with the Planning Code and that no violations are pending. The Department requires that pending violations be resolved prior to the processing and approving of any new building permits or other applications.

Our approach to Code Enforcement is to try to help you understand the Code issues involved and resolve the violation complaint. Should you have any questions about the content of this letter, please contact **Dario Jones** of my staff at (415) 558-6477.

If any interested party believes that this order to remove a violation of the Planning Code is an abuse of discretion by the Zoning Administrator an appeal may be filed with the Board of Appeals within fifteen (15) days of the date of this letter.

Sincerely,



Lawrence B. Badiner  
Zoning Administrator

Attachments:

Photographs

Property Information Report

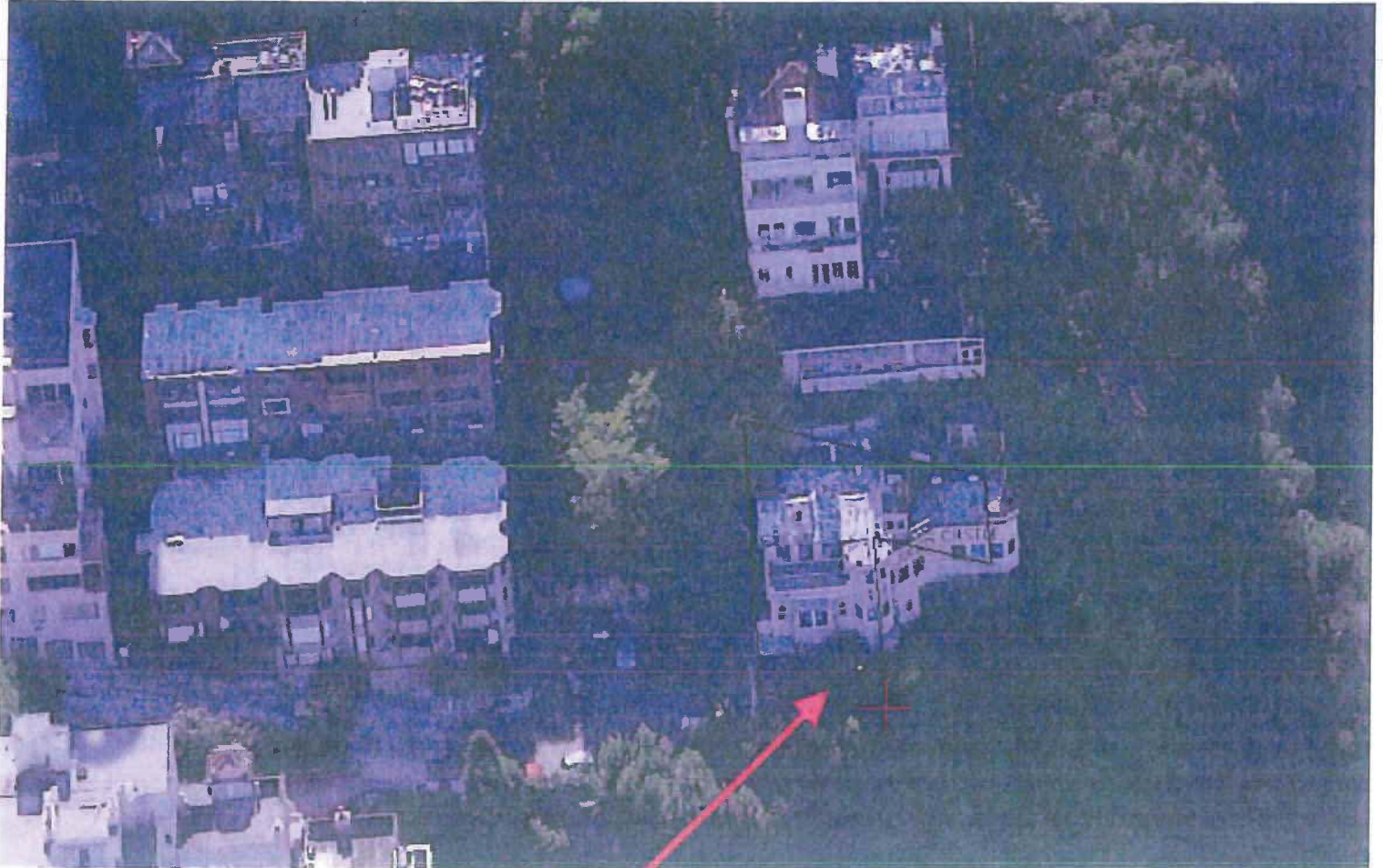
Building Permit Application 2006.12.06.9297

Certificate of Appropriateness Application

Cc: April Hesik, Planning Department – Preservation Technical Specialist  
Scott Sanchez, Planning Department - Planner  
Mary Freschet - Health Inspector, Department of Environmental Health  
James Payne- 1541 Montgomery Street, San Francisco CA 94960  
Donald Simas- District Inspector- Department of Building Inspection

N:\CODE ENFORCEMENT\NORTHEAST Quadrant\302 Greenwich (LCU Expansion)\NOV 302 Greenwich Street.dot

# Aerial Photo



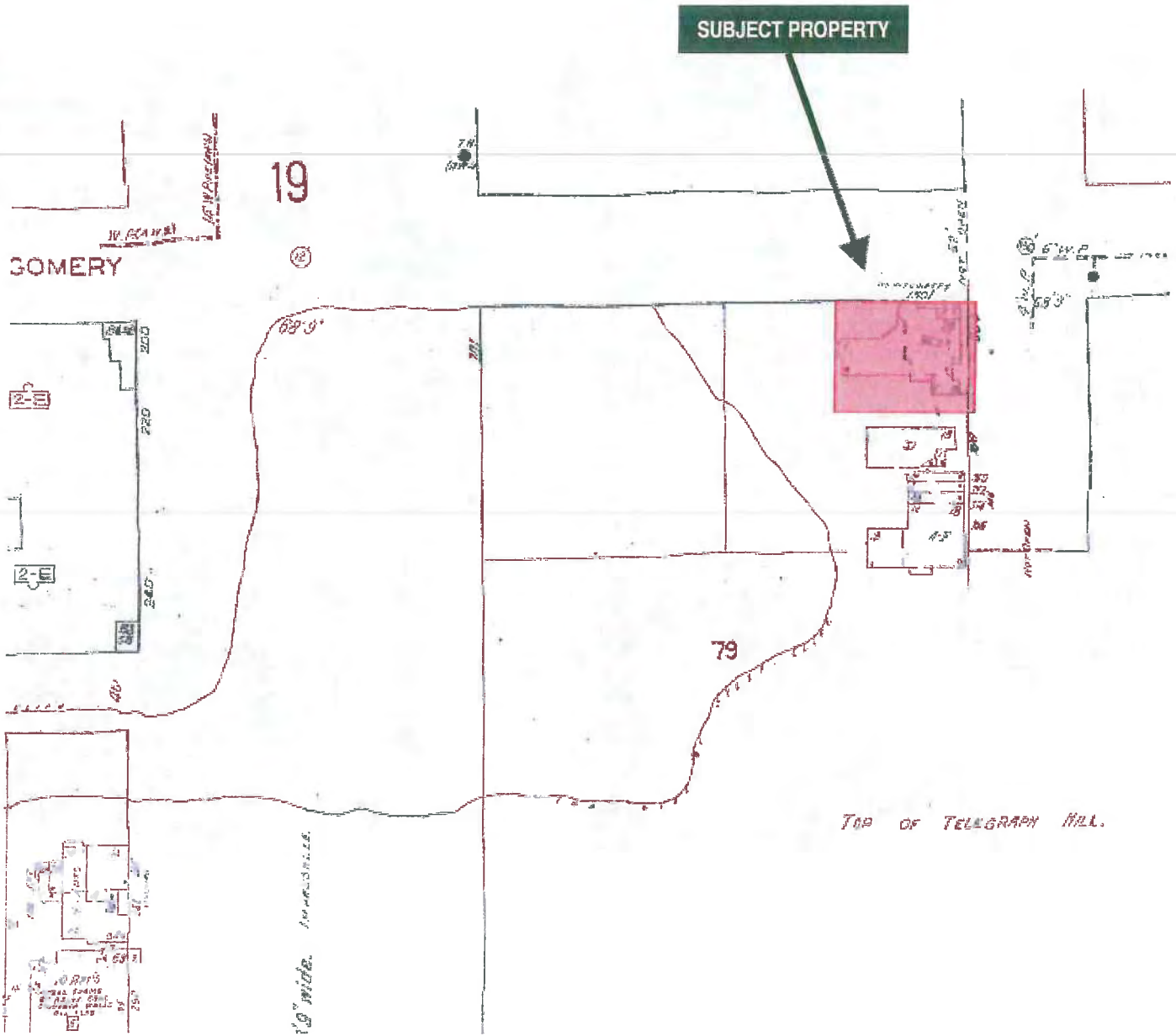
SUBJECT PROPERTY

Certificate of Appropriateness Hearing  
Case Number 2007.0653A

Julius' Castle  
302 Greenwich Street



# Sanborn Map\*

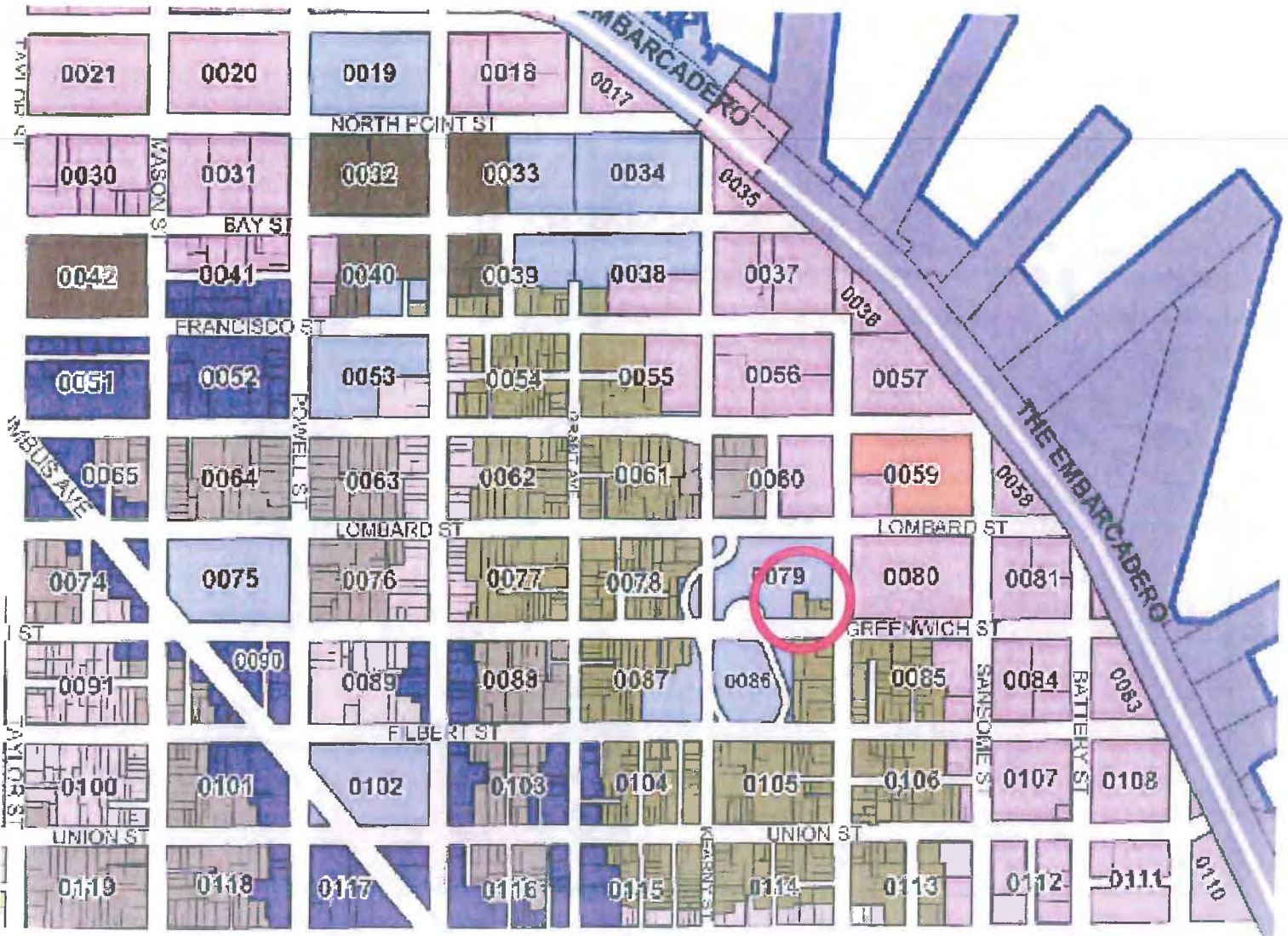


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Certificate of Appropriateness Hearing  
Case Number 2007.0653A  
Julius' Castle  
302 Greenwich Street

# Zoning Map



## ZONING USE DISTRICTS

### RESIDENTIAL, HOUSE DISTRICTS

RH-1(D) RH-1 RH-1(S) RH-2 RH-3

### RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS

RM-1 RM-2 RM-3 RM-4

### NEIGHBORHOOD COMMERCIAL DISTRICTS

NC-1 NC-2 NC-3 NCD NC-S

### SOUTH OF MARKET MIXED USE DISTRICTS

SPD RED RSD SLR SLI SSO

### COMMERCIAL DISTRICTS

C-2 C-3-S C-3-G C-3-R C-3-O C-3-O(SD)

### INDUSTRIAL DISTRICTS

C-M M-1 M-2

### CHINATOWN MIXED USE DISTRICTS

CRNC CVR CCB

### RESIDENTIAL-COMMERCIAL DISTRICTS

RC-3 RC-4

### REDEVELOPMENT AGENCY DISTRICTS

MB-RA HP RA

### DOWNTOWN RESIDENTIAL DISTRICTS

RH DTR TB DTR

### MISSION BAY DISTRICTS

MB-OS MB-O

### PUBLIC DISTRICT

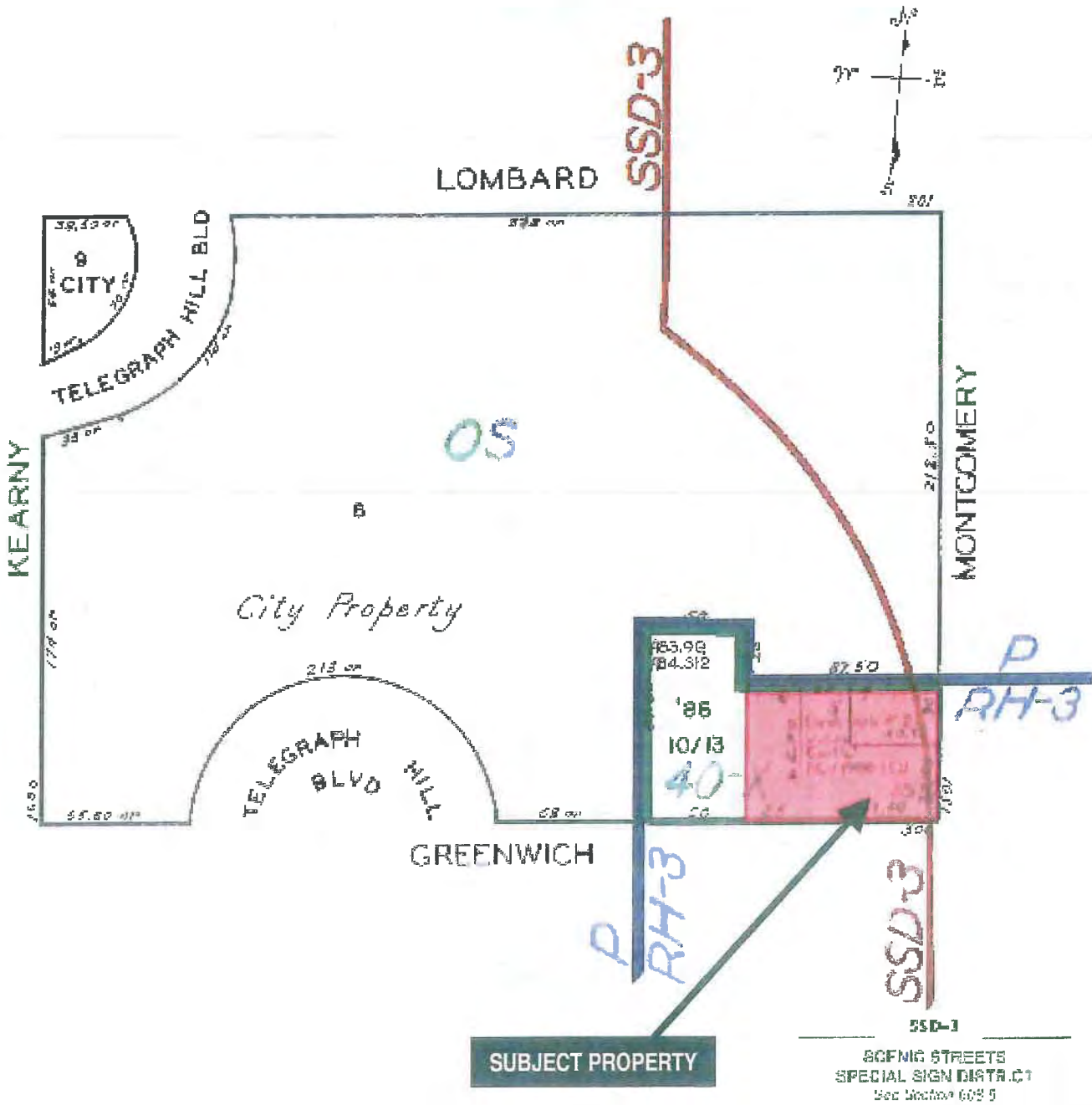
P

Certificate of Appropriateness Hearing  
Case Number 2007.0653A

Julius' Castle  
302 Greenwich Street



# Parcel Map



Certificate of Appropriateness Hearing  
 Case Number 2007.0653A  
 Julius' Castle  
 302 Greenwich Street



# Site Photo



Certificate of Appropriateness Hearing  
Case Number 2007.0653A  
Julius' Castle  
302 Greenwich Street

# Site Photo



Certificate of Appropriateness Hearing  
Case Number 2007.0653A  
Julius' Castle  
302 Greenwich Street

# Site Photo



Certificate of Appropriateness Hearing  
Case Number 2007.0653A  
Julius' Castle  
302 Greenwich Street



# Site Photo



Certificate of Appropriateness Hearing  
Case Number 2007.0653A  
Julius' Castle  
302 Greenwich Street

A: Julius Castle Façade



B: Southern Façade of Subject Property: From Parking Lot/Montgomery Street



C: Southern Façade of Subject Property: From Parking Lot



D: 302 Greenwich Southern Façade from Greenwich Steps



E: 302 Greenwich: Southern Façade, Parking Lot and Entrance to Greenwich Steps



F: Panoramic View of 3<sup>rd</sup> Floor Restaurant Deck and Eastern Façade of Apartment Addition



G: 302 Greenwich: New Patio Area and Addition at Southwestern Corner





H: 302 Greenwich: New Patio and New Addition to Detached Structure at Northwestern Corner



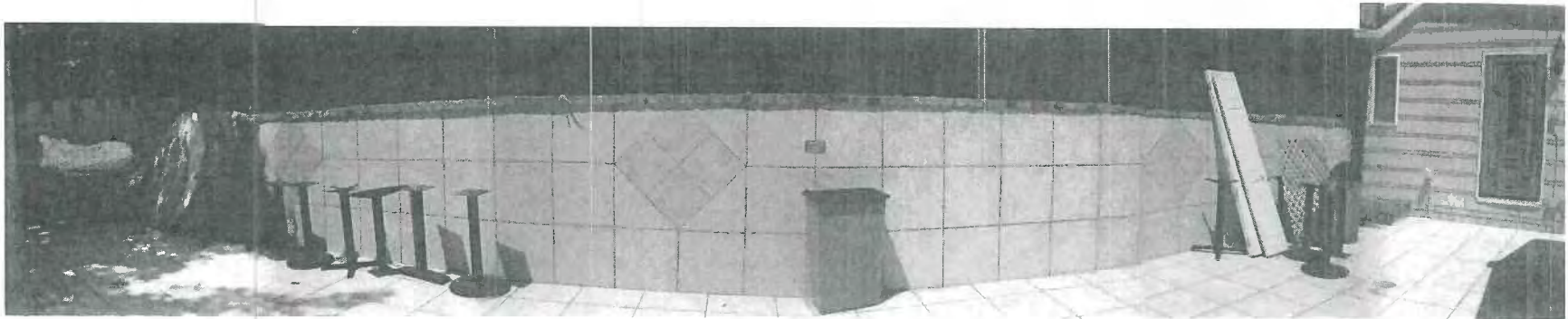
I: 302 Greenwich: New Patio Area and Additions



J: 302 Greenwich: New Addition and Patio



K: 302 Greenwich: New Patio and Tile Work



L: 302 Greenwich: Original Patio Area, Aluminum Sheds and Detached Building



M: Original Rear Facade and Rear Patio Area



N: 302 Greenwich: Original Rear Façade and Fence at Southwestern Corner



O: 302 Greenwich Front Entrance 1938





P: 302 Greenwich Front Entrance 1941



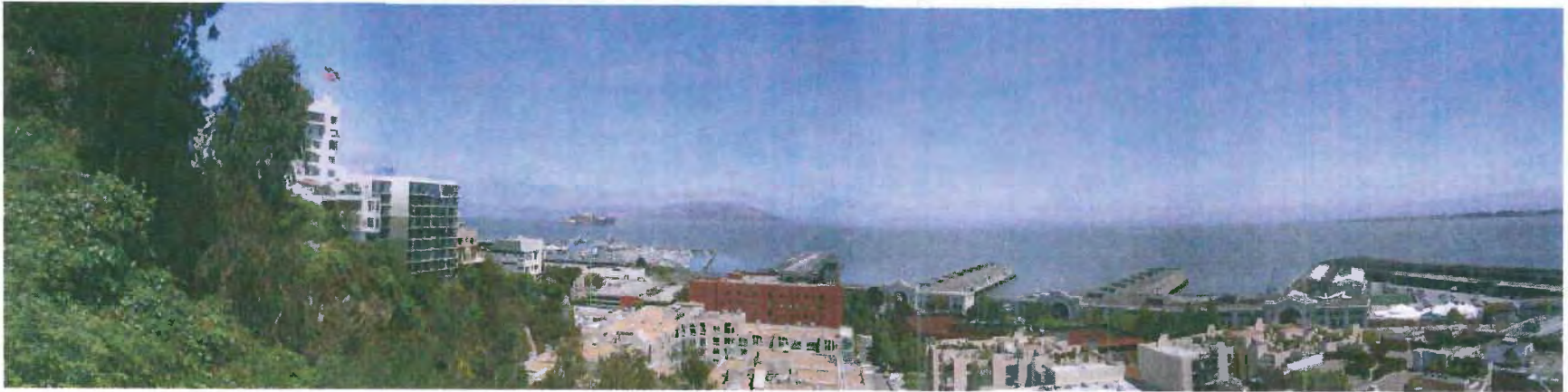
Q: 302 Greenwich Front Entrance 1957



R: Julius Castle and Coit Tower 1961



S: 302 Greenwich: Panoramic Views from the Deck



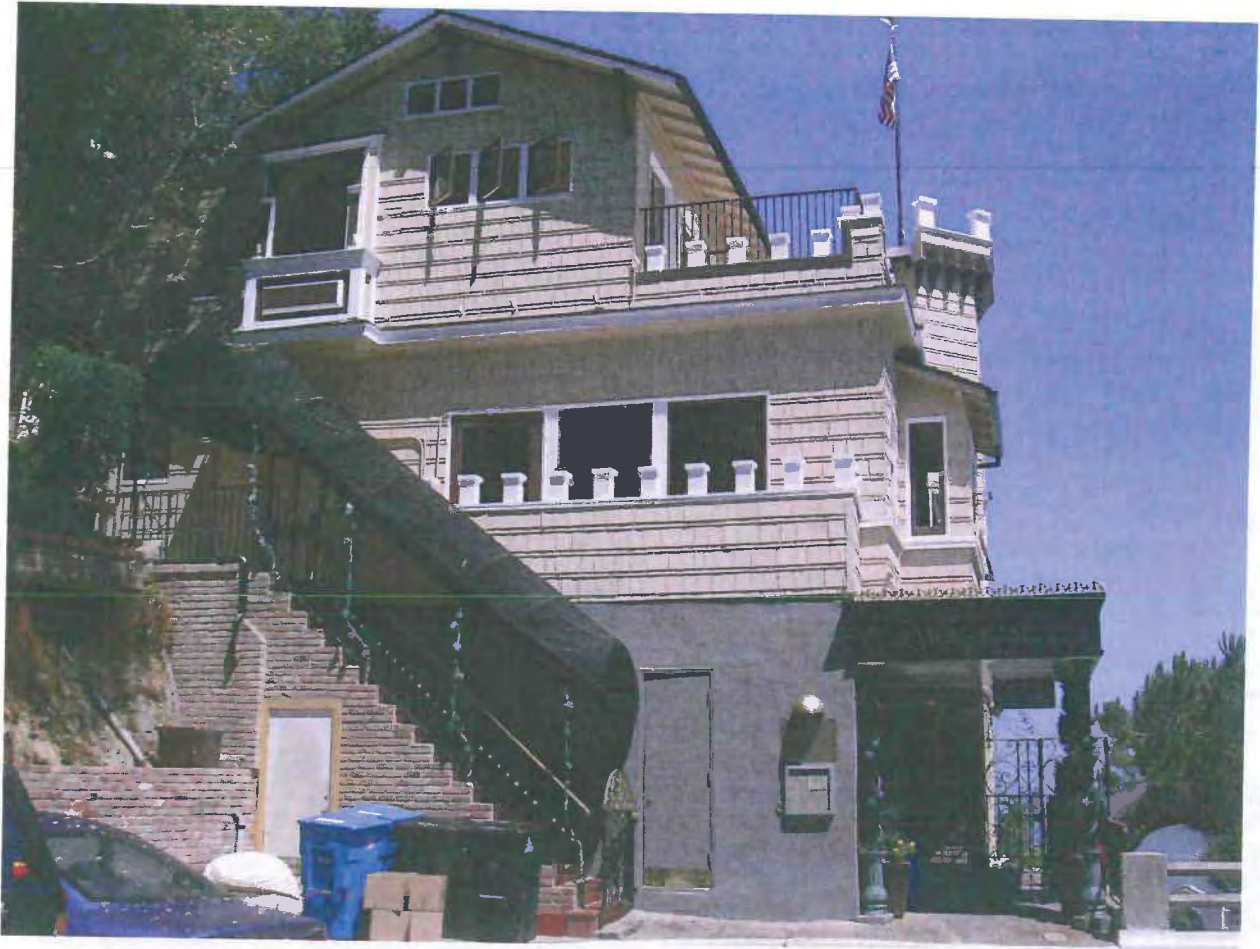
T: 302 Greenwich Front Entrance



U: 302 Greenwich Front Entrance



V: 302 Greenwich Front Entrance



W: New Addition to Detached Structure







November 11, 2008

San Francisco Landmarks Preservation Advisory Board  
1650 Mission Street  
San Francisco, CA 94103

Re: 302 Greenwich Street (Julius Castle), San Francisco  
Certificate of Appropriateness for City Landmark #121

Dear Members of the Board,

Thank you for the opportunity to address Landmarks Preservation Advisory Board about the project at 302 Greenwich Street (Julius Castle), City Landmark #121. Please find enclosed revised plans to address the concerns that were discussed at the LPAB hearing on July 16, 2008. As per the recommendation of the LPAB we have revised the plans to reflect the following key issues:

- Restore the original roofline over the staircase on the southern elevation of the building, a highly visible elevation from Montgomery Street and the Greenwich Steps. The proposed roofline will restore the original Arts and Crafts/Gothic Revival asymmetrical articulation of the roof. (See A1.0, A.1.1, A2.3-A3.1, A4.0-A4.3)
- Remove a portion of the rear addition constructed on the main building and return the west wall to its prior location in junction with restoring the original roofline. The restoration of the subject area will restore the original entrance from the Greenwich Steps that lead to the rear patio of the property. (See A1.0, A.1.1, A2.3-A3.1, A4.0-A4.3)
- Replace the new iron gate and new concrete wall at the entrance from the Greenwich Steps with a simple redwood fence and redwood fence door to match the original fencing and the aesthetic of the building. (See A1.0, A.1.1, A2.3-A3.1, A4.0-A4.3)

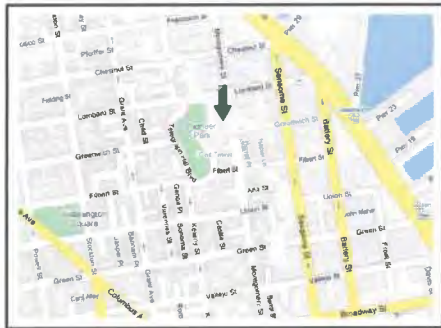
SIA Consulting Corporation    1256 Howard Street    San Francisco, CA 94103  
Tel: 415.922.0200    Fax: 415.922.0203

- Replace all new doors and windows with appropriate high-quality materials to match the existing doors and fenestration. (A2.4-A2.5, A3.1-A3.2, A4.1-A4.2, A4.4)
- Demolish the addition added to the detached building and restore building to its original condition. The proposed demolition will restore the eastern façade to original condition. (See A1.0, A.1.1, A2.3-A2.5, A3.2, A4.0-A4.2, A4.4)
- Include more details in the plans that demonstrate the 1) the original site plan and elevations prior to modification, 2) the existing building with the non-permitted modifications 3) the proposed modifications of the subject property as per the recommendations of the Landmarks Preservation Advisory Board.

Thank you for your time and assistance with this matter.

Sincerely,

Reza Khoshnevisan  
SIA Consulting Corp.



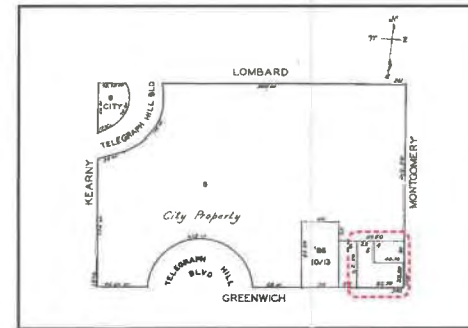
AREA MAP

## SCOPE OF WORK:

**PROPOSED COMPLIANCE W/ NOTICE OF VIOLATION #:200679034  
TO LEGALIZE THE HORIZONTAL ADDITION W/ MODIFICATIONS  
@ 302 GREENWICH ST. SAN FRANCISCO, CA**

**OWNER:**

**JAMES PAYNE**



ASSESSOR'S MAP

### GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK. ALL CONTRACTORS SHALL HOLD HARMLESS THE ARCHITECT/ENGINEER AND THE OWNER FROM ALL DAMAGES AND/OR PENALTY ARISING OUT OF VIOLATION THEREOF.

2. ALL ATTACHMENTS CONNECTIONS OR FASTENING OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH THE BEST PRACTICE OF THE BUILDING INDUSTRY. DRAWINGS SHOWS ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT ILLUSTRATE EVERY DETAIL.

3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MEASUREMENTS AND CONDITIONS IN THE FIELD BEFORE BEGINNING WORK. ANY DISCREPANCIES, ERROR OR OMISSIONS SHALL BE BROUGHT TO THE ARCHITECT/ENGINEER'S ATTENTION IMMEDIATELY.

4. UNLESS OTHERWISE NOTED ALL ANGLES SHALL BE RIGHT ANGLES. ALL LINES WHICH APPEAR PARALLEL SHALL BE PARALLEL. AND ALL ITEMS WHICH APPEAR CENTERED SHALL BE CENTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LINES TRUE LEVEL, PLUMB AND SQUARE.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND PROTECTION DURING CONSTRUCTION. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROTECTED. ALL MATERIALS DELIVERED TO THE SITE SHALL BE PROPERLY STORED AND PROTECTED UNTIL INSTALLATION. ALL LUMBER SHALL BE PROTECTED FROM MOISTURE AND STORED ABOVE GROUND.

6. DETAILED AND/OR LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL AND SMALLER SCALE DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL SCALED DIMENSIONS SHALL BE VERIFIED.

7. ALL WORK SHALL BE DONE UNDER PERMIT. PLANS AND CALCULATIONS, IF REQUIRED, SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.

### APPENDIX:

- A0.1 COVER SHEET
- A1.0 (E) & (N) SITE PLANS
- A1.1 PROPOSED SITE PLAN
- A2.1 (E) FIRST FLOOR PLAN
- A2.2 (E) SECOND FLOOR PLAN
- A2.3 (E) THIRD FLOOR PLAN
- A2.4 (N) THIRD FLOOR PLAN
- A2.5 PROPOSED THIRD FLOOR PLAN
- A3.1 (N) SOUTH ELEVATION & WEST ELEVATION
- A3.2 (N) NORTH ELEVATION
- A4.0 (E) PRIOR TO MODIFICATION 3D
- A4.1 MODIFICATION WITHOUT PERMIT 3D
- A4.2 PROPOSED MODIFICATION 3D
- A4.3 SOUTH PERSPECTIVE
- A4.4 NORTH PERSPECTIVE

### PROJECT DATA

**LOT AREA:** 3,906 S.F.  
**(E) FIRST FLOOR PLAN:** 1,020 S.F.  
**(E) SECOND FLOOR PLAN:** 2,350 S.F.  
**(E) THIRD FLOOR AREA:** 1,417 S.F.  
**(N) THIRD FLOOR AREA:** 1,600 S.F.  
**(N) TOTAL AREA:** 4,970 S.F.  
**NUMBER OF STORIES:** 3  
**BUILDING HEIGHT:** 42'-0"  
**A.P.N.:** 0079 -004/ 005  
**ZONING DISTRICT:** RH-3  
**APPLICABLE CODES:** 2001 CALIFORNIA EDITIONS W/ SAN FRANCISCO AMENDMENTS

### FRONT FACADE



### ABBREVIATION

&	AND
@	A T
ALT	ALTERNATE
A.B	ANCHOR BOLT
BLDG	BUILDING
CONC	CONCRETE
DIA	DIAMETER
(E)	EXISTING
EA	EACH
EL	ELEVATION
EXT	EXTERIOR
FDN	FOUNDATION
HR	HOUR
MAX	MAXIMUM
MIN	MINIMUM
(N)	NEW
O.C	ON CENTER
PLYWD	PLYWOOD
ROWD	REDWOOD
REQD	REQUIRED
SF	SQUARE FOOT
SQ	SQUARE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
V.I.F	VERIFY IN FIELD
W.H	WATER HEATER
W/	WITH
WD	WOOD

REVISIONS BY

PROJECT  
302 GREENWICH ST.  
(JULIUS CASTLE)  
SAN FRANCISCO, CA

DESCRIPTION  
COVER SHEET

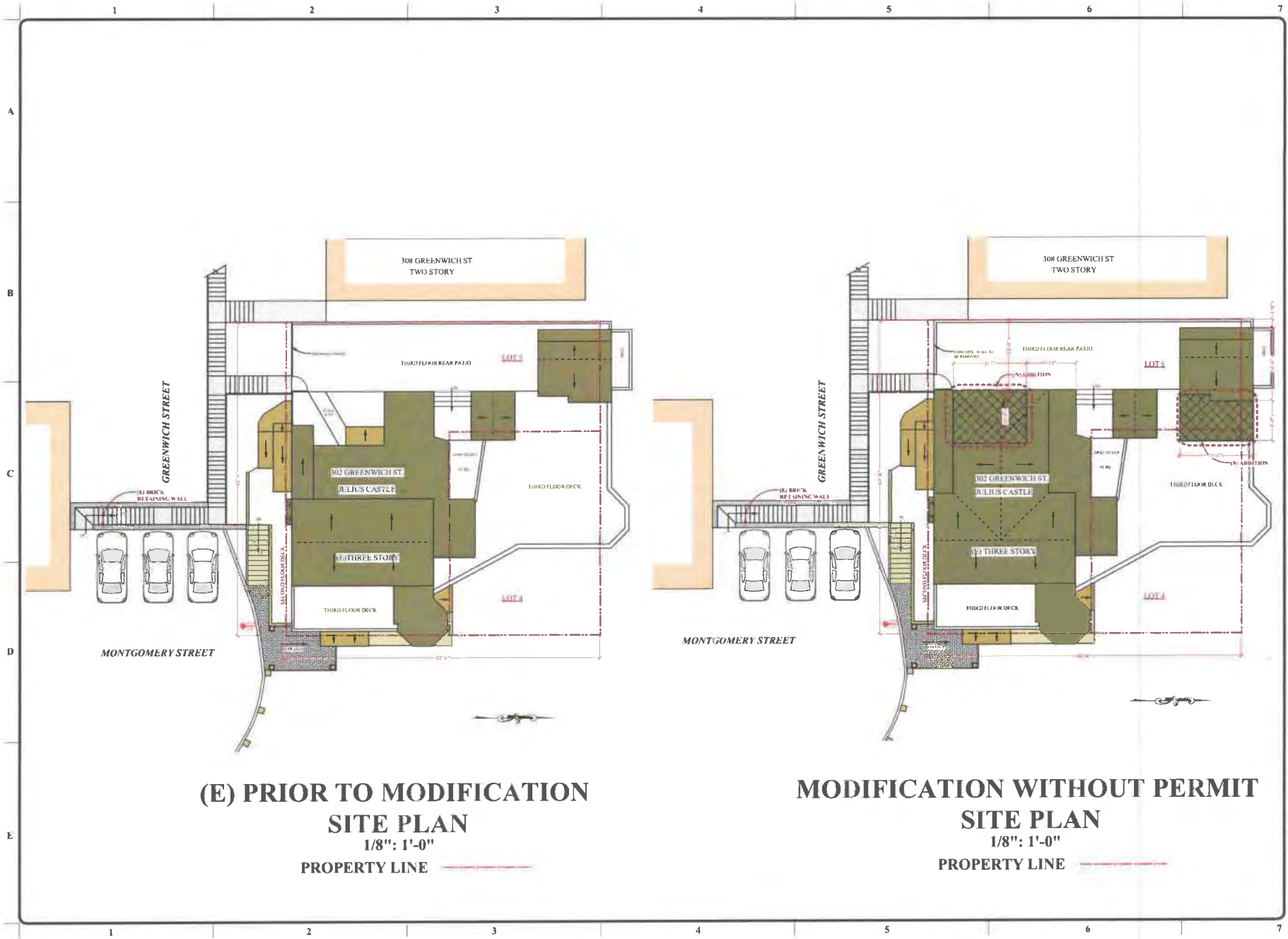
SIA CONSULTING CORPORATION  
1256 HOWARD STREET  
SAN FRANCISCO CA 94103  
TEL: (415) 822-0000  
FAX: (415) 822-0000  
WEBSITE: WWW.SIACONSULT.COM



Drawn by: J.P.  
Checked by: J.P.  
Date: 08/04/07  
Revised Date: 10/23/08  
Job No.: 07-1224  
Sheet: A0.1

DRAWN J.P.  
CHECKED J.P.  
DATE 08/04/07  
REVISED DATE 10/23/08  
JOB NO. 07-1224  
SHEET

**A0.1**



**(E) PRIOR TO MODIFICATION  
SITE PLAN**  
1/8" = 1'-0"  
PROPERTY LINE

**MODIFICATION WITHOUT PERMIT  
SITE PLAN**  
1/8" = 1'-0"  
PROPERTY LINE

REVISIONS	BY

PROJECT  
302 GREENWICH ST.  
(JULIUS CASTLE)  
SAN FRANCISCO, CA

DESCRIPTION  
(E) & (N) SITE PLAN

SIA CONSULTING CORPORATION  
1256 HOWARD STREET  
SAN FRANCISCO CA 94103  
PHONE: (415) 822 6283  
FAX: (415) 822 6283  
WEBSITE: WWW.SIACONSULT.COM



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DRAWN	YZ
CHECKED	AK
DATE	06/04/07
REVISED DATE	10/23/08
JOB NO.	07-1224
SHEET	A1.0



# PROPOSED SITE PLAN

1/8" = 1'-0"

PROPERTY LINE ---

REVISIONS	BY

**PROJECT**  
302 GREENWICH ST.  
(JULIUS CASTLE)  
SAN FRANCISCO, CA

**DESCRIPTION**  
PROPOSED SITE PLAN

SIA CONSULTING CORPORATION  
1256 HOWARD STREET  
SAN FRANCISCO CA 94103  
PHONE: (415) 822 1203  
FAX: (415) 822 1203  
WEBSITE: WWW.SIACONSULT.COM



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DRAWN YZ

CHECKED HB

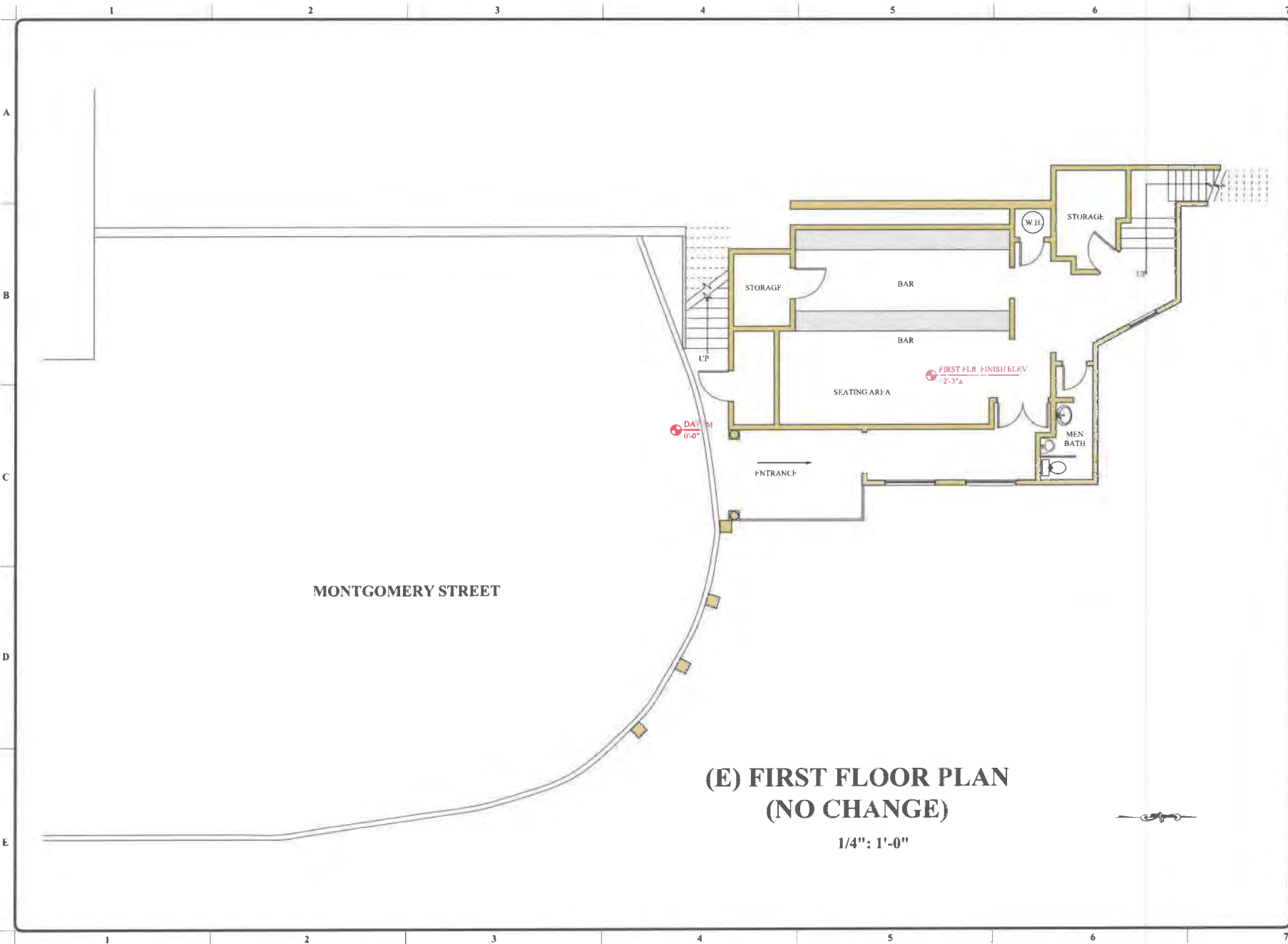
DATE 08/04/07

REVISED DATE 10/23/08

JOB NO. 07-1224

SHEET

**A1.1**




**(E) FIRST FLOOR PLAN  
(NO CHANGE)**  
1/4" = 1'-0"

REVISIONS	BY

**PROJECT**  
302 GREENWICH ST.  
(JULIUS CASTLE)  
SAN FRANCISCO, CA

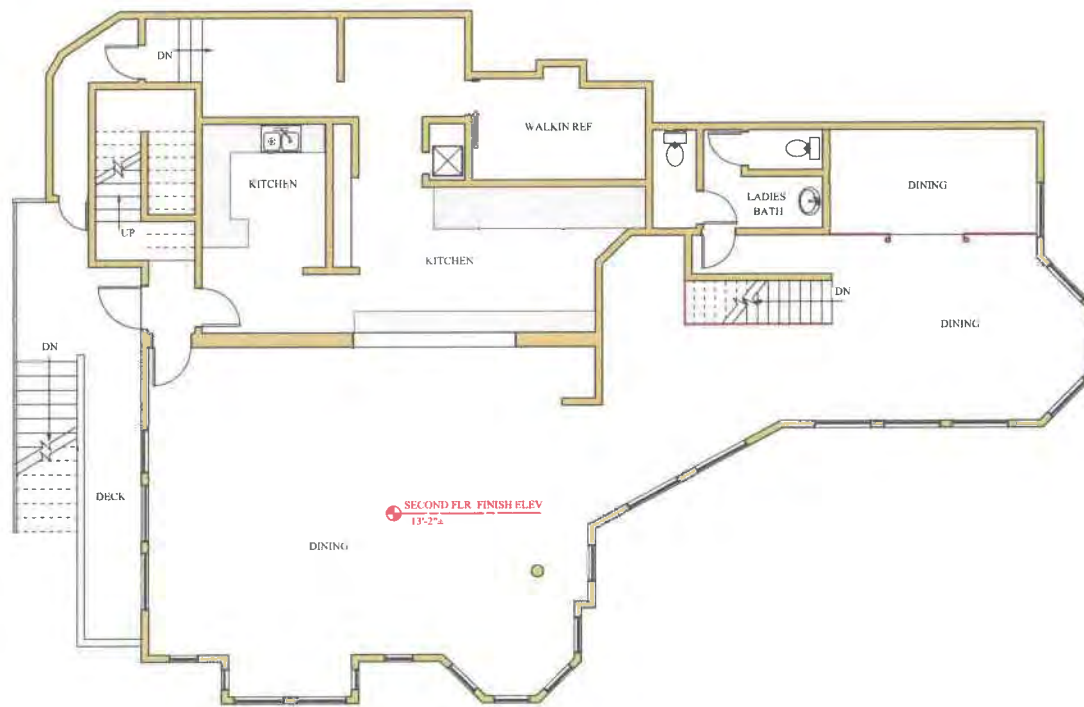
**DESCRIPTION**  
(E) FIRST FLOOR PLAN

SIA CONSULTING CORPORATION  
1256 HOWARD STREET  
SAN FRANCISCO, CA 94103  
TEL: (415) 922-0203  
FAX: (415) 922-0203  
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DRAWN	Y.Z.
CHECKED	H.K.
DATE	06/04/07
REVISED DATE	10/23/08
JOB NO.	07-1224
SHEET	<b>A2.1</b>



**(E) SECOND FLOOR PLAN  
(NO CHANGE)**

1/4" = 1'-0"

REVISIONS	BY

**PROJECT**  
302 GREENWICH ST.  
(JULIUS CASTLE)  
SAN FRANCISCO, CA

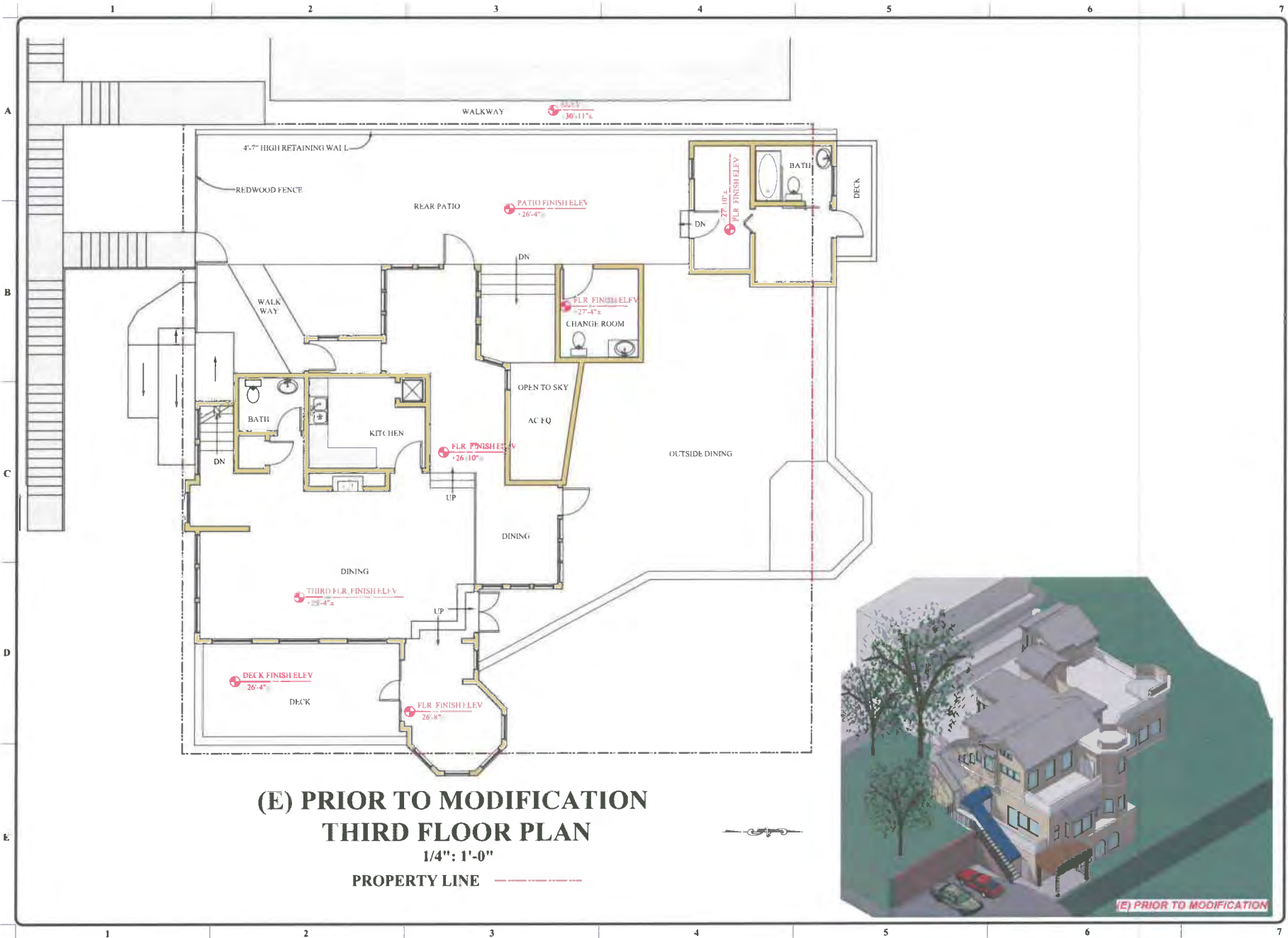
**DESCRIPTION**  
(E) SECOND FLOOR PLAN

SIA CONSULTING CORPORATION  
1258 HOWARD STREET  
SAN FRANCISCO CA 94103  
TEL: (415) 922 0200  
FAX: (415) 922 0203  
WEBSITE: WWW.SIACONSULT.COM



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DRAWN	T.E.
CHECKED	R.S.
DATE	08/20/07
REVISED DATE	10/23/08
JOB NO.	07 1224
SHEET	A2.2

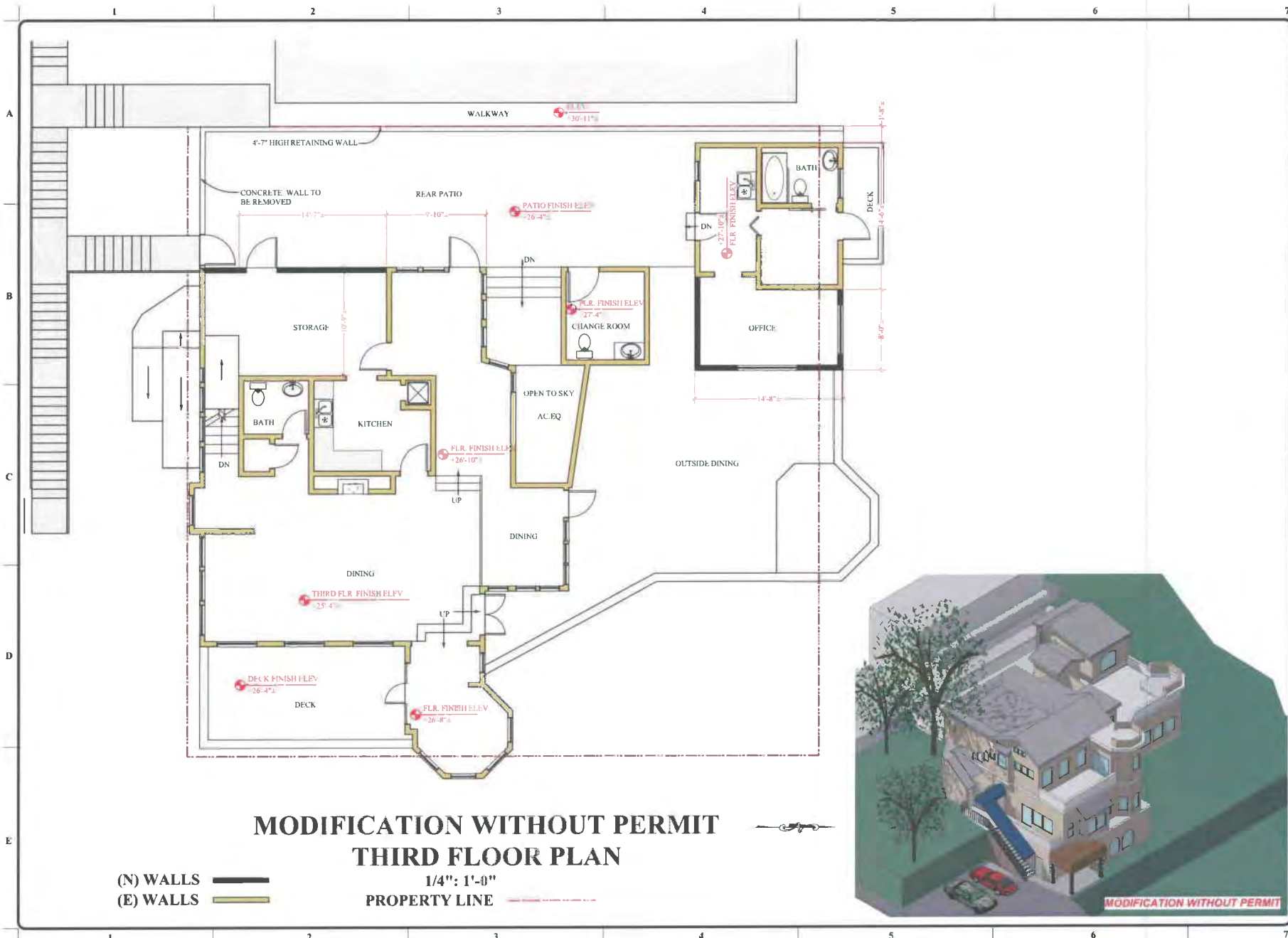


**(E) PRIOR TO MODIFICATION  
THIRD FLOOR PLAN**  
1/4" = 1'-0"  
PROPERTY LINE - - - - -



REVISIONS	BY
<b>PROJECT</b>	
307 GREENWICH ST. (JULIUS CASTLE) SAN FRANCISCO, CA	
<b>DESCRIPTION</b>	
(E) THIRD FLOOR PLAN	
SIA CONSULTING CORPORATION 1256 HOWARD STREET SAN FRANCISCO CA 94103 TEL: (415) 822-1200 FAX: (415) 822-1200 WEBSITE: WWW.SIACONSULT.COM	
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<b>DRAWN</b>	Y.Z.
<b>CHECKED</b>	
<b>DATE</b>	08/04/07
<b>REVISED DATE</b>	10/23/08
<b>JOB NO.</b>	07-1224
<b>SHEET</b>	
<b>A2.3</b>	



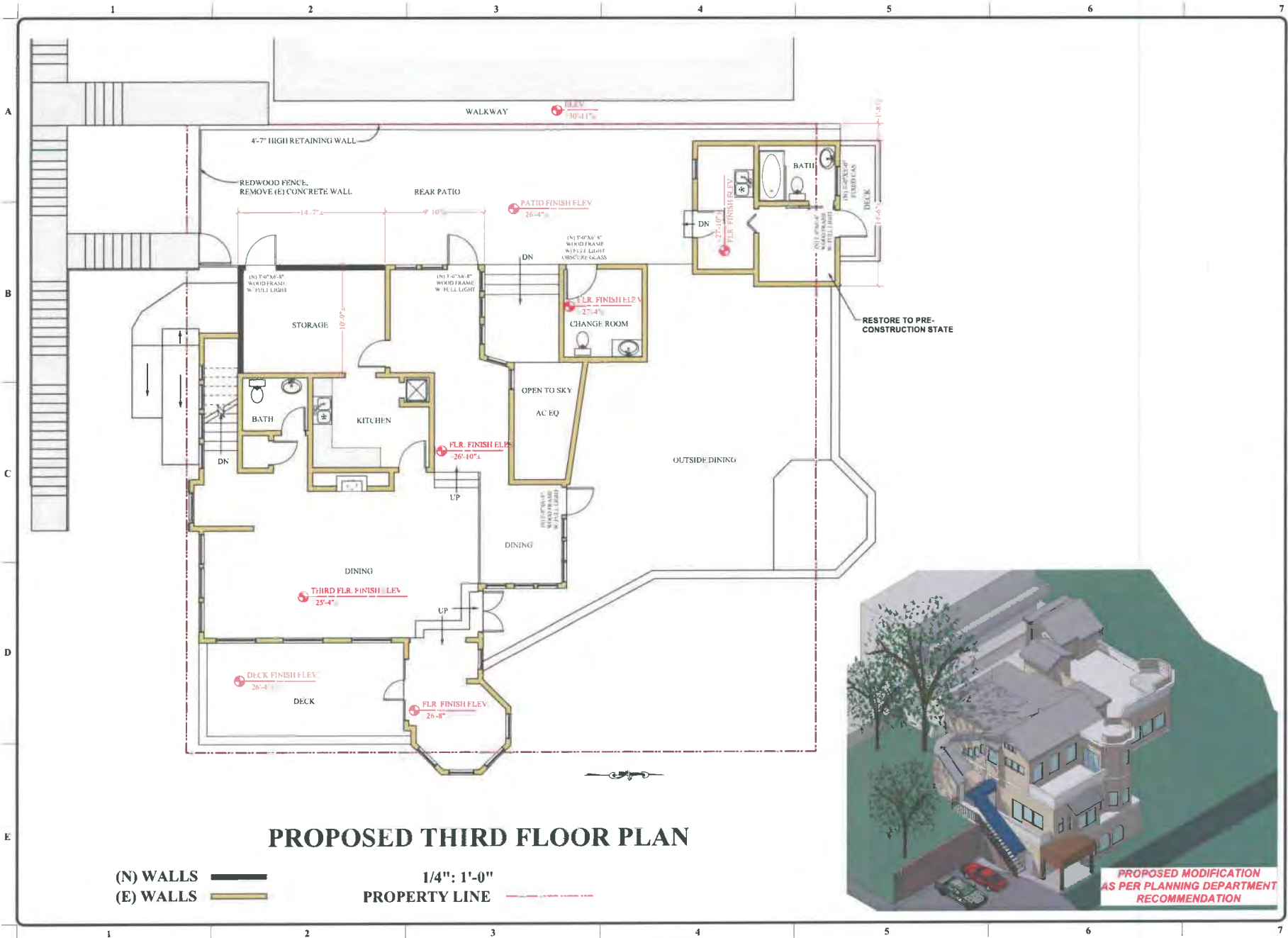


**MODIFICATION WITHOUT PERMIT  
THIRD FLOOR PLAN**

(N) WALLS 1/4" = 1'-0"  
 (E) WALLS PROPERTY LINE



REVISIONS	BY
<b>PROJECT</b>	
302 GREENWICH ST. (JULIUS CASTLE) SAN FRANCISCO, CA	
<b>DESCRIPTION</b>	
(N) THIRD FLOOR PLAN	
SIA CONSULTING CORPORATION 1258 HOWARD STREET SAN FRANCISCO, CA 94104 TEL: (415) 822 0280 FAX: (415) 822 0283 WEBSITE: WWW.SIACONSULT.COM	
<b>DRAWN</b>	WZ
<b>CHECKED</b>	SK
<b>DATE</b>	08/24/07
<b>REVISED DATE</b>	10/23/08
<b>JOB NO.</b>	07-1224
<b>SHEET</b>	<b>A2.4</b>



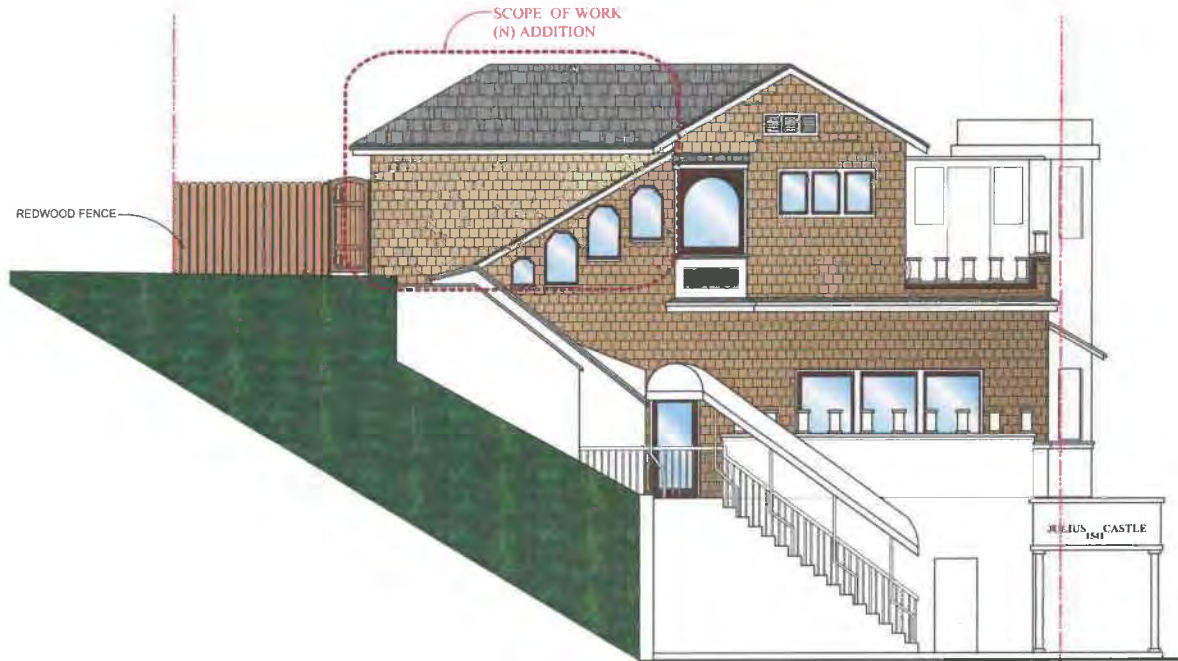
# PROPOSED THIRD FLOOR PLAN

(N) WALLS (E) WALLS

1/4" = 1'-0"  
PROPERTY LINE



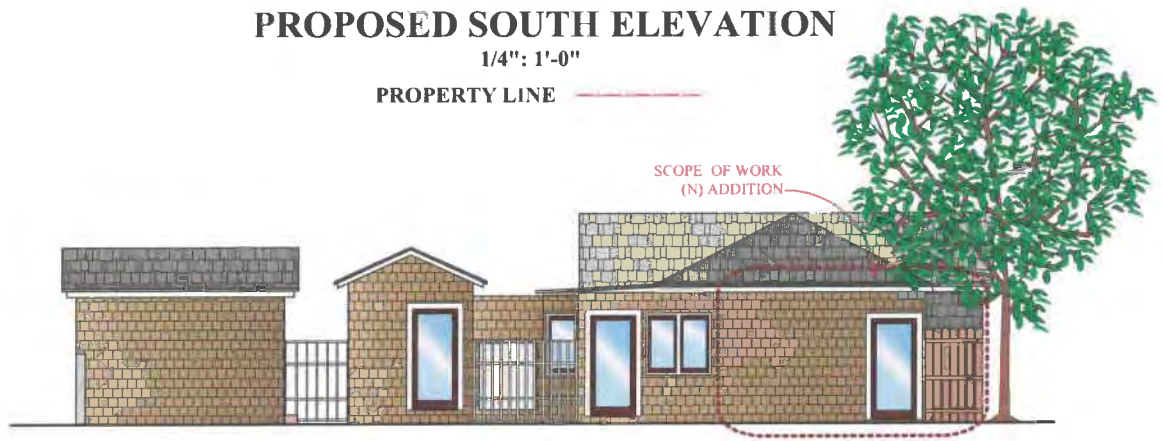
REVISIONS	BY
PROJECT 302 GREENWICH ST. (JULIUS CAESAR) SAN FRANCISCO, CA	
DESCRIPTION PROPOSED THIRD FLOOR PLAN	
SIA CONSULTING CORPORATION 1256 HOWARD STREET SAN FRANCISCO CA 94103 TEL: (415) 222-0200 FAX: (415) 222-0200 WEBSITE: WWW.SIACONSULT.COM	
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DRAWN	V.Z.
CHECKED	S.K.
DATE	06/04/07
REVISED DATE	10/23/08
JOB NO.	071024
SHEET	A2.5



**PROPOSED SOUTH ELEVATION**

1/4" : 1'-0"

PROPERTY LINE —————

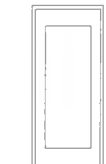


**PROPOSED WEST ELEVATION**

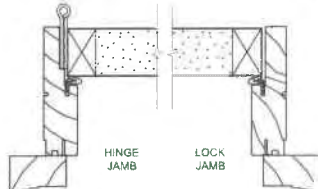
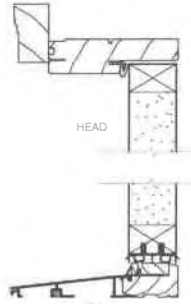
1/4" : 1'-0"

REVISIONS	BY
<p><b>PROJECT</b> 302 GREENWICH ST. (JULIUS CASTLE) SAN FRANCISCO, CA</p>	
<p><b>DESCRIPTION</b> (N) SOUTH &amp; WEST ELEVATION</p>	
<p>SIA CONSULTING CORPORATION 1256 HOWARD STREET SAN FRANCISCO CA 94103 TEL: (415) 922.0200 FAX: (415) 922.0203 WEBSITE: WWW.SIACONSULT.COM</p>	
<p><b>DRAWN</b> R.K.</p>	
<p><b>CHECKED</b> R.K.</p>	
<p><b>DATE</b> 06/04/07</p>	
<p><b>REVISED DATE</b> 10/23/08</p>	
<p><b>JOB NO.</b> 07-1224</p>	
<p><b>SHEET</b></p>	
<p><b>A3.1</b></p>	

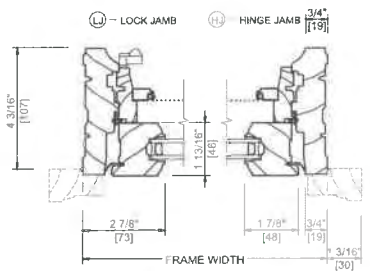
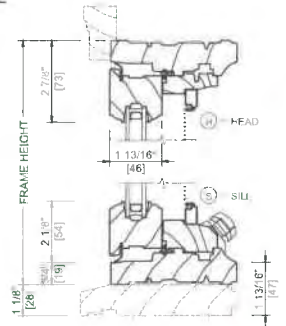
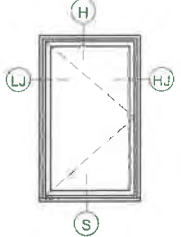
# DOOR & WINDOW DETAILS



FULL-LIGHT



FIXED CASEMENT

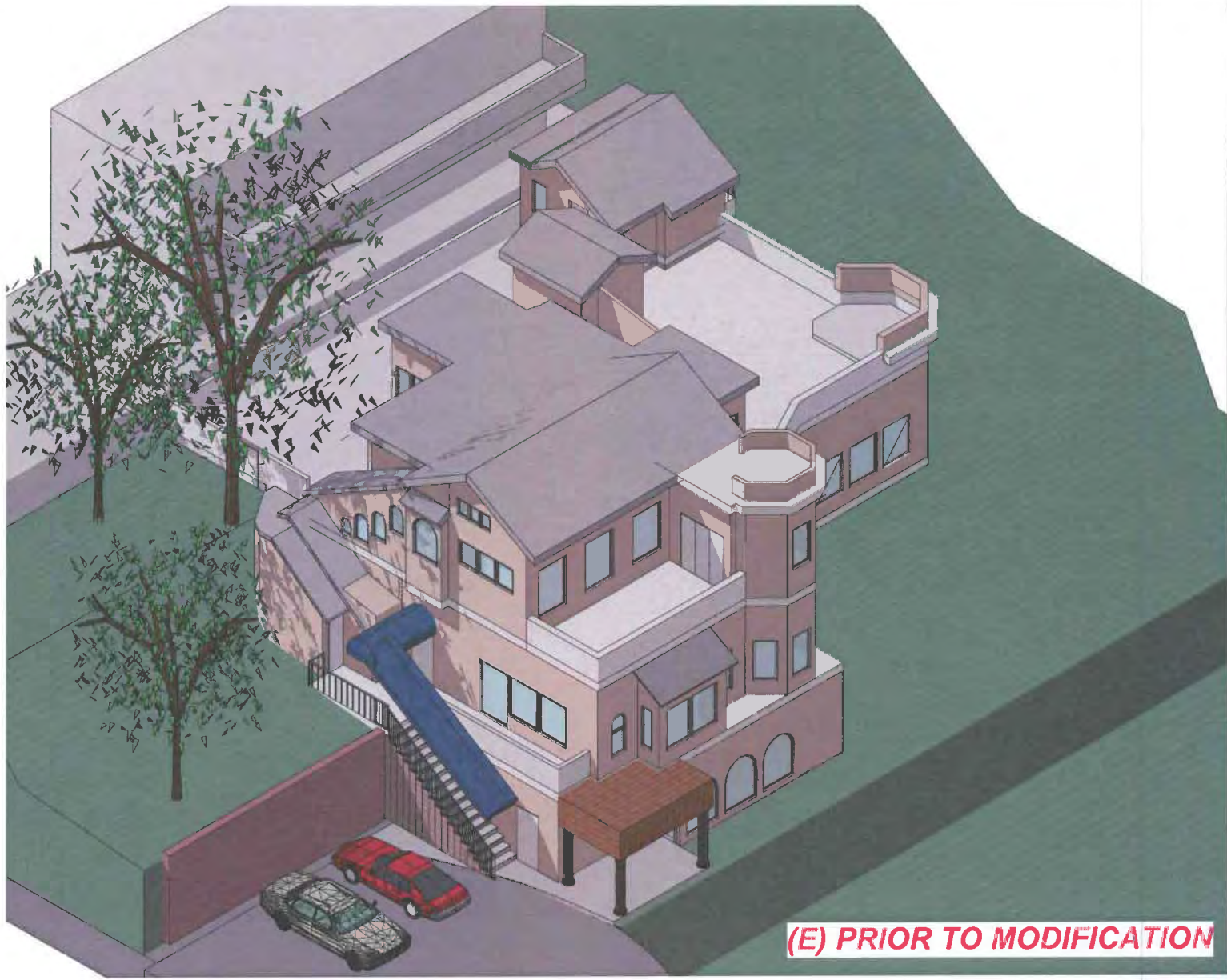


## PROPOSED NORTH ELEVATION

1/4" = 1'-0"

PROPERTY LINE - - - - -

REVISIONS	BY
PROJECT	
302 GREENWICH ST. (JULIUS CASTLE) SAN FRANCISCO, CA	
DESCRIPTION	
(N) NORTH ELEVATION	
SIA CONSULTING CORPORATION 1256 HOWARD STREET SAN FRANCISCO CA 94103 TEL: (415) 922-0900 FAX: (415) 922-0903 WEBSITE: WWW.SIACONSULT.COM	
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DRAWN	Y.F.
CHECKED	R.B.
DATE	06/14/07
REVISED DATE	10/25/08
JOB NO.	07-1224
SHEET	A3.2



**(E) PRIOR TO MODIFICATION**

REVISIONS	BY

**PROJECT**  
 302 GREENWICH ST.  
 (JULIUS CASTLE)  
 SAN FRANCISCO, CA

**DESCRIPTION**  
 (E) PRIOR MODIFICATION

SIA CONSULTING CORPORATION  
 1258 HOWARD STREET  
 SAN FRANCISCO, CA 94103  
 TEL: (415) 922.0200  
 FAX: (415) 922.0203  
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CHECKED	M.K.
DATE	05/04/07
REVISED DATE	10/23/08
JOB NO.	07-1024
SHEET	A4.0



**MODIFICATION WITHOUT PERMIT**

REVISIONS	BY
<b>PROJECT</b> 302 GREENWICH ST. (JULIUS CASTLE) SAN FRANCISCO, CA	
<b>DESCRIPTION</b> (N) FRONT ISOMETRIC	
<small>             SIA CONSULTING CORPORATION              1214 HOWARD STREET              SAN FRANCISCO, CA 94103              TEL: (415) 922-0230              FAX: (415) 922-0233              WEBSITE: WWW.SIACONSULT.COM           </small>	
<b>DRAWN</b>	YZ
<b>CHECKED</b>	JK
<b>DATE</b>	06/04/07
<b>REVISED DATE</b>	10/23/08
<b>JOB NO.</b>	07-1224
<b>SHEET</b>	<b>A4.1</b>



**PROPOSED MODIFICATION  
AS PER PLANNING DEPARTMENT  
RECOMMENDATION**

REVISIONS	BY

**PROJECT**  
302 GREENWICH ST.  
(JULIUS CASTLE)  
SAN FRANCISCO, CA

**DESCRIPTION**  
PROPOSED FRONT ISOMETRIC

SIA CONSULTING CORPORATION  
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SAN FRANCISCO CA 94103  
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DATE	05/04/07
REVISED DATE	10/23/08
JOB NO.	07-1224
SHEET	

**A4.2**



***(E) PRIOR TO MODIFICATION  
SOUTH PERSPECTIVE***



***MODIFICATION WITHOUT PERMIT  
SOUTH PERSPECTIVE***



***PROPOSED SOUTH PERSPECTIVE***

REVISIONS BY


PROJECT  
302 GREENWICH ST.  
(JULIUS CAST. E)  
SAN FRANCISCO, CA

DESCRIPTION  
(E) & (N) FRONT ISOMETRIC

SIA CONSULTING CORPORATION  
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DRAWN Y.Z.

CHECKED H.K.

DATE 08/20/07

REVISED DATE 10/22/08

JOB NO. 07 1224

SHEET

**A4.3**





**(E) PRIOR TO MODIFICATION  
NORTH PERSPECTIVE**



**PROPOSED NORTH PERSPECTIVE**

REVISIONS	BY

**PROJECT**  
302 GREENWICH ST.  
(JULIUS CASTLE)  
SAN FRANCISCO, CA

**DESCRIPTION**  
(E) & (N) BACK ISOMETRIC

SIA CONSULTING CORPORATION  
1200 CALIFORNIA STREET  
SAN FRANCISCO, CA 94103  
TEL: (415) 922-0100  
FAX: (415) 922-0203  
WEBSITE: WWW.SIACONSULT.COM



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**DRAWN** YZ

**CHECKED** HX

**DATE** 06/01/07

**REVISED DATE** 03/23/08

**JOB NO.** 07-1224

**SHEET**

**A4.4**

# APPLICATION FOR Certificate of Appropriateness

## 1. Owner/Applicant Information

<b>PROPERTY OWNER'S NAME:</b> Paul D. Scott	
<b>PROPERTY OWNER'S ADDRESS:</b> Pier 9, Suite 100, The Embarcadero San Francisco, CA 94111	<b>TELEPHONE:</b> ( 415 ) 225-4482
	<b>EMAIL:</b> paul@juliuscastle.com

<b>APPLICANT'S NAME:</b>  Same as Above <input checked="" type="checkbox"/>	
<b>APPLICANT'S ADDRESS:</b>	<b>TELEPHONE:</b> (   )
	<b>EMAIL:</b>

<b>CONTACT FOR PROJECT INFORMATION:</b>  Same as Above <input checked="" type="checkbox"/>	
<b>CONTACT PERSON'S ADDRESS:</b>	<b>TELEPHONE:</b> (   )
	<b>EMAIL:</b>

## 2. Location and Classification

<b>STREET/ADDRESS OF PROJECT:</b> 302 Greenwich Street	<b>ZIP CODE:</b> 94133
<b>CROSS STREETS:</b> Montgomery and Greenwich	

<b>ASSESSOR'S BLOCK/LOT:</b> 0079 / 4&5	<b>LOT DIMENSIONS:</b> 62.5 x 62.5	<b>LOT AREA (SQ FT):</b> 3906.25	<b>ZONING DISTRICT:</b> RH-3	<b>HEIGHT/BULK DISTRICT:</b> 40-X
<b>ARTICLE TO LANDMARK NUMBER:</b> 121 - Julius' Castle		<b>HISTORIC DISTRICT:</b> Telegraph Hill - NB Residential		

## 3. Project Description

Please check all that apply

New Construction    Addition(s)    Alterations    Demolition    Other

**Additions to Building:**   Rear    Front    Height    Side Yard

Building Permit Application No. \_\_\_\_\_      Date Filed: \_\_\_\_\_

**CASE NUMBER:**  
For Staff Use only

#### 4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

GROSS SQUARE FOOTAGE (GSF)	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
Residential				
Retail				
Office	330	330	0	330
Industrial /IPDR <small>(Production, Distribution) &amp; Repair</small>				
Parking				
Other (Specify Use)	4640 (restaurant)	4562 (restaurant)	-78 (restaurant)	4562 (restaurant)
<b>Total GSF</b>	<b>4970</b>	<b>4892</b>	<b>-78</b>	<b>4892</b>
PROJECT FEATURES	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
Dwelling Units				
Hotel Rooms				
Parking Spaces				
Loading Spaces				
Number of Buildings	1	1	0	1
Height of Building(s)	42'0"	42'0"	0	42'0"
Number of Stories	3	3	0	3

Please provide a narrative project description, and describe any additional project features that are not included in this table:

The property has substantial deferred maintenance, and the prior owner performed work on the property without obtaining the necessary permits. The non-permitted work is described in the attached plans. The proposed project will include the repairs necessary to address the deferred maintenance and also the removal of part of the non-permitted addition to reveal an original roof line feature on the front facade of the building.

# Findings of Compliance with Preservation Standards

	FINDINGS OF COMPLIANCE WITH PRESERVATION STANDARDS	YES	NO	N/A
1	Is the property being used as it was historically?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Does the new use have minimal impact on distinctive materials, features, spaces, and spatial relationship?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Is the historic character of the property being maintained due to minimal changes of the above listed characteristics?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Are the design changes creating a false sense of history of historical development, possible from features or elements taken from other historical properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Are there elements of the property that were not initially significant but have acquired their own historical significance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Have the elements referenced in Finding 5 been retained and preserved?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Have distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize the property been preserved?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Are all deteriorating historic features being repaired per the Secretary of the Interior Standards?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Are there historic features that have deteriorated and need to be replaced?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Do the replacement features match in design, color, texture, and, where possible, materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Are any specified chemical or physical treatments being undertaken on historic materials using the gentlest means possible?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12	Are all archeological resources being protected and preserved in place?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Do all new additions, exterior alterations, or related new construction preserve historic materials, features, and spatial relationships that are characteristic to the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Are all new additions differentiated from the old, but still compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15	If any new addition and adjacent new construction are removed one day in the future, will the forms and integrity of the historic property and environment be preserved?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please summarize how your project meets the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, in particular the *Guidelines for Rehabilitation* and will retain character-defining features of the building and/or district:

~~The plan is to use the property as a restaurant as it was used historically. The historic character of the property will be retained and preserved. A historic feature of the building visible from Montgomery Street will be revealed.. Conjectural elements in the form of inexpensive doors added by the prior owner will be replaced with historically appropriate doors. Deteriorated historic features such as crenelations will be repaired.~~

## Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

~~Julius Castle was built in 1923 and operated as a restaurant through 2006 when it was sold to the prior owner. It was one of the oldest restaurants in San Francisco. After the prior owner modified the building without a permit, and was instructed to make alterations to the building per a COA, the restaurant was not fully reopened for business, and the prior owner went into bankruptcy. The primary purpose of the proposed project is to try and reopen the historic restaurant.~~

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2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

~~The proposed project would restore the historic operation of a landmark restaurant in the Telegraph Hill neighborhood.~~

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3. That the City's supply of affordable housing be preserved and enhanced;

~~Not Applicable.~~

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4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

~~Restoration of Julius Castle Restaurant will not impede Muni transit. Measures will be taken to address the impact of automobile traffic on the neighborhood, such as valet parking, with no use of local parking spaces by valet employees. The project sponsor is also open to discussing possible measures that might be taken with the the City to facilitate traffic calming.~~

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5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

This project is not a commercial office development. It will enhance future opportunities for employment of residents

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6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

Regular maintenance and operation of the building will leave it in better condition to withstand damage in an earthquake.

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7. That landmarks and historic buildings be preserved; and

This project helps to restore and preserve a historic landmark.

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8. That our parks and open space and their access to sunlight and vistas be protected from development.

This project will not materially impact any parks or open space or their access to sunlight.

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CASE NUMBER:  
For Staff Use only

# Estimated Construction Costs

<b>TYPE OF APPLICATION:</b>	
Certificate of Appropriateness	
<b>OCCUPANCY CLASSIFICATION:</b>	
A-2 (Restaurant)	
<b>BUILDING TYPE:</b>	
Wood Frame	
<b>TOTAL GROSS SQUARE FEET OF CONSTRUCTION:</b>	<b>BY PROPOSED USES:</b>
Demolition area of 78 sq. feet	Reduction of 78 sq. feet in restaurant space
<b>ESTIMATED CONSTRUCTION COST:</b>	
\$100,000.00	
<b>ESTIMATE PREPARED BY:</b>	
Stan Teng, A.I.A.	
<b>FEE ESTABLISHED:</b>	
\$5947.00	

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

9/17/12

Print name, and indicate whether owner, or authorized agent:

Paul Scott

Owner / Authorized Agent (circle one)

# Certificate of Appropriateness Application Submittal Checklist

The intent of this application is to provide Staff and the Historic Preservation Commission with sufficient information to understand and review the proposal. Receipt of the application and the accompanying materials by the Planning Department shall only serve the purpose of establishing a Planning Department file for the proposed project. After the file is established, the Department will review the application to determine whether the application is complete or whether additional information is required for the Certificate of Appropriateness process. Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and signed by the applicant or authorized agent.

REQUIRED MATERIALS (please check correct column)	CERTIFICATE OF APPROPRIATENESS
Application, with all blanks completed	<input type="checkbox"/>
Site Plan	<input type="checkbox"/>
Floor Plan	<input type="checkbox"/>
Elevations	<input type="checkbox"/>
Prop. M Findings	<input type="checkbox"/>
Historic photographs (if possible), and current photographs	<input type="checkbox"/>
Check payable to Planning Department	<input type="checkbox"/>
Original Application signed by owner or agent	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

NOTES:  
 Required Material. Write "N/A" if you believe the item is not applicable. (e.g. letter of authorization is not required if application is signed by property owner.)  
 Typically would not apply. Nevertheless, in a specific case, staff may require the item.

PLEASE NOTE: *The Historic Preservation Commission will require additional copies each of plans and color photographs in reduced sets (11" x 17") for the public hearing packets. If the application is for a demolition, additional materials not listed above may be required. All plans, drawings, photographs, mailing lists, maps and other materials required for the application must be included with the completed application form and cannot be "borrowed" from any related application.*

For Department Use Only  
 Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_



## **H. FINDINGS OF COMPLIANCE WITH PRESERVATION STANDARDS**

### **1. Is the property being used as it was historically?**

The plan is to return Julius Castle to its historical use as a restaurant.

### **2. Does the new use have minimal impact on distinctive materials, features, spaces, and spatial relationship?**

The alteration proposed to the Southwest corner of the property is intended to restore a historical element of the property – a roofline over a stairwell on the front façade visible from Montgomery Street. The shed in the rear of the property is not meaningfully visible from any public vantage point. The roofline over the Southwest corner of the property is pitched, as was the roofline over that corner prior to the non-permitted alteration.

### **3. Is the historic character of the property being maintained due to minimal changes of the above listed characteristics?**

Julius Castle is recognized and celebrated for its distinctive façade with its Gothic towers and parapets and Art and Crafts shingles and asymmetry. These unique architectural characteristics, including the buildings' turrets and crenellations, will not be altered or affected.

### **4. Are the design changes creating a false sense of history of historical development, possible from features or elements taken from other historical properties?**

The proposed alterations are not conjectural in nature and will not create a false sense of historical development. No falsely historic materials were used for ornamentation, and no casings or trims were or will be used to create a false sense of historical development. While we propose to replace some low quality doors installed on the property by the prior owner, we will not be replacing them with conjectural alternatives. We have photos of the doors used on the property prior to the non-permitted alterations and will use precisely the same style of doors made of the same materials.

### **5. Are there elements of the property that were not initially significant but have acquired their own historical significance?**

The original building was constructed in 1923 by restaurateur Julius Roz and designed by Louis Mastrapasqua. In 1923 the building occupied only Lot 005 of the block and in 1926 Julius Roz purchased adjacent Lot 004. In 1928 Julius Roz took advantage of the newly acquired land through the design and construction of a horizontal and vertical addition. The proposed alterations preserve and retain the original building and the 1928 addition. Indeed, the proposed

alteration to the Southwest corner of the structure, exposing the historic stairwell will help restore the building's style and character.

**6. Have the elements referenced in Finding 5 been retained and preserved?**

See response to No. 5 above.

**7. Have distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize the property been preserved?**

The distinctive materials, features, and finishes and construction techniques that characterize the property will be preserved. The subject property is characterized by its distinct and grand façade that is visible from several vantage points. Julius Castle will retain its two castle-like towers, its distinct shingle pattern, its varied and multiple windows, and its battlement style parapets. The Gothic/Arts & Crafts architectural elements and features that dominate the southern, eastern and northern facades will also remain the same. The proposed alteration on the Southwest corner of the building is designed to help restore and preserve one of the visible elements on the front façade of the property.

**8. Are all deteriorating historic features being repaired per the Secretary of the Interior Standards?**

Yes. Deteriorating historic features will be replaced in kind with the same materials.

**9. Are there historic features that have deteriorated and need to be replaced?**

Yes. There is substantial dry rot in the crenellations and battlements that will have to be repaired.

**10. Do the replacement features match in design, color, texture, and, where possible, materials?**

See response to no. 9 above.

**11. Are any specified chemical or physical treatments being undertaken on historic materials using the gentlest means possible?**

All necessary cleaning and treatments of historical features and materials will be undertaken using the "gentlest means possible." The existing historical materials and features are principally made of wood (a wood framed building with distinctive alternating rows of narrow and broad

wood shingles). The owner will use low or medium pressured water to clean all exterior features. If more extensive cleaning is required, the owner will use nonabrasive cleaning methods such as, for example, a mild detergent and a natural bristle brush.

**12. Are all archeological resources being protected and preserved in place?**

There are no known archeological resources at the subject property. If in the course of our restoration work, such resources are located, appropriate preservation measures will be taken.

**13. Do exterior alterations or related new construction preserve historic materials, features, and spatial relationships that are characteristic to the property?**

The alteration proposed to the Southwest corner of the property is intended to restore a historical element of the property – a roofline over a stairwell on the front façade visible from Montgomery Street. The shed in the rear of the property is not meaningfully visible from any public vantage point. The proposed roofline over the Southwest corner of the property is pitched, as was the roofline over that corner prior to the non-permitted alteration.

**14. Are exterior alterations differentiated from the old, but still compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment?**

See response to no. 13 above.

**15. If any alterations are removed one day in the future, will the forms and integrity of the historic property and environment be preserved?**

The proposed change to the Southwest corner of the building will restore a historic element of the property visible from Montgomery Street. Undoing that change would undermine the historic integrity of the property. Otherwise, if the non-permitted changes to the property were removed, the form and integrity of the property would not be impaired, as the changes primarily constituted additions to, rather than replacement of, the property's components. The tile work done on the deck area was mainly cosmetic and thus can be removed without impairing the form or integrity of the historic property.



## 302 Greenwich Street Julius' Castle

Paul D. Scott, owner

Certificate of Appropriateness Application

Original Application Date: September 19, 2012  
Final Revised Application Date: October 7, 2013

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# Summary

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The proposed project is the restoration of the 1920s landmark structure Julius Castle in the Telegraph Hill Historic District. While the best use of this property from an economic perspective would be to convert it to a residence, the owner's goal is to perform deferred maintenance and repairs, remedy unpermitted alterations made by the previous owner, and resume the building's historical use as a restaurant.



Figure 1 - South View Circa 1938

# Location and Context

The subject property is located in the Telegraph Hill Historic District. The property is located adjacent to the Greenwich Steps, approximately 150 feet down the east slope of Telegraph Hill from Coit Tower. The surrounding neighborhood is primarily residential and sees a significant amount of pedestrian tourist traffic.

The south frontage of the building faces the Greenwich Steps and a cul-de-sac where Montgomery Street dead-ends. A residential building occupies the lot west and upslope of the property. The north and east frontages consist of steep cliffs covered in vegetation but are visible at a distance from the Embarcadero.

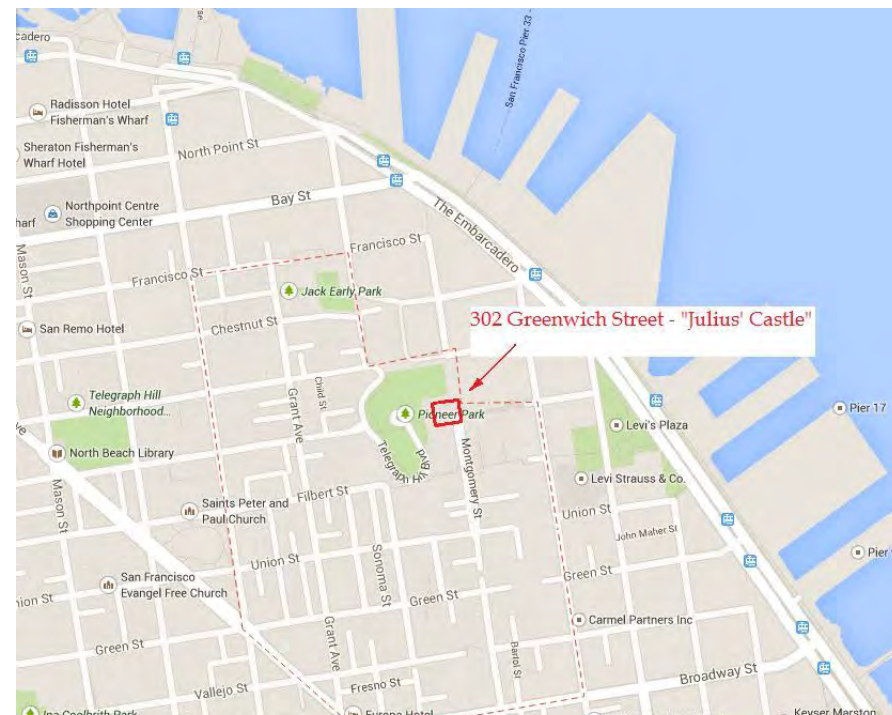


Figure 2 – Overview of project location



Figure 3 – Aerial View of East Slope of Telegraph Hill

# Historical Background

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Julius Castle was constructed on Telegraph Hill in 1922 at 302 Greenwich by the architect L. Mastropasqua. A substantial expansion occurred in 1928, which was overseen by the same architect. The structure is a two-story wood-frame Gothic Revival and Arts & Crafts style, constructed as a restaurant and operating as such (under the name Julius' Castle, after the first owner) until 2007. It is one of San Francisco's oldest restaurants remaining in its original location. It is a building with prominent character-defining features including its corner turret and crenellated parapet, painted wood shingle cladding, and large-scale painted signage on the east side. The subject property is designated a City Landmark under Article 10 of the Planning Code (Landmark #121).



Figure 4 - South and east views. Circa 1957

Various changes have been made to the building over time (outlined below in "Permit History"). The previous owner, who acquired the building in 2006, made several changes to the property without obtaining the appropriate permits. These changes are detailed in "Summary of Non-Permitted Work Performed by Previous Owner" below. Shortly after these unpermitted changes, the restaurant was forced to close in 2007 and has remained closed through the present.



# Permit & Construction History

## [Building Permit – 3/20/1923 \(Original building permit – No. 114873\)](#)

- Two floors, Estimated cost \$5000, building to be used as residence for two families

## [Building Permit – 10/20/1955](#)

- Repair fire damage, changing drywall, electrical work, plumbing and painting.

## [Building Permit Issued – 11/24/1961](#)

- Install new stairway on front of building to act as a secondary means of egress.

## [Building Permit Issued – 2/6/1963](#)

- Cut off base of supporting frame beneath stairs – install adequate concrete foundation and replace damaged framing with new material. Remove damaged sheathing and joists of roof structure covering both tradesman’s passageway and shed roof above front stairs to upper apt. Re-roof entire area.

## [Building Permit Issued – 4/25/1969](#)

- New foundations and repair old foundations. New walls and roof at entrance to replace present walls and roof.

## [Building Permit Issued – 9/21/1970](#)

- Addition of a front window awning

## [City Declaration of Historical Landsite and Landmark –](#)

### [5/15/1980](#)

- City Planning Commission Resolution 8592 and 193 declaring Julius’ Castle a Historic Landsite
- City Ordinance 414-80 declaring Julius’ Castle a Historic Landmark

## [Building Permit Approved – 1/06/1995](#)

- Kitchen: replace existing tile floor, repair dry rot in wall, patch sheetrock, remove one non-bearing 5’ wall, and minor electric and plumbing

## [Building Permit Approved – 3/7/1995](#)

- Replace hood and duct assembly per plan

## [Building Permit Approved – 9/27/2006](#)

- Remove one layer of roofing, install 30# Feit and Lifetime Presidential roof system (Cool roof system applicable to low- sloped roof portion of the roof)

## [Plumbing Permit Issued – 12/4/2006](#)

- Install clement on sewer line to facilitate snaking

## [Building Permit Approved – 12/6/2006](#)

- Patch existing retaining wall surface to match existing “sister” redwood on deck. Patch step tile, deck tile, and grout, match to existing repair wood shingle “(cosmetic work only)”

## [Notice of Violation and Related Documents – 5/17/2007](#)

- Notice of Violation for unauthorized alteration of City Landmark, No. 121. (Presented to previous owner).

## [Certificate of Appropriateness and Related Documents –](#)

### [6/27/2007](#)

- Application by previous owner for Certificate of Appropriateness to rectify unauthorized alterations.

## [Building Permit Application – 1/29/2009](#)

- Remove rear extension of City Landmark Building #121 in order to comply with San Francisco Planning Dept. Certification of Appropriateness Case No. 20070653A

## [Notice to Repair Sidewalk – 3/9/2009](#)

- Notice From the City to repair sidewalk.

## [Building Permit Approved – 5/4/2012](#)

- Fix Dry rot in front stairs, less than 50%, fix leak in roof and decks.

# Summary of Non-Permitted Work Performed by Previous Owner

The previous owner of the property made several non-permitted changes to the property, including:

1. The southwest corner of the building was expanded on the third floor, thus obscuring a roofline over a stairwell that descended from the third floor to the second floor.
2. Several doors were replaced with low-quality non-historic substitutions.
3. A small detached structure on the rear patio was expanded, and a non-historic window was added.
4. Slate tiles on the third floor patio were covered with lesser-quality ceramic tiles.
5. A brick veneer was added onto the base of the first-story exterior stairway. (See Fig. 5)
6. A short stucco/tile covered wall/fence was added near the southwest entrance to the property along with an iron gate.



Figure 5 - Building before non-permitted changes (circa 2000)

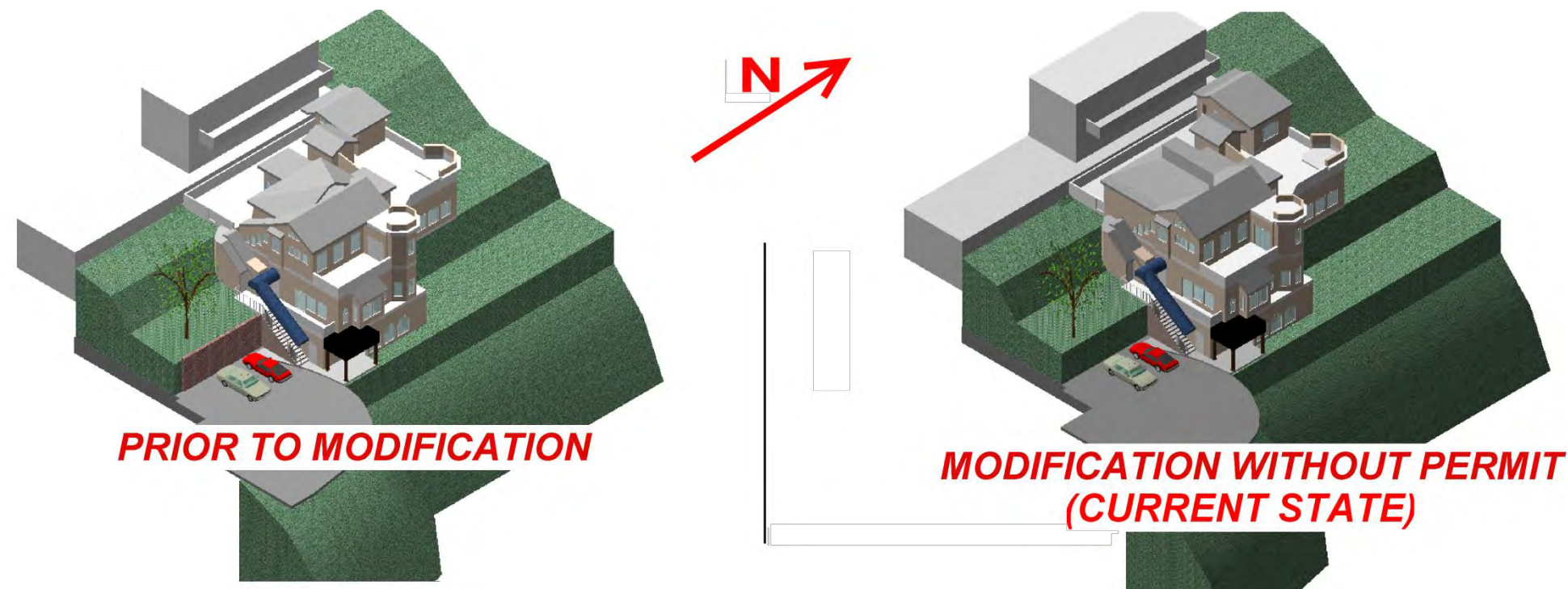


Figure 6 - Site renderings, view from south-east

### **Prior Certificate of Appropriateness (Case No. 2007.0653A - December 17, 2008)**

The property was the subject of a Notice of Violation issued to the prior owner who made the changes to the property without permits. A COA application was filed by the prior owner to attempt to rectify some of the unpermitted work, and was granted on December 19, 2008. The prior owner, however, was unable to make the changes or restore the building to its historic use before going into bankruptcy. The building was thereafter acquired by the current owner Paul Scott.

The major change called for by the prior COA was the removal of a significant portion of the non-permitted addition on the southwest corner of the building, so as to reveal a descending roof line above a stair on the front facade visible from the public rights of way on Montgomery Street and the Greenwich stairs. The proposed roofline will restore the original Arts and Crafts/Gothic Revival articulation of the asymmetrical roof as viewed from Montgomery Street and the Greenwich steps, which is the most prominent frontage of the building. This change, which was specifically referenced as a priority by some members of the neighborhood, remains in the current COA application

The prior COA also called for a short stucco- and tile-covered wall, partially visible from the Greenwich steps, to be removed and replaced with a redwood fence. The current COA application includes this modification.

Certain non-historic doors installed on the main structure by the previous owner were included as replacement items in the previous COA. The current COA also proposes replacement of the non-historic doors.

Considerable additional historical restoration work not proposed in the prior COA – including work on the property’s windows, crenellations, parapet, tile, stairwell, awning, shingles and paint – has been added to the current application.

## Current State and Scope of Work

---

The structure has considerable deferred maintenance both inside and out. The building is also subject to leaks in the decking installed by the previous owner. The proposed work is focused on remediation of non-permitted alterations made by the previous owner and general restoration of the building, which has considerable deferred maintenance.

The proposed scope of work will restore an important feature of the structure (the descending roof line on the south face of the structure) that is visible from the public right of way. It will also undo several additional changes by the prior owner that similarly degraded from the historic character of the building (e.g., doors, windows, and tile). Overall restoration work will make it possible to return the building to its historical use and landmark appearance.



Figure 7 - Current State, view from south

The work to be undertaken includes the following:

1. Remove southwest corner of main structure to expose historic roofline covering the second floor stairs. Reconstruct roof eave in historically appropriate manner.
2. Remove ceramic tile installed by prior owner from rear patio and replace with historically appropriate slate tile.

3. Low-quality, non-historic doors installed on the main structure by the prior owner will be replaced with high-quality, historically appropriate doors and hardware.
4. Replace low quality non-historic aluminum window and other non-historic windows and doors on detached structure at rear of property and exchange with high-quality, historically appropriate replacements and hardware to match style on adjacent portions of main structure.
5. Repair and/or selectively replace dry-rotted wood shingles, parapet cap, crenellations, and paneling as necessary to match existing items.
6. Add redwood fencing and a redwood gate by the entrance to the rear patio area, where there is currently a short stucco covered cement wall serving as a fence and retaining wall.
7. Possible addition of stucco (to match adjacent wall) over a brick veneer added by prior owner on exterior stair on south face of building. Two options are outlined in the plans.
8. Repaint building.

Further details of these items, including photos of their current state and drawings of their restored state, can be found in the following section (Details of Work to be Performed).

# Details of Work to be Performed

1. Remove southwest corner of main structure to expose historic roofline covering the second floor stairs. Reconstruct roof eave in historically appropriate manner.

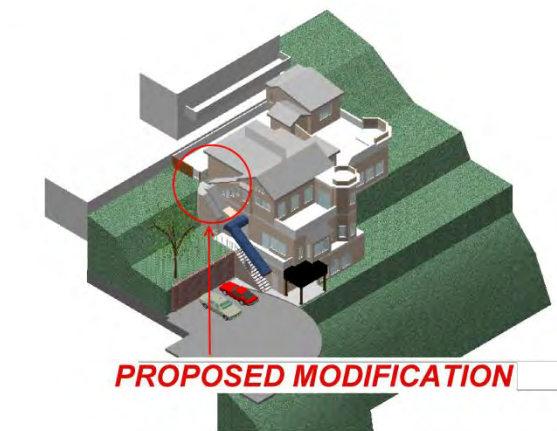
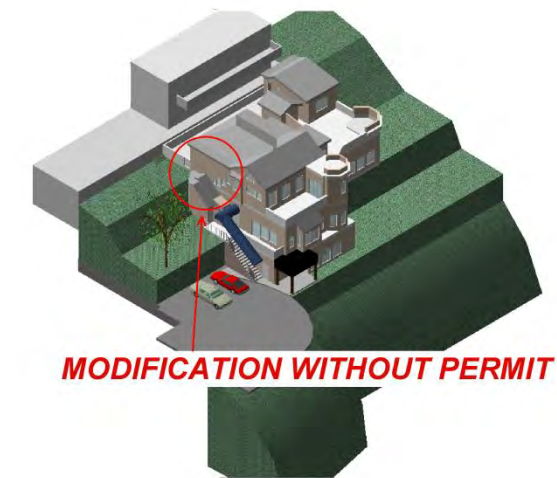
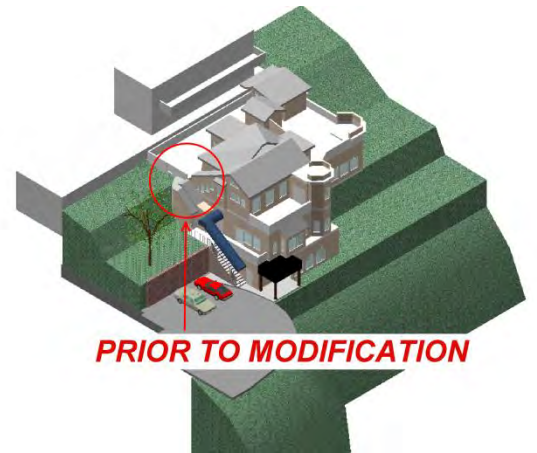
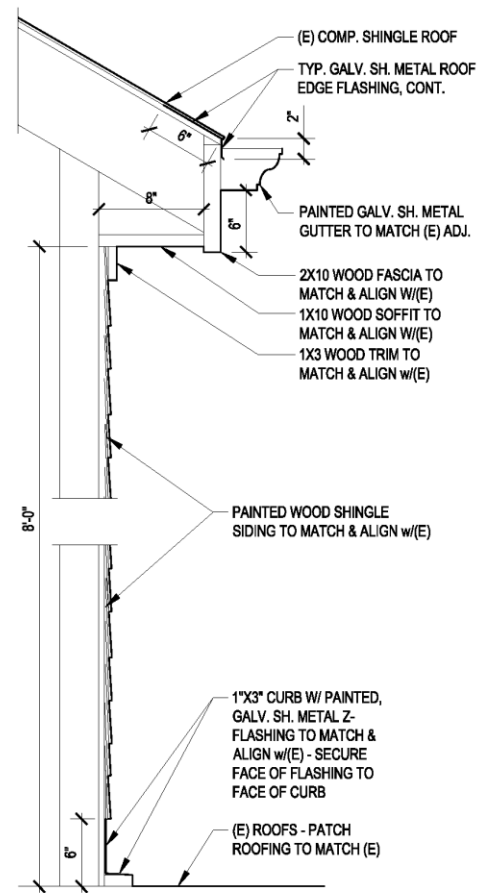


Figure 8 - 3D Renderings, view from south-east



**WALL-EAVE SECTION** ②  
1-1/2" = 1'-0"

Figure 9 -Wall-Eave detail

2. Remove ceramic tile installed by prior owner from rear patio and replace with historically appropriate slate tile.

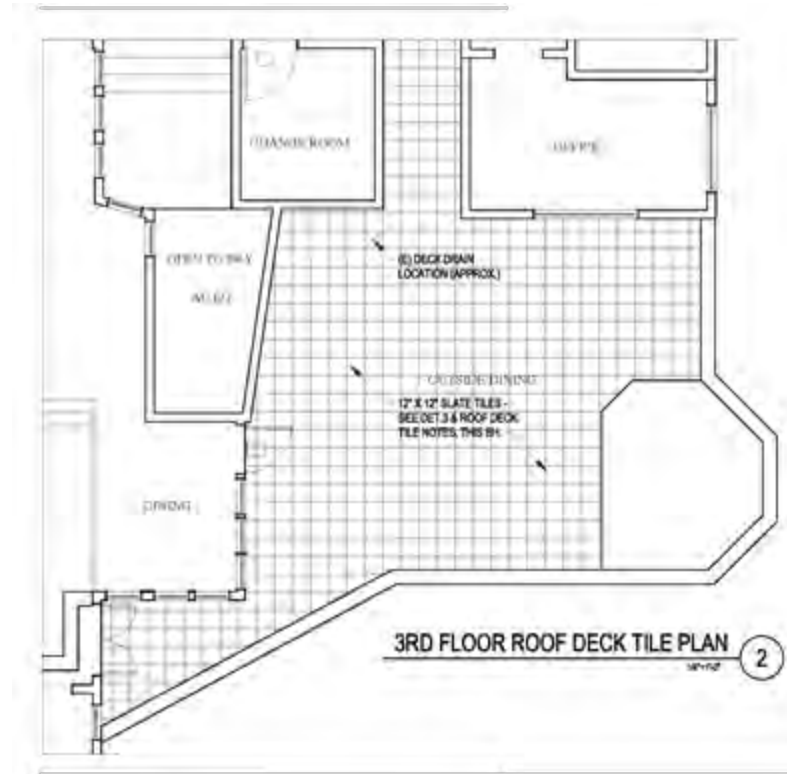
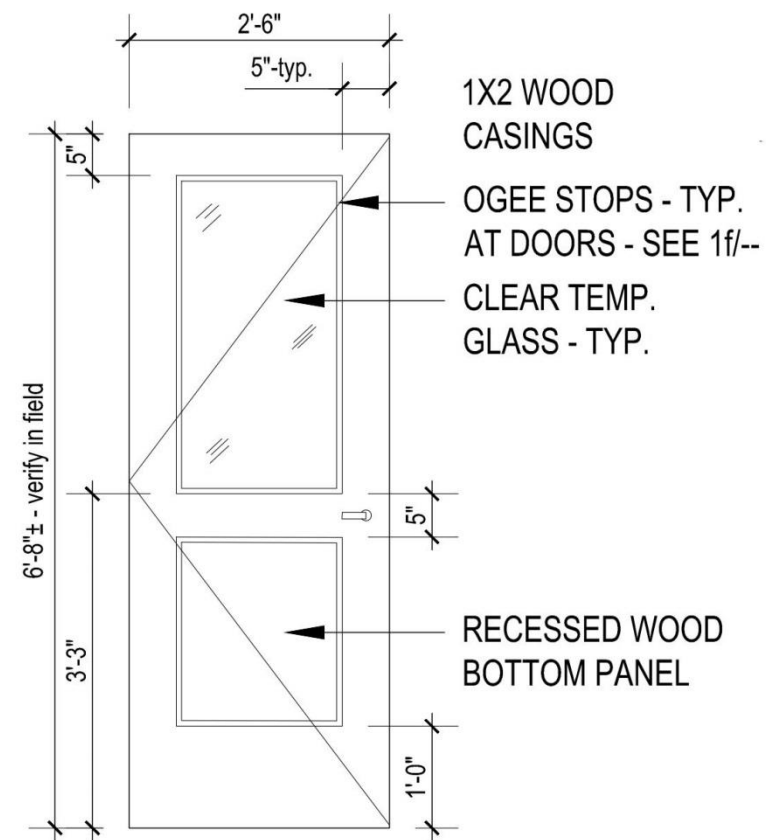


Figure 10 - Roof deck tile plan

3. Low-quality, non-historic doors installed on the main structure by the prior owner will be replaced with high-quality, historically appropriate doors and hardware.



Figure 11 - Door to be replaced (sample)



@ Replacement Doors 1-3

New Door - Elevation (d)

Figure 12 - Details of replacement doors



Figure 13 - Door Hardware

4. Replace low quality non-historic aluminum window and other non-historic windows and doors on detached structure at rear of property and exchange with high-quality, historically appropriate replacements and hardware to match style on adjacent portions of main structure.



Figure 14 - East side of detached structure, existing window (to be replaced)



Figure 15 - Panoramic view of windows on rear deck patio

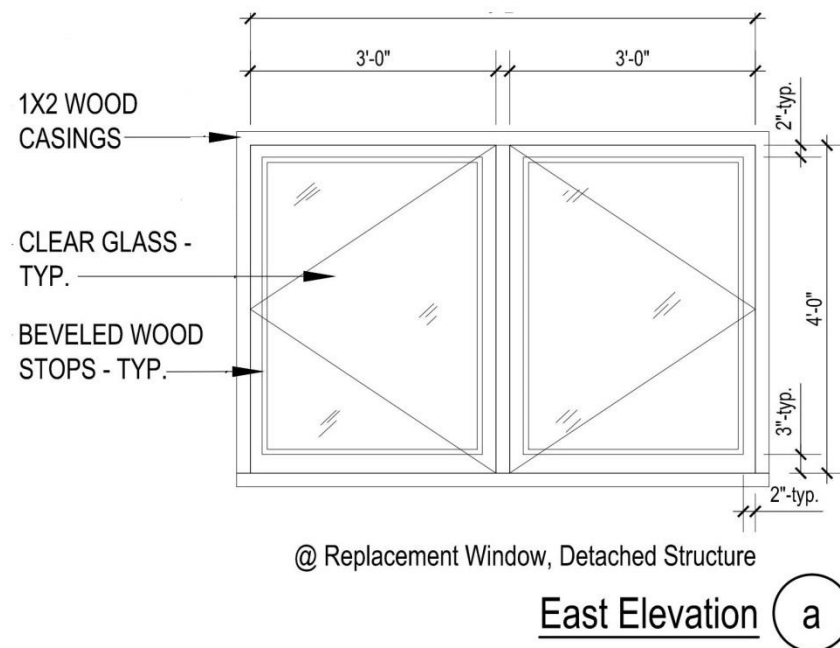
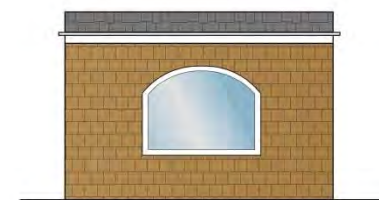


Figure 16 - Details of replacement windows



Detached Structure - Modification Without Permit

Figure 17 - East elevation of detached structure, existing



Detached Structure - Proposed Modification

Figure 18 - East elevation of detached structure, proposed



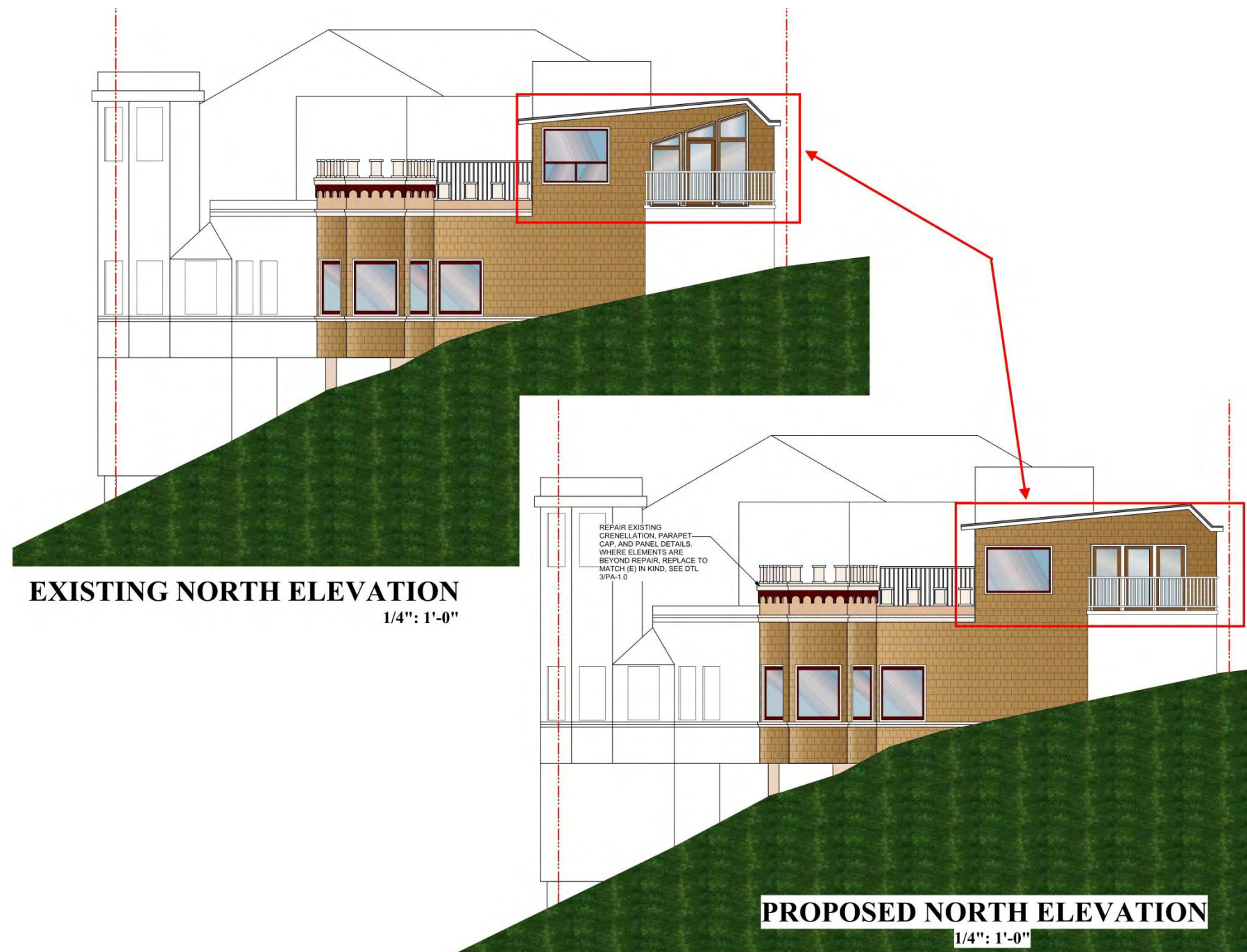


Figure 19 - North elevation showing doors and windows on detached structure

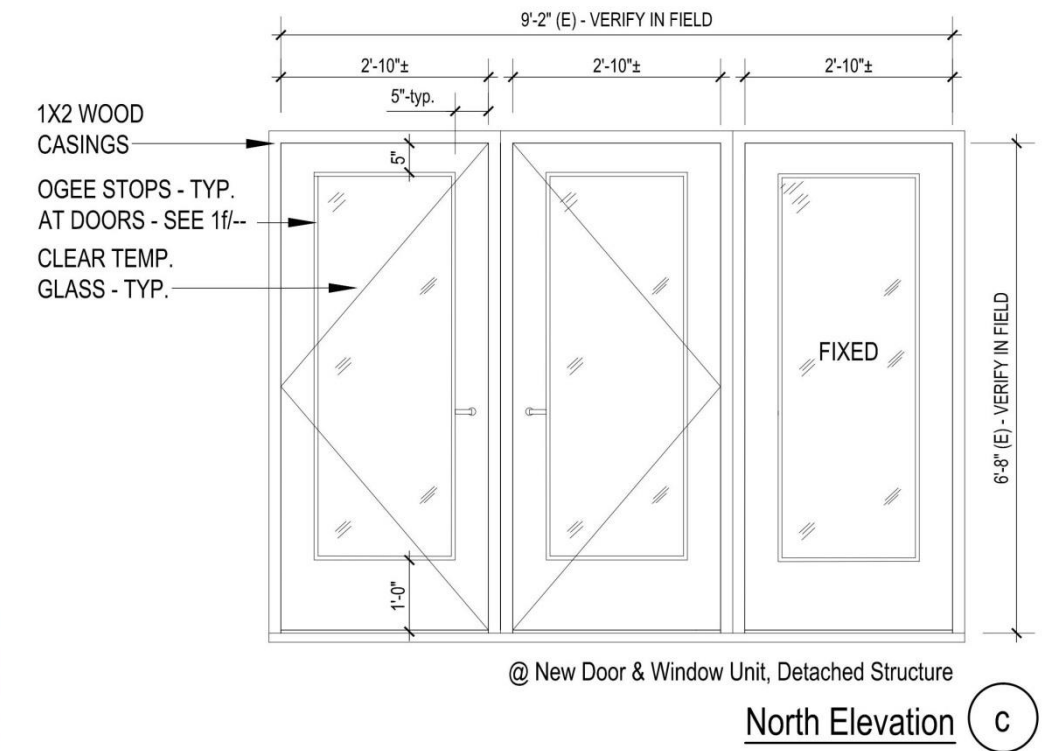


Figure 20 - Detached structure replacement window/door detail

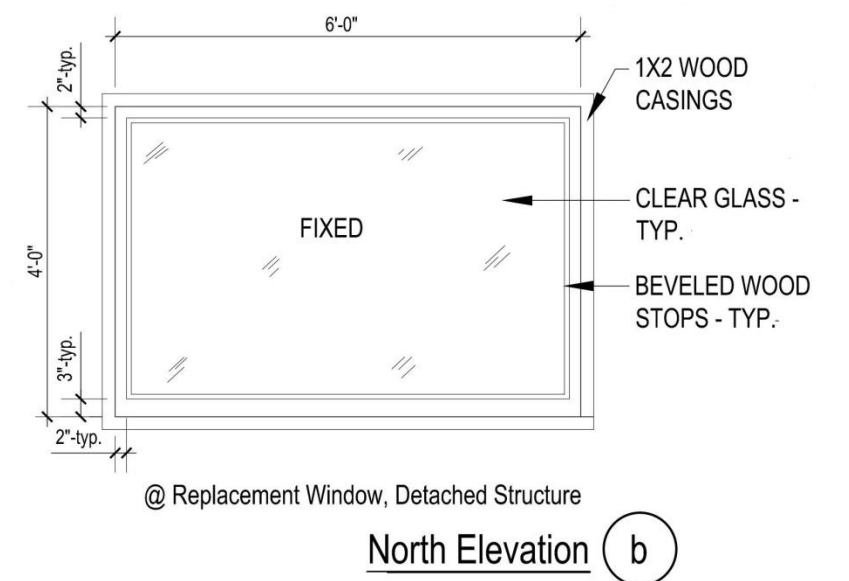


Figure 21 - Detached structure replacement window detail

5. Repair and/or selectively replace dry-rotted wood shingles, parapet cap, crenellations, and paneling as necessary to match existing items.



Figure 22 – Example of Shingles on South Side Requiring Repair/Repainting



Figure 23 - Dry Rot and Cracking of parapet

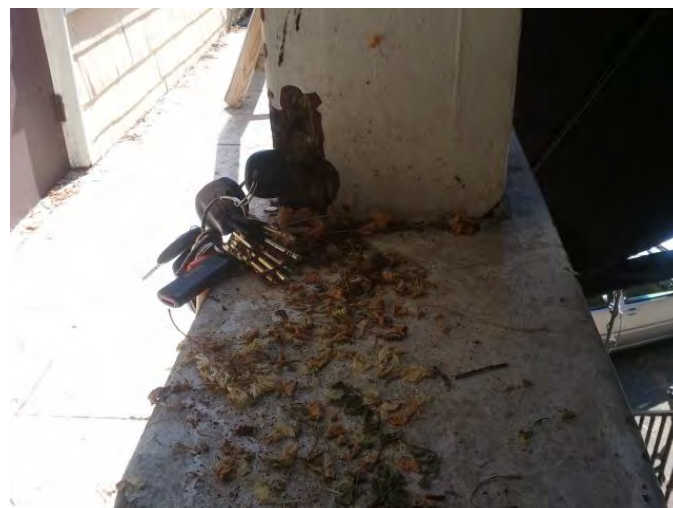


Figure 24 - Dry rot in crenellations

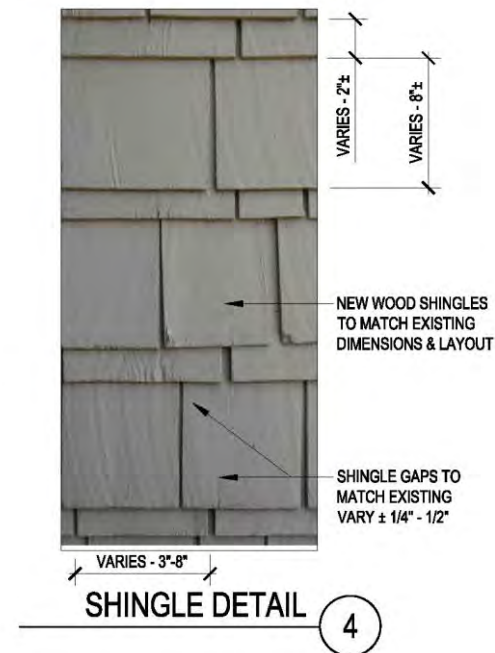


Figure 25 - Repair/replacement shingle detail



Figure 26 - Existing crenellation with dry rot

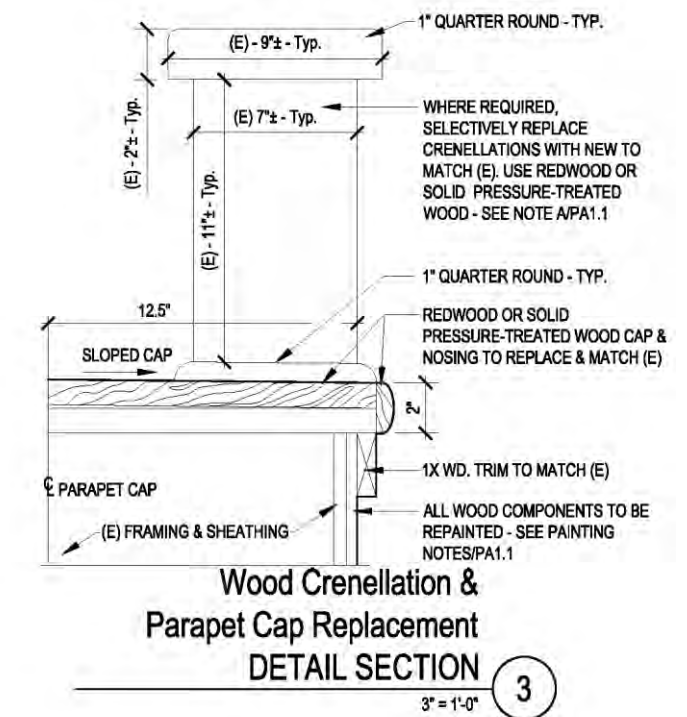
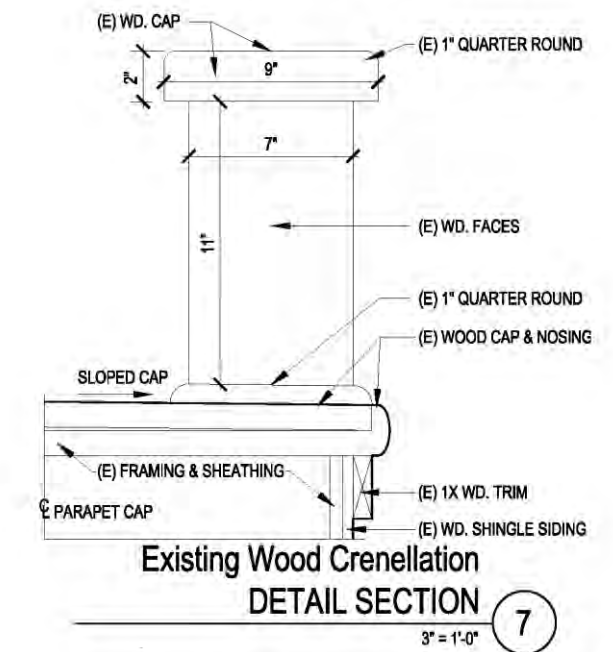


Figure 27 - Crenellation & Parapet Repair/Replacement detail

6. Add redwood fencing and a redwood gate by the entrance to the rear patio area, where there is currently a short stucco covered cement wall serving as a fence and retaining wall.



Figure 28 - Existing wall, view from courtyard from north perspective



Figure 29 - Existing wall from south east perspective

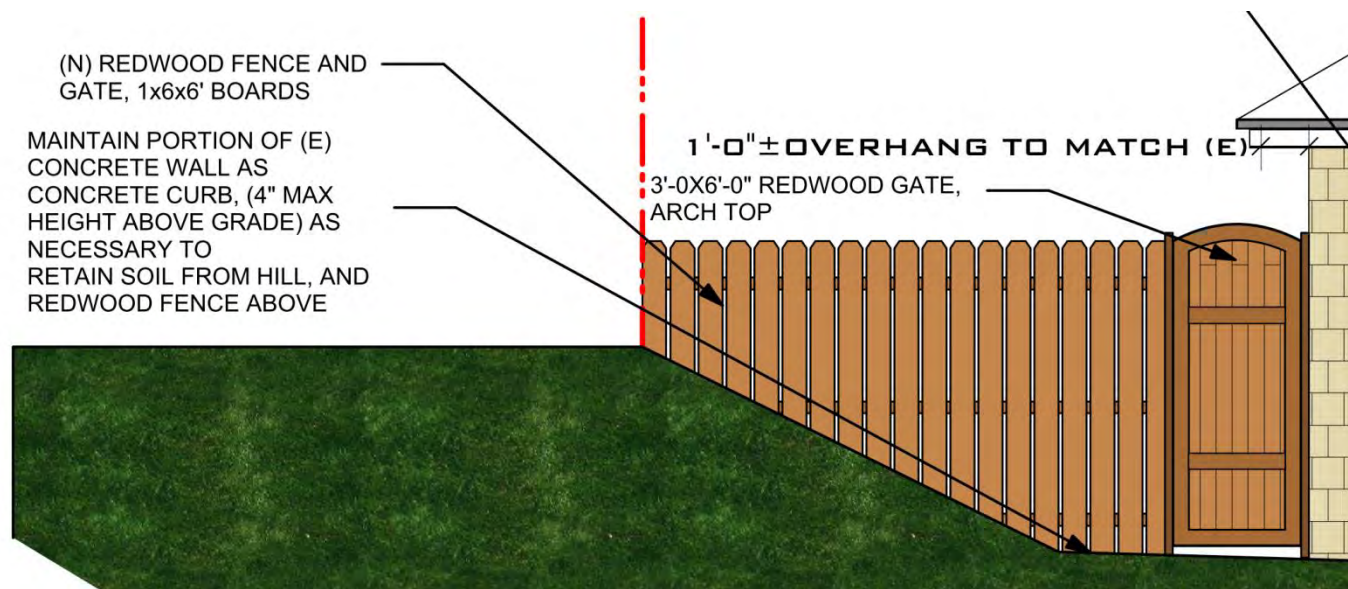


Figure 30 - Redwood fence, Proposed

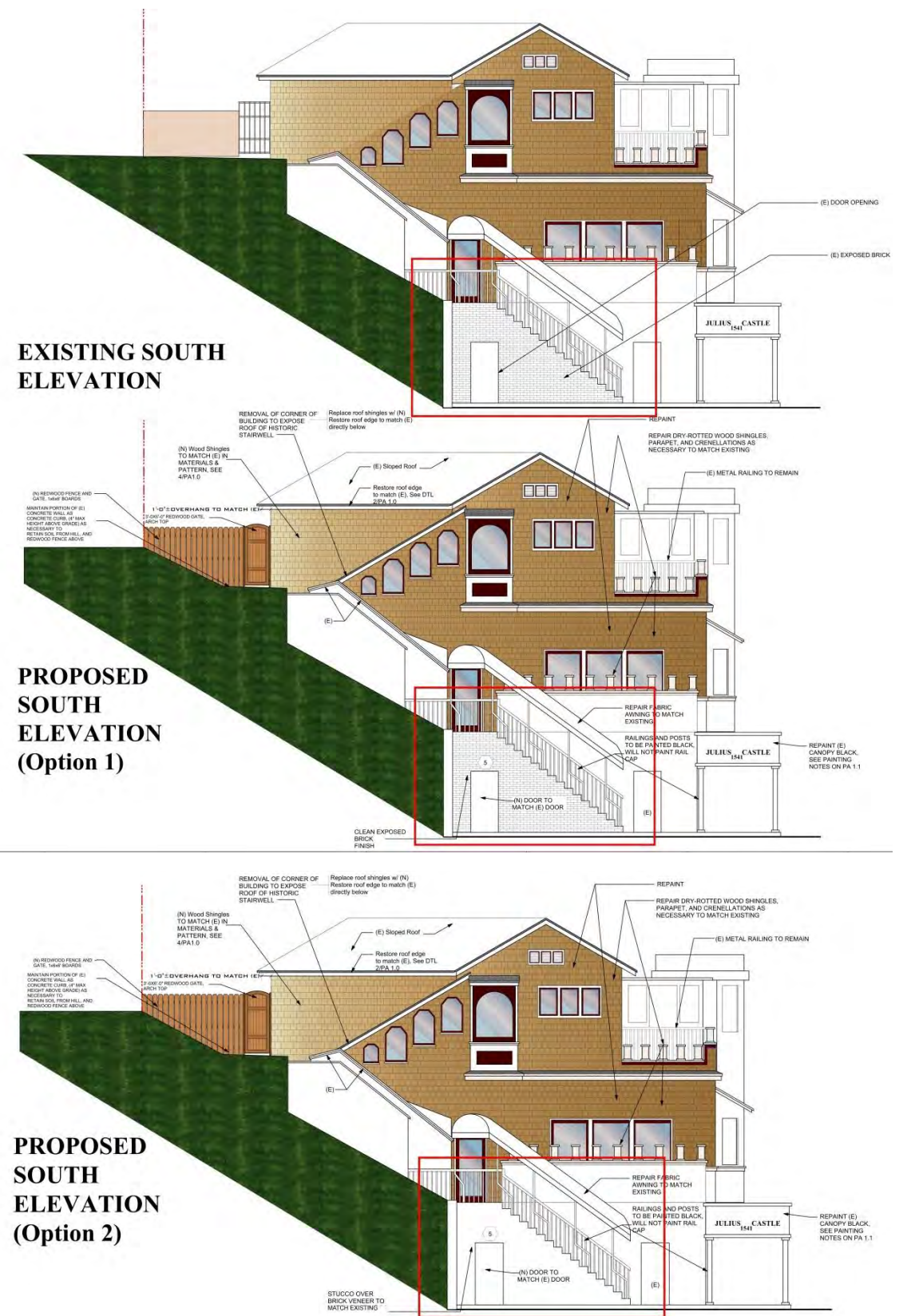
7. Possible addition of stucco (to match adjacent wall) over a brick veneer added by prior owner on exterior stair on south face of building. Two options are outlined in the plans.



Figure 31 - Current view from south side of building showing existing brick staircase



Figure 32 – Historic view from south side of building showing historic stucco covering staircase (highest resolution photo available)



8. San Francisco color expert Bob Buckter has provided the current owner with the colors used on Julius Castle prior to non-permitted changes. Those colors are shown in a photo on the cover of the book *Landmarks of San Francisco*, by Patrick McGrew (photo by Marion Brenner).



Figure 34 - Photo detail from the book *Landmarks of San Francisco*, from north east





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SHEET TITLE

**Site Plan  
 Prior to  
 Modification**

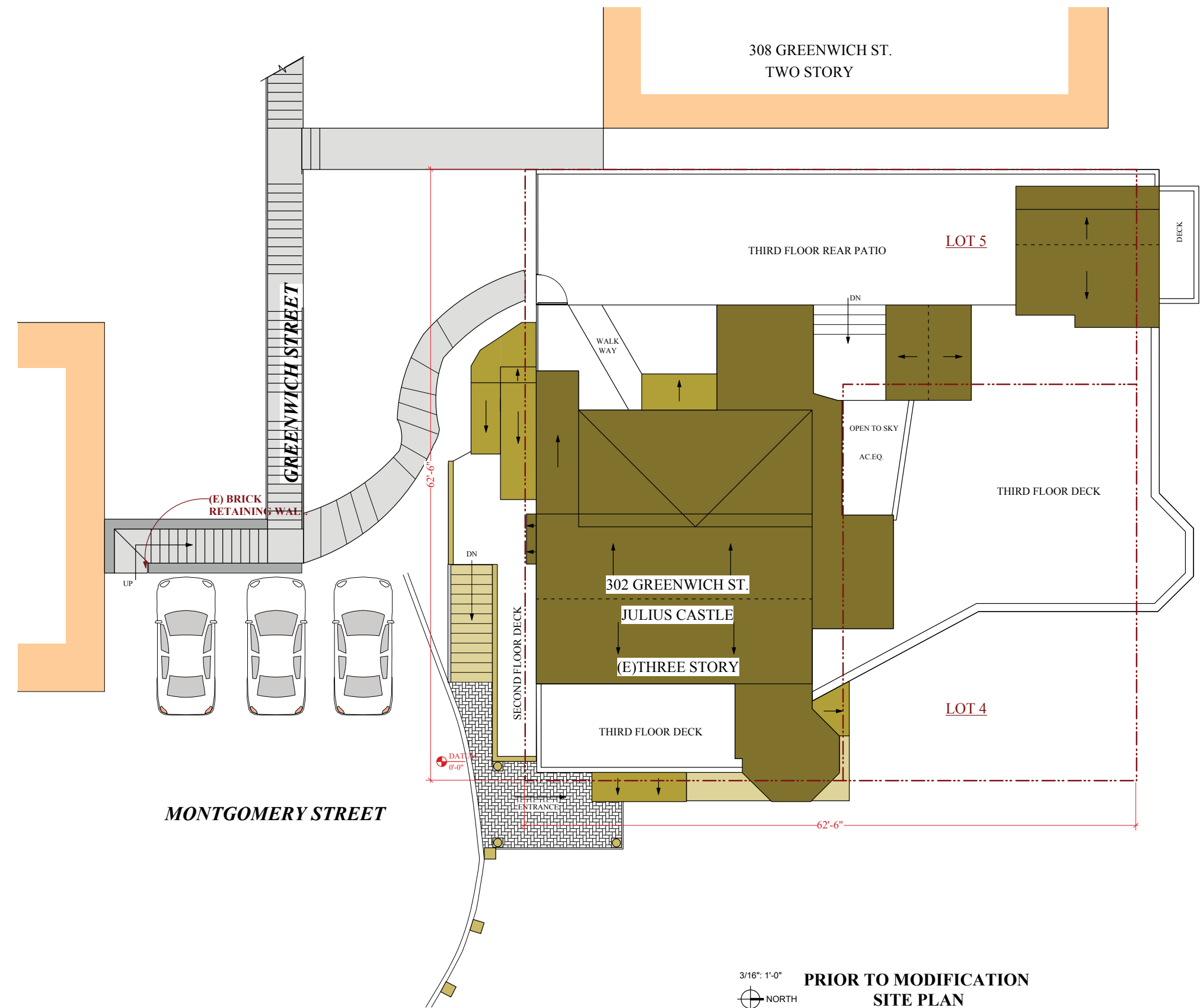
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<b>REVISED DATE</b>	
<b>JOB NO.</b>	
<b>SHEET NO.</b>	



3/16" = 1'-0" **PRIOR TO MODIFICATION  
 SITE PLAN**

Note: Site plan was prepared based on (E) fence lines and surrounding buildings. For verification of property lines, an accurate survey map is required by a licensed surveyor.



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(E) Site Plan

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**(E) First  
Floor Plan  
(No Change)**

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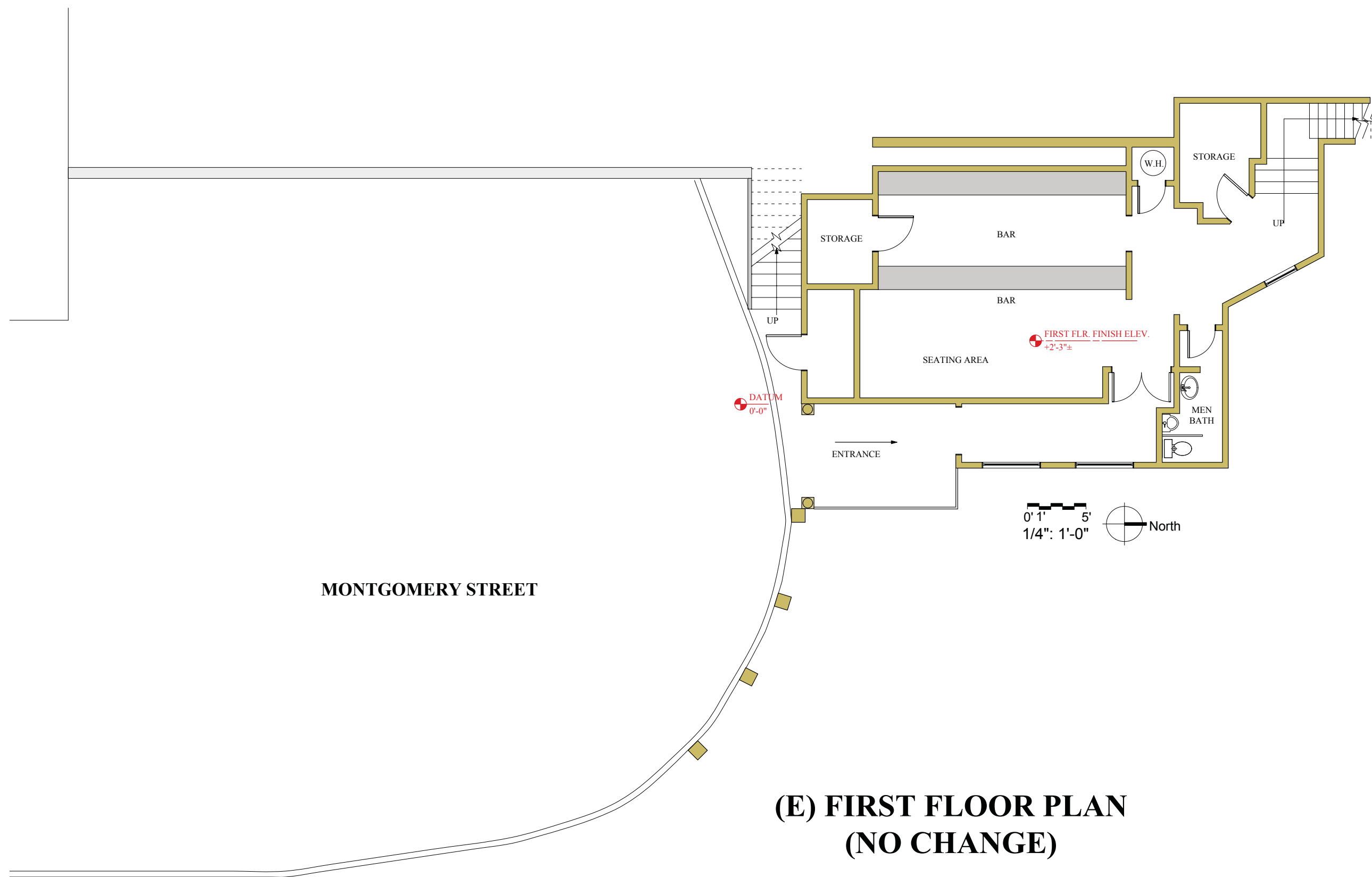
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**A-5**



**MONTGOMERY STREET**

**(E) FIRST FLOOR PLAN  
(NO CHANGE)**





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**(E) Third Floor Plan**

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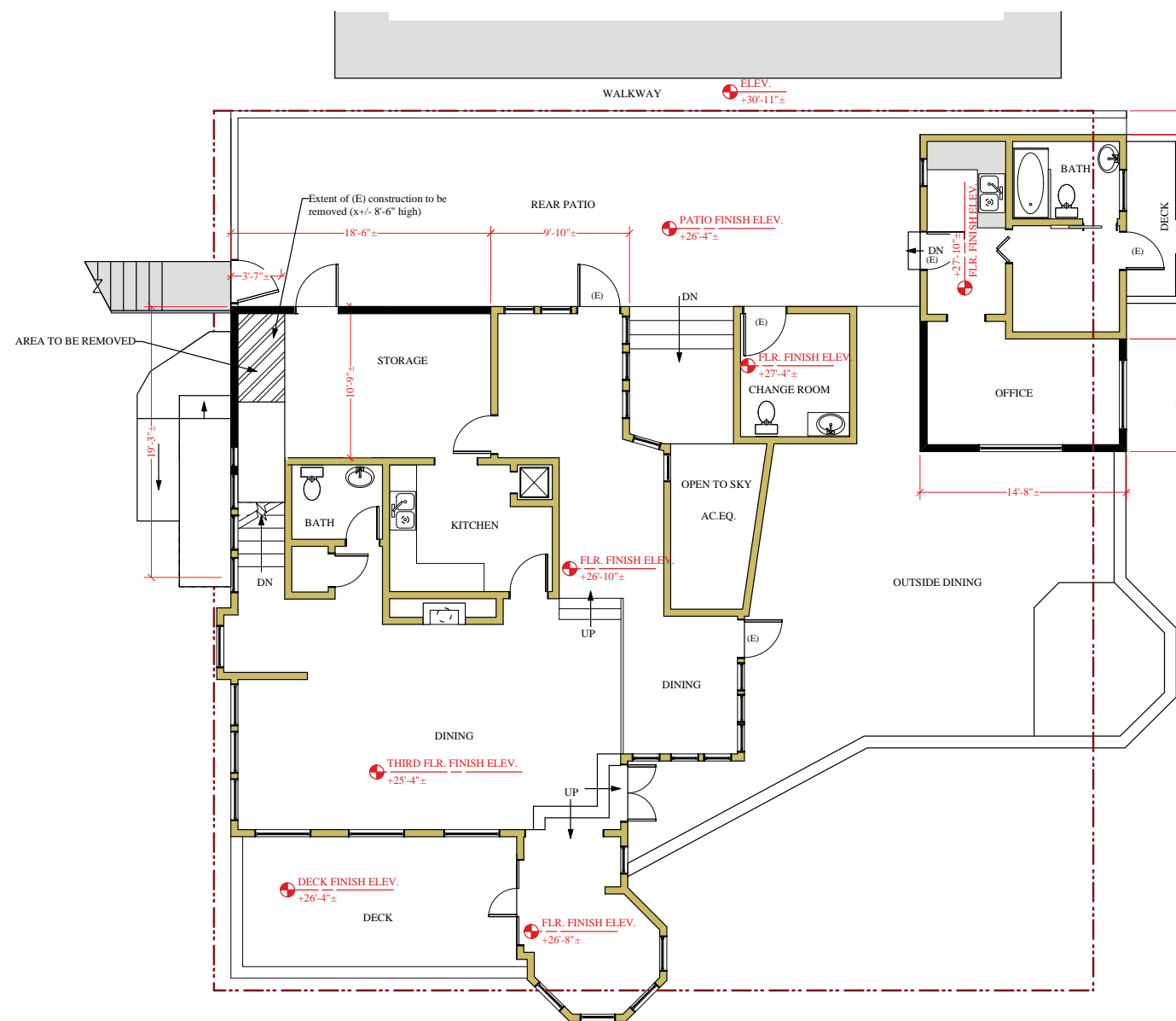
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**A-7**



**(E) THIRD FLOOR PLAN**

3/16" = 1'-0"  
 NORTH











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Existing &  
 Proposed  
 North Elevations

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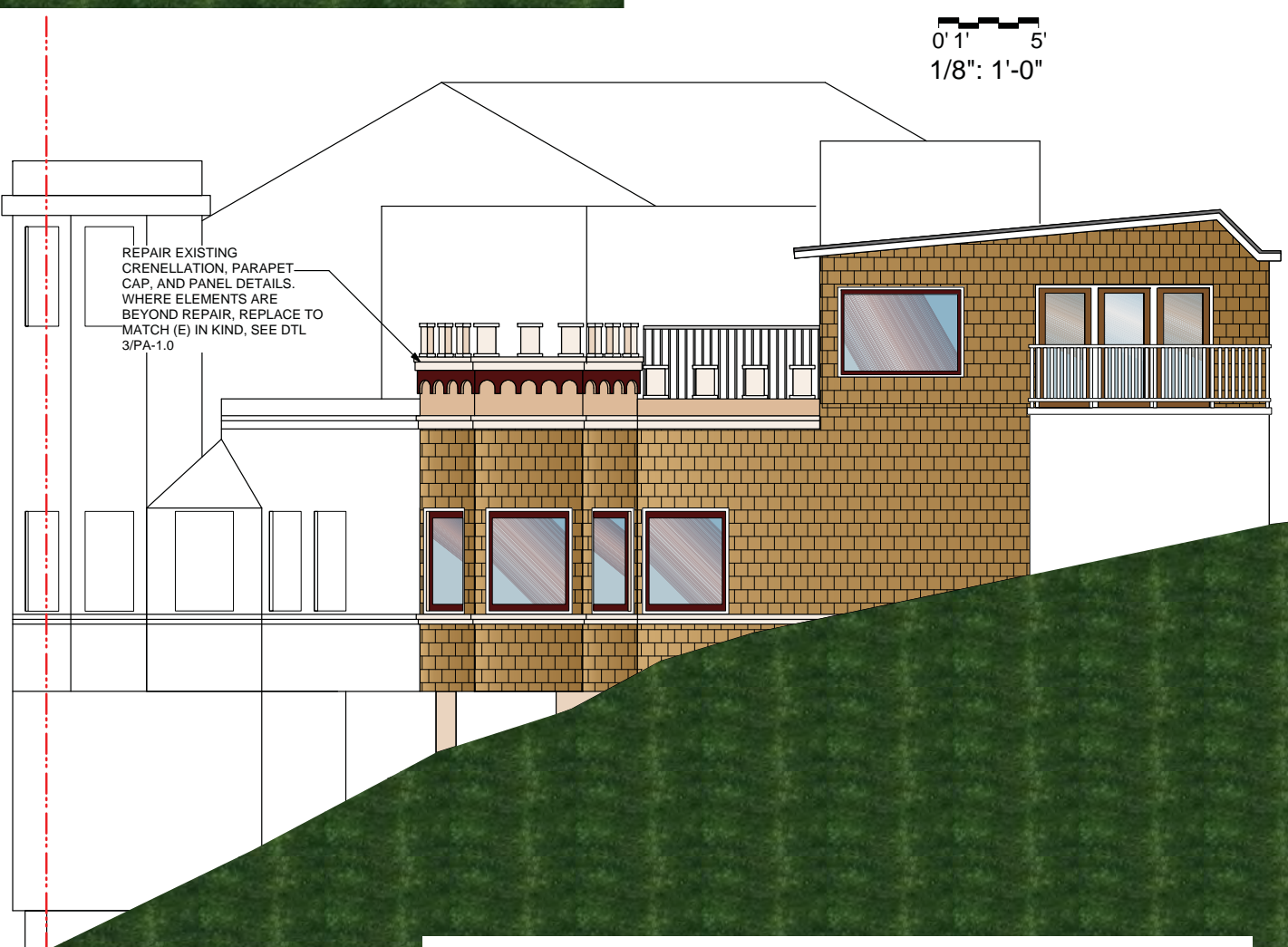
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<b>JOB NO.</b>	
<b>SHEET NO.</b>	A-10



**EXISTING NORTH ELEVATION**  
 1/4" : 1'-0"



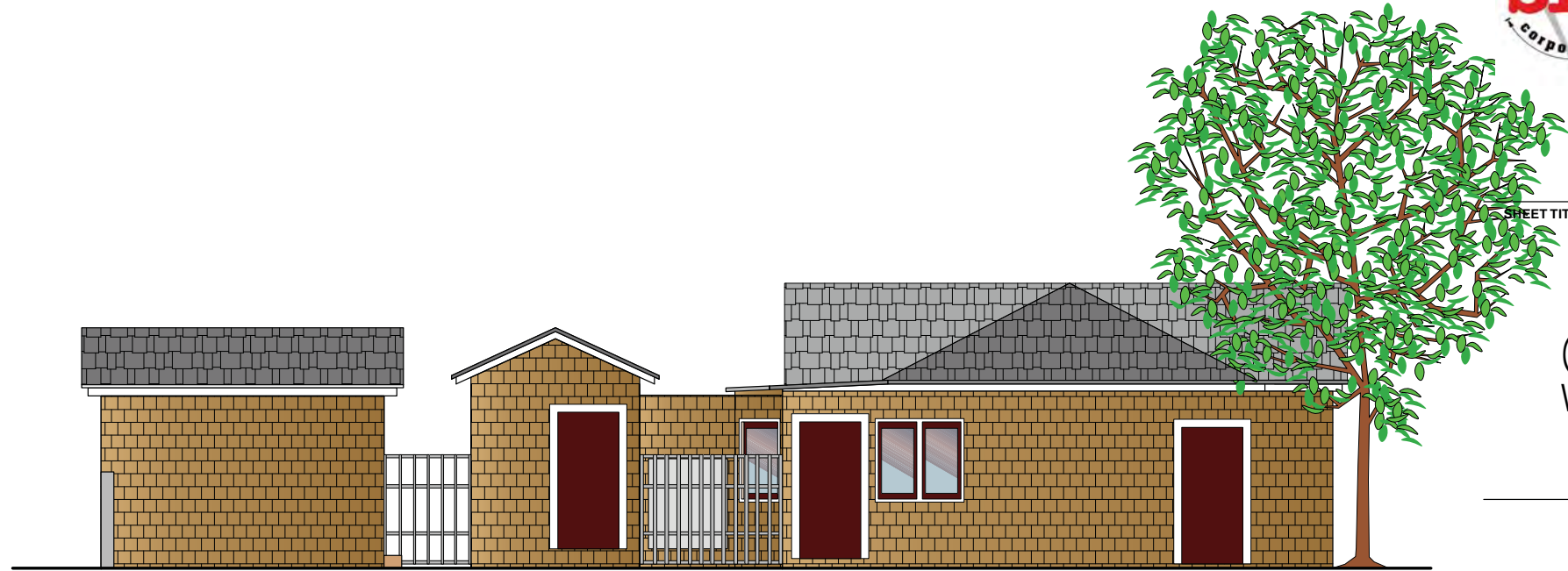
**PROPOSED NORTH ELEVATION**  
 1/4" : 1'-0"



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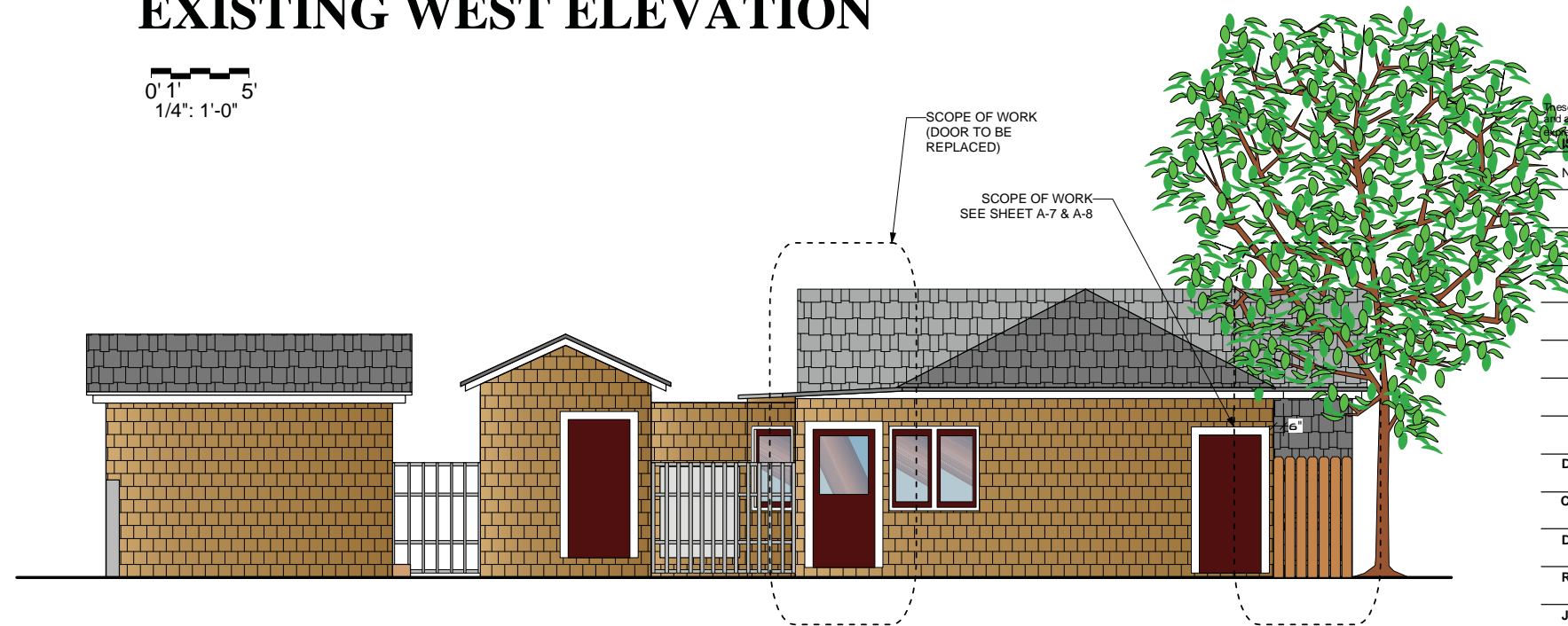
SHEET TITLE

(E) & Proposed  
 West Elevations



**EXISTING WEST ELEVATION**

0' 1" 5'  
 1/4" : 1'-0"



**PROPOSED WEST ELEVATION**

0' 1" 5'  
 1/4" : 1'-0"

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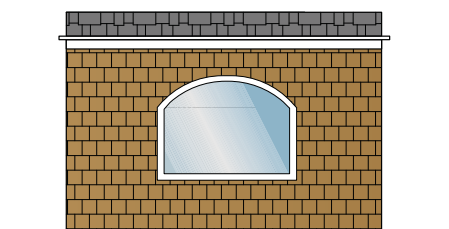
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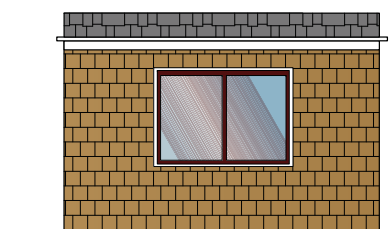
SHEET TITLE

Existing &  
 Proposed  
 East Elevations



Detached Structure - Modification Without Permit

**EXISTING EAST ELEVATION**  
 1/4": 1'-0"



Detached Structure - Proposed Modification

**PROPOSED EAST ELEVATION**  
 1/4": 1'-0"

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A-11.1



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Renderings

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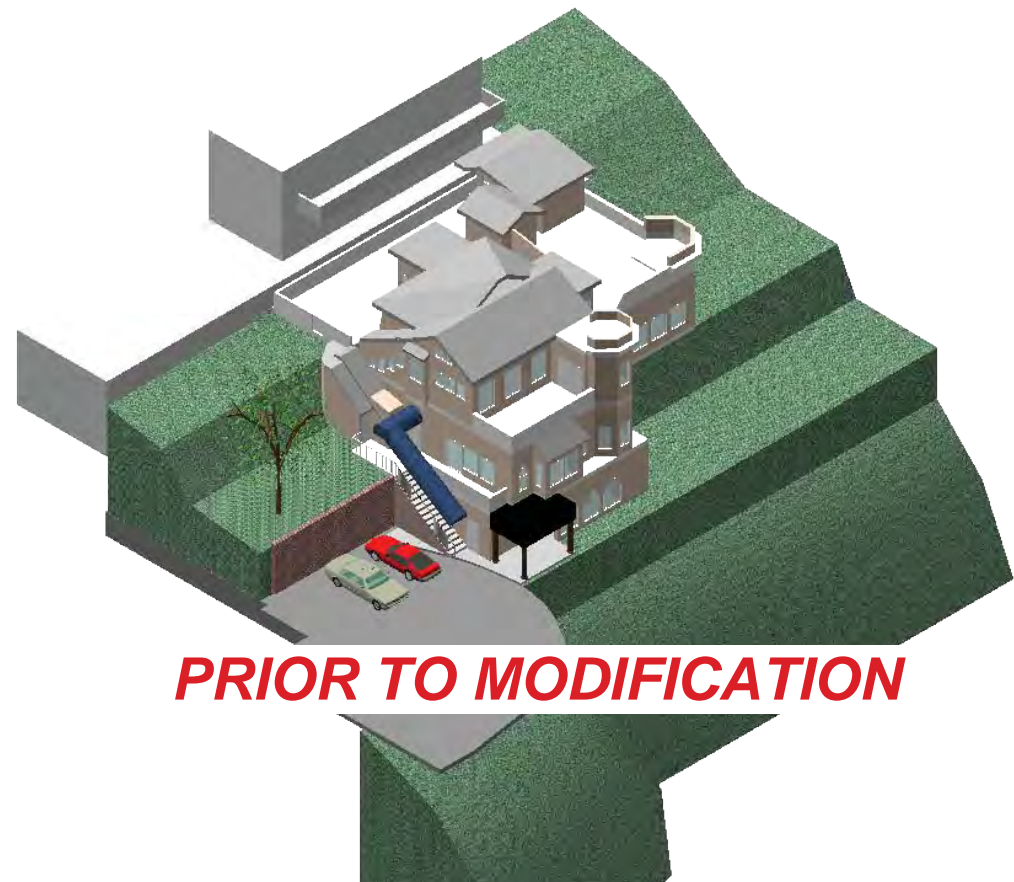
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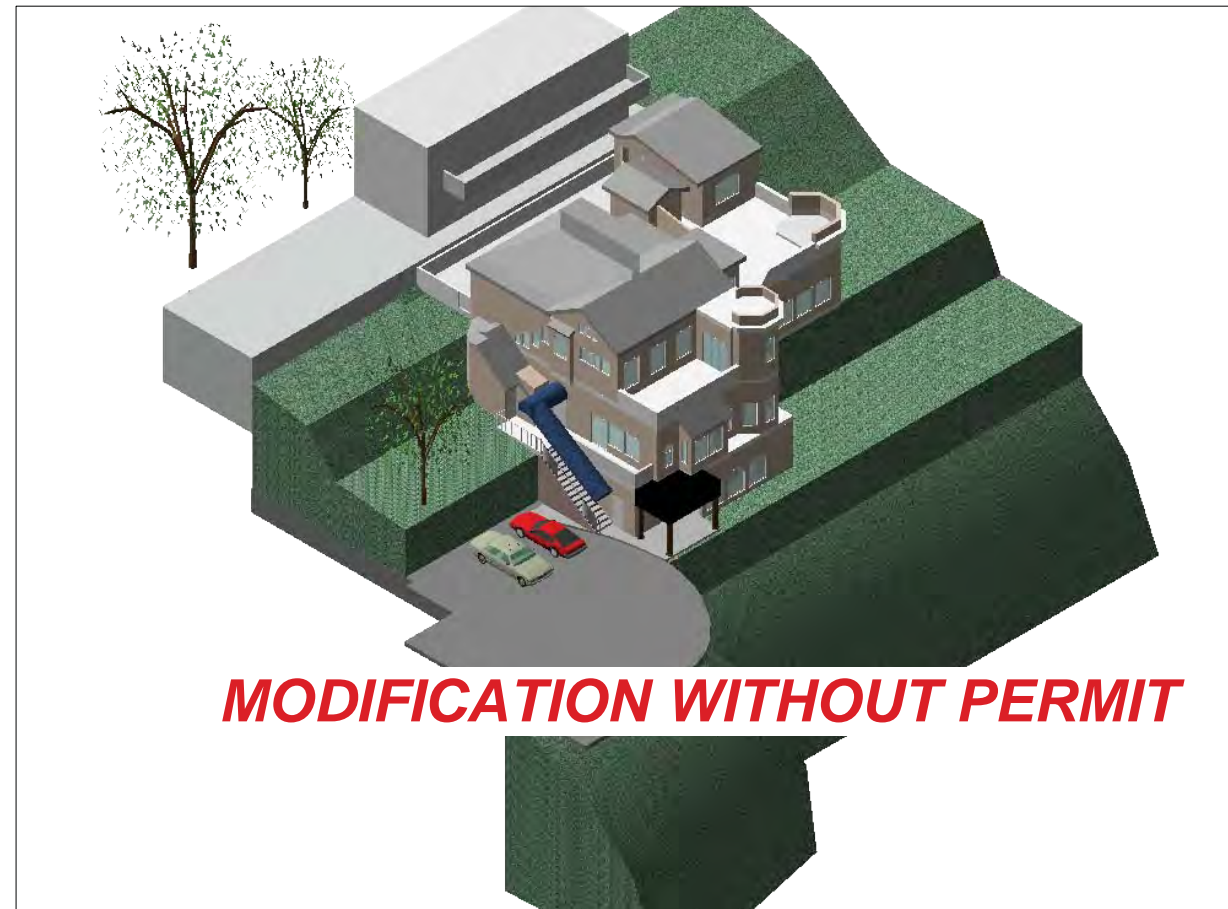
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**SHEET NO.**

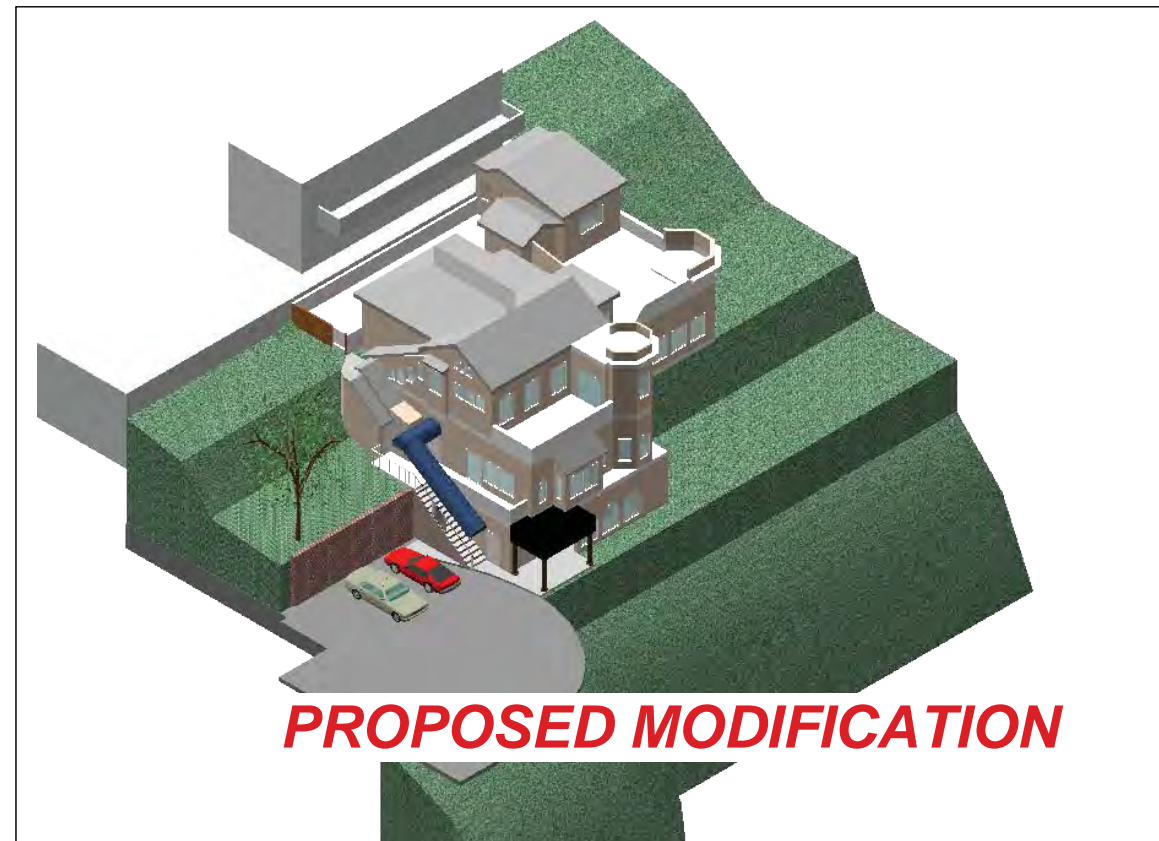
A-12



**PRIOR TO MODIFICATION**



**MODIFICATION WITHOUT PERMIT**



**PROPOSED MODIFICATION**





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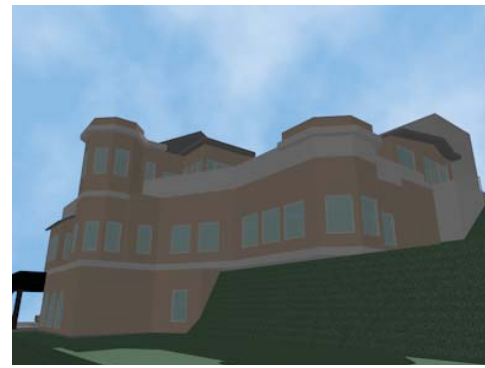
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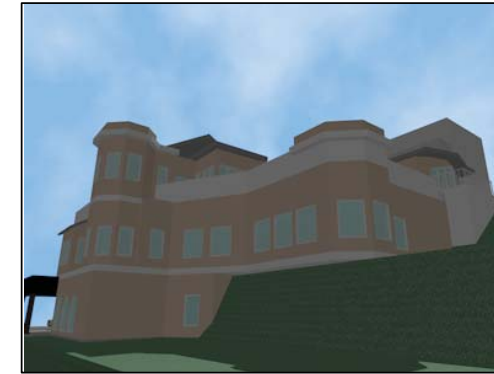
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DATE		3/20/2013
REVISED DATE		10/02/2013
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SHEET NO.		A-14



**(E)PRIOR TO MODIFICATION**  
**SOUTH PERSPECTIVE**



***(E) PRIOR TO MODIFICATION***  
***NORTH PERSPECTIVE***



***PROPOSED NORTH PERSPECTIVE***



**MODIFICATION WITHOUT PERMIT**  
**SOUTH PERSPECTIVE**



**PROPOSED SOUTH PERSPECTIVE**



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**Building Section**



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NO.	DATE	DESCRIPTION

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DATE 3/20/2013

REVISED DATE

JOB NO.

SHEET NO.

# 302 Greenwich SF, CA

PROJECT TEAM:  
 Owner:  
 PAUL SCOTT

Preservation Architect:  
 MARK HULBERT  
 PRESERVATION ARCHITECTURE  
 446 17th St. #302, Oakland, CA 94612  
 p.510-418-0285  
 mhulbert@earthlink.net

NO.	ISSUE	DATE
	Revision	5/06/13
	Revision	8/02/13
	Revision	9/10/13
	Revision	9/30/13

## Restoration Details & Notes

DRAWING TITLE

# PA1.0

DRAWING NUMBER

SCALE as noted

### Historic Resource Protection Notes

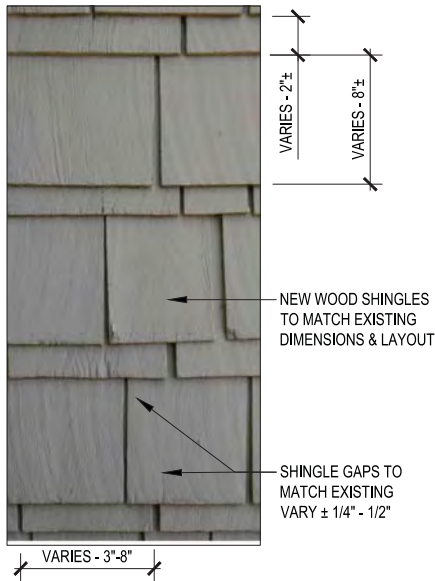
- THE SUBJECT SITE IS A CITY OF SAN FRANCISCO LANDMARK. PROTECTION OF HISTORIC AREAS, FEATURES AND MATERIALS ARE REQUIRED TO PREVENT DAMAGE OR LOSS DURING CONSTRUCTION. FEATURES AND MATERIALS TO BE RETAINED INCLUDE ON SITE RETENTION AND PROTECTION, AND REMOVAL, SALVAGE AND PROTECTION OFF SITE.
- WHERE HISTORIC FEATURES AND MATERIALS ARE TO REMAIN, PROTECTIVE MEASURES SHALL INCLUDE THE PROVISION OF PHYSICAL BARRIERS TO PREVENT ACCIDENTAL IMPACTS OR DAMAGE DURING CONSTRUCTION.

### Door Schedule

NO.	SIZE (WxH)	LOCATION (see A-B)	TYPE	EXT. FIN.	INT. FIN.	JAMBS	HEAD	THRESH.	NOTES
1	2'-6" x 6'-8" x 1-3/4"	OUTSIDE DINING	2-panel	Painted	Clear	(E)	(E)	(E)	See 1c/-
2	2'-6" x 6'-6" x 1-3/4"	REAR PATIO	2-panel	Painted	Clear	(E)	(E)	(E)	See 1c/-
3	2'-6" x 6'-6" x 1-3/4"	ACCESSORY BLDG.	2-panel	Painted	Clear	(E)	(E)	(E)	See 1c/-
4	3 - 2'-10" x 6'-8" x 1-3/4"	ACCESSORY BLDG.	1-panel	Painted	Clear	See 1f/-			See 1d/-
5	2'-6" x 6'-6" x 1-3/4"	LOWER (front) WALL	Flush	Painted	Ptd.	(E)	(E)	(E)	-

### Window and Door Notes:

- ALL EXISTING DOORS AND WINDOWS INDICATED TO BE RETAINED SHALL BE SELECTIVELY REPAIRED AND REPAINTED. WINDOW AND DOOR REPAIR INCLUDES:
  - REMOVAL OF DETERIORATED PAINT LAYERS TO SOUND PAINT OR WOOD;
  - SELECTIVE REMOVAL AND REPLACEMENT OF GLASS;
  - SELECTIVE REPLACEMENT OF MISSING HARDWARE WITH EQUIVALENT NEW HARDWARE;
  - WOOD PREPARATION AND REPAINTING (SEE PAINTING NOTES/PA1.1);
- WHERE INDICATED, REMOVE EXISTING WINDOW OR DOOR AND REPLACE WITH NEW, PAINTED WOOD WINDOWS OR DOORS, AS SHOWN.
  - NEW WOOD DOORS TO BE PAINT-GRADE DOUGLAS FIR.
  - PROVIDE CLEAR TEMPERED GLASS WHERE REQUIRED BY CODE.
- EXISTING JAMBS, HEADS & THRESHOLDS TO REMAIN AT ALL REPLACEMENT DOORS.



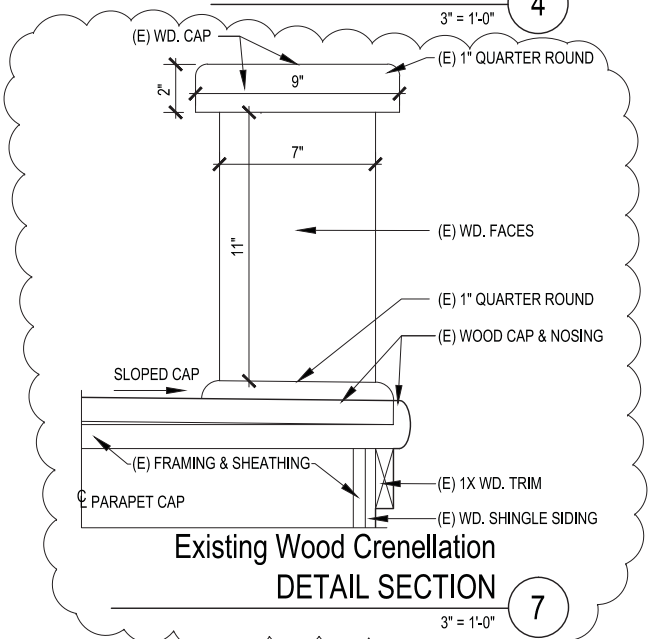
SHINGLE DETAIL 4



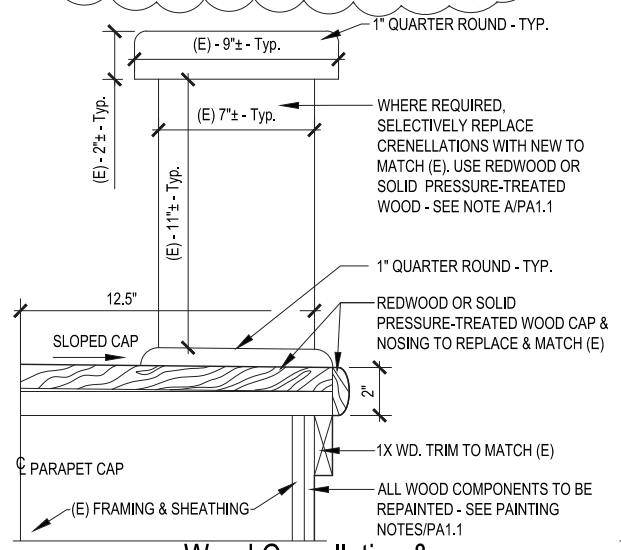
Rejuvenation Hardware #C7858BN, pol. brass WINDOW LATCH 6 NOT TO SCALE



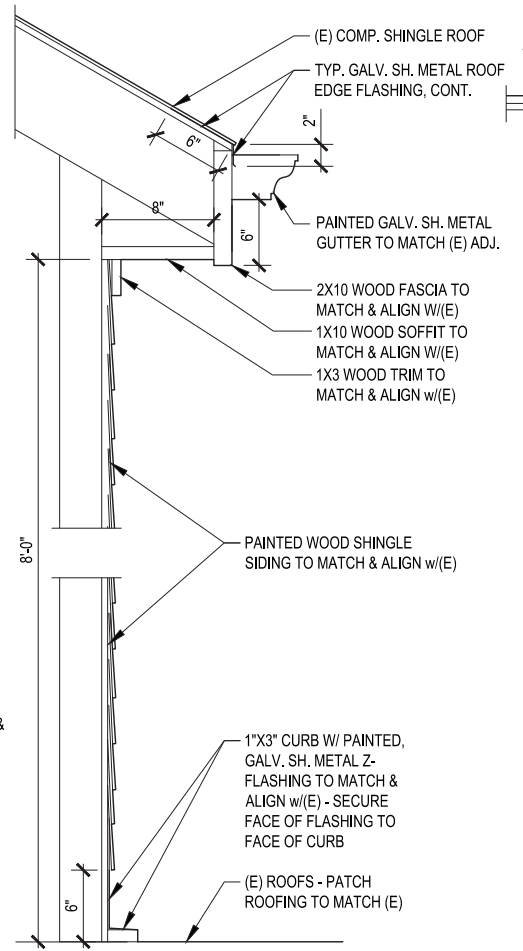
Schlage - Brass levers at replacement (non-historic) doors DOOR LEVER 5 NOT TO SCALE



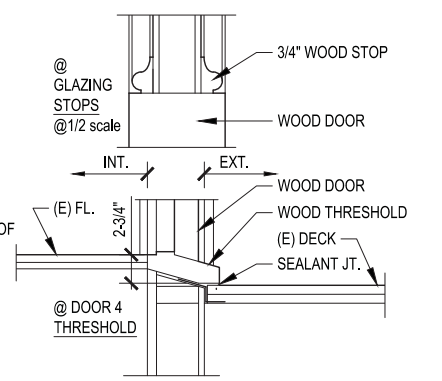
Existing Wood Crenellation DETAIL SECTION 7 3\"/>



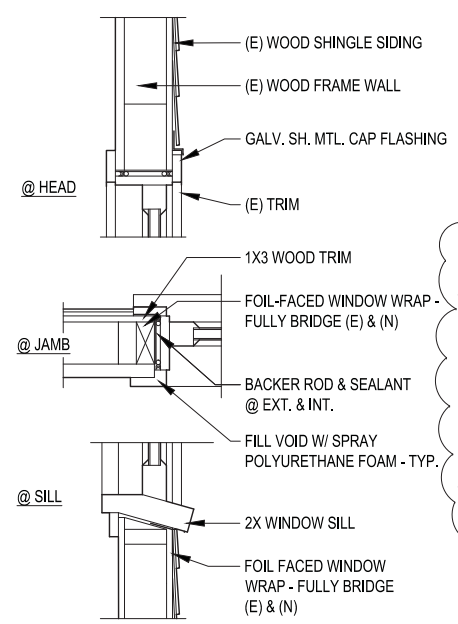
Wood Crenellation & Parapet Cap Replacement DETAIL SECTION 3 3\"/>



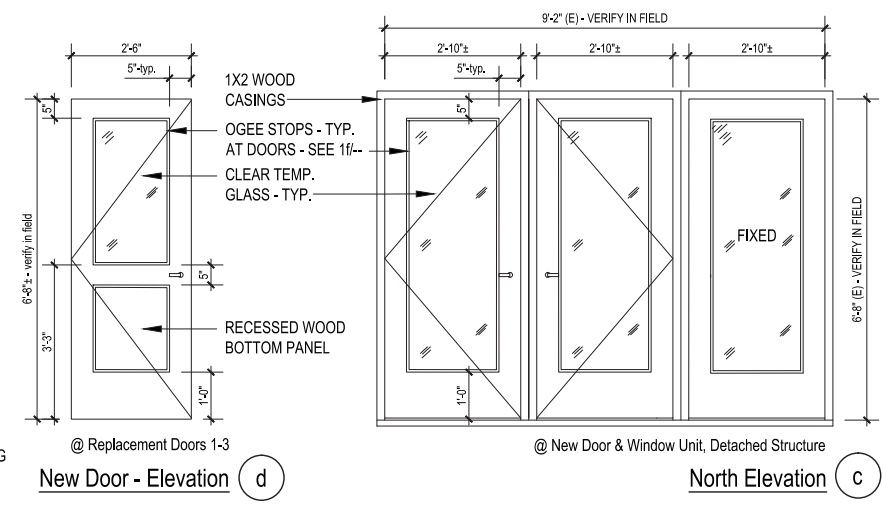
WALL-EAVE SECTION 2 1-1/2\"/>



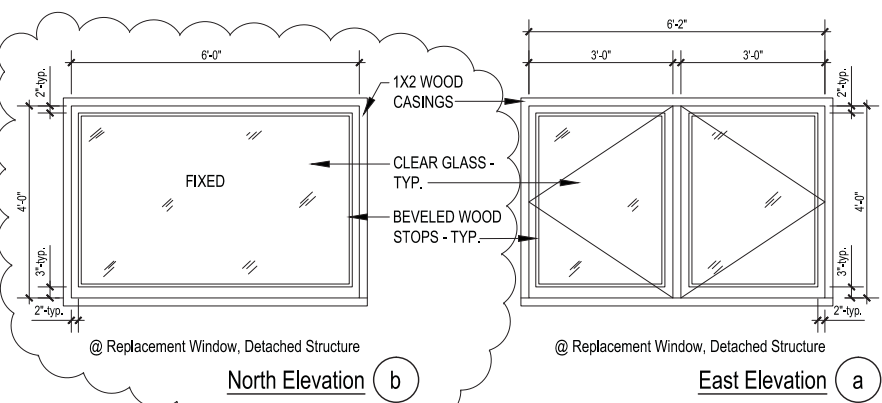
@ New Doors DETAILS 1-1/2\"/>



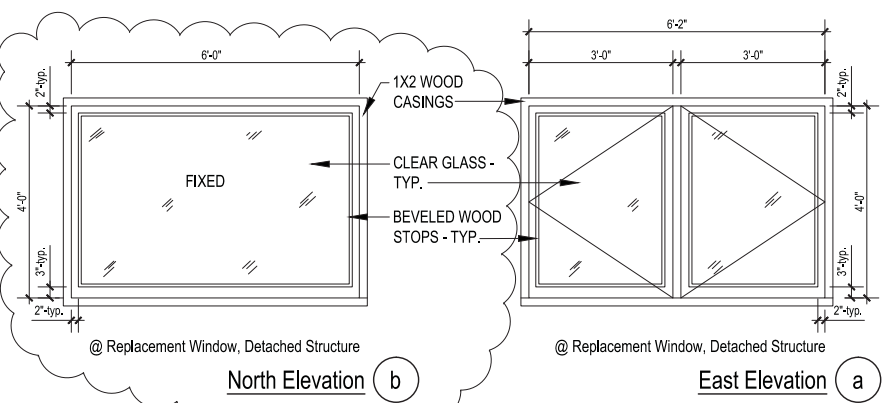
@ New Windows DETAILS 1-1/2\"/>



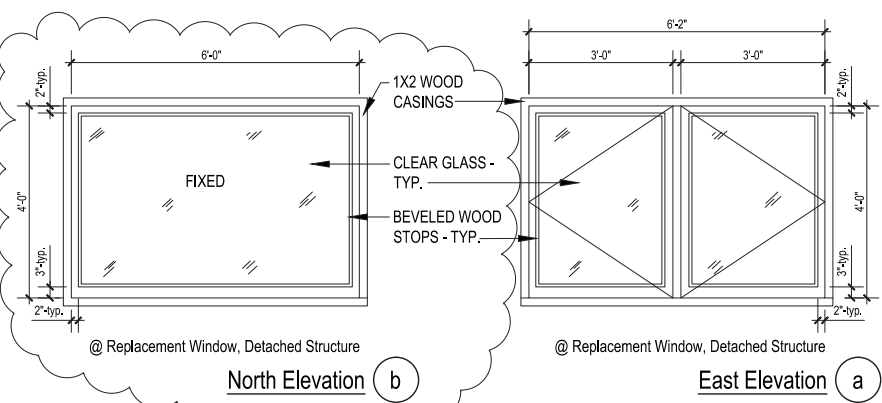
New Door - Elevation d



@ Replacement Doors 1-3



@ Replacement Window, Detached Structure North Elevation b



@ Replacement Window, Detached Structure East Elevation a

### WINDOW & DOOR ELEVATIONS & NOTES 1

1/2\"/>



