



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: DECEMBER 17, 2014

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Filing Date: February 13, 2013
Case No.: **2013.0164A**
Project Address: **25 Alta Street**
Historic Landmark: Telegraph Hill Landmark District
Zoning: RH-3 (Residential-House, Three Family)
40-X Height and Bulk District
Telegraph-Hill-North Beach Residential Special Use District
Block/Lot: 0106/021
Applicant: Mark Rowson
Envisage Properties
3375 Mt. Diablo Boulevard
Lafayette, CA 94549
Staff Contact Kelly H. Wong - (415) 575-9100
kelly.wong@sfgov.org
Reviewed By Tim Frye - (415) 558-6822
tim.frye@sfgov.org

PROPERTY DESCRIPTION

25 ALTA STREET is located on the south side of Alta Street between Montgomery Street and Sansome Street (Assessor's Block 0106; Lot 021). The subject building is a Contributory/Compatible building within the Telegraph Hill Landmark District, which is locally designated under Article 10, Appendix G of the Planning Code. It is located within the RH-3 (Residential-House, Three Family) Zoning District with a 40-X Height and Bulk limit.

25 Alta Street was originally constructed in 1876 by architect Henry Smith as a two residential dwelling unit building. The subject building is a two-story over basement wood-framed structure in an Italianate design featuring hooded double-hung wood windows with decorative cornice and horizontal wood siding.

PROJECT DESCRIPTION

The proposed project is for the general restoration of the historic building, rehabilitation of the rear elevation, construction of a one-story vertical addition above existing roof, and demolition of a detached non-contributing rear structure. Specifically, the proposal includes:

- Restoration of the historic Italianate front façade including removal of one large non-historic window opening with three casement windows, reintroduction of two original openings, replacement of a non-historic front entry door and stair with a new door with transom and straight run stairs, and relocation and replacement of a non-historic garage door;

- Removal of non-original porches and restrooms at the rear of the building and construction of a new rear façade with horizontal wood siding, wood multi-lite French doors on the first and second floors and wood balcony with metal guardrails on the second floor;
- Removal of the non-contributing detached rear structure; and
- Construction of a one-story addition above the historic building with horizontal wood siding with wood doors and windows and an outdoor raised sitting behind the existing parapet. The addition will be set back 10'-6" from the face of the building. The new addition will have a low sloped roof with three low profile skylights on the south end.

Please see photographs and plans for details.

OTHER ACTIONS REQUIRED

None.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project would also be required to provide one street tree per Section 138.1 of the Planning Code for the addition of 20% or more of existing gross floor area.

Additionally, the construction of the one-story addition on the third floor would also require both a Pre-Application Meeting and Neighborhood Notification per Section 311 of the Planning Code.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a 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.

ARTICLE 10 – Appendix G – The Telegraph Hill Landmark District

In reviewing the application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Telegraph Hill Landmark District as described in Appendix G of Article 10 of the Planning Code and the character-defining features specifically outlined in the designating ordinance.

THE SECRETARY OF THE INTERIOR'S STANDARDS

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

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed project does not include a change of use. The subject building will remain as a two unit residential structure and requires only changes to its existing historic Italianate front façade to reverse past inappropriate alterations and restore historic features. No historic character-defining features will be removed as part of this project.

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 includes the restoration of the front Italianate façade including the replacement of a non-historic window opening with two new windows in historic opening locations, replacement of the non-historic front entry door and L-shaped stairs with a recessed framed wood door with transom and straight run stairs. At the rear elevation, the non-historic wood porch and bathroom additions will be removed and replaced with a compatible façade with horizontal wood siding, new wood framed French doors, and a wood balcony with metal rails on second floor. The project also proposes to construct a one-story residential addition above the existing roof of the building, which does not require removal of any character-defining elements of the historic building and will preserve the historic character of the property and surrounding landmark district. Finally, the proposed project also includes the removal of a non-contributing detached structure at the rear yard.

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

The proposed project does not propose to add conjectural features or changes that create a false sense of historical development. The introduction of two new openings on the front façade is based on photographic and physical evidence. All new siding, doors, stair, balcony, and garage door designs will be compatible with the material, finish, and character of the historic building and surrounding landmark district. The new addition is simple in design and will use materials and finishes that are clearly contemporary and differentiated from the historic building. The project does not propose to add any conjectural features or elements and create a false sense of historical development.

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 historic building will be retained and preserved. The proposal is limited to the restoration of the historic Italianate front façade by removing non-

historic and inappropriate past alterations, restoring and retaining character-defining features, rehabilitation of the rear façade, construction of a new vertical addition above the existing roof, and removal of a non-contributing detached rear structure.

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.

Historic features are extant only on the front elevation of the building. Existing features including decorative parapet, exterior horizontal wood siding, and two-over-two double-hung wood windows at the front façade will be repaired rather than replaced using appropriate materials that are materially and physically compatible. Only where necessary will materials be replaced in like materials or with appropriate materials such as the use of a Dutchman repair where elements are beyond repair.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project includes restoration of the front façade by removing non-historic elements and reinstating historic and new compatible elements including windows, doors, and stairs. The new addition above the historic building will not destroy historic materials, features, and spatial relationships that characterize the property. The proposed new addition is compatible in design, style, and scale, and clearly differentiated from the historic building with the use of horizontal wood siding that is narrower in dimension and simple wood framed windows and doors. A new exterior area between the existing parapet and new addition requires introduction of a new scupper and downspout on the façade of the building to provide proper drainage. This new scupper and downspout is simple in design and does not remove or obscure any character-defining feature, and will be painted the same color as the building. The rear façade will be rehabilitated to accommodate a horizontal addition and have a design that is compatible with the historic property and surrounding district. As such, the overall addition and exterior alterations are compatible with the historic materials, features, proportion, and spatial relationships that characterize the property and surrounding landmark district. Although only setback 10'-6" from the face of the building, due to the narrow width of Alta Street, this new one-story addition will not be visible from the public right-of-way. And thus, the overall mass, proportion, and scale will not destroy the character of the historic building or surrounding landmark district.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The new addition will not impact the essential form and integrity of the historic property and its environment if removed in the future. Although the project also proposes the removal of non-

historic porches and bathroom additions at the rear elevation and construction of a new rear elevation, the new addition will include a small curb at the roof to delineate the alignment of the original rear wall of the historic building.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received three public inquiries on the project at the date of this report.

ISSUES & OTHER CONSIDERATIONS

On February 13, 2013, the previous owner Howard Epstein filed a Certificate of Appropriateness Application (Case No. 2013.0164A) for the restoration of the historic Italianate façade, rehabilitation of the rear façade, construction of a new one-story addition above, demolition of the rear structure, and merging of the two units into one at the subject property.

On November 8, 2013, the subject property was sold to new owners, Mark Rowson and David Cardinal with Envisage Properties, who continued this application with the same scope of work except for the dwelling unit merger. The proposed scope of work includes retaining the two residential dwelling units at the subject property.

STAFF ANALYSIS

Staff has determined that the proposed work will be in conformance with the requirements of Article 10 and the *Secretary of Interior's Standards for Rehabilitation*. Proposed work will be compatible with the historic structure and surrounding landmark district. The overall proposal includes the general restoration of the original Italianate façade of the historic building, rehabilitation of the rear elevation, construction of a one-story vertical addition above the historic building that is not visible from the public right-of-way, and demolition of a non-contributing detached rear structure. Staff finds that the project will not result in the removal of historic fabric and the historic character of the building and landmark district will be retained and preserved.

Historic Building

The front façade restoration specifically includes the removal of a large non-historic window opening and replacement with two new windows to match historic windows in original opening locations, replacement of a non-historic front entry door and L-shaped stairs with new recessed entry with wood framed door with transom and straight-run stairs, relocation of a non-historic garage door opening and replacement of its non-historic door, and replacement of the non-historic man door flanking the garage.

Front Elevation

Parapet and Siding

All historic elements including wood siding decorative wood cornice and elements will be retained and repaired using materials that will be physically compatible with historic fabric. Proposed repairs include the removal of deteriorated wood, use of a wood preservative or consolidant, epoxy patch repair, and Dutchman repairs using the same wood species. All wood surfaces will be properly prepared to receive a proper primer and paint system that will protect the wood elements from weathering.

Windows

All existing wood double-hung windows will be repaired and restored to proper function. The two new windows will match existing historic two-over-two double-hung wood windows in material, design, function, and finish and will be placed in the locations of an original window (west opening) and front entry door (east opening).

Recommendation: Staff recommends that the hood over the east window follow the extant scarring profile outlining the original hood over the historic entry door. This new hood would be simplified and compatible with existing hoods found on the façade. As such, Staff recommends Option A, presented in the Project Sponsor Package showing the slightly raised hood over the original front entry door.

Doors & Stairs

The non-historic front entry door will be removed and its opening slightly relocated to the west to align with the window opening above. The new front entry door will consist of a paneled door with glazed opening above with glazed transom above. The hood over the door will match existing hoods found at existing historic windows since this is the location of an original window. The non-historic L-shaped wood stair will be replaced with a straight-run stair with simple wood handrails, balustrade, and newel posts. The new entry door will be recessed to accommodate the new stair run.

The man door will remain in its original location however the non-historic multi-paneled door will be replaced with a door similar to the front entry door. The garage door opening will also be relocated slightly to the west to align with window openings above and the new door will be paneled. All proposed new doors at the façade and are simple and compatible with the character of the historic building and surrounding landmark district.

Scupper & Downspout

In order to properly drain the exterior space between the new addition and existing parapet wall, a new scupper and downspout is required. This new scupper and downspout will be located along the western edge of the façade and will not require removal of any character-defining features. It will require removal of a small area of the wood siding to accommodate a new scupper opening and limited attachments.

Rear Elevation

Rear Elevation Wall, Windows and Doors

The non-original wood porch and stairs, and bathroom additions at the rear will be removed and a new compatible rear façade will consist of new painted horizontal wood siding with wood framed multi-lite French doors on the first and second floors, a simple wood balcony with painted metal handrails on the second floor, and clerestory windows on the third floor. The use of horizontal wood siding is consistent with the style found within the Telegraph Hill Landmark District. The new 4" wide horizontal wood siding will be clearly differentiated from the historic 6" wide horizontal coved shiplap wood siding.

Rear Patio

The rear yard will have a patio enclosed by a 6'-0" tall painted wood fence that is not visible from the public right-of-way. The use of redwood decking or slate tile flooring and wood fence is consistent with the materials found within the landmark district. A moveable low planter box divides the patio into two spaces and a low 3'-0" tall skylight on the east providing light to the basement will be compatible with the alterations at the rear of the building.

Detached Non-Contributing Rear Structure

The Planning Department has determined that the detached one story wood-frame rear utilitarian structure located within the rear yard to be a non-contributing structure within the district since this it is not associated with any of the residential contexts identified in the Telegraph Hill Landmark District Case Report. The proposed project will remove this non-contributing structure. See Environmental Evaluation Case No. 2013.0164E and attached Preservation Team Review Form.

New Addition

A new one-story vertical addition will be constructed above the existing roof of the historic two-story building and rise 4'-2" above the existing parapet. The new addition is simple in design and traditional with the use of new 4" horizontal wood siding that is clearly differentiated from the original 6" covered horizontal siding, wood framed doors and windows on the Alta Street elevation, and wood framed clerestory windows on the rear elevation to be compatible with the historic materials, features, size, scale and proportion, and massing of the property and surrounding landmark district. Additionally, the new addition will have three low-profile skylights on the southern portion of the roof that will not be visible from the public right-of-way. New skylight frames will be painted a color to match the new roof. The new exterior siding, openings, and skylights will be compatible with the materials, color, and texture that characterize the Telegraph Hill Landmark District. Although setback only 10'-6" from the face of the historic building, the new addition will not be visible from the public right-of-way due to the narrow width of Alta Street. The new addition will not result in the loss of distinctive stylistic features or examples of skilled craftsmanship that characterize the property or surrounding landmark district.

In order to ensure that details of the historic façade restoration, rehabilitation of the rear elevation, and new addition are consistent with the character and visual qualities of the original historic building and surrounding landmark district, the Department recommends the following conditions of approval:

Prior to issuance of the Architectural Addendum, the following shall require review and approval by Planning Department Preservation Staff:

1. Final details for the restoration of the historic building façade including new windows and hoods, stair, and repair of historic elements. Final drawing set should include a window and door schedule.
2. Final details of the new addition including window and door profiles, curb and skylights at roof, and transitions where new addition meets existing building.
3. Specifications for: Treatment, protection, and salvage of historic elements; wood repair and restoration; window restoration including new units, new siding, new windows and doors; new metal railings, new wood for balcony, fence, and patio floor, new slate tile for patio floor, paint for existing and new surfaces, and new roof over the addition.
4. Samples for the proposed redwood decking or slate floor tile and new wood siding, finish samples for new guardrails, walls, windows, doors, and proposed paint colors.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15332 (Class 32–In-Fill Development Projects) because the project is characterized as infill development 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:

Prior to issuance of the Architectural Addendum, the following shall require review and approval by Planning Department Preservation Staff:

1. Final details for the restoration of the historic building façade including new windows and hoods, stair, and repair of historic elements. Final drawing set should include a window and door schedule.
2. Final details of the new addition including window and door profiles, curb and skylights at roof, and transitions where new addition meets existing building.
3. Specifications for: Treatment, protection, and salvage of historic elements; wood repair and restoration; window restoration including new units, new siding, new windows and doors; new metal railings, new wood for balcony, fence, and patio floor, new slate tile for patio floor, paint for existing and new surfaces, and new roof over the addition.
4. Samples for the proposed redwood decking or slate floor tile and new wood siding, finish samples for new guardrails, walls, windows, doors, and proposed paint colors.

ATTACHMENTS

Draft Motion

Parcel Map

Sanborn Map

Aerial Photos

Zoning Map

Site Photos

Environmental Evaluation Case No. 2013.0164E, Preservation Team Review Form (dated 6/17/14)

Certificate of Appropriateness Application

Sponsor Packet including Drawings

Letter of Concern, emailed to the Planning Department

KW:G:\Kelly\02_Projects\COA\25 Alta\03_HPC\01_25 Alta_Case Report.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. XXXX

HEARING DATE: DECEMBER 17, 2014

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Hearing Date: December 17, 2014
Filing Date: February 13, 2013
Case No.: **2013.0164A**
Project Address: **25 Alta Street**
Historic Landmark: Telegraph Hill Landmark District
Zoning: RH-3 (Residential-House, Three Family)
40-X Height and Bulk District
Telegraph-Hill-North Beach Residential Special Use District
Block/Lot: 0106/021
Applicant: Mark Rowson
Envisage Properties
3375 Mt. Diablo Boulevard
Lafayette, CA 94549
Staff Contact Kelly H. Wong - (415) 575-9100
kelly.wong@sfgov.org
Reviewed By Tim Frye - (415) 558-6625
tim.frye@sfgov.org

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 021 IN ASSESSOR'S BLOCK 0106, WITHIN A RH-3 (RESIDENTIAL-HOUSE, THREE FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on February 13, 2013, the previous Project Sponsor (Howard Epstein) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to restore the historic building, construct a one-story vertical addition, and merge the two dwelling units into one, on the subject property located on lot 021 in Assessor's Block 0106 for residential use.

WHEREAS, on February 10, 2014, Mark Rowson and David Cardinal (Project Sponsor), acquired the property and continued the Certificate of Appropriateness case to restore the historic building, construct a one-story vertical addition, and maintain the two dwelling units on the subject property. Specifically, the work includes:

- Restoration of the historic Italianate front façade including removal of one large non-historic window opening with three casement windows, reintroduction of two original openings, replacement of a non-historic front entry door and stair with a new door with transom and straight run stairs, and relocation and replacement of a non-historic garage door;
- Removal of non-original porches and restrooms at the rear of the building and construction of a new rear façade with horizontal wood siding, wood multi-lite French doors on the first and second floors and wood balcony with metal guardrails on the second floor;
- Removal of the non-contributing detached rear structure; and
- Construction of a one-story addition above the historic building with horizontal wood siding with wood doors and windows and an outdoor raised sitting behind the existing parapet. The addition will be set back 10'-6" from the face of the building. The new addition will have a low sloped roof with three low profile skylights on the south end.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on December 17, 2014, the Commission conducted a duly noticed public hearing on the project, Case No. 2013.0164A ("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 December 17, 2014 and labeled Exhibit A on file in the docket for Case No. 2013.0164A based on the findings listed below.

CONDITIONS OF APPROVAL

Prior to issuance of the Architectural Addendum, the following shall require review and approval by Planning Department Preservation Staff:

1. Final details for the restoration of the historic building façade including new windows and hoods, stair, and repair of historic elements. Final drawing set should include a window and door schedule.
2. Final details of the new addition including window and door profiles, curb and skylights at roof, and transitions where new addition meets existing building.
3. Specifications for: Treatment, protection, and salvage of historic elements; wood repair and restoration; window restoration including new units, new siding, new windows and doors; new

metal railings, new wood for balcony, fence, and patio floor, new slate tile for patio floor, paint for existing and new surfaces, and new roof over the addition.

4. Samples for the proposed redwood decking or slate floor tile and new wood siding, finish samples for new guardrails, walls, windows, doors, and proposed paint colors.

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historic Preservation Commission has determined that the proposed work is compatible with the character of the historic building and surrounding landmark district.

- The proposal is compatible with, and respects, the character-defining features of the historic building and the Telegraph Hill Landmark District.
- The proposed work will not damage or destroy distinguishing original qualities or character of the original historic building.
- The proposed project will not remove distinctive materials such as the horizontal covered shiplap siding, existing two-over-two double-hung wood windows and hoods, and decorative parapet, nor irreversibly alter features, spaces, or spatial relationships that characterize the property or the district.
- That proposed new rear elevation and new vertical addition will have a simple design that is compatible with the character of the building and surrounding landmark district, and the addition will not be visible from the public right-of-way.
- If the proposed addition is removed in the future, the essential form of the historic building and integrity of the historic façade will remain intact.
- 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.

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of 25 Alta Street and the Jackson Square Landmark District for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project 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 district 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.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 021 in Assessor's Block 0106 for proposed work in conformance with the renderings and architectural sketches dated December 17, 2014 and labeled Exhibit A on file in the docket for Case No. 2013.0164A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on December 17, 2014.

Jonas Ionin
Acting Commission Secretary

AYES:

NAYS:

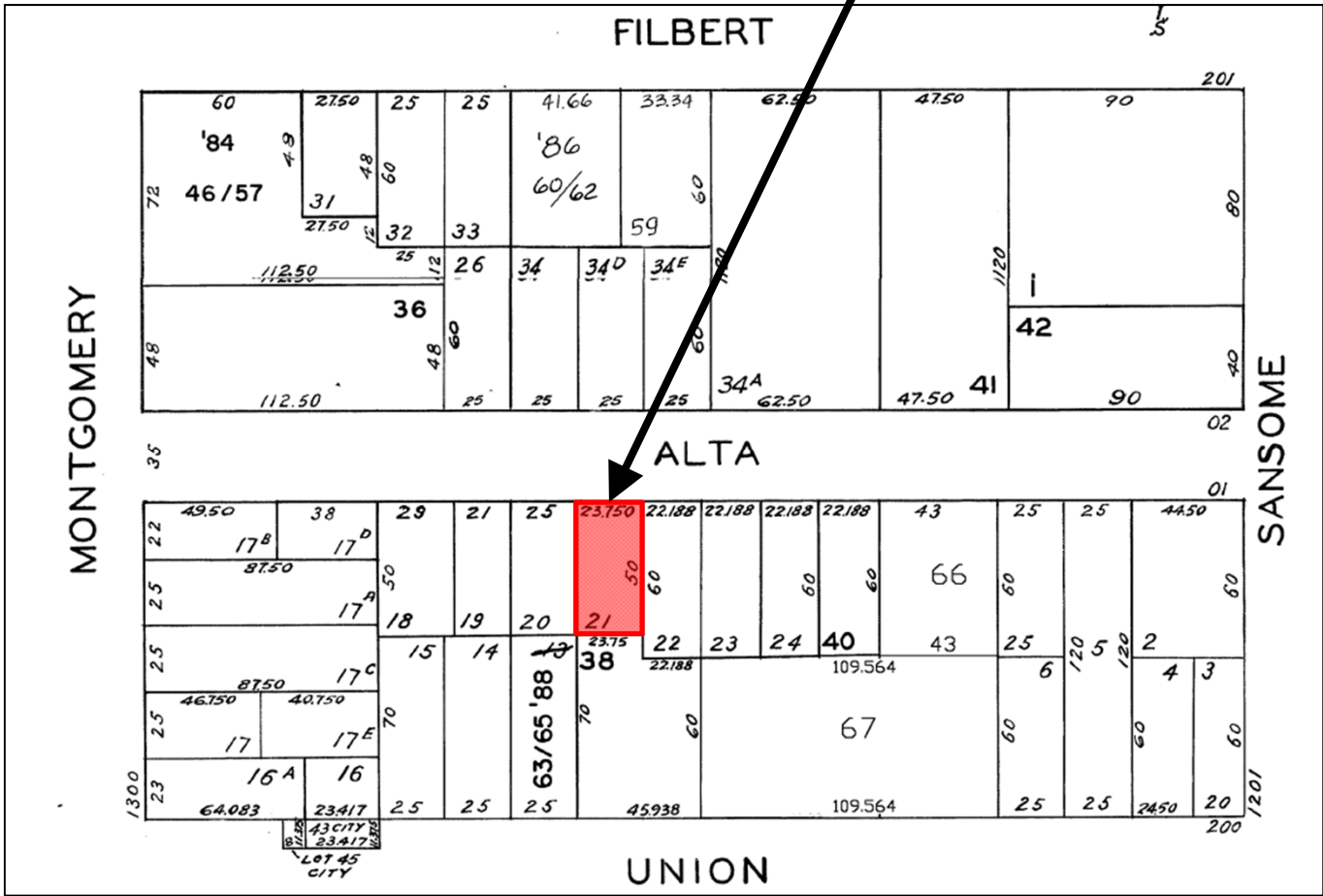
RECUSED:

ABSENT:

ADOPTED: December 17, 2014

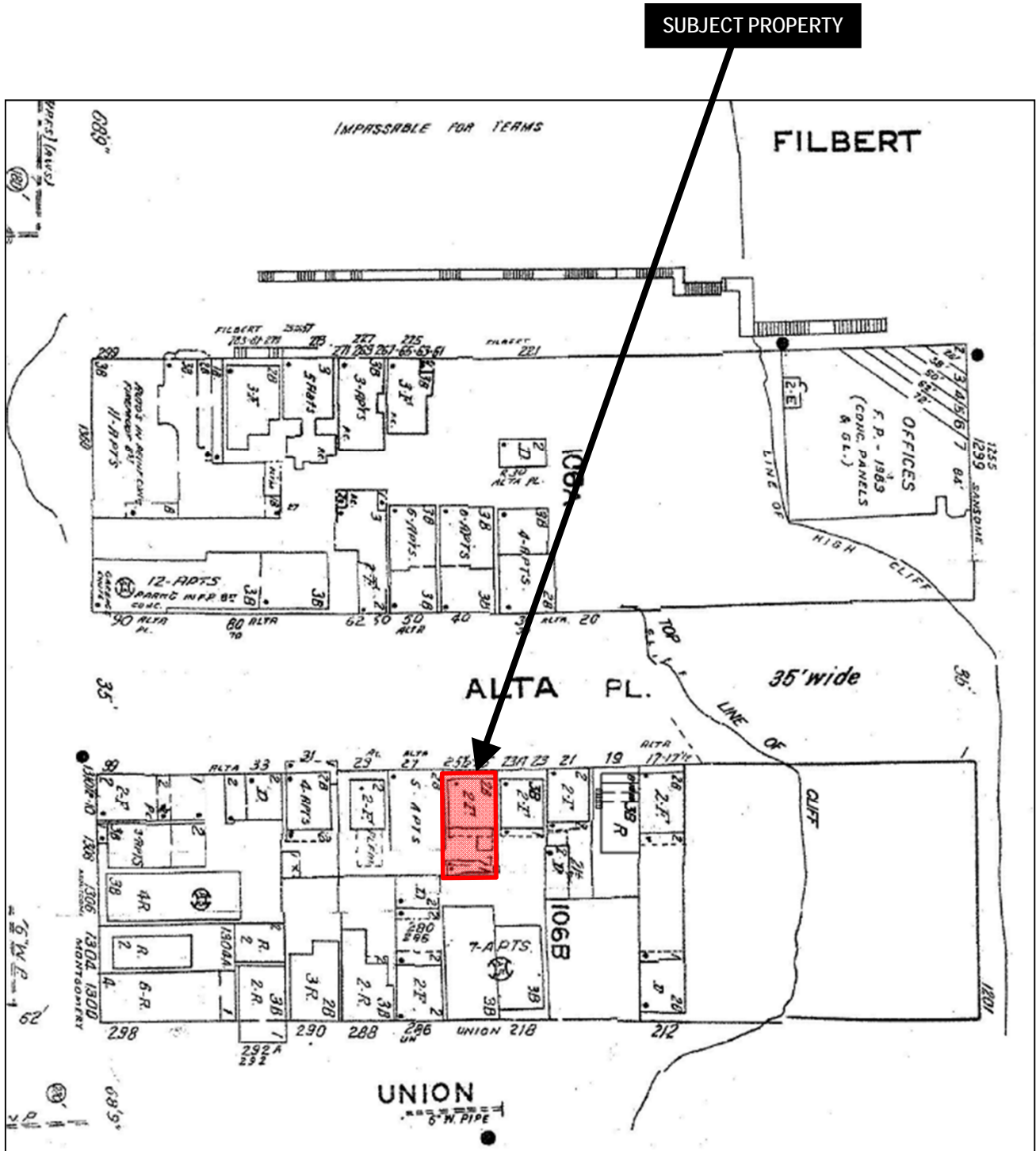
Parcel Map

SUBJECT PROPERTY



Certificate of Appropriateness Hearing
 Case Number 2013.0164A
 25 Alta Street

Sanborn Map*



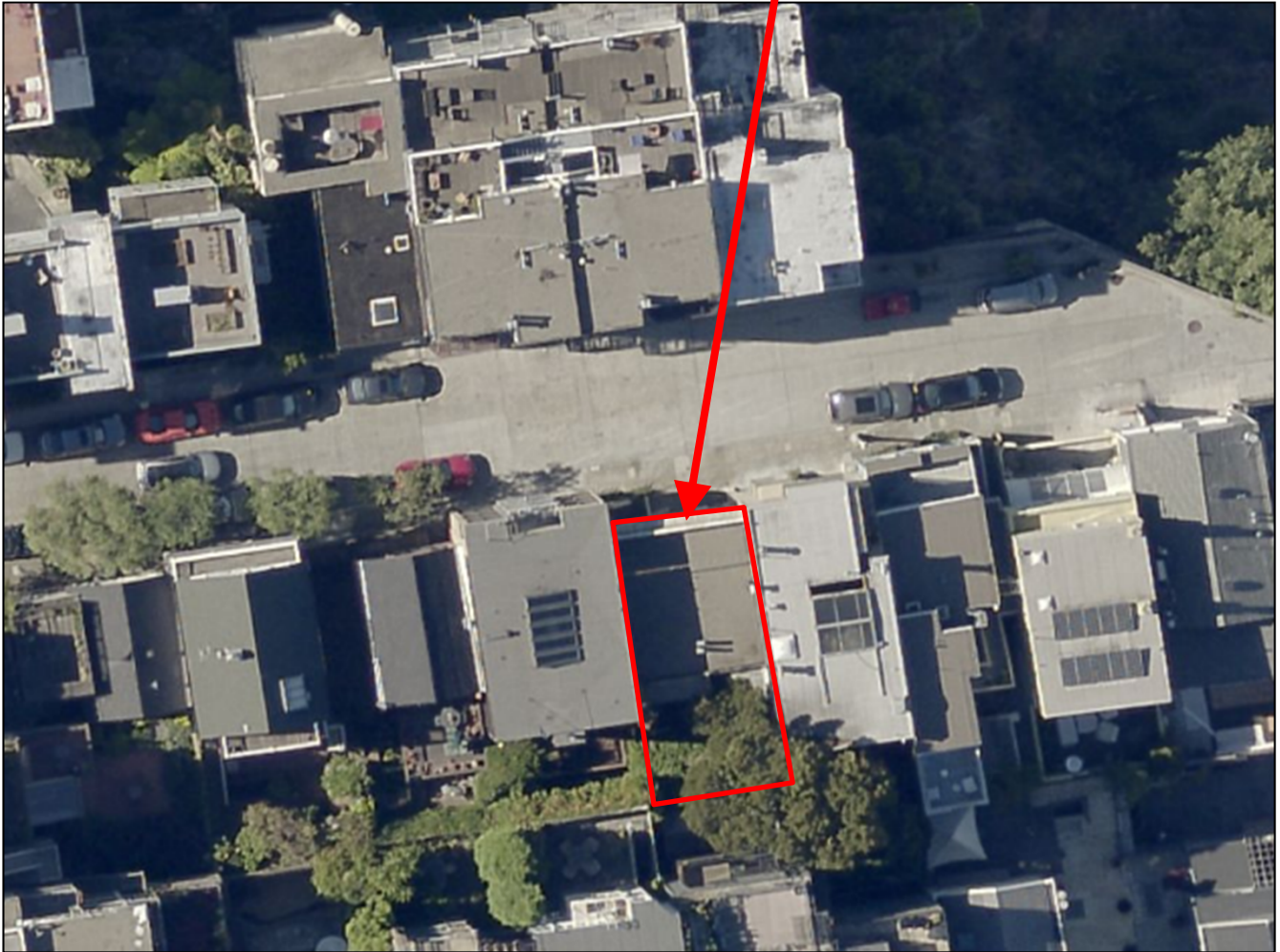
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Certificate of Appropriateness Hearing
Case Number 2013.0164A
25 Alta Street

Aerial Photo

SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2013.0164A
25 Alta Street

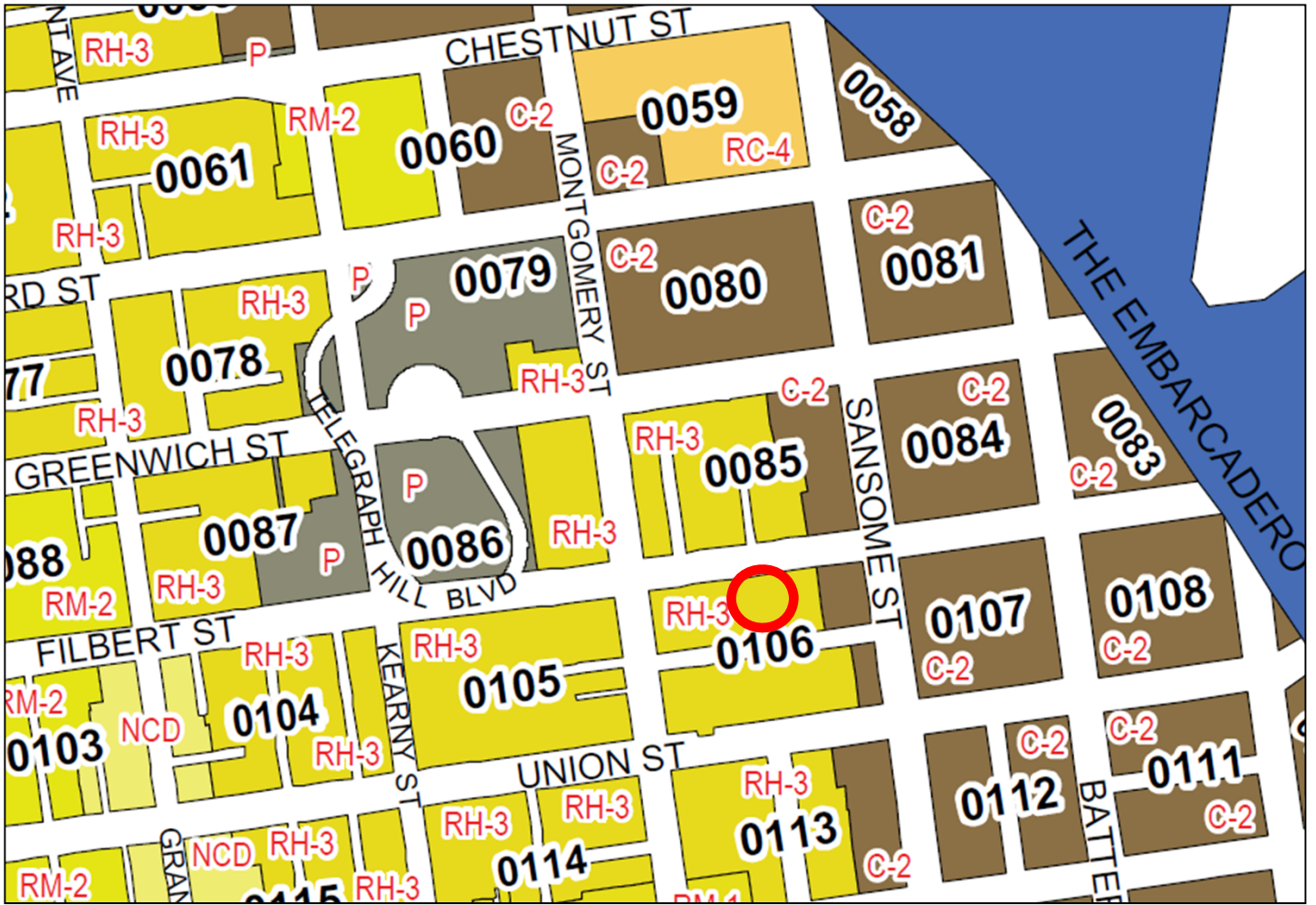
Aerial Photo

SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2013.0164A
25 Alta Street

Zoning Map



Certificate of Appropriateness Hearing
Case Number 2013.0164A
25 Alta Street

Site Photo



Certificate of Appropriateness Hearing
Case Number 2013.0164A
25 Alta Street

Site Photo



Certificate of Appropriateness Hearing
Case Number 2013.0164A
25 Alta Street

Site Photo



Certificate of Appropriateness Hearing
Case Number 2013.0164A
25 Alta Street

Site Photo



Certificate of Appropriateness Hearing
Case Number 2013.0164A
25 Alta Street

Site Photo



Certificate of Appropriateness Hearing
Case Number 2013.0164A
25 Alta Street

Site Photo



Certificate of Appropriateness Hearing
Case Number 2013.0164A
25 Alta Street

Site Photo



Certificate of Appropriateness Hearing
Case Number 2013.0164A
25 Alta Street



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	6/17/2014
--	--	--------------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	25 Alta Street	
Block/Lot:	Cross Streets:	
9196/021	Sansome and Montgomery Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
A	Contrib-Telegraph Hill District	2014.0164E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input type="radio"/> Alteration	<input checked="" type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW:	undated, recd. 10/31/2013
------------------------------------	---------------------------


PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Tim Kelley Consulting (dated September 2013)	
Proposed project: facade restoration, demolition of rear structure, dwelling unit merger and vertical and horizontal addition.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		<input checked="" type="radio"/> Yes	<input type="radio"/> No *	<input type="radio"/> N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input checked="" type="radio"/> Yes <input type="radio"/> No	
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Period of Significance:	<input type="text"/>	Period of Significance:	ca. 1853-1941	
		<input checked="" type="radio"/> Contributor <input type="radio"/> Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A
CEQA Material Impairment:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Needs More Information:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:	
<p>According to the Historic Resource Evaluation prepared by Tim Kelley Consulting (dated September 2013) and information found in the Planning Department archives, the subject property at 25 Alta Street contains 2 separate buildings—a two-story-over-garage wood-frame multi-family residence (25 Alta) designed in the Italianate architectural style and a one-story wood-frame rear utilitarian structure (listed as 25 ½ Alta on historical Sanborn maps) constructed in a Vernacular tradition. The front residence was constructed in ca. 1875 and is attributed to original owner Henry Smith. The rear utilitarian structure was constructed in ca.1895 by an unknown architect/contractor. Permit records indicate that the property underwent the following alterations over time: reroofing and installation of garage doors (1934), and repair damaged entry stairs and replace landing in-kind (2004). Visual inspection indicates that window and door replacement and other minor exterior changes occurred to the front residence.</p> <p>The front Italianate building is not architectural distinctive such that it would qualify for individual listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2). The rear structure is utilitarian in function (likely used for storage) and is a non-descript vernacular structure. The building is not architecturally distinctive such that would qualify it for individual listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2).</p> <p>The subject property is located within the boundaries of the Telegraph Hill Landmark District, which is locally listed under Article 10 of the Planning Code. The front building is a good contextual example of an early Italianate style residence constructed on Telegraph Hill in the late 19th century and is already listed as a Contributor to the Telegraph Hill Landmark District. The rear structure is not associated with any of the residential contexts identified in the Telegraph Hill Landmark District Case Report and should be considered a non-contributing structure within the district.</p> <p>In summary, the front Italianate building is a Contributor to the Telegraph Hill Landmark District. The rear structure should be considered a Non-contributing structure within the district. Neither building is individually eligible for listing in the California Register.</p>	

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6-19-2014

APPLICATION FOR Certificate of Appropriateness

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: 25 Alta EVP, LLC	
PROPERTY OWNER'S ADDRESS: 201 Spear Street, Suite 1100 San Francisco, CA 94105	TELEPHONE: (415) 597-6214
	EMAIL: mark@envisageproperties.com

APPLICANT'S NAME: Mark Rowson Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: Envisage Properties 3375 MT Diablo Blvd Lafayette, CA 94549	TELEPHONE: (925) 519-4451
	EMAIL: mark@envisageproperties.com

CONTACT FOR PROJECT INFORMATION: Tim Reynolds Same as Above <input type="checkbox"/>	
CONTACT PERSON'S ADDRESS: Page & Turnbull 1000 Sansome Street, Suite 200 San Francisco, CA 94111	TELEPHONE: (415) 593-3233
	EMAIL: reynolds@page-turnbull.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 25 Alta Street	ZIP CODE: 94133
CROSS STREETS: Montgomery Street	

ASSESSORS BLOCK/LOT: 106 / 21	LOT DIMENSIONS: 23.75' X 50'	LOT AREA (SQ FT): 1,187.5	ZONING DISTRICT: RH-3	HEIGHT/BULK DISTRICT: 40-X
ARTICLE 10 LANDMARK NUMBER			HISTORIC DISTRICT: Telegraph Hill	

3. Project Description

Project consists of the rehabilitation of 25 Alta. Improvements at the Alta Street facade will result in the removal of previous alterations with new windows and doors that are compatible with the original configuration and style. Additions at the rear and third floor are designed in keeping with the character of the house.

Building Permit Application No. 2013.02.13.0105.5

Date Filed: 02.13.13

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	2352 sf	2280 sf	805 sf	3157 sf
Retail				
Office				
Industrial / PDR Production, Distribution, & Repair				
Parking	396 sf	352 sf	4 sf	400 sf
Other (Specify Use)				
Total GSF				
PROJECT FEATURES	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
Dwelling Units	1296 sf	1224 sf	1055 sf	2351 sf
Hotel Rooms				
Parking Spaces				
Loading Spaces				
Number of Buildings	1	1	0	1
Height of Building(s)	34'-3"		37'-9"	37'-9"
Number of Stories	2	2	1	3

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

Project consists of the rehabilitation of 25 Alta. The existing street facade was previously insensitively altered and its historic character diminished. The proposed project will include the replacement of non-historic features with more compatible features at the Alta Street facade. Removal of non-historic elements at front facade include: garage door, stair, ground level entry door and picture window at the second floor. The proposed alterations will result a fenestration pattern that is similar to the original thus improving the historic character of the house.

The rear facade will be removed to accommodate a new rear addition. A rear roof parapet will be constructed to mark the original location of the rear facade. The articulation of the roof over the area of the rear addition will be differentiated to distinguish the new construction at rear from the original construction.

A new third floor addition will be setback from primary facade so that it is not visible from Alta Street and the public right of way. The set back of the third floor addition will allow the original massing to be conveyed.

Interior alterations are intended improve the circulation and amenities for the two units.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Are all archeological resources being protected and preserved in place?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13	Do 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 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	If any alterations are removed one day in the future, will the forms and integrity of the historic property and environment be preserved?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 rehabilitation will include the removal of previous insensitive alterations at the Alta Street facade. The project will improve the historic character of the house by installing windows and doors that are in keeping with the configuration and style of the original. Additions at the rear and third floor will be compatible with the the style of the house. The third floor addition will be set back so the original massing of the house will be conveyed. Features that are deteriorated beyond repair will be replaced with new to match the appearance of the existing.

.....

Findings of Compliance with General Preservation Standards

In reviewing applications for Certificate of Appropriateness the Historic Preservation Commission, Department staff, Board of Appeals and/or Board of Supervisors, and the Planning Commission shall be governed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* pursuant to Section 1006.6 of the Planning Code. Please respond to each statement completely (Note: Attach continuation sheets, if necessary). Give reasons as to *how* and *why* the project meets the ten Standards rather than merely concluding that it does so. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. The 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 property has historically been used as a two unit dwelling. The proposed project will not alter the
..... historic and existing use. The proposed project complies with Standard 1.
.....
.....

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided;

..... The Alta Street facade is the only facade visible from the public right of way and has been diminished
..... through previous alterations. The project will remove insensitive alterations and will improve the historic
..... character of the house by installing new windows and doors in a similar style and configuration as the
..... original. Additions that require removal of historic fabric are not visible from the public right of way and
..... the additions will be compatible with the historic resource. The historic character will be increased and
..... the project will comply with Standard 2.

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

..... Proposed alterations at the Alta Street facade include installation of windows and a door in similar
..... locations as the original. The new windows and door will be based on historic photographs and physical
..... evidence and will not be conjectural. Additions are designed to be compatible with by distinguished from
..... historic fabric in their detailing so as not to create a false sense of historical development. The proposed
..... project will comply with Standard 3.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved;

..... There are no changes to the property that have acquired historic significance. The project complies with
Standard 4.

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

..... All historic elements of front facade will be preserved and repaired as required. The project will comply
with Standard 5.

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 and physical evidence;

..... All existing historic elements at main facade are in re-usable condition and will be repaired as needed and
preserved in place. The project complies with Standard 6.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used;

..... Gentle means will be used to clean & patch historic materials prior to painting. The project will comply
with Standard 7.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken;

There are no known archaeological resources on the site. If found, appropriate mitigation measures will be taken so that the project will comply with Standard 8.

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 shall 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;

Alterations at the Alta Street facade include removal non-original and non-compatible features with new windows to match the historic in style and configuration. Original historic features at this facade will remain. The new third floor addition and rear addition will be clad in siding that is similar, but clearly different from the existing horizontal siding. Low profile skylights will be used. Windows at the rear elevation will be compatible contemporary units and have simple trim without ornament. The project will comply with Standard 10.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would not be impaired;

The rear addition will be articulated so that the original location of the rear facade is apparent. A parapet will be constructed that marks the original location of the rear facade. The third floor addition will preserve the existing front roof parapet and will be set back so that the original scale and massing of the property can be conveyed. The project complies with Standard 10.

PLEASE NOTE: For all applications pertaining to buildings located within Historic Districts, the proposed work must comply with all applicable standards and guidelines set forth in the corresponding Appendix which describes the District, in addition to the applicable standards and requirements set forth in Section 1006.6. In the event of any conflict between the standards of Section 1006.6 and the standards contained within the Appendix which describes the District, the more protective shall prevail.

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;

Proposed project consists of the rehabilitation of 25 Alta will not impact the existing neighborhood-serving retail uses.

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

Existing two unit residence to remain two unit residence.

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

The proposed project will rehabilitate an existing two-unit residence that does not include affordable housing. It will not impact the City's supply of affordable housing..

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

Proposed project does not increase density or remove existing parking.

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;

Proposed project does not impact industrial or commercial sector.

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

Proposed project will be fully upgraded to current seismic code.

7. That landmarks and historic buildings be preserved; and

Project proposes to rehabilitate existing historic resource. It includes the removal of previous alterations that have diminished the historic character of the house. These non-original alterations will be replaced with new windows and door that are in keeping with the original house so that the historic character will be improved.

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

Project will not impact parks or public open space.

Estimated Construction Costs

TYPE OF APPLICATION:	
OCCUPANCY CLASSIFICATION:	
R	
BUILDING TYPE:	
Residential, Type IV construction	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES:
3157 S.F.	
ESTIMATED CONSTRUCTION COST:	
677,714	
ESTIMATE PREPARED BY:	
Envisage Properties	
FEE ESTABLISHED:	

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: Other information or applications may be required.

Signature: _____

Date: _____

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

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: _____



**SAN FRANCISCO
PLANNING
DEPARTMENT**

**FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department**

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

25 ALTA STREET
SAN FRANCISCO, CALIFORNIA

CERTIFICATE OF APPROPRIATENESS: APPENDIX

PREPARED FOR THE HISTORIC PRESERVATION COMMISSION



PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

DECEMBER 17, 2014

TABLE OF CONTENTS

I. BUILDING OVERVIEW AND SUMMARY	1
A. BUILDING HISTORY	1
B. HISTORIC STATUS.....	1
C. PROJECT SUMMARY.....	1
2. IMAGES	3
A. HISTORIC	3
B. EXISTING CONDITIONS	4
3. PROPOSED PROJECT	7
A. INTRODUCTION	7
B. SITE PLAN	8
C. PLANS.....	9
D. ELEVATIONS	13
E. SECTION	16
F. DETAILS	17
G. COLOR BOARD	21

BUILDING OVERVIEW AND PROJECT SUMMARY

BUILDING HISTORY

25 Alta Street was constructed in 1876 in the Italianate style and is attributed to architect Henry Smith. The building has historically been used as a two-unit residence and is two stories with a basement that includes a garage and storage. The first story makes up one unit of the building and is built over a basement. The second floor makes up the second unit, which is currently accessed through the basement.

The house is a wood-framed house with wood siding. The original multi-lite wood windows have ornate cornices with decorative wood brackets. The building features a simple cornice with decorative wood bracket supports.

Insensitive alterations at the Alta Street façade have diminished the historic character of the house. Alterations include the removal of some of the wood windows at the first floor with a large picture window. The location of the exterior entry and stair to the first level has also been modified. The building retains sufficient integrity to convey its character as an Italianate house.

HISTORIC STATUS

25 Alta is located in the Telegraph Hill Landmark District. The Telegraph Hill Landmark District is notable for having San Francisco's largest concentration of pre 1870 structures.

Character-defining features include:

- Italianate style
- Fenestration pattern
- Multi-lite wood double windows with hung decorative hoods
- Simple cornice with decorative wood brackets

PROJECT SUMMARY

The proposed project consists of the rehabilitation of 25 Alta. The existing street facade was previously insensitively altered and its historic character diminished. The proposed project will include the replacement of non-historic features with more compatible features at the Alta Street facade. The proposed alterations will result in a fenestration pattern that is similar to the original and thus improving the historic character of the house.

The rear facade will be removed to accommodate a new rear addition. A rear roof parapet will be constructed to mark the original location of the rear facade. The articulation of the roof over the area of the rear addition will be differentiated to distinguish the new construction at rear from the original construction.

A new third floor addition will be setback from primary facade so that it is not visible from Alta Street and the public right of way. The set back of the third floor addition will allow the original massing to be conveyed.



Alta Street, 1931

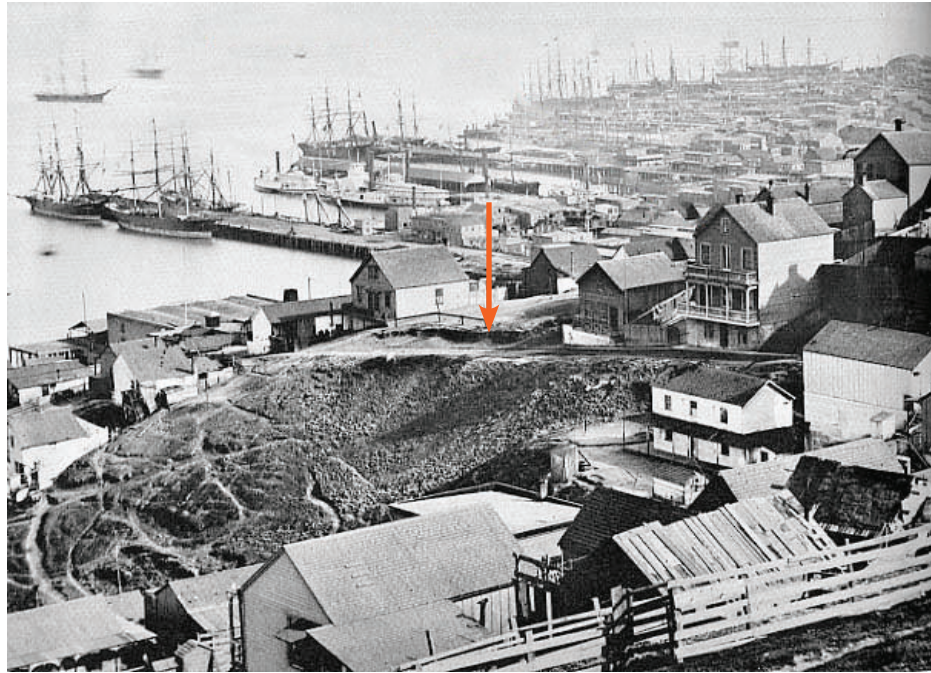


Alta Street, 1940



Alta Street, current

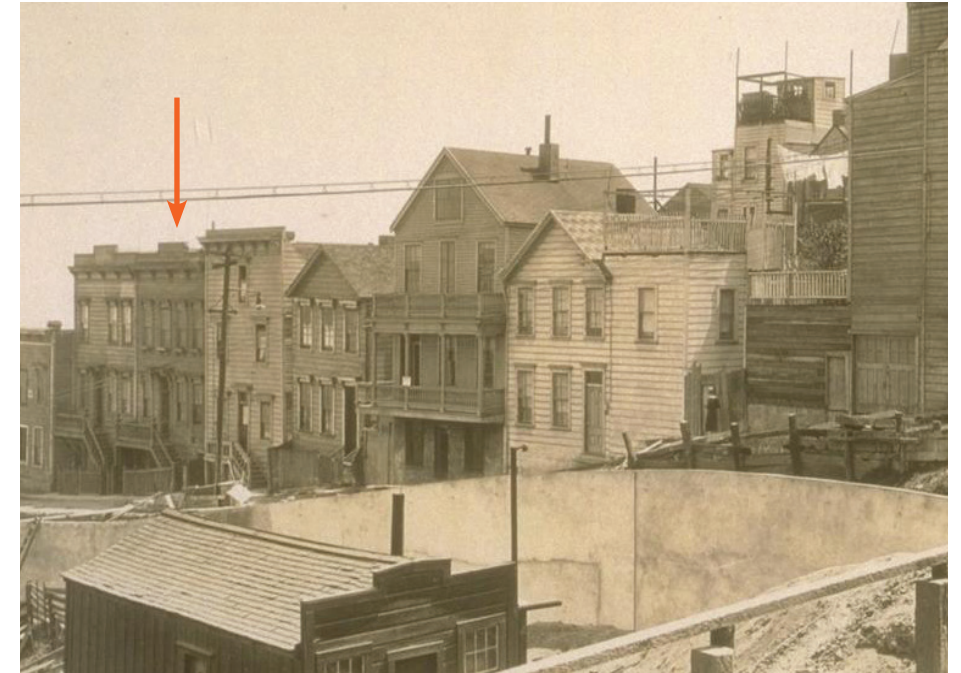
HISTORIC IMAGES



Alta Street in the 1850s. 25 Alta has not been constructed yet, approximate location indicated (FoundSF)



Looking southeast at Alta (at left) and Montgomery streets, 1870 (SFPL)



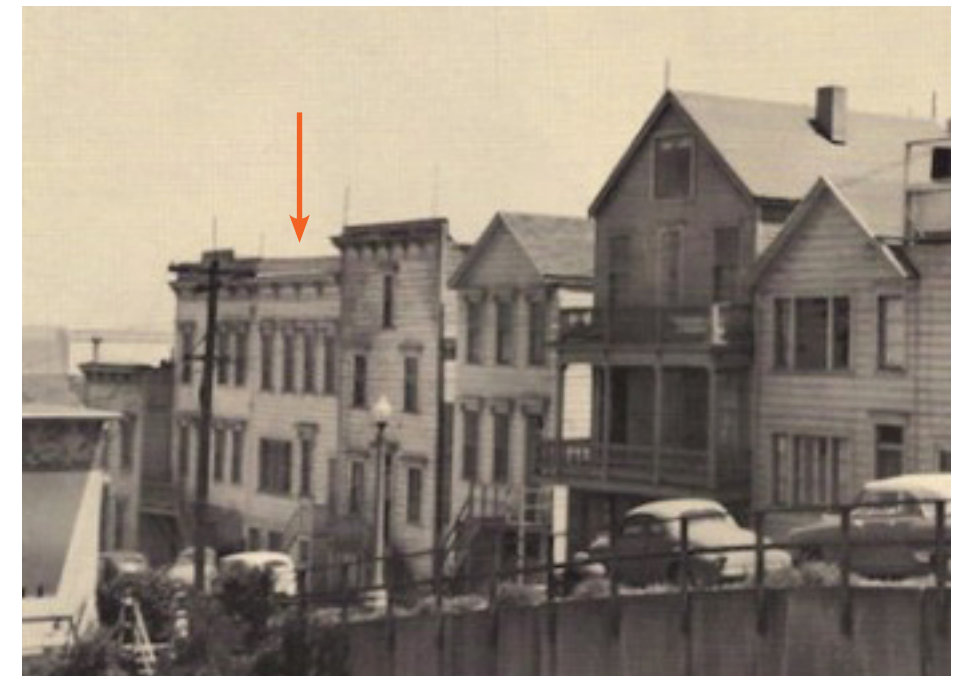
South side of Alta Street, 1931. 25 Alta indicated (Calisphere)



Alta Street looking east, 1931. 25 Alta indicated (SF Department of Public Works)



Alta Street looking east, 1940. 25 Alta indicated (HABS, Library of Congress)



South side of Alta Street, 1940s. 25 Alta indicated (Curbed SF)

EXISTING CONDITIONS IMAGES



Front facade on Alta Street



Adjacent buildings along Alta Street



Existing condition of the outhouse

EXISTING CONDITIONS IMAGES



View looking east along Alta Street. 25 Alta is indicated.



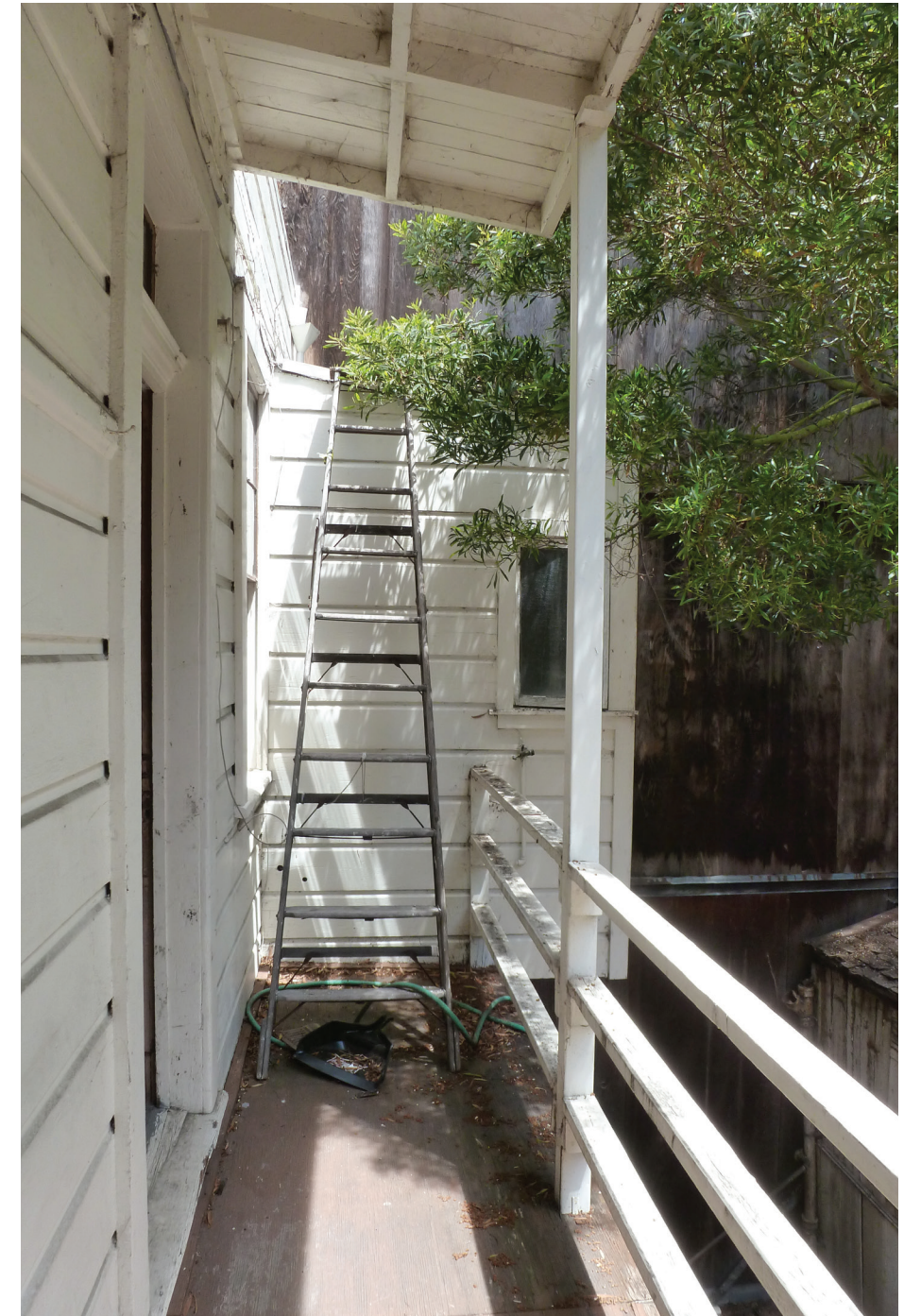
Existing garage door



First floor windows and door



Second floor windows and roof line



Second floor balcony at the rear of the building

PROPOSED PROJECT

REHABILITATION OF 25 ALTA

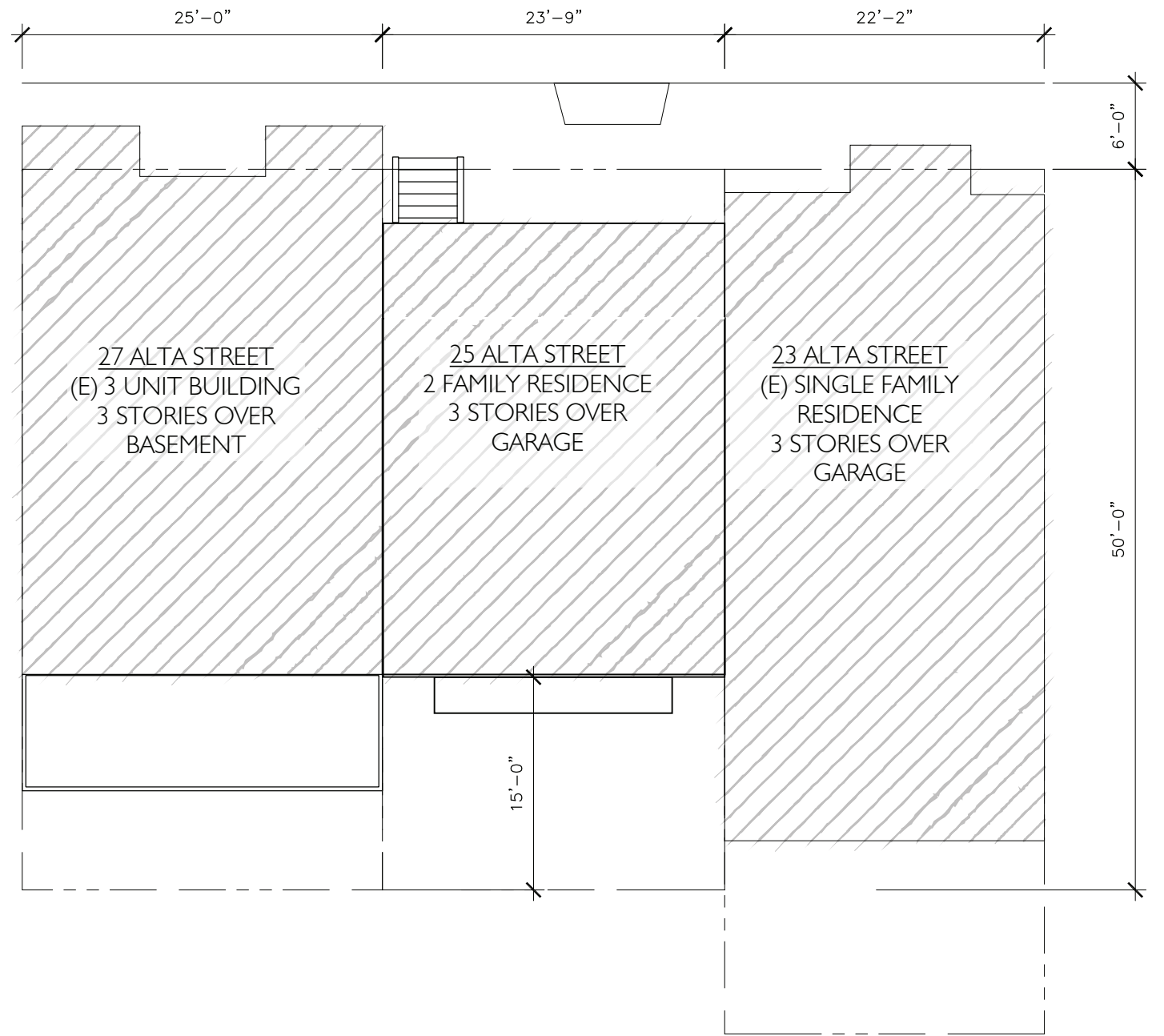
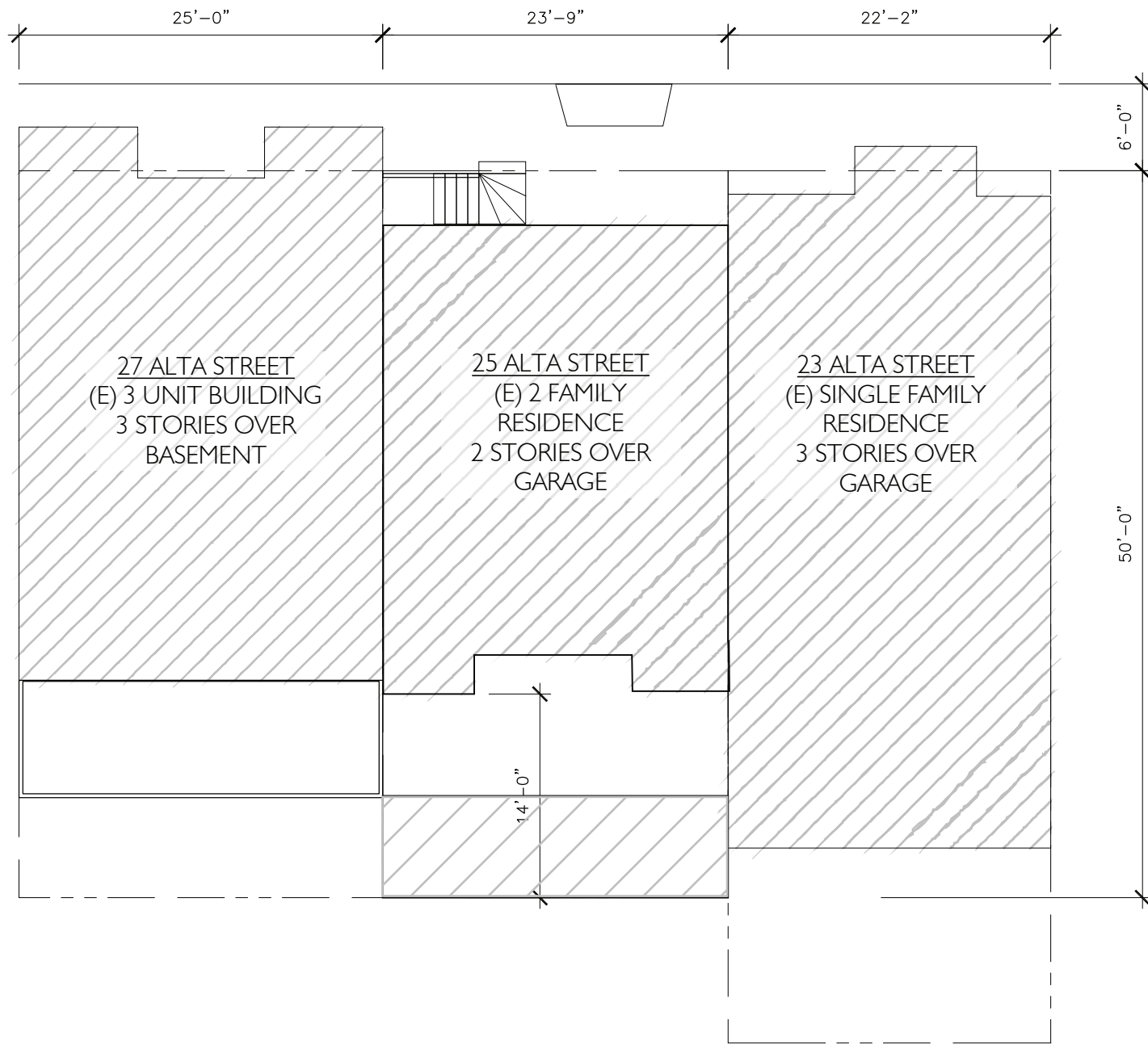
Improvements to 25 Alta will include an addition to the rear and the addition of a third story set back from the primary facade. The additions will be in keeping with the character of the house.

A non-historic shed at the rear of the house will be removed.

The interior layout at all floor levels will be reconfigured to allow interior vertical circulation which the existing layout does not currently allow.

Improvements to the front facade will result in the removal of previous alterations, including removal of a non-historic main entry and adjacent bay window. New windows and doors will be added that are compatible with the original configuration and style. Existing historic windows and decorative trim will be repaired and restored.

SITE PLAN



1 EXISTING PLOT PLAN

2 PROPOSED PLOT PLAN

SCALE: 3/32"=1'-0"



BASEMENT FLOOR PLAN

Planning Summary

Unit Areas:

Existing Unit #1 Floor area: 646 SF
 Proposed Unit #1 Floor area: 714 SF
 Existing Unit #2 Floor area: 650 SF
 Proposed Unit #2 Floor area: 1637 SF

Open Space Summary

Private Open Space for Unit #1: 100 SF
 Private Open Space for Unit #2: 100 SF

Exposure to Open Area, Light & Air

Total Glazing area at Unit #1 is 57 SF = 9% (min 8% of floor area per R303.1)
 Total Ventilation at Unit #1 is 60 SF = 9% (min 4% of floor area per R303.1)

Building Height

Existing Height: 34'-3"
 Proposed Height: 39'-9"

Rear Yard Setback

Existing Rear Setback: 0'-0"
 Proposed Rear Setback: 0'-0"

Setback of Addition from Primary Facade = 10'-5"

Note: Basement level rear yard setback is 0'-0" and constitutes an existing non-conforming condition

Demolition Calculations:

Existing area totals:

Exterior walls: 3,280 sf
 Front walls facing street: 808 sf
 Interior walls: 1,410 sf
 Interior floor structure: 1,021 sf

Exterior walls facing public streets:

Removal: 165 sf = 20%
 (max. 25% per planning code sec. 1005)

Removal of all external walls from their function as exterior walls:

710 sf = 22%
 (max. 50% per planning code sec 1005)

Removal of external walls from function as exterior or interior function

710 sf = 22%
 (max. 25% per planning code sec 1005)

Interior floor structural removal

160 sf (at proposed stair locations) = 10%
 (max. 75% per planning code sec 1005)

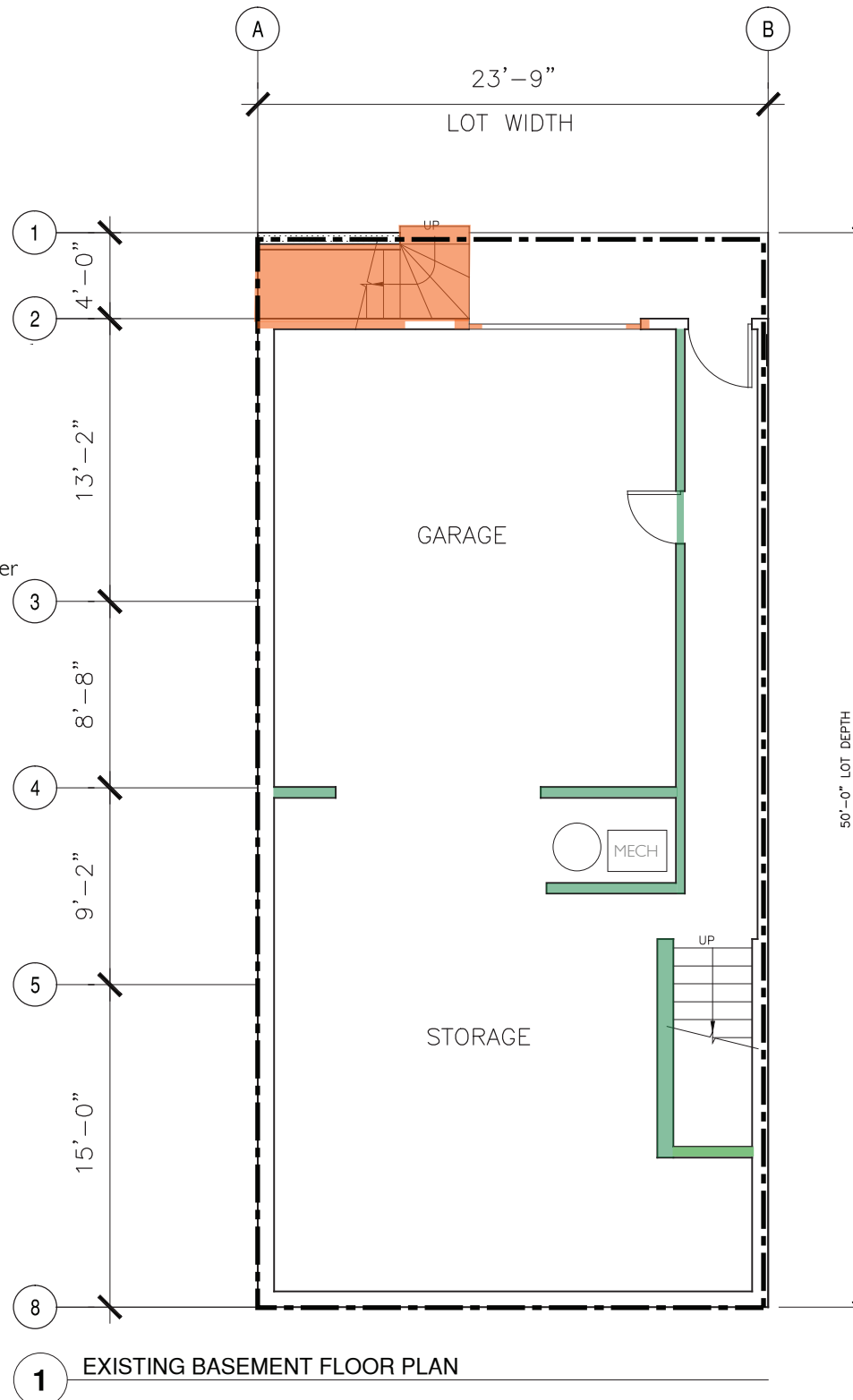
Interior walls removal

1,024 sf = 73% (max. 75% per planning code sec. 1005)

Combined interior wall and floor removal

1,184 sf = 49% (max. 75% per planning code sec. 1005)

Existing Outhouse will be completely demolished
 Areas not included with calculations



Demolition Scope:

Exterior Walls & Structure

Interior Walls

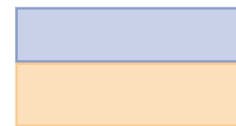
Interior Floor

Property Line

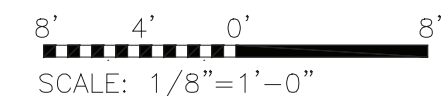
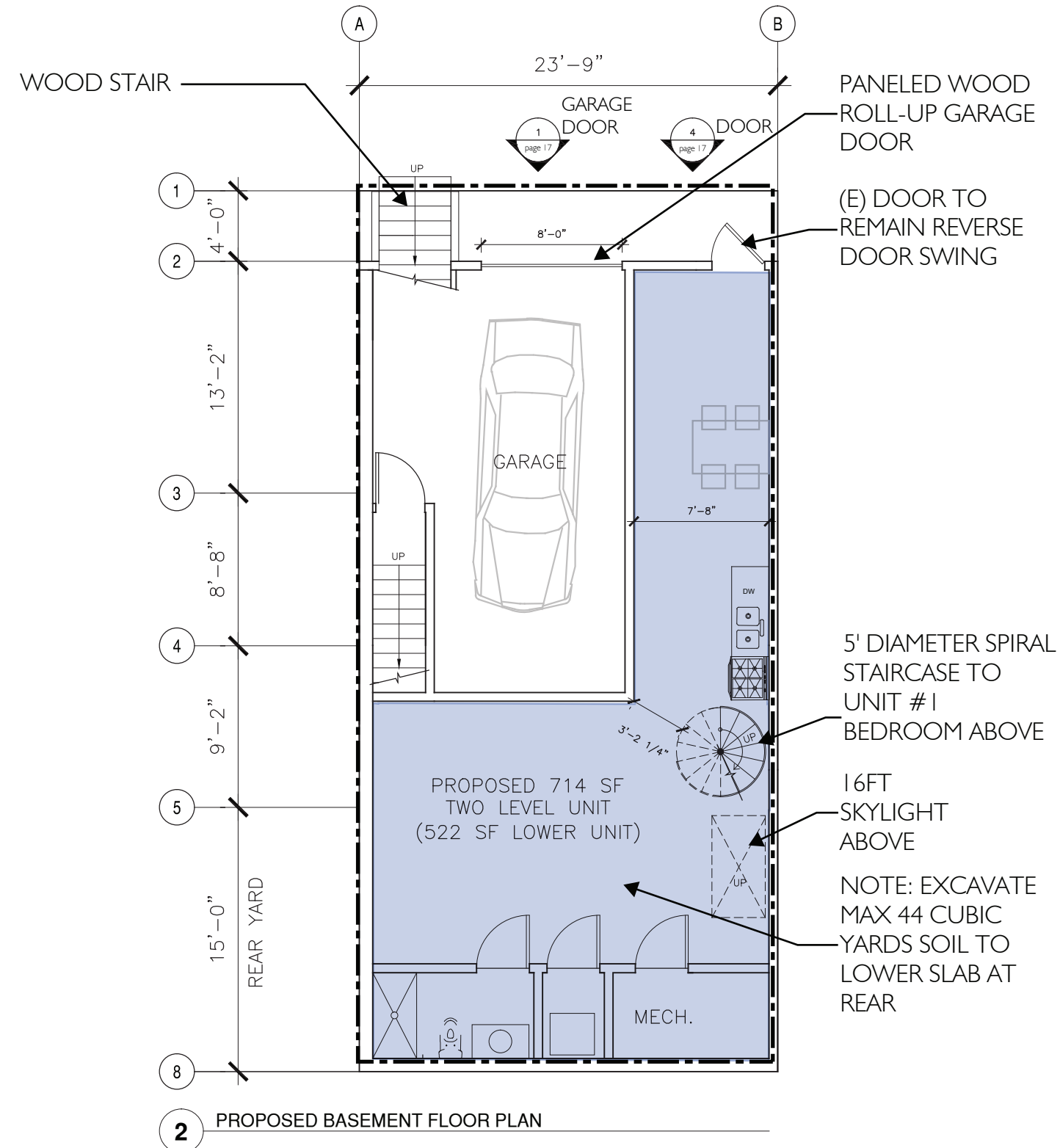


Unit #1

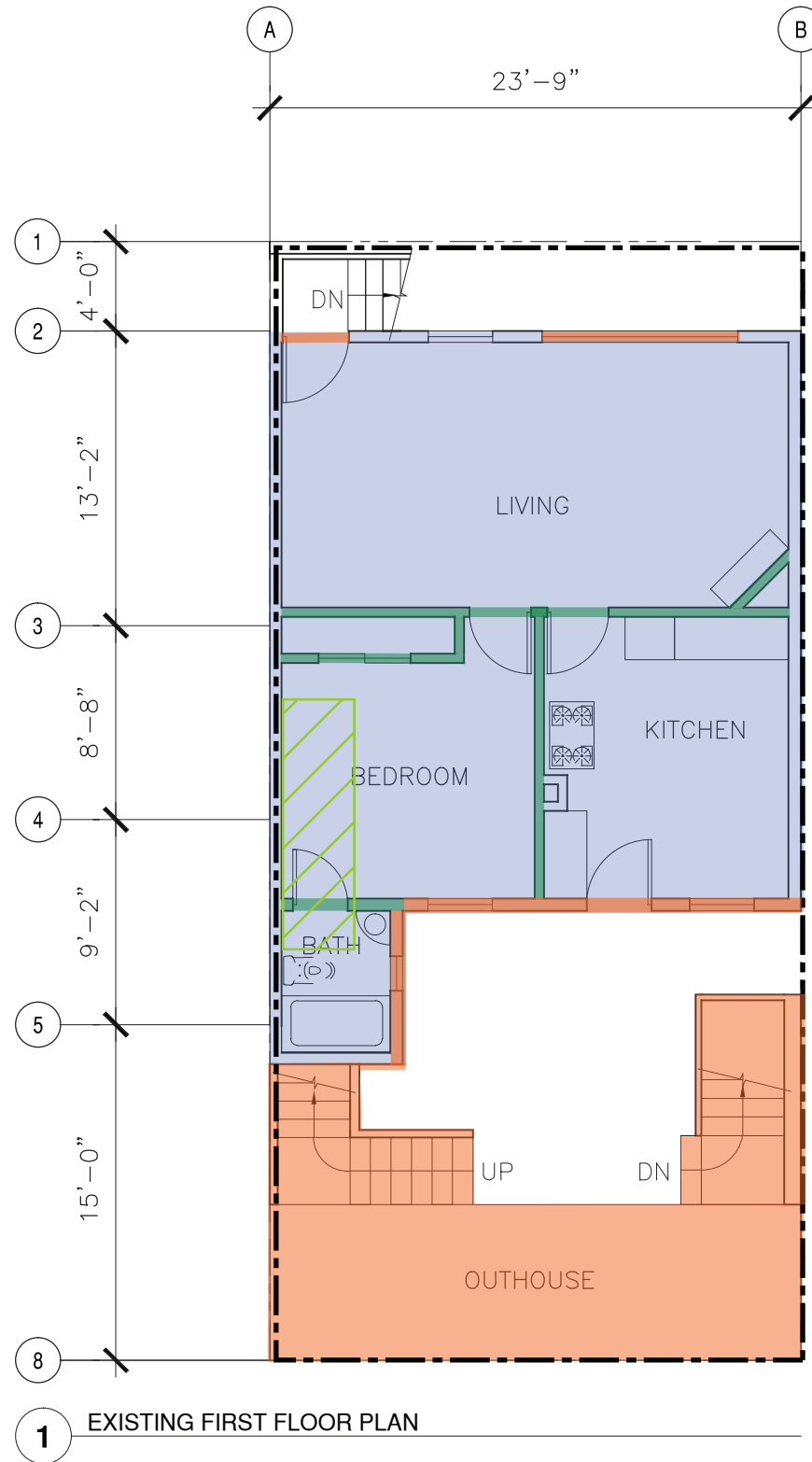
Unit #2



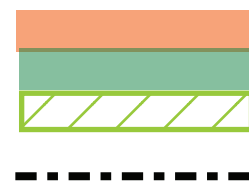
Open Space



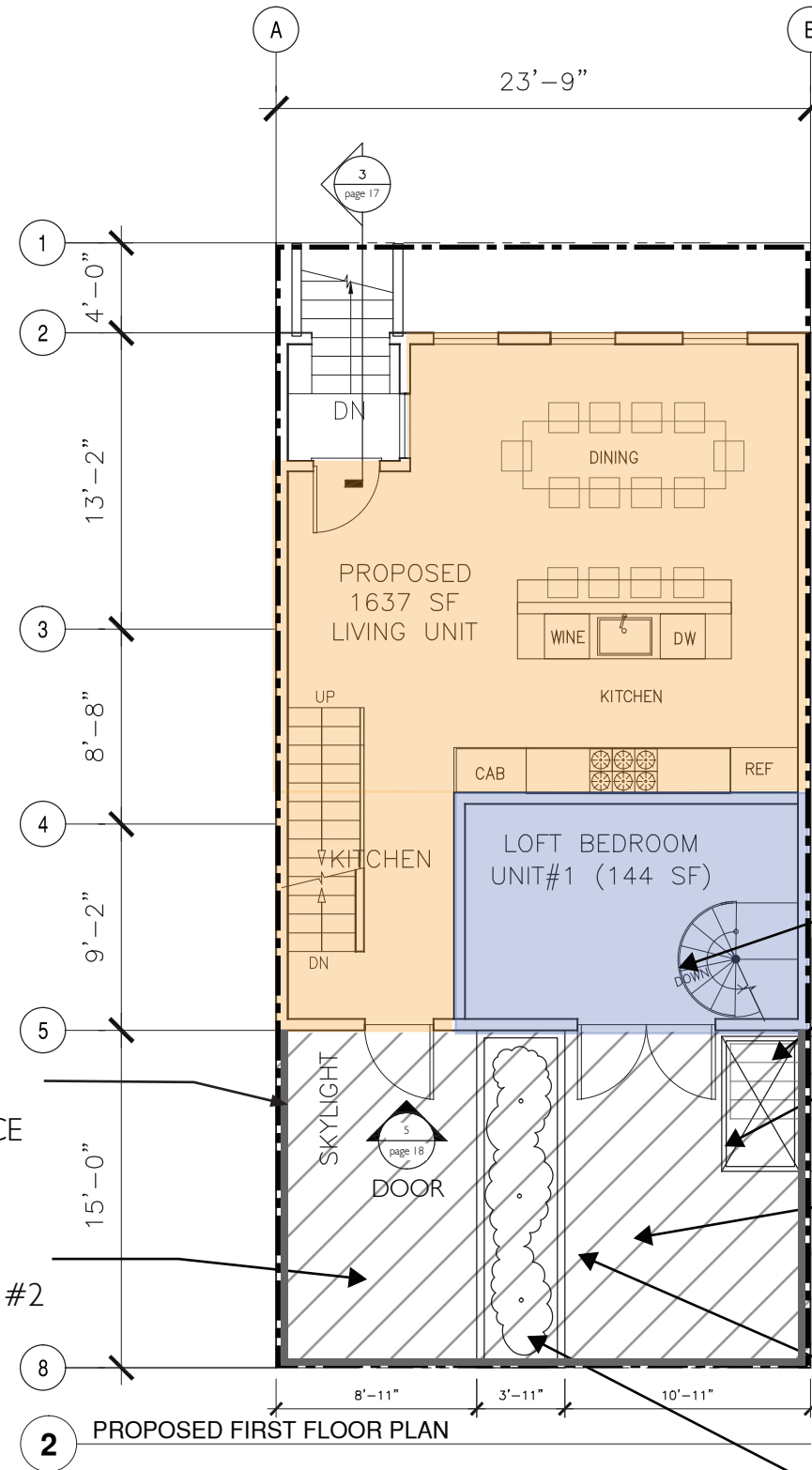
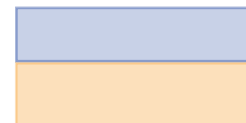
FIRST FLOOR PLAN



Demolition Scope:
 Exterior Walls & Structure
 Interior Walls
 Interior Floor
 Property Line



Unit #1
 Unit #2
 Open Space

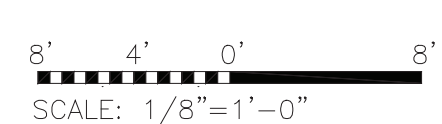


NOTE: EXISTING FLOOR FRAMING TO REMAIN REINFORCE AS REQUIRED

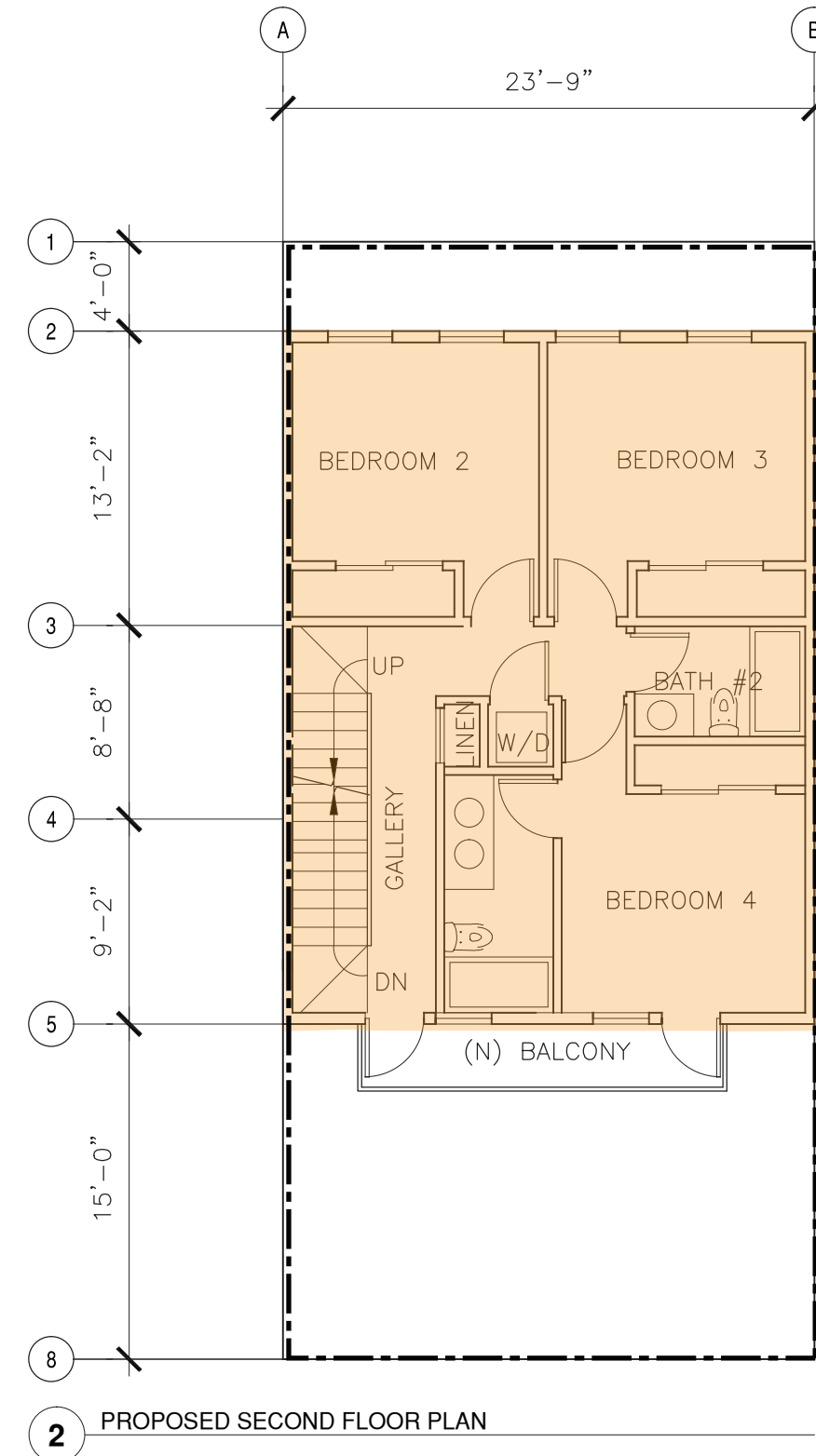
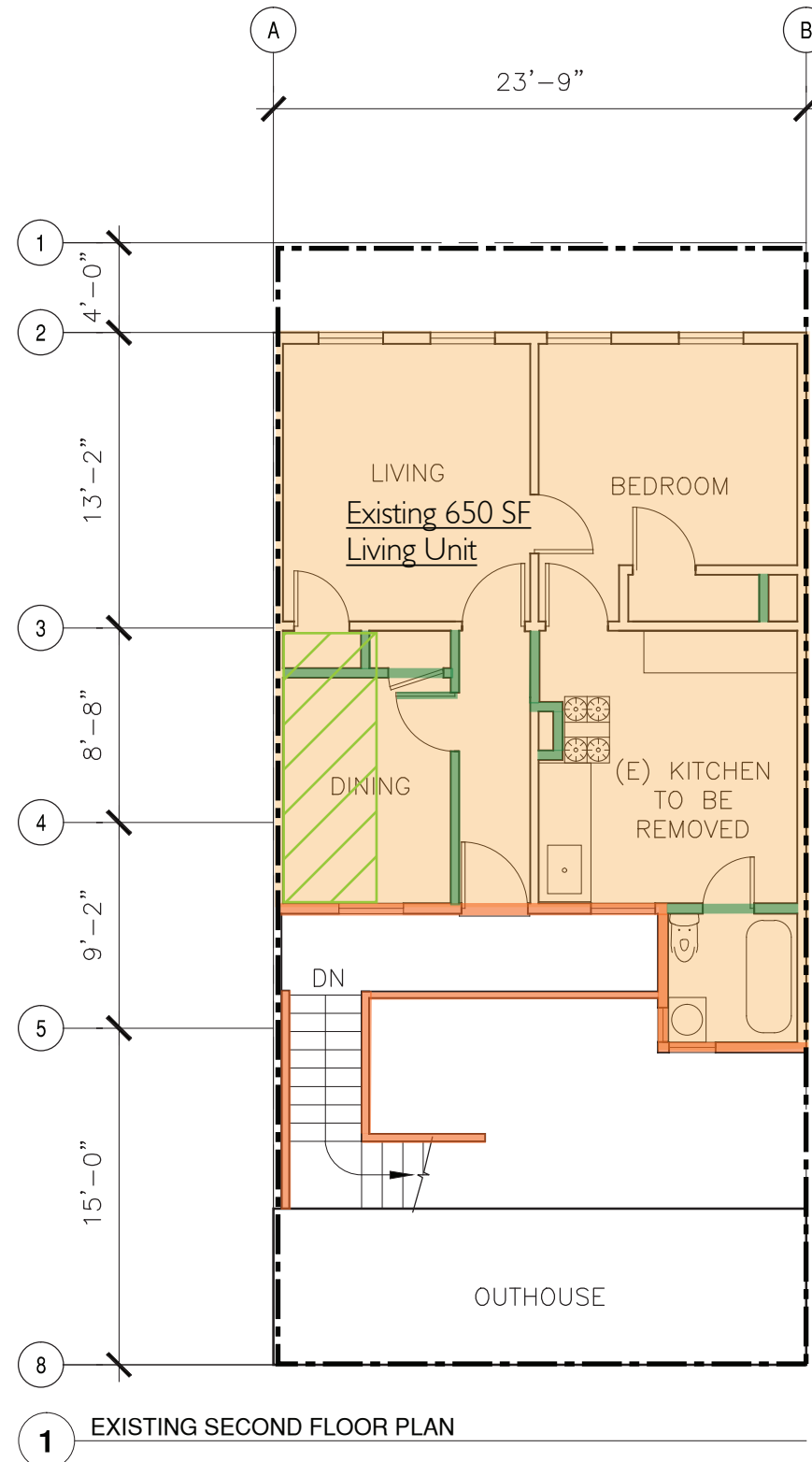
6' WOOD PAINTED FENCE

100 SF PRIVATE OPEN AREA SERVING UNIT #2

- HANDRAIL
- SKYLIGHT BELOW
- STEEL GUARDRAIL
- REAR PATIO PAVED WITH REDWOOD DECKING OR SLATE TILE
- 100 SF PRIVATE OPEN AREA SERVING UNIT #1
- PLANTER BOX W/ PRIVACY SHRUBS

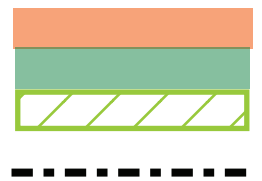


SECOND FLOOR PLAN

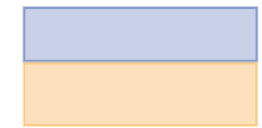


NOTE: EXISTING
 FLOOR FRAMING
 TO REMAIN
 REINFORCE AS
 REQUIRED

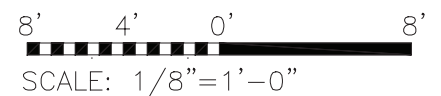
Demolition Scope:
 Exterior Walls & Structure
 Interior Walls
 Interior Floor
 Property Line



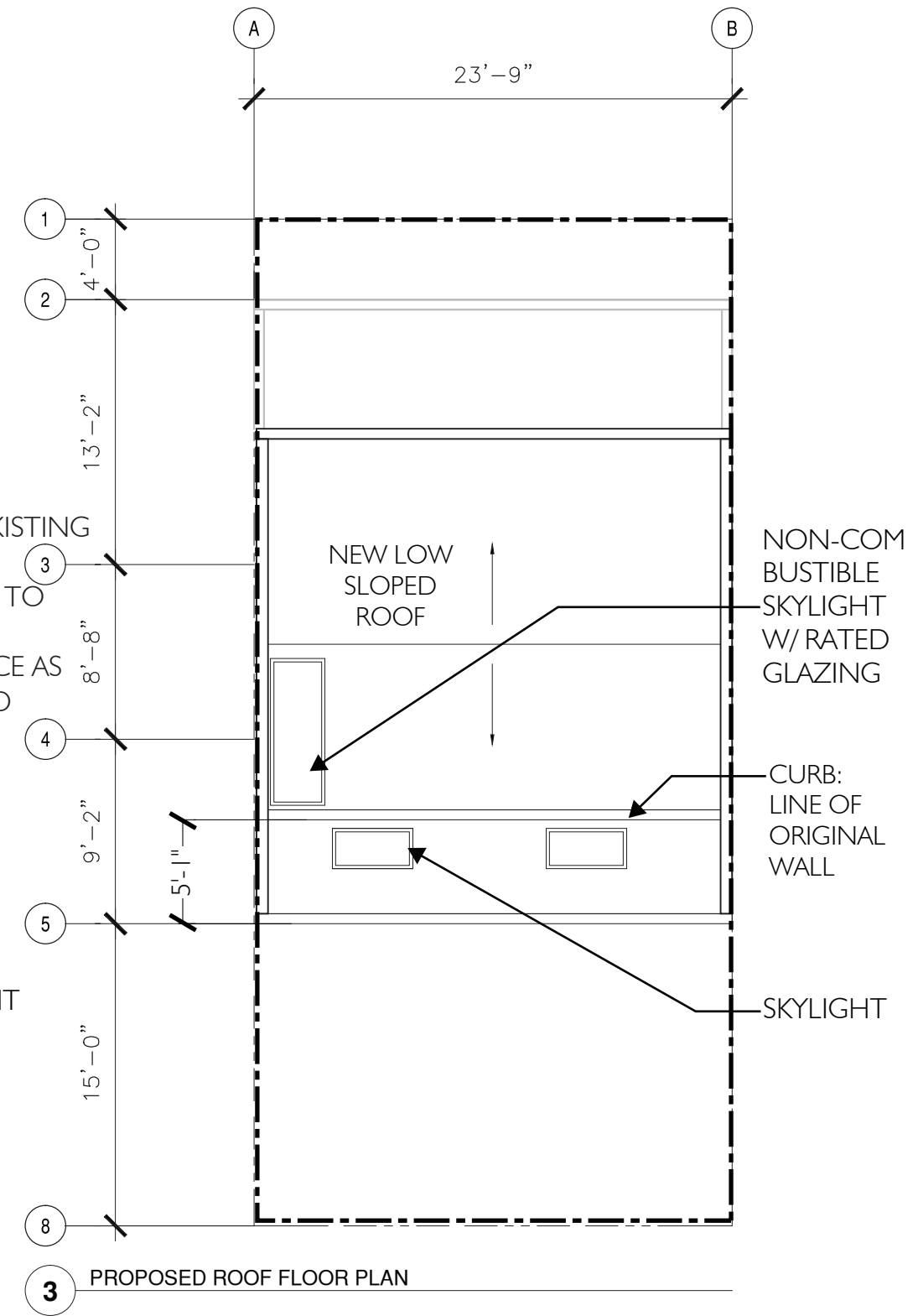
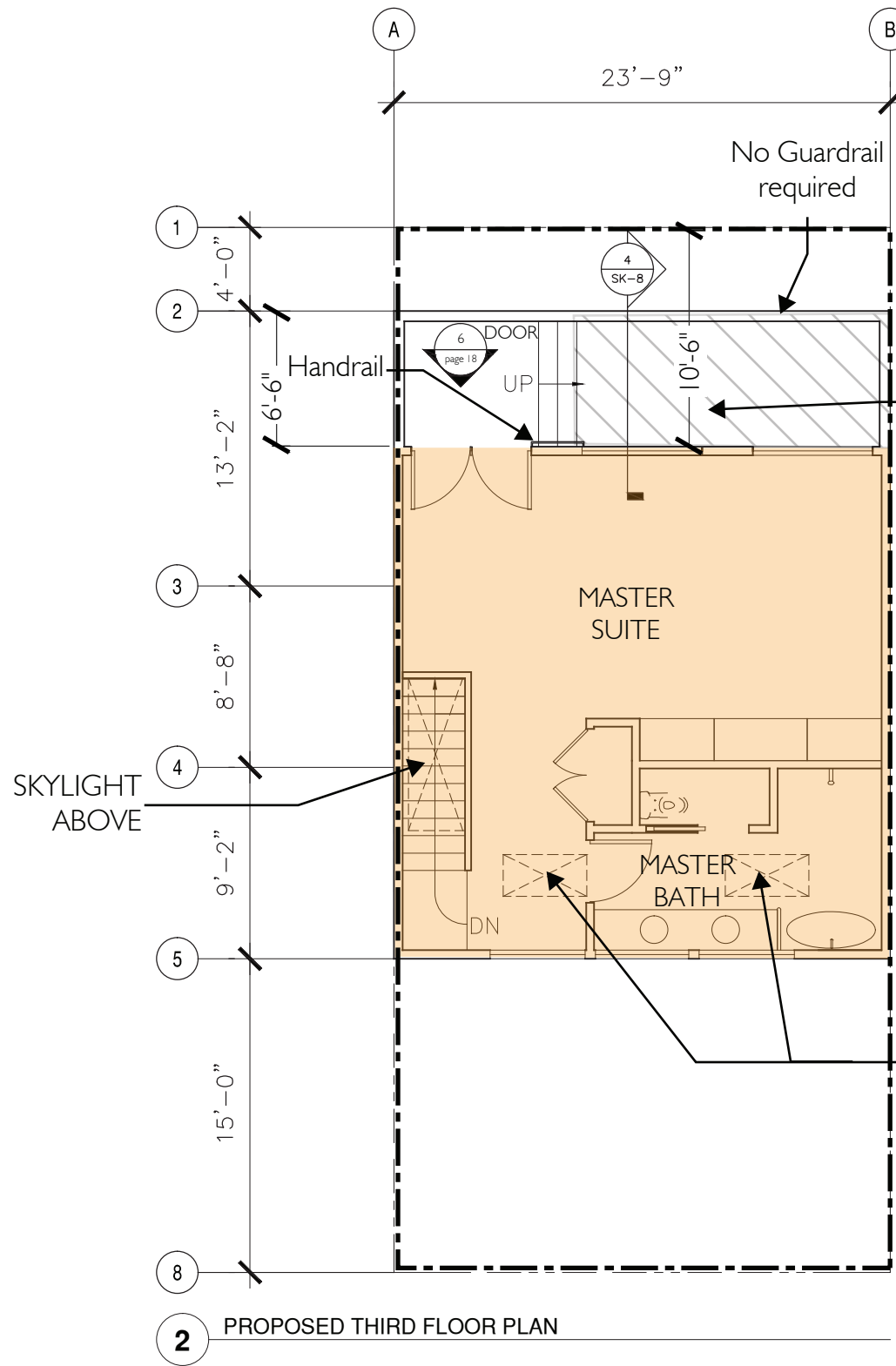
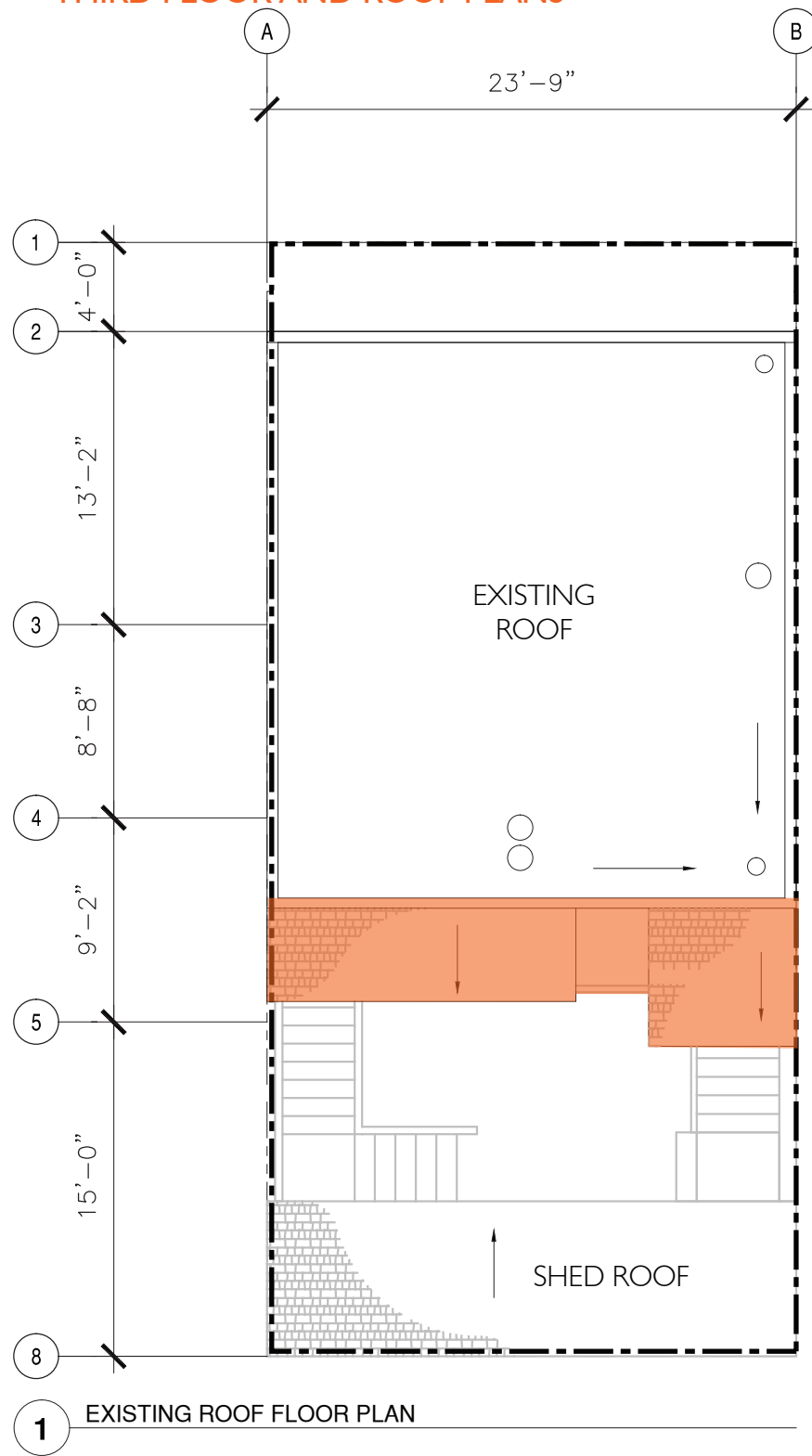
Unit #1
 Unit #2



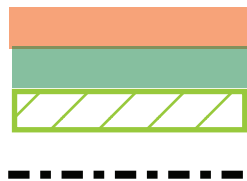
Open Space



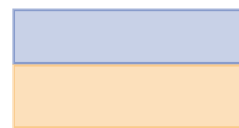
THIRD FLOOR AND ROOF PLANS



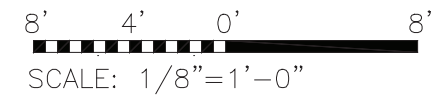
Demolition Scope:
 Exterior Walls & Structure
 Interior Walls
 Interior Floor
 Property Line



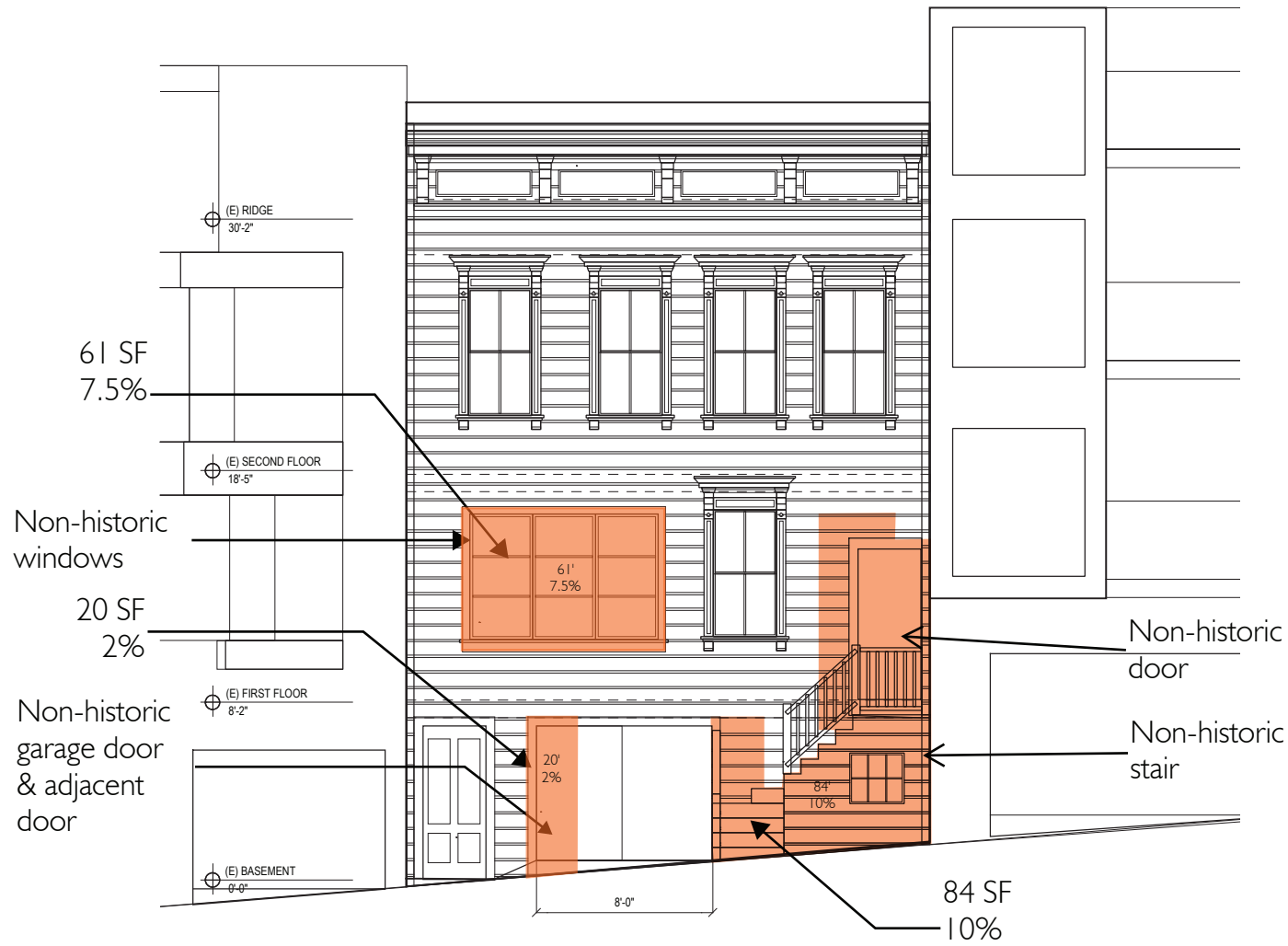
Unit #1
 Unit #2



Open Space

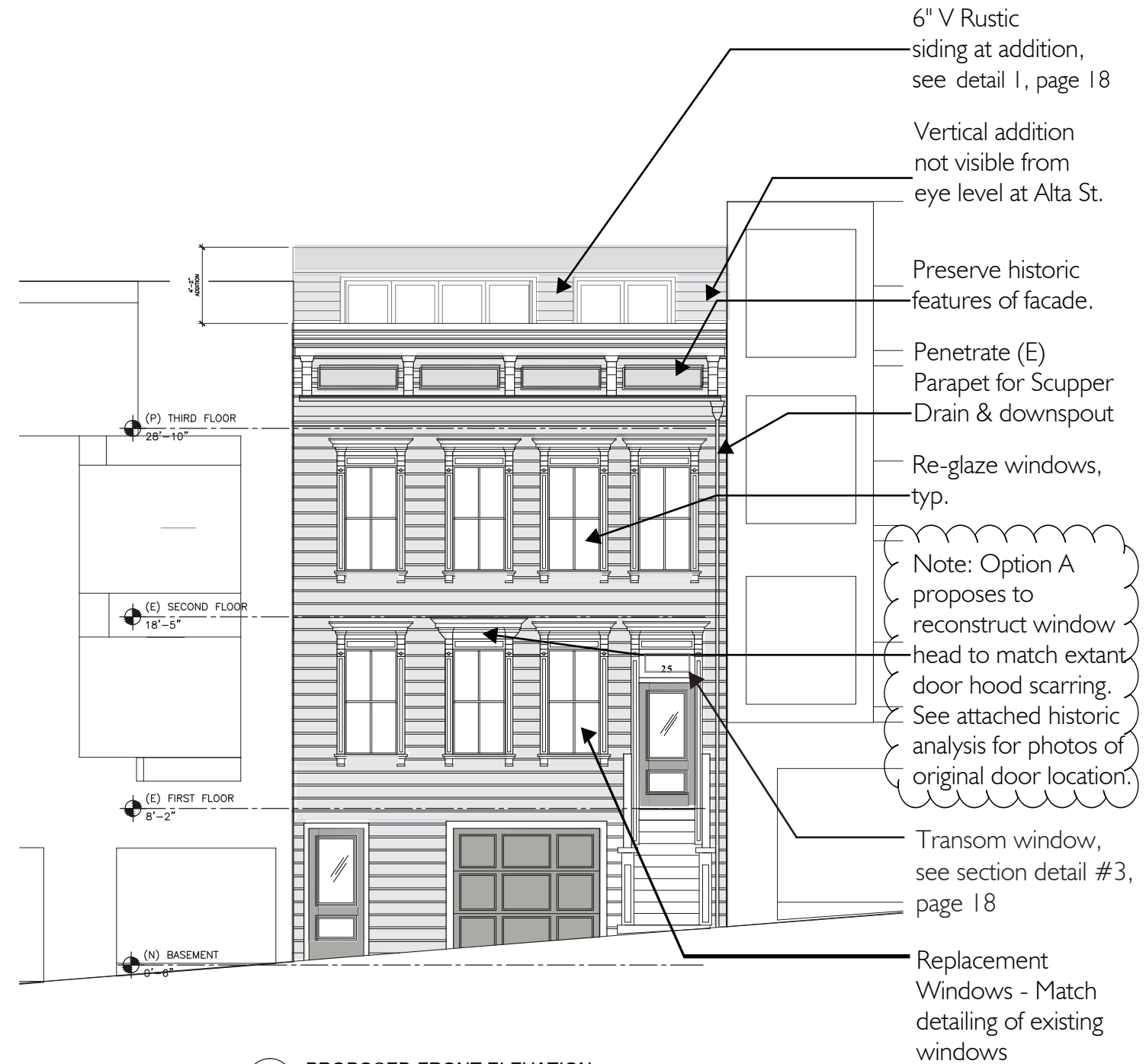
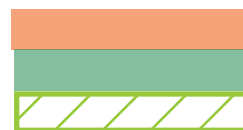


FRONT ELEVATION - OPTION A

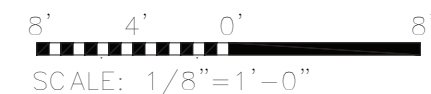


1 EXISTING FRONT ELEVATION

Demolition Scope:
Exterior Walls & Structure
Interior Walls
Interior Floor



2 PROPOSED FRONT ELEVATION
SCALE: 1/8"

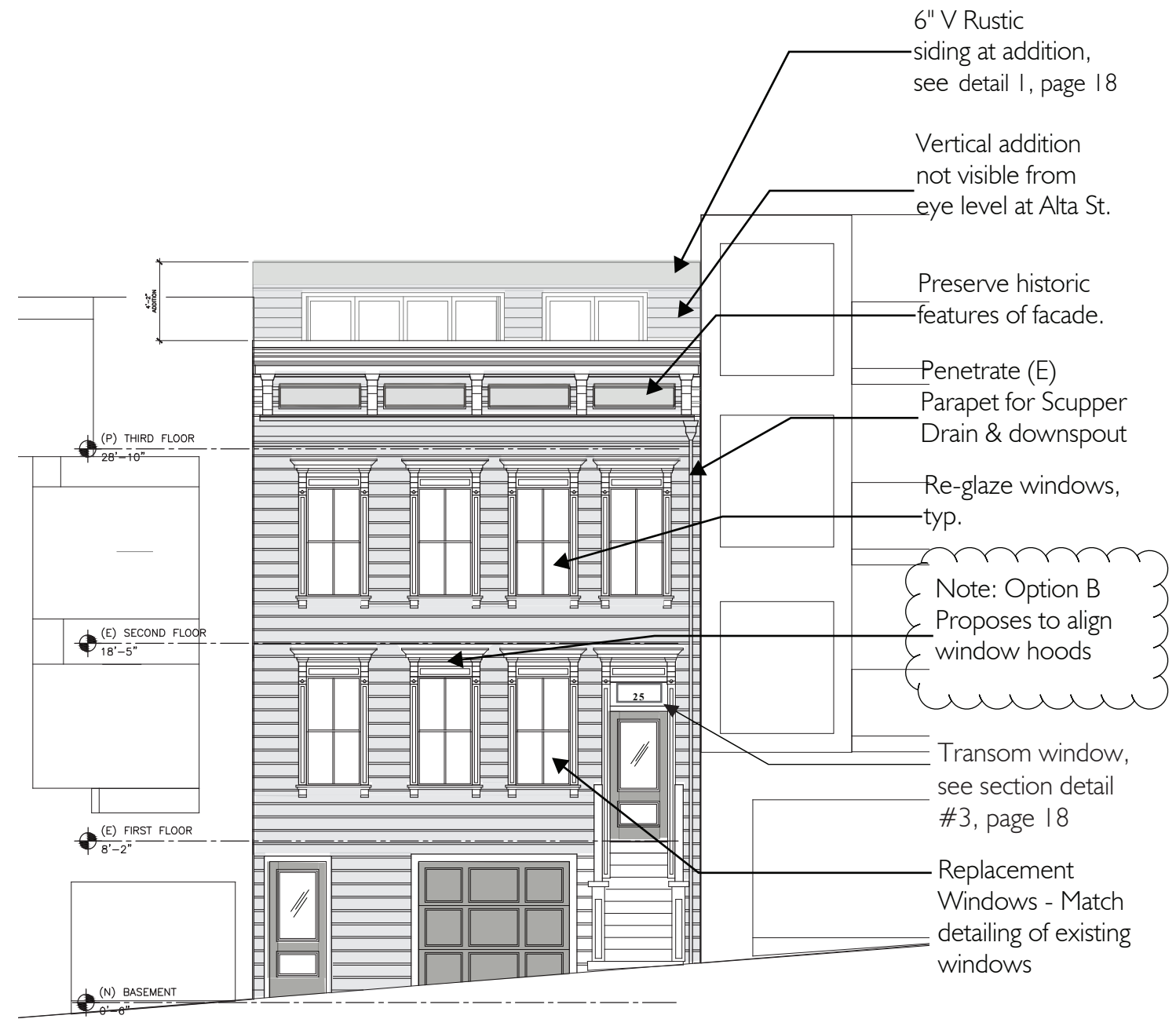
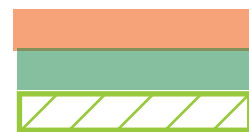


FRONT ELEVATION - OPTION B

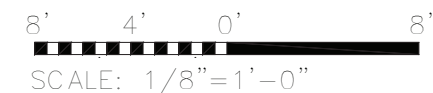


1 EXISTING FRONT ELEVATION

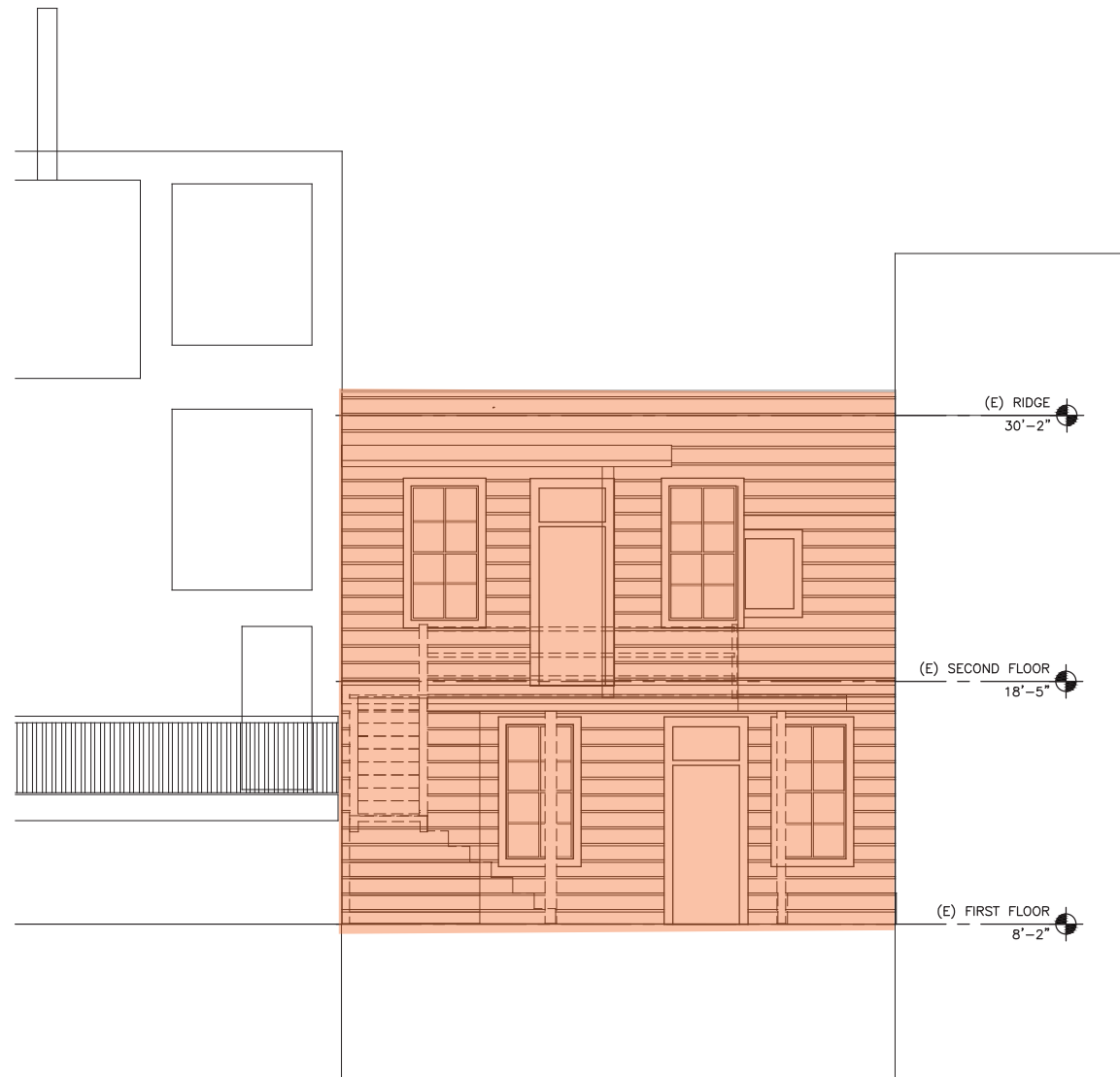
Demolition Scope:
Exterior Walls & Structure
Interior Walls
Interior Floor



2 PROPOSED FRONT ELEVATION
SCALE: 1/8"

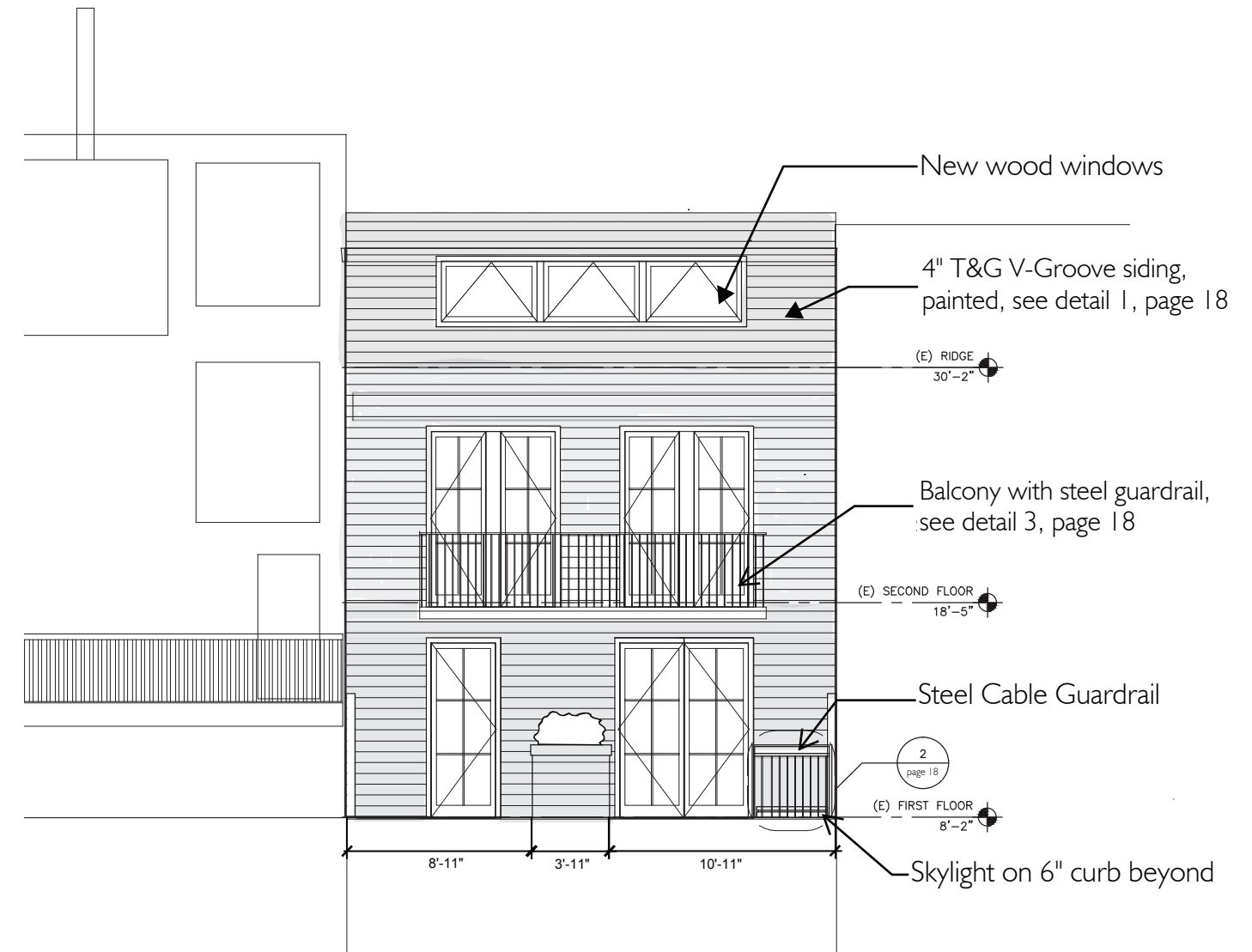


REAR ELEVATION

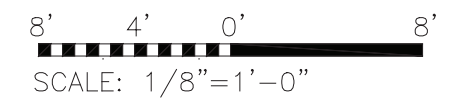


1 (E) REAR ELEVATION
 SCALE: 1/8" = 1'-0"

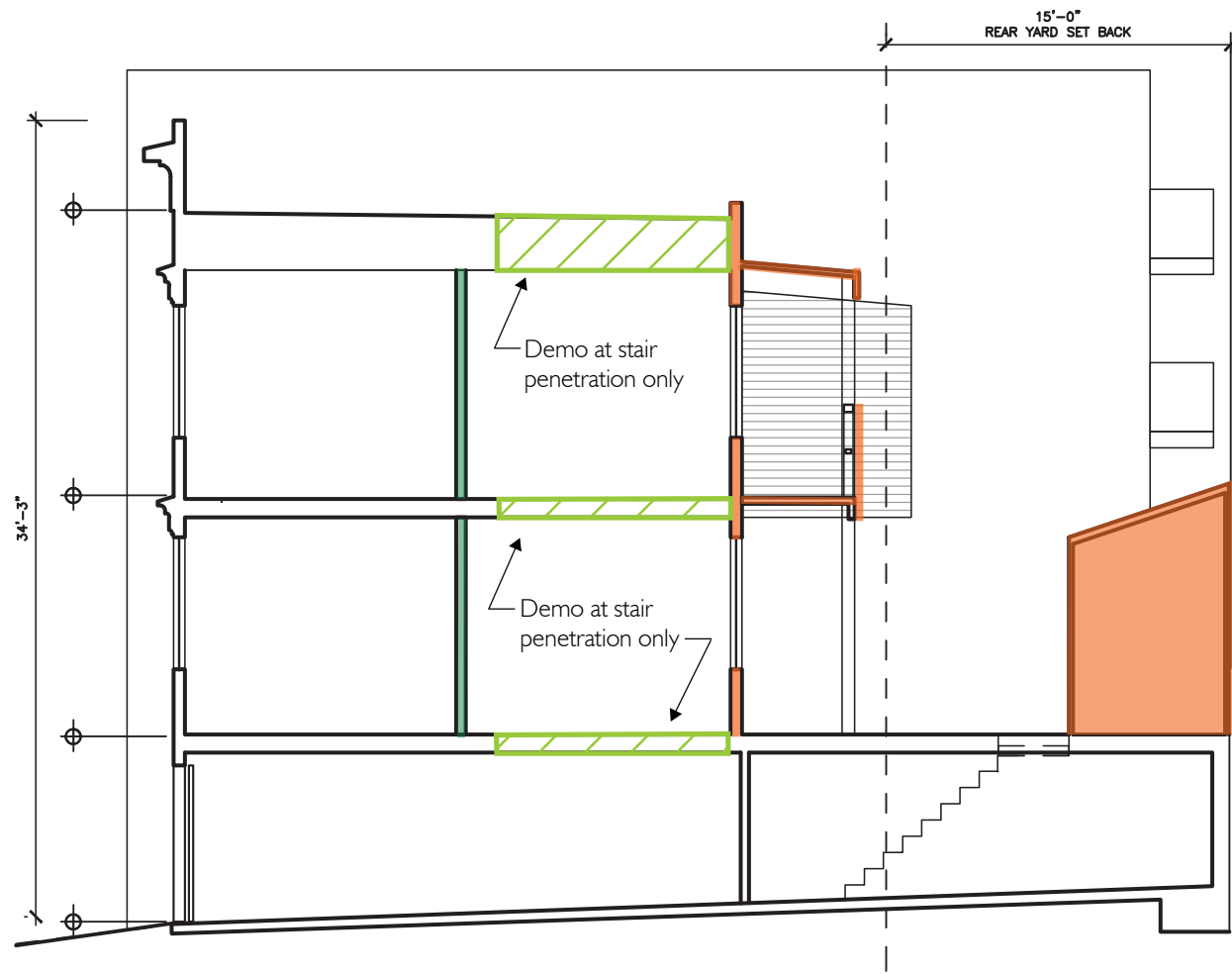
Demolition Scope:
 Exterior Walls & Structure
 Interior Walls
 Interior Floor



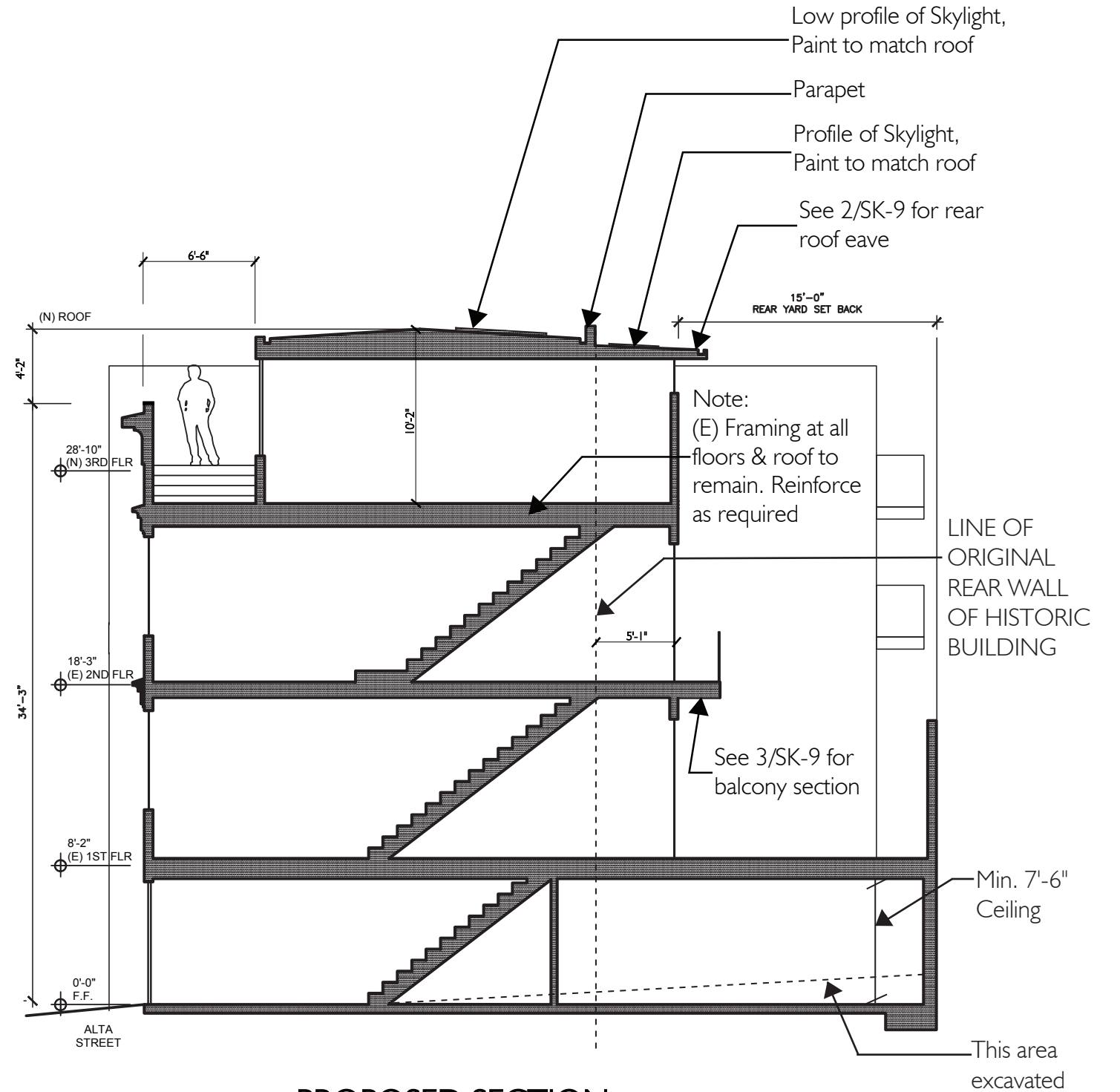
2 (P) REAR ELEVATION
 SCALE: 1/8" = 1'-0"



SECTION

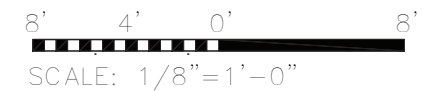
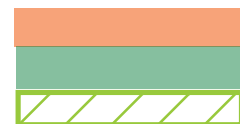


EXISTING SECTION

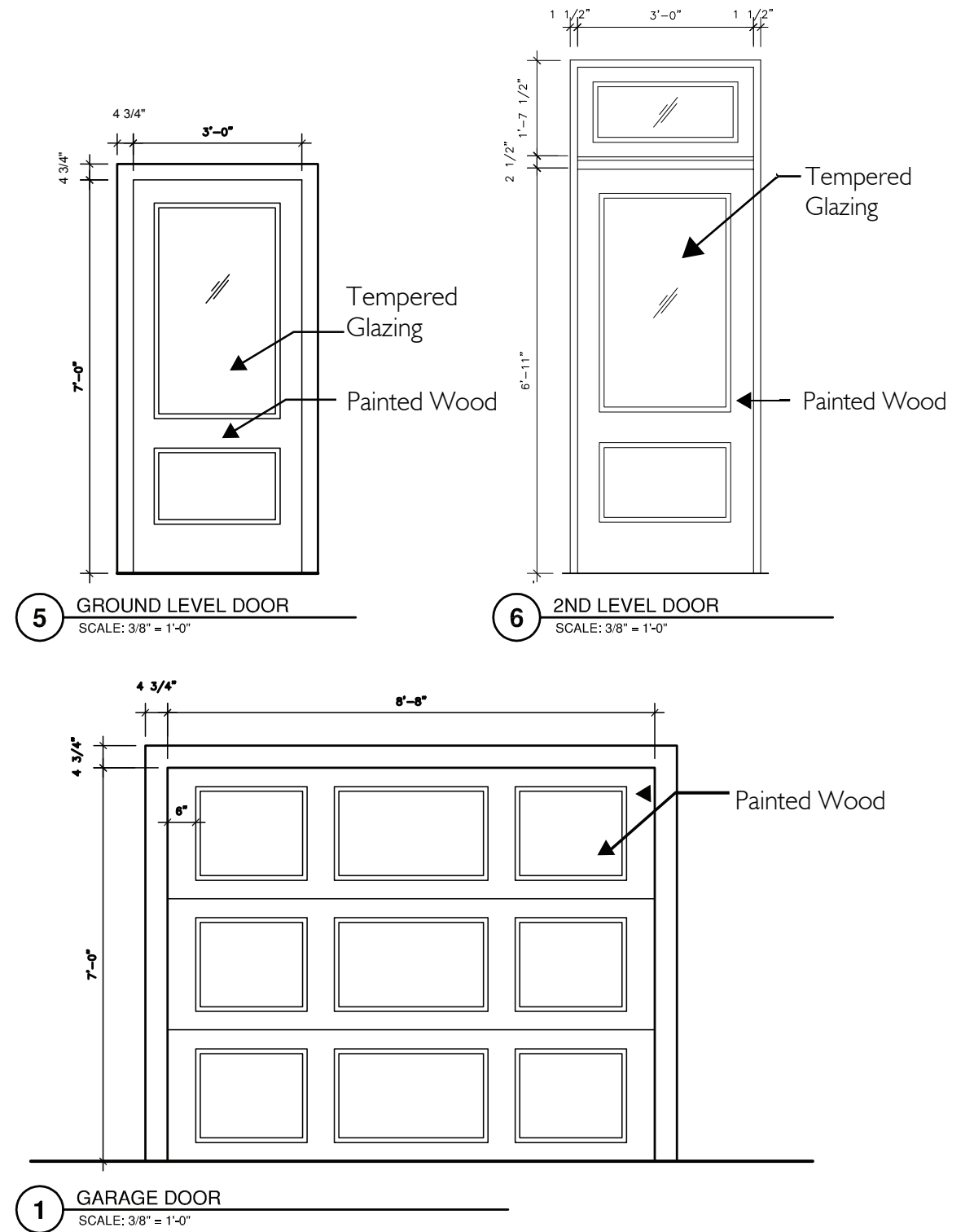
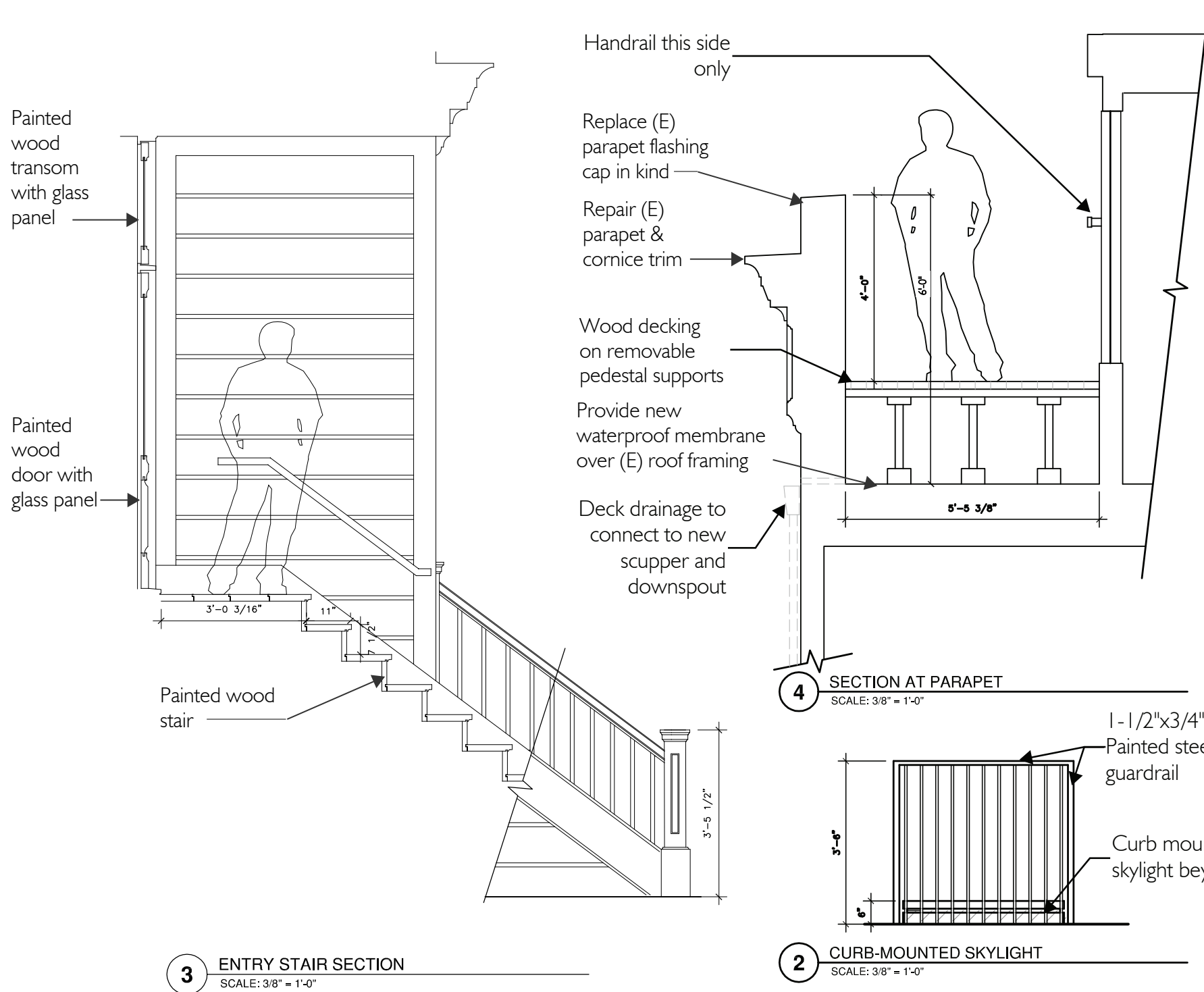


PROPOSED SECTION

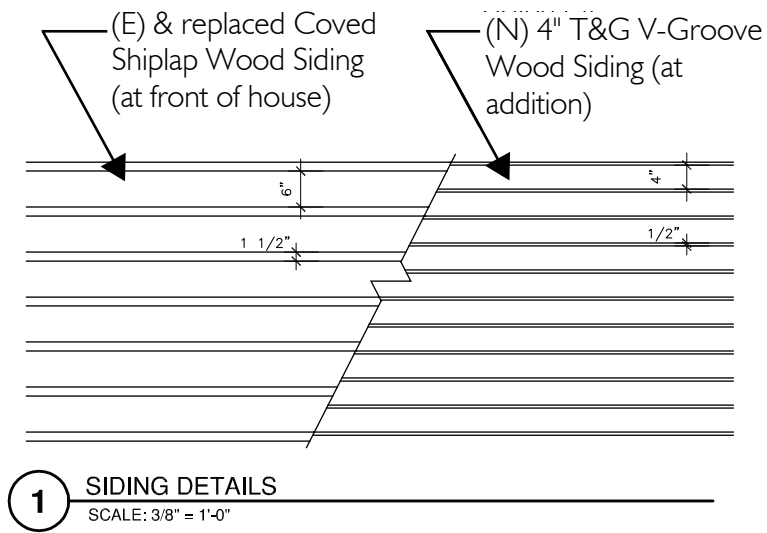
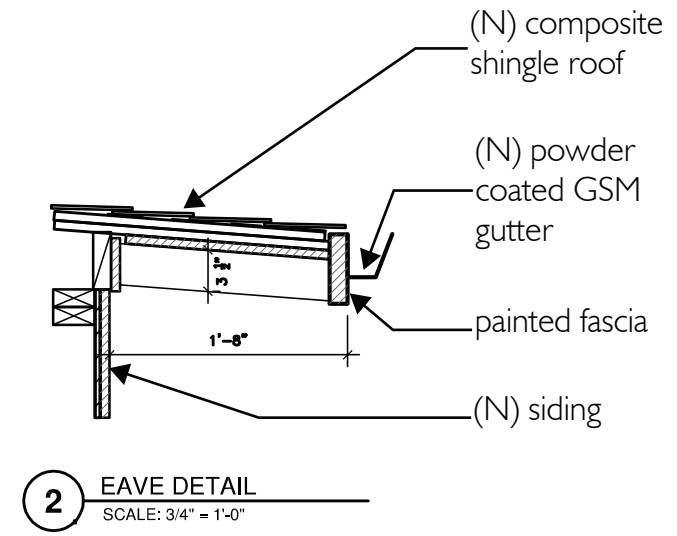
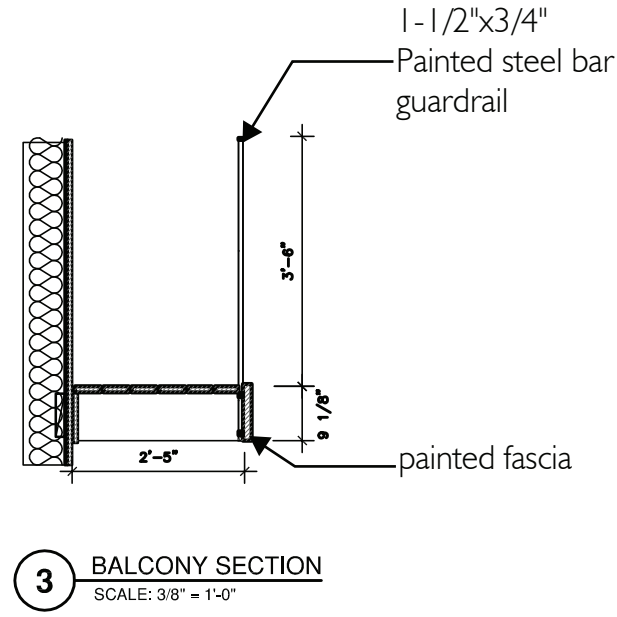
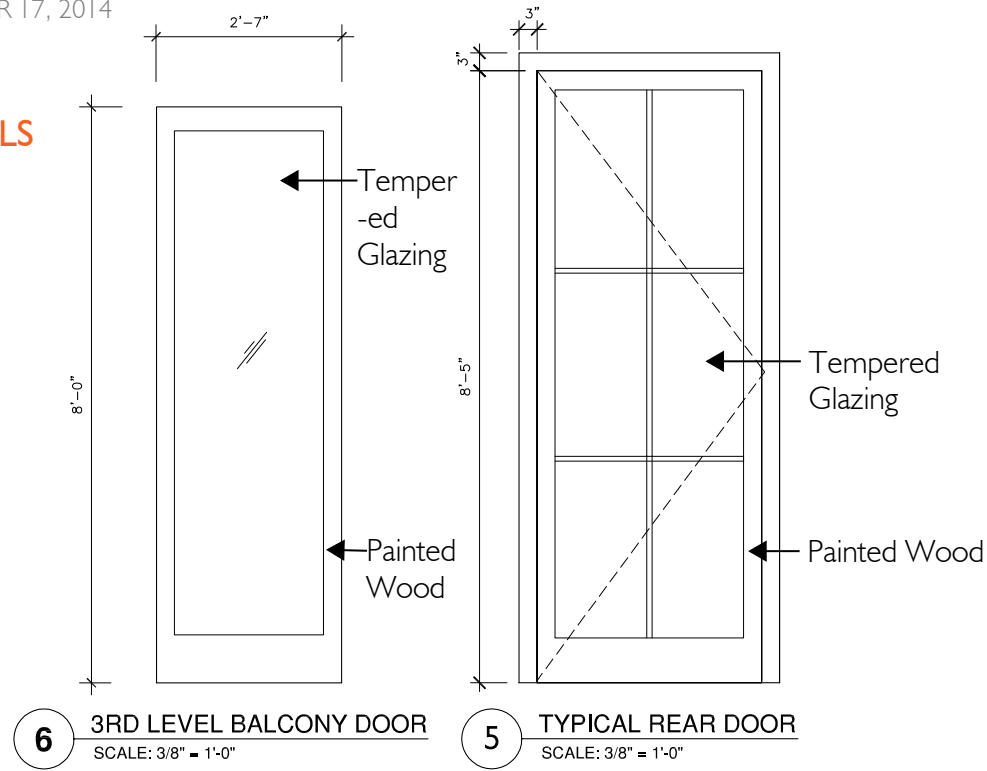
Demolition Scope:
 Exterior Walls & Structure
 Interior Walls
 Interior Floor



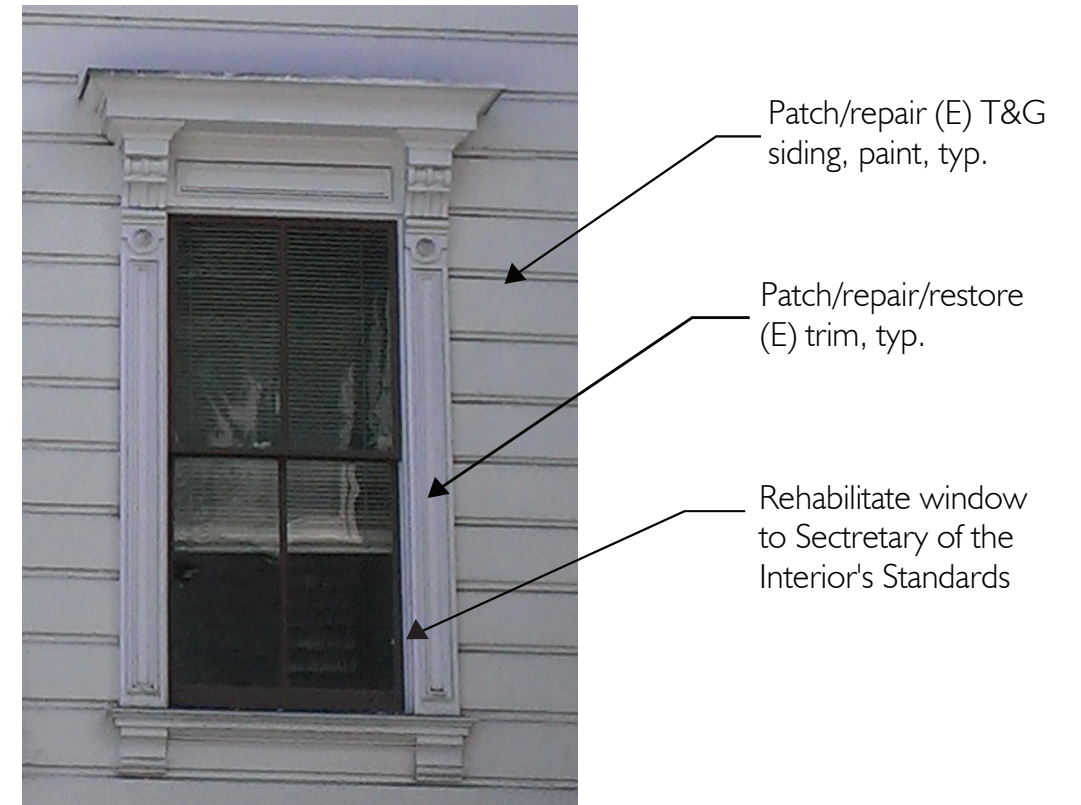
DETAILS



DETAILS



Note: paint to match, typ.



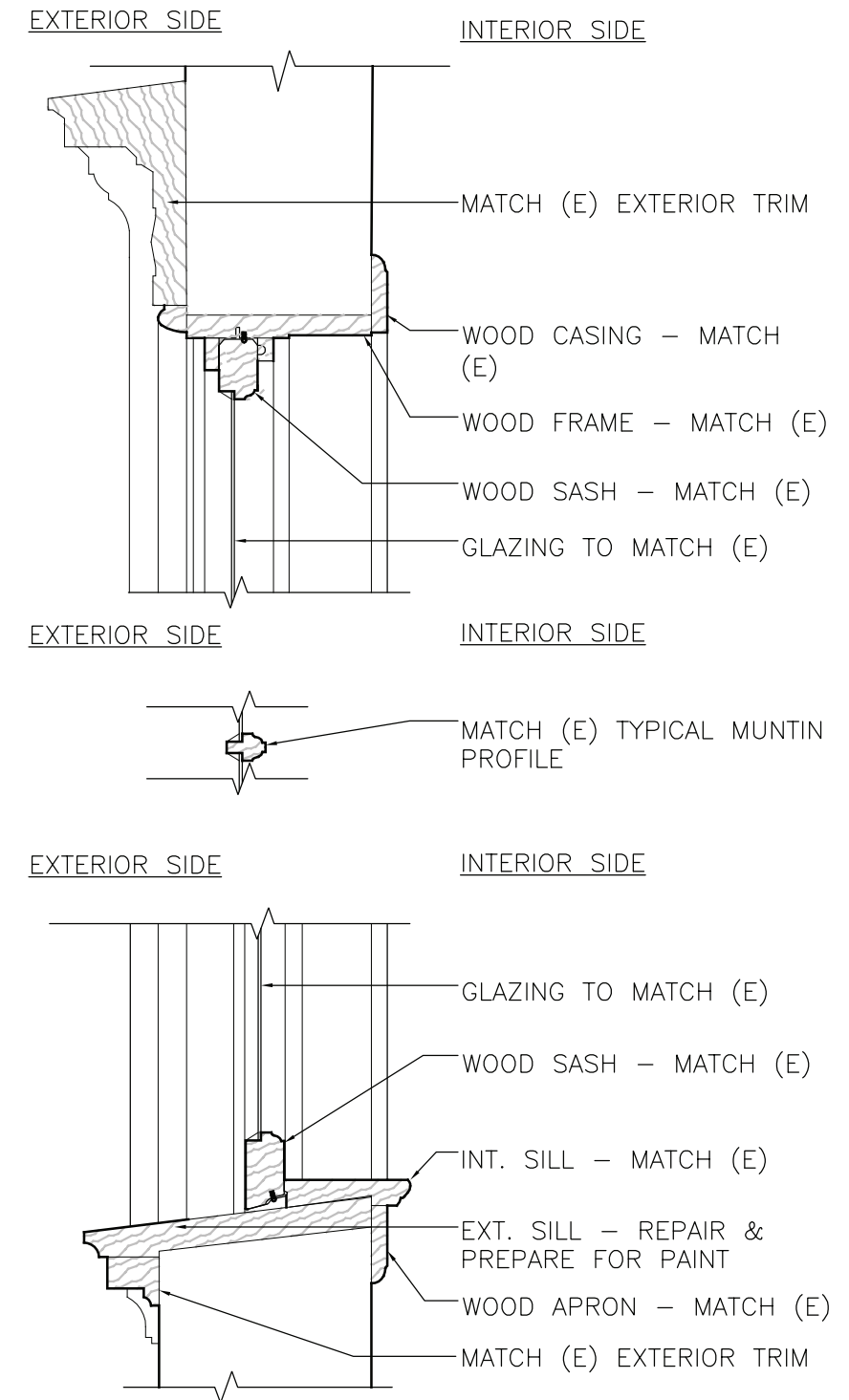
4 TYPICAL WINDOW
 Rehabilitation at front facade, not to scale

DETAILS

Solar Powered "Fresh Air" Skylight (VCS)

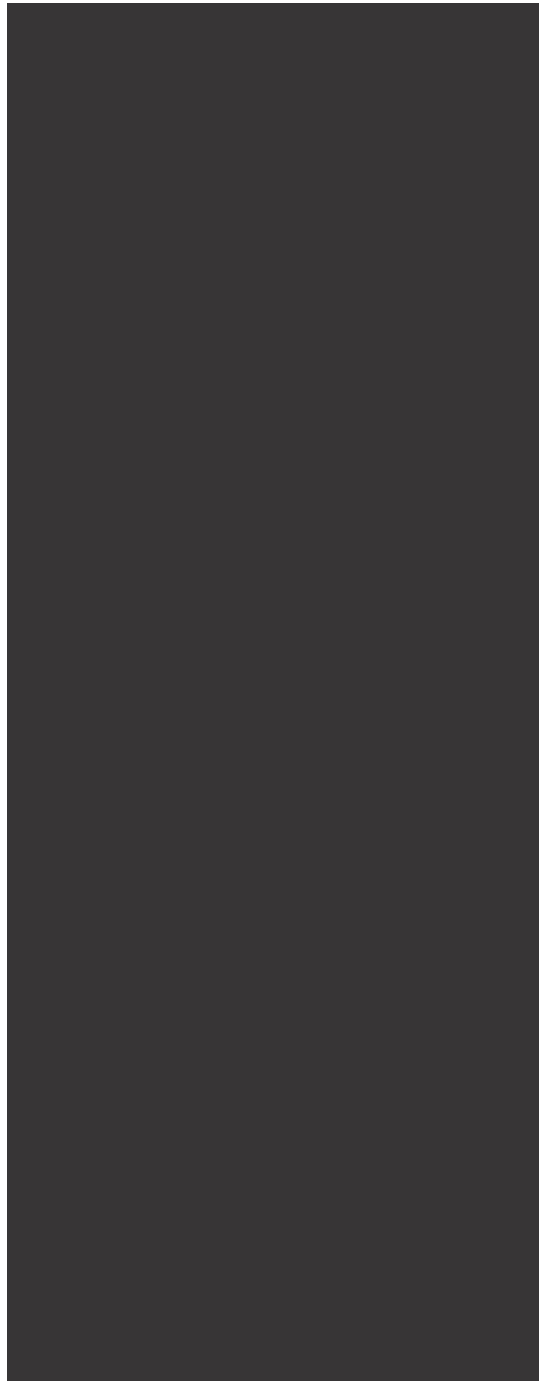


2 SKYLIGHT (AT ROOF AND REAR YARD ONLY)
 NTS

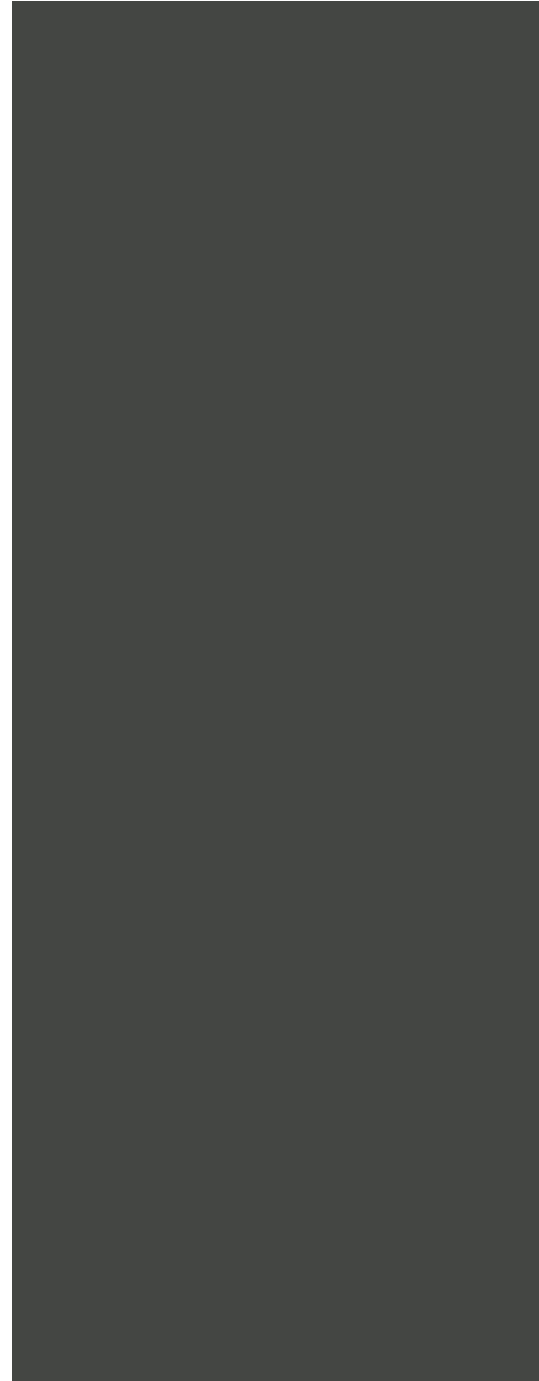


1 FRONT FACADE WINDOW REPLACEMENT
 SCALE: 1 1/2" = 1'-0"

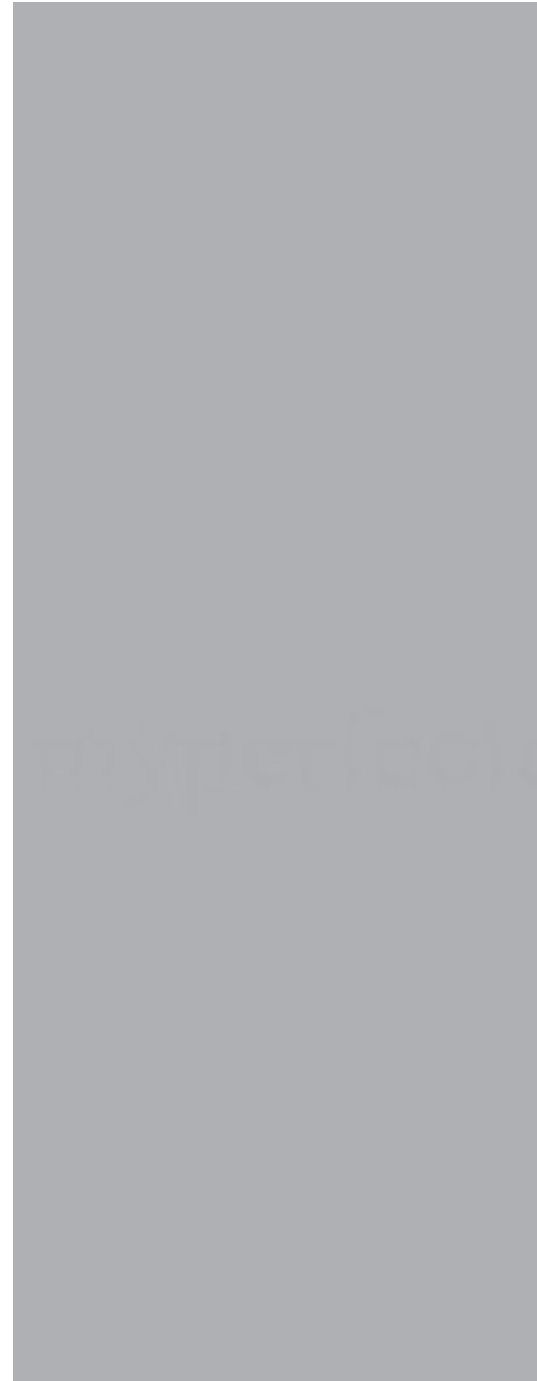
COLOR BOARD



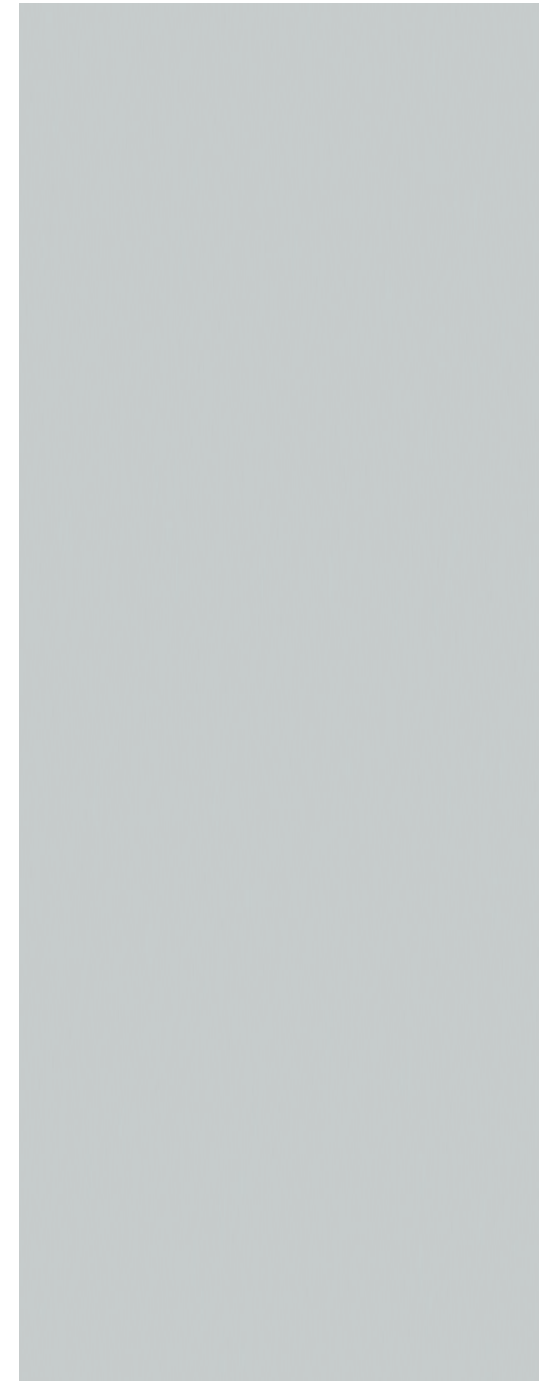
Carbon Copy - Sherwin Williams



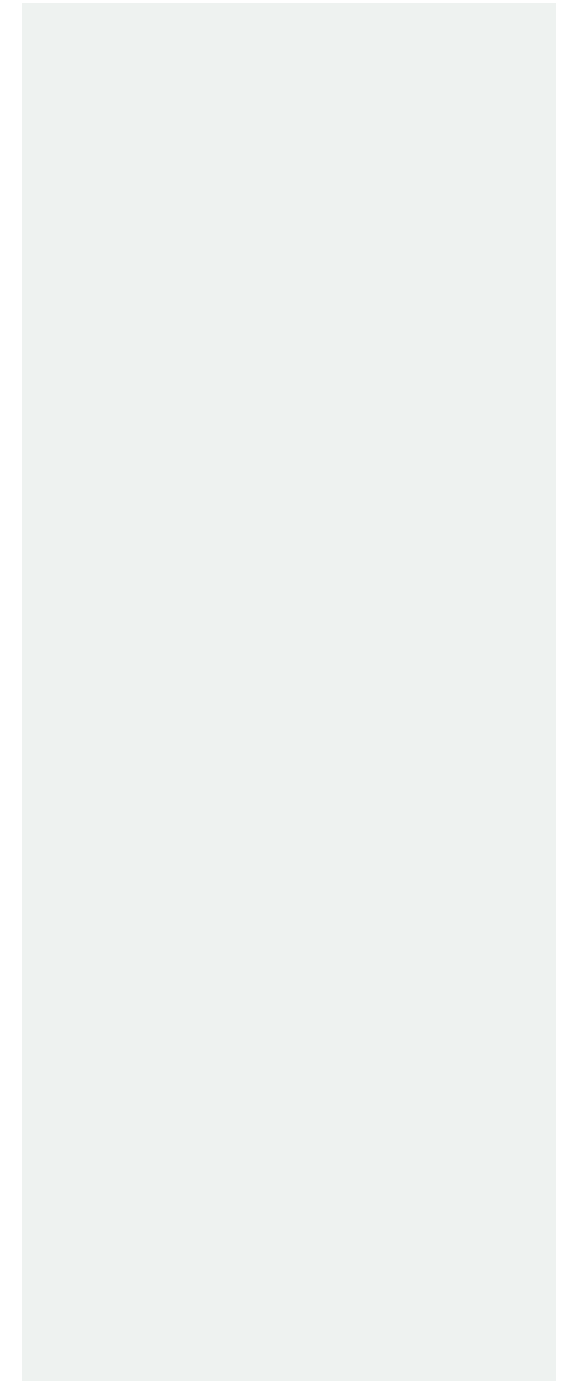
Iron Ore - Sherwin Williams



Sterling Water - Sherwin Williams



Cold Steel - Sherwin Williams



Diamond White - Sherwin Williams

ARCHITECTURE
PLANNING & RESEARCH
BUILDING TECHNOLOGY

www.page-turnbull.com

1000 Sansome Street, Suite 200
San Francisco, California 94111
415.362.5154 / 415.362.5560 fax

2401 C Street, Suite B
Sacramento, California 95816
916.930.9903 / 916.930.9904 fax

417 S. Hill Street, Suite 211
Los Angeles, California 90013
213.221.1200 / 213.221.1209 fax

From: John Votruba [mailto:jvotrub@yahoo.com]
Sent: Wednesday, November 26, 2014 9:06 AM
To: Wong, Kelly (CPC)
Subject: 25 Alta-Historical Context

Dear Ms. Wong and Members of the Historic Planning Commission:

It came yesterday as a complete surprise that efforts previously made by the Telegraph Hill Dwellers and other neighbors have slipped through the system. Apparently a third developer of this property is attempting through the Planning Department process to circumvent the will of some of the neighbors and its own mandate to preserve and protect culturally significant structures

Records and historical photos for this property show that except for 1) front windows to allow more light into the dwelling space and 2) accommodation for a garage during early 1900's there has been no substantial remodel. This property is in fact an architectural and cultural treasure and probably the last building of this era in pristine condition in terms of original exterior old growth redwood wood timbered construction in the Telegraph Hill Historic neighborhood on the east side of Montgomery Street.

Alta Street in particular is the most historically charming and eclectic street in San Francisco of the pre-1906 earthquake era. It was owned by one family for 90 years and dominates its class of architectural integrity as well as functioning as an Italianate residence. It has a rear yard, a potting shed and gardeners shed, and a beautiful main floor interior space. The upper floor has not been used for many years and its interior needs a great deal of refurbishment.

The outstanding exterior redwood and trim is a testament to its early construction materials, style, and workmanship. The roof of this residence is also in fine condition.

Alta Street and the Telegraph Hill Historic District is graced by the charm and historic character of this residence. There are already two modern buildings to its left and right on this street. Any further modernization on this street will entirely change the look and feel of the neighborhood. Several other owners on this street have done beautiful historical remodels which have not changed any exterior features. This building should be held to the *same standards* as the few others that currently remain. We can think of 2 residences in this block which should be studied by staff and the commission for conformance to guidelines necessary to reach the same or similar goal of preservation. The addresses are 29 Alta and 31 Alta, we believe.

No modernization should be allowed in any exterior building envelope. The front windows as current reflect a time change which is historically relevant to the time when these windows were added. For more light at the upper story, low profile skylights are a good remedy.

It is the HPC's express mission to preserve and protect. The many changes and demolitions asked for by the developer of this property DO NOT FALL within the parameters of preservation. The current size and shape and architectural features of the exterior envelope and parapet on all sides is in near perfect condition. The building may need a new foundation, but this can be accommodated as it does in other preservations.

Once this building has been altered in any way on its front or back exterior, there will be no such cultural treasure in patina and style on Telegraph Hill. This will be a further degradation of the intent of San Francisco historical preservation *if HPC acts to implement this Certificate of Appropriateness*. We are opposed as contiguous neighbors and as friends of historical preservation through complete exterior architectural integrity.

We highly recommend that Commissioners review the above comments in *at least one on site visit*. This is a building is a jewel.

Sincerely,
John and Teresa Votruba
Owners of 218 Union Street