



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Case Report

HEARING DATE: MARCH 5, 2014

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*Filing Date:* April 18, 2013  
*Case No.:* **2013.0408A**  
*Project Address:* **354-356 SAN CARLOS STREET**  
*Historic Landmark:* Liberty-Hill Landmark District  
*Zoning:* RTO-M (Residential, Transit-Oriented – Mission Neighborhood) District  
40-X Height and Bulk District  
*Block/Lot:* 3609/093  
*Applicant:* Stephen Antonaros  
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### PROPERTY DESCRIPTION

**354-356 SAN CARLOS STREET** is a three-story, two-family residence located on a rectangular lot (measuring approximately 21.5 ft x 75 ft) on the west side of San Carlos Street between 20<sup>th</sup> and 21<sup>st</sup> Streets. Constructed circa 1900, the existing building features wood-frame construction, vinyl windows, a false-front parapet and gable roof, and a projecting cornice. The subject property has been altered from its original architectural style, which was likely Italianate, as based upon the overall form, massing and remaining details. Other nearby properties on the same block within the district are predominantly designed in an Italianate architectural style, though the block does possess one or two examples of buildings designed in a Queen Anne or Stick/Eastlake architectural style.

### PROJECT DESCRIPTION

The proposed project consists of exterior alterations including:

- **Raise Building:** The project would raise the existing building by 18-inches.
- **Primary Façade Alterations:** The project would rehabilitate and restore the primary façade by:
  - Removing the stucco siding, vinyl windows, non-historic garage door, and terrazzo and concrete entry stairs;
  - Rebuilding the entry stair in wood, including adding additional treads and risers to accommodate for the increased building height;
  - Installing new horizontal drop or tongue-and-groove, flush wood siding;
  - Installing new double-hung, wood-sash windows;

- Installing new wood trim/surrounds on the bay, windows and porch;
- Installing a new carriage-style garage door with glazing; and,
- Rehabilitating the projecting cornice with new trim, brackets and molding. The proposed brackets are similar in design to nearby Italianate brackets.

As part of the exterior rehabilitation, the project would repair the existing lap wood siding, which is located underneath the exterior stucco, if feasible. Additional testing would occur as the stucco is removed from the exterior.

- **Rear Façade Alterations:** The project would remove a rear stair and deck, add a new double-leaf glazed wood door on the ground floor, replace the non-historic vinyl windows with new double-hung, wood-sash windows, and add/shift window openings on the rear façade on the ground, second, and third floors. All new rear façade windows would be double-hung wood-sash windows.
- **Construction of Rear Horizontal Addition/Rear Deck:** At the rear, the project would construct a new, one-story horizontal addition, measuring approximately 11-ft 7-in by 8-ft 8-in, that would be clad in wood siding to match. This addition would be sited in rough location of an existing wood deck, which would be removed. On top of this new addition, the project would construct a second-story rear deck.

## OTHER ACTIONS REQUIRED

Proposed work requires a Rear Yard and Open Space Variance from the Zoning Administrator, Mandatory Discretionary Review from the Planning Commission for reduction of an existing dwelling unit, 311 Notification and a Building Permit from the Department of Building Inspection (DBI).

## COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

## APPLICABLE PRESERVATION STANDARDS

### ARTICLE 10

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

## THE SECRETARY OF THE INTERIOR'S STANDARDS

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

**Standard 1:** A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

*The proposed project would maintain the subject property's current and historic use as a two-family residence. Therefore, the proposed project complies with Rehabilitation Standard 1.*

**Standard 2:** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

*The proposed project maintains the historic character of the subject property, as defined by its remaining character-defining features, including, but not limited to, its overall mass and form, projecting cornice and false-front parapet, as well as, other elements identified in the designating ordinance for the landmark.*

*In general, the project seeks to restore the subject building's historic character and reinforce its relationship to the surrounding landmark district, by rehabilitating and restoring important elements, including the exterior wood siding, wood-sash windows, wood trim and surrounds, porch surround, wood entry stair and cornice brackets. This new work is characteristic of the surrounding district, as evidenced by other nearby Italianate properties, including 350-352 San Carlos Street, 358-360 San Carlos Street, and 343 San Carlos Street—all of which were constructed between 1880 and 1990, and feature double-hung, wood-sash windows, horizontal drop wood siding, decorative wood trim, and false-front parapets with projecting cornices and distinguished wood brackets. The new work seeks to rectify inappropriate alterations on the primary and rear façades, thus improving the building's overall historic character and re-introducing elements of its historic Italianate architectural style.*

*The proposed project would also construct a new one-story horizontal addition, which would be located at the rear of the subject property and would not be visible from the public rights-of-way. This new addition would maintain a sense of the existing building's form and massing, since it would be located behind the existing gable roof, would not extend past the existing roofline, and would not impact any significant historic characteristics of the subject property. The new addition would not impact any historic materials or features of the subject property or district. Therefore, the proposed project complies with Rehabilitation Standard 2.*

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

*The proposed project does not include the addition of conjectural elements or architectural features from other buildings. The new work is based upon historical precedent, other nearby properties, and physical evidence (shadow marks, scarring, etc.) evident on the existing building. For example, the new wood stair would feature a wood baluster and handrail, as well as a distinguished newell post, which are common characteristics of this building type from this time period. This new work is inspired by other staircases within the district, but is not an exact replica of these staircases. The new work would be distinguished by an expert eye, will not create a false sense of historical development and would be compatible with the surrounding district. The surrounding block possesses strong precedent for the subject property, which allows for an appropriate rehabilitation of the exterior facades. Therefore, the proposed project complies with Rehabilitation Standard 3.*

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

*The proposed project does not involve alterations to the subject building, which have acquired significance in their own right. The existing rear deck, stucco siding, vinyl windows and garage door do not possess historical significance and do not contribute to the district's historic character. Therefore, the proposed project complies with Rehabilitation Standard 4.*

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

*The proposed project maintains and preserves the subject property's distinctive finishes and character-defining features, including the overall form, massing and projecting cornice. The project would raise the existing building by 18-inches, which would not impact the overall form, massing and existing historic features of the property, especially as related to the adjacent residences. Since much of the exterior façade has been altered, the project would not impact any distinctive features of the subject property. New work is focused upon non-historic elements of the subject property, including the entry stair, stucco and vinyl windows. Therefore, the proposed project complies with Rehabilitation Standard 5.*

**Standard 6:** Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will 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.

*The proposed project calls for the repair of the wood siding underneath the existing stucco siding. The project outlines a program for inspection and repair, if possible, or replacement if*



*deterioration is extensive. Any new wood siding would match the historic siding in dimension and material. Therefore, the proposed project complies with Rehabilitation Standard 6.*

**Standard 7:** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

*The proposed project does not involve chemical or physical treatments. Therefore, the proposed project complies with Rehabilitation Standard 7.*

**Standard 8:** Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

*The proposed project includes some excavation to accommodate to raise the height of the ground floor level. If archaeological material is uncovered during the course of excavation, the project shall undertake appropriate monitoring and necessary measures for archaeological review. Therefore, the proposed project complies with Rehabilitation Standard 8.*

**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 a one-story rear horizontal addition and exterior alterations, including installation of new wood siding, new double-hung wood-sash windows, new entry stairs, and new brackets and trim.*

*At the rear, the new horizontal addition is compatible, yet differentiated, from the historic mass of the original residence, as noted by the simple flat roof line, wood trim board, and matching wood siding. The new addition has a flat roof, while the existing historic residence features a gable roof. The new addition would be constructed on the site of an existing non-historic porch currently located at the rear of the existing residence. The new addition and rear façade alterations are compatible with the subject property's overall historic character, since the new work is occurring on a rear and non-visible façade, the new wood siding is similar in material and design to the property's historic wood siding, and the mass of the new addition is differential to the historic mass of the original residence.*

*On the primary façade, the exterior alterations assist in restoring the building's historic character by removing incompatible alterations and providing for new work, which is compatible with the surrounding district. The primary façade alterations include new wood siding, new double-hung wood-sash windows, new wood trim, and new cornice brackets. All of these features are found within similar properties located within the district, including the two adjacent properties at 350-352 and 358-360 San Carlos Street. These residences are designed in an Italianate architectural*

*style, and provide the sufficient visual evidence for the proposed new work. The new alterations are more consistent with the size, scale, material and details found within the larger district.*

*Overall, the proposed project reinforces the historic integrity of the subject property and provides a new addition, which is compatible, yet differentiated with the historic residence. Therefore, the proposed project complies with Rehabilitation Standard 9.*

**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 proposed project includes construction of a horizontal rear addition, which is not visible from any public rights-of way. This new addition would not affect the essential form and integrity of the landmark district, and do not impact any character-defining features of the subject property. Therefore, the proposed project complies with Rehabilitation Standard 10.*

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

## PUBLIC/NEIGHBORHOOD INPUT

As of February 26, 2014, the Department has received one public inquiry about the proposed project. This inquiry has expressed neither support nor opposition to the proposed project.

## STAFF ANALYSIS

Included as an exhibit are architectural drawings of the existing building and the proposed project. Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, Department staff has determined the following:

**354-356 San Carlos Street & Liberty-Hill Landmark District:** Although the subject property has been extensively altered, 354-356 San Carlos Street is designated as a potential contributor to the Liberty-Hill Landmark District, which is generally known for the strong collection of Victorian-era and Edwardian-era architectural resources. 354-356 San Carlos Street does share common characteristics of the surrounding district, which include the overall form, wood-frame construction, false-front parapet and projecting cornice.

**Raise Building:** The proposed project includes raising the existing building by 18-inches. This work will not have a significant impact upon the overall mass and form. The subject building would still maintain its relationship to the surrounding residences, and the overall appearance of the building would not be severely altered. Therefore, this alteration would comply with the Secretary of the Interior's Standards for Rehabilitation and the requirements of Article 10 of the San Francisco Planning Code, since the new work would be compatible with the historic features.

**Primary Façade Alterations:** The proposed project includes removal of the incompatible features (stucco siding and vinyl windows) and the installation of new compatible features, including new wood siding, new double-hung wood-sash windows, new wood trim, and new cornice brackets. If possible, the project includes a provision to restore the existing wood siding upon inspection and removal of the stucco exterior. To ensure this work is appropriately undertaken, the Department has included a condition of approval for a site visit and inspection. If scarring or other information is evident on the exterior, the architect shall revise the elevation, as based upon physical evidence. Overall, the new work assists in restoring the subject property, and reinforcing its relationship to the surrounding district. These alterations would comply with the Secretary of the Interior's Standards for Rehabilitation and the requirements of Article 10 of the San Francisco Planning Code, since the incompatible alterations would be removed, new work would be compatible the surrounding district, and the project would maintain the remaining character-defining features.

**Replacement of the Main Stairway:** The proposed project includes replacement of the existing concrete stair and terrazzo stair with a new wood stair with wood handrails. This new stair maintains the alignment and location of the existing non-historic stair, which appears to be in the same alignment and orientation as the historic stair, as noted by other properties on the same block that also have similar types of staircases. The replacement of the stair and handrails would remove a non-historic feature and introduce a more compatible element on the exterior facade.

**Rear Horizontal Addition/Rear Deck:** The proposed project includes a one-story rear horizontal addition and second-story rear deck. This work would not be visible from any public rights-of-way. The mass, scale and location of the new addition is consistent and compatible with the rear additions found on contributing properties within the surrounding district. Further, this work would not impact any character-defining features of the subject property or surrounding historic district, since the existing deck is a non-contributing element of the subject property. The new materials specified for the rear addition would be in alignment with the district's character-defining features, which include wood siding and double-hung wood-sash windows. Therefore, this alteration would comply with the Secretary of the Interior's Standards for Rehabilitation and the requirements of Article 10 of the San Francisco Planning Code, since the new work would be compatible with the historic features.

**Summary:** Department staff finds that proposed work will be in conformance with the Secretary's Standards and requirements of Article 10, as the proposed work shall not adversely affect the special character or special historical, architectural, or aesthetic interest or value of the landmark and its site.

## ENVIRONMENTAL REVIEW STATUS

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and 31 Categorical Exemption (CEQA Guideline Sections 15301 and 15331) because the project involves exterior and interior alteration to the existing building and meets the *Secretary of the Interior's Standards for Rehabilitation*.

## PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation* and requirements of Article 10.

## CONDITIONS OF APPROVAL

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

1. As part of the Building Permit, the Project Sponsor shall submit additional information, including information on any scarring or shadow lines that denote removed trim and/or decorative details for the primary facade. Department Preservation staff shall conduct a site visit upon removal of the exterior stucco. Upon removal of the stucco and additional research, the Project Sponsor shall submit a revised façade elevation reflective of any physical evidence. This revised façade elevation shall be reviewed and approved by Department Preservation Staff, who shall ensure that the proposed trim and details are compatible with the surrounding district. New trim and millwork shall be based upon documentary evidence from original wood siding, and shall accurately reflect the physical evidence, the subject property's original construction and the district's period of significance. All wood elements shall feature a painted or matte finish.
2. As part of the Building Permit, the Project Sponsor shall provide a window schedule and window details. At a minimum, the window schedule shall include the material, type and size of each window, as well as the manufacturer's specifications.
3. As part of the Building Permit, the Project Sponsor shall provide a specification outlining the paint removal methodology specified for the restoration of the original siding. In general, the paint removal shall follow accepted preservation practices, and shall be undertaken using the gentlest methods possible. The Project Sponsor shall seek approval from Department Preservation staff, and test the paint removal methods in a discrete location to determine the gentlest means of restoration/paint removal.

## ATTACHMENTS

Draft Motion

Exhibits, including Parcel Map, Sanborn Map, Zoning Map, Aerial Photos, and Site Photos

Architectural Drawings

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# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Motion No. XXXX

HEARING DATE: MARCH 5, 2014

1650 Mission St.  
Suite 400  
San Francisco,  
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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 093 IN ASSESSOR'S BLOCK 3609, WITHIN THE LIBERTY-HILL LANDMARK DISTRICT, RTO-M (RESIDENTIAL, TRANSIT-ORIENTED—MISSION NEIGHBORHOOD) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

WHEREAS, on April 18, 2013, Stephen Antonaros (Project Sponsor) on behalf of Joyjit Nath (Property Owners), filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness for façade alterations, to raise the existing building, and a new horizontal addition to the subject property located on Lot 093 in Assessor's Block 3609.

WHEREAS, the Project received an exemption from the California Environmental Quality Act ("CEQA") as a Class 1 and 31 Categorical Exemption (CEQA Guideline Sections 15301 and 15331) on February 26, 2014.

WHEREAS, on March 5, 2014, the Commission conducted a duly noticed public hearing on the current project, Case No. 2013.0408A (Project) for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the

Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

**MOVED**, that the Commission hereby grants with conditions a Certificate of Appropriateness, in conformance with the project information dated February 25, 2014 and labeled Exhibit A on file in the docket for Case No. 2013.0408A based on the following findings:

## **CONDITIONS OF APPROVAL**

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

1. As part of the Building Permit, the Project Sponsor shall submit additional information, including information on any scarring or shadow lines that denote removed trim and/or decorative details for the primary facade. Department Preservation staff shall conduct a site visit upon removal of the exterior stucco. Upon removal of the stucco and additional research, the Project Sponsor shall submit a revised façade elevation reflective of any physical evidence. This revised façade elevation shall be reviewed and approved by Department Preservation Staff, who shall ensure that the proposed trim and details are compatible with the surrounding district. New trim and millwork shall be based upon documentary evidence from original wood siding, and shall accurately reflect the physical evidence, the subject property's original construction and the district's period of significance. All wood elements shall feature a painted or matte finish.
2. As part of the Building Permit, the Project Sponsor shall provide a window schedule and window details. At a minimum, the window schedule shall include the material, type and size of each window, as well as the manufacturer's specifications.
3. As part of the Building Permit, the Project Sponsor shall provide a specification outlining the paint removal methodology specified for the restoration of the original siding. In general, the paint removal shall follow accepted preservation practices, and shall be undertaken using the gentlest methods possible. The Project Sponsor shall seek approval from Department Preservation staff, and test the paint removal methods in a discrete location to determine the gentlest means of restoration/paint removal.

## **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 Liberty-Hill Landmark District as described in Appendix F of Article 10 of the Planning Code.

- That the proposed project features façade alterations and a horizontal addition, which are compatible with the Liberty-Hill Landmark District, since these alterations and addition maintain the historic form of the residence, do not destroy historic materials, and provide for alterations, which is compatible, yet differentiated.
- That the proposed raising of the existing building would not impact the overall form and relationship of the subject property to the adjacent buildings and surrounding district.
- That the proposed project restores important exterior elements and maintains the historic character of the subject property, as defined by its character-defining features, including, but not limited to, its overall mass and form, front facing parapet and projecting cornice, as well as, other elements identified in the designating ordinance for Liberty-Hill Landmark District.
- That the essential form and integrity of the landmark and its environment would be unimpaired if the alterations were removed at a future date.
- That the proposal respects the character-defining features of Liberty-Hill Landmark District.
- The proposed project meets the requirements of Article 10.
- The proposed project meets the *Secretary of the Interior's Standards for Rehabilitation*, including:

**Standard 2.**

*The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

**Standard 3.**

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

**Standard 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.*

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

I. URBAN DESIGN ELEMENT

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

GOALS

*The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to*

*improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.*

**OBJECTIVE 1**

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

**POLICY 1.3**

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

**OBJECTIVE 2**

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

**POLICY 2.4**

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

**POLICY 2.5**

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

**POLICY 2.7**

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

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

*The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the South End 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 project will not have any impact on any existing neighborhood serving retail uses, since there are no retail uses located on the project site.*



- 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 would not impact any existing housing, and will strengthen neighborhood character by respecting the character-defining features of Liberty-Hill Landmark District in conformance with the Secretary of the Interior's Standards for Rehabilitation.*

- C) The City's supply of affordable housing will be preserved and enhanced:

*The project will have no impact upon affordable housing, since there are no identified affordable housing units on the project site.*

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

*The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking. The proposed project is located within a transit-rich neighborhood with walkable access to bus, light rail and train lines. The project provides two off-street parking spaces, thus accommodating the allowable amount of parking for the two dwelling units.*

- 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, since there is no commercial or industrial uses on the project site.*

- 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 unaffected by the proposed work. Any construction or alteration associated with the project will be executed in compliance with all applicable construction and safety measures.*

- G) That landmark and historic buildings will be preserved:

*The project as proposed is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards for Rehabilitation.*

- 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 parks and open space.*

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

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS WITH CONDITIONS a Certificate of Appropriateness** for the property located at Lot 009 in Assessor's Block 3609 for proposed work in conformance with the project information dated February 25, 2014, labeled Exhibit A on file in the docket for Case No. 2013.0408A.

**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, such 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 Historic Preservation Commission ADOPTED the foregoing Motion on March 5, 2013.

Jonas P. Ionin  
Commission Secretary

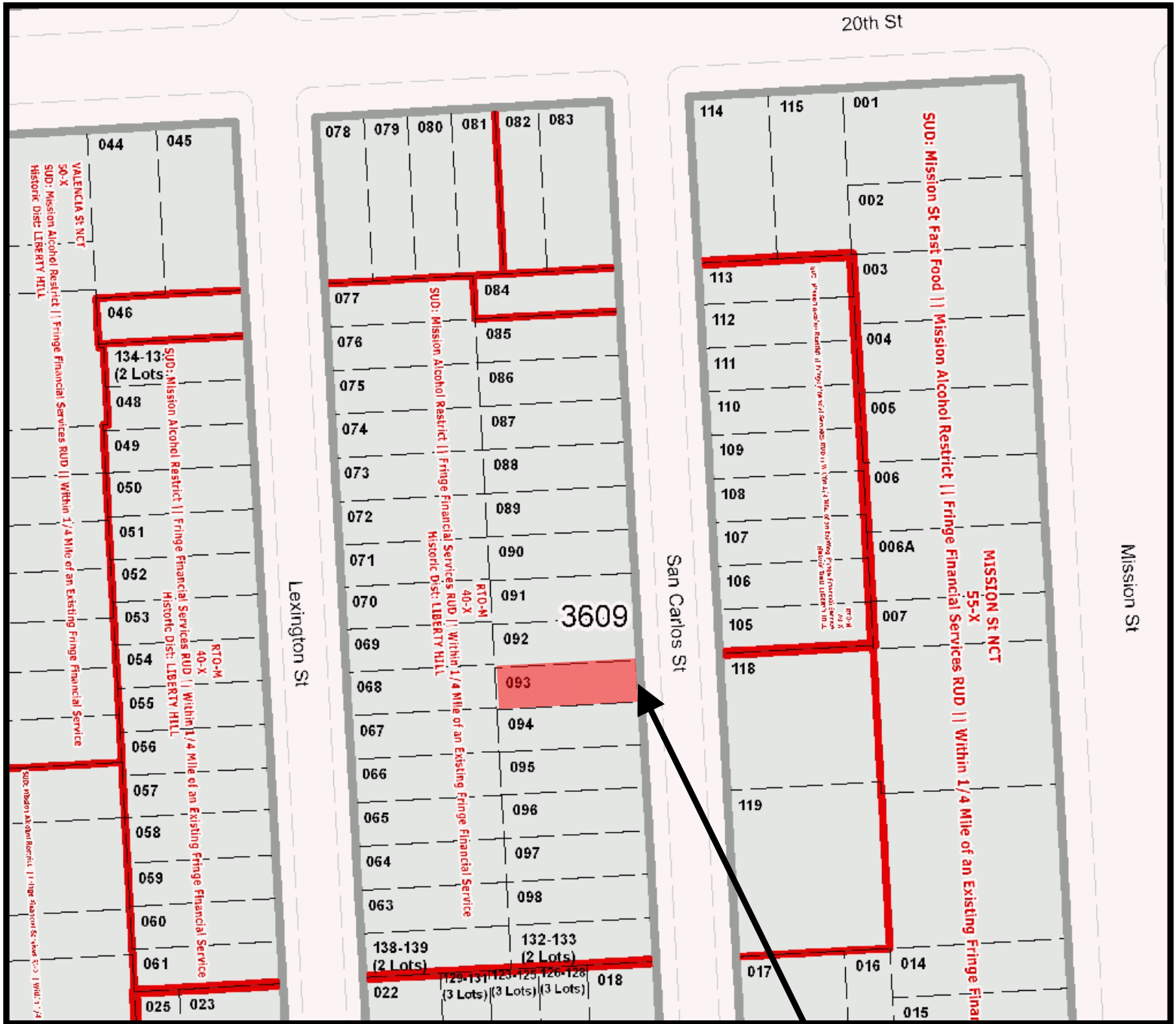
AYES:

NAYS:

ABSENT:

ADOPTED: March 5, 2014

# Parcel Map

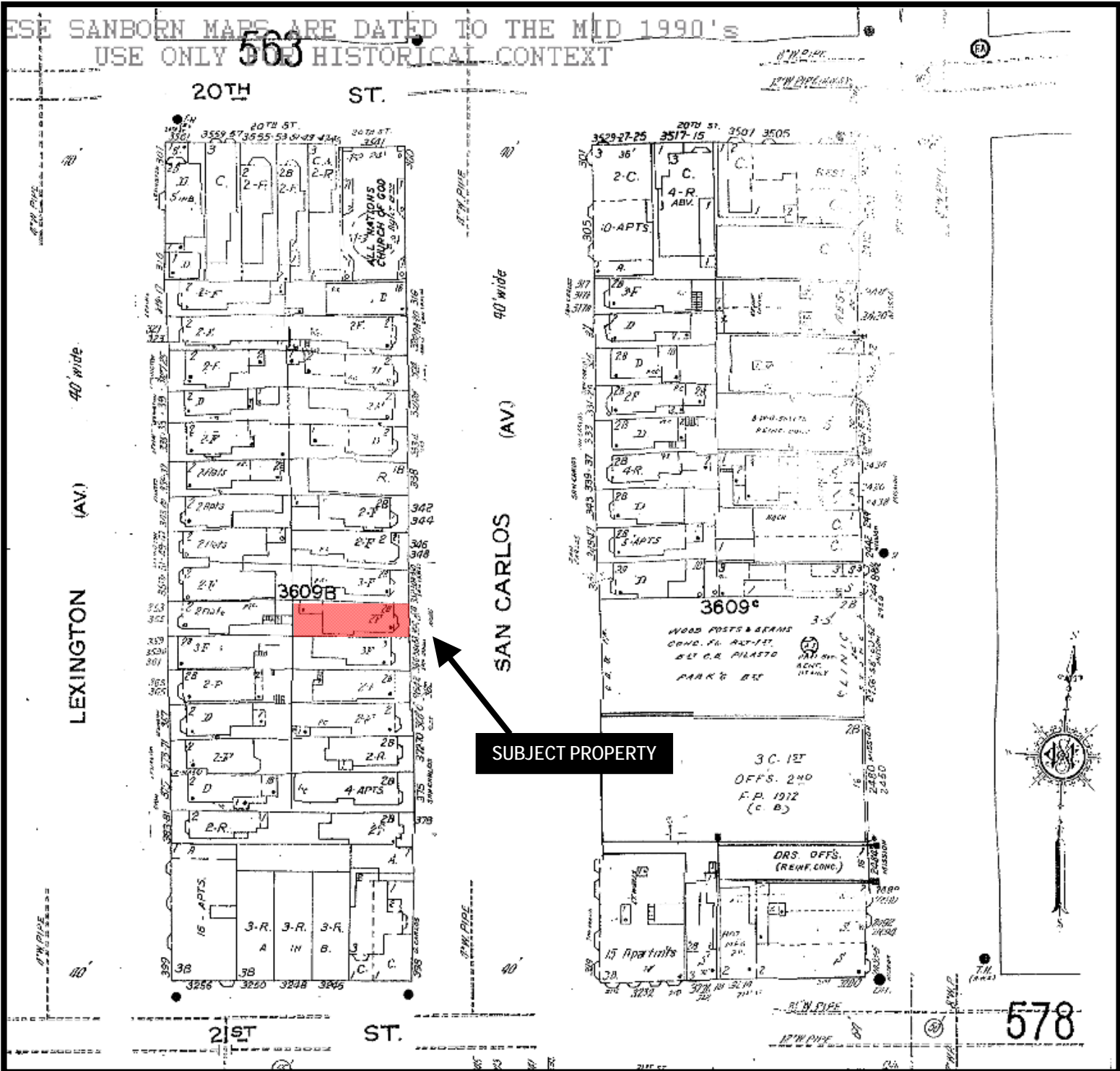


**SUBJECT PROPERTY**

Certificate of Appropriateness Hearing  
Case Number 2013.0408A  
354-356 San Carlos Street



# Sanborn Map\*

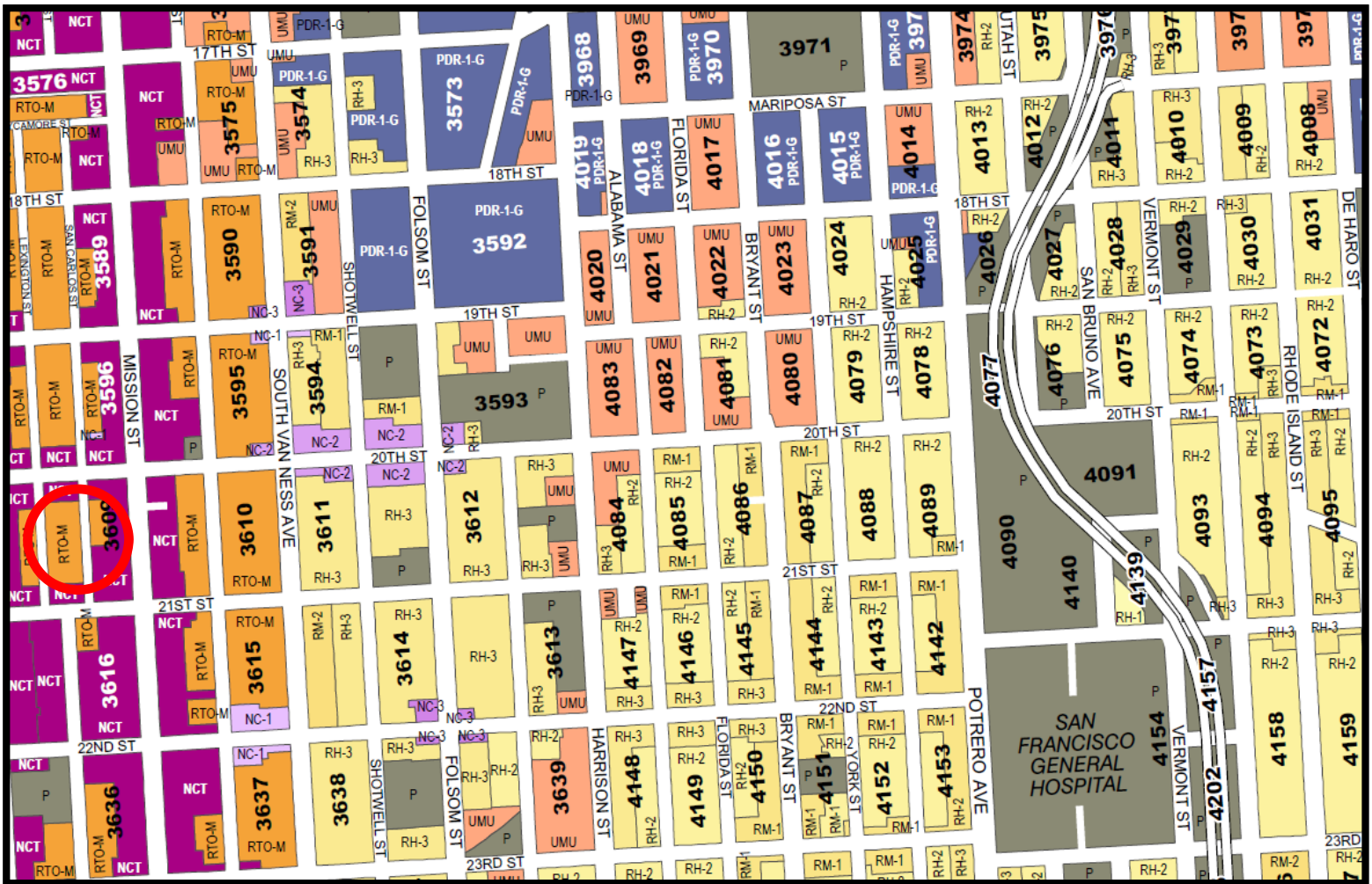


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Certificate of Appropriateness Hearing  
Case Number 2013.0408A  
354-356 San Carlos Street

# Zoning Map

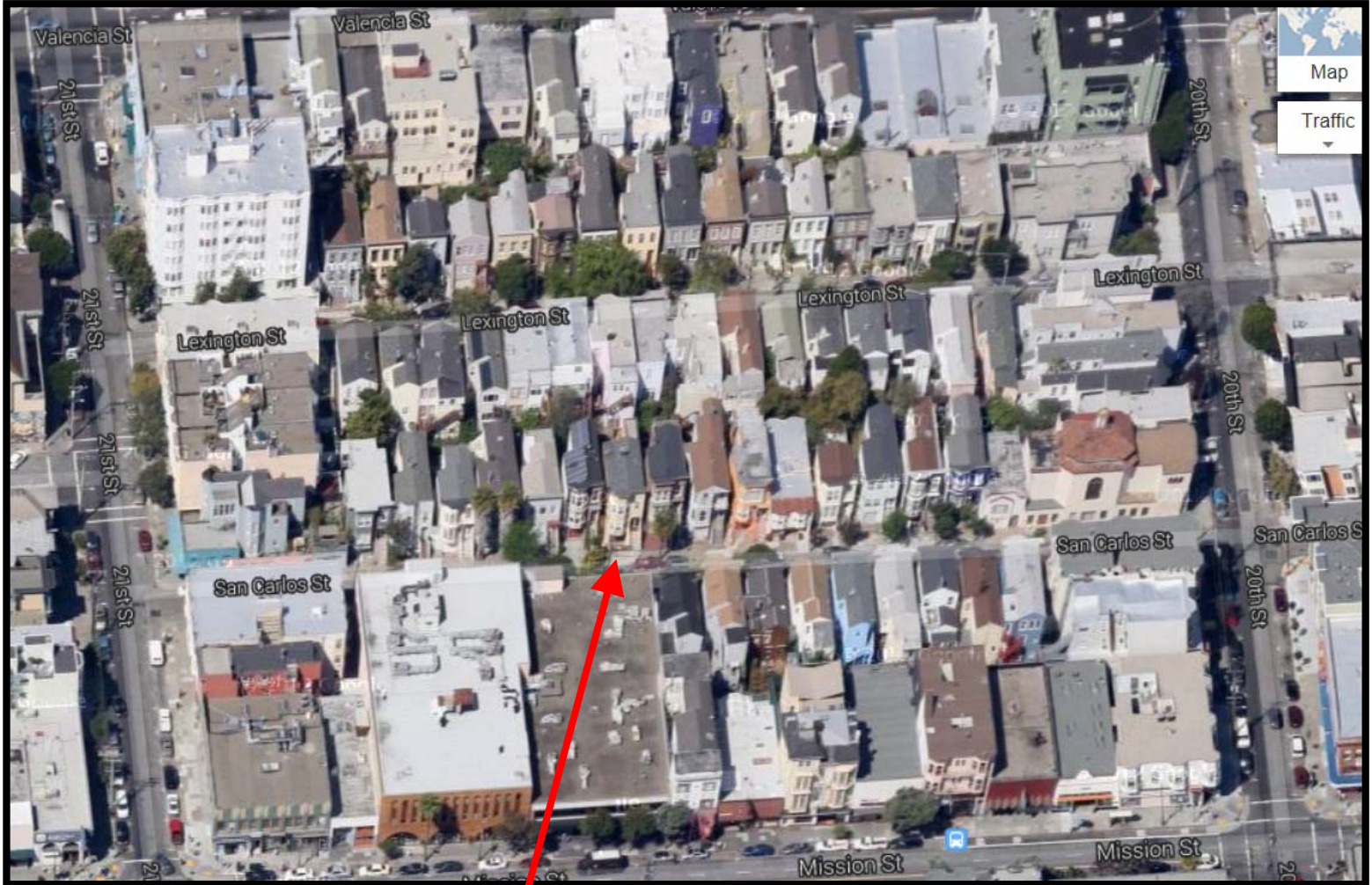


Certificate of Appropriateness Hearing  
Case Number 2013.0408A  
354-356 San Carlos Street





# Aerial Photo



**SUBJECT PROPERTY**



Certificate of Appropriateness Hearing  
Case Number 2013.0408A  
354-356 San Carlos Street



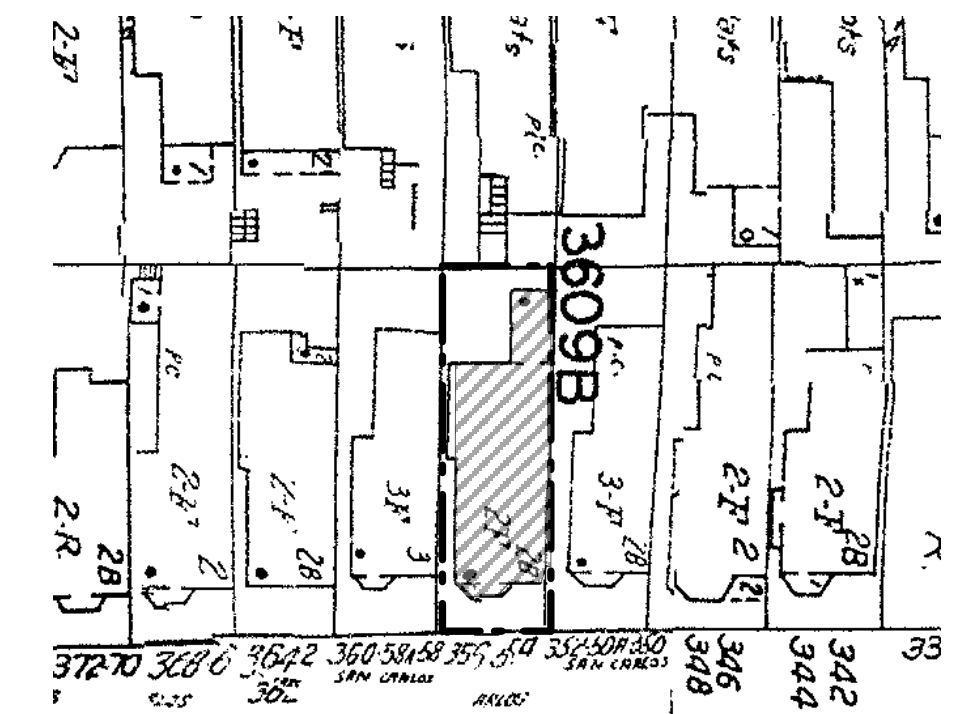
# Site Photo



**354-356 San Carlos Street, April 2011  
(Source: Google Maps; Accessed February 22, 2014)**

Certificate of Appropriateness Hearing  
Case Number 2013.0408A  
354-356 San Carlos Street





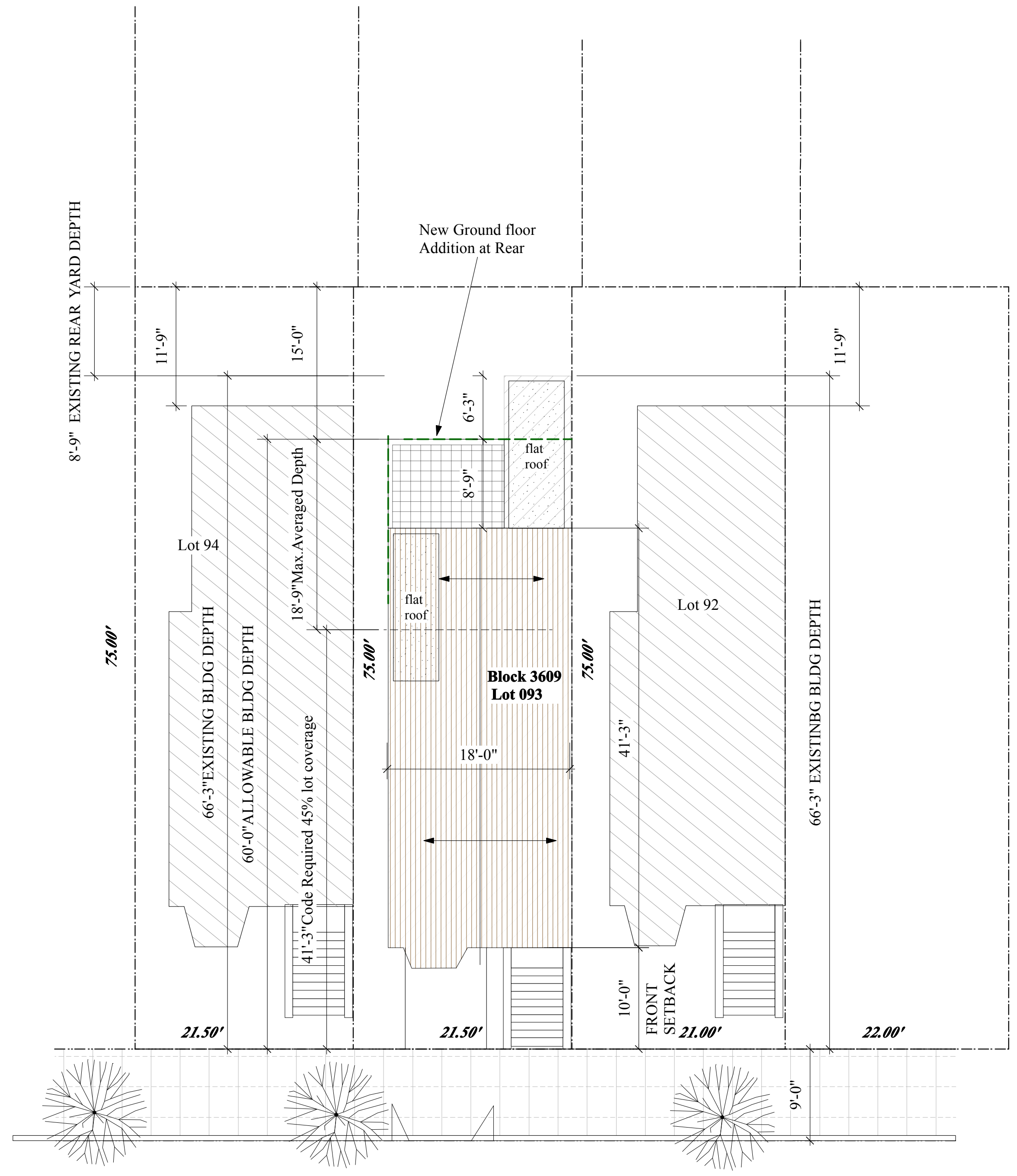
**B** Plot Plan- (Sanborn)  
**A1** Scale: 1/8" = 1'-0"

<b>BUILDING CONSTRUCTION TYPE:</b> Type 5 B	<b>DRAWING INDEX</b>
Three Stories of Occupancy	A-1: Site Plan & Roof Plan
<b>OCCUPANCY CLASSIFICATION:</b> R-3 / S-2	A-2: Existing Floor Plans
<b>APPLICABLE CODES:</b> 2010 California Historic Building Code, 2010 California Building Code, 2010 California Mechanical Code, 2010 Plumbing Code, 2010 Electrical Code, and 2010 San Francisco Building Code	A-3: New Floor Plans
<b>ZONING:</b> RTO-M (Residential, Transit-Oriented-Mission)	A-4: Front & Rear Elevations Existing & New
	A-5: Side Elevations Existing & New
	A-6: Entry Stair Details

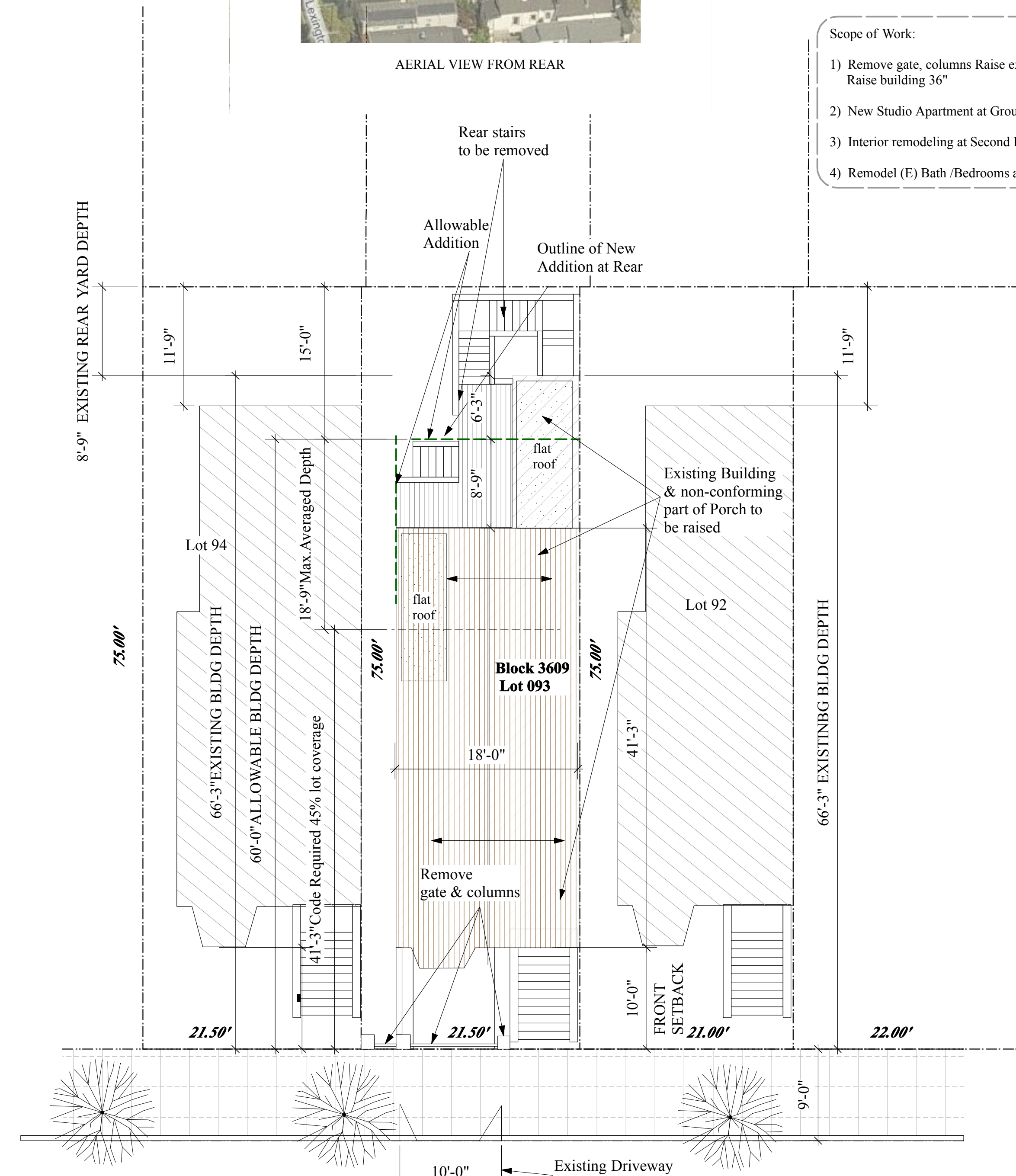


**AERIAL VIEW FROM REAR**

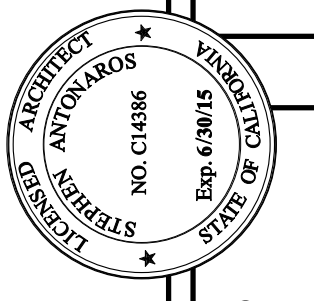
- Scope of Work:**
- 1) Remove gate, columns Raise existing garage floor 18" Raise building 36"
  - 2) New Studio Apartment at Ground Level-First Floor
  - 3) Interior remodeling at Second Floor; new 1/2 bath
  - 4) Remodel (E) Bath /Bedrooms and interior@ 3rd Floor



**A** **A1** NEW SITE PLAN & ROOF PLAN  
 Scale: 1/8" = 1'-0"



**A** **A1** EXISTING SITE PLAN & ROOF PLAN  
 Scale: 1/8" = 1'-0"



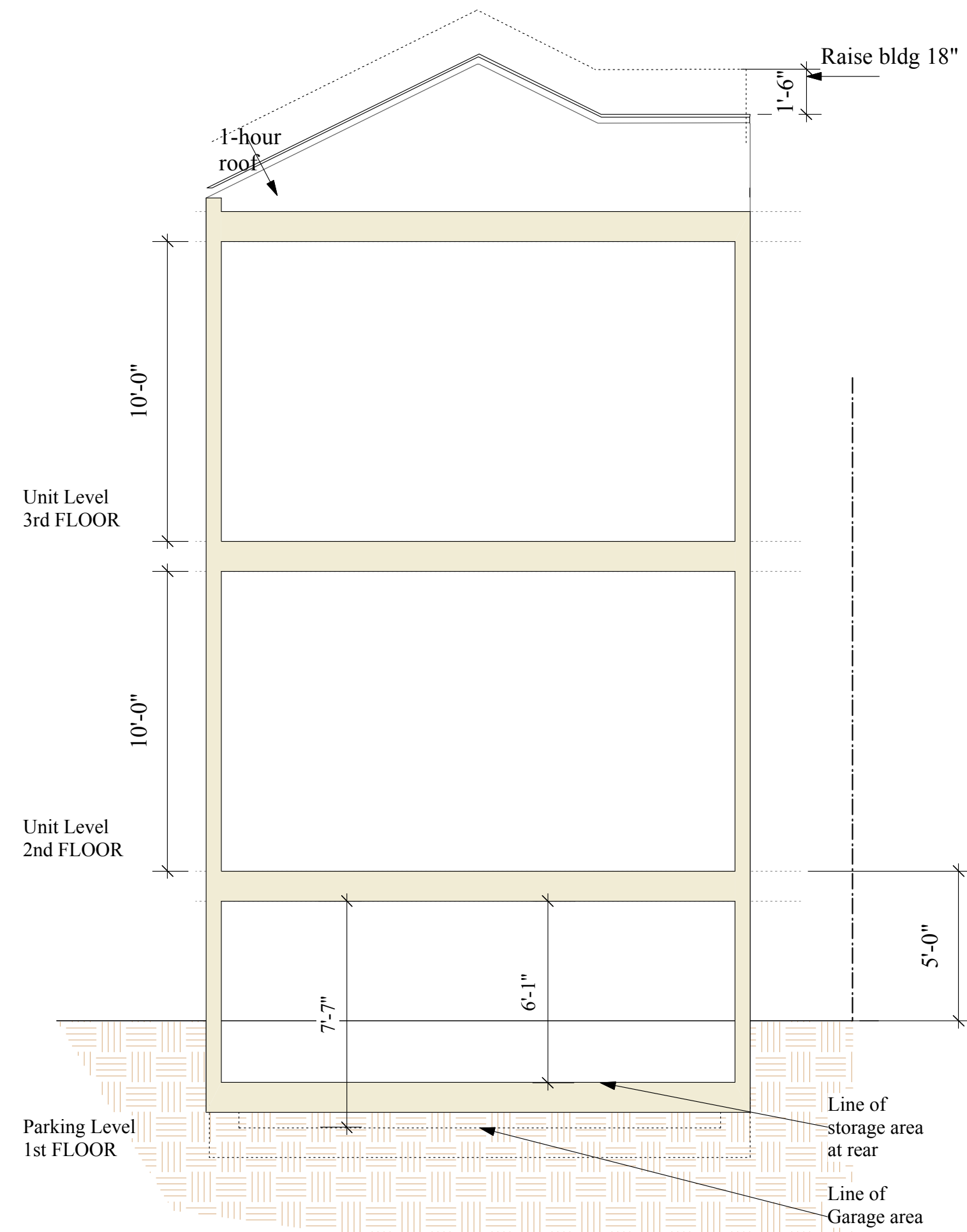
**STEPHEN ANTONAROS**  
**ARCHITECT**  
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 San Francisco, California 94114  
 www.stephenantonaros.com  
 (415) 864 2261  
 santonaros@stephenantonaros.com

for Joji & Preetha Nuth  
 415-373-6816

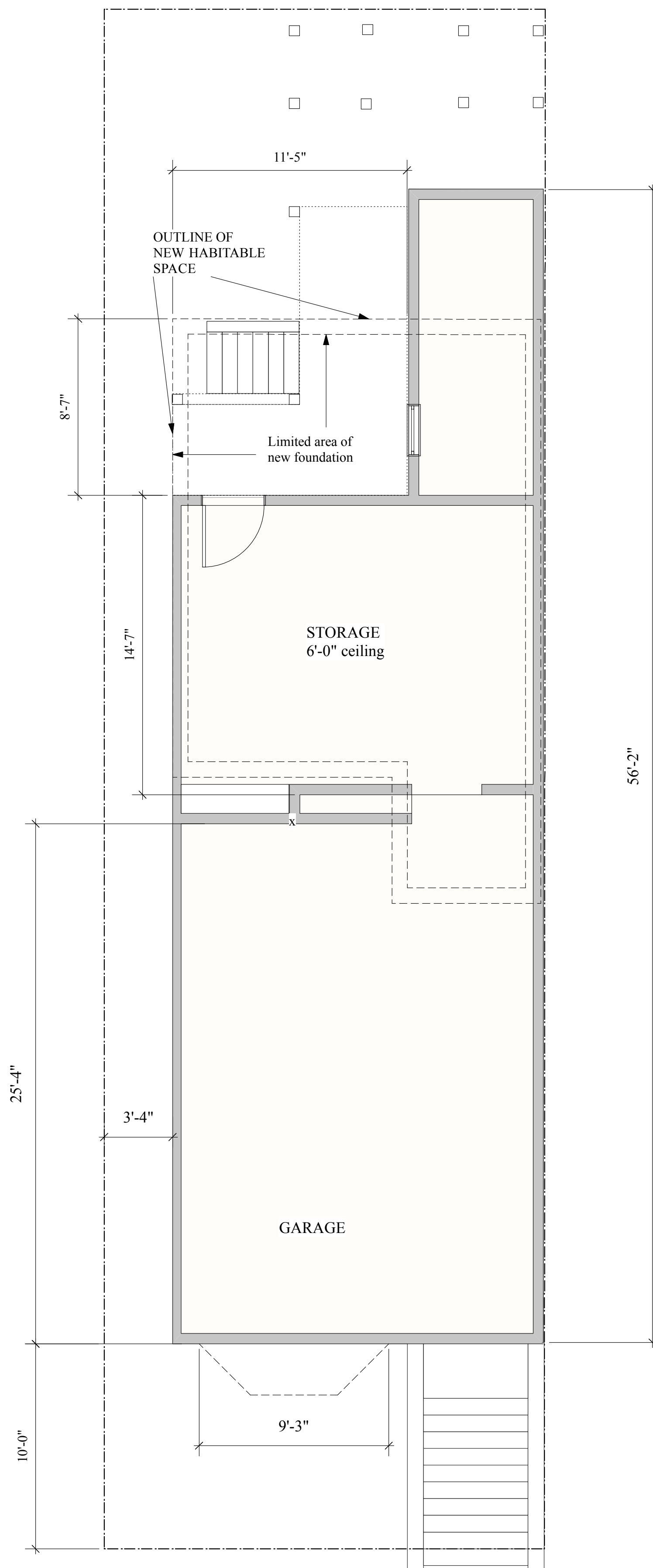
**INTERIOR ALTERATIONS & ADDITION TO REAR**  
 354-356 SAN CARLOS STREET SAN FRANCISCO, CA 94110  
 Block 3609 Lot 093

Date April 2013  
 Scale 1/8"=1'-0"  
 u.o.n.  
 Drawn SA  
 Job  
 Sheet  
**A1**  
 Of Sheets

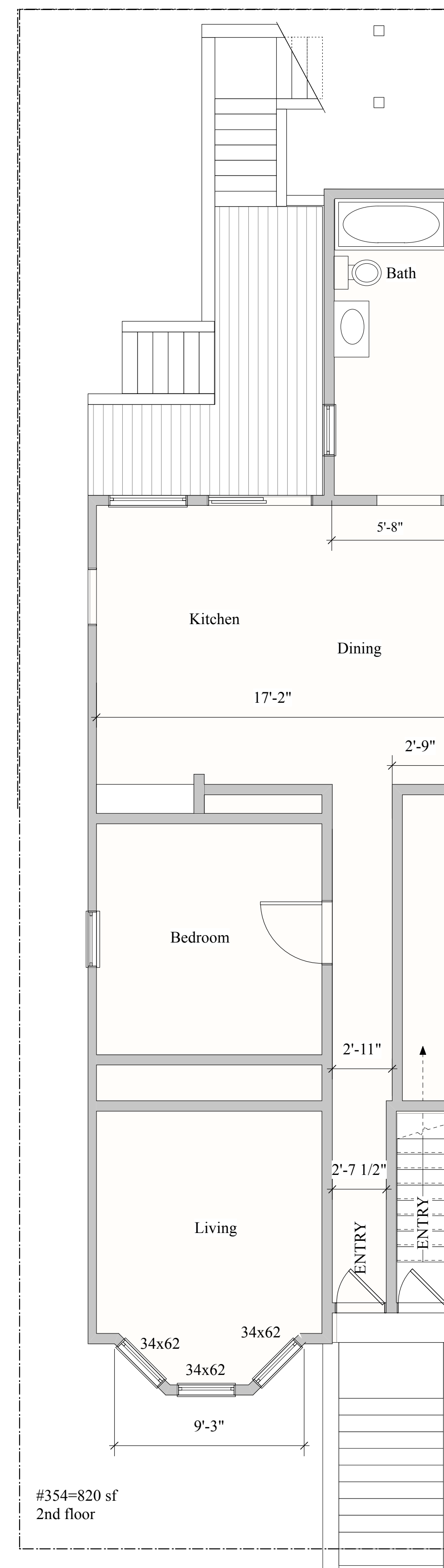




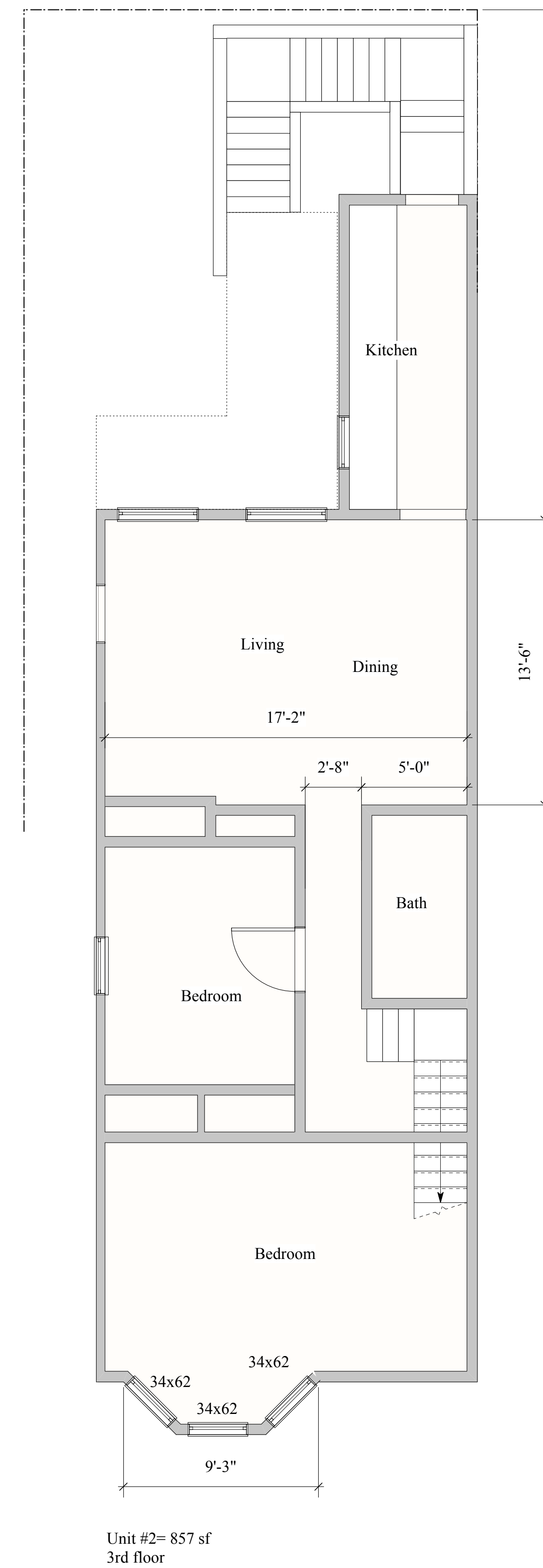
**A**  
A2 BUILDING SECTION - Existing  
Scale: 1/4" = 1'-0"



**B**  
A2 EXISTING 1st FLOOR PLAN  
Scale: 1/4" = 1'-0"

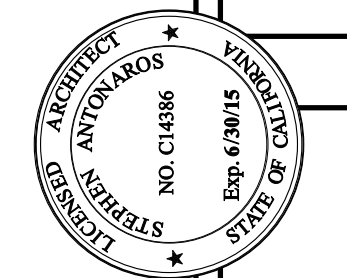


**C**  
A2 EXISTING 2nd FLOOR PLAN  
Scale: 1/4" = 1'-0"



**D**  
A2 EXISTING 3rd FLOOR PLAN  
Scale: 1/4" = 1'-0"

REVISIONS	BY
Feb 25, 2013	



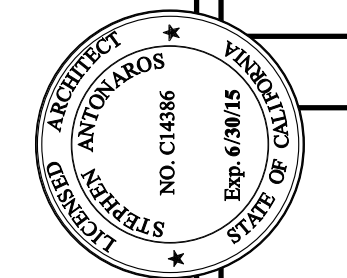
**STEPHEN ANTONAROS**  
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INTERIOR ALTERATIONS & ADDITION TO REAR  
354-356 SAN CARLOS STREET SAN FRANCISCO, CA 94110  
Block 3609 Lot 093

Date April 2013  
Scale 1/8" = 1'-0"  
u.o.n.  
Drawn SA  
Job  
Sheet  
Of  
**A2**  
Sheets

REVISIONS	BY
Feb 25, 2013	

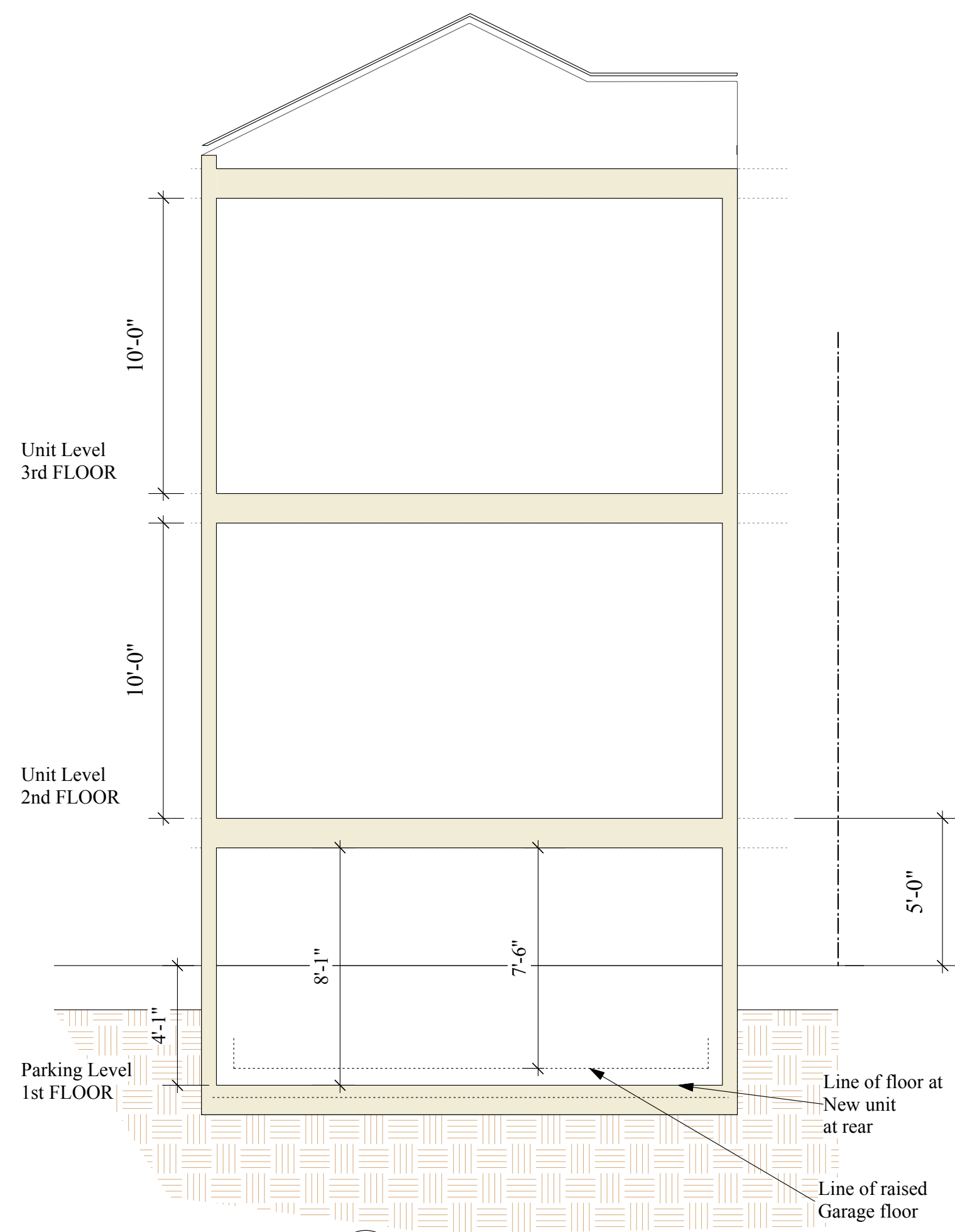


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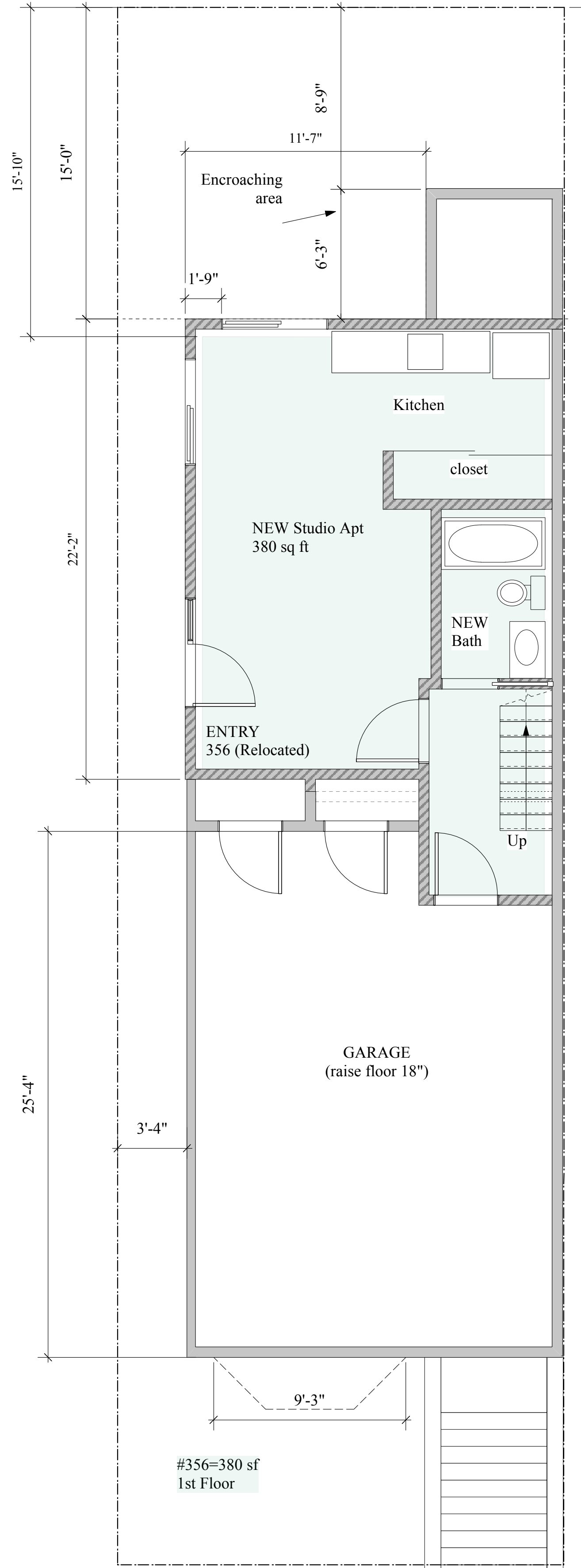
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**INTERIOR ALTERATIONS & ADDITION TO REAR**  
354-356 SAN CARLOS STREET SAN FRANCISCO, CA 94110  
Block 3609 Lot 093

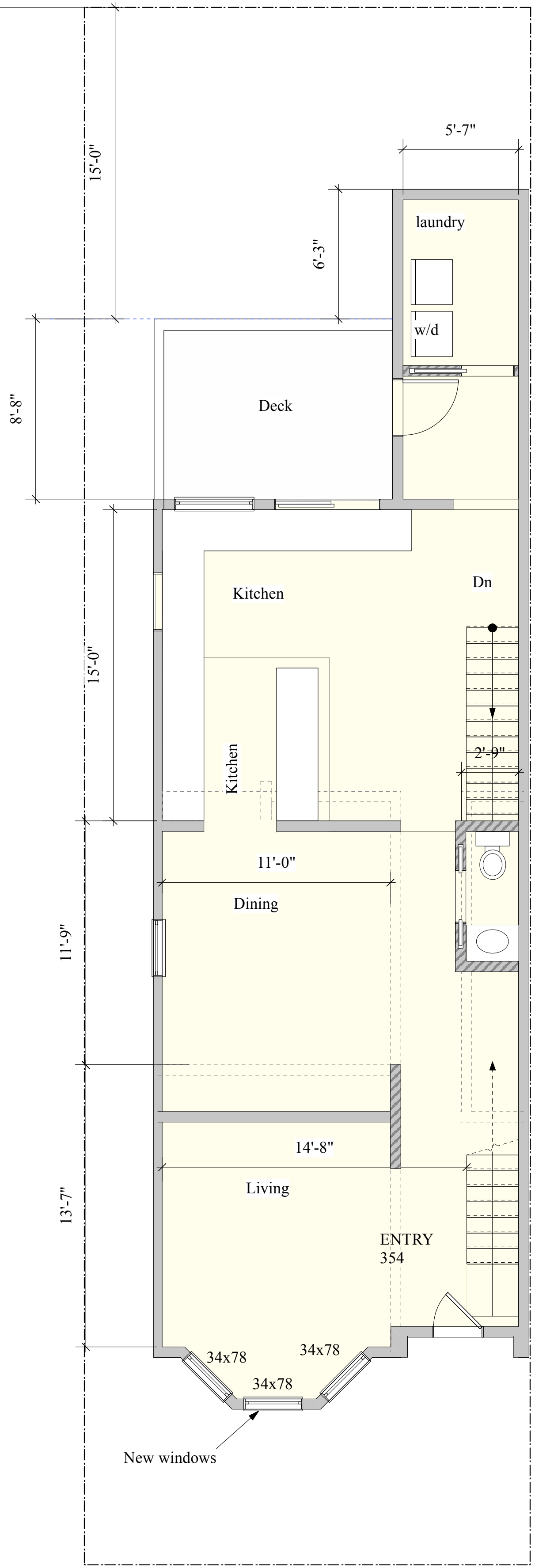
Date	April 2013
Scale	1/8" = 1'-0" u.o.n.
Drawn	SA
Job	
Sheet	<b>A3</b>
Of	Sheets



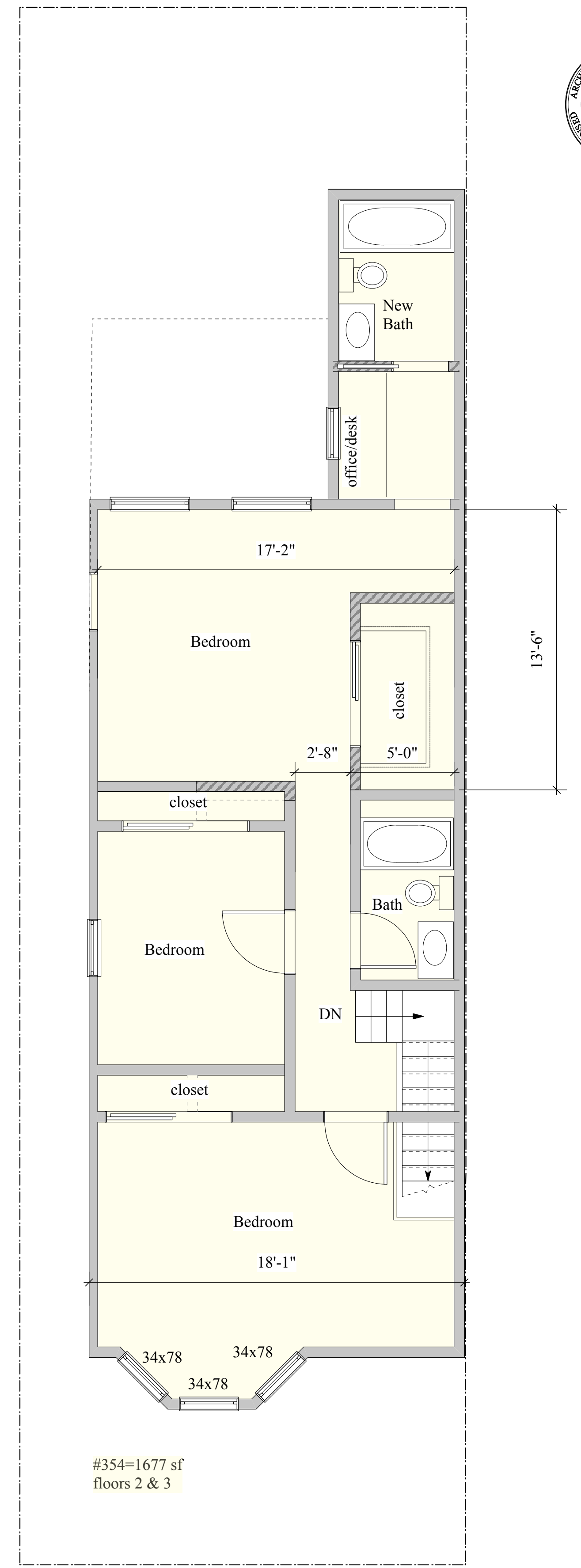
**A**  
**A3** BUILDING SECTION - Existing  
Scale: 1/4" = 1'-0"



**B.1**  
**A3** NEW 1st FLOOR PLAN  
Scale: 1/4" = 1'-0"  
New #356-1stFloor Area 380 sq ft  
20 lin ft of interior wall to be removed  
out of 20 lin ft interior walls  
100% of interior walls to be removed/replaced  
26 lin ft of exterior wall to be removed  
out of 147 lin ft exterior walls  
18% of exterior walls to be removed/replaced

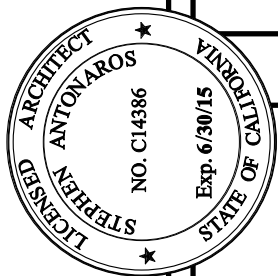


**C.1**  
**A3** NEW 2nd FLOOR PLAN  
Scale: 1/4" = 1'-0"  
#354-2ndFloor Area 842 sq ft  
64 lin ft of interior wall to be removed  
out of 95 lin ft interior walls  
67% of interior walls to be removed/replaced  
0 lin ft of exterior wall to be removed



**D.1**  
**A3** NEW 3rd FLOOR PLAN  
Scale: 1/4" = 1'-0"  
#354-3rdFloor Area 821 sq ft  
6 lin ft of wall to be removed  
out of 78 lin ft interior walls  
8% of interior walls to be removed/replaced  
0 lin ft of exterior wall to be removed

REVISIONS	BY
Feb 25, 2013	



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**INTERIOR ALTERATIONS & ADDITION TO REAR**  
 354-356 SAN CARLOS STREET SAN FRANCISCO, CA 94110  
 Block 3609 Lot 093

Date April 2013  
 Scale 1/8"=1'-0"  
 u.o.n.  
 Drawn SA  
 Job  
 Sheet  
**A4**  
 Of Sheets



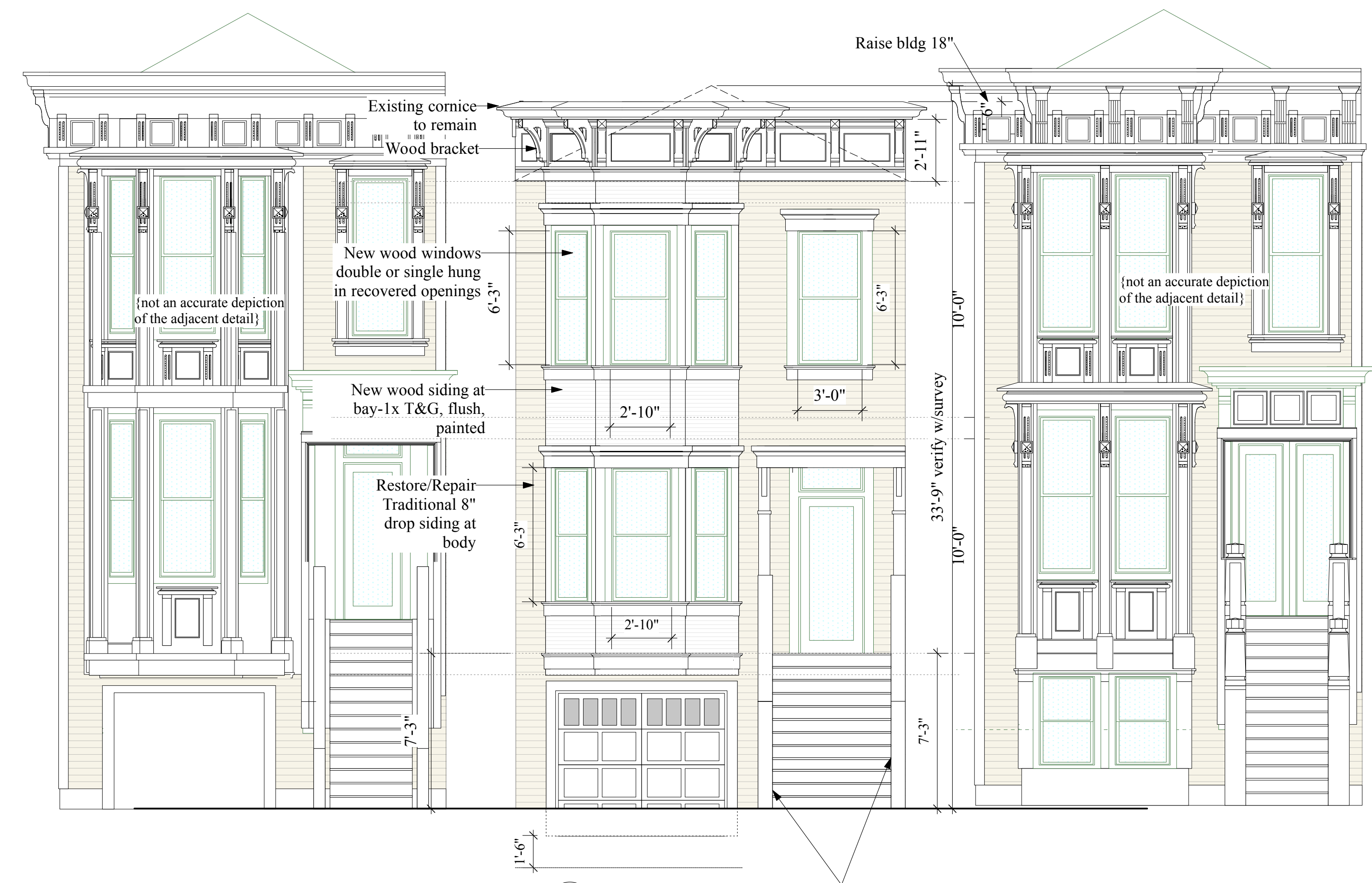
**A** REAR ELEVATION - Existing  
 A4 Scale: 1/4" = 1'-0"



**B** REAR ELEVATION - Altered  
 A4 Scale: 1/4" = 1'-0"



**C** FRONT ELEVATION - Existing  
 A4 Scale: 1/4" = 1'-0"

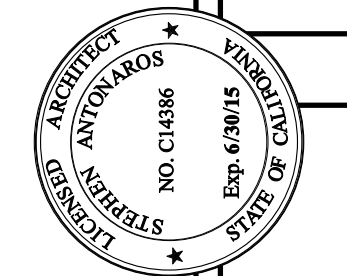


**D** FRONT ELEVATION - Altered  
 A4 Scale: 1/4" = 1'-0"

Existing Front Stairway to be rebuilt in wood



REVISIONS	BY
Feb 25, 2013	

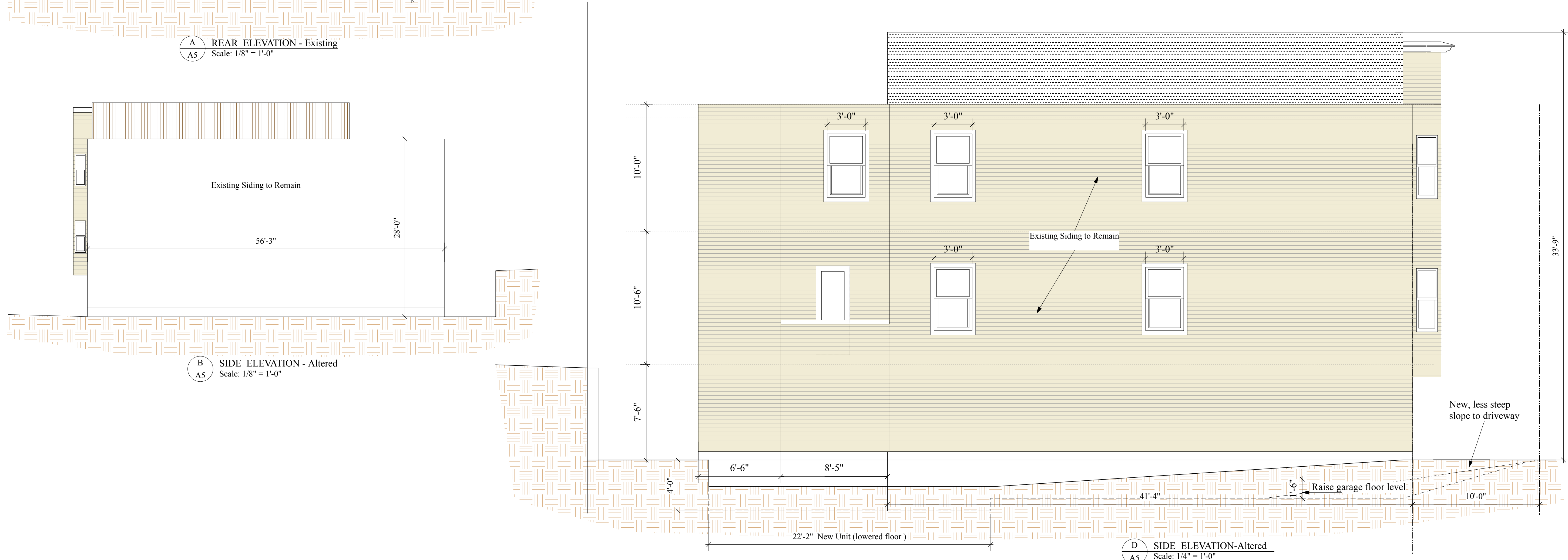


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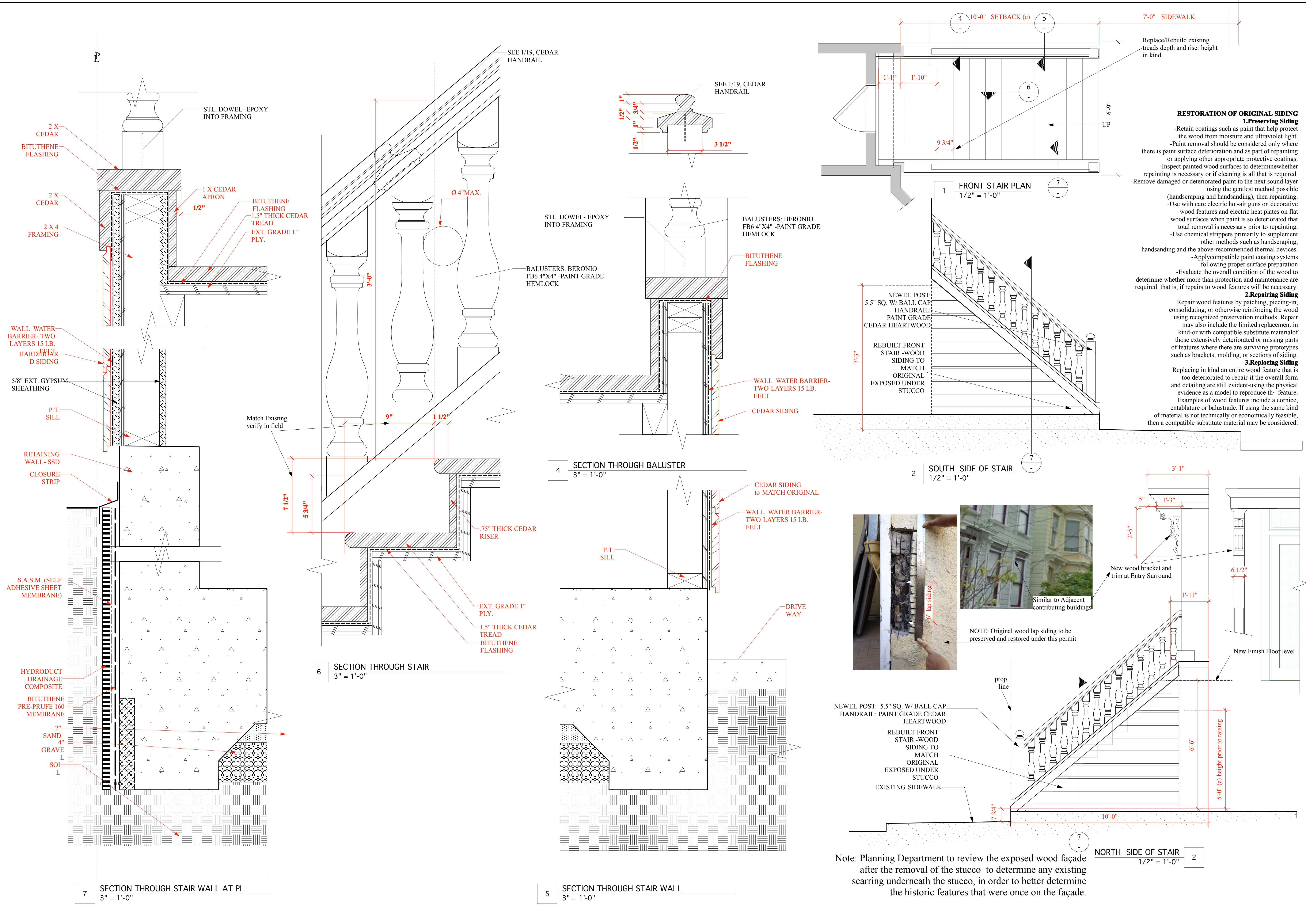
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**INTERIOR ALTERATIONS & ADDITION TO REAR**  
 354-356 SAN CARLOS STREET SAN FRANCISCO, CA 94110  
 Block 3609 Lot 093

Date	April 2013
Scale	1/8" = 1'-0" u.o.n.
Drawn	SA
Job	
Sheet	<b>A5</b>
Of	Sheets







Note: Planning Department to review the exposed wood façade after the removal of the stucco to determine any existing scarring underneath the stucco, in order to better determine the historic features that were once on the façade.

**RESTORATION OF ORIGINAL SIDING**

**1. Preserving Siding**  
 -Retain coatings such as paint that help protect the wood from moisture and ultraviolet light.  
 -Paint removal should be considered only where there is paint surface deterioration and as part of repainting or applying other appropriate protective coatings.  
 -Inspect painted wood surfaces to determine whether repainting is necessary or if cleaning is all that is required.  
 -Remove damaged or deteriorated paint to the next sound layer using the gentlest method possible (handscraping and hand sanding), then repainting.  
 -Use with care electric hot-air guns on decorative wood features and electric heat plates on flat wood surfaces when paint is so deteriorated that total removal is necessary prior to repainting.  
 -Use chemical strippers primarily to supplement other methods such as handscraping, hand sanding and the above-recommended thermal devices.  
 -Apply compatible paint coating systems following proper surface preparation  
 -Evaluate the overall condition of the wood to determine whether more than protection and maintenance are required, that is, if repairs to wood features will be necessary.

**2. Repairing Siding**  
 Repair wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood using recognized preservation methods. Repair may also include the limited replacement in kind or with compatible substitute material of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding, or sections of siding.

**3. Replacing Siding**  
 Replacing in kind an entire wood feature that is too deteriorated to repair-if the overall form and detailing are still evident-using the physical evidence as a model to reproduce the feature. Examples of wood features include a cornice, entablature or balustrade. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

REVISIONS	BY
Sept 26, 2013	
Feb 03, 2014	

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**INTERIOR ALTERATIONS & ADDITION TO REAR**  
 354-356 SAN CARLOS STREET SAN FRANCISCO, CA 94110  
 Block 3609 Lot 093

Date	April 2013
Scale	1/8"=1'-0" u.o.n.
Drawn	SA
Job	
Sheet	<b>A6</b>
Of	Sheets