



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion 0050

HEARING DATE: MARCH 3, 2010

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Hearing Date: March 3, 2010
Filing Date: February 12, 2010
Case No.: **2010.0093A**
Project Address: **280-284 Union Street**
Historic District: Telegraph Hill Historic District
Zoning: RH-3 (Residential, House, Three-Family)
40-X Height and Bulk District
Block/Lot: 0106/ 065
Applicant: Clinton P. Choy
280 Union Condo Association
284 Union Street
San Francisco, CA 94133
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Reviewed By Tina Tam – (415) 575-6822
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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 065 IN ASSESSOR'S BLOCK 0106, WITHIN AN RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT, THE TELEGRAPH HILL HISTORIC DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on February 12, 2010, Clinton Choy (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for the replacement of the existing windows and doors at the 1st and 2nd floors with new wood windows and doors at the subject building located on lot 065 in Assessor's Block 0106 within the Telegraph Hill Historic District.

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 March 3, 2010, the Commission conducted a duly noticed public hearing on the current project, Case No. 2010.0093A ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby GRANTS the Certificate of Appropriateness, in conformance with the Letter from the 280 Union Condo Association outlining the proposed work and the submitted window estimate dated October 20, 2009 and September 15, 2009, respectively, and labeled Exhibit A on file in the docket for Case No. 2010.0093 based on the following findings:

FINDINGS

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

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

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the Telegraph Hill Historic District as described in Appendix G of Article 10 of the Planning Code.

- That the proposed work will not result in the removal of any historic fabric;
- That the design and profile of the windows and doors are found to be compatible with the subject building;
- That wood windows and doors are a character-defining feature of the Telegraph Hill Historic District and, while contemporary in design, the proposed windows and doors do not diminish the character or the integrity of the district; and,
- That the proposal respects the character-defining features within the Telegraph Hill Historic District.
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

Standard 9.

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

Standard 10.

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

3. 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

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 Certificate of Appropriateness No. 2010.0093A** attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: APPEAL: Any aggrieved person may appeal this Motion to the Board of Appeals within fifteen (15) days after the date of this Motion No. 0050. The effective date of this Motion shall be the date of this Motion. For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call 575-6880.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on March 3, 2010.

Linda D. Avery
Commission Secretary

AYES: C. DAMKROGER, A. MARTINEZ, A. WOLFRAM, J. BUCKELY, C. CHASE, D. MATSUDA, K. HASZ

NAYS:

ABSENT:

ADOPTED: March 3, 2010

EXHIBIT A

Certificate of Appropriateness

Case No: 2010.0093A

Assessor's Block: Lot: 0106/065

Address of Property: 280-284 Union Street

Date Application Filed: February 12, 2010

Historic Landmark: Telegraph Hill Historic District

Description of Work Proposed:

The proposed work includes the replacement of the existing windows and doors at the 1st and 2nd floors with new wood windows and doors.

Final Action by the Historic Preservation Commission on March 3, 2010:

The Commission has reviewed the proposed work and has determined that the work would not have a significant impact upon and would not be potentially detrimental to the Telegraph Hill Historic District. A motion to APPROVE the work was passed X-X by the Historic Preservation Commission in conformance with the Letter from the 280 Union Condo Association outlining the proposed work and the submitted window estimate dated October 20, 2009 and September 15, 2009, respectively, and labeled Exhibit A on file in the docket for Case No. 2010.0093 based on the following findings:

Findings of the Historic Preservation Commission:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the Telegraph Hill Historic District as described in Appendix G of Article 10 of the Planning Code.

- That the proposed work will not result in the removal of any historic fabric;
- That the design and profile of the windows and doors are found to be compatible with the subject building;
- That wood windows and doors are a character-defining feature of the Telegraph Hill Historic District and, while contemporary in design, the proposed windows and doors do not diminish the character or the integrity of the district; and,
- That the proposal respects the character-defining features within the Telegraph Hill Historic District.
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

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

Standard 10.

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

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.

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

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

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