



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion

HEARING DATE: JULY 21, 2010

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: July 21, 2010
Filing Date: May 3, 2010
Case No.: **2010.0318A**
Project Address: **988-990 Guerrero Street**
Historic Landmark: Contributory/Compatible to the Liberty-Hill Historic District
Zoning: RH-3 (Residential, House, Three-Family)
40-X Height and Bulk District
Block/Lot: 3618/ 071
Applicant: George Hauser
313 Eureka Street
San Francisco, CA 94115
Staff Contact Sophie Hayward - (415) 558-6372
sophie.hayward@sfgov.org
Reviewed By Tim Frye – (415) 575-6822
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 071 IN ASSESSOR'S BLOCK 3618, WITHIN AN RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on May 3, 2010, George Hauser (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to add a dwelling unit at the ground level, to remove a portion of the existing hipped roof at the rear of the subject building in order to add a roof deck, and to add four dormers and one skylight to the existing roof on the subject property located on Lot 071 in Assessor's Block 3618 for use as a three-family residence. The work includes:

- Adding a vestibule entrance at the ground level of the east side of the subject building set back approximately 6' from the front building wall;
- Reconfiguring a portion of the existing rear courtyard by enclosing what is now a cheek wall to accommodate a boiler room;
- Adding a new rear door to the basement level unit;
- The addition of a roof deck at the rear;
- The addition of four new dormers in the existing hipped roof and the addition of a skylight over the proposed new bathroom.

- The proposed project also includes adding an above-ground parking stacker within the existing rear yard along Ames Alley.

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 July 21, 2010, the Commission conducted a duly noticed public hearing on the current project, Case No. 2010.0318A ("Project") for its appropriateness.

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

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated April 20, 2010 and labeled Exhibit A on file in the docket for Case No. 2010.0318A based on the following findings:

CONDITIONS OF APPROVAL

- That one dormer proposed at the front portion of northeast corner of the roof of the subject building be removed;
- That the dormer proposed for the southeast portion of the roof be shifted 6' toward the rear (west);
- That the proposed skylight be shifted back 6' toward the rear (west);
- That the two dormers proposed for the rear of the building be lowered such that they are situated below the roof line;
- That the two dormers proposed for the rear be reconfigured such that they do not include an upward slope.

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 Liberty-Hill Historic District as described in the designation report dated October 25, 1985.

- The proposed project would retain the residential use of the historic structure, while increasing the density to three units, which would bring the buildings more closely into conformance with the prescribed density for the property.
- The proposed location of the rear addition would utilize space on the site that does not currently contribute to the historic character of the historic resource and would require minimal removal of historic materials. The location of the proposed new dormers at the rear of the subject building would be minimally visible from Guerrero Street.
- The proposed scale of the alterations would be compatible with the existing scale of the site and setting. The dormers would be set below the existing roof line, and would be minimally visible from Guerrero Street and from the primary public right-of-way. Changes to the rear of the building are along the secondary alley façade that fronts on Ames Alley.
- The design of the addition would be sufficiently differentiated from the historic building through the use of contemporary architectural details while maintaining a compatible appearance through the use of elements such as wood cladding and framed window openings.
- The proposed project would not add any conjectural historical features or features that add a false sense of historical development. The design of the new dormers, rear addition, rear deck, and vestibule entrance would be clearly distinguished as contemporary features of the site.
- The project would retain distinctive materials and finishes from the period of significance, including the wood siding and wood-frame structure, and the form, massing, and roof line associated with the subject building's Queen Anne architectural style.
- If the proposed additions were removed in the future, the essential form and integrity of the site would 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 3.

Each property shall 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 5.

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

Standard 9.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic 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 988 Guerrero Street as a contributor to the Liberty Hill Historic 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 is for the restoration of a residential property and will not have any impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the landmark in conformance with the Secretary of the Interior's Standards.

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

The project will not reduce the affordable housing supply as the existing ten units at the property are uninhabitable.

- 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 071 in Assessor's Block 3618 for proposed work in conformance with the renderings and architectural sketches dated April 20, 2010 and labeled Exhibit A on file in the docket for Case No. 2010.0318A.

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. 0074. 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.

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 July 21, 2010.

Linda D. Avery
Commission Secretary

AYES: Buckley, Chase, Martinez, Matsuda, Wolfram

NAYS: Hasz

ABSENT: Damkroger

ADOPTED: July 21, 2010