



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report Consent Calendar

HEARING DATE: NOVEMBER 17, 2010

Filing Date: October 12, 2010
Case No.: **2010.0932A**
Project Address: **814-816 Scott Street**
Historic District: Alamo Square
Zoning: RH-3 (Residential, House, Three-Family)
40-X Height and Bulk District
Block/Lot: 0777 / 017
Applicant: Reza Khoshnevisan, SIA Consulting
1256 Howard Street
San Francisco, CA 94103
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PROPERTY DESCRIPTION

814-816 SCOTT STREET, east side between McAllister and Fulton Streets. Assessor's Block 0777, Lot 017. The two-story, two-unit residence was built in 1888 by an unknown builder/architect for Jane A. Sutherland. The Stick-style building is largely intact with the basement-level garage the most significant alteration. It is located in a RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.

PROJECT DESCRIPTION

The proposed project involves enclosing an open-air stair at the rear of the building and constructing two decks, one at the roof and one at the rear of the second floor level. Enclosure of the stair would include altering the fenestration pattern at the rear (east) and north walls. The installation of the roof deck would involve removal of a non-visible portion of the pitched roof. The deck would not require a stair penthouse or alterations to the existing parapet. Cable railings will be used at the eastern edge of the roof deck and at the second-floor-level deck. The project also includes fire-rating the exterior walls. The fire-rated materials will be applied to the interior side of the walls only so that the work will not impact the building's exterior appearance. Please see photographs and plans for details.

OTHER ACTIONS REQUIRED

None.

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

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated landmark or building within a historic district for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.

The proposed work shall be compatible with the historic structure in terms of design, materials, form, scale, and location. The proposed project will not detract from the site's architectural character as described in the designating ordinance. For all of the exterior and interior work proposed, reasonable efforts have been made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which contribute to its significance.

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 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.

Staff finds that the historic character of the property will be retained by limiting all alterations to portions of the building that are not visible from the public right-of-way and by preserving all character-defining features of the building, including the roof parapets and building scale and mass.

Standard 5

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

Staff finds that distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. No features of the front façade will be altered and only non-historic windows will be removed at the rear of the building. The portion of the gabled roof to be removed is not visible from the public right-of-way and is not a distinctive feature of the building.

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.

Staff finds that the proposed decks will not destroy historic materials, features, and spatial relationships that characterize the property as they will be located at non-visible portions of the building and will not require removal of any significant materials or features. The work will also be differentiated from the historic portions of the building by the use of contemporary materials. The stair enclosure will be clad with siding that matches the historic wood siding in this location.

Standard 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 be unimpaired.

Staff finds that, if required, the decks could be removed without harming the essential form and integrity of the historic property and the gabled roof could be restored to its original form.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public input on the project at the date of this report.

ISSUES & OTHER CONSIDERATIONS

None.

STAFF ANALYSIS

Based on the requirements of Article 10 and the Secretary of Interior's Standards, staff has determined that the proposed work is compatible with the character-defining features of the subject building and with the Alamo Square Historic District.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One-Minor Alteration of Existing facility) because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards*.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project as it appears to meet the Secretary of the Interior Standards for Rehabilitation.

ATTACHMENTS

Draft Motion
Photographs

Plans

SC: G:\DOCUMENTS\Cases\COFA\Case Reports\814 Scott_11.17.10.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: NOVEMBER 17, 2010

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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 017 IN ASSESSOR'S BLOCK 0777, WITHIN AN RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on October 12, 2010, Reza Khoshnevisan of SIA Consulting (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to enclose an open-air stair at the rear of the building and construct two decks, one at the roof and one at the rear of the second floor level of the subject property located on lot 017 in Assessor's Block 0777. The work includes altering the fenestration pattern at the rear (east) and north walls and removal of a non-visible portion of the pitched roof.

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 November 17, 2010, the Commission conducted a duly noticed public hearing on the current project, Case No. 2009.0932A ("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 September 2, 2010 and labeled Exhibit A on file in the docket for Case No. 2009.0932A based on the following findings:

CONDITIONS OF APPROVAL

None.

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 contributory building and the Alamo Square Historic District.

- That the historic character of the property will be retained by limiting all alterations to portions of the building that are not visible from the public right-of-way and by preserving all character-defining features of the building, including the roof parapets and building scale and mass.
- That distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. No features of the front façade will be altered and only non-historic windows will be removed at the rear of the building. The portion of the gabled roof to be removed is not visible from the public right-of-way and is not a distinctive feature of the building.
- That the proposed decks will not destroy historic materials, features, and spatial relationships that characterize the property as they will be located at non-visible portions of the building and will not require removal of any significant materials or features. The work will also be differentiated from the historic portions of the building by the use of contemporary materials. The stair enclosure will be clad with siding that matches the historic wood siding in this location.
- That, if required, the decks could be removed without harming the essential form and integrity of the historic property and the gabled roof could be restored to its original form.
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

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

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 will be undertaken in a 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 the 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 historic 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 reduce the affordable housing supply.

- 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 017 in Assessor's Block 0777 for proposed work in conformance with the architectural plans dated September 2, 2010 and labeled Exhibit A on file in the docket for Case No. 2010.0932A.

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 November 17, 2010.

Linda D. Avery
Commission Secretary

AYES: X

NAYS: X

ABSENT: X

ADOPTED: November 17, 2010









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SHEET TITLE

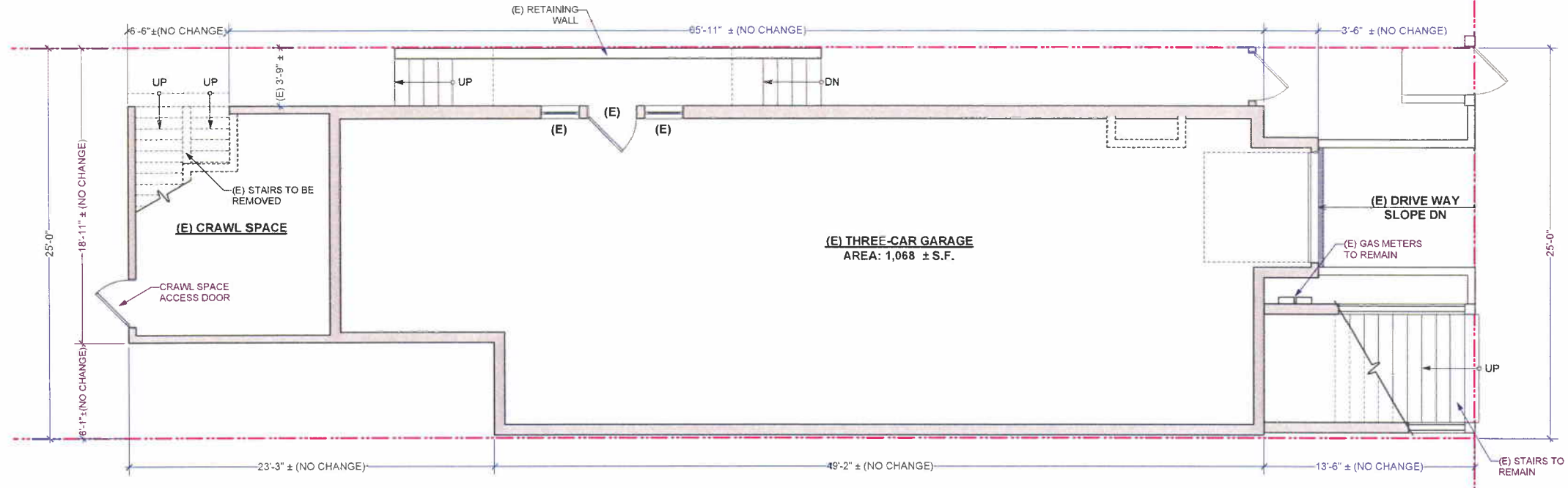
**(E) & (N)
 FIRST FLOOR PLANS**

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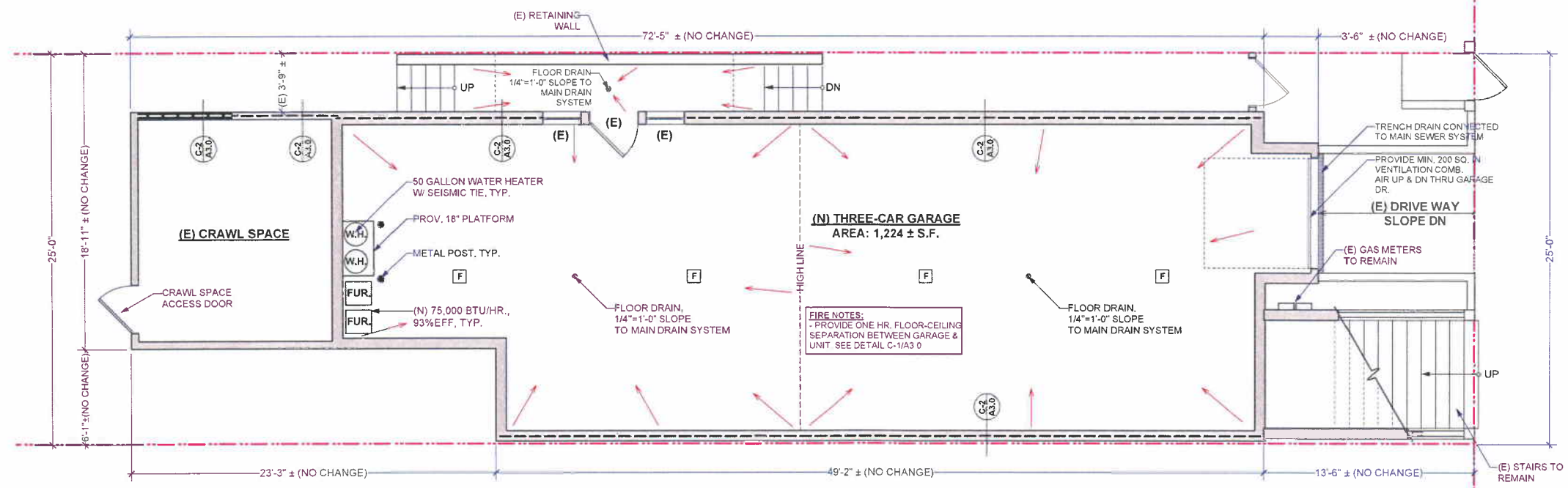
ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION

DRAWN	R.L.
CHECKED	R.K.
DATE	03/30/09
REVISED DATE	09/02/10
JOB NO.	09-1419
SHEET NO.	

A-2.0



(E) FIRST FLOOR PLAN
 1/4" = 1'-0"



(N) FIRST FLOOR PLAN
 1/4" = 1'-0"

[F]	FLUORESCENT LIGHT AS PER SECTION
---	PROPERTY LINE
----	(E) WALL TO BE REMOVED
=====	(E) WALL TO REMAIN
=====	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED. SEE DETAIL C-2/A3.0
=====	(N) WALL TO BE CONSTRUCTED



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SHEET TITLE

**(E) & (N)
 THIRD FLOOR PLANS**

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

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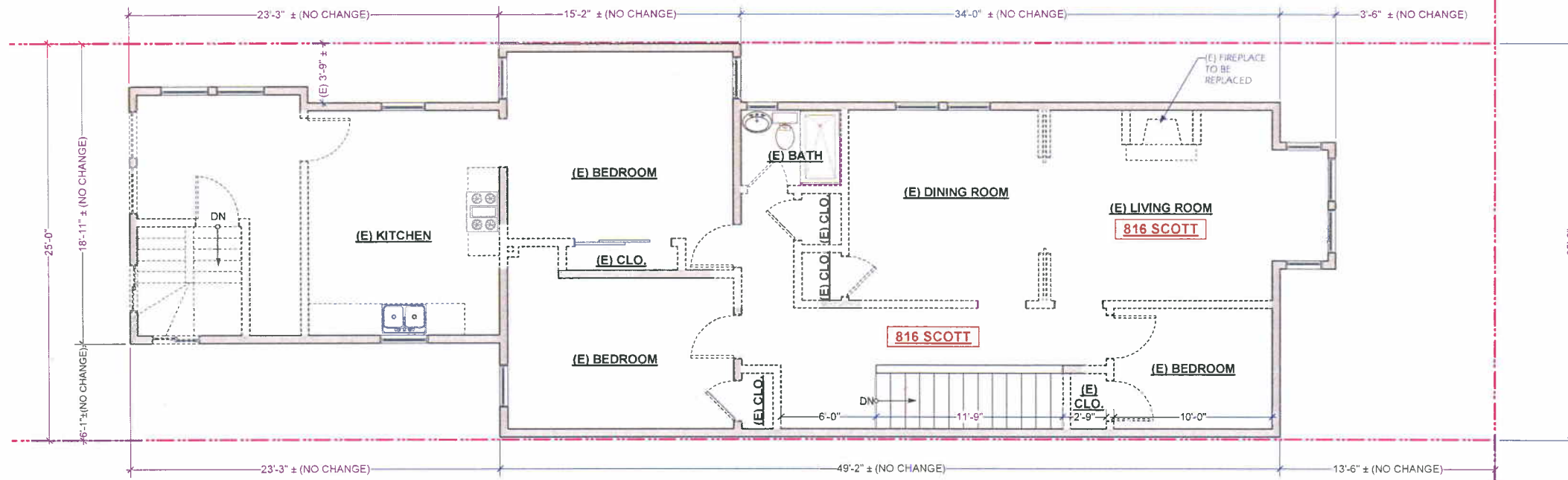
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REVISED DATE 09/02/10

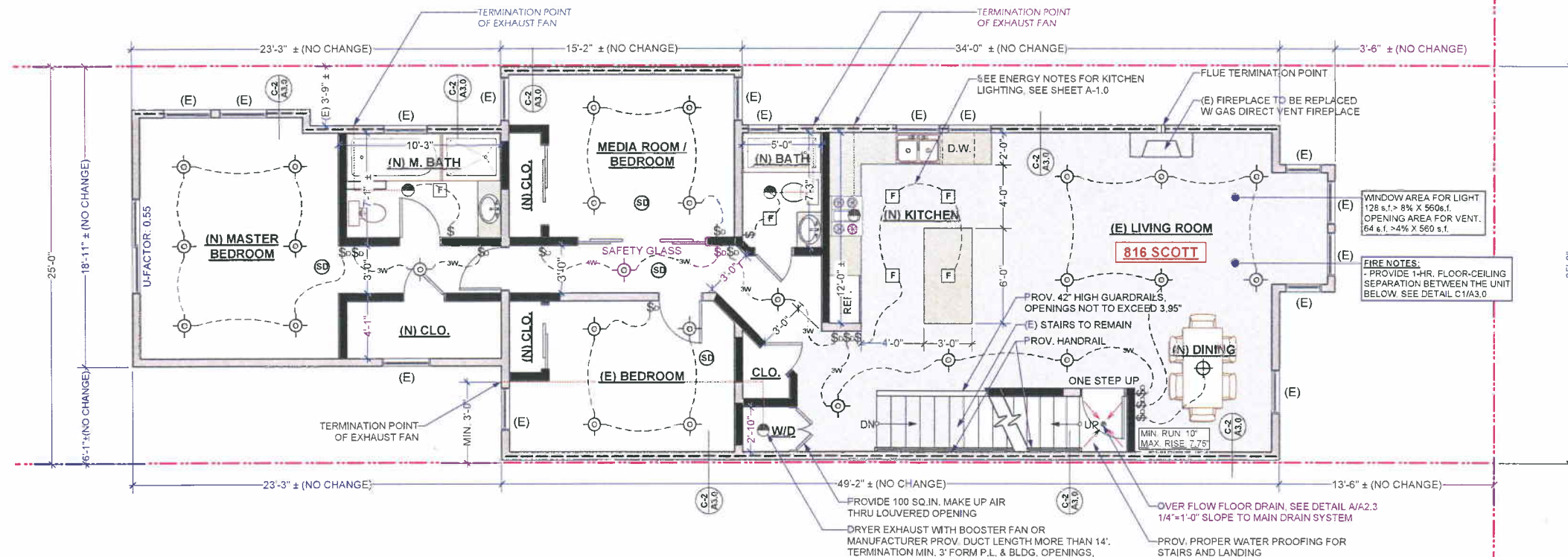
JOB NO. 09-1419

SHEET NO.

A-2.2



(E) THIRD FLOOR PLAN
 1/4" = 1'-0"



(N) THIRD FLOOR PLAN
 1/4" = 1'-0"

	RECESSED LIGHT
	LIGHTING FIXTURE
	WALL-MOUNT LIGHTING FIXTURE
	SWITCH W/ DIMMER OR CERTIFIED OCCUPANT SENSOR(S)
	FLUORESCENT LIGHT AS PER SECTION
	PROVIDE EXHAUST FAN, MIN. 5 AIR CHANGE PER HOUR IN ALL BATHROOMS
	SMOKE DETECTOR, 110-V INTERCONNECTED WITH BATTERY BACKUP

	PROPERTY LINE
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED, SEE DETAIL C-2/A3.0
	(N) WALL TO BE CONSTRUCTED

NOTES:

- SMOKE DETECTORS SHALL BE IN ALL BEDROOMS AND AREAS LEADING TO THEM.
- ENVIRONMENTAL AIR DUCT EXHAUST W/ BACK DRAFT DAMPER SHALL TERMINATE 3 FEET MIN. FROM PROPERTY LINE & BUILDING OPENING.
- VENTING SYSTEMS SHALL TERMINATE NOT LESS THAN 4 FEET BELOW OR 4 FEET HORIZONTALLY FROM, AND NOT LESS THAN ONE FOOT ABOVE A DOOR, AN OPENABLE WINDOW OR A GRAVITY AIR INLET INTO A BUILDING. VENTING SYSTEMS SHALL TERMINATE AT LEAST 3 FEET ABOVE AN OUTSIDE - OR MAKE UP - AIR INLET LOCATED WITHIN 10 FEET AND AT LEAST 4 FEET FROM A PROPERTY LING, EXCEPT A PUBLIC WAY.

PROJECT NAME

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SHEET TITLE

(E) & (N) ROOF PLANS

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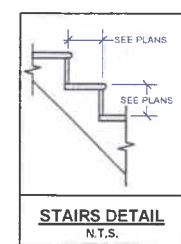
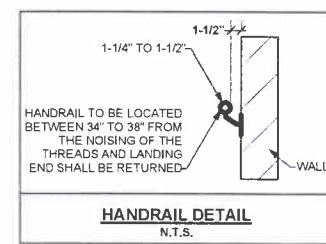
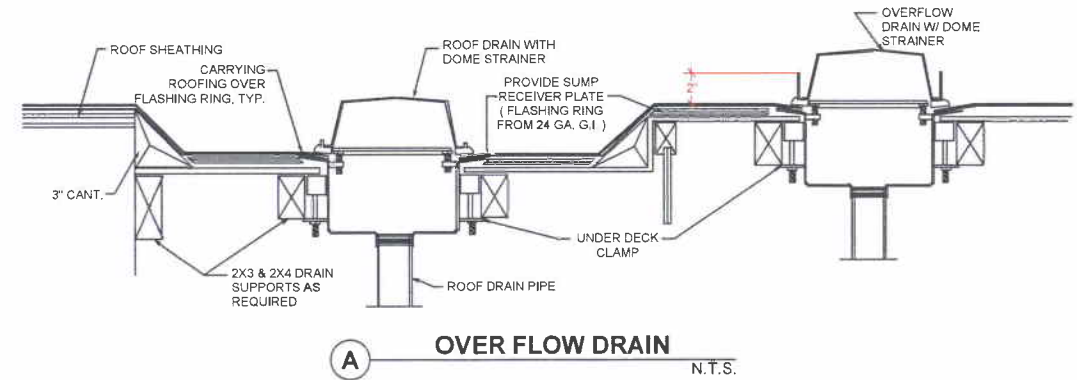
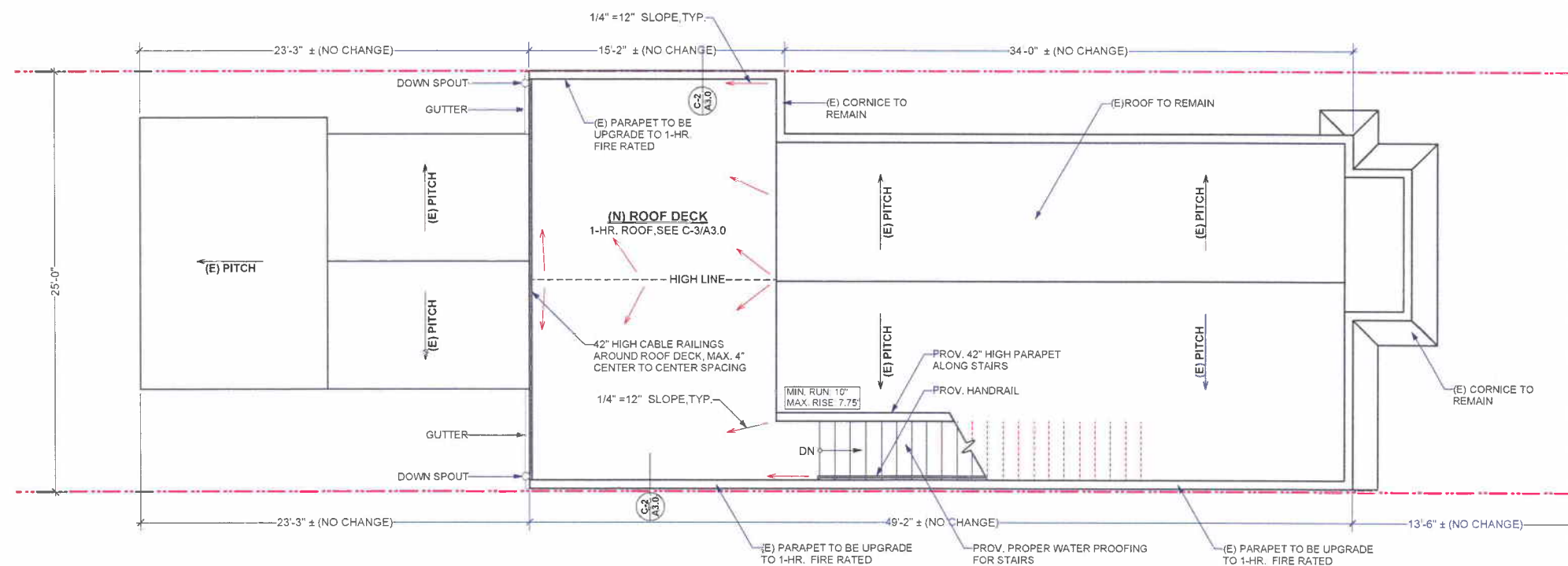
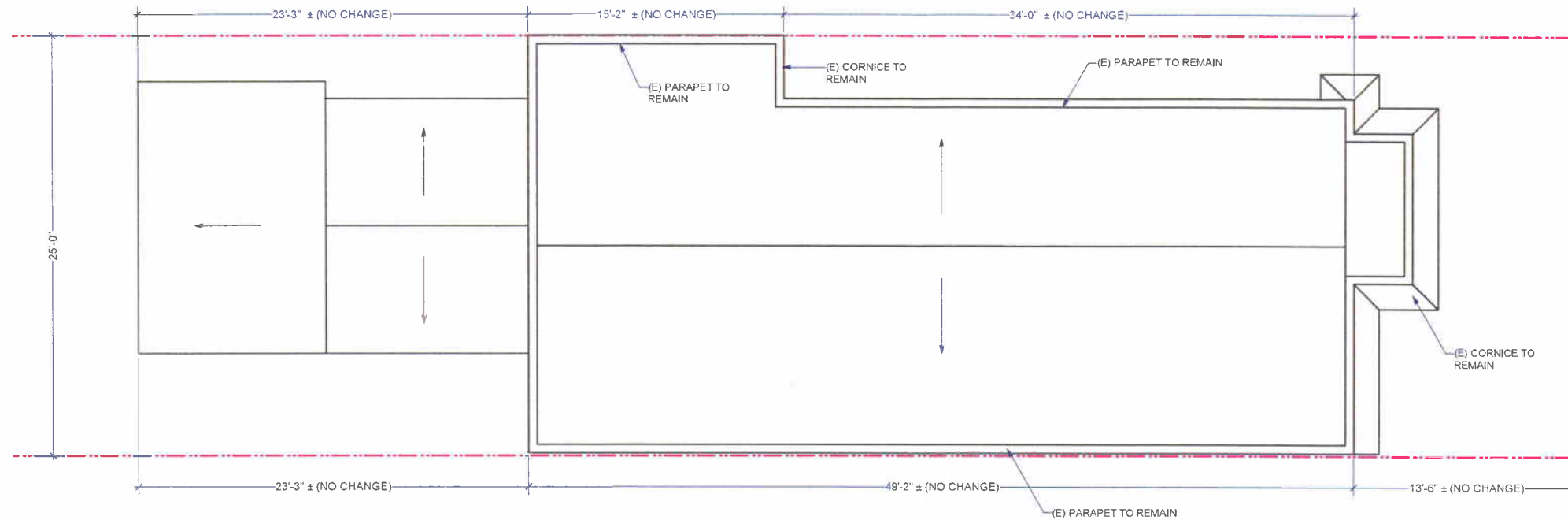
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SHEET NO.

A-2.3





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**(E) & (N)
RIGHT ELEVATIONS**

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DATE 03/30/09

REVISED DATE 09/02/10

JOB NO. 09-1419

SHEET NO.

A-3.2

ROOF PEAK ELEV.
(NO CHANGE)

THIRD FLR FIN ELEV.
(NO CHANGE)

SECOND FLR FIN ELEV.
(NO CHANGE)

FIRST F
(NO CH)

(E) LEFT ELEVATION

1/4" = 1'-0"

(E) BLINDWALLS
TO REMAIN

ROOF PEAK ELEV.
(NO CHANGE)

THIRD FLR FIN ELEV.
(NO CHANGE)

SECOND FLR FIN ELEV.
(NO CHANGE)

FIRST F
(NO CH)

(N) LEFT ELEVATION

1/4" = 1'-0"

(E) CORNICE TO REMAIN

(E) BLINDWALLS
TO REMAIN

(N) HORIZONTAL SIDING
MATCH (E)
42" HIGH GUARDRAILS,
OPENINGS NOT TO
EXCEED 3.95'

5'-0"

