



SAN FRANCISCO PLANNING DEPARTMENT

Revised 09/21/09

Historical Review Form

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Completion of this document is not an environmental determination or a permit determination.

Address: 156 Grattan Street Block/Lot: 1277/015
Case No.: _____ Permit No.: 2010.03.22.8153 Plans Dated: 3/22/10

STEP 1: CEQA CATEGORY OF SUBJECT PROPERTY. TO BE COMPLETED BY ALL PLANNERS.

Source of CEQA Category information (check one): Planning Information Database
 Determination by Planner

CEQA Category (check one). If the property's CEQA historical status is... Then process this way...

- CEQA Category A: Known Historical Resource.** Properties listed in or determined eligible to be listed in the National Register of Historic Places, the California Register of Historical Resources, and/or Planning Code Articles 10 or 11, and properties determined to be historic through adopted surveys and/or evaluations. **Proceed to Step 2.** Planner conducts Standard Historical Review.
- CEQA Category B: Potential Historical Resource.** Properties without formal determinations that appear to be potential historical resources based upon age (generally more than 50 years old), appearance, documentation or other information. **Proceed to Step 2.** Planner conducts Standard Historical Review.
- CEQA Category C: Not a Historical Resource.** Properties determined not to be historical resources and properties with no apparent potential as historical resources based upon age (generally not more than 50 years old), appearance, or other information. **Proceed to Step 4.** Planner completes Historical Review Determination.

STEP 2: STANDARD HISTORICAL REVIEW. TO BE COMPLETED BY ALL PLANNERS.

Init Scope of Work Descriptions (initial next to all those that apply to the Project)

1. Interior alterations to spaces that are not publicly accessible. (Publicly accessible spaces include lobbies, auditoriums, sanctuaries and observatories.)
2. Regular maintenance or repair, including replacement of distinctive features with new features that match the previous in design, color, texture and materials, and as substantiated by documentary and/or physical evidence.
3. Window replacement that is "in-kind" at any façade, or window alteration that is not "in-kind" (including new openings) at facades that are not visible from any immediately adjacent public right-of-way, consistent with the *Window Replacement Standards*.
4. Deck or terrace construction at roofs or facades that is not visible from any immediately adjacent public right-of-way.
5. Mechanical equipment installation at roofs or facades not visible from any immediately adjacent public right-of-way.
6. Dormer installation not causing the removal/alteration of character-defining features such as historic dormers, towers, or materials, and meeting notification exemption requirements under *Zoning Administrator Bulletin: Dormer Windows, No. 96.2*.
7. Garage installation not causing the removal/alteration of character-defining features such as historic entrances or bay windows, and consistent with *Procedures and Criteria for Adding Garages to Existing Residential Structures*.
8. Additions to non-primary façades not visible from the adjacent public right-of-way for 150' in any direction, not more than one additional story in height, not increasing overall floor area by more than 50%, and that does not remove, alter, or obscure character-defining

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Init *Scope of Work Descriptions (initial next to all those that apply to the Project)*

features such as historic roof elements, fenestration, ornamentation or accessory structures.

9. Change or expansion of use that does not include alterations, or that includes alterations that conform to the Scope of Work Descriptions included in Step 2.

Check all that apply. If any of these conditions is true... *Then process this way...*

- The Project involves a Known Historical Resource (CEQA Category A) as determined by Step 1. **Proceed to Step 3.**
- The Project involves four (4) or more separate Scope of Work Descriptions listed in Step 2. Planner conducts Advanced Historical Review with Preservation Technical Specialist.
- The Project does not conform entirely to Scope of Work Descriptions listed in Step 2.

If none of these conditions is true, proceed to Step 4, Historical Review Determination.

STEP 3: ADVANCED HISTORICAL REVIEW. TO BE COMPLETED WITH PRESERVATION TECHNICAL SPECIALIST IF INDICATED BY STEP 2.

Init *Scope of Work Descriptions (initial next to all those that apply to the Project)*

10. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 1 and conforms entirely to Scope of Work Descriptions listed in Step 2.

11. Interior alterations to publicly-accessible spaces that do not remove, alter, or obscure character-defining features that are integrated with the building architecture, such as finishes, fixtures, built-in furniture and equipment, floor plans, and art.

12. Window replacement that is not "in-kind" at facades that are visible from any immediately adjacent public right-of-way but that is consistent with the existing historic character of the building.

13. Sign installation that does not remove, alter, or obscure character-defining features such as cladding, ornament, or transom windows.

14. Façade/storefront alterations that do not remove, alter, or obscure character-defining features such as projecting bays, cladding and ornament, fenestration and openings, entrances, vestibules, window displays and customized paving.

15. Raising the building in a manner that does not remove, alter, or obscure character-defining features such as entrances, stairs, landings, historic form, massing, site relationship of the property as well as spatial relationships to adjacent buildings.

16. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

17. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify): _____

STEP 4: HISTORICAL REVIEW DETERMINATION. TO BE COMPLETED BY ALL PLANNERS.

- No Further Historical Review Required. Proceed with review for Categorical Exemption.
- Further Historical Review Required. File *Environmental Evaluation Application*.

Planner's Signature & Date

Sharon Hong 5/19/1

Preservation Technical Specialist's Signature & Date
(required for Advanced Historical Environmental Review)