

UPDATES

Applies to all Landmarks and Landmark Districts Citywide

New scopes of work that qualify for an Admin C of A:

- 1. Work described in an approved Mills Act maintenance plan.**
- 2. Replacement and/or modification of non-historic storefronts:** The replacement and/or modification of storefront materials that are not original elements of the building, including framing, glazing, doors, bulkheads, cladding, and ornament.
- 3. Construction of non-visible roof decks:** The construction of roof decks, including associated railings, windscreens, and planters, that cannot be viewed from the public rights-of-way located within 150 feet of the subject property.
- 4. Removal of non-historic features:** The removal of any features that are not original features of the building and that have not gained historical significance in their own right, including but not limited to fire escapes. Please note that replacement of such features would require review by the Commission.

UPDATES

Recent updates to the proposed review of alterations:

- 1. Solar panels on flat roofs.** Clarified language regarding installation of solar panels and supporting structures on buildings with flat roofs. In such instances, solar panels and structures are not required to be flush with the roof form.
- 2. Clarified language regarding visibility at the rear yard.** Visibility from Duboce Park is limited to the highly visible facades of the first three buildings adjacent to the park. Several of these identified “visible” buildings have small footprints that can not be seen from the Park. New language clarifies that only those alterations that are visible (such as a rear addition that extends into the area of the yard that is viewable from the Park) would require review.
- 3. Economic hardship:** The new Article 10 code contains language regarding economic hardship. In cases of economic hardship, an applicant may be partially or fully exempt from paying fees pursuant to Section 350(e). In addition, the Historic Preservation Commission and Planning Department have flexibility in approving projects based on a qualified applicant’s economic limitations.