



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

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
Staff Contact Timothy Frye - (415) 575-6822
tim.frye@sfgov.org
Reviewed By Tina Tam - (415) 575-6822
tina.tam@sfgov.org

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROPERTY DESCRIPTION

280-284 UNION STREET, north side near the intersection of Union and Montgomery Streets. Assessor's Block 0106, Lot 065. With wood windows, stucco cladding, and a raised entrance, the subject building exhibits modest architectural details and was constructed in 1986. It is considered a non-contributing building to the Telegraph Hill Historic District. It is zoned RH-3 (Residential, House, Three-Family) District and is in a 40-X Height and Bulk District.

PROJECT DESCRIPTION

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

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 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 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.

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 meets the Secretary of the Interior's Standards and will not adversely affect the character of the historic district.

The subject building is a non-contributing structure within the Telegraph Hill Historic District. The replacement of non-historic wood windows with new wood windows that match the profiles and configuration of the existing windows is found to be compatible with the subject district, Appendix G of Article 10 of the Planning Code, and will not result in the removal of any historic fabric. Wood windows

are a character-defining feature of the Telegraph Hill Historic District and the proposed windows, while contemporary in design, do not diminish the character or the integrity of the 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*.

DRAFT MOTION FOR CONSIDERATION

The Historic Preservation 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 estimate dated October 20, 2009 and September 15, 2009, respectively, and labeled Exhibit A on file in the docket for Case No. 2010.0093.

Findings:

- 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.

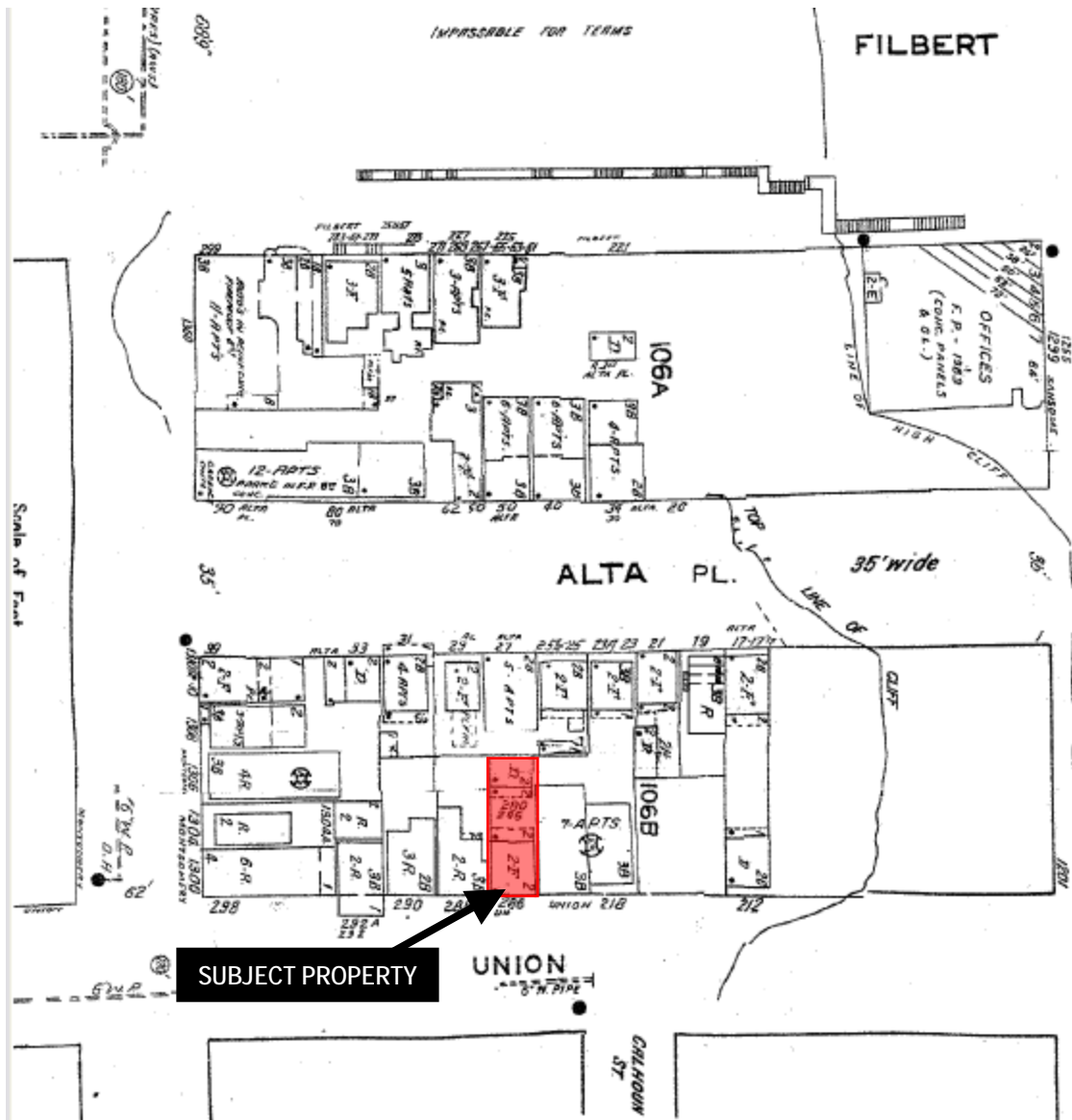
For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the *Secretary of Interior's Standards for Rehabilitation*.

ATTACHMENTS

Draft Motion and Exhibit A: Certificate of Appropriateness
208 Union Condo Association letter and estimate
Photographs
Sanborn Map

TF: G:\PROJECTS\CASES_PERMITS\Union_280_2010.0093A\Union_280_2009.0093A_Report.doc

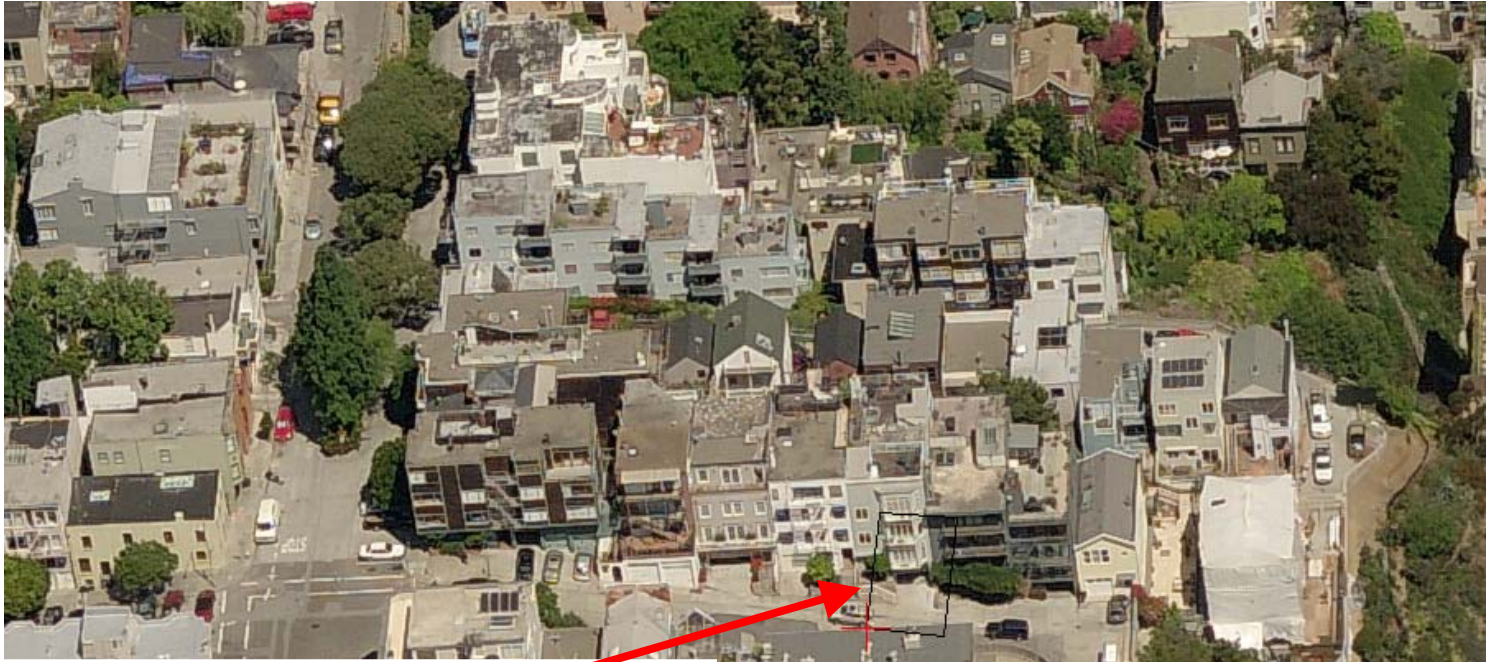
1990 Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Aerial Photo



SUBJECT PROPERTY



Site Photo



SUBJECT PROPERTY

Certificate of Appropriateness Hearing
Case Number 2010.0093A
Telegraph Hill Historic District
280-284 Union Street

Site Photo



SUBJECT PROPERTY

Certificate of Appropriateness Hearing
Case Number 2010.0093A
Telegraph Hill Historic District
280-284 Union Street



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: MARCH 3, 2010

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

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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. XXXXX. 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:

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 Alamo Square 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,
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Standard 10.

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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.

280 Union Condo Association
284 Union Street
San Francisco, CA 94133

October 20, 2009

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479
Attention: Building Permit Department

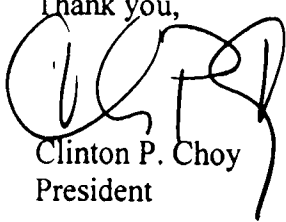
Dear Building and Permit Department:

As owners of the first and second level condos, Stuart Pellman and I wish to replace the main street-side windows of our building. The windows will be the same in design and size. However, we wish to use more updated and durable wood. Currently, the original window frames are constructed with untreated pinewood, which has not fared well with exposure to the elements on Telegraph Hill.

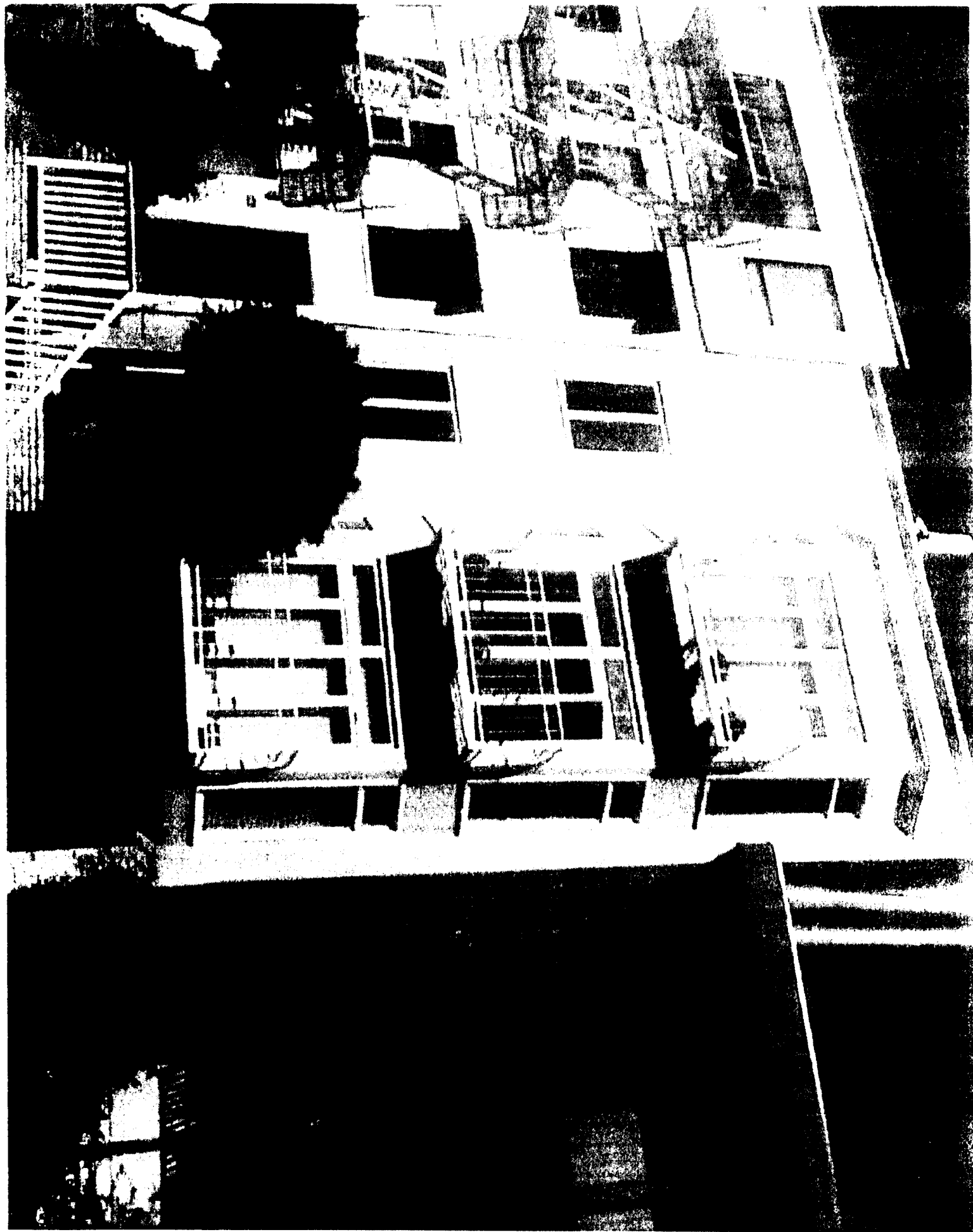
Our intention is to purchase Andersen custom-made windows. Please see attached pictures of the current windows and the proposed replacement.

We understand our building is located in a historical landmark district and the building itself is "architecturally significant". Our understanding is this requires additional procedures toward securing a permit. Please advise what procedures are necessary as we wish to obtain permit quickly in order to place our order and arrange for swift installation before the more severe winter weather arrives.

Thank you,



Clinton P. Choy
President





DC DESIGN & CONSTRUCTION SERVICE

License# B-916841

624 10th Avenue

San Mateo, CA 94403

T: 650.773.9059

F: 650.571.1307

CUSTOMER

Clint Choy

284 Union St. S.F. CA 94133

T: 415.788.7057

Estimate

J105

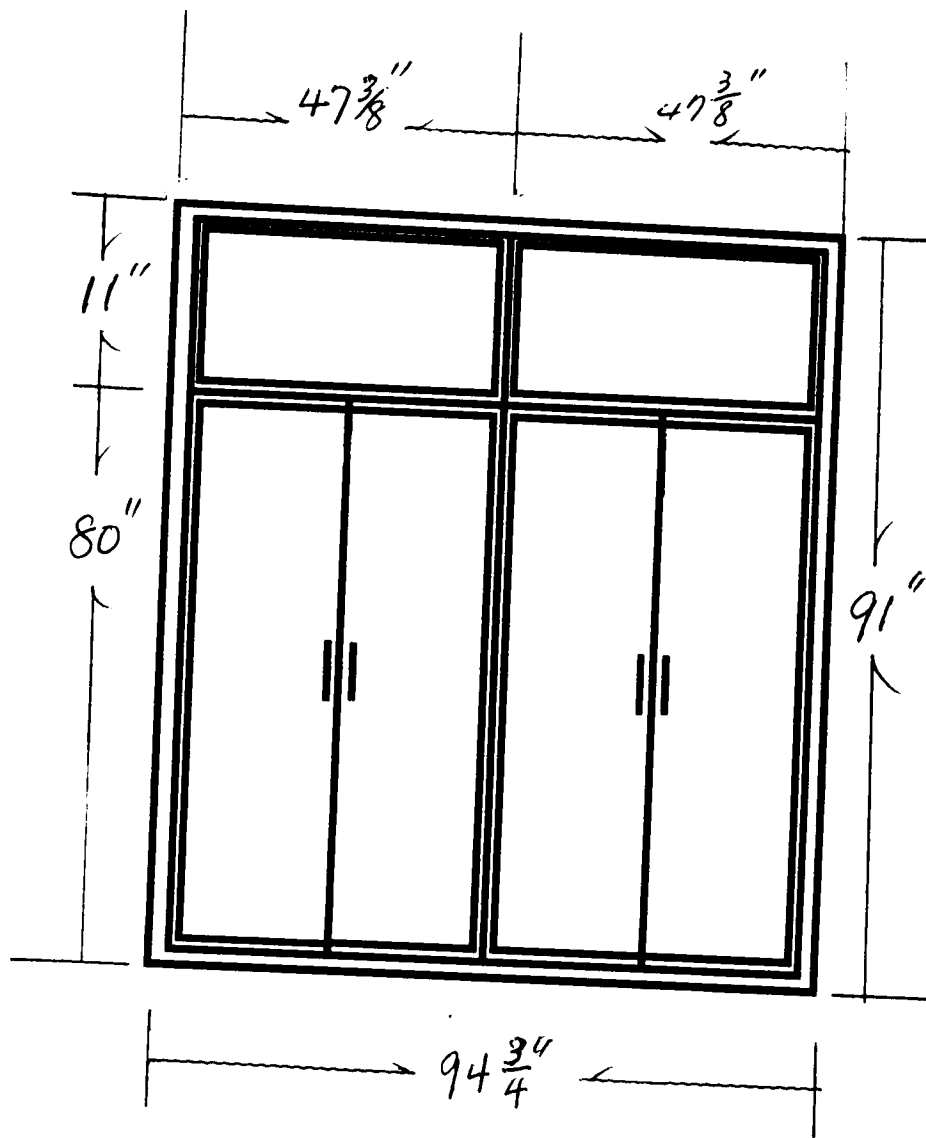
DATE: SEPTEMBER 15, 2009

JOB SITE

same

SALESPERSON	Payment Method	TERMS
	<input type="radio"/> Cash <input type="radio"/> MO/Cashier's Check <input type="radio"/> Check	See Payment Schedule

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
	<div>1. Remove and dispose existing patio door.</div> <div>2. Install new Andersen patio door.</div> <div>(Please see attach detailed) .</div> <div>3. Finish work for patio door.</div> <div>.....</div> <div>1. City permit fee not include.</div> <div>2. Chang order if frame is rot.</div> <div>3. Patio door order time- 3-4 week. Is special order</div> <div>100% paid in front.</div>		8.500.00
If you have any question please contact David Chang at 650.773.9059			SUBTOTAL
Signature: _____			SALES TAX
			8.500.00
			0.00

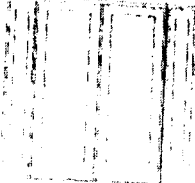


ITEM	LOCATION	PRODUCT CODE	DESCRIPTION	UNIT PRICE	QTY	TOTAL PRICE
0002			MANUFACTURER: Andersen Windows and Patio Doors		2	

RO Size = 7' 10 5/8" W x 7' 7 1/2" H Unit
Size = 7' 9 7/8" W x 7' 7" H

Composite Unit
Part Number: 0000000

Scale: 1/8" equals 1'



COMPOSITE: FWH80, JOINING KIT, WHITE NARROW MULL W/ JOINING STRIP (1)2576304	\$	41.66
COMPOSITE LABOR, APPLY MULL 0000000	\$	22.27
COMPOSITE: 96 INCH, CASING, IS NARROW MULL WHITE INT 2579717	\$	18.78
COMPOSITE: FWH80, JOINING KIT, WHITE NARROW MULL W/ JOINING STRIP (1)2576304	\$	41.66
COMPOSITE: LABOR, APPLY MULL 0000000	\$	22.27
COMPOSITE: 96 INCH, CASING, IS NARROW MULL WHITE INT 2579717	\$	18.78

0002

RO Size = 1' 3 1/2" W x 7' 7 1/2" H Unit Size =
1' 2 3/4" W x 7' 7" H

\$ 165.42 \$ 330.84

400 Series, FWSL Single Units
Unit Code/Item Size: FWSL 1' 2 3/4" x 7' 7" (Custom)
Operation/Handing: S
Exterior Color: White
Interior Color: Pre-finished White
Glass Type: High Performance Low-E4 Tempered Glass
Threshold: Oak
Sill Support: Yes

FWSL 1' 2 3/4" x 7' 7" Unit, White/Pi White, S Handing, High Performance Low-E4 Tempered Glass	\$	1,058.47
29/30/33, Threshold, Oak w/Screws 1207010	\$	11.96
PD30, Support, Sill, Aluminum (Neutral Gray) 1997055	\$	10.72

1,081.15

2,162.30

400 Series, FWH Inswing Double-wide Units
 Unit Code/Item Size: FWH 5' 4" x 7' 7" (Custom)
 Operation/Handing: APLR
 Exterior Color: White
 Interior Color: Pre-finished White
 Glass Type: High Performance Low-E4 Tempered Glass
 Factory Applied Hinge Finish: White
 Trimset Finish: Encino - Distressed Nickel
 Threshold: Oak
 Sill Support: Yes

FWH 5' 4" x 7' 7", Unit, APLR Handing, White/PI White, High Performance Low-E4 Tempered Glass, Factory Applied White Hinges	\$	2,829.75
Hardware Trim Set, FWH/FWO, Active/Passive, Encino - Distressed Nickel 2578930	\$	419.10
510/60, Threshold, Oak w/Screws 1207030	\$	22.44
PD510, Support, Sill, Aluminum (Neutral Gray) 2550011	\$	17.82

\$	3,289.11	\$	6,578.22
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0002

RO Size = 1' 3 1/2" W x 7' 7 1/2" H Unit Size =
 1' 2 3/4" W x 7' 7" H

400 Series, FWSL Single Units
 Unit Code/Item Size: FWSL 1' 2 3/4" x 7' 7" (Custom)
 Operation/Handing: S
 Exterior Color: White
 Interior Color: Pre-finished White
 Glass Type: High Performance Low-E4 Tempered Glass
 Threshold: Oak
 Sill Support: Yes

FWSL 1' 2 3/4" x 7' 7", Unit, White/PI White, S Handing, High Performance Low-E4 Tempered Glass	\$	1,058.47	
29/30/33, Threshold, Oak w/Screws 1207010	\$	11.96	
PD30, Support, Sill, Aluminum (Neutral Gray) 1997055	\$	10.72	
	\$	1,081.15	\$ 2,162.30
			\$ 11,233.66

QUOTE #:

PRETAX TOTAL

\$ 11,233.66

Estimated Lead Time _____

Per \$5,616.53 + TAX