



**SAN FRANCISCO
PLANNING DEPARTMENT**

MEMO

**Historic Preservation Commission
Motion No. 0205
Certificate of Appropriateness**

HEARING DATE: AUGUST 7, 2013

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Hearing Date: August 7, 2013
Filing Date: March 28, 2012
Case No.: 2012.0400A
Project Address: 722-728 Montgomery Street
Historic Landmark: Jackson Square Landmark District
Zoning: C-2 (Community Business)
65-X Height and Bulk District
Block/Lot: 0196 / 030
Applicant: Gary Gee, AIA
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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 030 IN ASSESSOR'S BLOCK 0195, WITHIN AN C-2 (COMMUNITY BUSINESS) ZONING DISTRICT AND A 65-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on March 28, 2012, Gary Gee, AIA, Gary Gee Architects, INC. ("Applicant") filed an application with the San Francisco Planning Department ("Department") for a Certificate of Appropriateness for a project that involves the following: 1) remove incorrectly installed metal siding along the north and south property line walls and replace with new walls and sheet metal siding; 2) new stucco finish on the Hotaling Place façade; 3) new cement plaster finish on the exterior walls of the courtyard elevations; 4) construct a new 814 square feet roof deck area to be used as common area by residents of the building with 42" high glass railing; 5) new stair penthouse and an ADA

accessible elevator penthouse, with a maximum height of 16' from the roof deck surface; and 6) replace windows and doors including on the courtyard elevations. The Belli Building (Langerman's Building) and Genella Building (Belli Annex) are designated as Landmark Nos. 9 and 10 respectively under Article 10 and are located within the Jackson Square Landmark District as compatible/contributing structures. The site is zoned Community Business (C-2) District and a 65-A Height & Bulk 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 August 7, 2013, the Commission conducted a duly noticed public hearing on the current project, Case No. 2012.0400A ("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, and has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby **APPROVES WITH CONDITIONS** the Certificate of Appropriateness, in conformance with the architectural plans dated August, 2013 and labeled Exhibit A on file in the docket for Case No. 2012.0400A based on the following findings:

CONDITIONS OF APPROVAL

1. Revised drawings shall be included as part of the building permit submittal including attachment details for the 42" glass guardrail.
2. Revised drawings shall be included as part of the building permit submittal indicating window details that closely match the configuration, material, and all exterior profiles and dimensions of the historic windows based on historic photographic evidence.
3. After issuance of a building permit and prior to installation, a mock-up of the metal panel materials and integral color or finish (not painted) shall be reviewed and approved by Department Preservation Staff.
4. After issuance of a building permit a mock-up of the stucco finish and integral color shall be reviewed at the project site and approved by Department Preservation Staff.
5. The panels along the north and south sides should be painted to match the color of the stucco proposed on the Hotaling Place façade. The color of the stucco and panels shall match the color tone found in the Jackson Square Landmark District.

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 Commission has determined that the proposed work is compatible with the exterior character of the Jackson Square Landmark District as described in the designation report dated June 1971.

- That the use of stucco finish is appropriate given that the building was finished in stucco prior to 1958 as documented in photographic evidence and analysis of the bricks.
- That the use of stucco is consistent with the landmark district as evidenced with the existence of other structures with stucco finish in the immediate vicinity of the subject buildings.
- That the new windows will match, reflect and reference the historic windows along the Hotaling Place façade in pattern, profile, size and proportion based on available photographic evidence.
- That the panels on the north and south side elevations will be appropriate they are proposed on secondary elevations of the building;
- That the changes proposed to the courtyard façade is located on a secondary façade of the building, not visible from the public right-of-way;
- That the proposal is compatible with, and respects, the character-defining features within the Jackson Square Landmark District;
- Proposed work will not damage or destroy distinguishing original qualities or character of the Jackson Square Landmark District;
- The proposed project will not remove distinctive materials, nor irreversibly alter features, spaces, or spatial relationships that characterize the property or the district;
- The alterations are clearly differentiated as contemporary alterations and minimally visible; and
- The proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

Standard 1: 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 will 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 9: New additions, exterior alterations, or related new construction will not destroy historic materials and features that characterize the building. 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. **General Plan Compliance.** The proposed Permit to Alter 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 Jackson Square Landmark District.

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 will not have an 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 affect the City's 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 project will not have a direct impact on the displacement of industrial and service sectors.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

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 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.

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 030 in Assessor's Block 0196 for proposed work in conformance with the project information dated February 28, 2013, labeled Exhibit A on file in the docket for Case No. 2012.0400A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days after the date of this Motion No. 0205. 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). For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 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 August 7, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES: Jones, Johnck, Wolfram, Hyland and Hasz

NAYS: Pearlman, Matsuda

ABSENT: None

ADOPTED: August 7, 2013