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DATE:	**January 24, 2011**
HEARING DATE:	**February 2, 2011**
TO:	**Historic Preservation Commission**
FROM:	**Moses Corrette, Planning Department 415-558-6295**
REVIEWED BY:	**Tina Tam, Senior Preservation Planner 415-558-6325**
RE:	**Request for Review *per* Eastern Neighborhoods Interim Permit Review Procedures for Historic Resources** **Case No. 2010.0959E** **147 South Park Av. (Block 3775 / Lot 31)**

PROPERTY DESCRIPTION

147 South Park Avenue, located on the southwest side between 2nd and 3rd Streets, in Assessor's Block 3775, Lot 31, is zoned SPD (South Park District), is in a 40-X Height and Bulk District, and is within the East SOMA Area Plan. The subject property is currently a vacant single-family dwelling.

PROJECT DESCRIPTION

The project sponsor proposes to demolish the existing structure, and construct a 40-foot-tall, four-story, mixed-use building with a restaurant on the ground floor, and two residential units on the upper floors.

INTERIM PERMIT REVIEW PROCEDURES

The project is subject to the Eastern Neighborhoods Area Plan Interim Permit Review Procedures for Historic Resources that is in effect until the Historic Preservation Commission adopts the Historic Resource Survey. Under these procedures, there are two types or levels of review. The first is for projects that require California Environmental Quality Act (CEQA) review for properties constructed prior to 1963 that propose demolition or major alteration within the Plan Area. These projects are forwarded in the Commission packets to the Historic Preservation Commissioners for comment with information about the proposed project and a copy of the Environmental Evaluation application. No public hearing required for this type of project. The second type is for proposed new construction within the entire areas covered by the Area Plan that is over 55 feet or 10 feet taller than adjacent buildings, built before 1963. These projects will be forwarded to the Historic Preservation Commission for review and comment during a regularly scheduled hearing with any comments being forwarded to the Planning Department to be incorporated into the project's final environmental evaluation document. The proposed project qualifies as a type one project because it proposes to demolish the existing building, which appears to have been erected in 1906 and altered in 1923.

SURVEY

The subject property is located in, and identified as a contributor to a potential South Park Historic District (District). The subject property, a two-story, two-bay wood framed single-family building on a through lot between South Park Avenue and Varney Place, is thought to have been built in 1923; however, a report submitted to the department by Tim Kelley Consulting suggests that the building dates to 1906, and was altered in the 1950s, likely in 1951. The District has been identified as having a period of significance from 1854-1935, and identifies single-family buildings among the contributory property types. If the subject building was erected in 1906, and significantly altered in 1951, the changes would have occurred outside the South Park Historic District's period of significance, and the building would not be considered a historic resource.

ENVIRONMENTAL REVIEW STATUS

The Planning Department is in the process of reviewing the proposed Environmental Evaluation application. The final environmental determination will be made upon completion of an evaluation of all applicable environmental topics.

ACTION

The Department is requesting the comments of the Historic Preservation Commission as part of the Department's preparation of documentation pursuant to the CEQA. Pursuant to the Eastern Neighborhoods Interim Permit Review Procedures, which are intended as a precautionary measure against the loss of potential historical resources in the interim period between Plan adoption and Survey completion, the Department seeks comments on the following aspects of the proposed project:

1. Whether the existing building lacks sufficient integrity to be a contributor to an identified potential historic district (Status Code 5S3) South Park Historic District and is not a historical resource; and
2. Whether the proposed new construction is compatible and appropriate in terms of size, massing, scale, choice of material and detail (fenestration pattern, etc.) with the adjacent contributory buildings and within the potential historic district.

ATTACHMENTS

Draft Motion
Project Sponsor Environmental Evaluation Application
Consultant Historic Resource Evaluation
SoMa Survey DPR 523A form
South Park District 523D form
Project Sponsor Plans and Photographs

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