



SAN FRANCISCO PLANNING DEPARTMENT

L-0043

MEMO

DATE: April 1, 2015
TO: Shane Curryn, Matarozzi Pelsinger Design + Build
FROM: Rich Sucre, Historic Preservation Technical Specialist,
(415) 575-9108
REVIEWED BY: Architectural Review Committee of the Historic Preservation
Commission
RE: **Meeting Notes - Review and Comment at the April 1, 2015
ARC-HPC Hearing for 3731-3753 20th Street, Case No. 2014.0655A**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

At the request of the Historic Preservation Commission, the Architectural Review Committee (ARC) was asked to review and comment on the proposed project at 3751-3753 20th Street, which involves rehabilitation of the existing two-family dwelling, adding a new garage/basement level, and constructing a two-to-three-story rear addition.

ARC RECOMMENDATIONS/COMMENTS

Overall, the ARC appreciates the revisions to the proposed project, which were conducted in response to comments from the HPC and the adjacent neighbors.

Reduction of Gable Window on Upper Level of the Front Façade

The ARC concurs with Department staff that the revised design to the upper level gable window (consisting of a single-panel, wood-sash casement window) is compatible with the subject property and the surrounding landmark district because it is consistent with the size and configuration of existing windows on the second floor.

Size, Scale and Design of New Addition

The ARC concurs with Department staff that the new revised rear addition, which was reduced in depth, height and size and modified with less glazing and more solid wall surface, to be compatible with the subject property and the surrounding landmark district. The reduced size and revised design is more consistent with adjacent buildings.

Courtyard (Light Court) in Rear Yard

The ARC concurs with Department staff that the revised courtyard, which was modified to eliminate the sub-grade light court, to be compatible with the subject property and the surrounding landmark district because of the reduced amount of excavation.

Ground Floor Window on Street Façade

The ARC found that the size and location of the proposed window on the front façade was acceptable as a subordinate and clearly contemporary feature.