



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Case Report

HEARING DATE: NOVEMBER 16, 2016

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*Filing Date:* December 8, 2015  
*Case No.:* **2015-016154COA**  
*Project Address:* **3555 20<sup>th</sup> STREET**  
*Historic Landmark:* Liberty-Hill Landmark District  
*Zoning:* Valencia St NCT (Neighborhood Commercial Transit) Zoning District  
50-X Height and Bulk District  
*Block/Lot:* 3609/080  
*Applicant:* Steve Shogun, Lawson Willard Architecture  
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*Reviewed By* Timothy Frye – (415) 575-6822  
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### PROPERTY DESCRIPTION

**3555 20<sup>th</sup> STREET** is a three-story, two-family residence located on a rectangular lot (measuring approximately 22 ft x 85 ft) on the south side of 20<sup>th</sup> Street, between Lexington and San Carlos Streets. The subject property is designed in a Stick/Eastlake architectural style. Constructed prior to 1900, the existing building features wood-frame construction, a stucco-clad exterior, double-hung wood-sash windows, and a gable roof with a tall parapet and pent roof.

### PROJECT DESCRIPTION

The proposed project would undertake repairs to an existing rear wood stair and would install a new one-hour fire wall along the south and west facades at the rear stair. The new fire wall would rise to 11-ft 4-in.

### OTHER ACTIONS REQUIRED

The proposed project requires a Rear Yard Variance from the Zoning Administration, neighborhood notification per Planning Code Section 312, and a Building Permit from the Department of Building Inspection (DBI).

### COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

## PUBLIC/NEIGHBORHOOD INPUT

As of November 9, 2016, the Department has received one inquiry requesting information about the proposed project. This inquiry did not express either support or opposition to the project.

## ISSUES & CONSIDERATION

- Variance: The Zoning Administrator must grant a rear yard variance, pursuant to Planning Code Section 134, for the construction of new fire wall taller than 10-ft within the required rear yard.

## APPLICABLE PRESERVATION STANDARDS

### ARTICLE 10

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a landmark district, the Historic Preservation Commission must find that the proposed work is in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

### THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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 1:** A 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.

*The proposed project would maintain the subject property's current and historic use as a residence. Therefore, the proposed project complies with Rehabilitation Standard 1.*

**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.

*The proposed project preserves the historic character of the subject property and surrounding landmark district by focusing proposed alterations within the rear yard, which is not visible from any public rights-of-way. The rear yard already possesses an existing rear stair, which will remain in the same location and be repaired. The new fire wall would be constructed up against an existing blind wall, which is part of the adjacent property to the south. The proposal would not*

*affect the historic character of the existing residence. Therefore, the proposed project complies with Rehabilitation Standard 2.*

**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.

*The proposed project does not include the addition of conjectural elements or architectural features from other buildings. The proposed rear stair and fire wall are clearly contemporary in construction and design. Therefore, the proposed project complies with Rehabilitation Standard 3.*

**Standard 4:** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

*The proposed project does not involve alterations to the subject building that have acquired significance in their own right. The existing rear stair is a non-historic feature located within the rear yard. Therefore, the proposed project complies with Rehabilitation Standard 4.*

**Standard 5:** Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

*The proposed project maintains and preserves the subject property's distinctive finishes and character-defining features, including the overall form and massing. The project would not impact any distinctive features of the subject property. Therefore, the proposed project complies with Rehabilitation Standard 5.*

**Standard 6:** Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

*The proposed project will repair the existing wood stair located within the required rear yard. The repair will replace treads and steps, as needed, to match the existing wood stair. Therefore, the proposed project complies with Rehabilitation Standard 6.*

**Standard 7:** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

*The proposed project does not involve chemical or physical treatments. Therefore, the proposed project complies with Rehabilitation Standard 7.*

**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.

*The proposed project includes construction of a fire wall within the required rear yard and repair of an existing rear stair.*

*At the rear, the new fire wall is clearly differentiated from the historic mass of the original residence, as noted by the construction type and design. The new wall is compatible with the subject property's overall historic character, since the new work is occurring within the rear yard, is not visible from any public rights-of-way, and the new wall would match the property's historic wood siding.*

*Overall, the proposed project maintains the historic integrity of the subject property and provides exterior alterations, which are compatible, yet differentiated with the historic residence. Therefore, the proposed project complies with Rehabilitation Standard 9.*

**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.

*The proposed project includes construction of a new fire wall, which would be located within the required rear yard. This new wall would not affect the essential form and integrity of the landmark district, and does not impact any character-defining features of the subject property. Therefore, the proposed project complies with Rehabilitation Standard 10.*

**Summary:** The Department finds that the overall project is consistent with the *Secretary of the Interior Standards for Rehabilitation*.

## STAFF ANALYSIS

Included as an exhibit are architectural drawings of the existing building and the proposed project. Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, Department staff has determined the following:

**Repair of Rear Stair & New Fire Wall:** The proposed project includes construction of a fire wall within the required rear yard and repair of an existing rear stair. This new work would occur within the required rear yard and would not be visible from any public right-of-way. The new fire wall is clearly differentiated from the historic mass of the original residence, as noted by the construction type and design. This new work would not impact any character-defining features of the subject property or surrounding historic district. Therefore, this alteration would comply with the Secretary of the Interior's

Standards for Rehabilitation and the requirements of Article 10 of the San Francisco Planning Code, since the new work would be compatible with the historic features.

**Summary:** Department staff finds that proposed work will be in conformance with the Secretary's Standards and requirements of Article 10, as the proposed work shall not adversely affect the special character or special historical, architectural, or aesthetic interest or value of the landmark and its site.

## ENVIRONMENTAL REVIEW STATUS

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption (CEQA Guideline Section 15301) because the project involves exterior alterations to an existing building and meets the *Secretary of the Interior's Standards for Rehabilitation*.

## PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation* and requirements of Article 10.

## ATTACHMENTS

Draft Motion

Exhibits, including Parcel Map, Sanborn Map, Zoning Map, Aerial Photos, and Site Photos

Public Correspondence

Architectural Drawings

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# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Motion No. XXXX

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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 080 IN ASSESSOR'S BLOCK 3609, WITHIN THE LIBERTY-HILL LANDMARK DISTRICT, VALENCIA ST NCT (NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT AND 50-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

WHEREAS, on December 8, 2015, Steve Shogun (Project Sponsor), on behalf of Demetre Lagios (Property Owner), filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness to construct a fire wall within the required rear yard and repair an existing rear stair located at 3555 20<sup>th</sup> Street on Lot 080 in Assessor's Block 3609.

WHEREAS, the Project received an exemption from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption (CEQA Guideline Sections 15301) on November 9, 2016.

WHEREAS, on November 16, 2016 the Commission conducted a duly noticed public hearing on the current project, Case No. 2015-016154COA (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 a Certificate of Appropriateness, in conformance with the project information dated October 10, 2016 and labeled Exhibit A on file in the docket for Case No. 2015-016154COA 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 Historic Preservation Commission has determined that the proposed work is compatible with the character of the Liberty-Hill Landmark District as described in Appendix F of Article 10 of the Planning Code.

- That the proposed project is compatible with the Liberty-Hill Landmark District, since the new work does not affect the historic mass and form of the existing residence, does not destroy historic materials, and provides for new construction, which is compatible, yet differentiated.
  - That the proposed project maintains the historic character of the subject property, as defined by its character-defining features, including, but not limited to, its overall mass and form, as well as, other elements identified in the designating ordinance for Liberty-Hill Landmark District.
  - That the essential form and integrity of the landmark and its environment would be unimpaired if the alterations were removed at a future date.
  - That the proposal respects the character-defining features of Liberty-Hill Landmark District.
  - The proposed project meets the requirements of Article 10.
  - The proposed project meets the *Secretary of the Interior's Standards for Rehabilitation*.
3. **General Plan Compliance.** The proposed Certificate of Appropriateness 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 Dogpatch Landmark District for the future enjoyment and education of San Francisco residents and visitors.*

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 any effect on any existing neighborhood serving retail uses, since there are no retail uses located on the project site.*

- 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 would maintain the existing residence, and will strengthen neighborhood character by respecting the character-defining features of Liberty-Hill Landmark District in conformance with the Secretary of the Interior's Standards for Rehabilitation.*

- C) The City's supply of affordable housing will be preserved and enhanced:

*The project will have no effect upon affordable housing, since there are no identified affordable housing units on the project site.*

- 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. The proposed project is located within a transit-rich neighborhood with walkable access to bus, light rail and train lines.*

- 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 any effect on industrial and service sector jobs on the project site.*

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

*Preparedness against injury and loss of life in an earthquake is unaffected by the proposed work. Any construction or alteration associated with the project will be executed in compliance with all applicable construction and safety measures.*

- G) That landmark and historic buildings will be preserved:

*The proposed project in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards for Rehabilitation.*

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

*The proposed project will not affect 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*, General Plan and Prop M findings of the Planning Code.

## 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 080 in Assessor's Block 3609 for proposed work in conformance with the project information dated October 10, 2016, labeled Exhibit A on file in the docket for Case No. 2015-016154COA.

**APPEAL AND EFFECTIVE DATE OF MOTION:** The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. 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, such as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

**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 Historic Preservation Commission ADOPTED the foregoing Motion on November 16, 2016.

Jonas P. Ionin  
Commission Secretary

AYES:

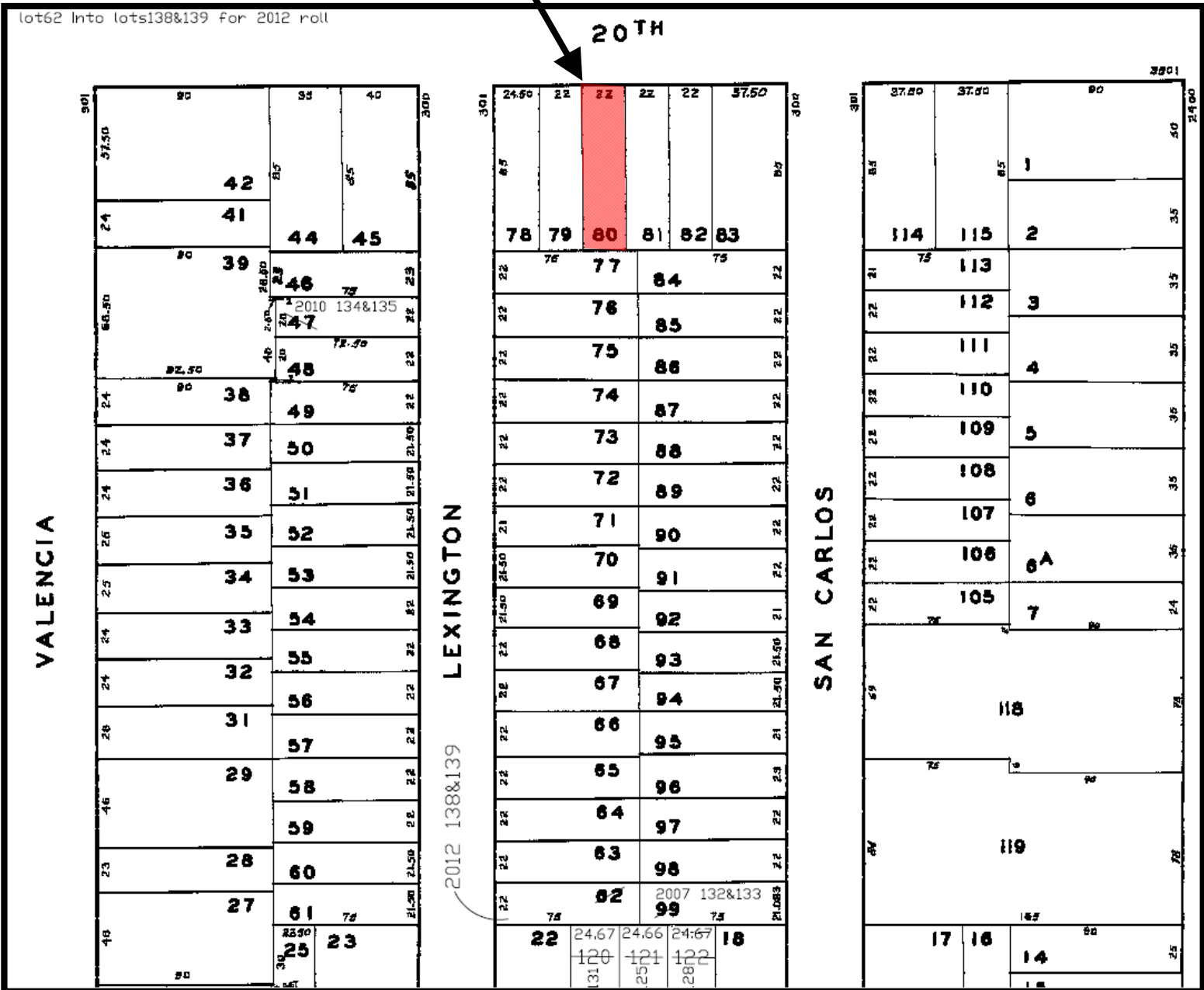
NAYS:

ABSENT:

ADOPTED: November 16, 2016

# Parcel Map

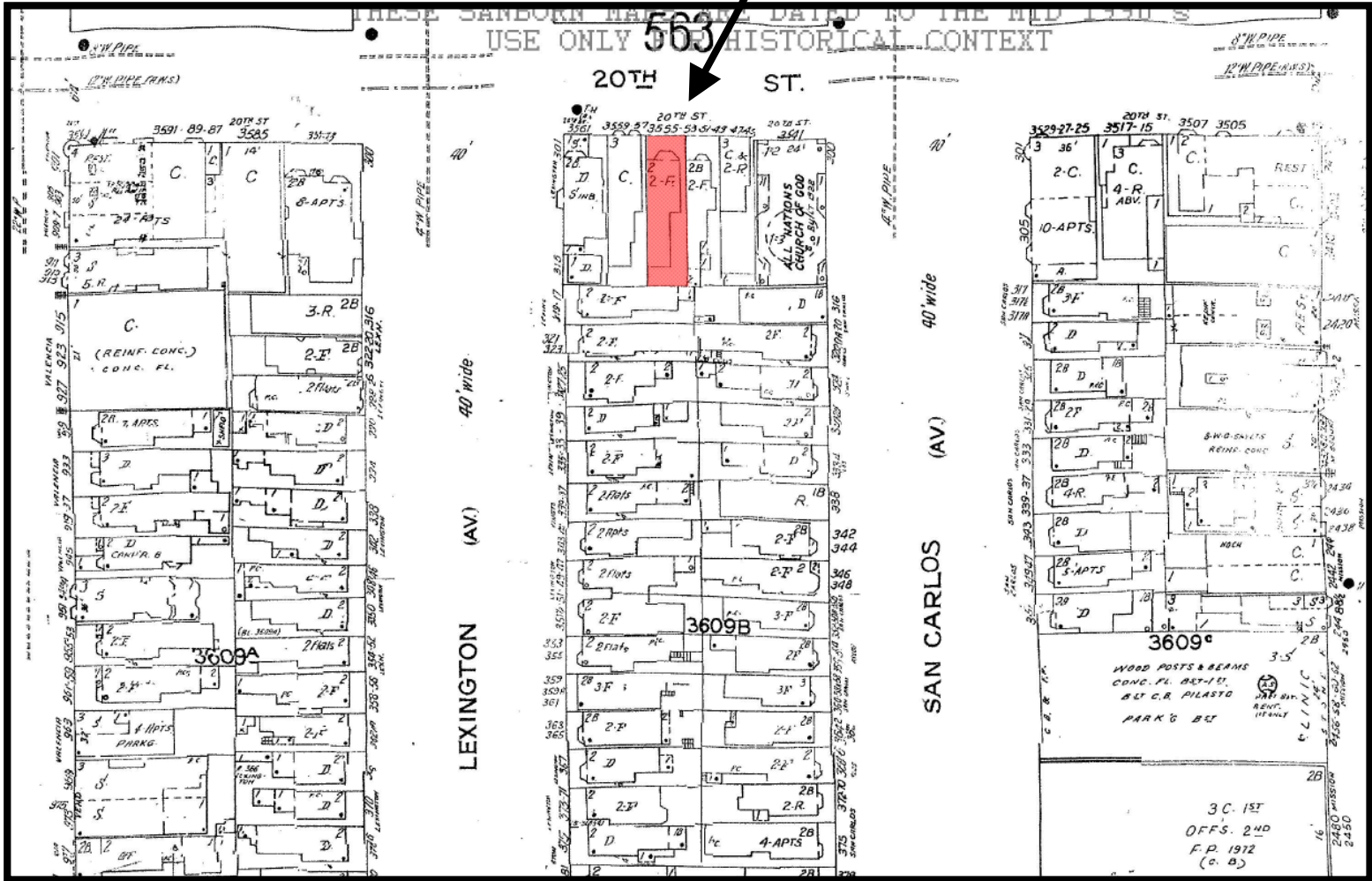
**SUBJECT PROPERTY**



Certificate of Appropriateness Hearing  
 Case No. 2015-016154COA  
 3555 20<sup>th</sup> Street

# Sanborn Map\*

SUBJECT PROPERTY

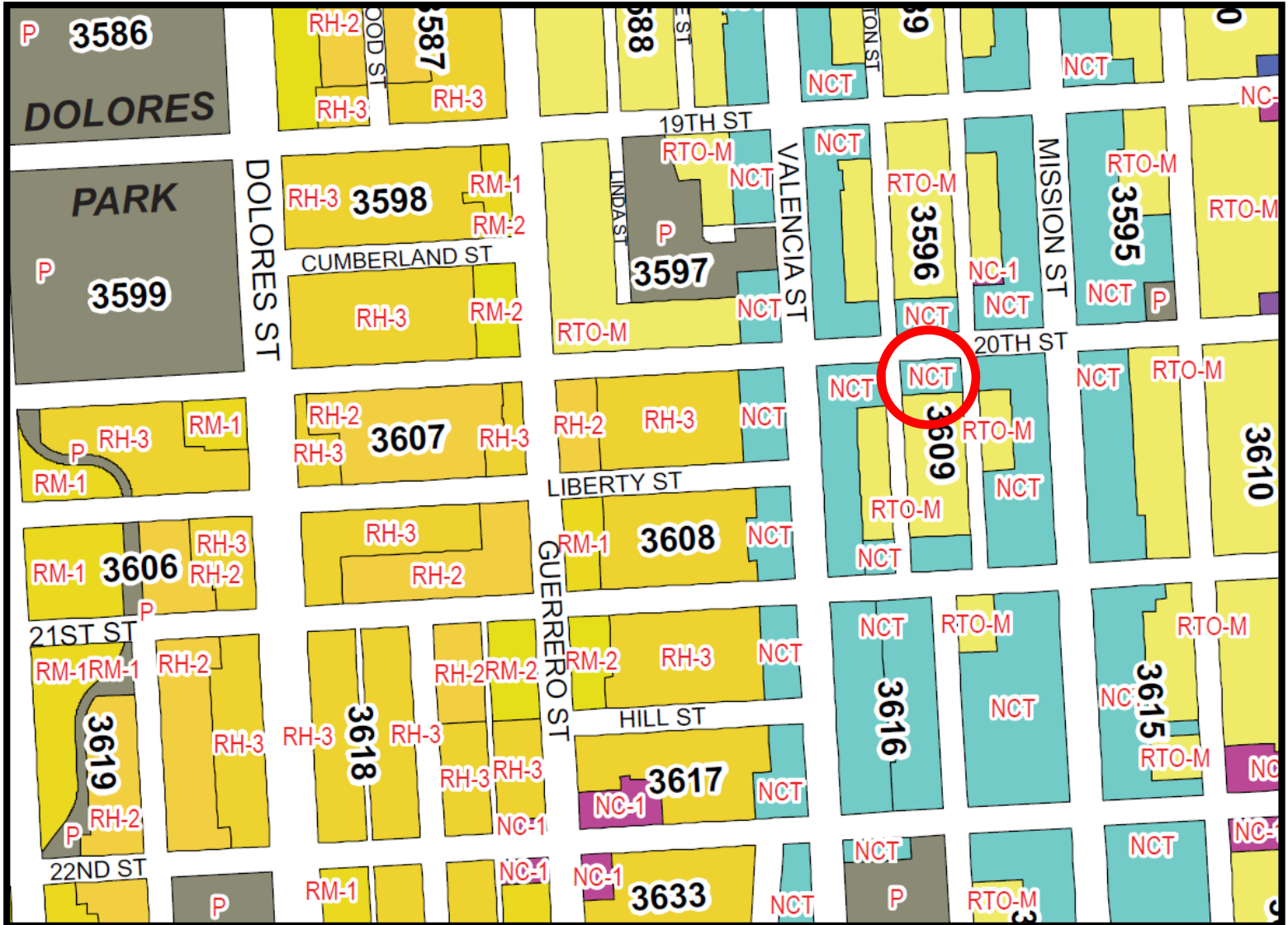


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



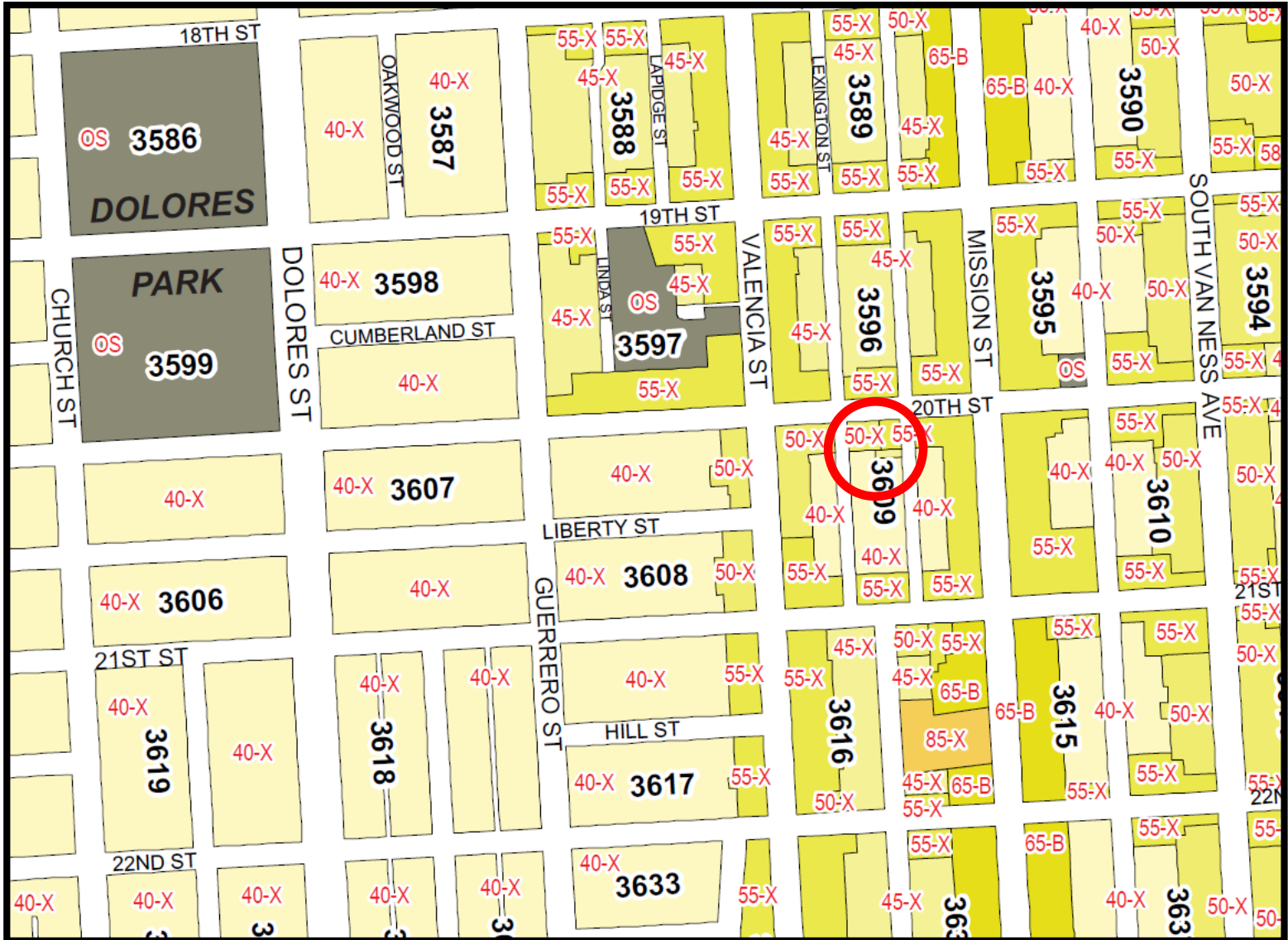
Certificate of Appropriateness Hearing  
Case No. 2015-016154COA  
3555 20<sup>th</sup> Street

# Zoning Map



Certificate of Appropriateness Hearing  
Case No. 2015-016154COA  
3555 20<sup>th</sup> Street

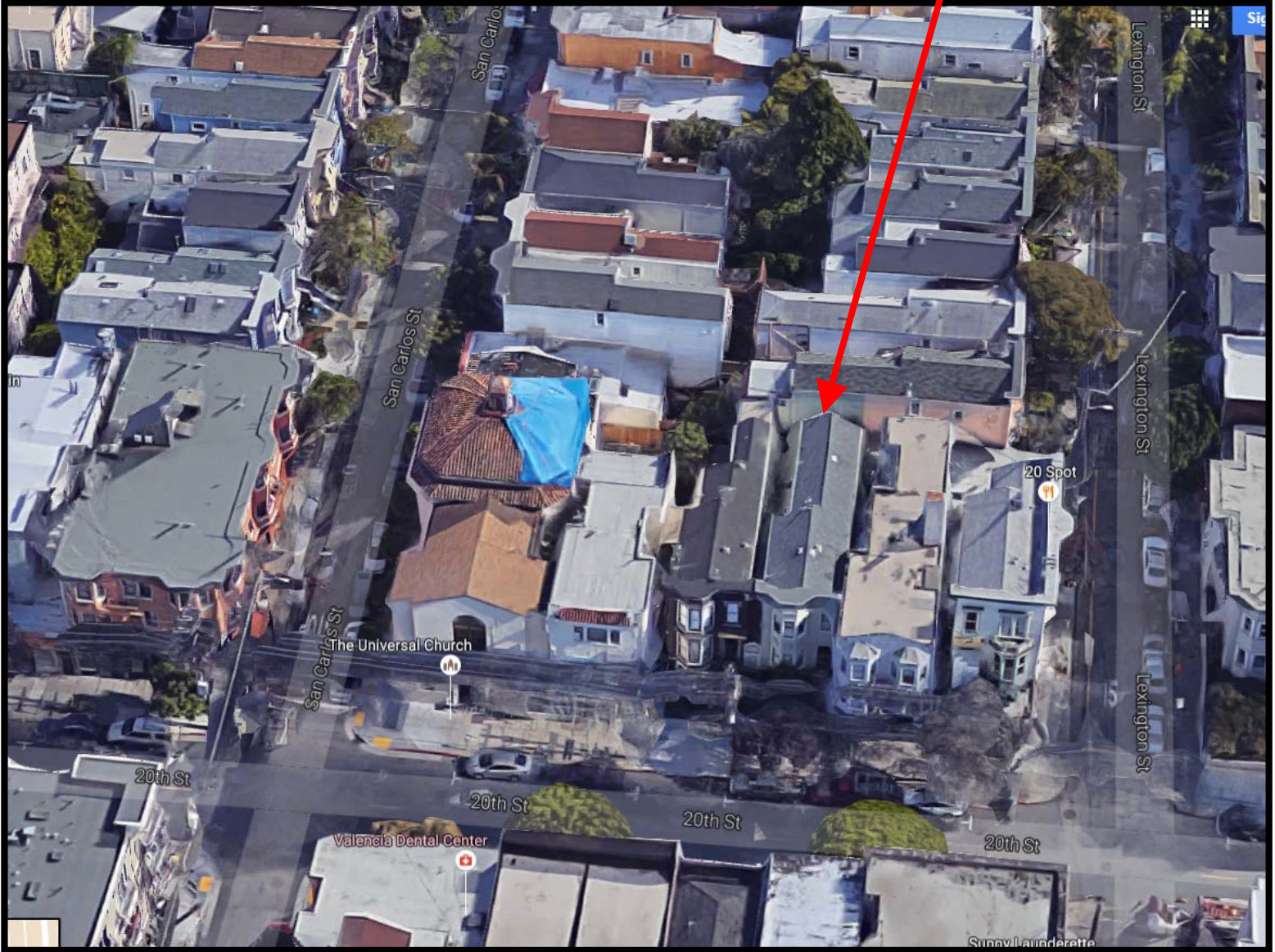
# Height Map



Certificate of Appropriateness Hearing  
Case No. 2015-016154COA  
3555 20<sup>th</sup> Street

# Aerial Photo

SUBJECT PROPERTY



Certificate of Appropriateness Hearing  
Case No. 2015-000308COA  
38 Liberty Street



# Aerial Photo

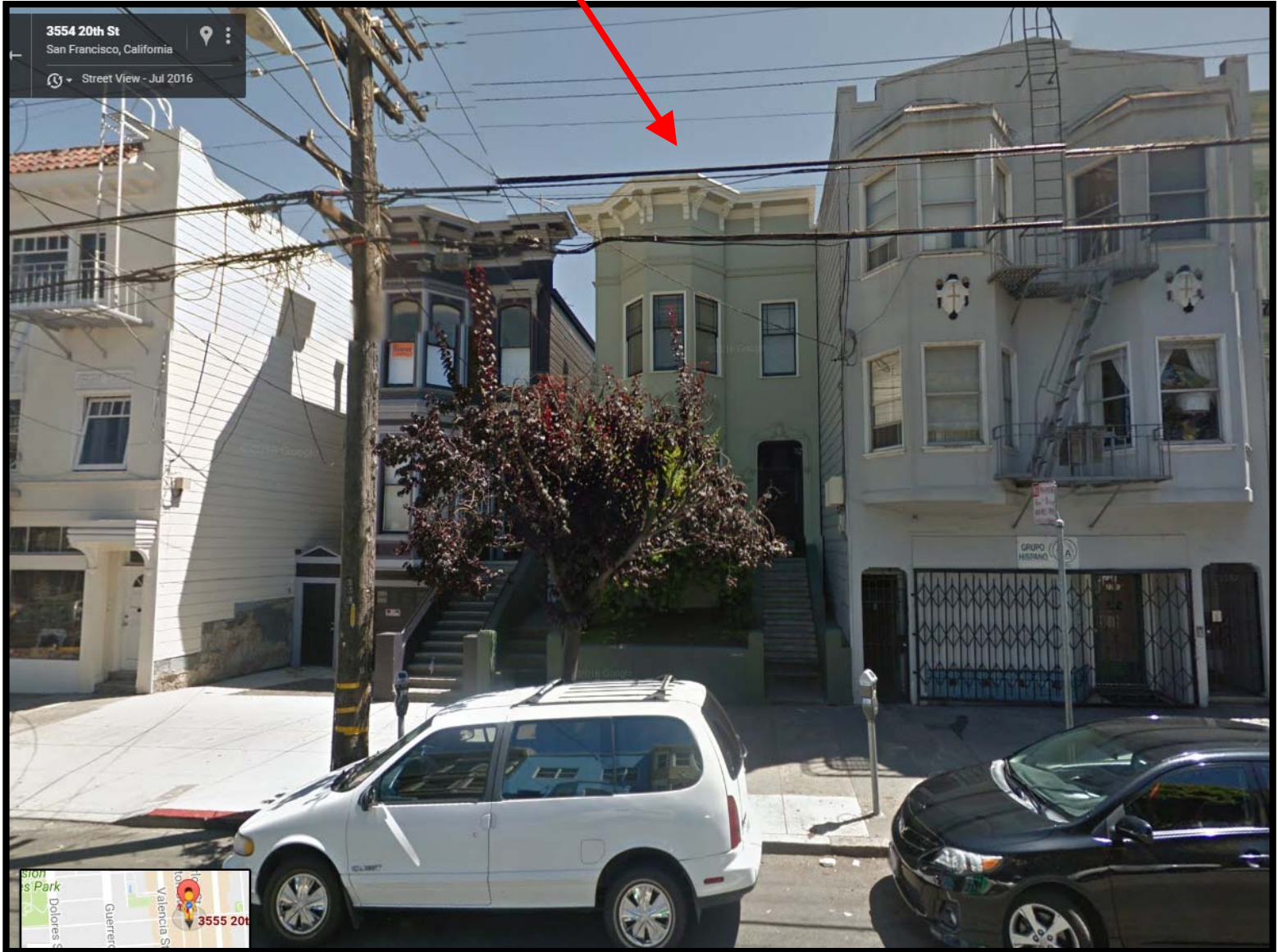
SUBJECT PROPERTY



Certificate of Appropriateness Hearing  
Case No. 2015-000308COA  
38 Liberty Street

# Site Photo

SUBJECT PROPERTY



3555 20<sup>th</sup> Street (Source: Google Maps, July 2016)

Certificate of Appropriateness Hearing  
Case No. 2015-016154COA  
3555 20<sup>th</sup> Street









