



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Case Report HEARING DATE: AUGUST 3, 2016

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Filing Date:* March 9, 2016  
*Case No.:* **2016-000189COA**  
*Project Address:* **1500 McALLISTER STREET**  
*Historic Landmark:* Alamo Square Landmark District  
*Zoning:* RM-1 (Residential – Mixed, Low Density) District  
40-X Height and Bulk District  
*Block/Lot:* 1155 / 005  
*Applicant:* Michael Harris  
Michael Harris Architecture  
135 South Park  
San Francisco, CA 94107  
mharris@mbh-arch.com  
*Staff Contact* Eiliesh Tuffy - (415) 575-9191  
eiliesh.tuffy@sfgov.org  
*Reviewed By* Tim Frye – (415) 575-6822  
tim.frye@sfgov.org

### PROPERTY DESCRIPTION

The subject building at 1500 McAllister Street is a four-story over raised basement wood-frame residential building at the intersection of McAllister and Scott streets. The corner building, which currently has nine dwelling units, is on a lot that is downsloping towards the rear of the lot along the Scott Street elevation. Constructed in 1904 during the transition between the popular Victorian and Edwardian styles of architecture, the property is designated as a contributing building within the Alamo Square Landmark District.

### PROJECT DESCRIPTION

The proposed scope of work is to make window and door alterations on the ground floor to create a new dwelling unit. The increased density is allowable under City Ordinance 0030-15, which legalized the creation of an accessory dwelling unit in buildings undergoing seismic retrofit.

Specifically, the proposal includes:

#### *McAllister St. Elevation*

- **New Window Opening:** Removal of existing, rusticated concrete foundation material to the left of the main entrance staircase to create 1 new window opening. Installation of a new double-glazed wood window to the left of the main stairs. The new window will measure 2-feet in width and will be centered horizontally within the area of work. The height of the new window will match the existing ground floor windows facing McAllister Street. New wood trim will be installed to match the existing ground floor window trim.

- Enlarged Egress Window: Enlarging the width of the central ground floor window facing McAllister Street by 6" on both sides, to meet egress and exposure requirements for the new dwelling unit. A new, double-glazed wood window will be installed in the larger rough opening. The existing wood trim will be reused on the wider window opening where salvageable, or replicated to match existing profiles where beyond repair.
- Restored Corner Window: Removing infill material at the existing ground floor window at the base of the rounded corner bay. The windows on the upper floors of the corner bay have curved glass panes. Based on found conditions once the infill material is removed, the historic curved wood window will be repaired or, if beyond repair, a new curved wood sash with curved glazing will be installed in the original opening.

#### *Scott Street Elevation*

- Enlarged Dwelling Unit Door: Removing the existing concrete step at the southernmost door facing Scott Street and lowering the threshold height to create a level landing at grade for the new ground floor dwelling unit entrance. The new door is proposed to be wood with clear glazing in keeping with other ground floor doors found in the district.
- Restored Window Opening: Removing infill material to restore a window opening at the new ground floor unit bedroom. A new, double-glazed wood window will be installed within the existing rough opening.
- Enlarged Service Door: Removing 2" of the rusticated concrete foundation material to enlarge the existing service door from 34" to a standard 36" door width. The new door will be paneled to match tradesman doors in the district.

Please see plans and photographs prepared by Michael Harris Architecture, dated June 6, 2016, for details.

## **OTHER ACTIONS REQUIRED**

Proposed work will require Building Permit(s).

## **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 1:** A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

*The property shall be retained as residential flats, in keeping with its historic use. Proposed work will require the minimal removal of historic fabric at the rusticated concrete foundation, where minimal increases in window and door rough openings are to be made. The altered fenestration proposed for the ground floor retains historic window and door locations, which are character-defining features within the district. The one new McAllister Street window will be in a discreet location and of a material and design compatible with the building and the district. Where historic sashes have been blocked with infill material, they will be returned to glazed openings to bring the subject property into greater conformance with its historic appearance.*

**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.

*Proposed work will remove minimal amounts of rusticated concrete at the raised basement location. Historic wood trim elements, which are character-defining features within the district, will be reused at enlarged window openings and replicated for the one new window opening. At the building's curved corner bay, the ground floor window sash and jamb are to be studied for remnants of a historic curved wood window sash and glazing for restoration or replacement in-kind if deteriorated beyond repair.*

**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 elements from other historic properties, will not be undertaken.

*The project does not propose to add conjectural features or changes that create a false sense of historical development. The new windows and doors, where proposed, will match the existing historic design of the building but will be of contemporary glazing technology.*

**Standard 4:** Changes to a property that have acquired significance in their own right will be retained and preserved.

*The project does not include work to areas of the building that have been altered and acquired significance in their own right.*

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

*The historic wood siding and ornamental trim details found on the building's upper stories are not proposed to be altered in the creation of a new ground floor dwelling unit. The trim that does exist around the ground floor windows is very simple in its design, unlike the more elaborate window trim used above the rusticated concrete foundation. The proposed project will preserve the craftsmanship that characterizes the building's 1904 design and will preserve the character of the Alamo Square Landmark District.*

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

*The historic curved wood window and its glazing are to be repaired or, if deteriorated beyond repair, replaced to match in its material, design and finish. The proposed project will preserve the craftsmanship that characterizes the building and the district.*

**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 historic foundation material proposed for removal to provide adequate light and air to the new ground floor dwelling unit is minimal and would not impede the ability to read the historic rusticated concrete design. New windows and doors will be differentiated by their use of contemporary double-glazing. The new wood windows, doors and trim details will be differentiated from the old in their lack of paint layers, but will match the type, design, trim profiles, materials and finishes of the building and the district.*

**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.

*Reversal of the proposed window and door work would be possible by referencing the existing condition plans on file with the approval.*

## **PUBLIC/NEIGHBORHOOD INPUT**

The Department has received no public input on the project at the date of this report.

## STAFF ANALYSIS

Staff has determined that the proposed work will be in conformance with the requirements of Article 10 and the *Secretary of Interior's Standards for Rehabilitation*. The project is compatible with the subject building and with the character-defining features of the Alamo Square Landmark 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*.

## 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.

## ATTACHMENTS

Draft Motion  
Block Map  
Sanborn Map  
Photographs  
C of A Application  
Plans

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# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Draft Motion

HEARING DATE: AUGUST 3, 2016

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eiliesh.tuffy@sfgov.org  
*Reviewed By* Tim Frye – (415) 575-6822  
tim.frye@sfgov.org

**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 005 IN ASSESSOR'S BLOCK 1155, WITHIN AN RM-1 (RESIDENTIAL – MIXED, LOW DENSITY) ZONING DISTRICT, A 40-X HEIGHT AND BULK DISTRICT, AND THE ALAMO SQUARE LANDMARK DISTRICT.**

### **PREAMBLE**

WHEREAS, on March 9, 2016, Michael Harris of Michael Harris Architecture ("Project Sponsor") filed an application with the San Francisco Planning Department ("Department") for a Certificate of Appropriateness to make alterations to ground floor doors and windows on the subject property located on Lot 005 in Assessor's Block 1155.

Specifically, the proposal includes:

#### *McAllister Street Elevation*

- New Window Opening: Removal of existing, rusticated concrete foundation material to the left of the main entrance staircase to create 1 new window opening. Installation of a new double-glazed wood window to the left of the main stairs. The new window will measure 2-feet in width and will be centered horizontally within the area of work. The height of the new window will match the existing ground floor windows facing McAllister Street. New wood trim will be installed to match the existing ground floor window trim.

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*Scott Street Elevation*

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- Restored Window Opening: Removing infill material to restore a window opening at the new ground floor unit bedroom. A new, double-glazed wood window will be installed within the existing rough opening.
- Enlarged Service Door: Removing 2" of the rusticated concrete foundation material to enlarge the existing service door from 34" to a standard 36" door width. The new door will be paneled to match tradesman doors in the district.

Please see plans and photographs prepared by Michael Harris Architecture, dated June 6, 2016, for details.

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 3, 2016, the Commission conducted a duly noticed public hearing on the current project, Case No. 2016-000189COA ("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 APPROVES the Certificate of Appropriateness, in conformance with the architectural plans dated June 6, 2016 on file in the docket for Case No. 2016-000189COA based on the conditions and findings listed below.

## 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 landmark district as described in the designation report.

- The proposal will preserve exterior architectural features of the landmark district.
- The proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

**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.*

**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 elements from other historic properties, will not be undertaken.*

**Standard 5.**

*Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

**Standard 6.**

*Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

**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.*



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 building and the 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 have no effect 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 retain a multi-family building in a mixed-density residential zoning district.*

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

*The project will not impact the 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 will not have any impact on industrial and service sector jobs, as it is zoned for residential use.*

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 improved by the proposed work. 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 for Rehabilitation.*

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 the 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 005 in Assessor's Block 1155 for proposed work in conformance with the architectural plans dated June 6, 2016 on file in the docket for Case No. 2016-000189COA.

**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 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 Historical Preservation Commission ADOPTED the foregoing Motion on August 3, 2016.

Jonas P. Ionin  
Commission Secretary

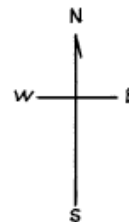
AYES: X

NAYS: X

ABSENT: X

ADOPTED: August 3, 2016

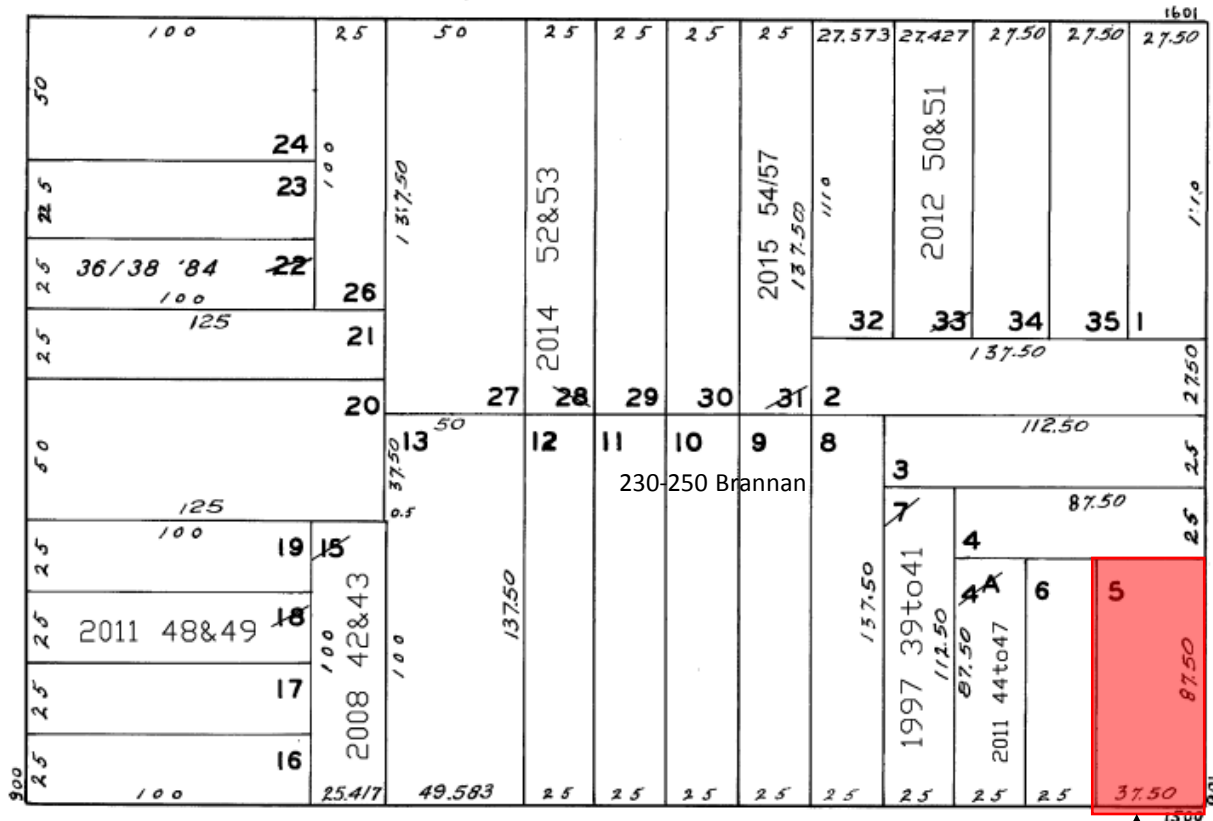
# Block Book Map



GOLDEN GATE AVE.

DIVISADERO

SCOTT

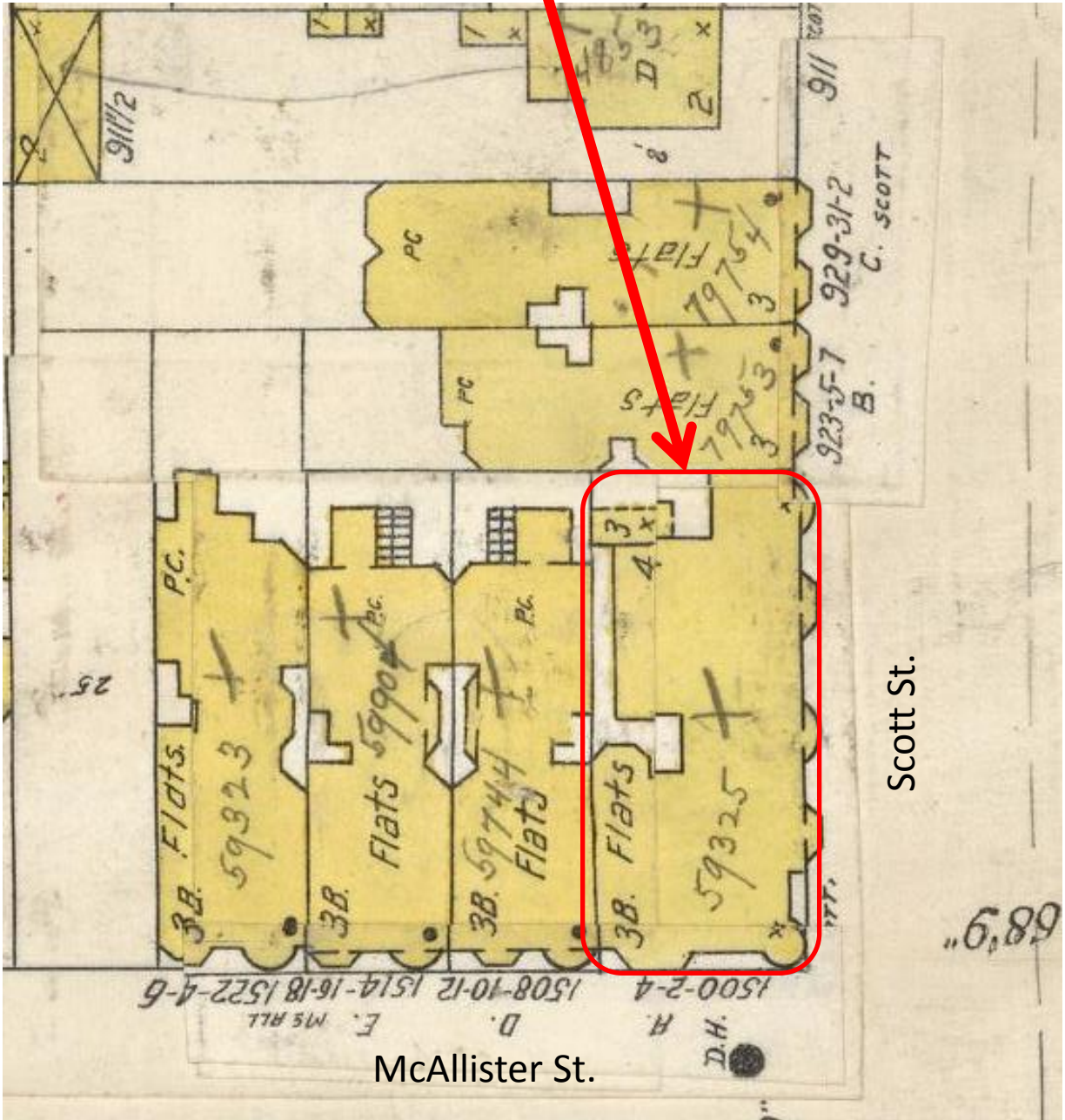


Mc ALLISTER

**SUBJECT  
PROPERTY**

# 1905 Sanborn Map

**SUBJECT PROPERTY**



## 1976 Survey Photo



# 1500 McAllister Street



**AREAS OF WORK**



# 1500 McAllister Street – McAllister St. Elevation



**AREAS OF WORK**

Certificate of Appropriateness Hearing  
**Case Number 2016-000189COA**  
Alamo Square Landmark District  
1500 McAllister Street

# 1500 McAllister Street – Scott St. Elevation



**AREAS OF WORK**

# APPLICATION FOR Certificate of Appropriateness

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Elizabeth Cout LLC	
PROPERTY OWNER'S ADDRESS:  1717 Powell ST., San Francisco, CA	TELEPHONE: (415 ) 989-1717  EMAIL:

APPLICANT'S NAME: Michael Harris		Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS:  135 South Park, San Francisco, CA	TELEPHONE: (415 ) 243-8272  EMAIL: mharris@mbh-arch.com	

CONTACT FOR PROJECT INFORMATION:		Same as Above <input checked="" type="checkbox"/>
CONTACT PERSON'S ADDRESS:	TELEPHONE: ( )  EMAIL:	

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 1500 McAllister		ZIP CODE: 94115		
CROSS STREETS: Scott				
ASSESSORS BLOCK/LOT: 1155 / 005	LOT DIMENSIONS: 37.5 x 87.5	LOT AREA (SQ FT): 3281.25	ZONING DISTRICT: R-2	HEIGHT/BULK DISTRICT: 40-x
ARTICLE 10 LANDMARK NUMBER		HISTORIC DISTRICT: Alamo Square		

## 3. Project Description

A dwelling unit is proposed under the seismic retrofit program. To facilitate the new unit the existing door on Scott must be 6'8" and there need to be windows for light and air. There was a fire at the rear of the building and new gas and electric meters will be installed requiring a wider access door.

Building Permit Application No. 2015.1130.3685

Date Filed: 11.30.15

#### 4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

GROSS SQUARE FOOTAGE (GSF)	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
Residential	11,785	11,785	815	12,600
Retail	0	0	0	0
Office	0	0	0	0
Industrial / PDR Production, Distribution, & Repair	0	0	0	0
Parking	0	0	0	0
Other (Specify Use)				
Total GSF				
PROJECT FEATURES	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
Dwelling Units	9	9	1	10
Hotel Rooms	0	0	0	0
Parking Spaces	0	0	0	0
Loading Spaces	0	0	0	0
Number of Buildings	1	1	1	1
Height of Building(s)				
Number of Stories	4-5	4-5	4-5	4-5

Please provide a narrative project description, and describe any additional project features that are not included in this table:

The entry door to the new unit will gain height by lowering the existing sill and removing the concrete step. Three existing windows which had been in filled will be opened up. ~~At the two windows in the rusticated base the heads be raised and sills lowered to enlarge the openings.~~ The existing trim profile will be used around the windows. A new window with trim matching the existing windows will be added to the west of the entry stairs. The existing service door will be widened to 36" to accommodate PG&E requirements with the same jamb detail as the current door. *new*

## Findings of Compliance with Preservation Standards

FINDINGS OF COMPLIANCE WITH PRESERVATION STANDARDS		YES	NO	N/A
1	Is the property being used as it was historically?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Does the new use have minimal impact on distinctive materials, features, spaces, and spatial relationship?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Is the historic character of the property being maintained due to minimal changes of the above listed characteristics?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Are the design changes creating a false sense of history of historical development, possible from features or elements taken from other historical properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Are there elements of the property that were not initially significant but have acquired their own historical significance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Have the elements referenced in Finding 5 been retained and preserved?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Have distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize the property been preserved?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Are all deteriorating historic features being repaired per the Secretary of the Interior Standards?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Are there historic features that have deteriorated and need to be replaced?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Do the replacement features match in design, color, texture, and, where possible, materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Are any specified chemical or physical treatments being undertaken on historic materials using the gentlest means possible?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12	Are all archeological resources being protected and preserved in place?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13	Do exterior alterations or related new construction preserve historic materials, features, and spatial relationships that are characteristic to the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Are exterior alterations differentiated from the old, but still compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	If any alterations are removed one day in the future, will the forms and integrity of the historic property and environment be preserved?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please summarize how your project meets the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, in particular the *Guidelines for Rehabilitation* and will retain character-defining features of the building and/or district:

No character defining details will be removed. No discordant detail or features will be added.

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# Findings of Compliance with General Preservation Standards

In reviewing applications for Certificate of Appropriateness the Historic Preservation Commission, Department staff, Board of Appeals and/or Board of Supervisors, and the Planning Commission shall be governed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* pursuant to Section 1006.6 of the Planning Code. Please respond to each statement completely (Note: Attach continuation sheets, if necessary). Give reasons as to *how* and *why* the project meets the ten Standards rather than merely concluding that it does so. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. The property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;  
The building will retain its residential use. It's distinctive materials, features, and volume will be retained.

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2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided;

The historic character will be retained, work will only include lowering a door sill, removing a concrete step, ~~lowering~~ <sup>widening</sup> a window ~~sill~~, adding a window (largely widen from view but similar in character to existing windows) and widening a service door.

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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 elements from other historic properties, will not be undertaken;

no features will be added

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4. Changes to a property that have acquired historic significance in their own right will be retained and preserved;  
no changes to property

5. Distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved;  
exterior wood material and trim profiles will be maintained

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence;  
no historical features will be replaced

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used;  
no chemical treatments are included as part of this work

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken;

To our knowledge there are no archeological resources at this site

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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 shall 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 only addition is a window which will be similar to other windows in the rusticated base and will be barely visible.

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10. New additions and adjacent or related new construction will 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 not be impaired;

The only addition is a window whose opening could be filled in at a later time

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*PLEASE NOTE: For all applications pertaining to buildings located within Historic Districts, the proposed work must comply with all applicable standards and guidelines set forth in the corresponding Appendix which describes the District, in addition to the applicable standards and requirements set forth in Section 1006.6. In the event of any conflict between the standards of Section 1006.6 and the standards contained within the Appendix which describes the District, the more protective shall prevail.*



## Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

NA-no effect on retail

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2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The neighborhood character will not be effected by the proposed work.

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3. That the City's supply of affordable housing be preserved and enhanced;

The intent is to add one housing unit to City's supply

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4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

The proposed work will have no effect on Muni or parking

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5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

NA-no displacement

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6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The project is part of seismic upgrade

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7. That landmarks and historic buildings be preserved; and

The building will be preserved

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8. That our parks and open space and their access to sunlight and vistas be protected from development.

NA- no effect on parks or open space

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## Estimated Construction Costs

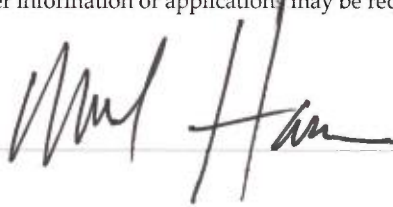
TYPE OF APPLICATION: building permit	
OCCUPANCY CLASSIFICATION: R-2	
BUILDING TYPE: V-B	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:  converting 815 sf of storage space into dwelling unit	BY PROPOSED USES: 815 sf-residential
ESTIMATED CONSTRUCTION COST: <del>\$20,000</del> \$ 10,000 WKT.	
ESTIMATE PREPARED BY:	
FEE ESTABLISHED:	

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature: \_\_\_\_\_



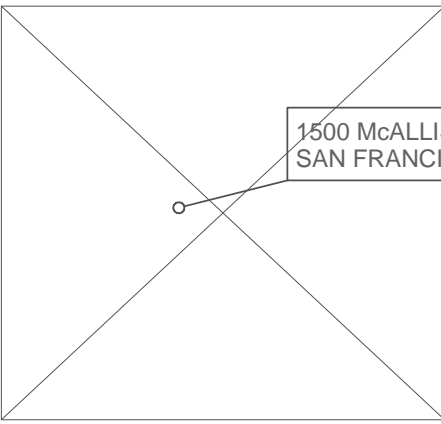
Date: \_\_\_\_\_

3.6.16

Print name, and indicate whether owner, or authorized agent:

Michael Harris- agent

Owner / Authorized Agent (circle one)



1500 McALLISTER STREET  
SAN FRANCISCO, CA 94115

**SCOPE OF WORK:**

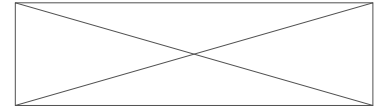
THIS PERMIT IS FOR A CERTIFICATE OF APPROPRIATENESS FOR THE ENLARGEMENT OF TWO [E] EXTERIOR DOORS, THE ENLARGEMENT OF ONE EXTERIOR WINDOW, AND TO ADD A NEW EXTERIOR WINDOW.

**OWNER:**

FLYNN INVESTMENTS  
1717 POWELL ST., SUITE 300  
SAN FRANCISCO, CA 94133  
PH (415) 989.1717

**ARCHITECT:** MICHAEL HARRIS, AIA

135 SOUTH PARK  
SAN FRANCISCO, CA 94107  
PH (415) 243.8272



135 SOUTH PARK  
SAN FRANCISCO  
CA 94107  
415 243 8272  
MBH - ARCH.COM

1500 McALLISTER AVE  
SAN FRANCISCO, CA 94107

No. / Date Issue And Revision By  
06 JUNE 2016

CERTIFICATE OF APPROPRIATENESS

Prepared By:

Project Name  
1500\_McALLISTER

Graphic Scale Project Number

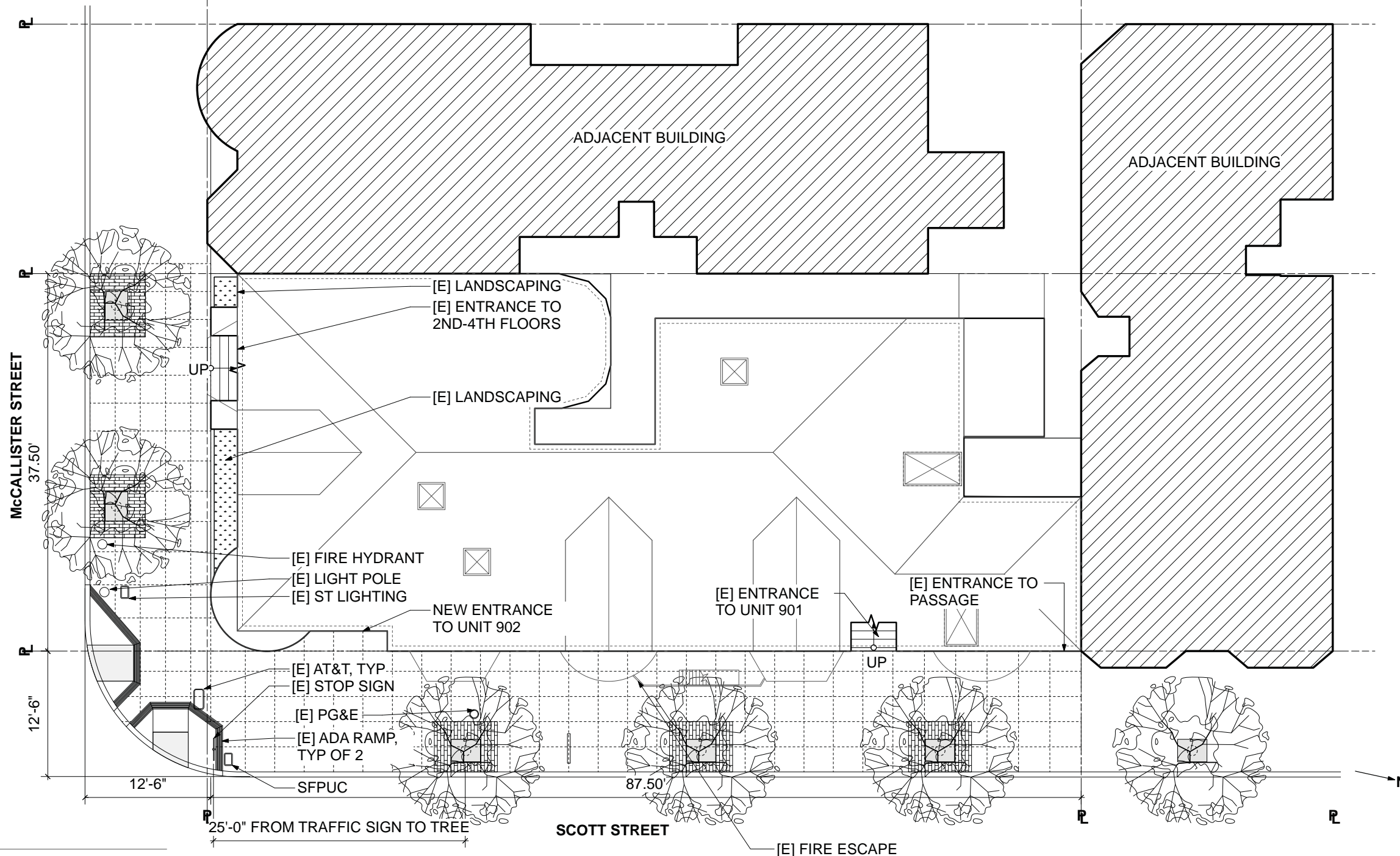
Sheet Description

Ref. North

Sheet Number

**A0.00**

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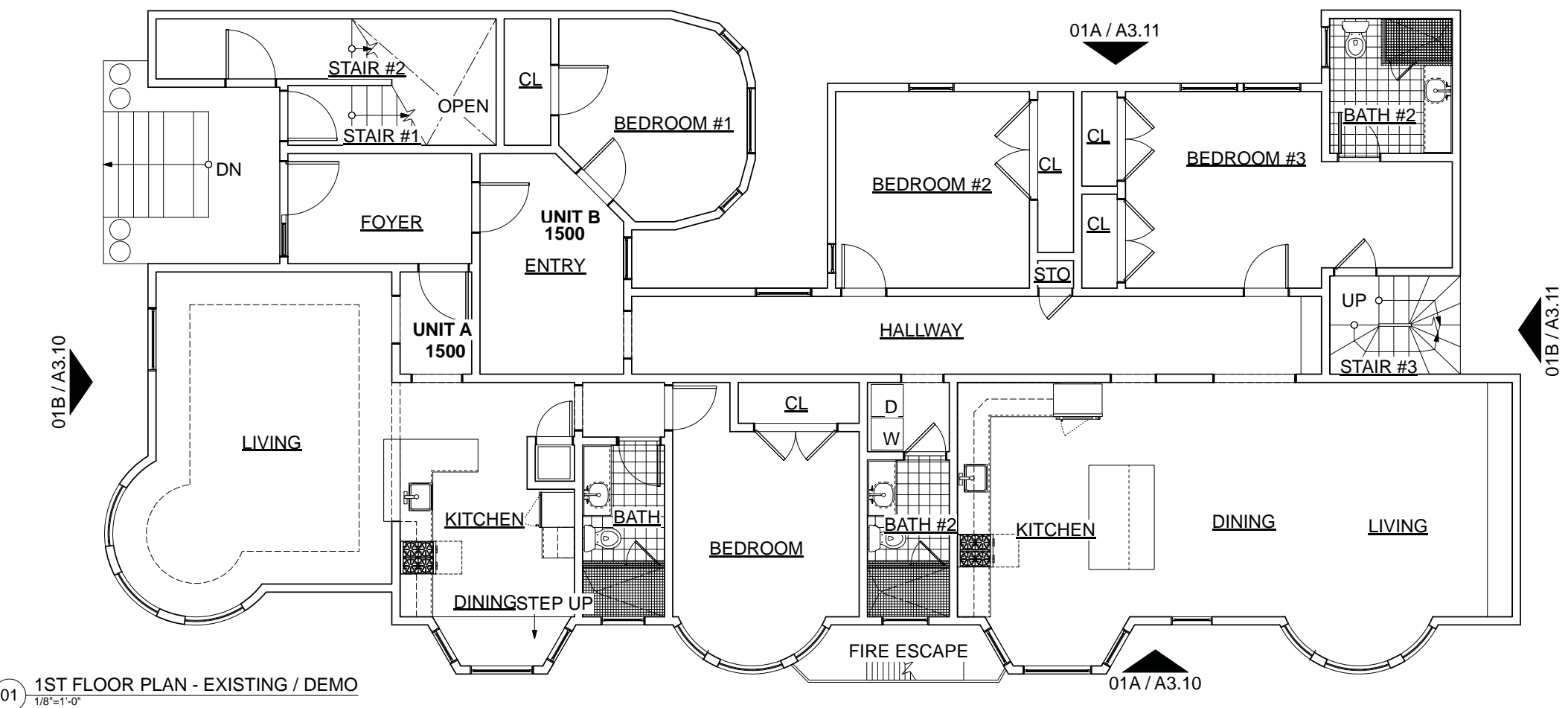
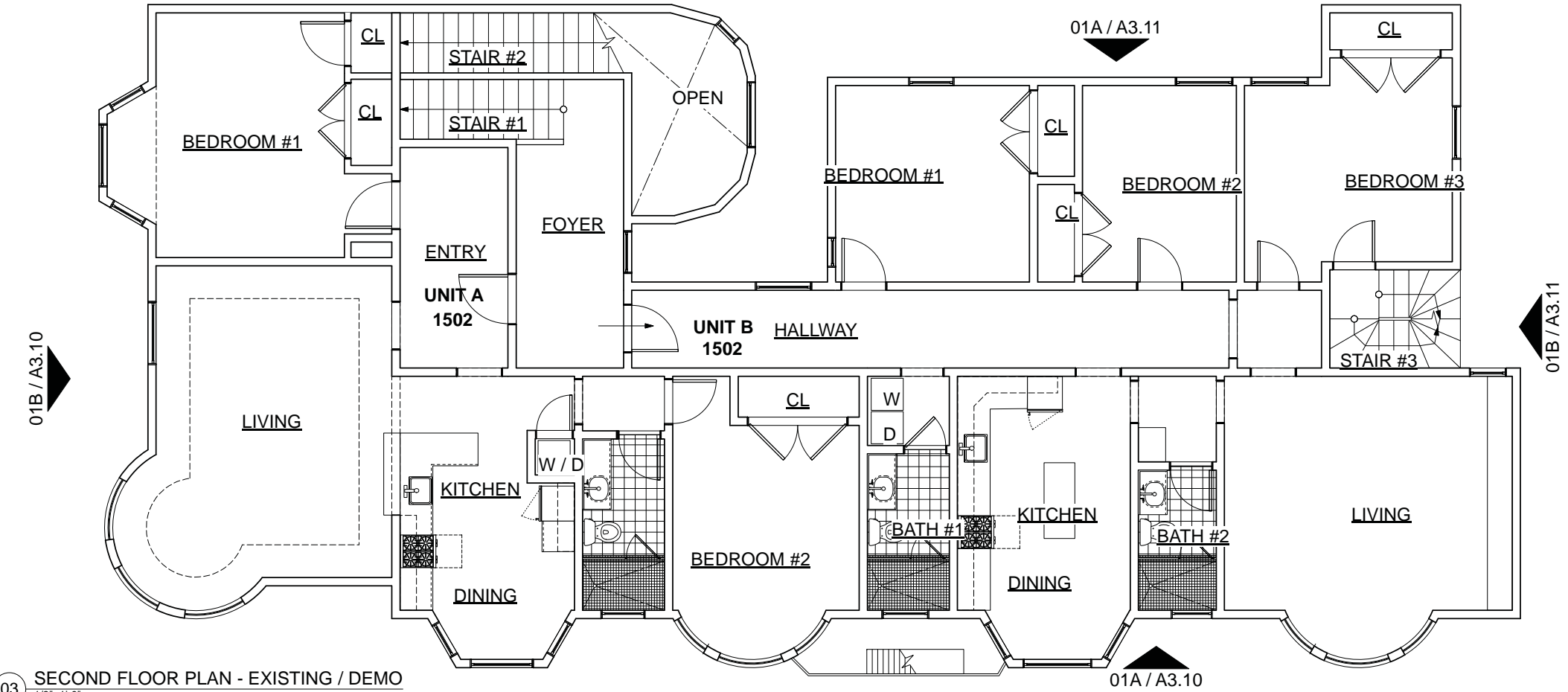
No. / Date	Issue And Revision	By
06 JUNE 2016	CERTIFICATE OF APPROPRIATENESS	

Prepared By:

Project Name	1500_McALLISTER
Project Number	
Sheet Description	EXISTING PLANS
Sheet Number	

**LEGEND**

— EXISTING WALL  
- - - DEMOLITION WALL / FIXTURE

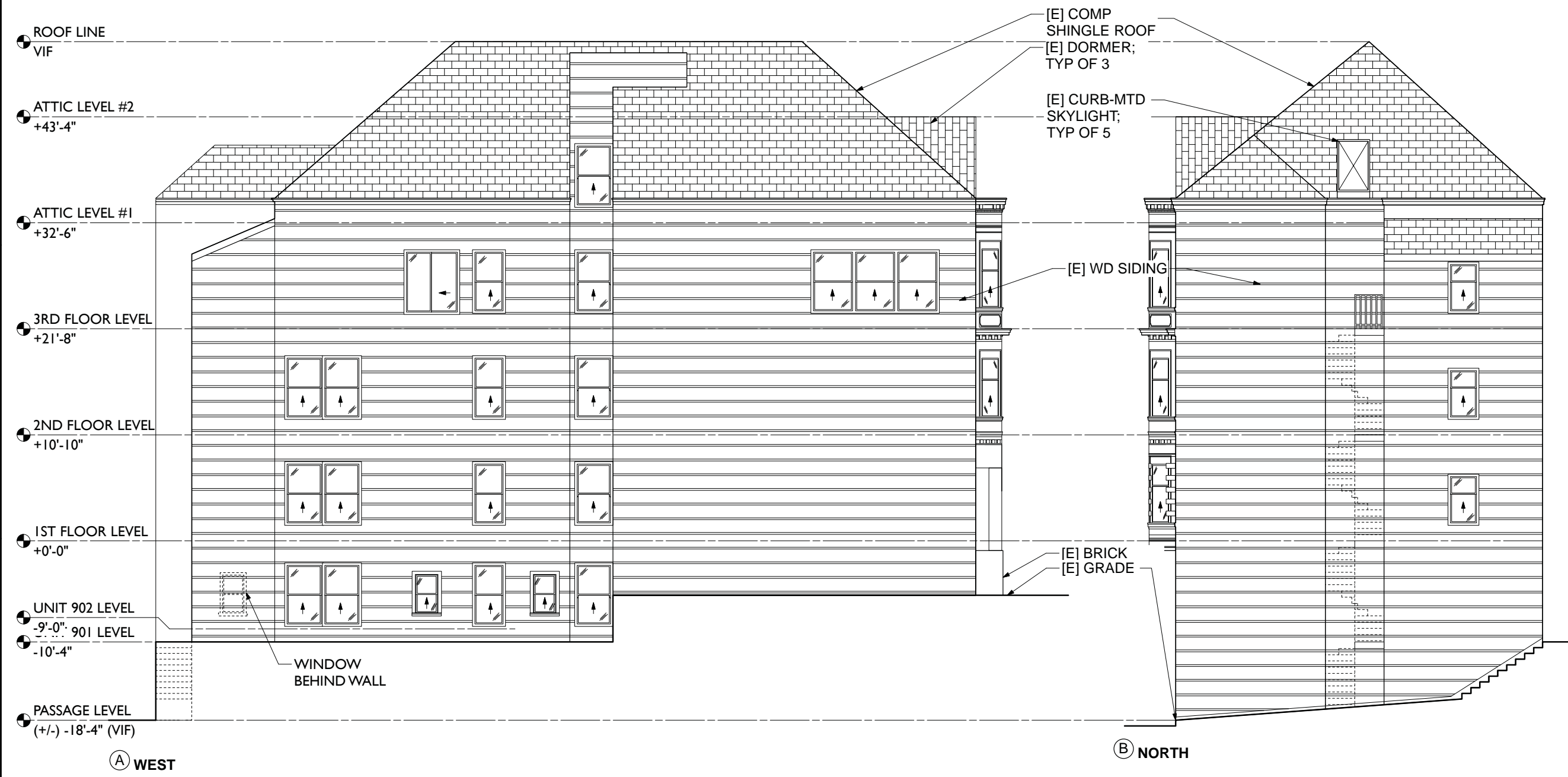


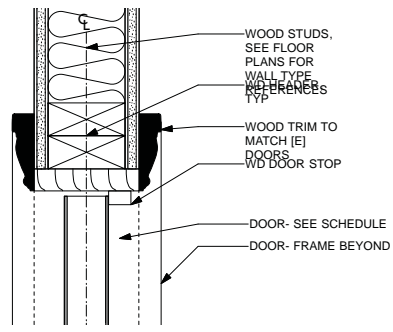




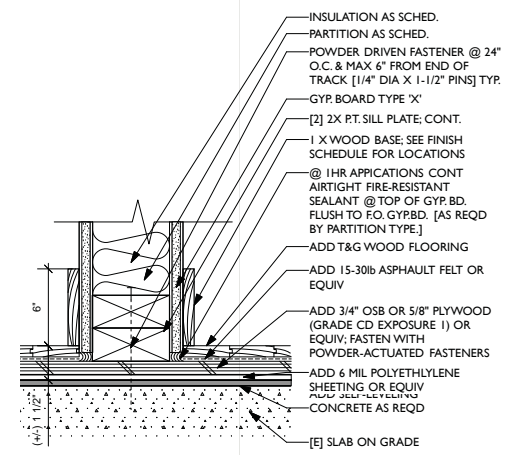




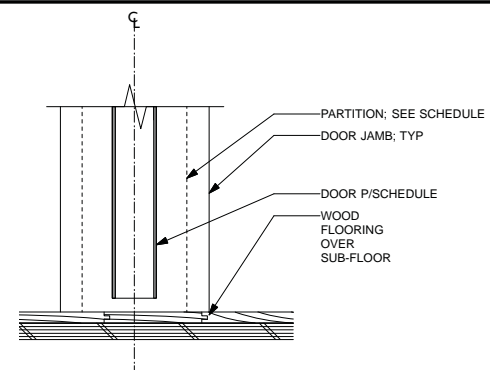




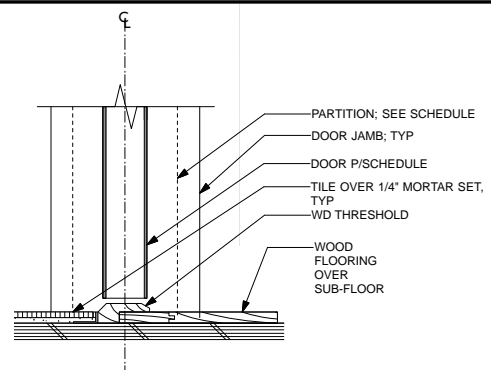
04 TYPICAL DOOR + JAMB (SIM) DETAIL  
3"=1'-0"



08 TYPICAL WALL DETAIL @ FLOOR  
3"=1'-0"



03 TYPICAL DOOR TRANSITION @ WOOD  
3"=1'-0"

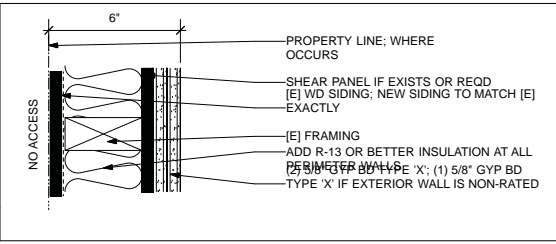


07 TYPICAL DOOR TRANSITION @ WOOD AND TILE  
3"=1'-0"

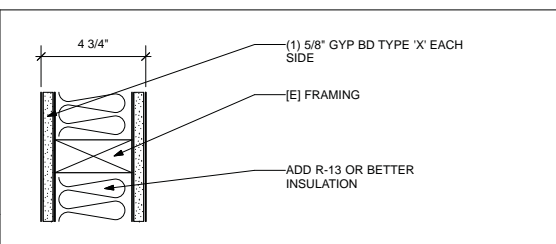


11 DETAIL OF WINDOW TRIM AND FRAME

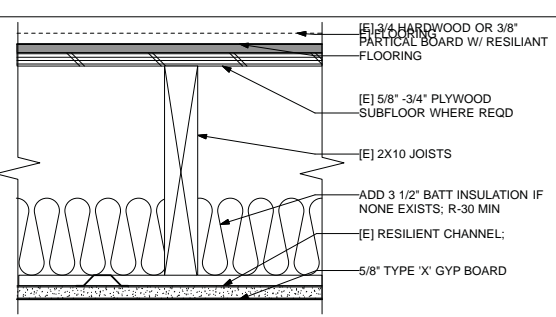
**W1** EXTERIOR WALL - 1 HR; @ LOT LINE WHERE OCCURS  
EXTERIOR PARTITION W/ 2x4 WOOD STUDS @ 16" O.C., U.O.N. - 2 LAYER 5/8" TYP 'X' GWB @ INSIDE WITH 1" TYPE 'S' DRYWALL SCREWS 8" OC TO EDGES AND 12" OC TO INTERMEDIATE STUDS. STAGGER JOINTS 24" OC ON OPPOSITE SIDES; SHEAR PLYWOOD AS REQUIRED. S.S.D. FOR ATTACHMENT AND LOCATIONS.  
INSULATE AT ALL CONDITIONED AREAS - U.O.N.



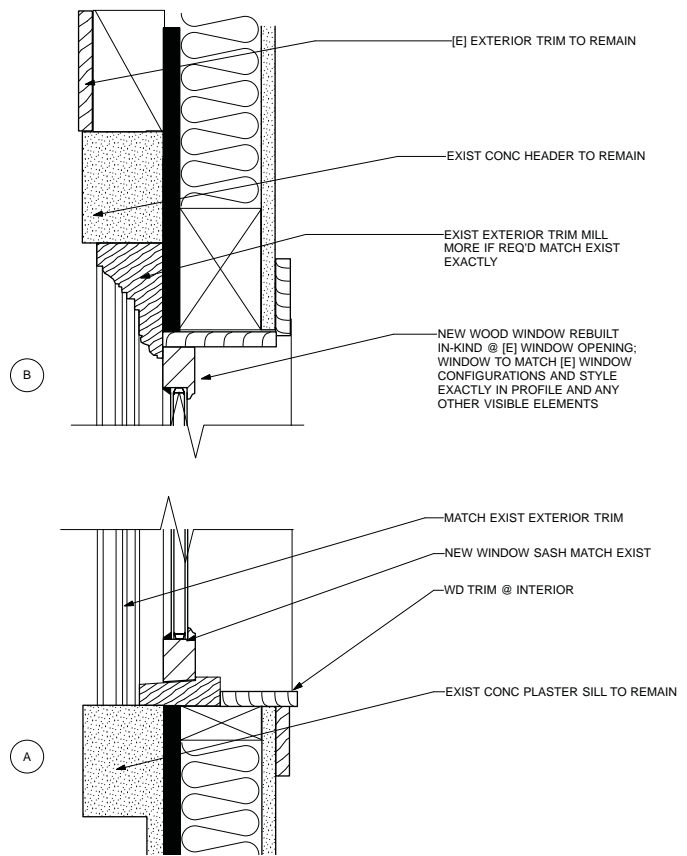
**P1** FULL HEIGHT INTERIOR PARTITION - 1 HR  
INTERIOR PARTITION 2x4 WOOD STUDS @ 16" O.C., U.O.N. - 1 LAYER 5/8" TYP 'X' GWB EACH SIDE.  
INSULATE AT ALL CONDITIONED AREAS - U.O.N.



**C1** FLOOR-CEILING SYSTEM - 1 HR  
5/8" TYPE 'X' GYP WALLBOARD APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS WITH 1" TYPE 'S' DRYWALL SCREWS 8" O.C. ON ENDS AND 12" O.C. IN FIELD. RESILIENT FURRING CHANNELS APPLIED 24" O.C. AT RIGHT ANGLES TO 2 X 10 WOOD JOISTS 16" O.C. WITH 6D COATED NAILS 1 7/8" LONG, 0.085" SHANK, 1/4" HEADS, TWO PER JOIST. WOOD JOISTS SUPPORTING 5/8" INTERIOR PLYWOOD WITH EXTERIOR GLUE SUBFLOOR AND 3/8" PARTICLE BOARD 1.5 PSF. 3 1/2" THICK GLASS FIBER INSULATION. SOUND TESTED WITH CARPET AND PAD WITH INSULATION STAPLED TO JOISTS.



01 EXTERIOR WALL, INTERIOR PARTITION + CEILING TYPES  
NTS



09 TYPICAL DETAIL @ NEW WINDOW IN [E] EXTERIOR BRICK WALL  
3"=1'-0"