



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: JANUARY 18, 2017

Filing Date: July 13, 2016
Case No.: 2016-009110COA
Project Address: 60-62 Carmelita Street
Historic Landmark: Duboce Park Landmark District
Zoning: RH-2 (Residential, House, Two-Family)
40-X Height and Bulk District
Block/Lot: 0864/014
Applicant: Linda Beattie
1060 Manzanita Drive
Pacifica, CA 94044
Staff Contact: Shelley Caltagirone - (415) 558-6625
shelley.caltagirone@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

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PROPERTY DESCRIPTION

60-62 Carmelita Street, east side between Waller Street and Duboce Park, Assessor's Block 0864, Lot 014. Built ca. 1898, 60-62 Carmelita Street is a 3-story, wood-frame, multiple-family dwelling altered into the Classical Revival style. The rectangular-plan building, clad in smooth stucco and wood channel siding, sits on a brick, perimeter foundation and is capped by a flat roof. The primary façade faces west and is 2 bays wide. The first story has a bay window in the left bay and a set of terrazzo steps with solid, concrete balustrade in the right bay. The second story features a recessed, bay window with double-hung wood sash windows in the left bay. The right bay contains a porch with a shouldered arch entry. The building has two entrances with glazed wood doors with transoms and molded surrounds. A belt course separates the first and second stories. The upper floor is characterized by a bay window in the left bay and a narrow double-hung wood sash window in the right bay. The primary facade terminates in a deeply projecting cornice with scroll brackets. A low, rusticated ornamental concrete block wall runs along the property frontage on Carmelita Street. The subject property is a contributing building within the Duboce Park Landmark District. It is located in a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

PROJECT DESCRIPTION

The proposed project is to install a garage opening at the ground floor level of the front façade. The work would include creating a new 7'-wide curb cut; creating an 8'9"-wide driveway; modifying the existing concrete wall and installing planters along the driveway; removing three (3) basement level windows; and installing a new 8'-wide wood-paneled, roll-up garage door with 12 upper lites. The driveway would be paved with open-lattice pavers and turf. The concrete wall would be partially demolished to allow for the driveway and the existing piers would be recreated in pairs at either side of the driveway. The new planters lining the driveway will be constructed of board-formed concrete.

OTHER ACTIONS REQUIRED

No other actions are required for approval of the associated building permit application.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project complies with all aspects of the Planning Code.

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 historic 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.

ARTICLE 10 – Appendix N – Duboce Park Landmark District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Duboce Park Landmark District as described in Appendix N of Article 10 of the Planning Code and the character-defining features specifically outlined in the designating ordinance.

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 project will retain the existing residential use of the building while causing minimal change to the pattern of openings at the base of the front façade and to the front yard landscaping.

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 historic character of the property will be retained by the project. The three basement-level windows that will be replaced by the garage door are not character-defining features. The basement-level fenestration does not align with the pattern above and is utilitarian in character.

The alteration of the front yard landscaping will retain sufficient planted areas to retain the sense of the front garden and wall.

- 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 will not create a false sense of historical development. The proposed new garage door and landscape elements will be compatible but modern features easily distinguished from original materials.

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

No distinctive materials, features, finishes, or construction or craftsmanship examples will be removed from the historic property. The windows and the portion of the garden wall to be removed do not display any distinctive character.

- 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 alterations at the basement-level of the front façade and the front yard landscaping will not destroy historic materials, features, or spatial relationships that characterize the property. Garage installations as proposed are common alterations in the Duboce Park Landmark District that do not detract from the character of the streetscape and setting. The majority of properties on the subject street have been altered similarly with garage installations. The quality of the proposed wood door and its minimal width make it compatible with the character of the building and district. Likewise, the use of planters and open paving for the narrow driveway will retain the landscaped character of the area. Lastly, the garden wall will be modified to allow for the driveway while retaining its existing character by replicating the design of the piers at either side of the new wall opening. The new work will be evident without detracting from the character of the subject building or of the district.

- Standard 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 be unimpaired.

The garage could be removed and the front yard landscaping restored in the future without harming the integrity of the historic property.

PUBLIC/NEIGHBORHOOD INPUT

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

STAFF ANALYSIS

Based on the requirements of Article 10 and the Secretary of Interior's Standards, staff has determined that the proposed work is compatible with the character-defining features of the subject site and with the Duboce Park Landmark District.

The proposed project will retain the existing residential use of the building and will cause minimal changes to the form of the building without removing any character-defining features or materials. The project will remove three non-character-defining basement-level windows and replace them with a solid wood garage door that is compatible with the architectural character of the building and district. The alteration of the front yard landscaping to accommodate the driveway will retain sufficient planted areas to retain the sense of the front garden and wall. Garage installations as proposed are common alterations in the Duboce Park Landmark District that do not detract from the character of the streetscape and setting. The majority of properties on the subject street have been altered similarly with garage installations. The quality of the proposed wood door and its minimal width make it compatible with the character of the building and district. Likewise, the use of planters and open paving for the narrow driveway will retain the landscaped character of the area. Lastly, the garden wall will be modified to allow for the driveway while retaining its existing character by replicating the design of the piers at either side of the new wall opening. The new work will be evident without detracting from the character of the subject building or of the district. For these reasons, staff recommends approval of the project without modification.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Sections 15301 (Class One – Minor Alteration) because the project includes a minor alteration of an existing structure that 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
Parcel Map
1998 Sanborn Map
Aerial Photograph
Plans
Site Photographs

SC: G:\DOCUMENTS\Projects\60 Carmelita\Case Report.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No.

HEARING DATE: JANUARY 18, 2017

1650 Mission St.
Suite 400
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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 014 IN ASSESSOR'S BLOCK 0864, WITHIN RH-2 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT, A 40-X HEIGHT AND BULK DISTRICT, AND THE DUBOCE PARK LANDMARK DISTRICT.

PREAMBLE

WHEREAS, on July 13, 2016, Linda Beattie (Project Sponsor) filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness to install a garage opening at the ground floor level of the front façade and to construct the associated driveway.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (Commission) has reviewed and concurs with said determination.

WHEREAS, on January 18, 2016, the Commission conducted a duly noticed public hearing on the current project, Case No. 2016-009110COA (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 the Certificate of Appropriateness, in conformance with the architectural plans labeled Exhibit A on file in the docket for Case No. 2016-009110COA 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 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 project would retain the existing residential use of the building.
- The project would cause minimal changes to the form of the building without removing any character-defining features or materials.
- The project would not create a false sense of historical development.
- The project would be consistent with garage installations commonly found in the Duboce Park Landmark District and would do not detract from the character of the streetscape and setting.
- The new work would be evident without detracting from the character of the subject building or of the district.
- The proposed project meets the requirements of Article 10, Appendix N of the Planning Code.
- 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 architectural elements from other buildings, shall not be undertaken.

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

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.

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 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 contributing building and the 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 is for the rehabilitation of a residence and will not have any 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 strengthen neighborhood character by respecting the character-defining features of the site 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 reduce the affordable housing supply as the existing units will be retained.

- 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 effect on industrial and service sector jobs.

- 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. The work 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 affect 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 014 in Assessor's Block 0864 for proposed work in conformance with the renderings and architectural plans labeled Exhibit A on file in the docket for Case No. 2016-009110COA.

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 January 18, 2017.

Jonas P. Ionin
Commission Secretary

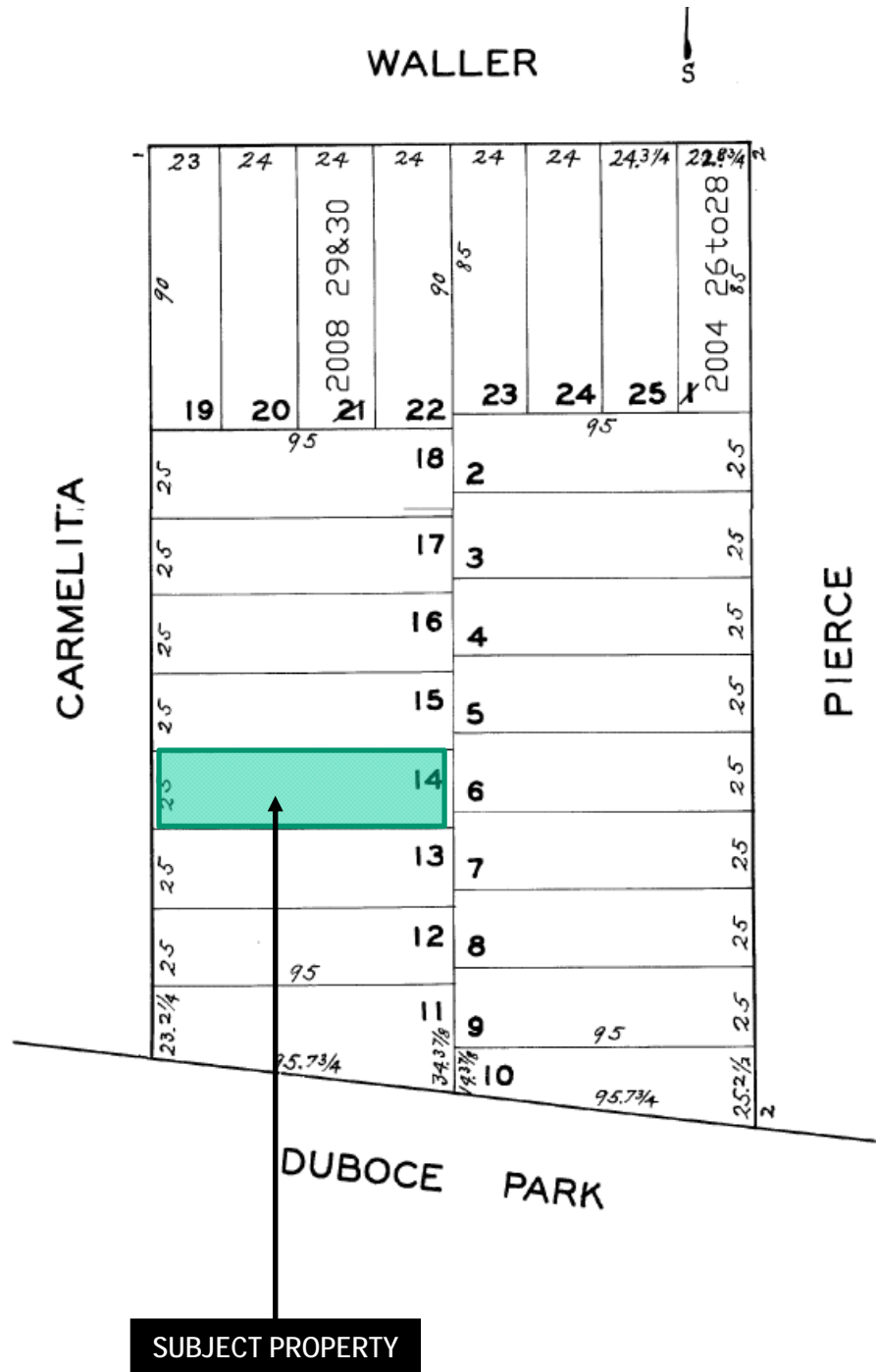
AYES:

NAYS:

ABSENT:

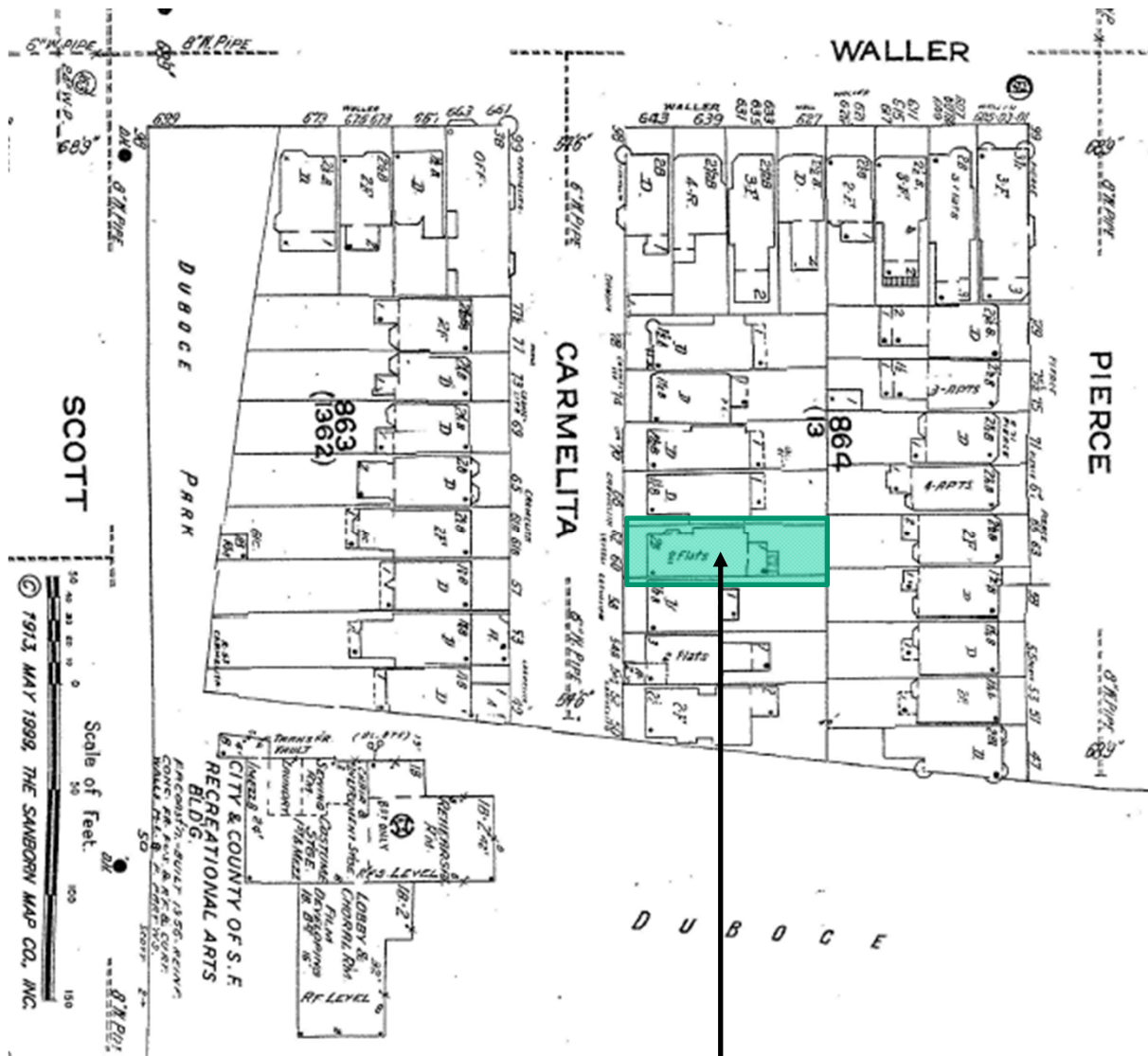
ADOPTED:

Parcel Map



Certificate of Appropriateness Hearing
Case Number 2016-009110COA
60-62 Carmelita Street

Sanborn Map*



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



SUBJECT PROPERTY

Certificate of Appropriateness Hearing
Case Number 2016-009110COA
60-62 Carmelita Street

Aerial Photo



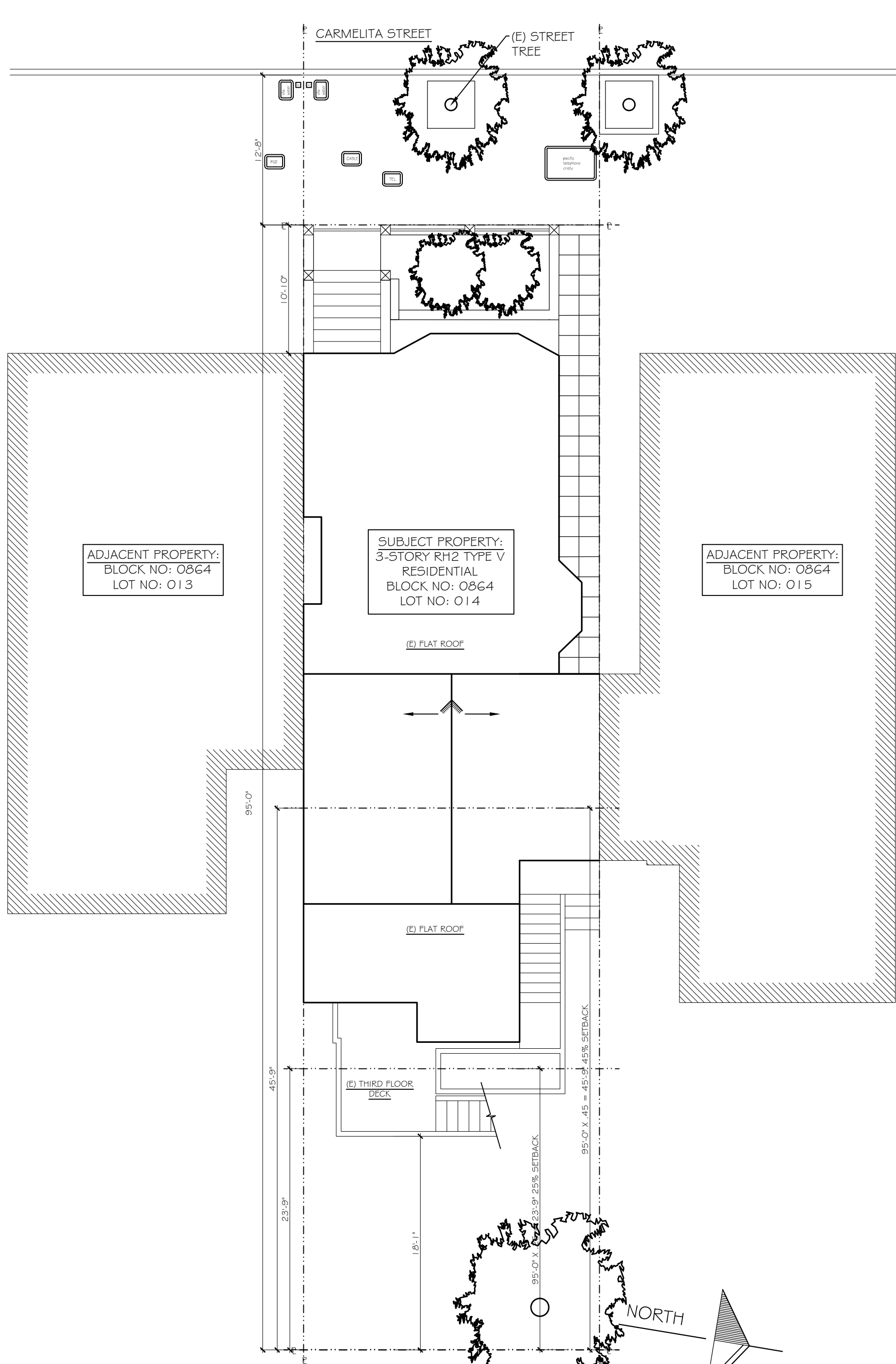
SUBJECT PROPERTY

Certificate of Appropriateness Hearing
Case Number 2016-009110COA
60-62 Carmelita Street

Site Photo

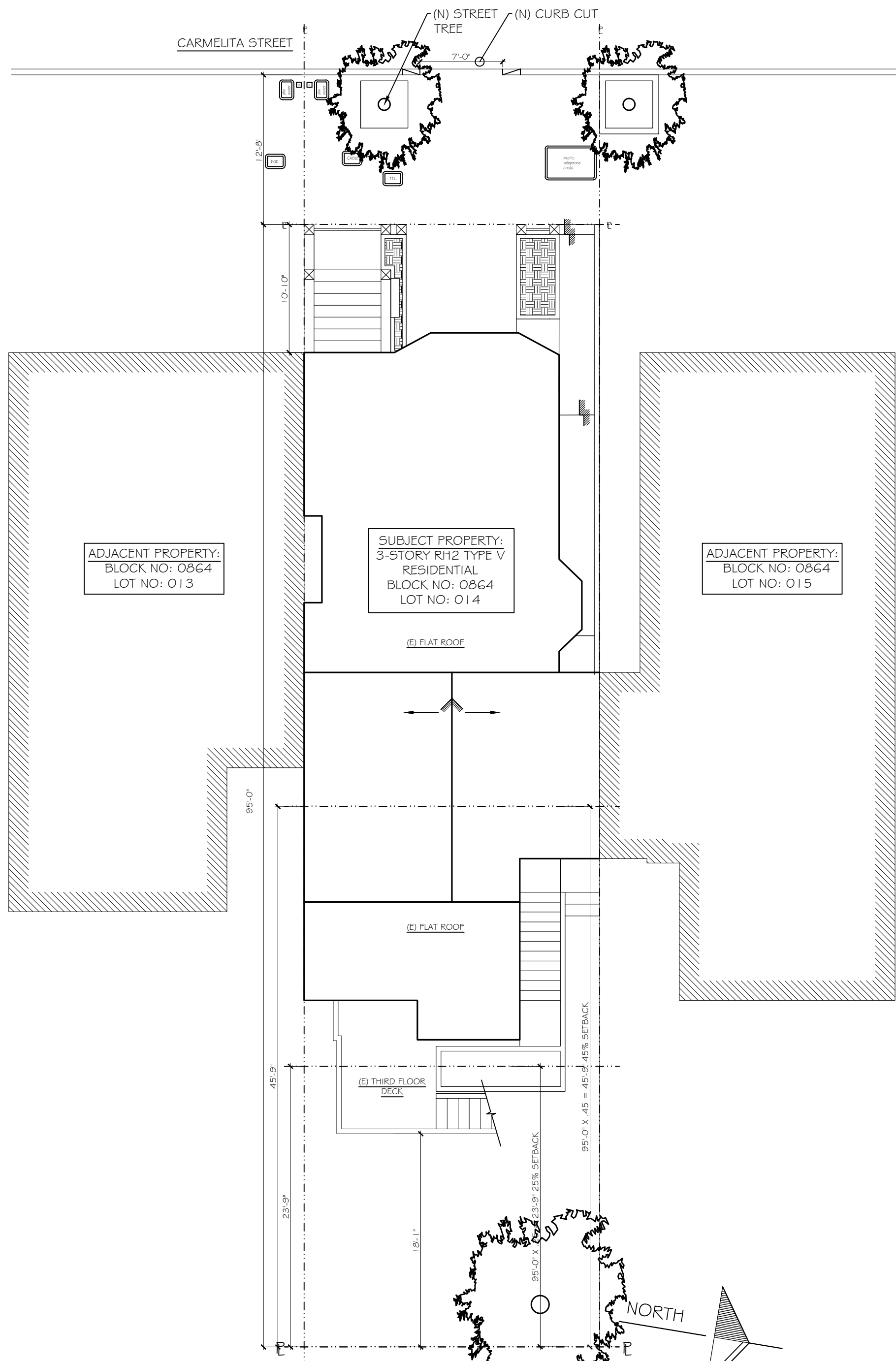


Certificate of Appropriateness Hearing
Case Number 2016-009110COA
60-62 Carmelita Street



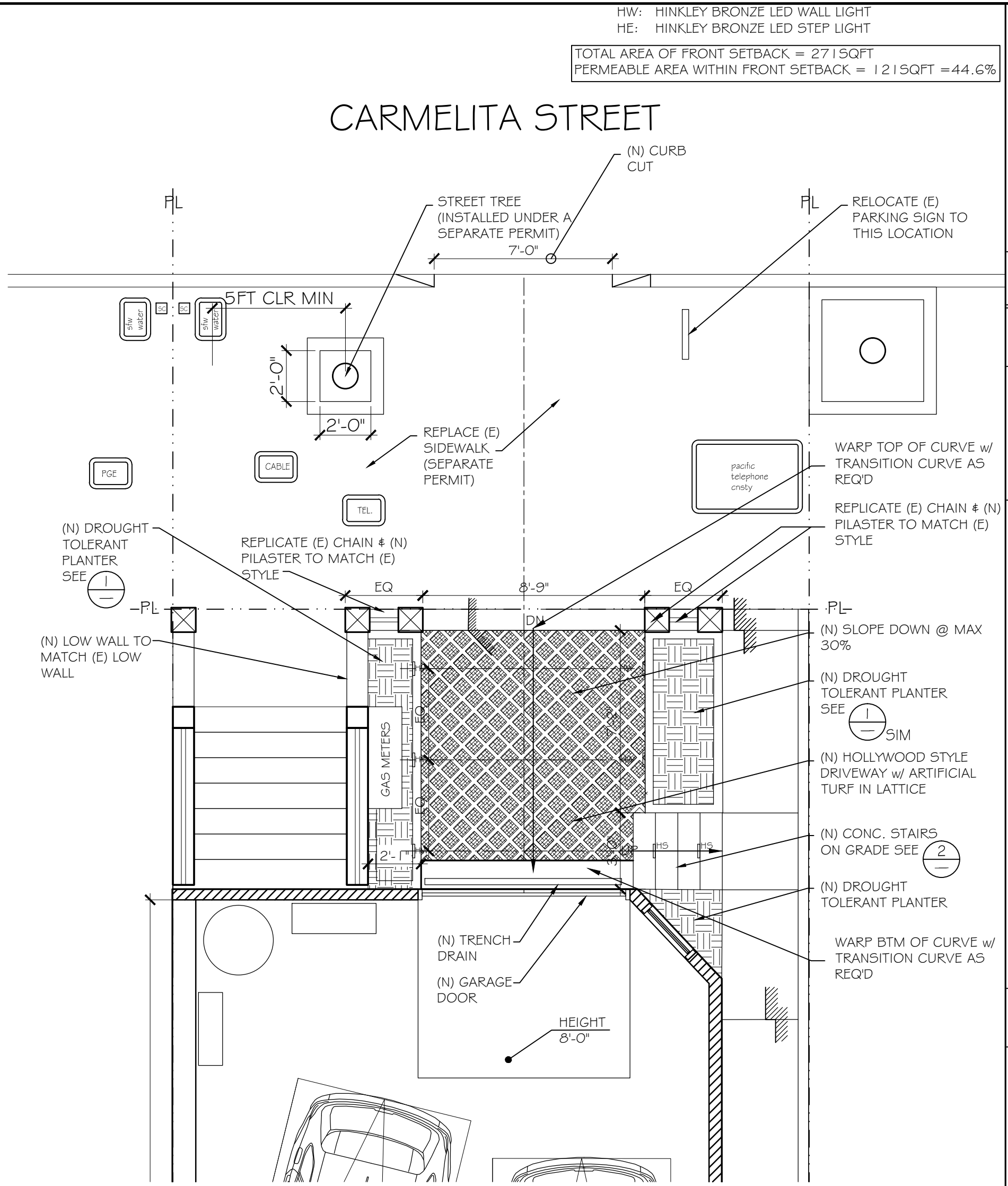
EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"



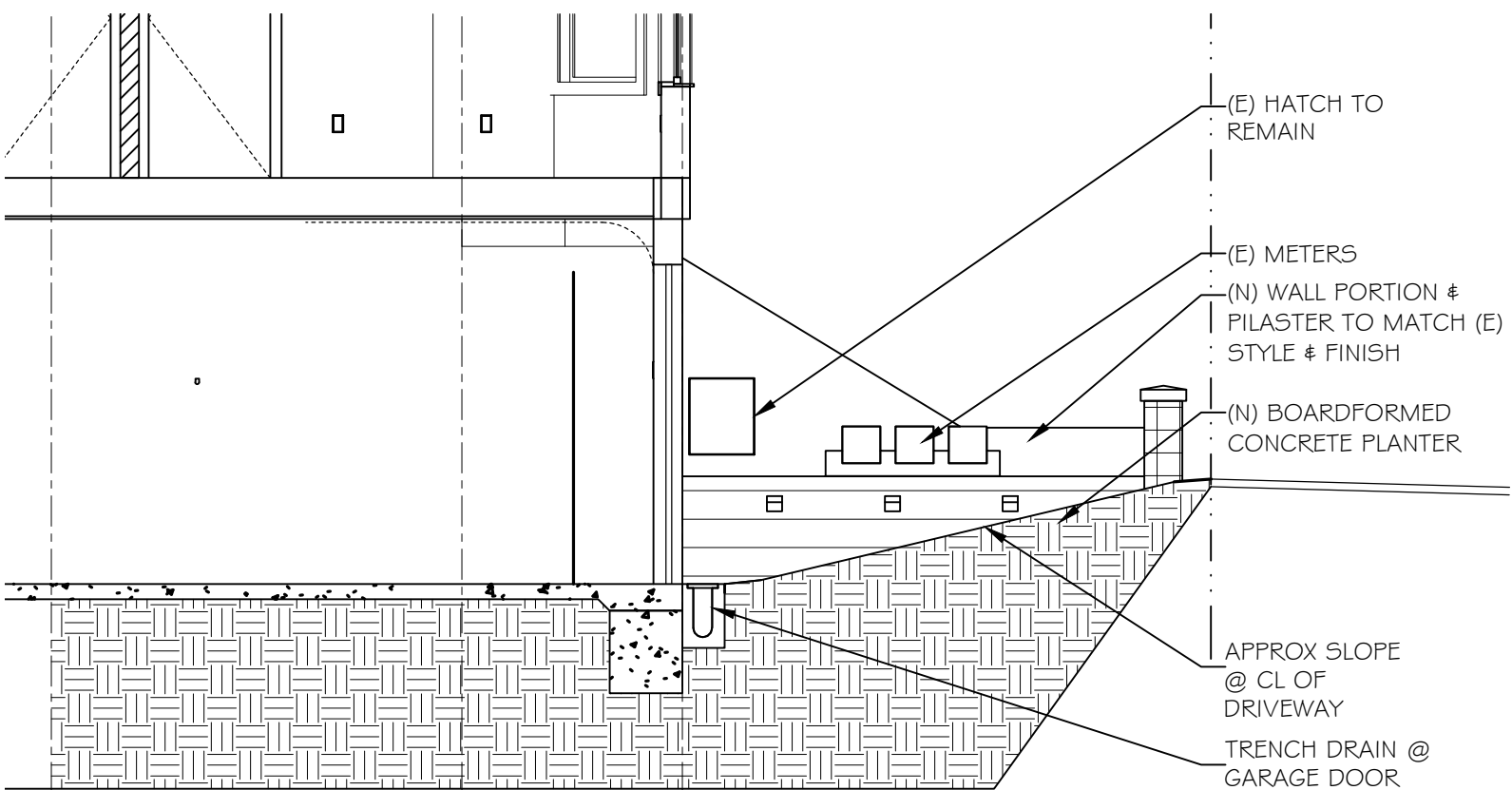
EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"

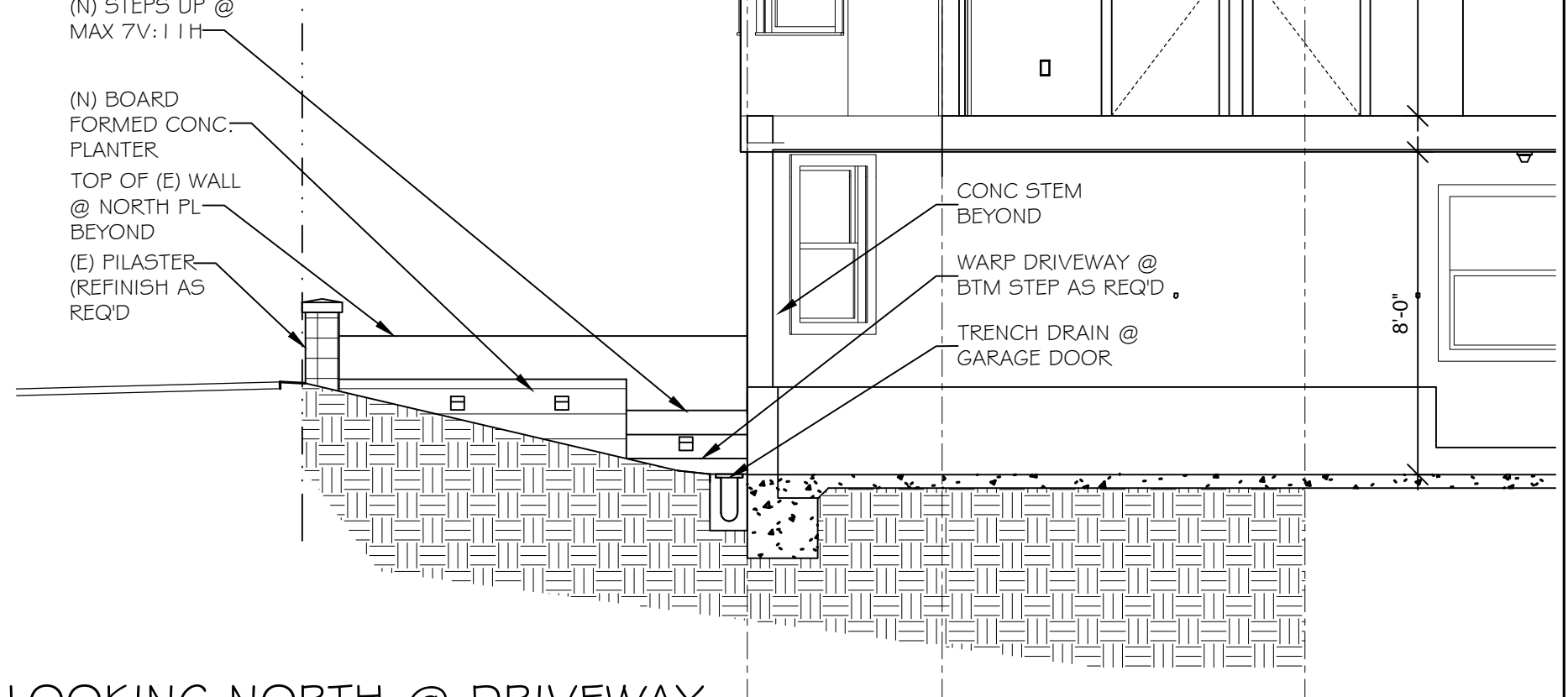


PROPOSED DRIVEWAY PLAN

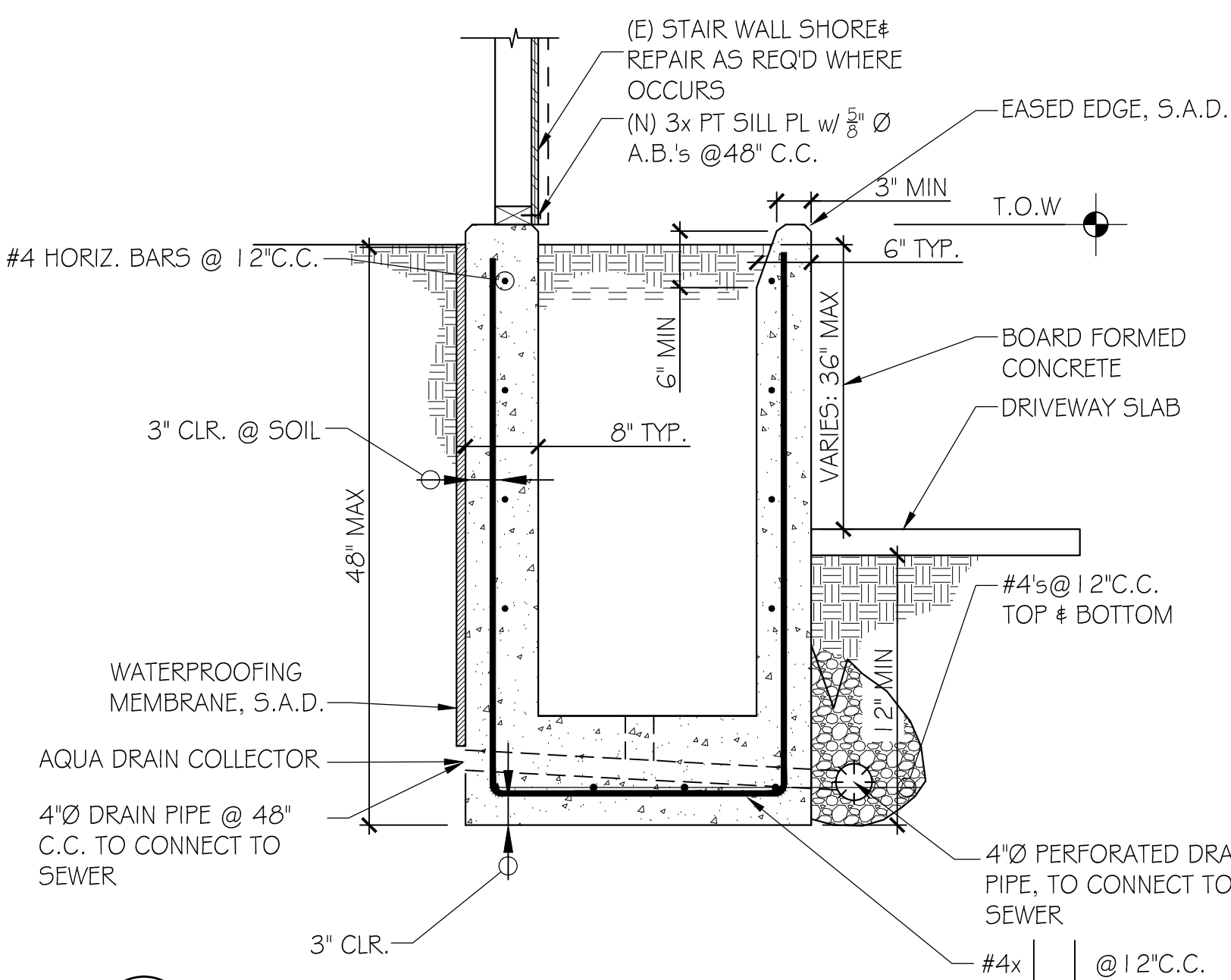
SCALE: 1/4" = 1'-0"



SECTION LOOKING SOUTH @ DRIVEWAY

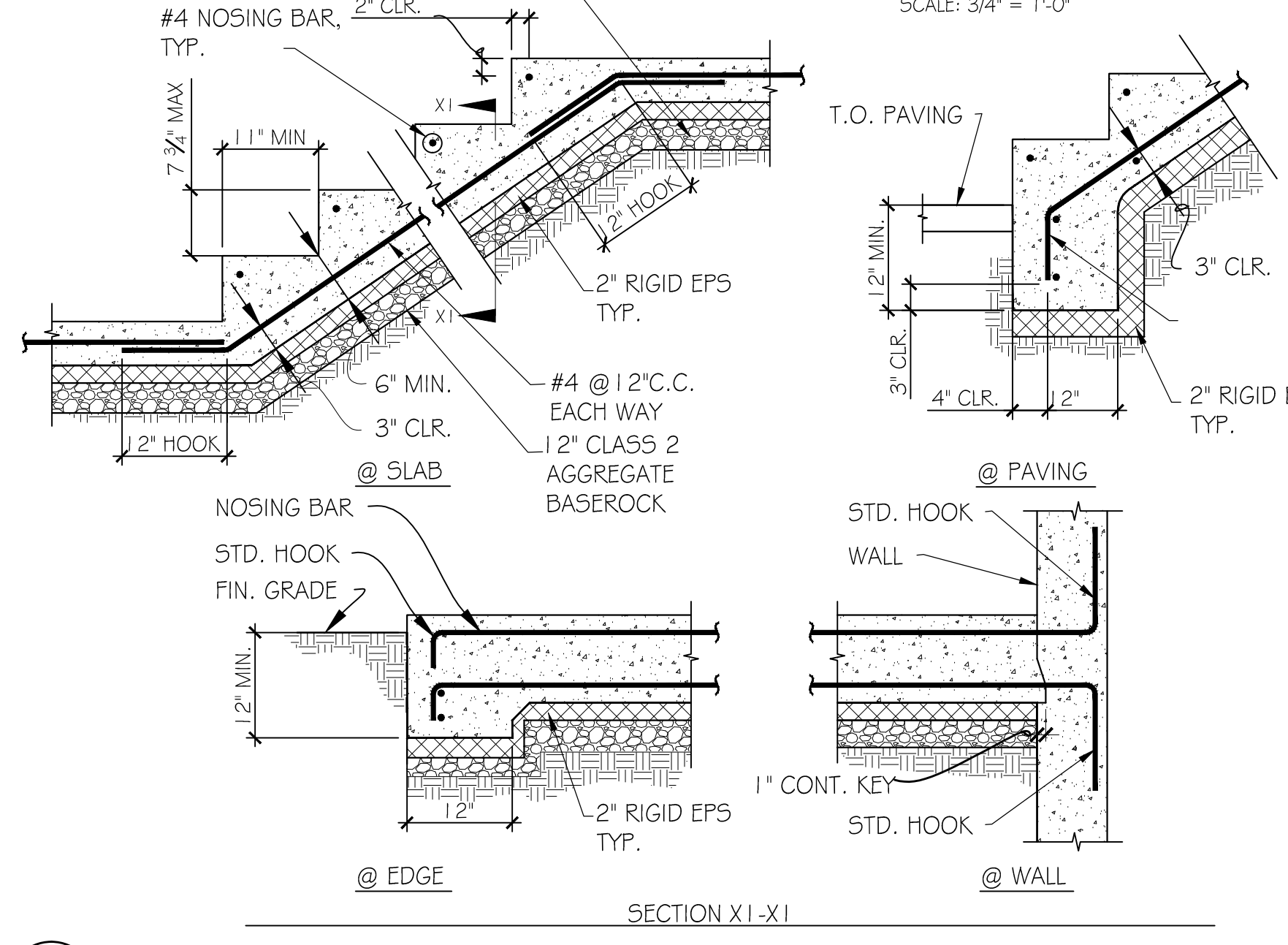


SECTION LOOKING NORTH @ DRIVEWAY



1 PLANTER DETAIL

SCALE: 3/4" = 1'-0"



2 TYPICAL CONCRETE STAIRS ON GRADE

SCALE: 3/4" = 1'-0"

ONE Design
Retrofits Remodels
info@onedesignsf.com

PROJECT INFO

SCOPE OF WORK

INSTALL A NEW GARAGE DOOR AND CURB CUT. CREATE A NEW DRIVEWAY AND LANDSCAPING IN THE FRONT SETBACK.

OWNERS CONTACT: PATRICK MOONEY
62 CARMELITA STREET
SAN FRANCISCO CA
P: (415) 255-4892

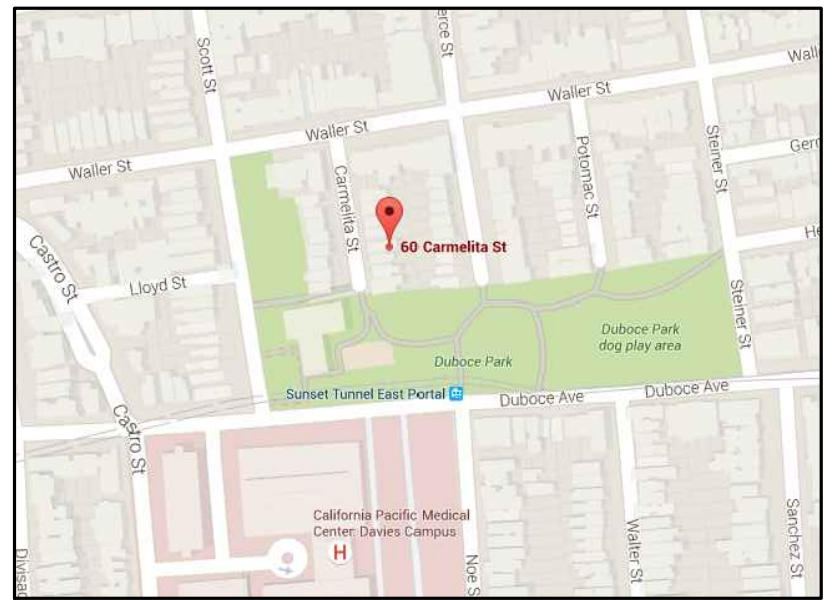
PROJECT CONTACT: ONE DESIGN
PO. BOX 40606
SAN FRANCISCO, CA 94140
P: (415) 828-4412
info@onedesignsf.com

BLOCK NUMBER: 0864
LOT NUMBER: 014
AUTHORITY: CITY AND COUNTY OF SAN FRANCISCO
APPLICABLE CODE: 2013 CBC WITH SFBC AMENDMENTS

ZONING DISTRICT: RH2
CONSTRUCTION: TYPE V.
NUMBER OF STORIES: 3

SHEET INDEX

- A0.1 - TITLE SHEET, DRAWING INDEX, GENERAL INFO
- A3.1 - EXISTING & PROPOSED SITE PLAN, DRIVEWAY PLAN AND PROPOSED STREET ELEVATION
- A3.2 - EXISTING AND PROPOSED NORTH ELEVATION
- A5.1 - GARAGE DOOR MANUFACTURER DETAILS



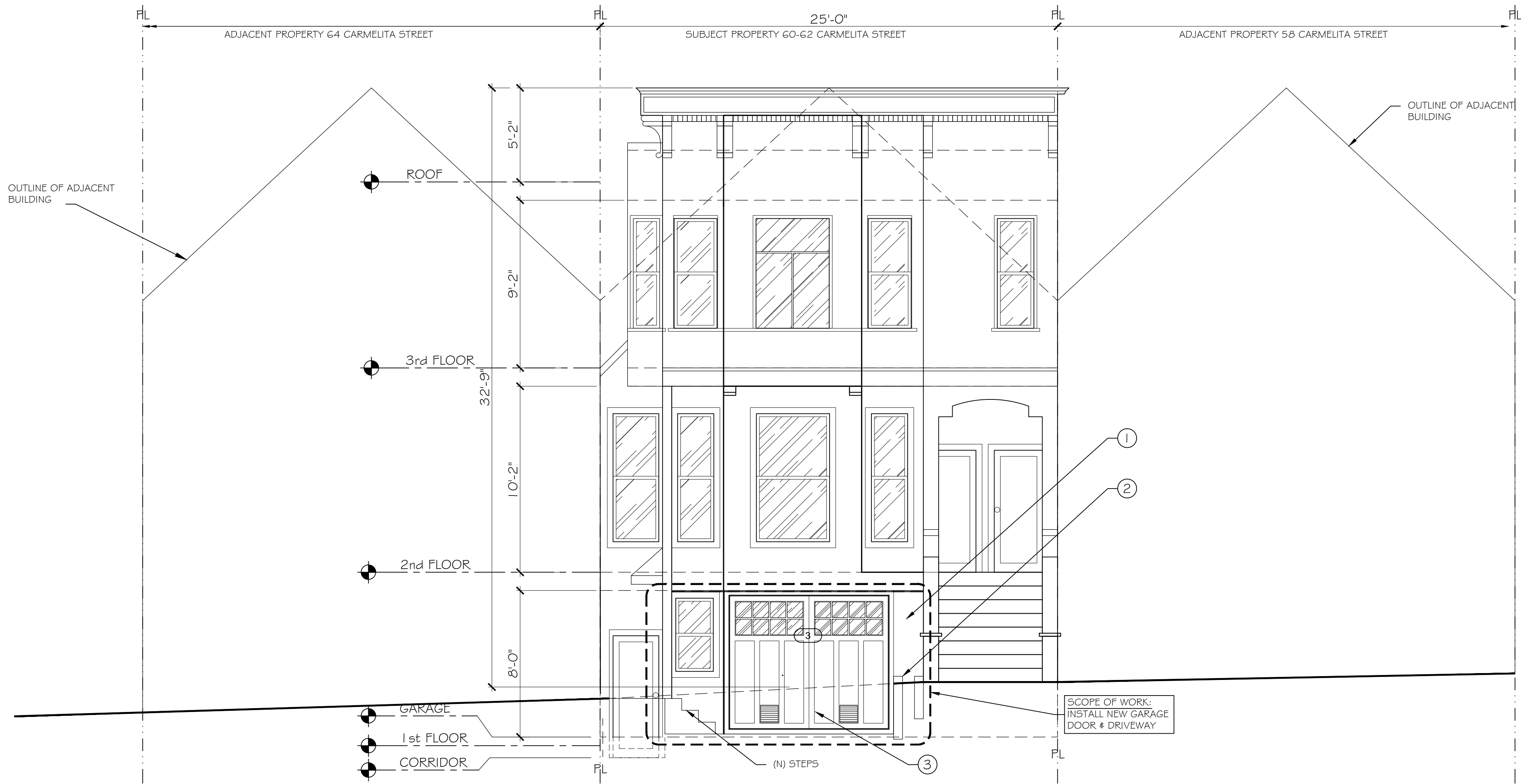
SITE LOCATION MAP

NO.	DESCRIPTION	DATE
4	RESPONSE TO PLANNER	09-22-16
3	HPC SUBMISSION	04-28-16
1	ISSUED TO HISTORIC ARCHITECT	10-08-15

PROFESSIONAL SEAL
C 75459
EXP. 03/31/18
STATE OF CALIFORNIA
CIVIL ENGINEER

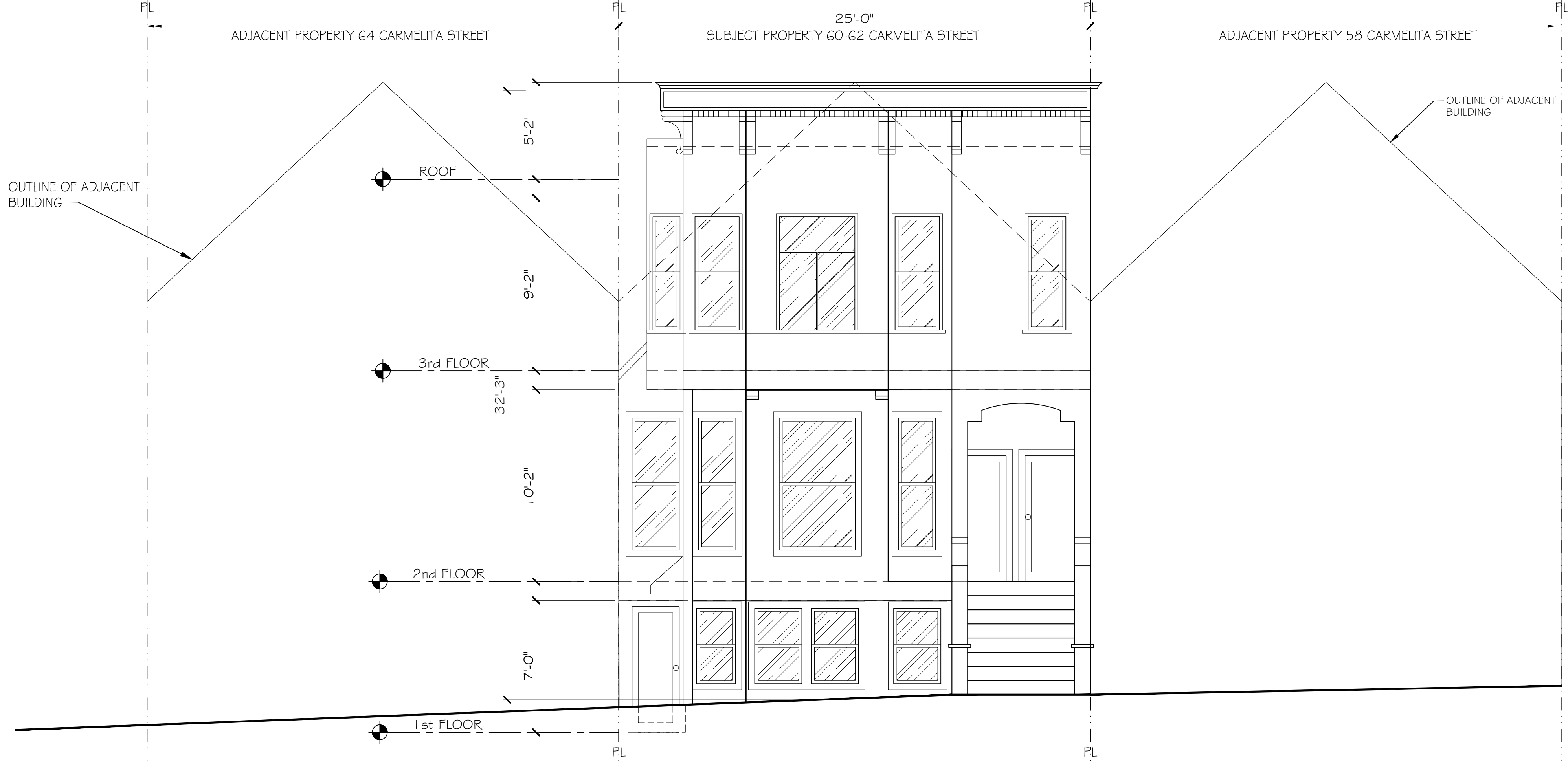
EXISTING SITE PLAN
PROPOSED SITE PLAN
PROPOSED DRIVEWAY PLAN
DRIVEWAY SECTIONS

CLIENT MOONEY TOM RESIDENCE 60-62 CARMELITA ST SAN FRANCISCO, CA	SCALE 1/4" = 1'-0" DATE 04-28-16 DRAWN E.ON. JOB #: 1563	DRAWING NO. A0.1 1 OF 4 SHEETS
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PROPOSED FRONT ELEVATION (WEST)

SCALE: 1/4"=1'-0" OPTION 1



EXISTING FRONT ELEVATION (WEST)

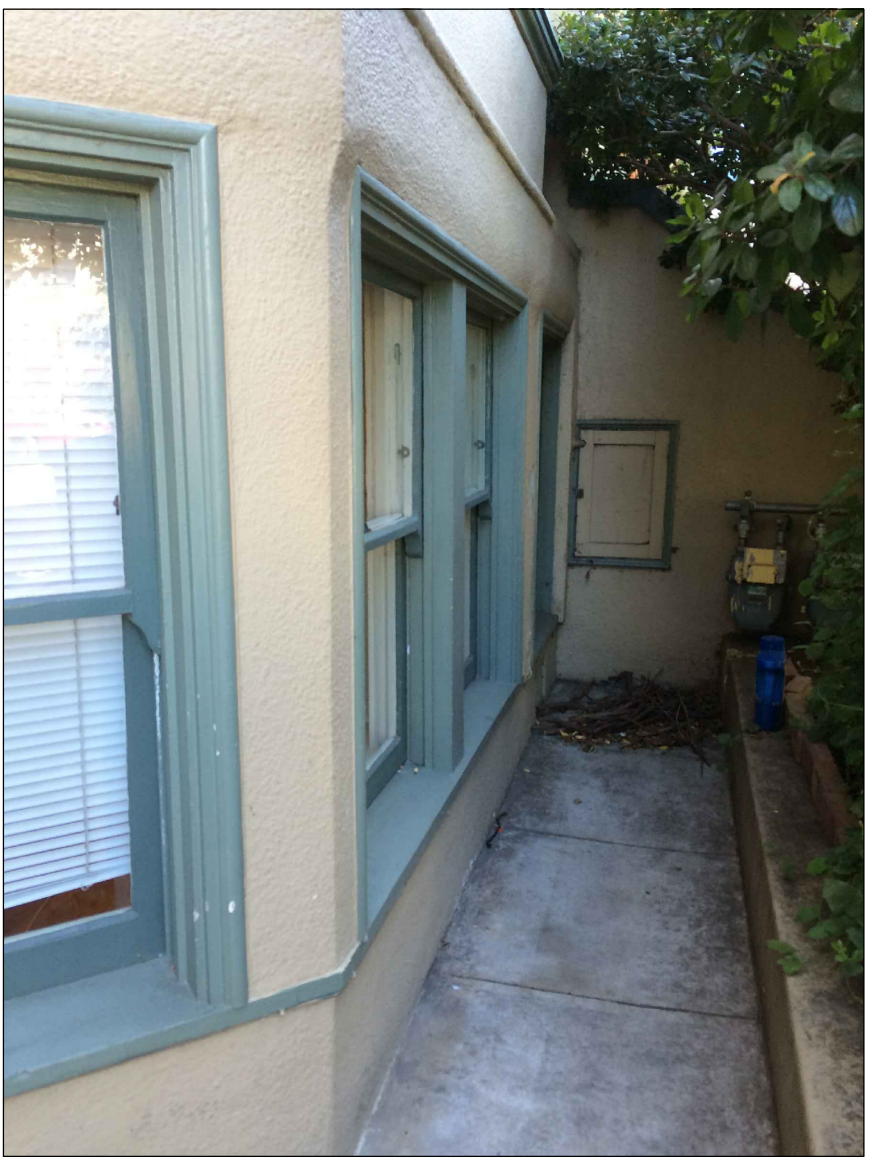
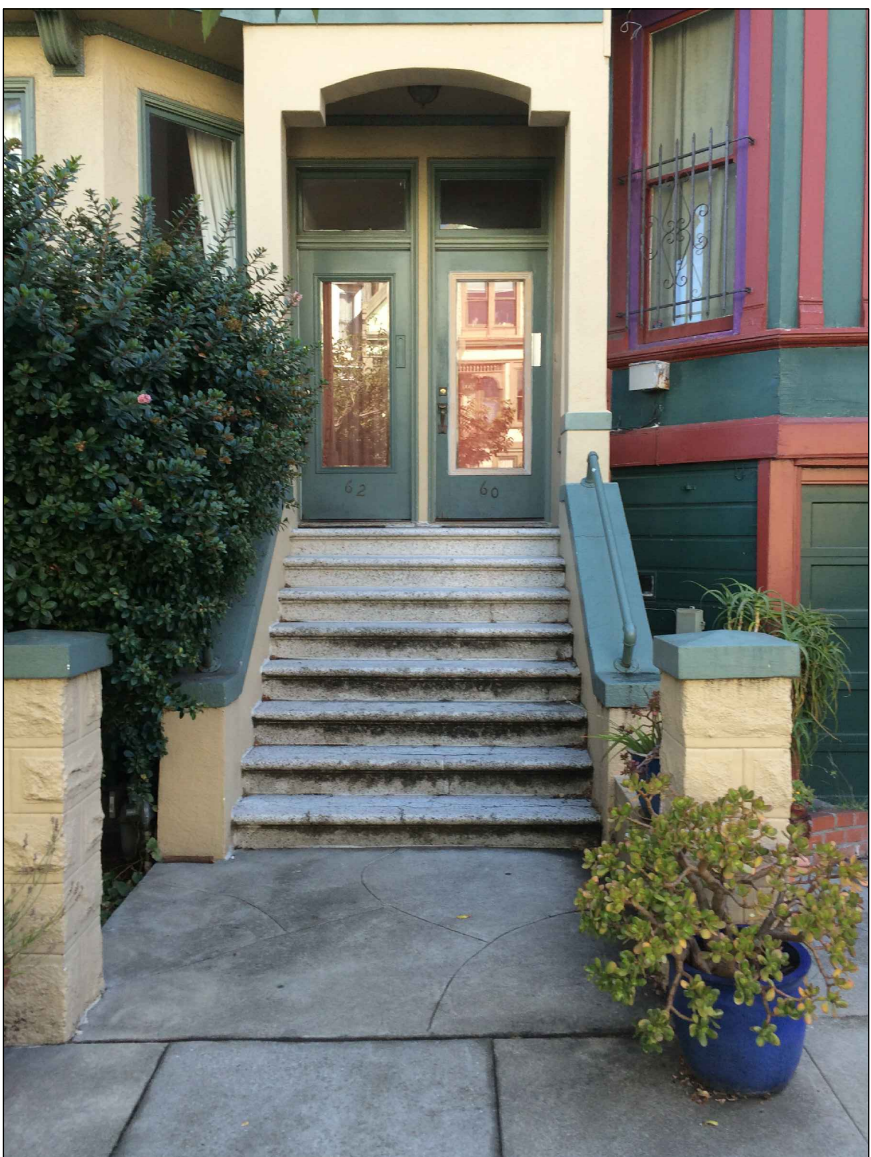
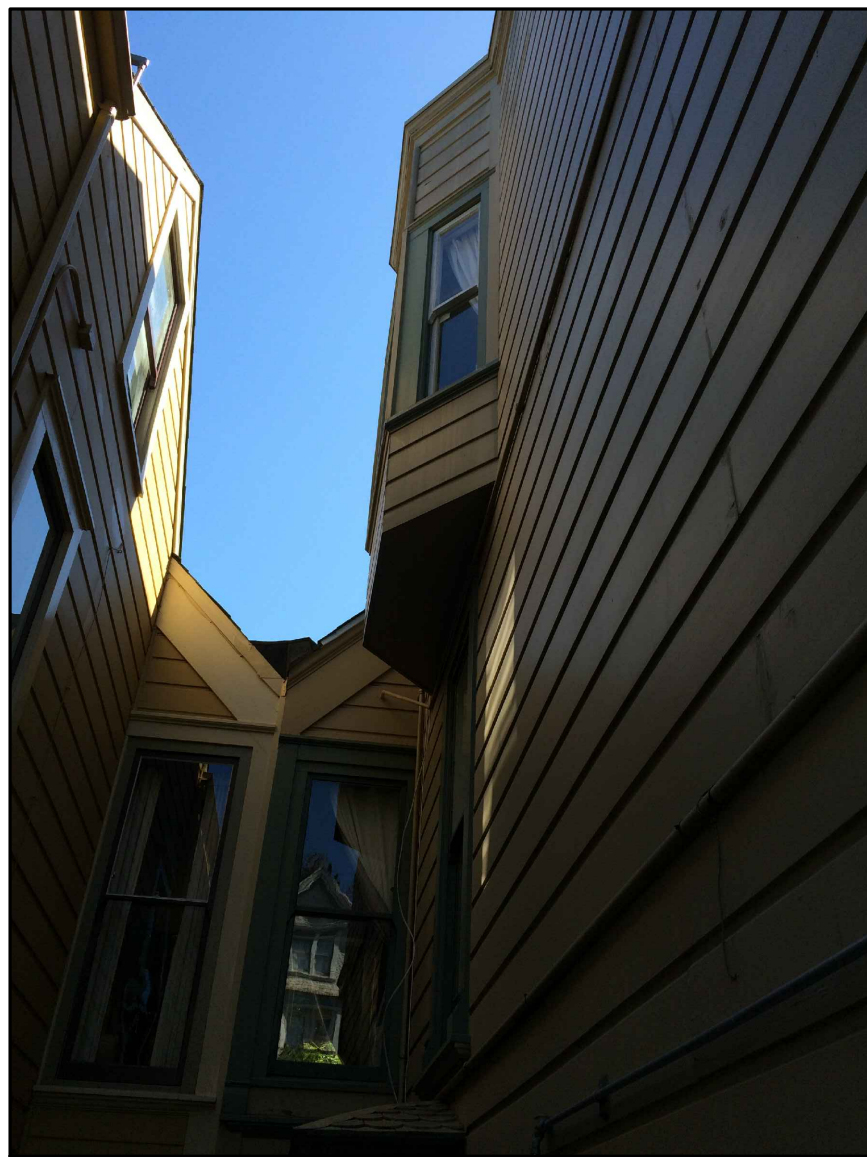
SCALE: 1/4"=1'-0"



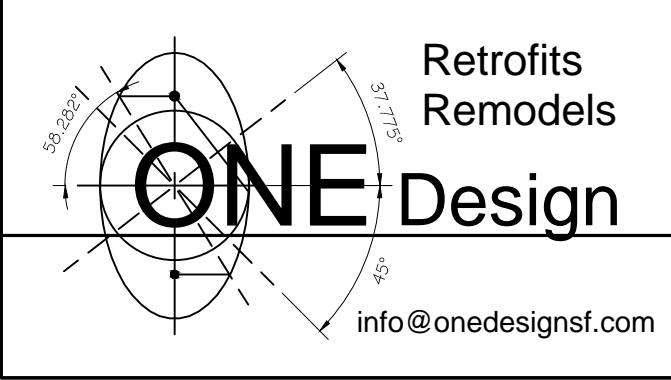
STREET VIEW 1



STREET VIEW 2



FACADE DETAILS



PROPOSED FACADE LEGEND

1. MATCH (E) SMOOTH STUCCO AS REQUIRED
2. (N) PLANTER
3. (N) 8'-3"x7'-6" GARAGE DOOR, THREE PANEL 7401 PRAKNESS AUTOMATIC OVERHEAD REDWOOD DOOR w/ 12 LITES & 200SQIN MIN OF VENTILATION GRILL, BY WAYNE DALTON; COLOR TBD

HTTP://WWW.WAYNE-DALTON.COM/

4	RESPONSE TO PLANNER	09-22-16
3	HPC SUBMISSION	04-28-16
1	ISSUED TO HISTORIC ARCHITECT	10-08-15



EXISTING FRONT ELEVATION
PROPOSED FRONT ELEVATION

CLIENT
MOONEY TOM RESIDENCE
60-62 CARMELITA ST
SAN FRANCISCO, CA

SCALE 1/4"=1'-0"
DATE 04-28-16
DRAWN E.ON.
JOB #: 1563

TITLE
NEW GARAGE
60-62 CARMELITA ST
SAN FRANCISCO, CA

DRAWING NO.
A3.1
2 OF 4 SHEETS

handcrafted wood doors

7000 Series

architectural details for homes of distinction

The 7000 Series wood doors combine the convenience of modern sectional doors with the classic appearance of swing-open carriage house style wood doors.

Our Amish craftsmen in Mt. Hope, Ohio, and our northwest wood artisans in Centralia, Washington, hand-build beautiful wood doors to your specification with thorough attention to every detail.

door construction

Premium Construction
Models
7400-7412
Paint or stain grade, insulation standard.
2" four-layer construction. Polystyrene insulation provides an R-value of up to 4.75.

Premium Construction
Models
7420 Wide - 7421 Narrow
Paint or stain grade.

Standard Construction
Model
7100 - 7105
Paint or stain grade, insulation optional.
1-5/8" thick rail and stile construction with panel inserts.

GARAGE DOOR MANUFACTURERS DETAILS

4	RESPONSE TO PLANNER	09-22-16
2	CONSTRUCTION PLANS	12-22-15
1	ISSUED TO HISTORIC ARCHITECT	10-08-15

PROFESSIONAL SEAL

GARAGE DOOR
MANUFACTURERS DETAILS

CLIENT MOONEY TOM RESIDENCE 60-62 CARMELITA ST SAN FRANCISCO, CA	SCALE 1/4"= 1'-0" DATE 04-28-16 DRAWN E.ON. JOB #: 1563
TITLE NEW GARAGE 60-62 CARMELITA ST SAN FRANCISCO, CA	DRAWING NO. A5.1 4 OF 4 SHEETS