



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: AUGUST 1, 2018

Filing Date: February 12, 2018
Case No.: 2018-000537COA-02
Project Address: 1001 TENNESSEE STREET
Historic Landmark: Dogpatch Landmark District
Zoning: UMU (Urban Mixed Use)
40-X Height and Bulk District
Block/Lot: 4108/003P
Applicant: Brian Perrin
99 Arleta Avenue
San Francisco, CA 94134
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PROPERTY DESCRIPTION

1001 Tennessee Street, east side between 20th and 22nd Streets, Assessor's Block 4108, Lot 003P (District 10). The subject property is developed with a two-story industrial building with cement board cladding on the front (west) façade and non-historic T1-11 over asbestos on the largely blank side elevations. 1001 Tennessee Street is a non-contributory property located within the Dogpatch Landmark District, an UMU (Urban Mixed Use) Zoning District and a 40-X Height and Bulk District.

PROJECT DESCRIPTION

The proposed project is to correct dry rot through the replacement of non-historic T1-11 siding on the south elevation of the subject building with painted corrugated metal cladding. Asbestos abatement meeting all relevant regulations would be completed following removal of the T1-11 and prior to installation of the corrugated metal. Although a secondary, side elevation it is of note that the southern face of the building fronts an adjacent surface parking lot and therefore has high visibility from the public right-of-way.

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 L – Dogpatch 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 Dogpatch Landmark District as described in Appendix L 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 would not result in any change of use.

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 character of the property and the surrounding District would be retained. Proposed work is confined to the removal of T1-11 siding at the south elevation of the non-contributory building and its replacement with corrugated metal cladding. T1-11 is a relatively recent building material, and permit history demonstrates that it was installed at 1001 Tennessee in 1985 and is therefore outside the District's period of significance. Corrugated metal is a characteristic material that can be found on numerous industrial buildings within the District (several of which are on the same block, including the contributory 900 Tennessee Street) and reflects the simple, unadorned, and utilitarian nature of this building type. The project sponsor proposes to paint the corrugated metal a light grey color similar to that of the existing siding.

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 would not create a false sense of historical development. The non-historic siding on the south elevation would be replaced with corrugated metal, which will have a distinct gauge but is a compatible material for industrial buildings within the District and one that is found on numerous such properties.

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 that characterize the property would be removed. Proposed work is confined to the removal of T1-11 siding at the south elevation of the non-contributory building and its replacement with corrugated metal cladding. T1-11 is a relatively recent building material, and permit history demonstrates that it was installed at 1001 Tennessee in 1985 and is therefore outside the District's period of significance. Corrugated metal is a characteristic material that can be found on numerous industrial buildings within the District (several of which are on the same block, including the contributory 900 Tennessee Street) and reflects the simple, unadorned, and utilitarian nature of this building type. The project sponsor proposes to paint the corrugated metal a light grey color similar to that of the existing siding.

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.

No features that characterize the property or District would be altered or destroyed. Proposed work is confined to the removal of T1-11 siding at the south elevation of the non-contributory building and its replacement with corrugated metal cladding. T1-11 is a relatively recent building material, and permit history demonstrates that it was installed at 1001 Tennessee in 1985 and is therefore outside the District's period of significance. Corrugated metal is a characteristic material that can be found on numerous industrial buildings within the District (several of which are on the same block, including the contributory 900 Tennessee Street) and reflects the simple, unadorned, and utilitarian nature of this building type. The project sponsor proposes to paint the corrugated metal a light grey color similar to that of the existing siding.

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.

Just as with the T1-11 proposed for replacement, the corrugated metal cladding could be easily removed in the future without any impairment to the essential form and integrity of the property and surrounding District.

PUBLIC/NEIGHBORHOOD INPUT

At the date of publication, the Department has received telephone calls from one (1) member of the public in opposition to the project. They expressed concerns regarding the appearance and compatibility of corrugated metal and suggested that alternative cladding materials be considered.

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 property and the Dogpatch Landmark District.

Proposed work is confined to the correction of dry rot through removal of T1-11 siding at the south elevation of the non-contributory building and its replacement with corrugated metal cladding. T1-11 is a relatively recent building material, and permit history demonstrates that it was installed at 1001 Tennessee in 1985 and is therefore outside the District's period of significance. Corrugated metal is a characteristic material that can be found on numerous industrial buildings within the District (several of which are on the same block, including the contributory 900 Tennessee Street) and reflects the simple, unadorned, and utilitarian nature of this building type. The project sponsor proposes to paint the corrugated metal a light grey color similar to that of the existing siding, which will allow the material to better relate to the siding that will remain on the front (western) façade and that on the northern elevation.

Staff therefore finds that the proposed work is compatible with the Dogpatch Landmark District and recommends approval.

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 and is consistent with the character of the District as detailed in Appendix L to Article 10 of the Planning Code.

ATTACHMENTS

- Draft Motion
- Parcel Map
- 1998 Sanborn Map
- Dogpatch Landmark District Map
- Aerial Photograph
- Zoning Map
- Site Photographs
- Project Sponsor Submittal
 - Product Specifications
 - Detail of New Siding Meeting Front Façade



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No.

HEARING DATE: AUGUST 1, 2018

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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 003P IN ASSESSOR'S BLOCK 4108, WITHIN AN UMU (URBAN MIXED USE) ZONING DISTRICT, A 40-X HEIGHT AND BULK DISTRICT, AND THE DOGPATCH LANDMARK DISTRICT.

PREAMBLE

WHEREAS, on February 12, 2018 Brian Perrin ("Project Sponsor") filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to correct dry rot on the south elevation of the subject property through the replacement of the existing T1-11 siding with new corrugated metal cladding.

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 August 1, 2018, the Commission conducted a duly noticed public hearing on the current project, Case No. 2018-000537COA-02 (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 plans labeled Exhibit A on file in the docket for Case 2018-000537COA-02.

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 landmark as described in the designation report.

- The project will not result in any change of use.
- The project would not result in any changes to the form of the building, with work being limited to the correction of dry rot through the replacement of non-historic siding on the south elevation of the subject building with new corrugated metal cladding.
- The proposed project meets the requirements of Article 10, Appendix L of the Planning Code.
- The proposed project meets the following *Secretary of 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 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 contributory property and 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 replacement of siding on an industrial building 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 and landmark district in conformance with the Secretary of the Interior's Standards.

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

The proposed project is for the replacement of siding on an industrial building and will not have any effect on 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 project will correct dry rot through the replacement of existing, deteriorated siding on an industrial building.

- 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 will be 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 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 **APPROVES a Certificate of Appropriateness** for the property located at Lot 003P in Assessor's Block 4108 for proposed work in conformance with the plans labeled Exhibit A on file in the docket for Case No. 2018-000537COA-02.

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 1, 2018.

Jonas P. Ionin
Commission Secretary

AYES: X

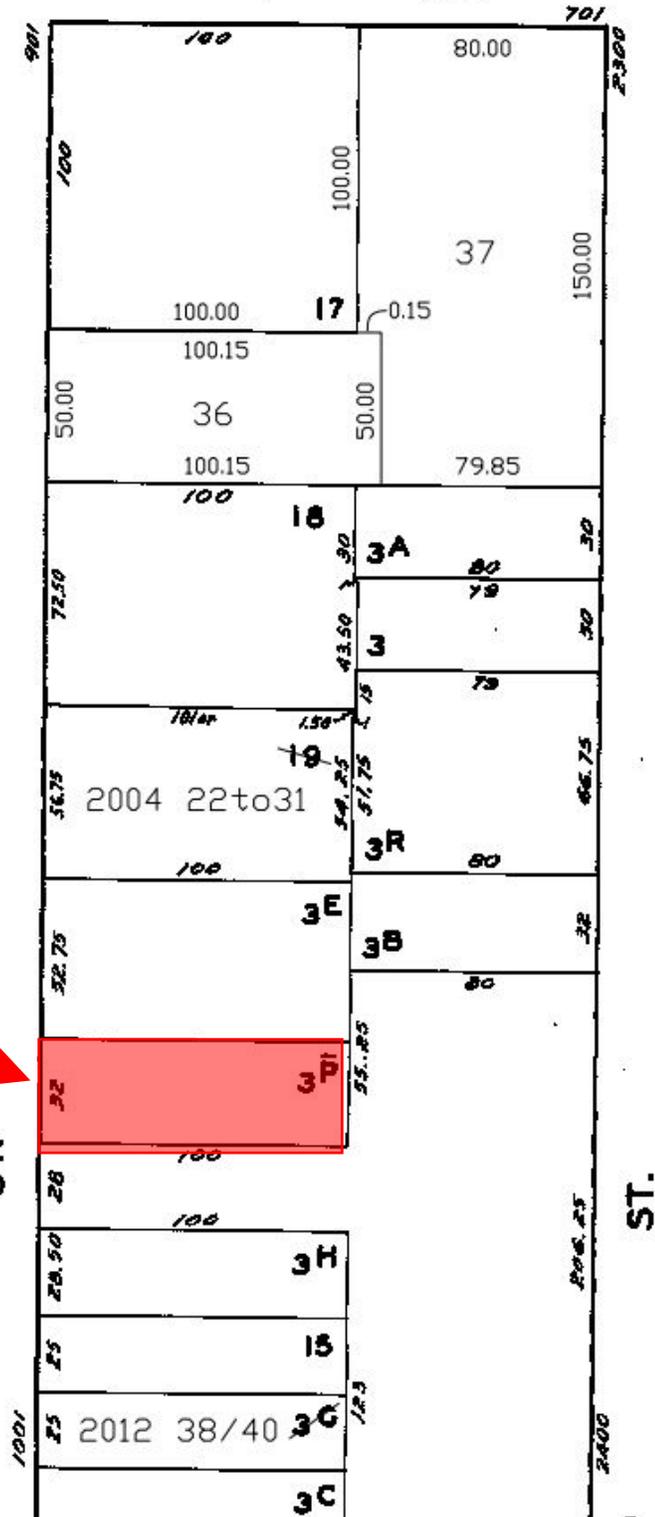
NAYS: X

ABSENT: X

ADOPTED: August 1, 2018

Parcel Map

20TH ST.

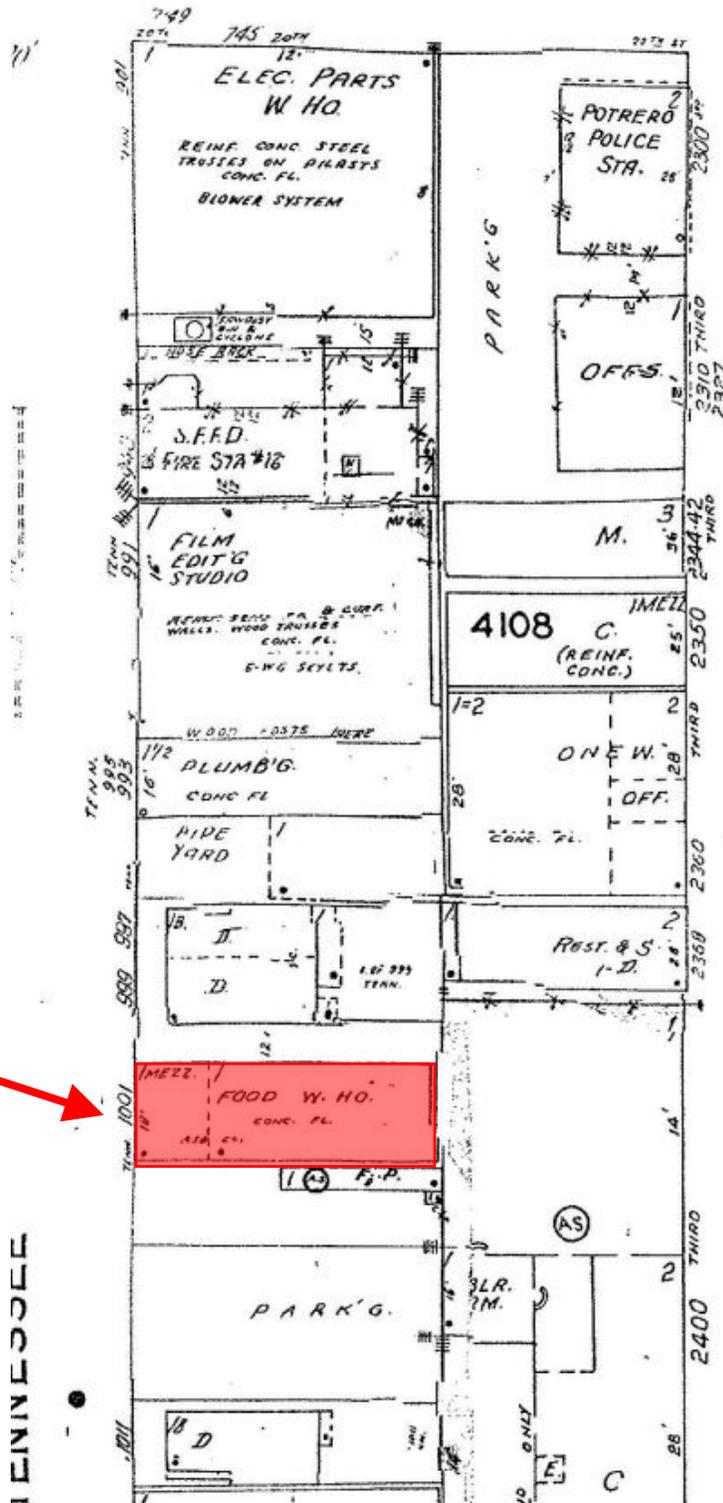


SUBJECT PROPERTY



Certificate of Appropriateness
 Case Number 2018-00537COA-02
 1001 Tennessee Street

Sanborn Map*



SUBJECT PROPERTY



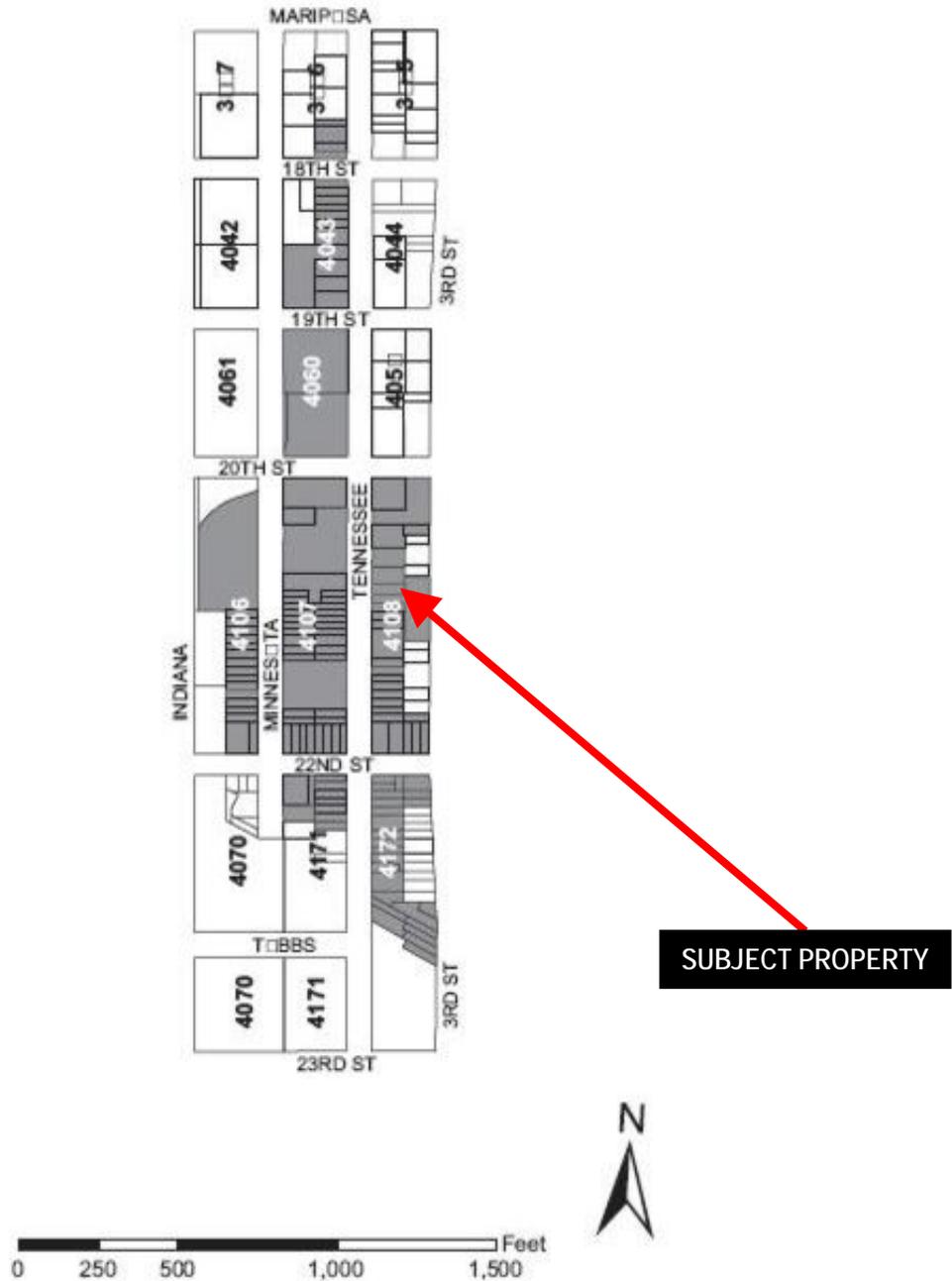
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Certificate of Appropriateness
 Case Number 2018-00537COA-02
 1001 Tennessee Street

Dogpatch Landmark District

DOGPATCH HISTORIC DISTRICT



Certificate of Appropriateness
Case Number 2018-00537COA-02
1001 Tennessee Street

Aerial Photograph

SUBJECT PROPERTY



Certificate of Appropriateness
Case Number 2018-00537COA-02
1001 Tennessee Street

Zoning Map



Certificate of Appropriateness
Case Number 2018-00537COA-02
1001 Tennessee Street

Site Photo



SUBJECT PROPERTY

Certificate of Appropriateness
Case Number 2018-00537COA-02
1001 Tennessee Street

Site Photo



South elevation displaying the existing cladding proposed for removal and replacement.

Certificate of Appropriateness
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1001 Tennessee Street

Available in both 29 and 26-gauge commercial-grade steel, PBU is a commonly used in commercial and residential markets. PBU can be installed directly over purlins or joists and can be used for both roof and wall applications.

Product Specifications

Applications: Roof and Wall

Coverage Widths: 36"

Rib Height: 3/4"

Panel Attachment: Exposed Fastener Metal Panel

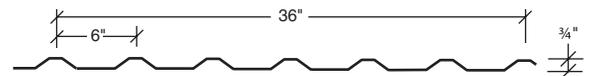
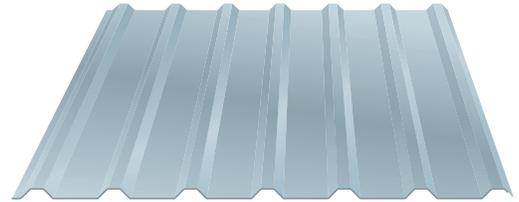
Gauges: 29, 26

Finishes: Siliconized Polyester

Coatings: Galvalume Plus®, Signature® 200

Features and Benefits

UL 2218 Impact Rating Class 4



For a complete line of trim and accessories, as well as available colors, please visit our website at ABCMetal.com.

abcmetalroofing.com | shop.abcmetalroofing.com

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Lubbock, TX
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Memphis, TN
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Frankfort, KY
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Oklahoma City, OK
800.345.0044

Mt. Pleasant, IA
800.345.0044

Phoenix, AZ
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Salt Lake City, UT
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CATEGORY	CHARACTERISTIC	TEST METHOD	PURPOSE	RESULT
ENVIRONMENTAL	Air leakage	ASTM E283	Determines the air leakage rates of exterior windows, curtain walls, and doors under specified air pressure differences across the specimen	0.0067 cfm/ft ² at 1.57 psf static pressure
	Water Penetration	ASTM E331	Determines the resistance of exterior windows, curtain walls, skylights, and doors to water penetration when water is applied under uniform static air pressure difference	No uncontrolled water penetration through the panel joints at a static pressure of 6.24 psf
	Impact Resistance	UL 2218	Determines Impact Resistance of prepared Roof Covering Materials	Class 4 Rating
FIRE RESISTANCE	Room Fire Performance	UL 790	Standard for Standard Test Methods for Fire Tests of Roof Coverings	See Class A Fire Rating Data Sheet
	Room Fire Performance	UL 263	Standard for Fire Tests of Building Construction and Materials	For use in Design Nos. P225, P227, P230, P237, P265, P268, P508, P510, P512, P701, P711, P720, P722, P726, P731, P734, P801, P815, P819.
STRUCTURAL	Uplift Resistance	AISI S100	Provides a standard procedure to evaluate or confirm structural performance under uniform static air pressure difference	See Section Properties and Allowable Load Table Section
	Gravity Loads	AISI S100	North American Specification for the Design of Cold-Formed Steel Structural Members	See Section Properties and Allowable Load Table Section
ROOF LISTINGS	Roof Performance - Underwriters Laboratories	UL 580	Determines the uplift resistance of roof assemblies consisting of the roof and roof coverings materials	Class 90 Rating - Construction Number 12 and 39.
	Roof Performance - Florida Approval	UI 580 FM 4471 UL 790	Florida product approval is the approval of products and systems, which comprise the building envelope and structural frame, for compliance with the structural requirements of the Florida Building Code.	See FL# 11868.2
	Roof Performance - Texas Department of Insurance	UL 580	TWIA provides windstorm and hail insurance in areas exposed to hurricanes and currently provides windstorm and hail coverage in the following 14 "first tier" Texas coastal counties: Aransas, Brazoria, Calhoun, Cameron, Chambers, Galveston, Jefferson, Kenedy, Kleberg, Matagorda, Nueces, Refugio, San Patricio and Willacy.	See RC-408

