

Received at HPC Hearing 6/20/18
T. Foye

BOOK B847 PAGE 109

LM 73.3

NOTICE OF DESIGNATION OF LANDMARK

Notice is hereby given to all persons, pursuant to Section 1004.6 of the City Planning Code, Chapter II, Part II of the San Francisco Municipal Code, that the property described below, of which the current owner is Mr. & Mrs. Dent Macdonough has been designated as a Landmark by Ordinance No. 12-74 of the Board of Supervisors of the City and County of San Francisco, effective February 4, 1974. A copy of this Ordinance is on file with the Clerk of the said Board of Supervisors. The effect of this designation is to impose certain controls and standards on the said property and on the improvements thereon, as set forth in Article 10 of the City Planning Code and in the designating Ordinance.

The subject property is legally described and known as follows:

Beginning at the point of intersection of the southerly line of North Point Street and the easterly line of Buchanan Street; thence easterly along the southerly line of North Point Street for a distance of 118 feet; thence at a right angle southerly for a distance of 69.917 feet; thence at a right angle westerly for a distance of 68.803 feet; thence at a right angle southerly for a distance of 104.75 feet; thence at a right angle westerly for a distance of 49.917 feet; thence at a right angle northerly along the easterly line of Buchanan Street for a distance of 174.667 feet to the point of beginning; being Lot 3 in Assessor's Block 459.

W45862

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RECORDED AT REQUEST

CITY & COUNTY OF SAN FRANCISCO

1974 JAN 22 PM 2:30

SAN FRANCISCO, CALIF.
LAWRENCE L. LE GUEN
REC'D FOR



Department of City Planning

Dated: JAN 22 1974

By: R. Spencer Steele
R. Spencer Steele
Zoning Administrator

State of California) ss
City and County of San Francisco)

On JAN 22 1974, before the undersigned, personally appeared R. Spencer Steele, known to me to be the Zoning Administrator of the City and County of San Francisco, and acknowledged to me that he executed the same on behalf of the City and County of San Francisco.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of my office, the day and year last above written.

By: John A. [Signature] Recorder
Deputy County Recorder

L-42
(Rev. 8/14/72)

45862

LANDMARKS PRESERVATION ADVISORY BOARD

of the

CITY PLANNING COMMISSION

RESOLUTION NO. 88

WHEREAS, A proposal to designate Merryvale at 3640 Buchanan Street as a Landmark pursuant to the provisions of Article 10 of the City Planning Code has been heard and considered by the Landmarks Preservation Advisory Board; and

WHEREAS, The Advisory Board believes that the proposed Landmark has a special character and special historical, architectural and aesthetic interest and value; and that the proposed designation would be in furtherance of and in conformance with the purposes and standards of said Article 10;

NOW THEREFORE BE IT RESOLVED, First, that this Advisory Board intends to and does hereby formally initiate proceedings for the designation as a Landmark pursuant to the provisions of Article 10 of the City Planning Code of Merryvale at 3640 Buchanan Street; and that this Board recommends to the City Planning Commission that this designation proposal be APPROVED; the location and boundaries of the landmark site being as follows:

Beginning at the point of intersection of the southerly line of North Point Street and the easterly line of Buchanan Street; thence easterly along the southerly line of North Point Street for a distance of 118 feet; thence at a right angle southerly for a distance of 69.917 feet; thence at a right angle westerly for a distance of 68.803 feet; thence at a right angle southerly for a distance of 104.75 feet; thence at a right angle westerly for a distance of 49.917 feet; thence at a right angle northerly along the easterly line of Buchanan Street for a distance of 174.667 feet to the point of beginning.

Being Lot 3 in Assessor's Block 459, which property is known as 3640 Buchanan Street.

Second, that the special character and special historical, architectural and aesthetic interest and value of the said Landmark justifying its designation are as follows:

Established in 1873, the San Francisco Gas Light Company was the result of a series of mergers of various companies, the earliest of which was the San Francisco Gas Company, founded in 1852 by Forty-niners Peter Donahue and his brother James. The brothers, with other family members, had previously established the first iron works in California in 1849. Peter Donahue, to whose memory the Mechanics Monument at Market, Bush and Sansome Streets is erected, also headed the successful completion of the second railroad in California which ran between San Francisco and San Jose.

Within the merged gas companies, Peter Donahue held various offices, the last being that of President of San Francisco Gas Light Company from which he resigned in 1883, one year before his death. Upon his resignation, the Presidency of the San Francisco Gas Light

A year after Merryvale's formal opening in 1958, the owners added an equally impressive garden shop to the south which is directly accessible from the main building.

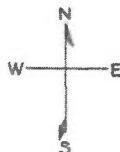
Also of interest is the iron fence which encloses the front lawn; it is similar to the original and was paced as part of the restoration.

Third, that the said Landmark should be preserved generally in all of its particular exterior features as existing on the date hereof and as described and depicted in the photographs, case report and other material on file in the Department of City Planning in Docket No. LM 73.3, the summary description being as follows:

Richardsonian-Romanesque in its styling, this red brick rectangular building is, except for a corner tower, of uniform height. It is capped by a hipped roof, without projecting eaves, resting on a corbelled cornice. On its narrower facade facing Buchanan Street, a centered arched main entrance is asymmetrically balanced by the Queen Anne tower to the left whose conical roof rises to its apex at an elevation slightly higher than that of the roof ridge behind. From the exterior, the fenestration reflects the interior division of the building into two elements: the front, or westerly, one-third possessing windows indicating two floors with a heavy string course of brickwork at the upper floor level; the remaining two-thirds of the building, equal in height to the front, contains tall windows, divided into panes with fanlights above, whose sill line is uniform with those on the lower floor at the front, but whose tops extend upward about three-quarters of the total wall height. On its south elevation, two-story pilasters divide the building into six evenly spaced bays. However, on the north, along North Point Street, this same division is only partially carried out, the pilasters here defining only the four bays containing the taller windows. The rear of the building is divided, also by two-story pilasters, into three bays slightly wider than those on the north and south sides. The center bay houses a double doorway extending its full width and equal in height to the windows in the adjacent bays. The doorway is topped by a flattened arch similar in its arc to that above the second story windows on the front portion of the building; all other windows and the main entry have semi-circular arched tops. All wall openings are surmounted and protected by slightly projecting cast stone moldings and, except for that over the main entrance, are divided into sections containing a patera. The main entrance arch, resting on short brick pilasters, frames a recessed doorway; here a deeper molding than that over the windows retains the name of the original occupant of the structure:

S.F. GAS LIGHT CO.

LOT 1A/B MERGED INTO LOT 1 - 1943



BUCHANAN

LAGUNA

BAY

LOT 3

LOT 33

CITY

LOT 7

LOT 5

LOTS 8 / 31 '80

Dimensions and other markings include: 118, 55,208, 238,292, 1501, 171657, 104,15', 25,083, 45,917, 125, 100,313, 125, 166,917, 1500, 3561, 175, 30, 80,16, 40, 98, 1500, 100, 3561, 100,333, 104,15', 25,083, 45,917, 125, 100,313, 125, 166,917, 1500, 3561, 175, 30, 80,16, 40, 98, 1500, 100, 3561.

From: Jesse Goodman <goodmanjes@gmail.com>
Sent: Tuesday, June 19, 2018 8:56 AM
To: Vimr, Jonathan (CPC)
Subject: Opposition to Certificate of Appropriateness - 1100 Fulton Street
Attachments: article 10 appendix E.pdf

I write to oppose the application for a Certificate of Appropriateness re 1100 Fulton Street.

The proposed changes are inconsistent with the architecture and historical character of the Alamo Square Historical District, and are exactly what this District was created to prevent. There are several independent reasons to deny this application:

1) The proposed changes strip all wood fronting from street level (apart from small window frames). As noted in the original documents establishing the District:

"The materials unite the District. Wood is nearly universal, both as structure and exterior material." While at ground level, "masonry typically provides foundations and front copings or retaining walls."

The applicant proposes to rip all of the wood--i.e. every wooden garage, the sole wood at street level, and the "universal ... exterior material" from the facade of the building. This is contrary to the criteria established for the District. Further, the Applicant has explicitly stated in his application that there would be no front copings or retaining walls.

The certificate should be denied on these grounds.

2) This apartment type is specifically mentioned in the original documents establishing the District:

"Compatible exceptions [the the Victorian and Edwardian 2-3 story mansions] are about 24 early 20th century apartment blocks, a dozen which punctuate the corners of the district. Compositionally they are two-part blocks with differentiated base and relatively simple upper sections topped by a visually heavy cornice."

Yet the Applicant's plans deface a historic building to add ahistorical features, such as an undifferentiated base. This is not a compatible exception.

Applicant proposes to rip out historic wood facades to add masonry to make the base blend in with upper floors. This is against the intent of the District, and the Certificate should be denied on these grounds.

3) Similar projects close to the District have defaced the buildings and left eye sores on street level. Applicant has proposed to do this project one garage at a time over the period of years and therefore threatens a mismatched structure facing the Square. The detailed brick facade is difficult to match once, let alone over the course of years.

4) I also agree with the objections submitted from other concerned neighbors and congregants.

Vimr, Jonathan (CPC)

Received at HPC Hearing 6/20/18
J. Vimr

From: Stephanie Lacambra <sjlacambra@gmail.com>
Sent: Monday, June 18, 2018 9:21 PM
To: Vimr, Jonathan (CPC); serina@sync-arch.com; awmartinez@earthlink.net; andrew.wolfram@perkinswill.com; c.chase@argsf.com; RSEJohns@yahoo.com; eskron@aol.com; karlhasz@gmail.com; diane@johnburtonfoundation.org
Subject: Opposition to the Certificate of Appropriateness Application Case No. 2017-001456COA, Permit No 2017.0126.7999 submitted by Serina Calhoun on behalf of Kent and Nancy Mar for 1100 Fulton Street
Attachments: article 10 appendix E.pdf

To the members of the Historic Preservation Commission:

I am a resident of the Alamo Square Landmark District and I write to oppose the Certificate of Appropriateness Application Case No. 2017-001456COA, Permit No 2017.0126.7999 submitted by Serina Calhoun on behalf of Kent and Nancy Mar for 1100 Fulton Street.

The proposed changes are inconsistent with the architecture and historical character of the Alamo Square Historical District, and are exactly what this District was created to prevent. There are several independent reasons to deny this application:

1) The proposed changes strip all wood fronting from street level (apart from small window frames). As noted in the original documents establishing the District:

"The materials unite the District. Wood is nearly universal, both as structure and exterior material." While at ground level, "masonry typically provides foundations and front copings or retaining walls."

The applicant proposes to rip all of the wood--i.e. every wooden garage, the sole wood at street level, and the "universal ... exterior material" from the facade of the building. This is contrary to the criteria established for the District. Further, the Applicant has explicitly stated in his application that there would be no front copings or retaining walls.

The certificate should be denied on these grounds.

2) This apartment type is specifically mentioned in the original documents establishing the District:

"Compatible exceptions [the the Victorian and Edwardian 2-3 story mansions] are about 24 early 20th century apartment blocks, a dozen which punctuate the corners of the district. Compositionally they are two-part blocks with differentiated base and relatively simple upper sections topped by a visually heavy cornice."

Yet the Applicant's plans deface a historic building to add ahistorical features, such as an undifferentiated base. This is not a compatible exception.

Applicant proposes to rip out historic wood facades to add masonry to make the base blend in with upper floors. This is against the intent of the District, and the Certificate should be denied on these grounds.

3) Similar projects close to the District have defaced the buildings and left eye sores on street level. Applicant has proposed to do this project one garage at a time over the period of years (see letter) and therefore threatens a mismatched structure facing the Square. The detailed brick facade (see attached photos) is difficult to match once, let alone over the course of years.

4) I also agree with the objections submitted from other concerned neighbors and congregants, including the Third Baptist Church.

Sincerely,
S. Lacambra

Sent from my iPhone

Vimr, Jonathan (CPC)

Received at HPC Hearing 6/20/18
c.J. Vimr

From: Christina Ferguson <lostfootage@gmail.com>
Sent: Tuesday, June 19, 2018 4:45 PM
To: Vimr, Jonathan (CPC)
Cc: Gus; 1100FultonTenants; BreedStaff, (BOS); awmartinez@earthlink.net; andrew.wolfram@perkinswill.com; c.chase@argsf.com; RSEJohns@yahoo.com; eskron@aol.com; karlhasz@gmail.com; diane@johnburtonfoundation.org
Subject: Opposition to Project at 1100 Fulton Street / for COA Hearing on June 20th

Hi Jonathan,

Thank you for your explanation earlier this afternoon. My original concern was that the owners were getting building permits for the garage space I lease.

My question now is this -- does your staff ever decide not to approve a COA based on public comment at the hearing? Or is the hearing more of a formality?

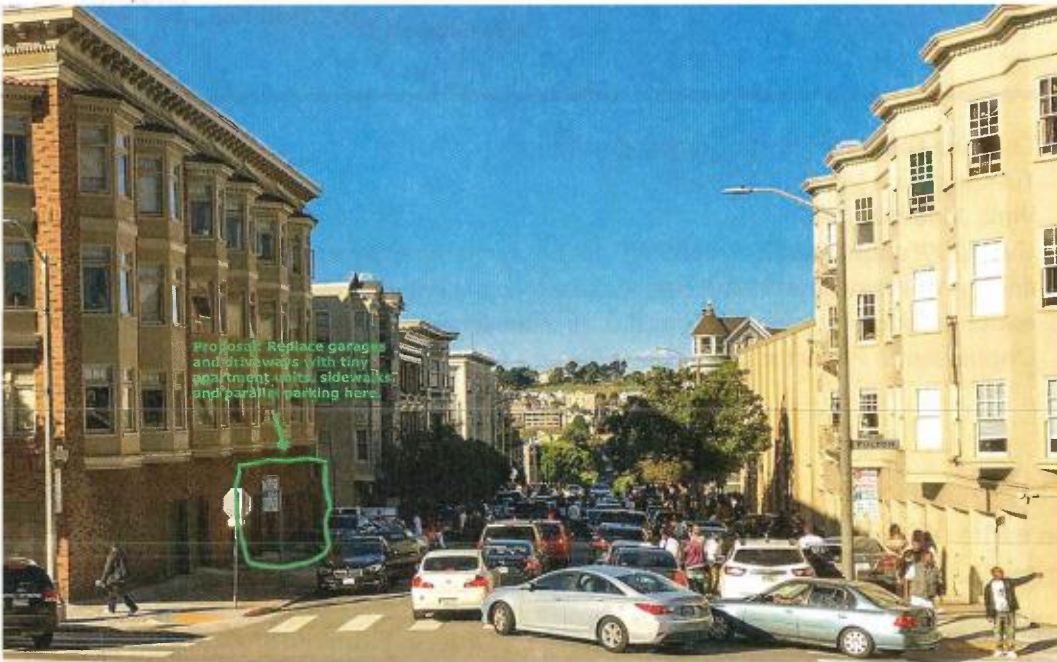
In any case, I will voice my opposition now, in email, so that it can be included in the official documents. Please confirm that you've received it. I'm also cc'ing the other members of that commission that I'm told will be making this decision. (Please excuse typos, I'm writing this very fast to make the 5 PM deadline for feedback.)

For the record, I'm opposed to the conversion of garages to ADUs at 1100 Fulton Street, including the phase that does not involve the garage I lease.

My main opposition to the project is due to the fact that it will negatively impact the way traffic flows on Pierce Street to and from Alamo Square Park.

1100 Fulton Street is kitty-corner to the Third Baptist Church, a historical landmark. The apartment building sits on the NW corner of Fulton and Pierce Streets.

I've lived in a top-floor unit across from the church for over a decade. I've watched the activity in the street below with great fascination. The church often hosts funerals during the weekdays. Some of them are quite large. Here is a photo I took last year:



The church members use the curb cutouts and empty street space along the building as a gathering area before and after events. In addition, the driveways and lack of parallel parking on Pierce Street provide space to stage vehicles for funeral processions.

If Pierce Street is narrowed by the removal of curb cutouts and the addition of parallel parking, the church members will be forced to organize on Fulton Street and block bike lanes and/or on McAllister Street, where they will block the 5 Fulton MUNI line, which runs frequently during the weekdays. I understand the need to add more units to the neighborhood. But because of the church, this is not the right block to do it.

If you approve this project, you are effectively removing public space from the congregation at Third Baptist Church. To put it bluntly, this project will lead to further gentrification of the Western Addition neighborhood. And I believe it's in our best interest to preserve our history.

In summary, I contend that a project adding ADUs to the building at 1100 Fulton Street by converting garage space will create more problems for the Alamo Square Neighborhood than it solves. And for this reason, I'm opposed.

A lesser concern, but still relevant -- how in the world will they match the brick?

Here is a building at 2190 Grove Street that recently did this kind of conversion. I don't think it looks good. Notice the sagging brick. Also, the ugly bars on the windows. (Which is missing in the architect's plans for 1100 Fulton, if I recall correctly.)



The other side:



Notice you can see the garage cut outs? Do you really want this 'look' on Alamo Square?

For reference, this is the brick detail of 1100 Fulton St -- much harder to match.



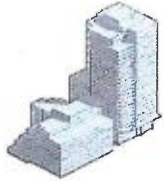



I will attend the meeting tomorrow, but will not speak. Consider this my speech.




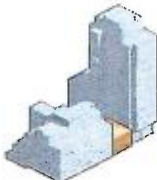
Best Regards,





Christina Ferguson

Received at HPC Hearing 6/20/18
J. Moore

30 Otis Street Project - Comparison of Alternatives for CEQA Analysis

	Proposed Project 	No Project Alternative 	Full Preservation Alternative 	Partial Preservation Alternative 
Description				
Project Height (Tower/Podium) (feet)	250/85	39	250/85	250/85
Number of stories	27 stories/10 stories	1 story typical, 3 stories max	26 stories/9 stories	26 stories/9 stories
Total number of residential units	423	0	257	294
Total Building Area (square feet)				
Residential (including amenity and lobby)	414,925	0	294,073	313,756
Retail	5,885	6,575	8,903	8,441
Office/Industrial	0	37,725	0	0
Arts Activities (Ballet School)	16,600	10,060	14,365	15,006
Parking	43,215	0	26,433	35,378
Residential Spaces	71	0	37	41
Car-share Spaces	3	0	3	3
Commercial Spaces	0	0	0	0
Bicycle Parking	4,310	0	3,523	4,009
Class 1 Spaces	361	0	282	332
Class 2 Spaces	32	0	30	30

	Proposed Project 	No Project Alternative 	Full Preservation Alternative 	Partial Preservation Alternative 
Ability to Meet Project Sponsor's Objectives				
	Proposed Project would meet all of the project sponsor objectives.	No Project Alternative would meet none of the project sponsor objectives.	Full Preservation Alternative would meet some of the project sponsor objectives.	Partial Preservation Alternative would meet some of the project sponsor objectives.
Historic Architectural Resources				
Historic Architectural Resources	<u>Impact CR-1:</u> The demolition of the building located at 14-18 Otis Street would result in a substantial adverse change to the significance of an individual historical architectural resource as defined by CEQA Guidelines section 15064.5(b). (SUM)	No impact	Less than the proposed project (LTS)	Same impacts as the proposed project although slightly reduced (SUM)
Off-Site Historic Resources	<u>Impact CR-2:</u> The demolition and new construction on the project site would not have a substantial adverse effect on any identified off-site historical resources. (LSM)	No impact	Same as the proposed project (LSM)	Same as the proposed project (LSM)

	Proposed Project 	No Project Alternative 	Full Preservation Alternative 	Partial Preservation Alternative 
Cumulative	<u>Impact C-CR-1:</u> The proposed project, in combination with other past, present, and reasonably foreseeable future projects in the project vicinity, would not result in a significant cumulative impact on a historical architectural resource. (LTS)	No impact	Same as the proposed project (LTS)	Same as the proposed project (LTS)

SUM = Significant and Unavoidable with Mitigation

LSM = Less than Significant with Mitigation

LTS = Less than Significant