BACKGROUND

The Planning Department (Department) has requested review and comment before the Architectural Review Committee (ARC) regarding the proposal for alterations to the existing two-story, non-contributing light industrial building, and conversion to a four-story-over-basement two-family dwelling within the Dogpatch Landmark District, which is listed in Appendix L of Article 10 of the San Francisco Planning Code.

PROPERTY DESCRIPTION

690 Tennessee Street is a 25’ x 100’ rectangular-shaped lot located on the west side of the block near the intersection of 18th Street. The parcel is currently improved with a two-story industrial building that covers the entire lot. The north and south facades abut the adjacent buildings at 680 and 694 Tennessee Street, and the primary front volume of the building is attached to the lower, one-story rear volume at the back of the lot. The wood-frame building is clad with horizontal drop channel siding and has a flat roof that contains two large skylights. The primary east façade contains a paneled roll-up wood garage door and metal pedestrian door, and the building’s applied architectural details are limited to a dentilated cornice above the garage door and at the roofline, and simple trim surrounding the pedestrian door. The south and west facades are not visible from the public right-of-way, and only a portion of the north façade is visible at the front of the building, which contains no fenestration or ornamentation. Constructed in 1949, the subject building is outside of the Dogpatch Landmark District’s period of significance and is deemed a non-contributing resource within the District. The project site is located within UMU (Urban Mixed-Use) Zoning District with a 40-X Height and Bulk Limit.

PROJECT DESCRIPTION

The project proposes an alteration to the existing two-story, 1,875 sq. ft. industrial building and its conversion to a 6,111 sq. ft., 40-ft. tall, two-family dwelling with five floors of habitable space. Under Planning Code Section 1005(f), the project does not propose to remove the amount of external walls, internal structural framework, or floor plates to be considered a demolition. The detailed scope of work includes the following:

1. Partial removal of the first floor interior and excavation to create an 18’-9” x 15’-9” sunken courtyard and construct a new 24’-9” deep lower floor for two bedrooms and one bath at the rearmost portion of the property for the new lower dwelling unit. The remainder of the first floor will consist of a two-
car garage at the front, and the primary living space for the lower unit at the rear. At the exterior, the existing garage door at the primary east façade will remain, but the adjacent area and front pedestrian door will be demolished to accommodate a new recessed entrance that will feature a glazed pedestrian door located right of center. To mark the division between the first and second stories, a proposed recessed and painted metal belt course articulated with vertical fins will span across the front façade. At the rear of the secondary north and south façades, an existing pedestrian door and three double-hung windows are proposed to be removed and infilled, and new wood double hung windows would be installed at the rear of the building’s new front volume, or west façade.

2. Partially demolish and reduce the current 75’ depth of the second floor to 56’-3” that will include a bedroom and den at the front for the upper dwelling unit, and a master suite at the rear for the lower dwelling unit. At the exterior, the second story’s primary façade will feature three evenly spaced bays that are vertically proportioned with each opening containing a recessed double-hung window that would provide greater contrast from the façade. The exposed side would be clad with matching horizontal rustic wood siding, and similar to the first floor new wood double hung windows would be installed at the rear.

3. Construct a new third floor also with a total depth of 56’-3” that will include the primary living area for the upper dwelling unit. At the exterior, the third story will repeat the same bay configuration as the second floor below, and will terminate at the roofline with a proposed painted metal cornice designed to resemble the belt course between the first and second stories. Again, the exposed side elevation would be clad with matching horizontal wood siding and include new wood double hung windows at the rear, as in the lower floors.

4. Construct a new 454 sq. ft. capsule-shaped penthouse, or fifth floor, that would be enclosed in a glass curtain wall at all sides and set back 18’-7” from the front of the building that includes the master suite for the upper unit, and access to the surrounding private roof deck.

In addition to the Certificate of Appropriateness, the project as proposed requires the approval of front setback, rear yard and dwelling unit exposure variances by the Zoning Administrator and a site permit by the Planning Department. Each of these approvals will require providing separate notice to property owners within 300 feet of the project and interested neighborhood organizations for the variances, and occupants and residents on and within 150 feet of the project for the site permit, so that potential concerns about the project may be identified and resolved prior to the granting of a variance or approval of the site permit. The Historic Preservation Commission shall review the proposed project as part of a Certificate of Appropriateness pursuant to Planning Code Section 1006, as the project includes alterations to a building within the Dogpatch Landmark District. The Zoning Administrator shall review the proposed variance request under Planning Code Section 305, and if required, the Planning Commission shall consider a request for Discretionary Review as part of the Planning Code Section 312 public notification process.

ENVIRONMENTAL REVIEW

On July 18, 2017, the Planning Department determined that the proposed project is categorically exempt from environmental review, pursuant to CEQA Guideline Sections 15301(e) – Minor Alteration of Existing Structure for Additions Under 10,000 sq. ft., and 15331 – Historical Resource Rehabilitation Consistent with the Secretary of Interior’s Standards for the Treatment of Historic Properties.
APPENDIX L OF ARTICLE 10

The Dogpatch Landmark District is locally designated in Appendix L of Article 10 of the San Francisco Planning Code. The Dogpatch Landmark District is significant under events and design/construction as the oldest and most intact concentration of industrial worker’s housing in San Francisco. The Dogpatch Landmark District is comprised of almost one hundred flats and cottages, as well as several industrial, commercial and civic building, which have a period of significance from 1867 to 1945.

Per Section 6 of Appendix L, the Dogpatch Landmark District is characterized by the following character-defining features:

(a) Residential – Features of Existing Buildings.

1. Overall Form and Continuity. Building height is generally within a three-story range, with a substantial number of structures built at one or two stories in height. The majority of structures have been either elevated or altered to allow for the construction of a garage level at grade. However, despite these and other alterations, the majority of residences in the district retain their historic integrity. Residential buildings are generally set back an average of 10 feet from the public right-of-way.

2. Scale and Proportion. The buildings vary in height, bulk, scale and proportion. The width of lots in Dogpatch range from single lots of 20 feet to 40 feet for larger lots. Early homes in Dogpatch constructed circa 1870 were designed in a vernacular style with Greek Revival influences. Later homes continued in the Greek Revival form, but were joined by homes designed in the Queen Anne, Italianate and Classical Revival styles, as well as the Eastlake-styled Pelton Cottages. Multi-story residences are large in bulk, often as great as 3,500 square feet. Smaller cottage-size structures, typically 800 square feet, are well scaled to the smaller lots.

3. Fenestration. Existing fenestration consists of predominantly double-hung, wood sash windows that are vertical in orientation. Residential buildings feature a fairly symmetrical and regular pattern of windows with consistent dimensions along primary facades. Generally, the size and shape of window openings have not been altered over time.

4. Materials. Horizontal rustic wood siding is the traditional cladding material found in the district. However, fishscale wood shingles and asbestos siding are also found throughout the district.

5. Design Features. Recessed porches and entry porticos are characteristic design features of the district.

6. Architectural Detail. Architectural detail found in the district usually follows transitional elements associated with the Greek Revival, Eastlake, Queen Anne, Italianate and Classical Revival architectural styles.

In addition to the aforementioned features, Section 7 of Appendix L also includes the following standards for new construction and alterations within the Dogpatch Landmark District.

(a) Character of the Historic District. The general standards for review of all applications for Certificates of Appropriateness are as set forth in Article 10. For purposes of review pursuant to said standards, the character of said Historic District shall mean the features of the Dogpatch Historic District referred to and described in Section 6 of this ordinance. For projects on buildings that have been previously compromised
by incompatible alterations or additions, proposed exterior changes which bring these buildings closer to their original, historic appearance and make the buildings more in conformity with the character of the district are encouraged.

(b) Residential – Alterations and New Construction. Exterior alterations or new additions to a contributory or non-contributory residential resource in the Dogpatch Historic District shall not destroy historic materials that characterize the resource or its environs. New additions, exterior alterations, or related new construction shall not destroy historic materials, features and spatial relationships that characterize the property. Any new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment, and must conform to the following provisions:

1. **False Historicism.** False historicism and the conjectural replication of historic styles and details is discouraged; if restoration is the selected alteration approach, historic documentation through original architectural plans, historic photographs, or physical investigation will be required. Where original plans or historic photographs are unavailable, close physical examination of the building and existing scar traces, along with a comparison to buildings of the same age and style in the neighborhood, may be sufficient to reveal evidence necessary to guide the restoration.

2. **Materials.** Horizontal rustic wood siding is the traditional cladding material in the district and its use is encouraged over other cladding materials, including wood shingles (except where appropriate).

3. **Fenestration.** Fenestration should be proportionate and in scale with traditional patterns within the district. Double-hung wood sash windows are encouraged over vinyl or metal sash windows. “Slider” windows of vinyl or aluminum construction are discouraged, especially on primary facades. True divided lites, rather than snap-in or faux muntins, are encouraged when divided lite wood windows are appropriate.

4. **Style.** New construction in a contemporary, yet compatible, idiom is encouraged.

5. **Scale and Proportion.** New construction must be compatible with the massing, size, scale and architectural details of residential resources found in the district.

6. **Setbacks.** New construction should conform to existing setback patterns found in the district.

7. **Roofline.** Gabled roof forms and raised parapets are encouraged on new construction.

8. **Detailing.** Detailing on new construction should relate to the simple, traditional vernacular forms found in the district.

Section 10 of Appendix L also includes further standards for additions to existing buildings and new infill construction, which state:

Additions to existing buildings and new infill construction proposed within the Dogpatch Historic District must reflect an understanding of the relationship of the proposal with the contributing buildings within the district. Additions shall be reviewed for compatibility with the historic building and the district while infill construction shall be reviewed for compatibility with the overall district. Neither should directly imitate nor replicate existing features. For additions, every effort should be made to minimize the visibility of the new structure within the district. Infill construction should reflect the character of the district, including the prevailing heights of contributing buildings without creating a false sense of history. Property owners should
consult early in the process with a Planning Department Historic Preservation Technical Specialist when developing a proposal.

Additions will be reviewed on a case-by-case basis and any proposed addition should be located in an inconspicuous location and not result in a radical change to the form or character of the historic building. A vertical addition may be approved, depending on how the addition impacts the building and its relative visibility from the surrounding public rights-of-way within the district. The Planning Department evaluates all proposals for properties identified under Article 10 of the Planning Code for compliance with the Secretary of the Interior’s Standards (36 C.F.R. § 67.7 (2001)). Based on these Standards, Department staff uses the following criteria when reviewing proposals for vertical additions:

- The structure respects the general size, shape, and scale of the features associated with the property and the district and the structure is connected to the property in a manner that does not alter, change, obscure, damage, or destroy any of the character-defining features of the property and the district.
- The design respects the general historic and architectural characteristics associated with the property and the district without replicating historic styles or elements that will result in creating a false sense of history.
- The materials are compatible with the district in general character, color, and texture.

STAFF ANALYSIS & RECOMMENDATIONS

The Department seeks the advice of the ARC regarding the compatibility of the addition with the surrounding landmark district as defined by the Secretary of Interior’s Standards for Rehabilitation (Secretary’s Standards) and Article 10 of the San Francisco Planning Code. The Department would like the ARC to consider the following information:

Secretary of the Interior’s Standards for Rehabilitation & Appendix L of Article 10

The proposed project would not destroy or damage any contributing elements to the Dogpatch Landmark District. Department staff will undertake a complete analysis of the proposed project per the applicable Standards as part of the environmental review and the subsequent preservation entitlements (Certificate of Appropriateness). In addition, Department staff will undertake additional analysis of the proposed project per the standards outlined in Appendix L of Article 10, specifically to assess the project’s conformance to the guidelines for additions to existing buildings and compatibility within the surrounding landmark district.

Overall Form & Continuity

The proposed project would maintain the building’s existing front wall up to the new third floor, and include an 18’-7” setback from the front wall at the fourth floor, or penthouse level, that will also be enclosed in a glass curtain wall at all sides to minimize its visibility at the street. This overall form is compatible with the typical three-story residential buildings in the Dogpatch Landmark District. Although the building would maintain no front setback, it is aligned with the primary façade of the adjacent property at 694 Tennessee Street, which the building was accessory to, and maintains the continuity of this relationship that appears to be compatible with the District.

Recommendation: To ensure the proposed penthouse is not visible from the street, the Department recommends that a sightline study be prepared and included in the project plans for
review and consideration by the Historic Preservation Commission for the requested Certificate of Appropriateness.

Scale & Proportion
The project proposes a two-family dwelling with an attached two-car garage that is approximately 6,111 square feet and distributed throughout five floors, one of which is located completely below the existing grade. The rear wall at the second floor will be reduced to a depth of 56'-3" that is the average depth of the adjacent properties on either side to improve the mid-block open space. The new third floor’s footprint is identical to the floor below, and the top floor will be set in on all sides with a maximum horizontal dimension of 35’. The distribution of the project’s bulk is compatible with the scale and proportion of the immediate context and residential buildings throughout the Dogpatch Landmark District.

   Recommendation: The distribution of the project’s bulk is compatible with the scale and proportion of the immediate context and residential buildings throughout the Dogpatch Landmark District.

Fenestration
The project proposes to retain the existing garage door opening and demolish a portion of the adjacent area at the ground floor to accommodate a new recessed entrance with a glazed pedestrian door placed right of center. At the street, the second and third stories will feature three evenly spaced bays that are vertically proportioned and recessed with double-hung windows to provide contrast from the façade. Along the secondary north and south façades, an existing pedestrian door and three double-hung windows would be removed and infilled, and new wood double hung windows would be installed at the rear of the building’s new front volume.

   Recommendation: The project’s overall fenestration consists of hung wood windows that are fairly symmetrical in pattern and vertical in orientation, which is compatible with residential buildings in the Dogpatch Landmark District. Although the renderings illustrate deeply inset windows, the floor plans do not and should be revised to be consistent with the renderings.

Materials
The proposed project would retain the existing horizontal rustic wood siding and match this material where openings are removed and the envelope of the building is expanded. Hung wood windows are proposed throughout the project, a recessed and painted metal belt course articulated with vertical fins is proposed across the front façade to mark the division between the first and second stories, and a similar painted metal cornice that terminates above the third story roof line is also proposed.

   Recommendation: The Department finds the material palette to generally be compatible, but recommends that the belt course and building cornice be powder coated to more closely align with the features found on residential buildings in the Dogpatch Landmark District.

Design Features
The project proposes to replace the existing pedestrian entrance at the front wall with a recessed vestibule that contains fully glazed, rectangular door placed right of center. This is characteristic of residential
buildings in the Dogpatch Landmark District that have recessed porches and entry porticos, and compatible with the entrance to 684 Tennessee Street that is at street-level.

**Recommendation:** The Department finds the proposed entrance to be compatible with other residential buildings in the Dogpatch Landmark District.

**Architectural Detail**
The project proposes to replace the non-historic dentilated cornice above the garage door and at the roofline with a recessed and painted metal belt course articulated with vertical fins above the ground floor, and a similar projecting cornice above the third floor roof line.

**Recommendation:** The Department finds the design of the belt course and cornice to be simple and compatible with the architectural detail found on residential buildings in the Dogpatch Landmark District. In addition, the project’s restrained application of architectural details do not alter, change, obscure, damage, or destroy any of the character-defining transitional elements associated with the Greek Revival, Eastlake, Queen Anne, Italianate and Classical Revival architectural styles.

**REQUESTED ACTION**
Specifically, the Department seeks comments regarding:

- Compatibility of the proposed addition and change of use with the Dogpatch Landmark District; and
- Recommendations for the standards outlined in Appendix L, specifically regarding fenestration, materials, and overall form.

**ATTACHMENTS**

- Exhibits
- Architectural Drawings by Natoma Architects dated May 4, 2017
Block Book Map

ARC Hearing
Case No. 2016-002809COA
690 Tennessee Street
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

ARC Hearing
Case No. 2016-002809COA
690 Tennessee Street
Aerial Photo

facing north

ARC Hearing
Case No. 2016-002809COA
690 Tennessee Street
Aerial Photo

facing west
Aerial Photo

facing south

ARC Hearing
Case No. 2016-002809COA
690 Tennessee Street
DEMO NOTES

The demolition work shown on these drawings may not be
the complete, complete removal to accommodate the new
work, which is shown elsewhere. The intent of these
drawings is to generally show the existing state of
work required of the Contractor. The Contractor will
be responsible for the design of the new work to
accommodate the new work.

2. All the dimensions shown or not shown but required
must be verified by the Architect. The Contractor will
be responsible for the change or alteration in the
architectural/structural work, relocation of existing
equipment and it is expected to be full dimensional accuracy.

3. All items or proposals must clearly identify what work
will be performed and what work will not be performed.

4. The Contractor will also extend any allowances for work
determined to be from the contractor drawings on these
drawings.

5. The Contractor shall coordinate the locating and
progressing of all electric services and controls, especially
system and testing equipment shown to be served with
the electric power system to ensure the Contractor
will verify the main disconnect for electrical and coordinating
new electrical protect and related equipment as shown in
the drawings. The Contractor shall provide the necessary
information to the Architect to verify the field and
conditions that will connect with the project.

6. The Contractor will coordinate the locating and
progressing of the mechanical service and control systems,
the Contractor will ensure the main disconnect for
mechanical systems and related equipment as shown in
the field and conditions that will connect with the
project.

7. The Contractor will provide the necessary for
monitoring and testing electrical and mechanical
equipment shown to be served with the electrical system
to ensure the Contractor will verify the main disconnect for
electrical and mechanical services shown in the
field and conditions that will connect with the project.

8. The Contractor will verify the main disconnect for
electrical and mechanical services shown in the
field and conditions that will connect with the project.

9. The Contractor will verify that the mechanical
services shown in the field and conditions that will
connect with the project.

10. The Contractor is responsible for disconnecting any
major equipment, electrical equipment, systems, and any
construction elements shown to be connected to the equipment
to prevent from the mechanical and electrical
elements.

11. The Contractor is responsible to provide notice
and protect any materials shown in the drawings and
reinstalling as part of the new work element.
### VARIANCE SUBMITTAL

**5.4.2017**

**BLOCKLOT:** 3996/006, SAN FRANCISCO, CA

**REMODEL**

**A0.5**

### BUILDING DATA & CODE ANALYSIS

<table>
<thead>
<tr>
<th>CODE</th>
<th>DESCRIPTION ON CALL-OUT</th>
</tr>
</thead>
<tbody>
<tr>
<td>ORC 1084.2.3</td>
<td>5.4.16</td>
</tr>
<tr>
<td>ORC 1084.3</td>
<td>5.4.16</td>
</tr>
<tr>
<td>ORC 1084.4</td>
<td>5.4.16</td>
</tr>
<tr>
<td>ORC 1084.6</td>
<td>5.4.16</td>
</tr>
<tr>
<td>ORC 1084.7</td>
<td>5.4.16</td>
</tr>
<tr>
<td>ORC 1084.8</td>
<td>5.4.16</td>
</tr>
<tr>
<td>ORC 1084.9</td>
<td>5.4.16</td>
</tr>
</tbody>
</table>

**DATA & CODE ANALYSIS**

1. **BUILDING DATA & CODE ANALYSIS**
2. **ORC 1084.2.3**
3. **ORC 1084.3**
4. **ORC 1084.4**
5. **ORC 1084.6**
6. **ORC 1084.7**
7. **ORC 1084.8**
8. **ORC 1084.9**

### PLANNING DATA & CODE ANALYSIS

**DATA & CODE ANALYSIS**

1. **BUILDING DATA & CODE ANALYSIS**
2. **ORC 1084.2.3**
3. **ORC 1084.3**
4. **ORC 1084.4**
5. **ORC 1084.6**
6. **ORC 1084.7**
7. **ORC 1084.8**
8. **ORC 1084.9**

### CODE

<table>
<thead>
<tr>
<th>CODE</th>
<th>DESCRIPTION ON CALL-OUT</th>
</tr>
</thead>
<tbody>
<tr>
<td>ORC 1084.2.3</td>
<td>5.4.16</td>
</tr>
<tr>
<td>ORC 1084.3</td>
<td>5.4.16</td>
</tr>
<tr>
<td>ORC 1084.4</td>
<td>5.4.16</td>
</tr>
<tr>
<td>ORC 1084.6</td>
<td>5.4.16</td>
</tr>
<tr>
<td>ORC 1084.7</td>
<td>5.4.16</td>
</tr>
<tr>
<td>ORC 1084.8</td>
<td>5.4.16</td>
</tr>
<tr>
<td>ORC 1084.9</td>
<td>5.4.16</td>
</tr>
</tbody>
</table>
690 TENNESSEE ST.

SECTION - LONGITUDINAL

REMODEL

MODEL

A2.1
EXISTING/DEMOLITION PLAN - GROUND LEVEL

EXISTING/DEMOLITION PLAN - LEVEL 2