



# CERTIFICATE OF APPROPRIATENESS EXECUTIVE SUMMARY

**HEARING DATE: NOVEMBER 18, 2020**

## CONSENT CALENDAR

**Record No.:** 2018-000505COA  
**Project Address:** 370 Lexington Street  
**Landmark:** Contributor, Liberty-Hill Landmark District  
**Zoning:** RTO-M (Residential Transit Oriented-Mission) Zoning District  
40-X Height and Bulk District  
**Block/Lot:** 3609 / 059  
**Project Sponsor:** Ernie Selander, Selander Architects  
2095 Jerrold Avenue, Suite 319  
San Francisco, CA 94124  
**Staff Contact:** Rebecca Salgado – 628.652.7332  
rebecca.salgado@sfgov.org

**Recommendation:** Approval with Conditions

## Property Description

370 Lexington Street is located on the west side of Lexington Street between 20<sup>th</sup> and 21<sup>st</sup> Streets (Assessor's Block 3609; Lot 059). The subject building is a contributor to the Liberty-Hill Park Landmark District, locally designated under Article 10, Appendix F of the Planning Code.

The Italianate-style, two-story, single-family residence was built in 1876 by builder William Hollis, president of The Real Estate Associates (TREA) at that time. The wood-framed building has a stucco-clad front façade with a prominent two-story bay and cornice.

## Project Description

The proposed project involves legalization of select exterior alterations completed without benefit of a permit

and Planning Department approval, in connection with Planning Department Enforcement Case No. 2017-015608ENF, including modifications to the front entrance stairs, entrance enframing, front planter, window trim, all at the Lexington Street façade; and window and siding modifications at the secondary south and west elevations. The proposed project also includes corrective work at the Lexington Street façade, including the installation of nine (9) new one-over-one double-hung wood windows with integral ogee lugs in existing window openings to align with the historic windows removed without permits, and modifications to the side gate to bring its height below 10 feet. Please see photographs and plans for details.

## Compliance With Planning Code

### PLANNING CODE DEVELOPMENT STANDARDS.

The proposed project is in compliance with all other provisions of the Planning Code.

In order to proceed, a building permit from the Department of Building Inspection is required.

### APPLICABLE PRESERVATION STANDARDS.

The proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 1006.6 of the Planning Code, and complies with the *Secretary of the Interior's Standards for Rehabilitation*, in that:

- the proposal respects the character-defining features of the subject building;
- the architectural character of the subject building will be maintained and that replacement elements will not negatively affect the building's overall appearance;
- the integrity of distinctive stylistic features and examples of skilled craftsmanship that characterize the building shall be preserved; and,
- the façade and window alterations to be legalized have been determined to be compatible with the historic property and the surrounding Landmark District;
- although some aspects of the Lexington Street façade alterations to be legalized, such as the entrance enframing, entrance stair modifications, and new window trim, take their cues from elements from other historic properties in the Landmark District, and are not documented to have existed at this particular property, Planning staff have determined that these modifications sufficiently distinguish themselves as non-historic modifications to the façade, and do not create a false sense of historical development;
- the corrective work at the Lexington Street façade will bring this property closer to its historic appearance, as it appeared before the work done without Planning Department approval was completed;
- the new wood windows with integral ogee lugs at the Lexington Street façade will match the removed historic windows in composition, design, details, operation, and other visual qualities.

The Department has determined that the proposed work will be in conformance with the requirements of Article 10 and the *Secretary of Interior's Standards for Rehabilitation*. Proposed work will not damage or destroy distinguishing original qualities or character of the subject building. The Department finds that the historic character of the building will be retained and preserved and the project will not result in the removal of historic fabric.

## **Public/Neighborhood Input**

The Department has not received any public inquiries about the proposed project.

## **Issues & Other Considerations**

This project proposes corrective work in connection with Planning Department Enforcement Case No. 2017-015608ENF, for “alteration to front of building in Liberty-Hill Landmark District without benefit of permit and Planning Department review and approval.” This enforcement case will remain open until the abatement work has been completed and approved by Planning staff.

## **Conditions of Approval**

Prior to issuance of the building permit, the project sponsor will submit specifications for the new wood windows with integral ogee lugs at the Lexington Street façade for review and approval by Planning Department Preservation Staff. At the end of the 30-day appeal period of the Certificate of Appropriateness approval, the project sponsor shall pursue permit issuance within 30 days. Upon permit issuance, the project sponsor shall submit a copy of the Issued Job Card showing the permit number, and a construction schedule with start and end dates to Planning staff. If construction lasts for more than 30 days, the project sponsor shall provide monthly updates sent via email to Planning staff with description of work completed and photos showing the progress of abatement. Upon completion of abatement work, the project sponsor shall send photos of completed work to Planning staff for review. Once the Planning Department has determined all work is consistent with approvals and approves the work, the project sponsor shall move forward with obtaining a final sign off of the permit and send a photo of this sign off to Planning staff.

## **Environmental Review Status**

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.

## **Basis for Recommendation**

The Department recommends approval WITH CONDITIONS of the proposed project as it meets the provisions of Article 10 of the Planning Code regarding Major Alteration to a contributing resource in a Landmark District and the *Secretary of the Interior Standards for Rehabilitation*.

## Attachments

Draft Motion – Certificate of Appropriateness  
Exhibit A – Conditions of Approval  
Exhibit B – Plans  
Exhibit C – Environmental Determination  
Exhibit D – Maps and Context Photos



# CERTIFICATE OF APPROPRIATENESS DRAFT MOTION

**HEARING DATE: NOVEMBER 18, 2020**

## CONSENT CALENDAR

**Record No.:** 2018-000505COA  
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2095 Jerrold Avenue, Suite 319  
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**Staff Contact:** Rebecca Salgado – 628.652.7332  
[rebecca.salgado@sfgov.org](mailto:rebecca.salgado@sfgov.org)

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10 OF THE SAN FRANCISCO PLANNING CODE, AND TO MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 059 IN ASSESSOR'S BLOCK 3609 IN AN RTO-M (RESIDENTIAL TRANSIT ORIENTED-MISSION) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

## Preamble

On January 1, 2018, Ernie Selander of Selander Architects (hereinafter "Project Sponsor") filed Application No. 2018-000505COA (hereinafter "Application") with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for exterior alterations at a subject building located on Lot 059 in Assessor's Block 3609, which is a contributing resource to the Liberty-Hill Landmark District and locally designated under Article 10, Appendix F of the Planning Code.

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption. The Historic Preservation Commission (hereinafter “Commission”) has reviewed and concurs with said determination.

On November 18, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. 2018-000505COA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-000505COA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby APPROVES WITH CONDITIONS the Certificate of Appropriateness, as requested in Application No. 2018-000505COA in conformance with the architectural plans dated September 9, 2020, and labeled Exhibit B 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. Project Description.** The proposed project involves legalization of select exterior alterations completed without benefit of a permit and Planning Department approval, in connection with Planning Department Enforcement Record No. 2017-015608ENF, including modifications to the front entrance stairs, entrance enframement, front planter, window trim, all at the Lexington Street façade; and window and siding modifications at the secondary south and west elevations. The proposed project also includes corrective work at the Lexington Street façade, including the installation of nine (9) new one-over-one double-hung wood windows with integral ogee lugs in existing window openings to align with the historic windows removed without permits, and modifications to the side gate to bring its height below 10 feet.
- 3. Property Description.** 370 Lexington Street is located on the west side of Lexington Street between 20<sup>th</sup> and 21<sup>st</sup> Streets (Assessor’s Block 3609; Lot 059). The subject building is a contributor to the Liberty-Hill Park Landmark District, locally designated under Article 10, Appendix F of the Planning Code. The Italianate-style, 2-story, single-family residence was built in 1876 by builder William Hollis, president of The Real Estate Associates (TREA) at that time. The wood-framed building has a stucco-clad front façade with a prominent two-story bay and cornice.
- 4. Surrounding Properties and Neighborhood.** The neighborhood is characterized by small-scale residential buildings, and the Liberty-Hill district overall is significant as an intact representation of

nineteenth century middle class housing and developmental practices. The subject property is flanked by two-story wood-frame residential buildings on either side, and this is the predominant building typology along the length of this block of Lexington Street.

**5. Public Outreach and Comments.** At the date of publication, the Department has received no public correspondence in support of or opposition to the project.

**6. Planning Code Compliance.** The Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject property and meets the requirements of Article 10 of the Planning Code in the following manner:

- A. **Article 10 of the Planning Code.** Pursuant to Section 1006.6 of the Planning Code, the proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 10.

*The proposed project is consistent with Article 10 of the Planning Code.*

- B. **Secretary of the Interior's Standards.** Pursuant to Section 1006.6(b) of the Planning Code, the proposed work shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties for significant and contributory buildings, as well as any applicable guidelines, local interpretations, bulletins, or other policies. 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):

- (1) **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.

*Not Applicable*

- (2) **Standard 2:** The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

*The proposal is to legalize façade and window alterations completed without Planning Department approval and, at the Lexington Street façade, install new wood windows and modify the side gate to correct work done without Planning Department approval. These changes will not remove distinctive materials, nor irreversibly alter features that characterize the building. The façade and window alterations to be legalized have been determined to be compatible with the historic property and the surrounding Landmark District. The corrective work at the Lexington Street façade will bring this property closer to its historic appearance, as it appeared before the work done without Planning Department approval was completed.*

- (3) **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, shall not be undertaken.

*While some aspects of the façade alterations to be legalized, such as the entrance enframing, entrance stair modifications, and new window trim, take their cues from elements from other historic properties in the Landmark District, and are not documented to have existed at this particular property, Planning staff have determined that these modifications sufficiently distinguish themselves as non-historic modifications to the façade, and do not create a false sense of historical development.*

- (4) **Standard 4:** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

*Not Applicable.*

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

*The distinctive features and finishes of the building will be retained and preserved. The work done without Planning Department approval at the visible portions of the building did not remove any distinctive features of the building, with the exception of the historic wood double-hung windows with integral ogee lugs. New wood windows with integral ogee lugs will be installed as part of this project to correct the work done without Planning Department approval and to bring the building closer to its historic appearance.*

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

*Not Applicable.*

- (7) **Standard 7:** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

*Not Applicable.*

- (8) **Standard 8:** Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

*Not Applicable.*

- (9) **Standard 9:** New additions, exterior alterations, or related new construction shall not destroy



historic materials that characterize the [property](#). The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the [property](#) and its environment.

*The proposed corrective work, including installing new wood windows at the Lexington Street façade and modifying the side gate, will not destroy historic materials or features that characterize the building, and will bring the building closer to its historic appearance. The work done without Planning Department approval at the visible portions of the building is differentiated from the old as non-historic modifications to the façade, and does not create a false sense of historical development.*

- (10) **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.

*Not Applicable.*

- C. **Historic District.** Article 10 of the Planning Code outlines specific findings for the Commission to consider when evaluating applications for alterations to Landmarks or within designated Historic Districts.

#### Historic Districts

1. Pursuant to Section 1006.6(d) of the Planning Code, for applications pertaining to property in historic districts, other than on a designated landmark site, any new construction, addition or exterior change shall be compatible with the character of the historic district as described in the designating ordinance; and, in any exterior change, reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district.

*The project is in conformance with Article 10, and as outlined in Appendix F, as the work shall not adversely affect the Landmark site.*

2. Pursuant to Section 1006.6(e) of the Planning Code, for applications pertaining to all property in historic districts, the proposed work shall also conform to such further standards as may be embodied in the ordinance designating the historic district.

*The project is in conformance with Article 10, and as outlined in Appendix F, as the work is compatible with the Landmark district.*

- 7. General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

### URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT concerns the physical character and order of the city, and the relationship between people and their environment.

#### 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 subject property for the future enjoyment and education of San Francisco residents and visitors.*

- 8. Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

*The proposed project will not have an impact 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 building 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 affect the City's 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. It will provide sufficient off-street parking for the proposed units.*

- 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 not have a direct impact on the displacement of industrial and service sectors.*

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*All construction will be executed in compliance with all applicable construction and safety measures.*

- G) That landmark and historic buildings will be preserved:

*The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.*

- 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.*

**9. For these reasons, the proposal overall, appears to meet the Secretary of the Interior's Standards and the provisions of Article 10 of the Planning Code regarding Major Alterations.**

## 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 WITH CONDITIONS** a **Certificate of Appropriateness** for the subject property located at Lot **059** in Assessor's Block **3609** for proposed work in conformance with the architectural submittal dated September 9, 2020, and labeled Exhibit B on file in the docket for Record No. **2018-000505COA**

**APPEAL AND EFFECTIVE DATE OF MOTION:** The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days after the date of this Motion No. XXXXXX. 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). For further information, please contact the Board of Appeals in person at 49 South Van Ness Ave, Suite 1475 or call (628) 652-1150.

**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 November 18, 2020.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 18, 2020

## EXHIBIT A

### Authorization Update

This authorization is for a Certificate of Appropriateness to allow Alterations located at 370 Lexington Street (Block 3609, Lot 059) pursuant to Planning Code Section 1006.6 within the RTO-M (Residential Transit Oriented-Mission) District and a 40-X Height and Bulk District; in general conformance with plans, dated September 9, 2020, and stamped "EXHIBIT B" included in the docket for Record No. 2018-000505COA and subject to conditions of approval reviewed and approved by the Historic Preservation Commission on 11/18/2020 under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### Printing of Conditions of Approval on Plans

The conditions of approval under the 'Exhibit A' of this Historic Preservation Commission Motion No. XXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Certificate of Appropriateness and any subsequent amendments or modifications.

### Severability

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

### Changes and Modifications

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Historic Preservation Commission approval of a new Certificate of Appropriateness. In instances when Planning Commission also reviews additional authorizations for the project, Planning Commission may make modifications to the Certificate of Appropriateness based on majority vote and not required to return to Historic Preservation Commission.

### Conditions of Approval

1. That prior to issuance of the building permit, the project sponsor will submit specifications for the new wood windows with integral ogee lugs at the Lexington Street façade for review and approval by Planning Department Preservation Staff.
2. That at the end of the 30-day appeal period of the Certificate of Appropriateness approval, the project sponsor shall pursue permit issuance within 30 days.
3. That upon permit issuance, the project sponsor shall submit a copy of the Issued Job Card showing the permit number, and a construction schedule with start and end dates to Planning staff.
4. That if construction lasts for more than 30 days, the project sponsor shall provide monthly updates sent via email to Planning staff with description of work completed and photos showing the progress of abatement.

5. That upon completion of abatement work, the project sponsor shall send photos of completed work to Planning staff for review. Once the Planning Department has determined all work is consistent with approvals and approves the work, the project sponsor shall move forward with obtaining a final sign off of the permit and send a photo of this sign off to Planning staff.

# Exhibit B:

## Plans





SAN FRANCISCO  
PLANNING DEPARTMENT

Notice of Planning Department Requirements No. 2

February 11, 2020

Ernie Selander  
2095 Jerrold Avenue, Suite 319  
San Francisco CA 94124  
ernie@selanderarchitects.net

RE: 370 Lexington Street (Address of Permit Work)  
3609/059 (Assessor's Block/Lot)  
2018-000505COA (Certificate of Appropriateness Number)

Please address the following comments, initially sent in an NOPDR1 dated February 26, 2018, in response to Preservation review of the proposal to comply with Planning Department Enforcement Case 2017-015608ENF, for alterations to the front of the building without the necessary permits or entitlements:

1. **Full Accounting of Work Done Without Entitlements:** The submitted proposal lists three work items that were completed at the front façade without a Certificate of Appropriateness: installation of trim, an awning, and railings. The submittal does not provide detailed information on these items. Please clarify material, location, and close-up photos/drawing details of all of these items.

In addition, Planning Staff has reviewed the façade and determined that the following elements of the Lexington Street façade appear to have been altered without an accompanying Certificate of Appropriateness:

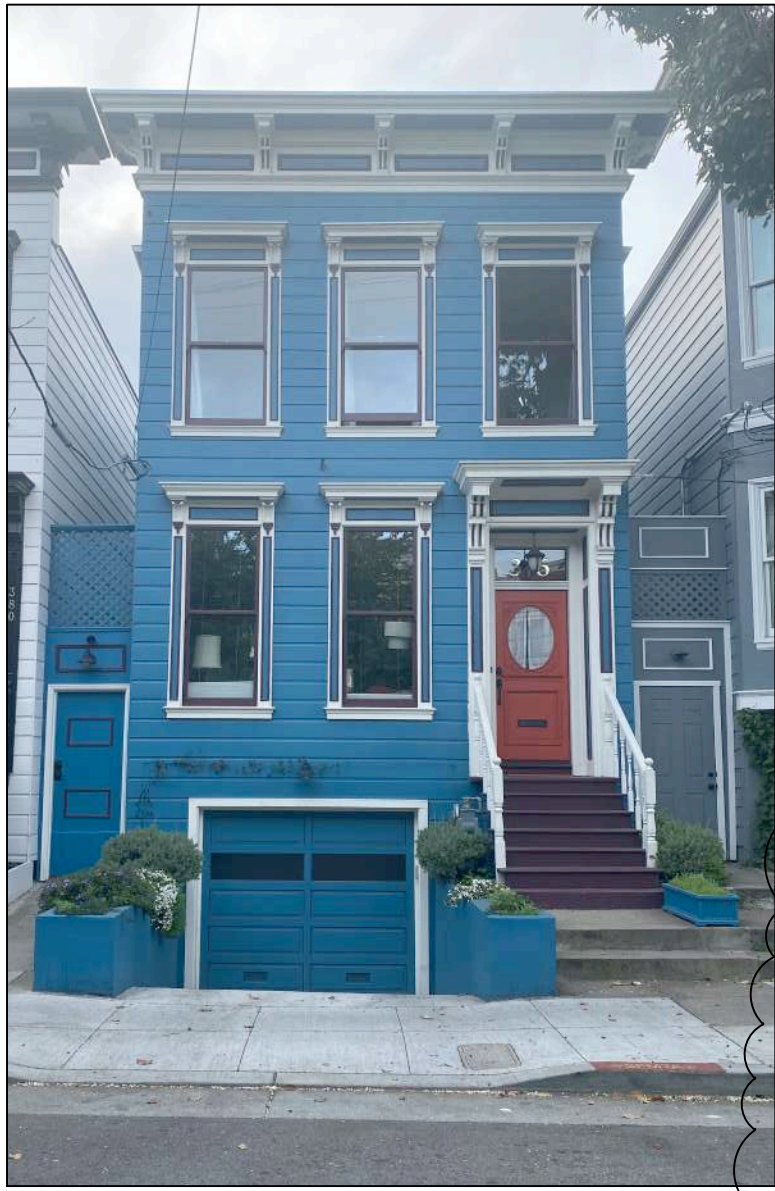
- Window sashes
- Window trim
- Stoop Gate
- Stair Railing
- Railing around landscape box
- Entrance door and transom
- Entrance door pediment and trim
- Entrance light fixture
- Stucco cladding
- Side Entrance Door/Gate and trim

Please clarify item-by-item if the items above were also altered as part of the work completed in the past few years at the property. If the above items were altered, provide additional information on these items through drawings, specs/cut sheets (where applicable, eg., for replacement windows/doors/light fixtures), detail photos, and written descriptions.

2. **Justification of Appropriateness of Alterations:** Once all of the work items completed without a Certificate of Appropriateness are properly documented and described per item 1 above, provide

www.sfplanning.org

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479  
Reception:  
415.558.6378  
Fax:  
415.558.6409  
Planning  
Information:  
415.558.6377



Adjacent property to South  
376 Lexington St.



Adjacent property to North  
368 Lexington St.



Subject property as existing now

1. Window sashes:  
all existing front facade windows are wood double-hung, were repaired and replaced in kind in 2016, due to dry rot. Replace w/ all-wood windows w/ integral ogee lugs to match original windows.



2. Window trim:  
Wood trim to match original building style. Was restored in 2016.

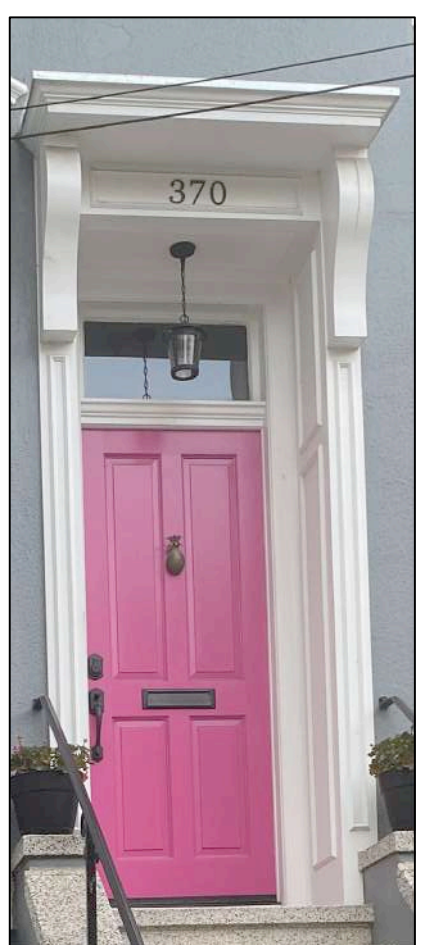


9. Side entrance door/gate & trim:



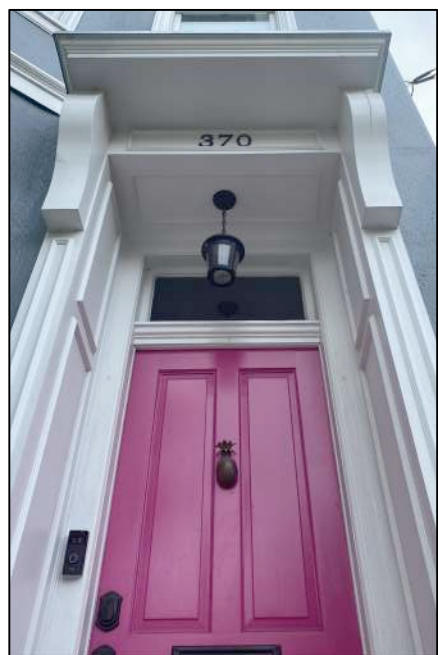
Original wood door. Wood trim & decorative elements restored in 2016 to match original building style & neighborhood pattern. Wood lattice to be removed, trim modified, so total door/gate height 10'-0" max.

5. Railing @ landscape box:  
Metal decorative railing, painted black. Restored in 2016 to match original building style and neighborhood pattern. Required for plants safety.



6.A Entrance door & transom:  
Wood door w/ decorative elements. Replaced in 2016 to match original building style. Original transom above.

6.B Entrance door pediment & trim: wood victorian style pediment & trim, restored in 2016 to match original building style and neighborhood pattern. Owner recalls original pediment fell off due to rot and replica was created from memory of it. No specific documentation existed.



3. Stoop Gate:  
Metal decorated see through gate, painted black. Restored in 2016 to match original building style and neighborhood pattern. Required for security.



8. Stucco cladding:  
Building had stucco finish in early 50-s when purchased by current owners. No information documenting date and details of change of original building finish exists.

7. Entrance light fixture:  
Restored in 2016 to match original building style.



4. Stair railing:  
Metal decorative railing, painted black. Restored in 2016 to match original building style and neighborhood pattern. Required by CBC.



SELANDER ARCHITECTS  
2095 Jerrold Avenue, Suite 319, SF, CA 94124  
ernie@selanderarchitects.net 415.385.4339

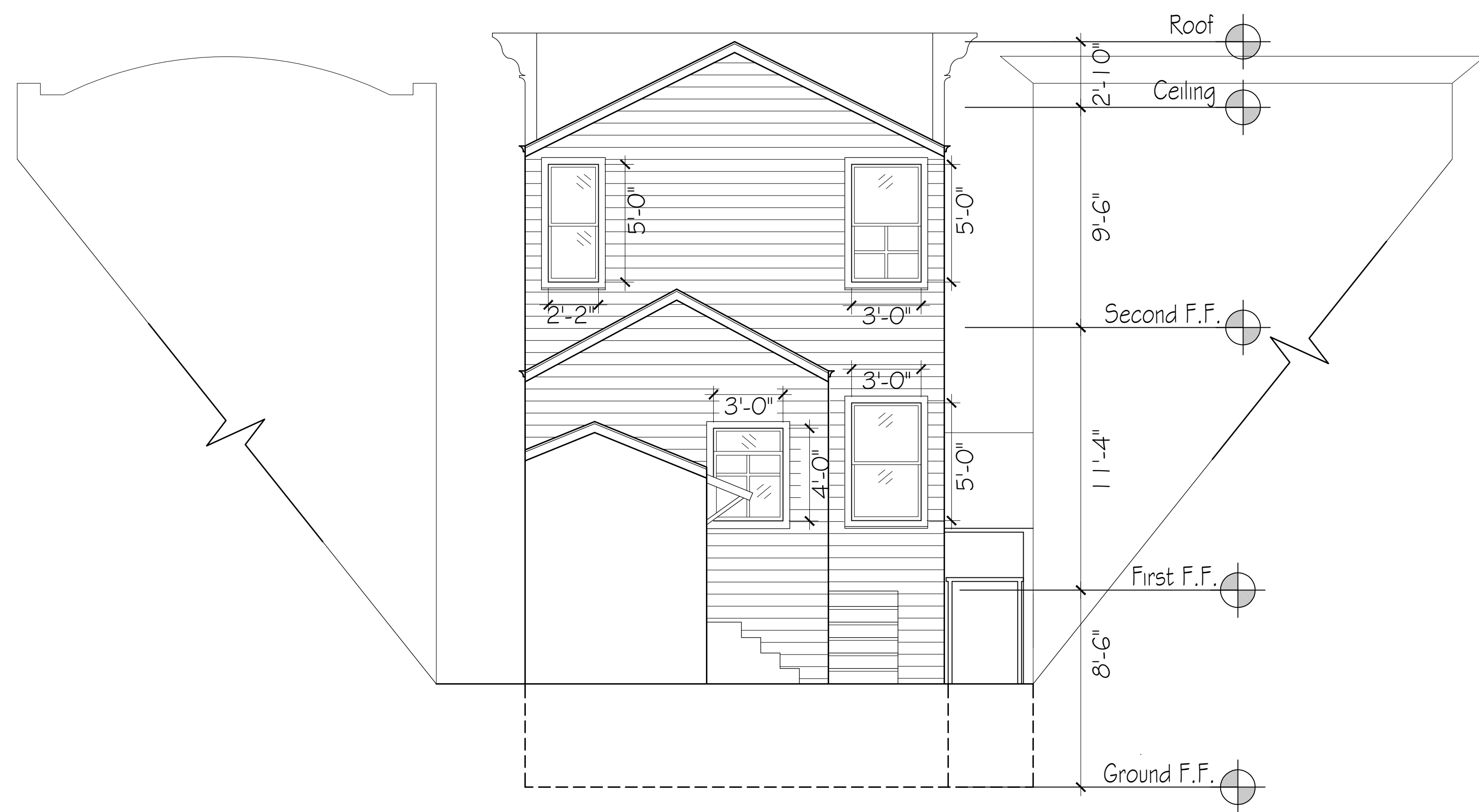
ALTERATIONS TO  
370 Lexington Street  
San Francisco, CA 94110  
Parcel # 3609 / 059

Issue:	Date:
Permit	12/13/2017
R1	08/13/2018
R2	03/10/2020
R3	09/09/2020

Plot Date:  
September 9, 2020  
Scale:  
As shown

A1



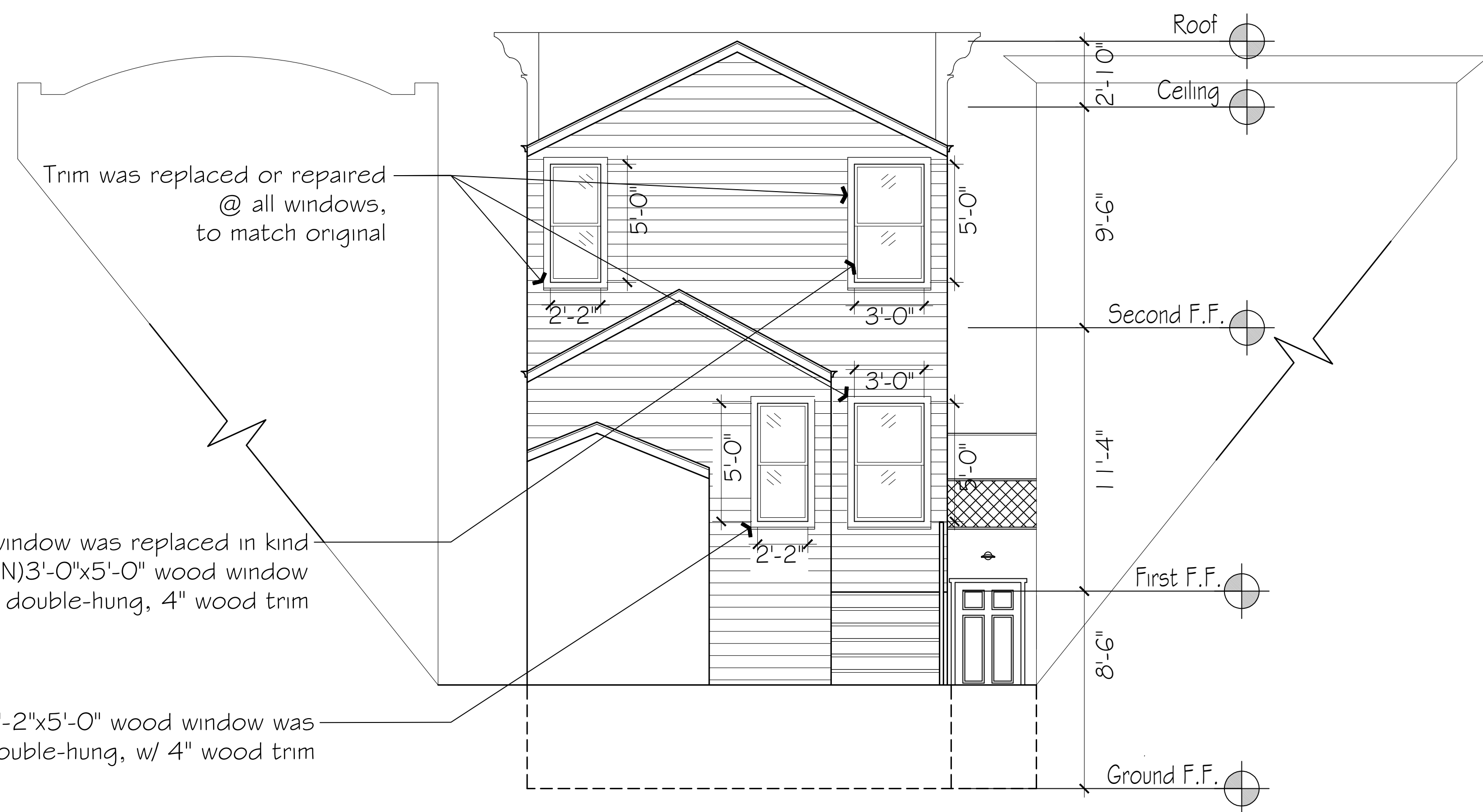


1 Original Rear (West) Elevation  
Scale: 1/4" = 1'-0"



#### Approximate windows area calculations

Original:  
 $2.167 \times 5 + 3 \times 5 + 3 \times 4 + 3 \times 5 = 52.83 \text{ sq. ft.}$   
 Existing:  
 $2.167 \times 5 + 3 \times 5 + 2.167 \times 5 + 3 \times 5 = 51.67 \text{ sq. ft.}$



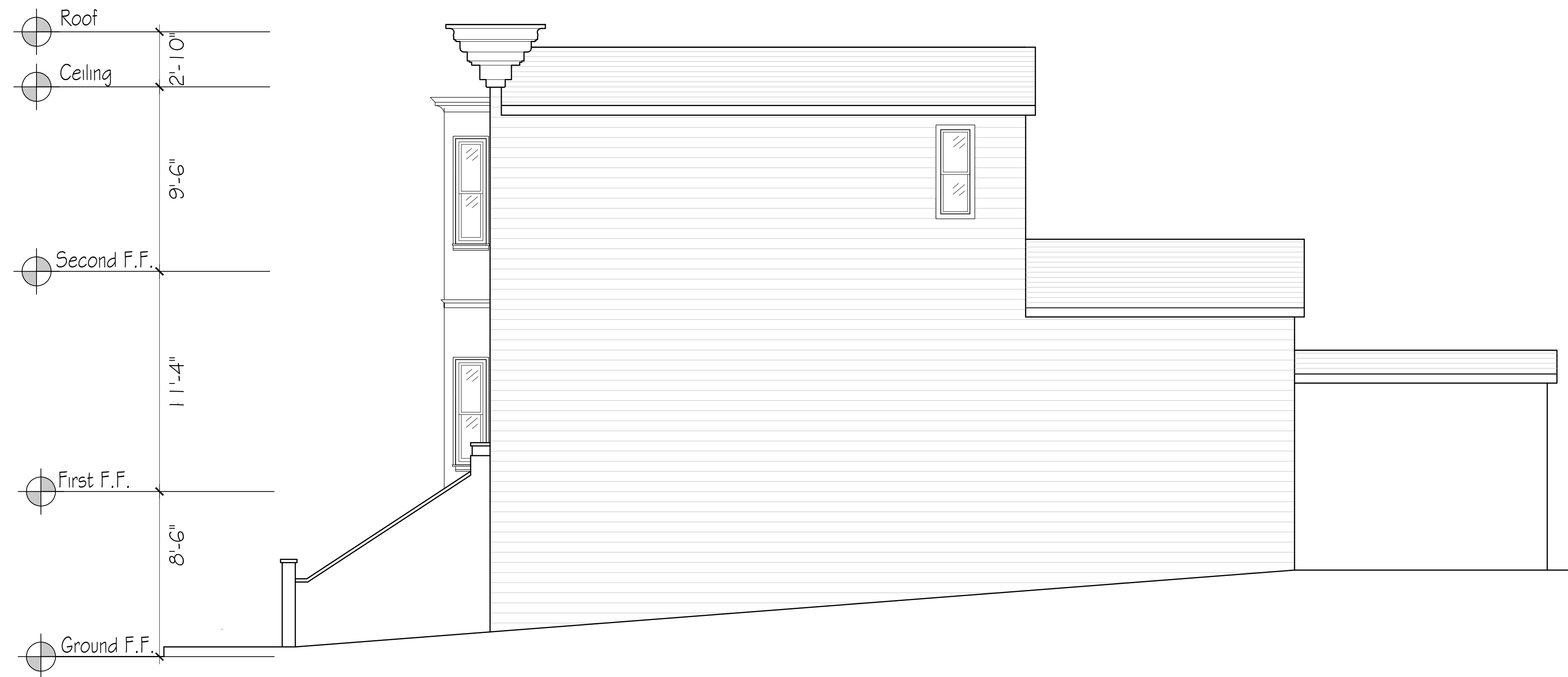
2 Existing Rear (West) Elevation  
Scale: 1/4" = 1'-0"



Issue:	Date:
Permit	12/13/2017
R1	08/13/2018
R2	03/10/2020
R3	09/09/2020

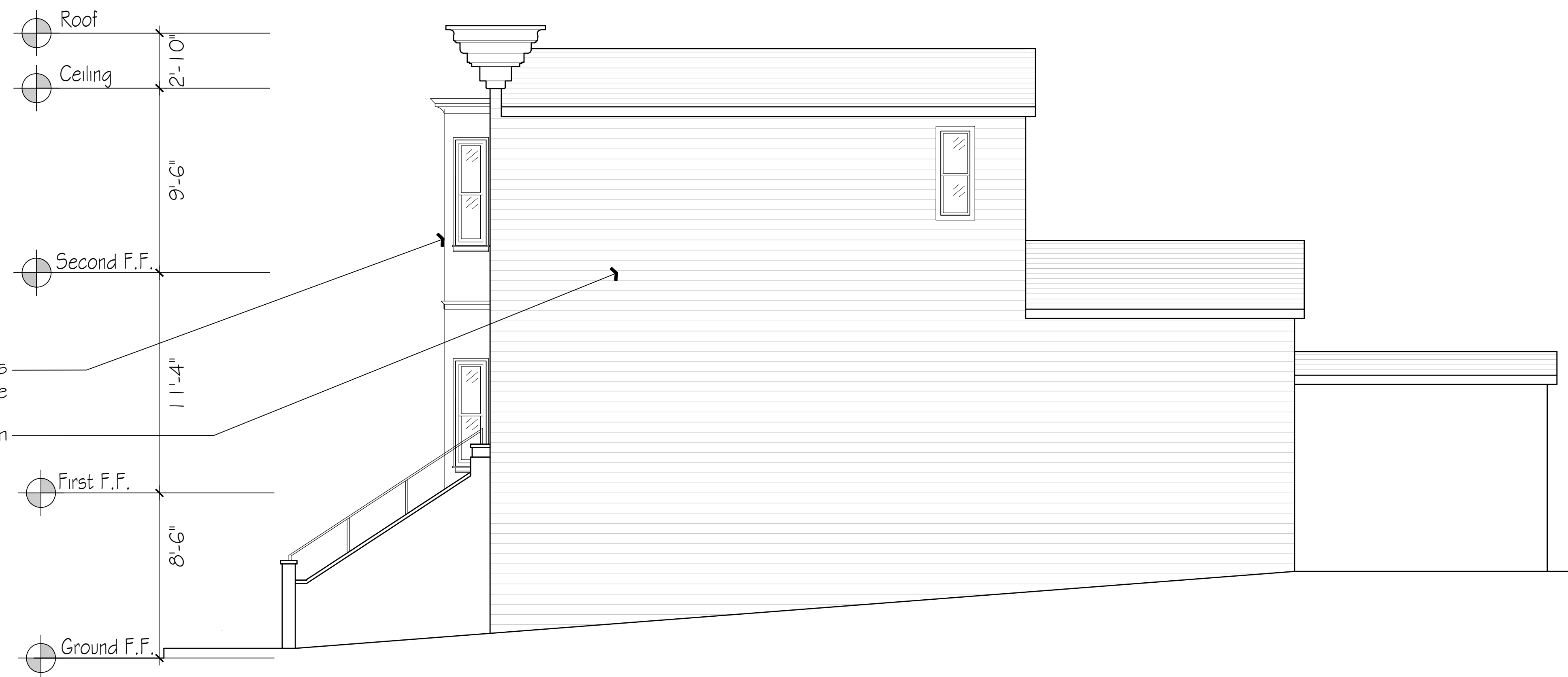
Plot Date:  
 September 9, 2020  
 Scale:  
 As shown





1 Original Side (North) Elevation  
Scale: 1/4"= 1'-0"

No changes to windows area @ North side elevation



2 Existing Side (North) Elevation  
Scale: 1/4"= 1'-0"

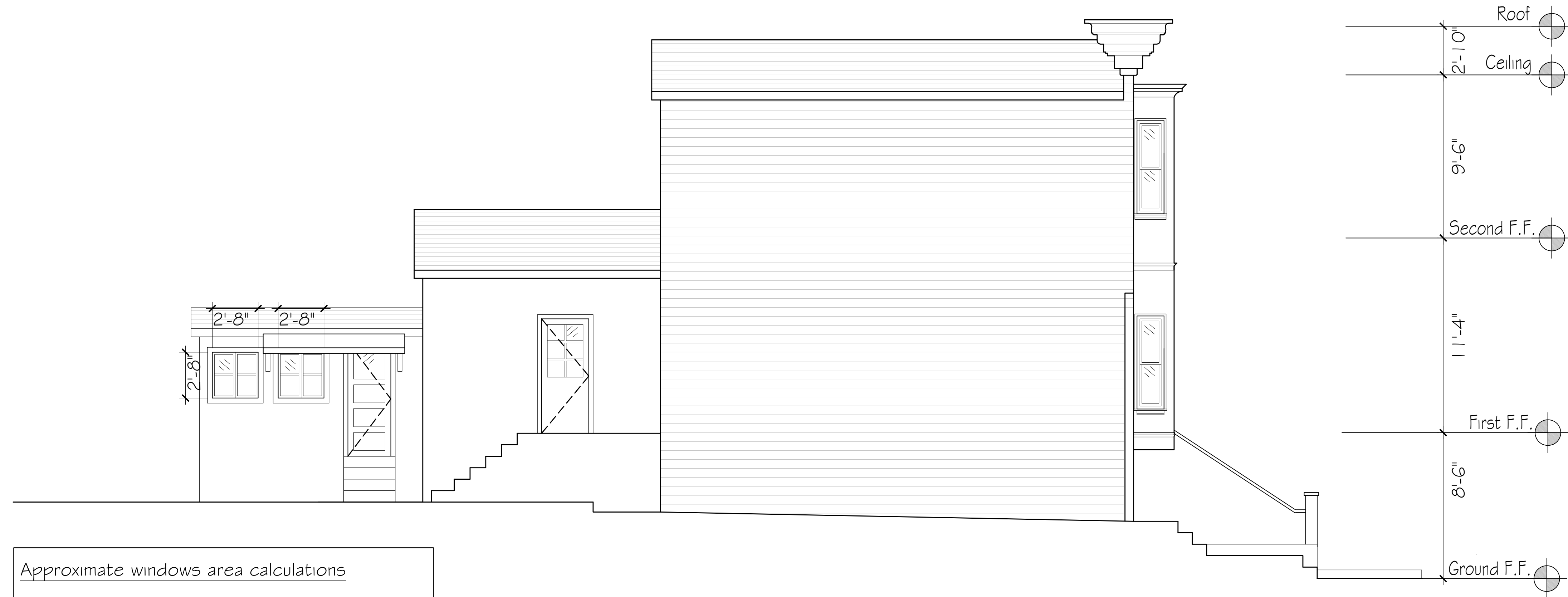
See A1.1 for description of changes  
made to front facade

No changes was made to North side elevation

Issue:	Date:
Permit	12/13/2017
R1	08/13/2018
R2	03/10/2020
R3	09/09/2020

Plot Date:  
September 9, 2020

Scale:  
As shown



Approximate windows area calculations

Original:  
 $2.67 \times 2.67 + 2.67 \times 2.67 = 14.24 \text{ sq.ft.}$

Existing:  
 $2.167 \times 5 + 2.167 \times 5 + 2.67 \times 2.67 + 2.67 \times 2.67 = 35.91 \text{ sq.ft.}$

1 Original Side (South) Elevation  
 Scale: 1/4" = 1'-0"



2 Existing Side (South) Elevation  
 Scale: 1/4" = 1'-0"

Issue:	Date:
Permit	12/13/2017
R1	08/13/2018
R2	03/10/2020
R3	09/09/2020

Plot Date:  
 September 9, 2020  
 Scale:  
 As shown

# **Exhibit C:**

## **Environmental Determination**



## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
370 LEXINGTON ST		3609059
<b>Case No.</b>		<b>Permit No.</b>
2018-000505PRJ		201712156638
<input type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> To comply with NOV for alteration to front of building in Liberty Hill Landmark District.		

### STEP 1: EXEMPTION CLASS

<b>The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>
<input type="checkbox"/>	<b>Class ____</b>

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? <b>Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</b>
<input type="checkbox"/>	<b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	<b>Slope = or &gt; 25%:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b>
<b>Comments and Planner Signature (optional):</b> Rebecca Salgado	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> <i>(refer to Property Information Map)</i>	
<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input checked="" type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input checked="" type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A            a. Per HRER or PTR dated            b. Other (specify):         </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C            (attach HRER or PTR)         </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
Comments (optional):	
Preservation Planner Signature:                      Rebecca Salgado	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Historic Preservation Commission Hearing	<b>Signature:</b> Rebecca Salgado 10/19/2020
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	



## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### MODIFIED PROJECT DESCRIPTION

Modified Project Description:

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code;   |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;  |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)?   |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

**If at least one of the above boxes is checked, further environmental review is required.**

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- |                          |   |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

**Planner Name:**

**Date:**

# **Exhibit D:**

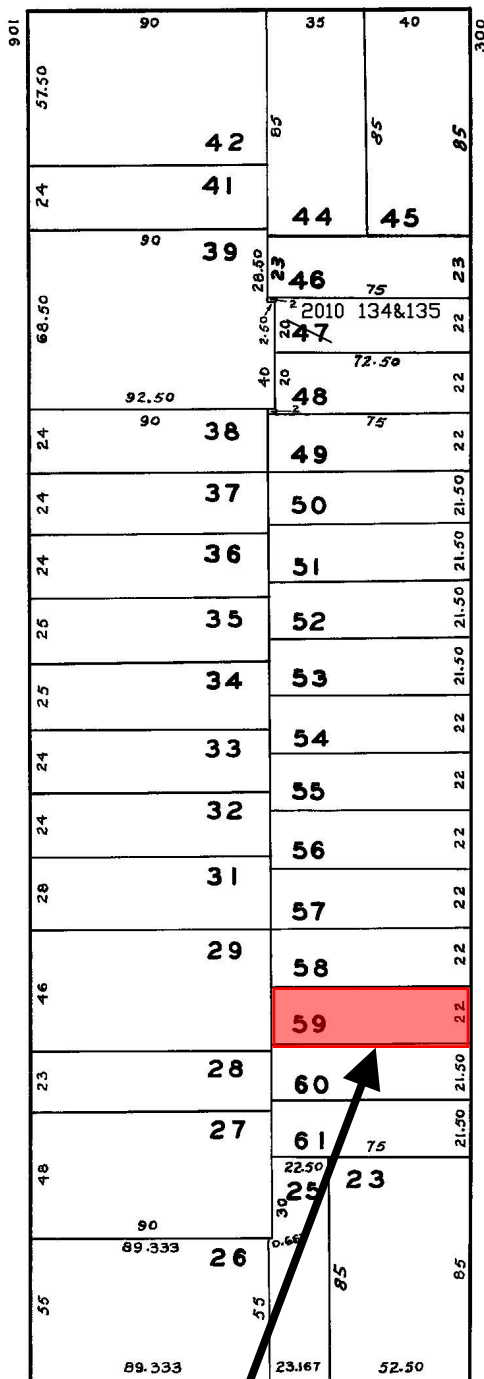
## **Maps and Context Photos**

# Parcel Map

lot62 into lots138&139 for 2012 roll

20<sup>TH</sup>

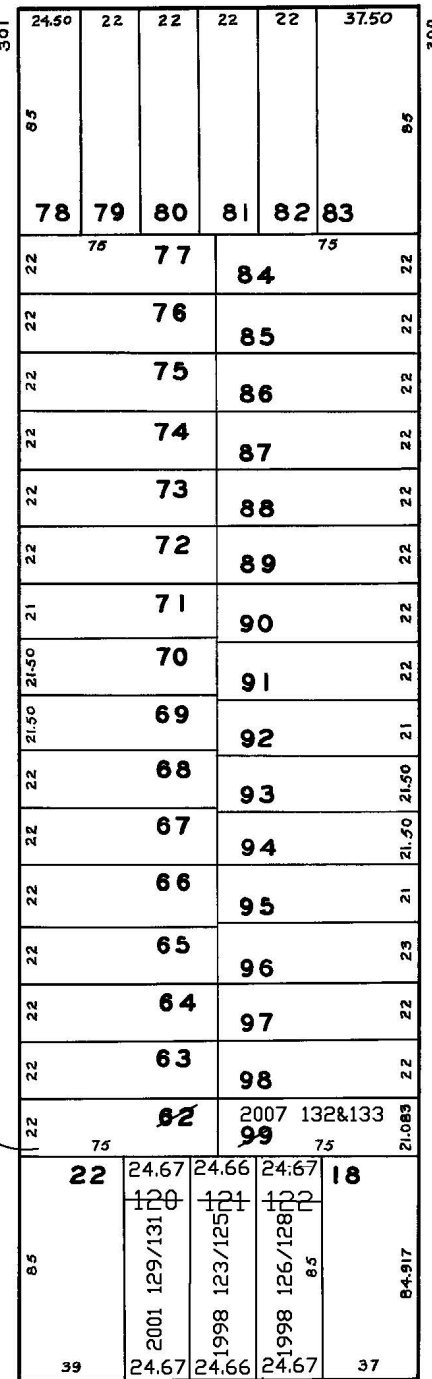
VALENCIA



SUBJECT PROPERTY

LEXINGTON

2012 138&139



SAN CARLOS

21<sup>ST</sup>



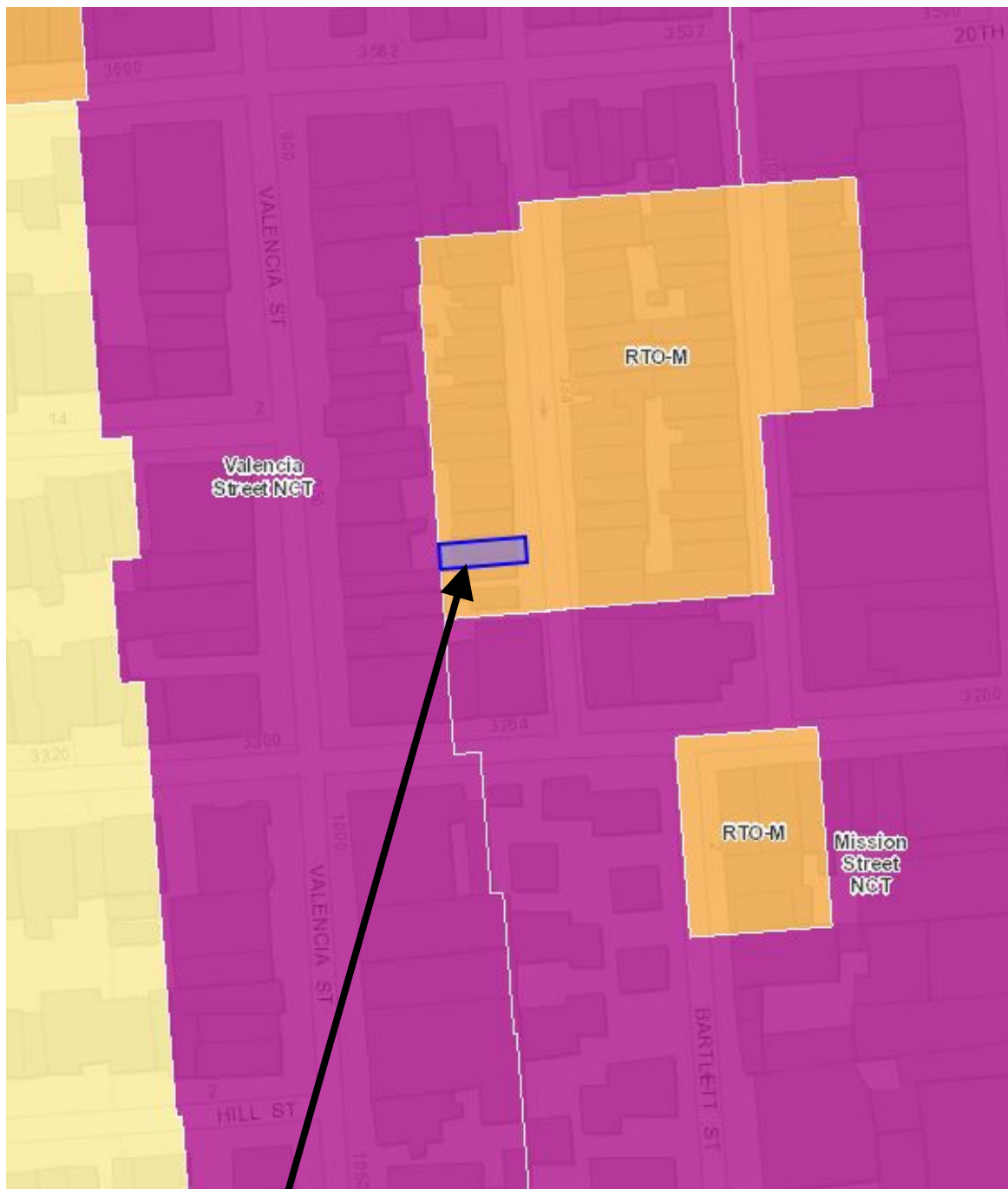
Certificate of Appropriateness  
Case Number 2018-000505COA  
Liberty-Hill Landmark District  
370 Lexington Street

# Liberty-Hill Landmark District Map



Certificate of Appropriateness  
Case Number 2018-000505COA  
Liberty-Hill Landmark District  
370 Lexington Street

# Zoning Map



**SUBJECT PROPERTY**



Certificate of Appropriateness  
Case Number 2018-000505COA  
Liberty-Hill Landmark District  
370 Lexington Street



# Aerial Photo



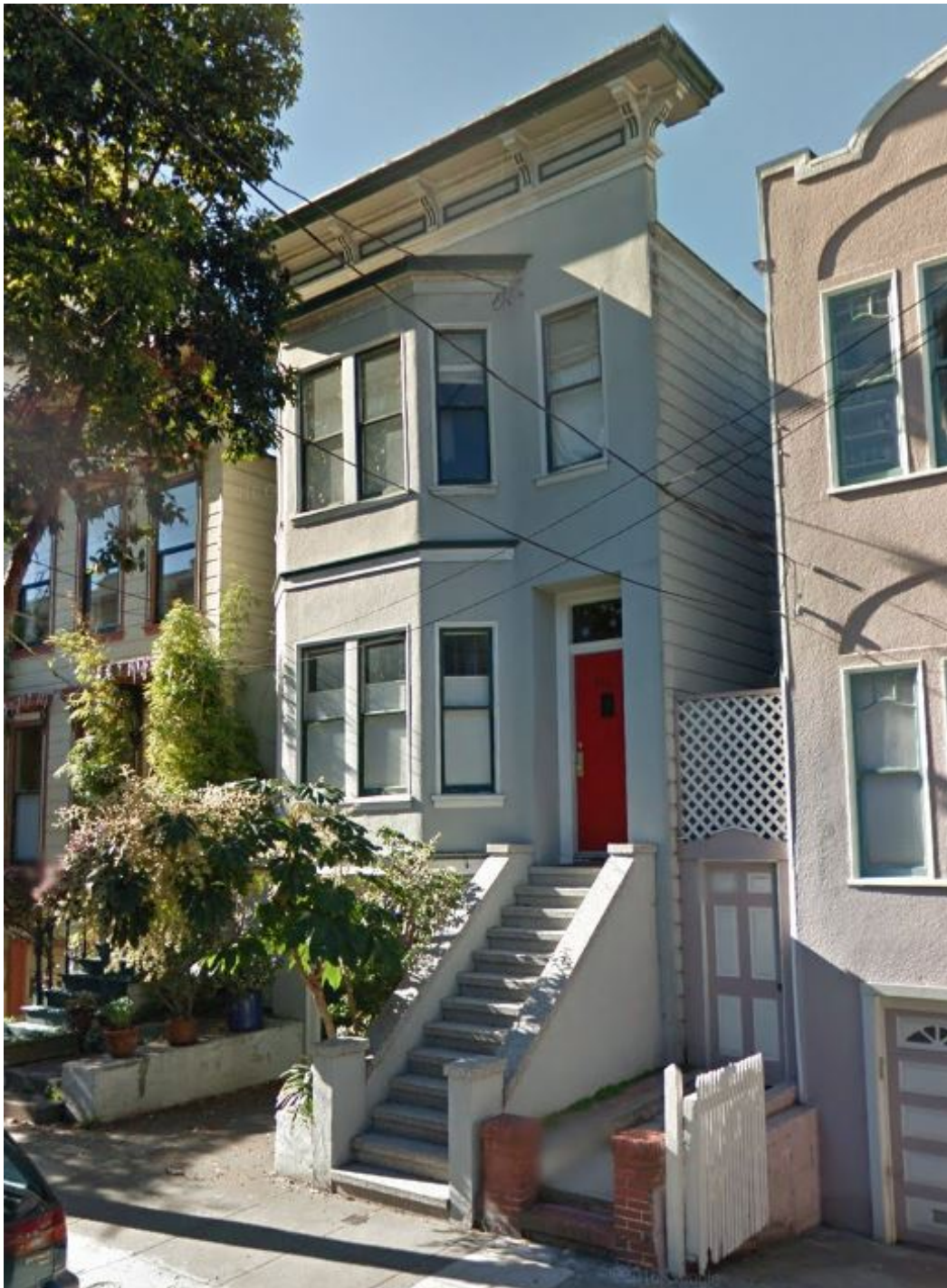
**SUBJECT PROPERTY**



Certificate of Appropriateness  
Case Number 2018-000505COA  
Liberty-Hill Landmark District  
370 Lexington Street



## View of Lexington Street Façade Prior to Work Completed without Planning Department Approval



Certificate of Appropriateness  
Case Number 2018-000505COA  
Liberty-Hill Landmark District  
370 Lexington Street

## View of Lexington Street Façade After Work Completed without Planning Department Approval



Certificate of Appropriateness  
Case Number 2018-000505COA  
Liberty-Hill Landmark District  
370 Lexington Street



## Views of Rear and Side Elevations Prior to Work Completed without Planning Department Approval



Certificate of Appropriateness  
Case Number 2018-000505COA  
Liberty-Hill Landmark District  
370 Lexington Street

## Views of Rear and Side Elevations After Work Completed without Planning Department Approval



Certificate of Appropriateness  
Case Number 2018-000505COA  
Liberty-Hill Landmark District  
370 Lexington Street