



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Executive Summary

HEARING DATE: OCTOBER 2, 2019

*Case No.:* 2018-008528COA  
*Project Address:* 3733-3735 20th Street  
*Landmark:* Contributor, Liberty-Hill Landmark District  
*Zoning:* RH-2 (Residential-House, Two Family) Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 3607/070  
*Applicant:* Andy Rodgers  
Rodgers Architecture  
156 South Park  
San Francisco, CA 94107  
*Staff Contact:* Monica Giacomucci - (415) 575-8714  
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### PROPERTY DESCRIPTION

3733-3735 20th ST is located on the south side of 22<sup>nd</sup> Street between Guerrero Street and Dolores Street (Assessor's Block 3607; Lot 070). The subject building is a contributor to the Liberty-Hill Landmark District, locally designated under Article 10, Appendix F of the Planning Code.

The subject property is a two-story, two-family dwelling located on a 25' x 114' rectangular-shaped lot on the south side of 20th Street. The building, designed in the Stick/Eastlake style, is clad with vertical board and horizontal channel-drop siding and has a cross-gabled roof. The primary (north) façade features a full-height boxed bay terminating in a decorative truss in the front-facing gable peak and is set atop a terraced, landscaped front yard. The terraced front yard setback appears to be a historic condition, with two distinct landscaped areas ascending the sloped front yard: a large rusticated, scored concrete retaining wall at the front property line and a smaller planter at the foot of the building. The planted area is flanked by concrete stairs leading to primary and secondary building entrances accessed by modern decorative metal gates. Overall, the existing residence measures 3,146 square feet.

### PROJECT DESCRIPTION

The project proposes the demolition of an existing scored concrete retaining wall and terraced planter within the front setback area and the construction of a two-car garage within the front setback area of the property, with additional habitable space beyond the proposed garage. The existing concrete entry stair will also be demolished and replaced in-kind. New windows and a door will be installed on the east (side) façade.

## COMPLIANCE WITH PLANNING CODE

### Planning Code Development Standards.

The proposed project requires a Variance from the front setback requirement under Planning Code Section 132. All required applications are on file with the Planning Department.

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 will have a minimal impact on the existing historic resource and the Liberty-Hill Landmark District;
- the new garage structure has been minimized in height and clad with smooth cement plaster to replicate the property's existing spatial and material relationships;
- the new smaller planter and concrete entry stair will be reinstalled in-kind;
- new windows visible from the public right-of-way will be wood to achieve compatibility with the property's existing fenestration;
- 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 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,
- all new materials shall match the historic material in composition, design, color, texture, finish and other visual qualities and shall be based on accurate duplication of features.

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 overall proposal includes preservation of the front setback's existing spatial relationships through the construction of a garage structure which has been minimized in height and which will be clad in a resource- and district-compatible smooth cement plaster. The Department finds that the historic character of the building will be retained and preserved and will not result in the removal of historic fabric.

## PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public inquiries for information about the proposed project.

## ISSUES & OTHER CONSIDERATIONS

- The Project requires a Variance from the front setback requirement under Planning Code Section 132. Garages are permitted in the required front setback area only if the front setback area has a slope greater than 50%. The slope of the 15-foot front setback area at the subject property is approximately 35%. Therefore, a Variance is required.

- The Project meets the requirements for entrances to off-street parking as outlined in Planning Code Section 144.
- The Project has been reviewed by the Residential Design Advisory Team and meets the Department's *Guidelines for Adding Garages and Curb Cuts*.
- The proposed project was reviewed by the Architectural Review Committee (ARC) of the Historic Preservation Commission on November 7, 2018. The Project Sponsor has responded to comments from the ARC as follows:
  - In the original proposal, the garage was approximately 10'-6" feet tall from grade. The garage has been minimized to 9'-0" to mimic the scale and proportions of the existing planter at the front property line.
  - Although the existing terraced planter will be removed in the proposal, it will replicated to maintain the consistent pattern of terraced front setbacks along the south side of this block of 20<sup>th</sup> Street.
  - In the original proposal, the garage was topped with a turned wood balustrade with solid cement plaster corner posts. ARC suggested that a metal railing with vertical balusters would be more appropriate so as not to create a false sense of historical development. The project sponsor revised the railing accordingly.

## CONDITIONS OF APPROVAL

Some details regarding materials and project features were not included in the project submittal. Staff therefore recommends the following Conditions of Approval:

1. Prior to approval of the building permit, the project sponsor shall provide final material samples of the integrally pigmented smooth cement plaster garage cladding and the metal guardrail to Planning Department Preservation Staff for review and approval.
2. Prior to approval of the building permit, the project sponsor shall provide material specifications and/or product cut sheets for any proposed windows and doors to Planning Department Preservation Staff for review and approval.
3. Prior to approval of the building permit, the project sponsor shall provide detailed drawings and/or product specifications for the proposed entry gates to Planning Department Preservation Staff for review and approval.

## 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 (as applicable)  
Exhibit B – Plans and Renderings  
Exhibit C – Environmental Determination  
Exhibit D – Maps and Context Photos  
Exhibit E – Architectural Review Committee Meeting Memo – November 7, 2018  
Exhibit F – Architectural Review Committee Meeting notes – November 9, 2018



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Draft Motion

HEARING DATE: OCTOBER 2, 2019

*Record No.:* 2018-008528COA  
*Project Address:* 3733-3735 20th ST  
*Landmark:* Contributor, Liberty-Hill Landmark District  
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**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 070 IN ASSESSOR'S BLOCK 3607 IN A RH-2 RESIDENTIAL- HOUSE, TWO FAMILY ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On June 15, 2018, Andy Rodgers of Andy Rodgers Architecture (hereinafter "Project Sponsor") filed Application No. 2018-008528COA (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 070 in Assessor's Block 3607, which is a contributing resource to 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 October 2, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. 2018-008528COA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-008528COA is located at 1650 Mission Street, Suite 400, 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. 2018-008528COA in conformance with the architectural plans dated July 16, 2019 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 project proposes the demolition of an existing scored concrete retaining wall and terraced planter within the front setback area and the construction of a two-car garage within the front setback area of the property, with additional habitable space beyond the proposed garage. The existing concrete entry stair will also be demolished and replaced in-kind. New windows and a door will be installed on the east (side) façade.
3. **Property Description.** 3733-3735 20th ST is located on the south side of 22<sup>nd</sup> Street between Guerrero Street and Dolores Street (Assessor's Block 3607; Lot 070). The two-story, two-family residential building is a contributor to the Liberty-Hill Landmark District, locally designated under Article 10, Appendix F of the Planning Code. The building, designed in the Stick/Eastlake style, is clad with vertical board and horizontal channel-drop siding and has a cross-gabled roof. The primary (north) façade features a full-height boxed bay terminating in a decorative truss in the front-facing gable peak and is set atop a terraced, landscaped front yard. The terraced front yard setback appears to be a historic condition, with two distinct landscaped areas ascending the sloped front yard: a large rusticated, scored concrete retaining wall at the front property line and a smaller planter at the foot of the building. The planted area is flanked by concrete stairs leading to primary and secondary building entrances accessed by modern decorative metal gates. Overall, the existing residence measures 3,146 square feet.
4. **Surrounding Properties and Neighborhood.** 3733-3735 20<sup>th</sup> Street is located within the Liberty-Hill Historic District, which represents one of the earliest residential suburbs developed in San Francisco. Liberty-Hill is also significant as an early collection of residential developments by land speculators, including the San Francisco Homestead Union and The Real Estate Associates. Because the fire resulting from the 1906 earthquake was stopped at 20<sup>th</sup> Street, Liberty-Hill stands as a significant collection of pre-disaster architectural styles, including Italianate, Stick/Eastlake, and Queen Anne.

The subject block is predominantly residential and of mixed architectural character, as the north side of 20<sup>th</sup> Street is not included within the boundaries of the Liberty-Hill Historic District. This block also has significant lateral and longitudinal slopes, so that the properties on the north side of

20<sup>th</sup> Street sit 10 to 20 feet below the properties on the south side of 20<sup>th</sup> Street, including the subject property. All residences on the south side of 20<sup>th</sup> Street have either a high retaining wall or an existing garage. The two properties immediately adjacent to the subject property, 3731 20<sup>th</sup> Street (east) and 3737-3739 20<sup>th</sup> Street (west) have similarly up-sloping front setback areas with existing garages.

5. **Public Outreach and Comments.** The Department has received no public correspondence in opposition or support of 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 will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

*The subject property was constructed in 1880 as a residence. The proposal includes the addition of a two-car garage to accommodate off-street parking accessory to the residential units. Additional rooms constructed as part of the project will be residential in nature, as well. The proposal does not involve a substantial change to character defining features and spatial relationships present on the historic resource. Therefore, the proposed project complies with Rehabilitation Standard 1.*

- (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 overall historic character of the property would be retained. The terraced front yard setback appears to be a historic condition and is evident on other properties within the Landmark District, specifically the upsloping properties on the south side of this block of 20<sup>th</sup> Street; however, specific information regarding date of construction is unclear. Although the property's scored concrete*

*retaining wall and terraced planter will be removed, the project includes a garage of minimal height and mass at the front property line and reconstruction of the terraced planter above to maintain the proportions and spatial relationships within the existing front setback of the subject property and subject block. Therefore, the proposed project complies with Rehabilitation Standard 2.*

- (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, will not be undertaken.

*The proposed project does not include the addition of conjectural elements or architectural features from other buildings. The new garage will be finished in smooth cement plaster to differentiate it from the historic scored and rusticated concrete retaining wall proposed for removal. The garage will be topped by a simple metal guardrail that is compatible with but differentiated from the decorative cast and wrought iron historic railings on the subject block and in the Liberty-Hill Landmark District. New wood awning windows and aluminum-clad wood windows on the east (side) façade are materially compatible with the resource's existing character-defining wood windows but are differentiated so as not to imply a false sense of historical development at the property. Therefore, the proposed project complies with Rehabilitation Standard 3.*

- (4) **Standard 4:** Changes to a property that have acquired historic significance in their own right will be retained and preserved.

*Not Applicable.*

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

*The distinctive features characterizing the property will be preserved. While the project includes the removal of a scored concrete retaining wall at the front property line that existed historically, this treatment does not represent a rare or fine example of craftsmanship. Similar retaining walls are common in the Liberty-Hill Landmark District, and these were usually scored by day laborers to mimic a rusticated masonry wall. The concrete entry stairs proposed for removal and replacement likewise do not rise to a high level of craftsmanship. Therefore, the proposed project complies with Rehabilitation Standard 5.*

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

*Not Applicable.*

- (7) **Standard 7:** Chemical or physical treatments, if possible, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.



*Not Applicable.*

- (8) **Standard 8:** Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

*Not Applicable.*

- (9) **Standard 9:** New additions, exterior alterations, or related new construction will not destroy historic materials and features that characterize the building. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

*The proposed work will not destroy historic materials, features, and spatial relationships that characterize the property. The proposed garage and planter will replicate the existing terraced condition within the front setback area. The garage and new planter have been carefully designed to replicate the proportions of the original retaining wall as much as possible in an effort to maintain spatial relationships and characteristic landscaping in the upsloping front yard. Likewise, the garage will be clad with an integrally pigmented smooth cement plaster, which is compatible and consistent with other cementitious garage cladding materials found elsewhere on the block and throughout the Liberty-Hill Landmark District. Therefore, the proposed project complies with Rehabilitation Standard #9.*

- (10) **Standard 10:** New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

*The proposed project includes a garage addition within the front setback area that is reversible in nature. Due to the upsloping topography of the lot, the historic residence sits above the existing front yard area and is set back approximately 17'-5" from the front property line. The garage will be constructed fully within the front setback area and could easily be removed with minimal impact to the historic building in the future. Therefore, the proposed project complies with Rehabilitation Standard 10.*

- 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.*

- a. **Character of the Historic District.** The standards for review of all applications for Certificates of Appropriateness are set forth in Section 1006.7 of Article 10. For purposes of review pursuant to these standards, the character of the Historic District shall mean the exterior architectural features of the Liberty-Hill Historic District described in Section 6 of this ordinance.

*The proposed project is consistent with the architectural character of the Liberty-Hill Historic District as outlined in the designating ordinance.*

- b. **Minor Exterior Alterations.** A Certificate of Appropriateness shall be required for the following minor exterior changes if visible from a public street: Awnings, copings, retaining walls, fences, balustrades and security gates.

*The proposal includes replacement of an entrance gate and removal of a retaining wall.*

- c. **New Construction.** New construction on vacant sites shall conform with the general profile of the District, especially as to scale, sculptural qualities of facade and entrance detailing, fenestration patterns and materials as described in Section 6 of this ordinance.

*Not Applicable.*

- d. **Masonry, Brickwork and Stonework.** A Certificate of Appropriateness shall be required for painting previously unpainted masonry, brick or stone exterior surfaces, for cleaning such surfaces with abrasives and/or treatment of such surfaces with waterproofing chemicals. Sandblasting and certain chemical treatment detrimental to masonry will not be approved.

*Not Applicable.*

- e. A Certificate of Appropriateness shall be required for use of texturizing paint products.

*Not Applicable.*

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 is residential in nature 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 existing residential 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 is located in a residential enclave of the Mission neighborhood and 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 070 in Assessor's Block 3607 for proposed work in conformance with the architectural submittal dated June 15, 2018 and labeled Exhibit B on file in the docket for Record No. 2018-008528COA.

**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 1650 Mission Street, (Room 304) or call (415) 575-6880.

**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 October 2, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 2, 2019

## EXHIBIT A

### AUTHORIZATION UPDATE

With Plans. This authorization is for a Certificate of Appropriateness to allow Alterations located at 3733-3735 20<sup>th</sup> Street (Assessor's Block 3607, Lot 070) pursuant to Planning Code Section(s) **1006.6(d)** within the **RH-2** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **July 16, 2019**, and stamped "EXHIBIT B" included in the docket for Record No. **2018-008528COA** and subject to conditions of approval reviewed and approved by the Historic Preservation Commission on **October 2, 2019** under Motion No **XXXXXX**. 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. **XXXXXX** 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.

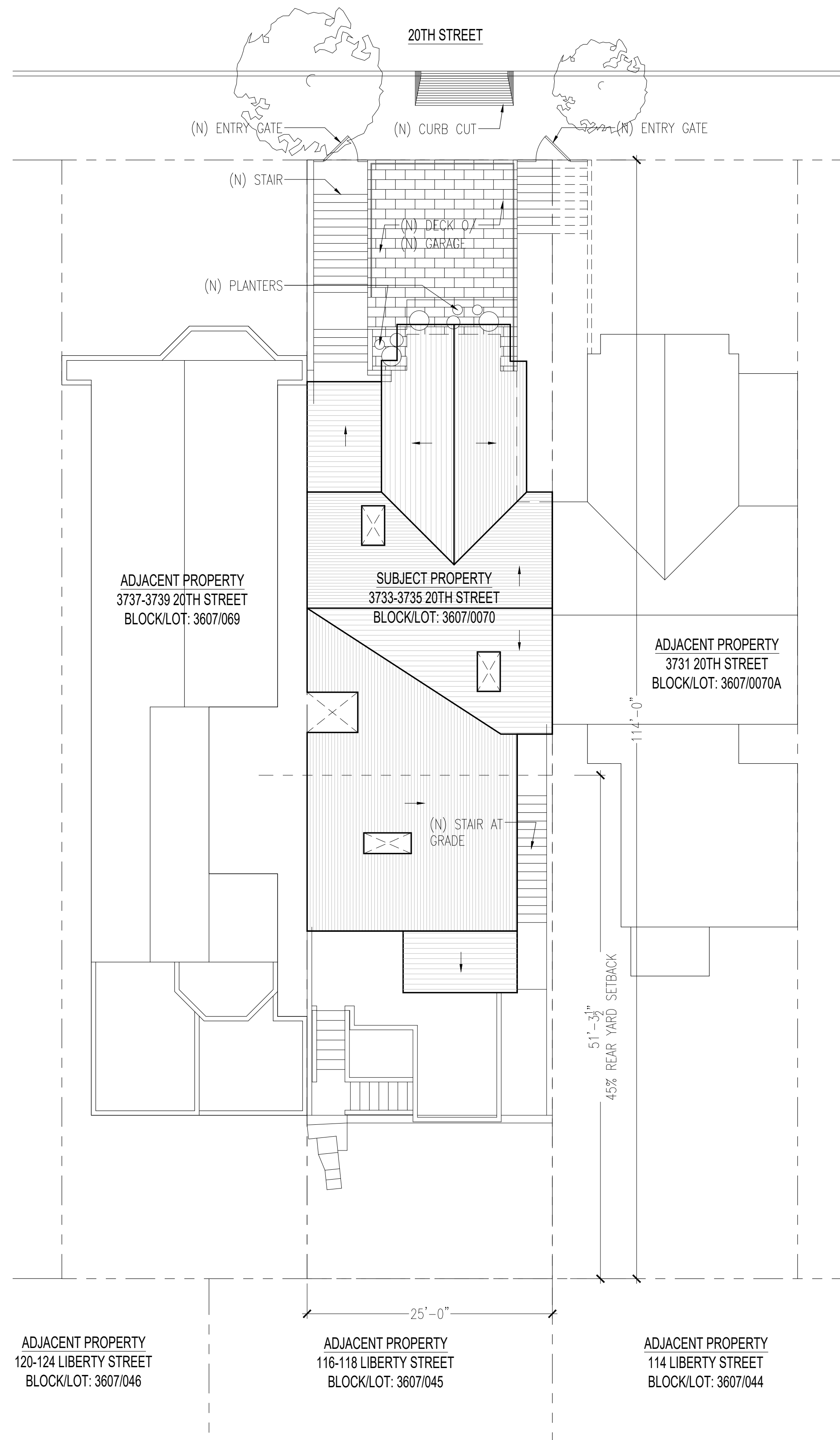
### CONDITIONS OF APPROVAL

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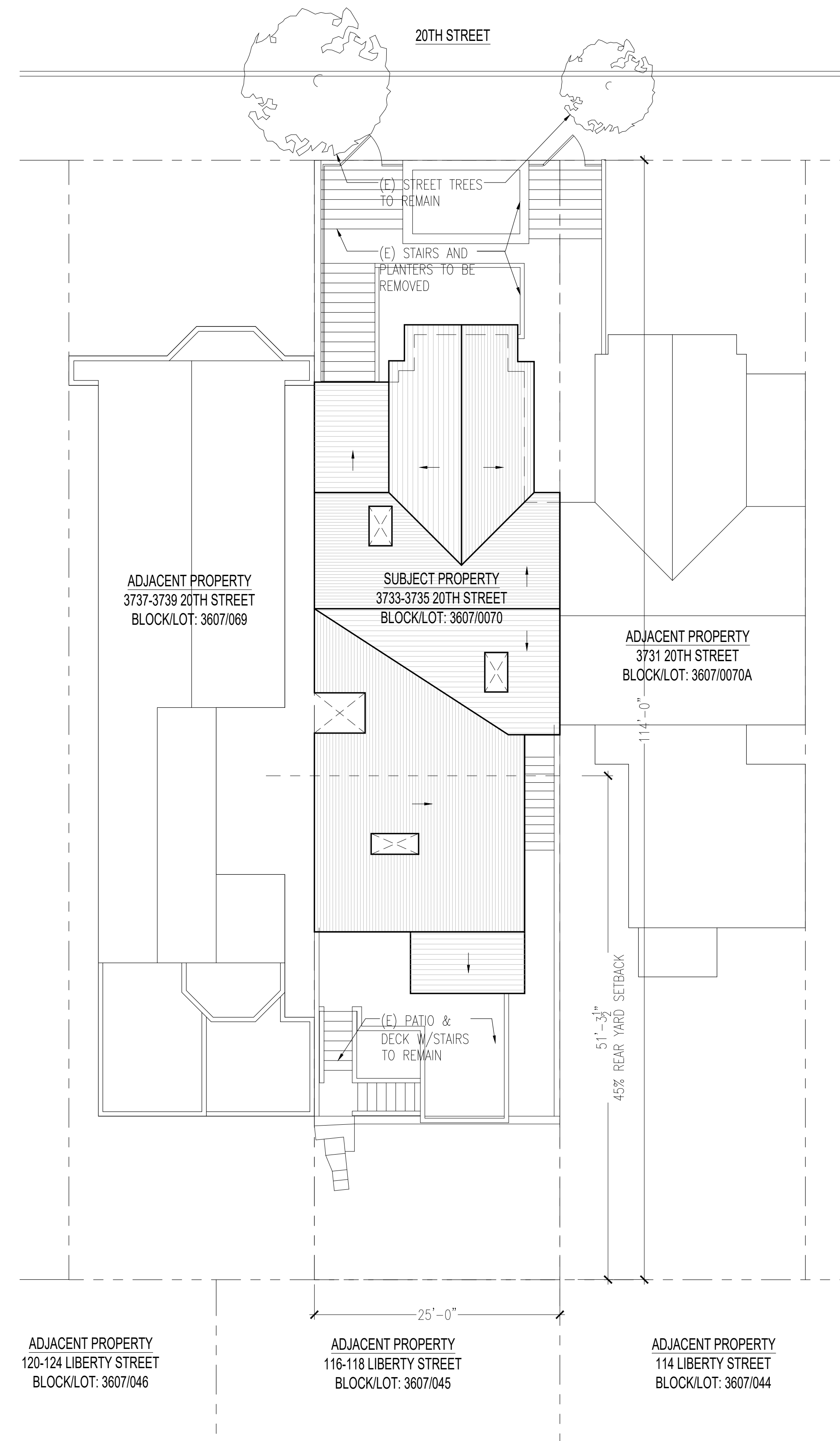




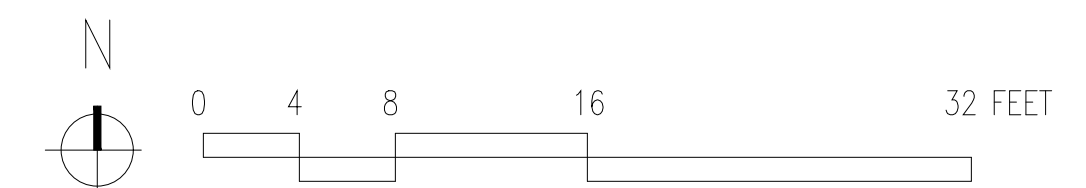




2 PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"



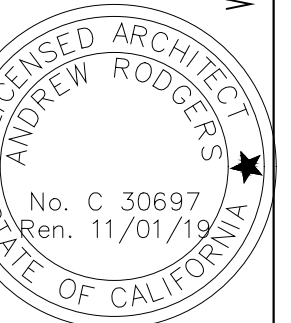
1 EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"



REVISIONS:

rodders  
architecture

415 309 9612



ALTERATIONS TO:  
3733-3735 20th STREET  
SAN FRANCISCO, CA, 94110  
OWNER: JODI & MATTHEW GELMAN BLOCK/LOT: 3607/070

PERMIT SET

EXISTING &  
PROPOSED  
SITE PLANS

DATE 07.16.2019

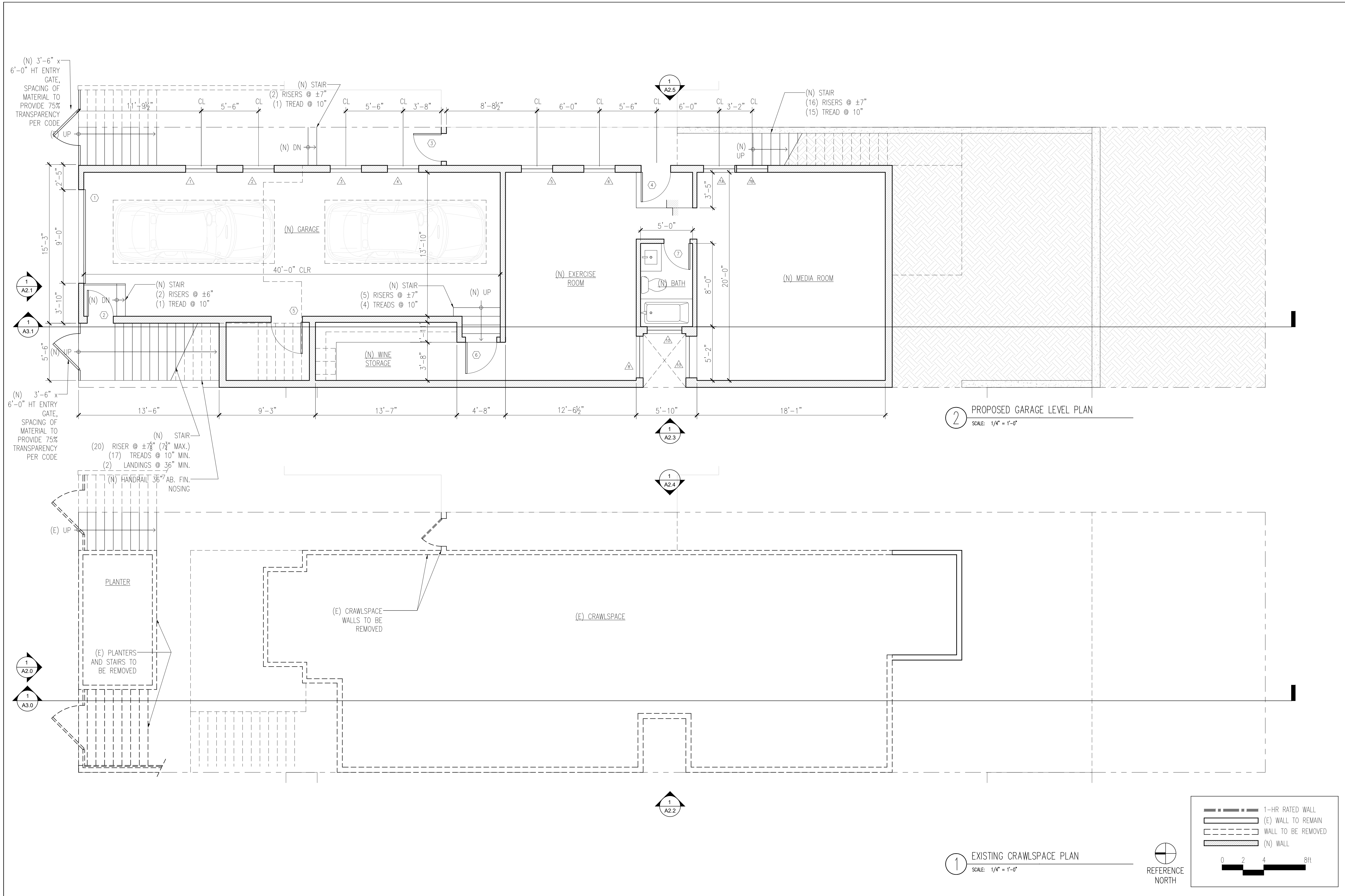
SCALE 1/8"=1'-0"

DRAWN

JOB

SHEET

A1.0



REVISIONS:

rodgers  
architecture

415 309 9612  
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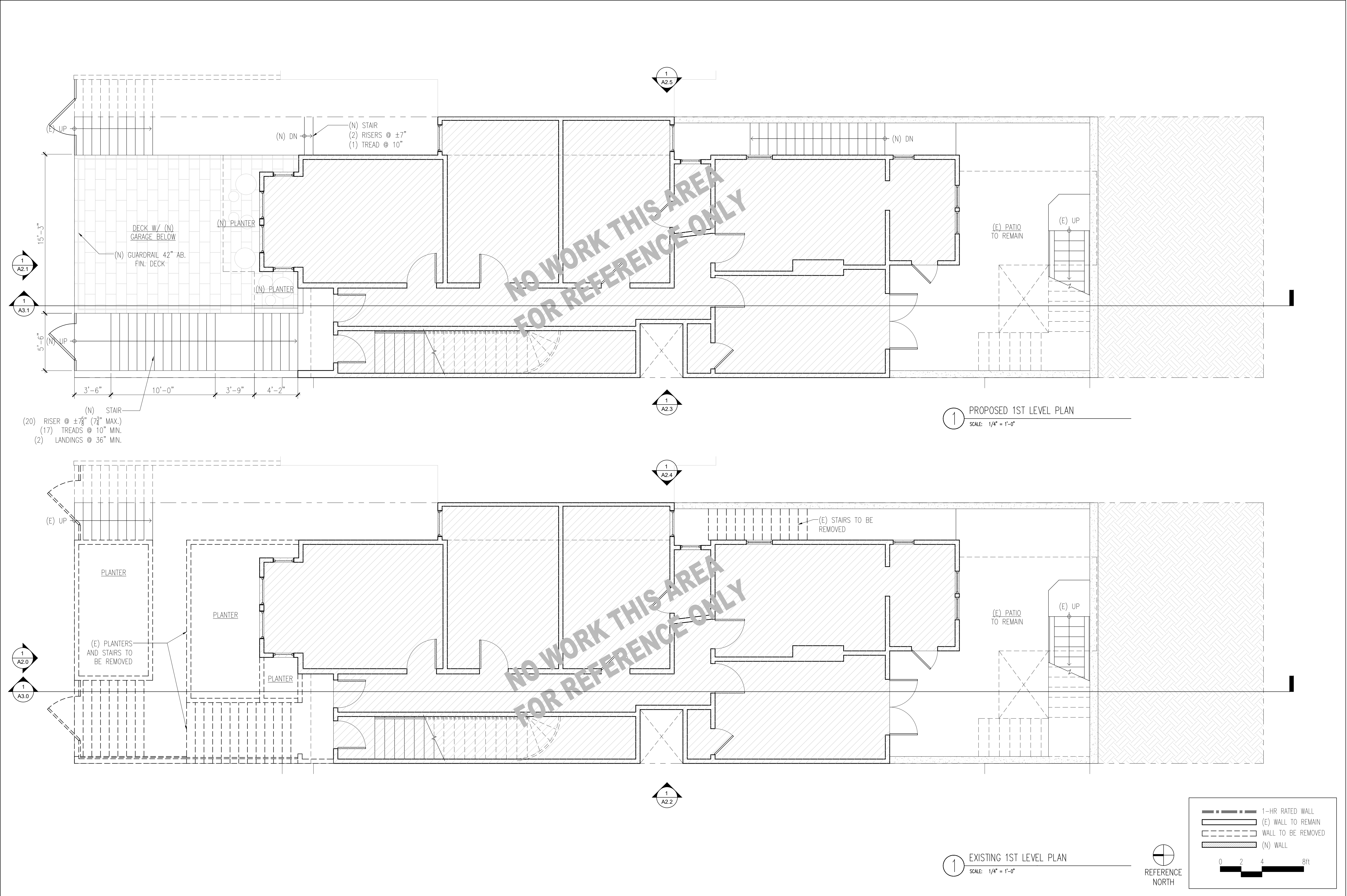
ALTERNATIONS TO:  
**3733-3735 20th STREET**  
SAN FRANCISCO, CA, 94110  
OWNER: JODI & MATTHEW GELMAN BLOCK/LOT 3807/070

PERMIT SET

PROPOSED  
GARAGE LEVEL  
PLAN

DATE 07.16.2019  
SCALE 1/8"=1'-0"  
DRAWN  
JOB  
SHEET

**A1.1**



ALTERATIONS TO:  
**3733-3735 20th STREET**  
SAN FRANCISCO, CA, 94110  
OWNER: JODI & MATTHEW GELMAN BLOCK/LOFT: 3607/070

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**Andrew Rodgers**  
LICENSED ARCHITECT  
No. C 30697  
Ren. 11/01/19  
STATE OF CALIFORNIA

PERMIT SET

EXISTING & PROPOSED 1ST LEVEL PLANS

DATE 07.16.2019

SCALE 1/8"=1'-0"

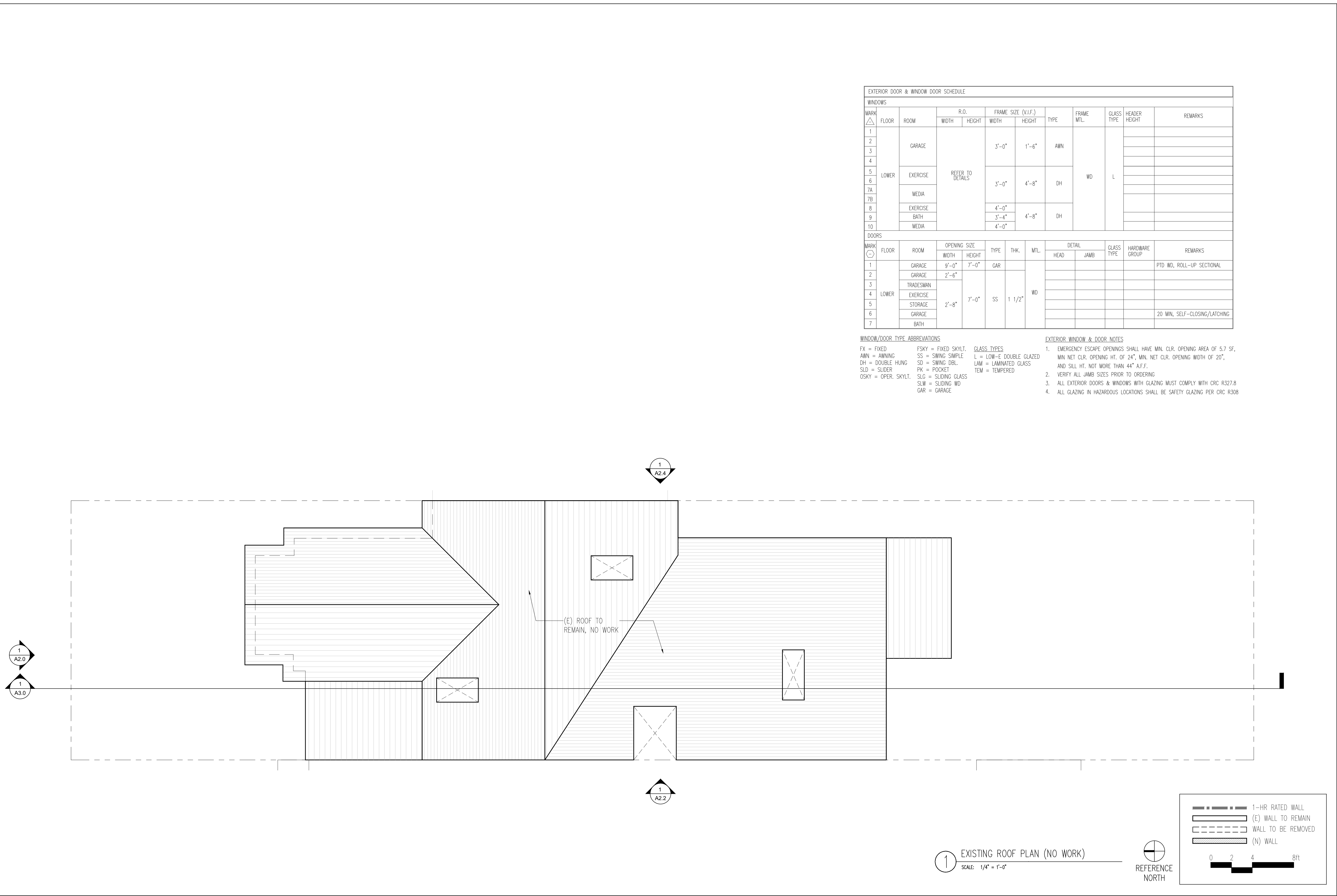
DRAWN

JOB

SHEET

**A1.2**





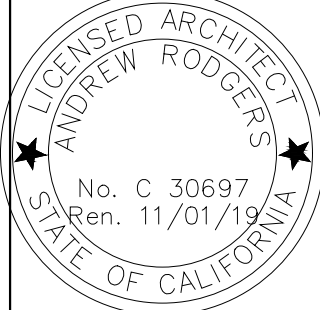
EXTERIOR DOOR & WINDOW DOOR SCHEDULE												
WINDOWS												
MARK △	FLOOR	ROOM	R.O.		FRAME SIZE (V.I.F.)		TYPE	FRAME MTL.	GLASS TYPE	HEADER HEIGHT	REMARKS	
			WIDTH	HEIGHT	WIDTH	HEIGHT						
1	LOWER	GARAGE	REFER TO DETAILS		3'-0"	1'-6"	AWN	WD	L			
2												
3												
4												
5		EXERCISE			3'-0"	4'-8"	DH					
6												
7A												
7B		MEDIA										
8		EXERCISE			4'-0"	4'-8"	DH					
9		BATH			3'-4"							
10	MEDIA	4'-0"										
DOORS												
MARK ▽	FLOOR	ROOM	OPENING SIZE		TYPE	THK.	MTL.	DETAIL		GLASS TYPE	HARDWARE GROUP	REMARKS
			WIDTH	HEIGHT				HEAD	JAMB			
1	LOWER	GARAGE	9'-0"	7'-0"	CAR	1 1/2"	WD					PTD WD, ROLL-UP SECTIONAL
2		GARAGE	2'-6"									
3		TRADESMAN										
4		EXERCISE										
5		STORAGE	2'-8"	7'-0"								
6		GARAGE										20 MIN, SELF-CLOSING/LATCHING
7		BATH										



1 EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

REVISIONS:

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ALTERATIONS TO:  
3733-3735 20th STREET  
SAN FRANCISCO, CA, 94110  
OWNER: JODI & MATTHEW GELMAN BLOCK/LOT: 3607/070

PERMIT SET

EXISTING  
NORTH  
ELEVATION

DATE 07.16.2019

SCALE 1/4"=1'-0"

DRAWN

JOB

SHEET

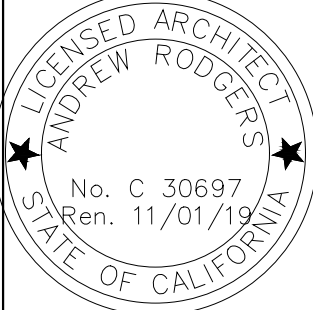
A2.0





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ALTERATIONS TO:  
3733-3735 20th STREET  
SAN FRANCISCO, CA, 94110  
OWNER: JODI & MATTHEW GELMAN BLOCK/LOT: 3607/070

PERMIT SET

PROPOSED  
NORTH  
ELEVATION

DATE 07.16.2019

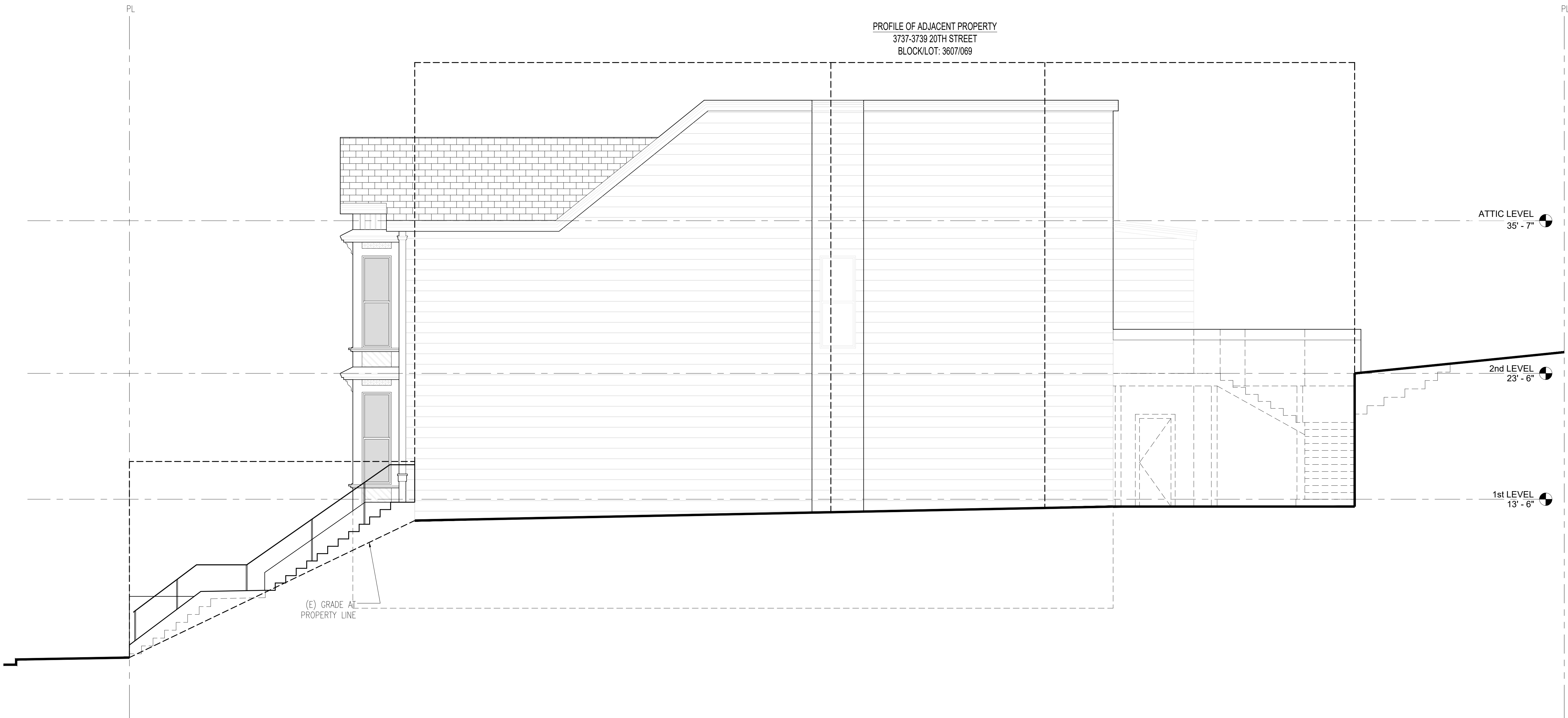
SCALE 1/4"=1'-0"

DRAWN

JOB

SHEET

A2.1



PROFILE OF ADJACENT PROPERTY  
3737-3739 20TH STREET  
BLOCK/LOT: 3607/069

(E) GRADE AT  
PROPERTY LINE

ATTIC LEVEL  
35' - 7"

2nd LEVEL  
23' - 6"

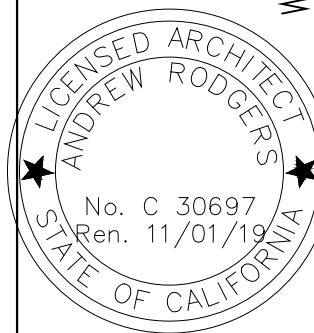
1st LEVEL  
13' - 6"

1 EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"

REVISIONS:

rodgers  
architecture

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ALTERATIONS TO:  
3733-3735 20th STREET  
SAN FRANCISCO, CA, 94110  
OWNER: JODI & MATTHEW GELMAN BLOCK/LOT: 3607/070

PERMIT SET

EXISTING  
WEST  
ELEVATION

DATE 07.16.2019

SCALE 1/4"=1'-0"

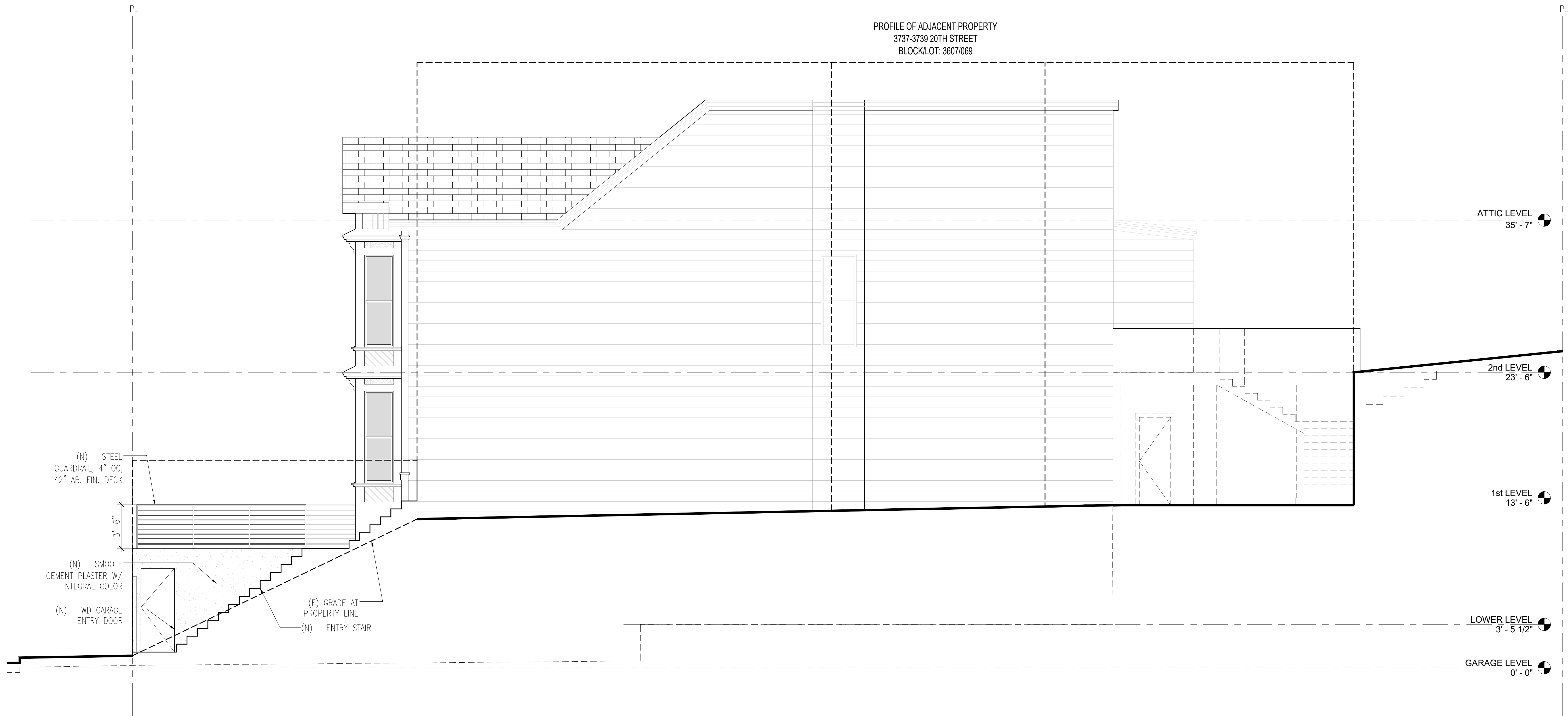
DRAWN

JOB

SHEET

A2.2



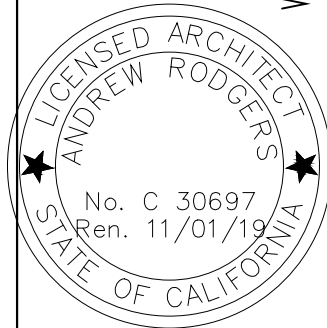


1 PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"

REVISIONS:

rodders  
architecture

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ALTERATIONS TO:  
3733-3735 20th STREET  
SAN FRANCISCO, CA, 94110  
OWNER: JODI & MATTHEW GELMAN BLOCK/LOT: 3607/070

PERMIT SET

PROPOSED  
WEST  
ELEVATION

DATE 07.16.2019

SCALE 1/4"=1'-0"

DRAWN

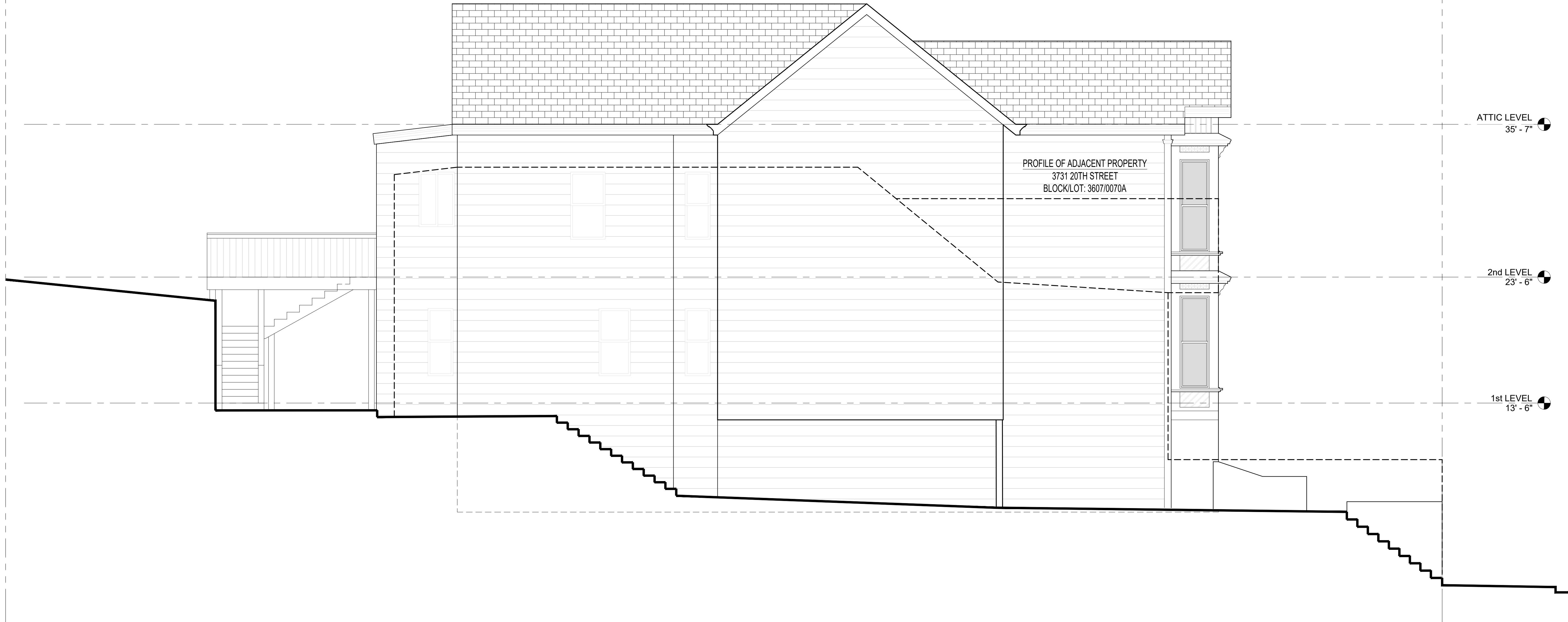
JOB

SHEET

A2.3

PL

PL

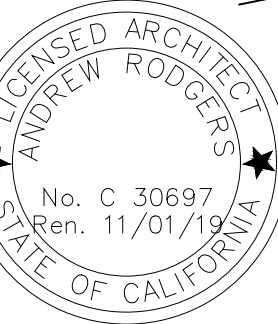


1 EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"

REVISIONS:

rodgers  
architecture

415 309 9612



ALTERATIONS TO:  
3733-3735 20th STREET  
SAN FRANCISCO, CA, 94110  
OWNER: JODI & MATTHEW GELMAN BLOCK/LOT: 3607/070

PERMIT SET

EXISTING  
EAST  
ELEVATION

DATE 07.16.2019

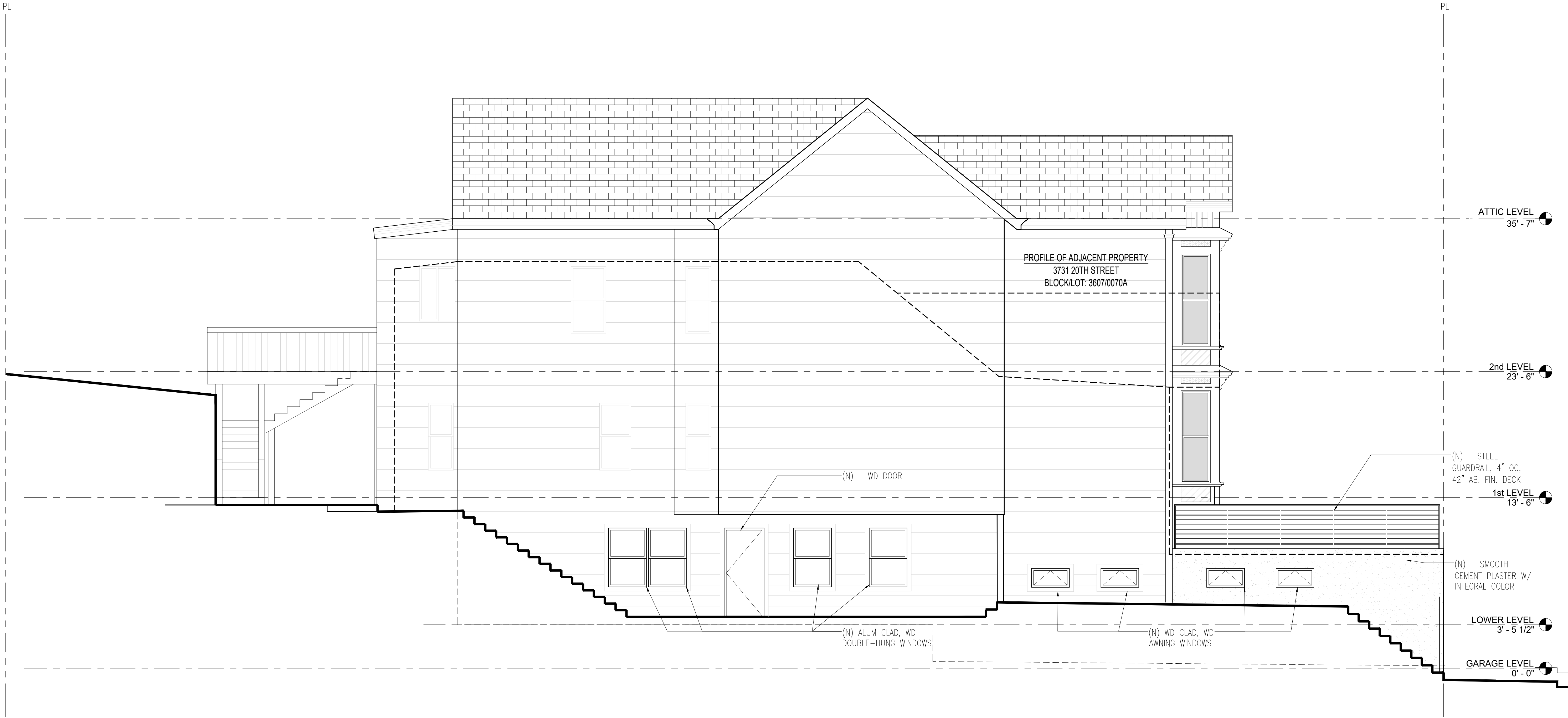
SCALE 1/4"=1'-0"

DRAWN

JOB

SHEET

A2.4



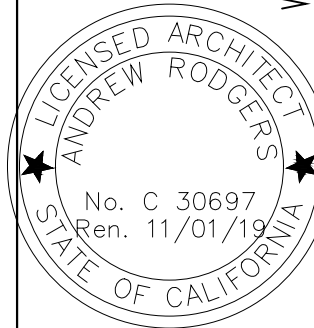
1 PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"

REVISIONS:

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ALTERATIONS TO:  
3733-3735 20th STREET  
SAN FRANCISCO, CA, 94110  
OWNER: JODI & MATTHEW GELMAN BLOCK/LOT: 3807/070

PERMIT SET

PROPOSED  
EAST  
ELEVATION

DATE 07.16.2019

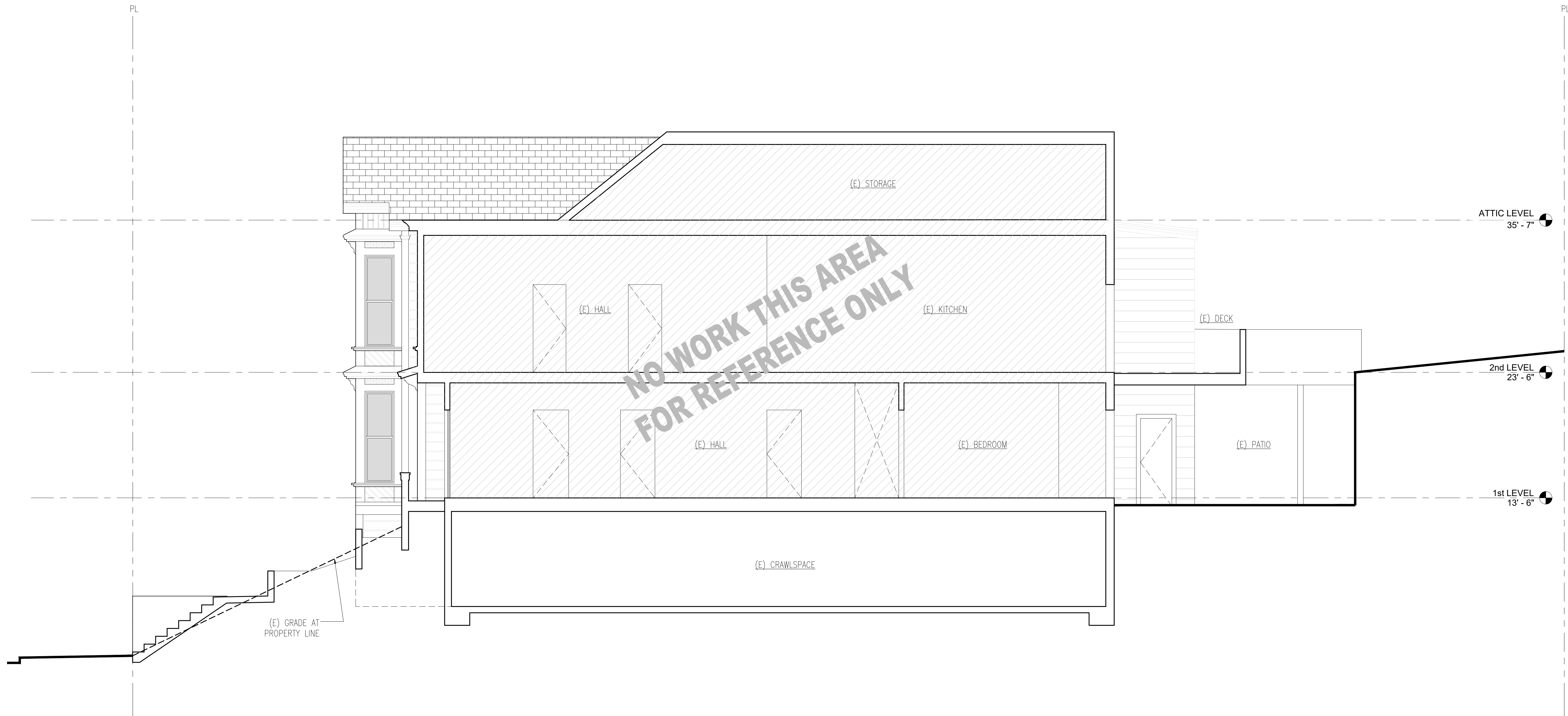
SCALE 1/4"=1'-0"

DRAWN

JOB

SHEET

A2.5

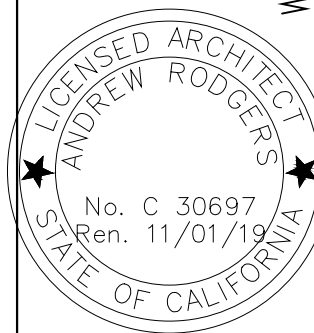


1 EXISTING BUILDING SECTION  
SCALE: 1/4" = 1'-0"

REVISIONS:

rodgers  
architecture

415 309 9612



ALTERATIONS TO:  
3733-3735 20th STREET  
SAN FRANCISCO, CA, 94110  
OWNER: JODI & MATTHEW GELMAN BLOCK/LDT: 9807/070

PERMIT SET

EXISTING  
BUILDING  
SECTION

DATE 07.16.2019

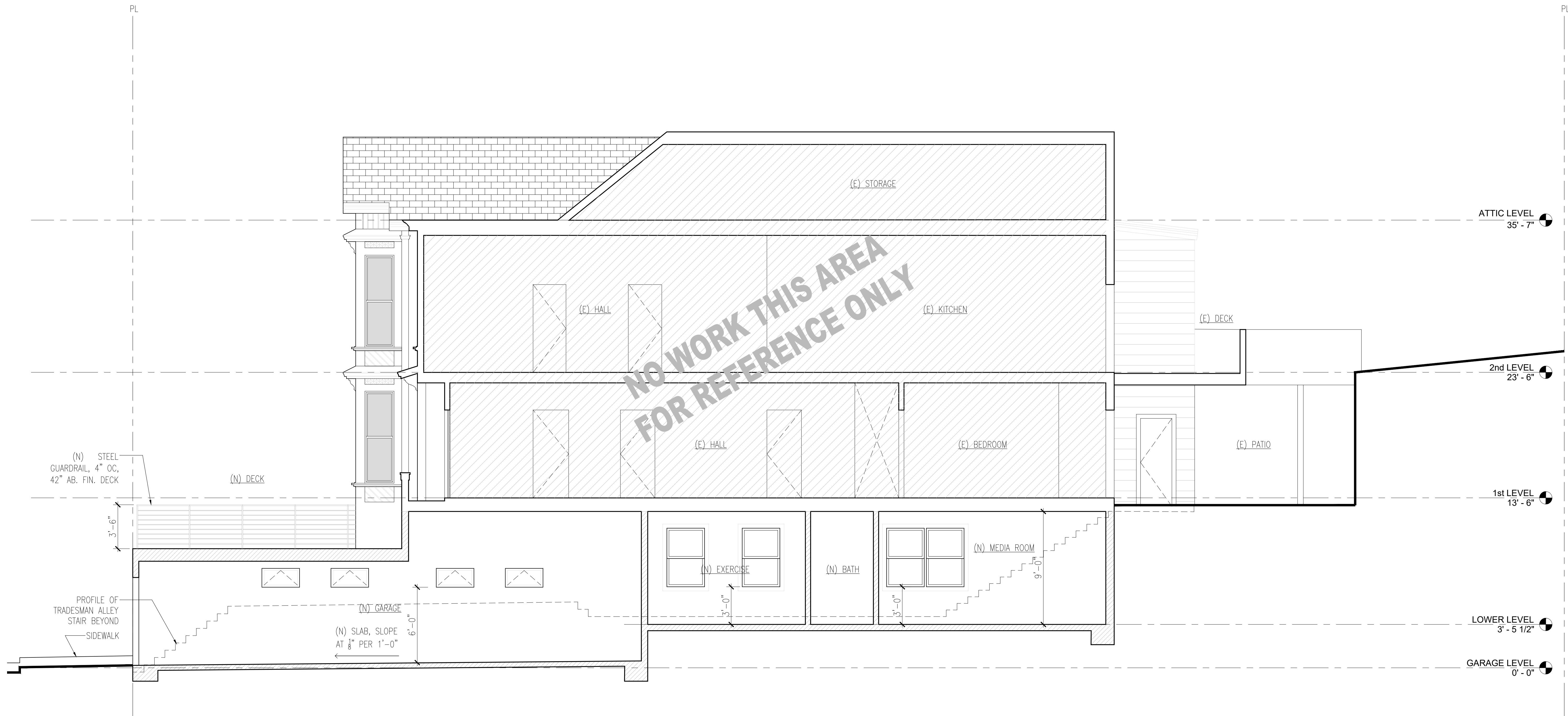
SCALE 1/4"=1'-0"

DRAWN

JOB

SHEET

A3.0

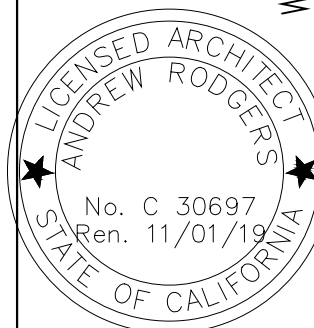


1 PROPOSED BUILDING SECTION  
SCALE: 1/4" = 1'-0"

REVISIONS:

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architecture

415 309 9612



ALTERATIONS TO:  
3733-3735 20th STREET  
SAN FRANCISCO, CA, 94110  
OWNER: JODI & MATTHEW GELMAN BLOCK/LOT: 9807/070

PERMIT SET

PROPOSED  
BUILDING  
SECTION

DATE 07.16.2019

SCALE 1/4"=1'-0"

DRAWN

JOB

SHEET

A3.1



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
3733-3735 20th ST		3607070
<b>Case No.</b>		<b>Permit No.</b>
2018-008528PRJ		
<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> Excavation of the existing front yard to create a garage and habitable space below the existing property. The area above the garage will include a deck and landscaping, and the current terrace configuration in the front yard will be replaced.		

### 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?  <i>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).</i>
<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 checked="" 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 checked="" 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> Laura Lynch PRELIMINARY GEOTECHNICAL REPORT prepared by Divis Consulting 1/28/2019  Archeo Review 4/24/2019	

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

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Property Information Map)	
<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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 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 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 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>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b>	

**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.</b> <b>There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Monica Giacomucci
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	09/11/2019
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.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
3733-3735 20th ST		3607/070
Case No.	Previous Building Permit No.	New Building Permit No.
2018-008528PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
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.	

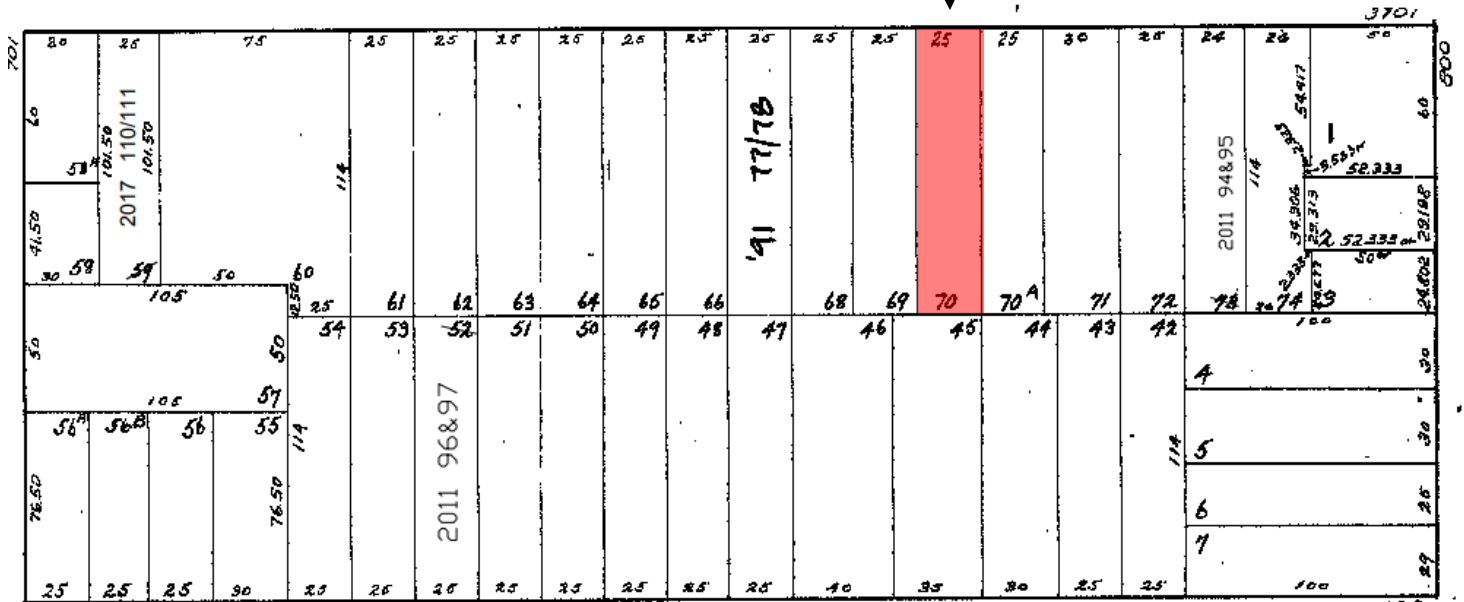
### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<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:

# Parcel Map

SUBJECT PROPERTY

20TH



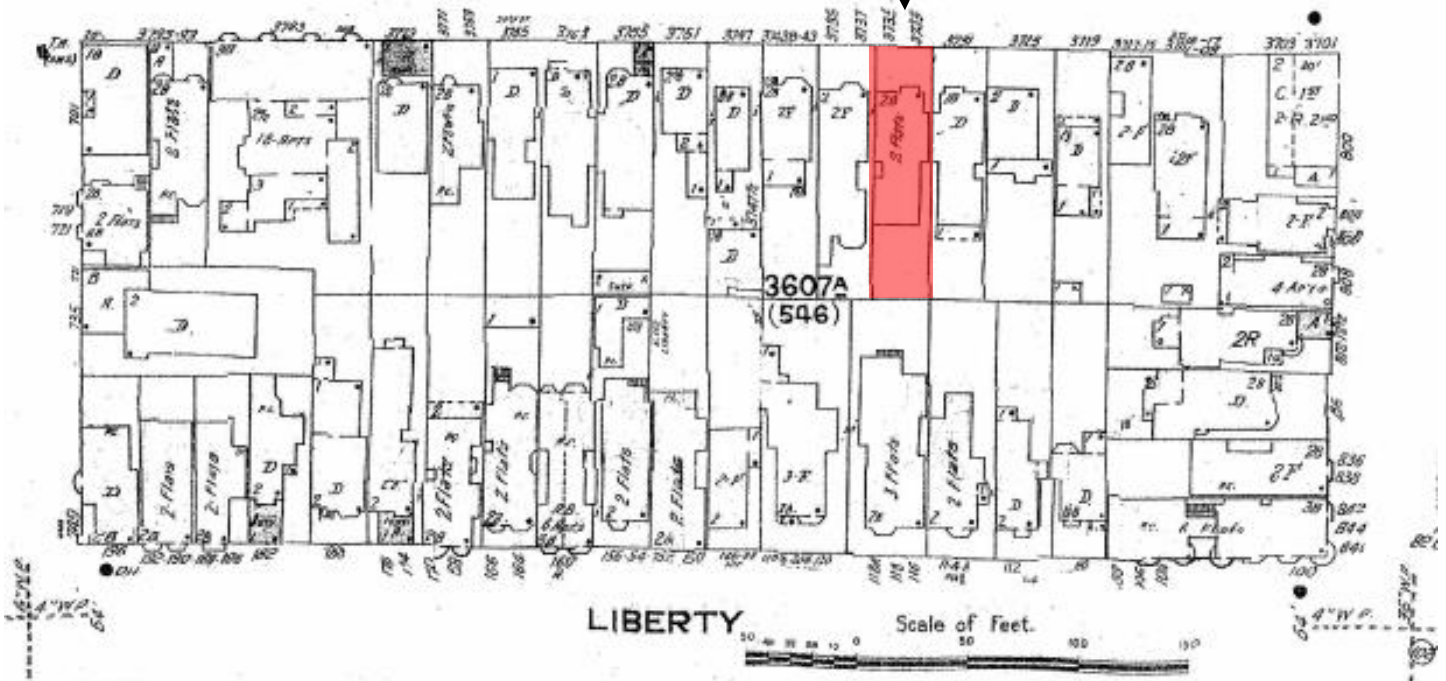
LIBERTY



Certificate of Appropriateness Hearing  
Case Number 2018-008528COA  
3733-3735 20<sup>th</sup> Street  
Block 3607 Lot 070

# Sanborn Map\*

SUBJECT PROPERTY



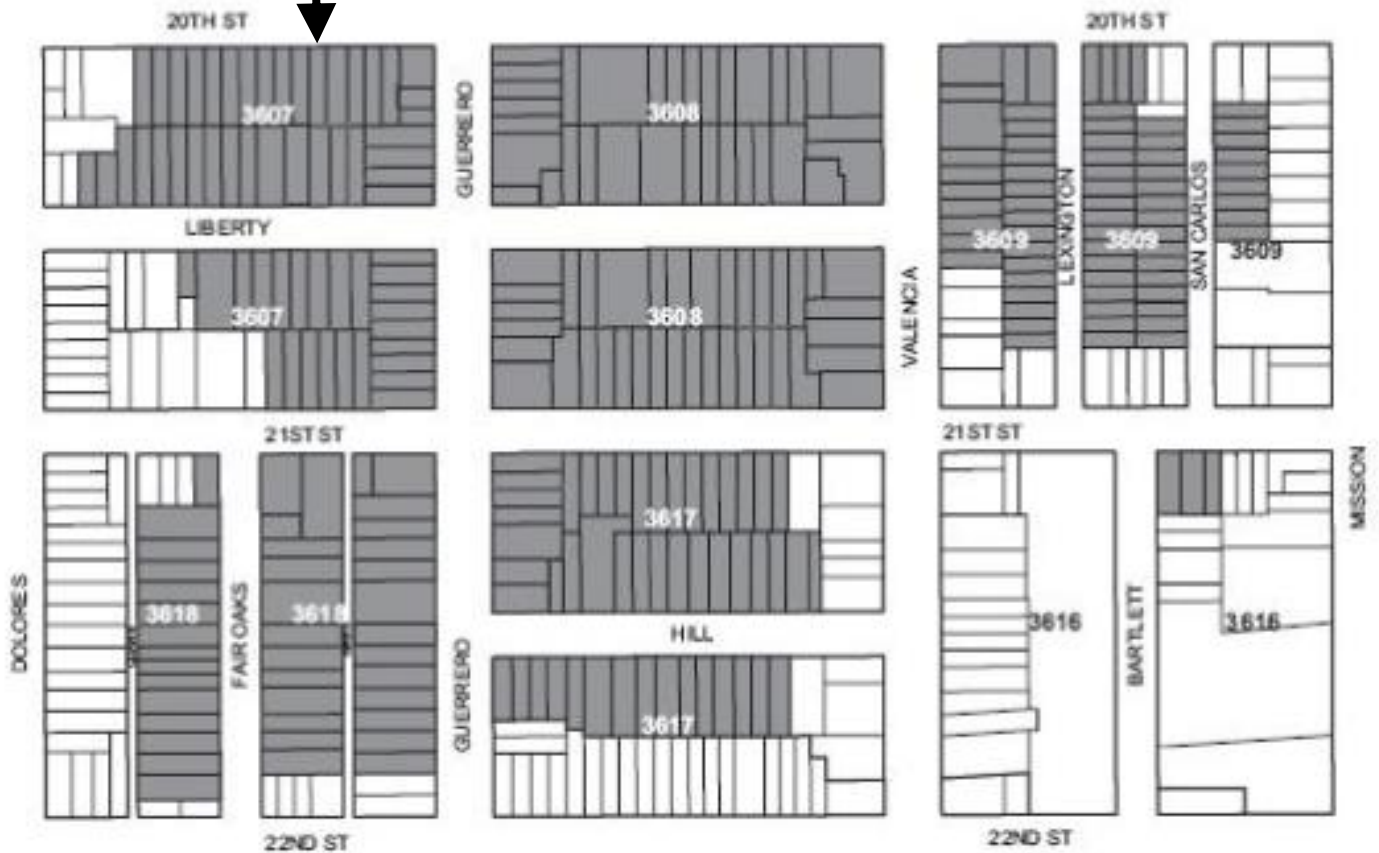
*\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



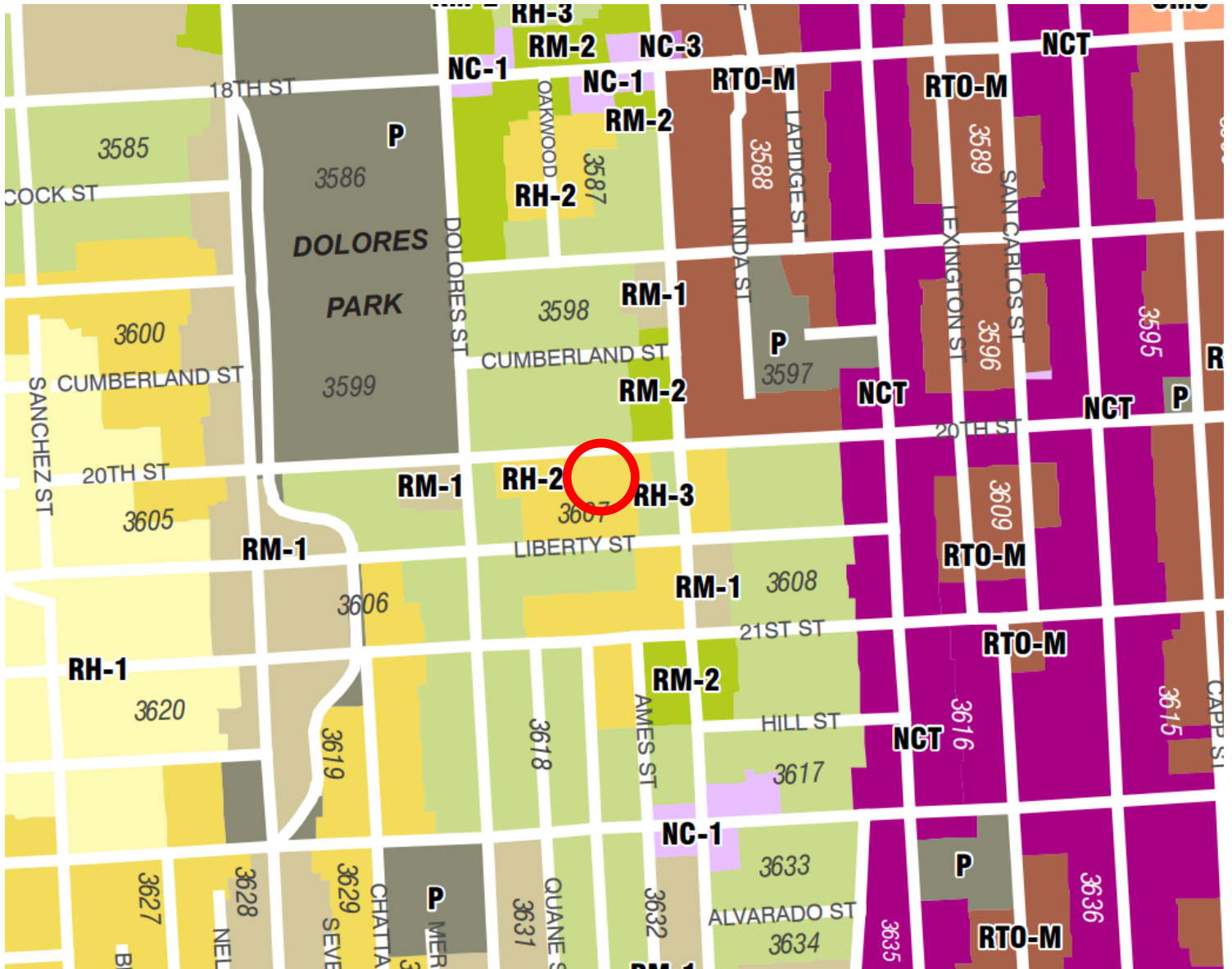
Certificate of Appropriateness Hearing  
Case Number 2018-008528COA  
3733-3735 20<sup>th</sup> Street  
Block 3607 Lot 070

# Liberty-Hill Landmark District

SUBJECT PROPERTY

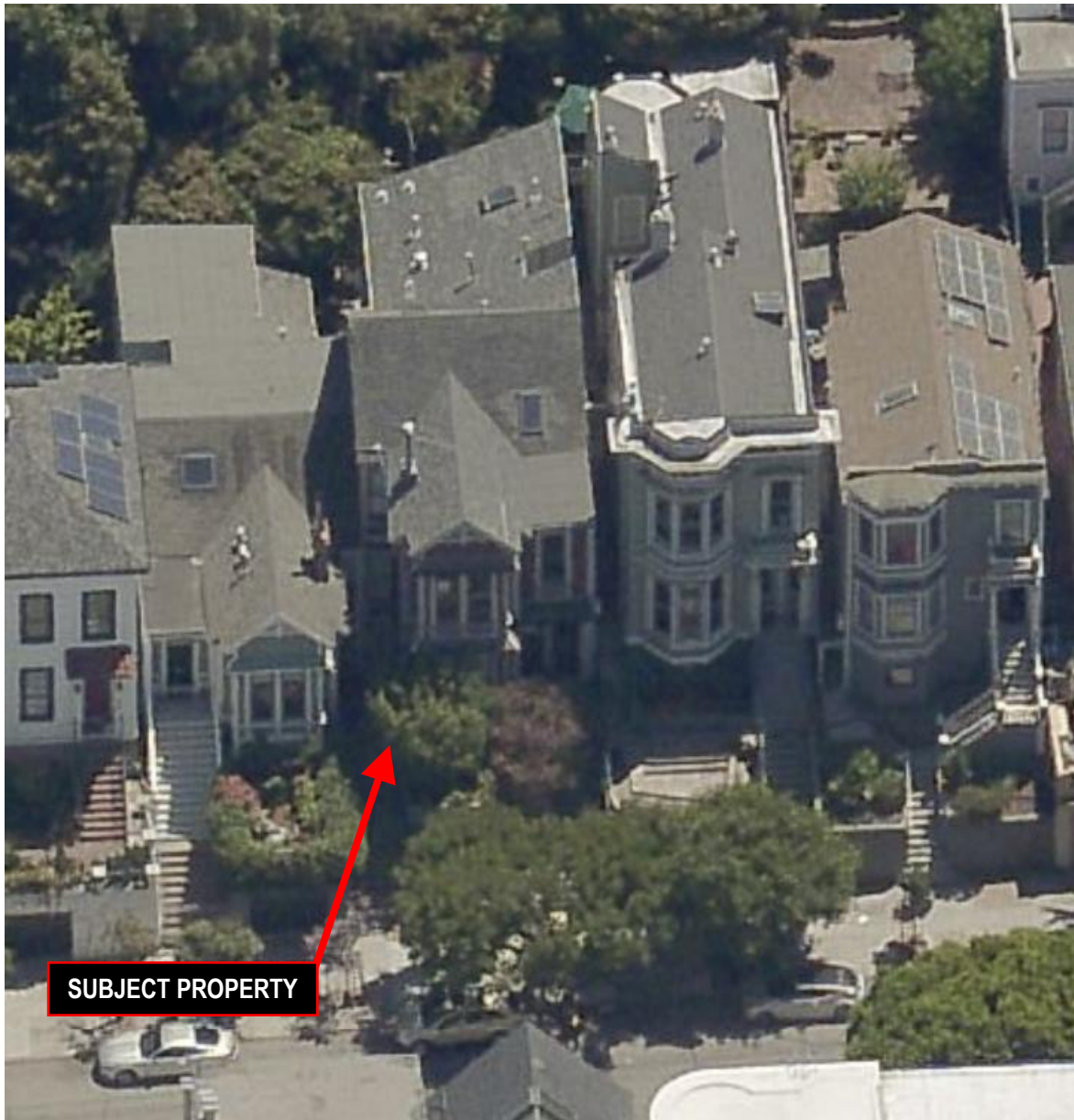


# Zoning Map





# Aerial Photo

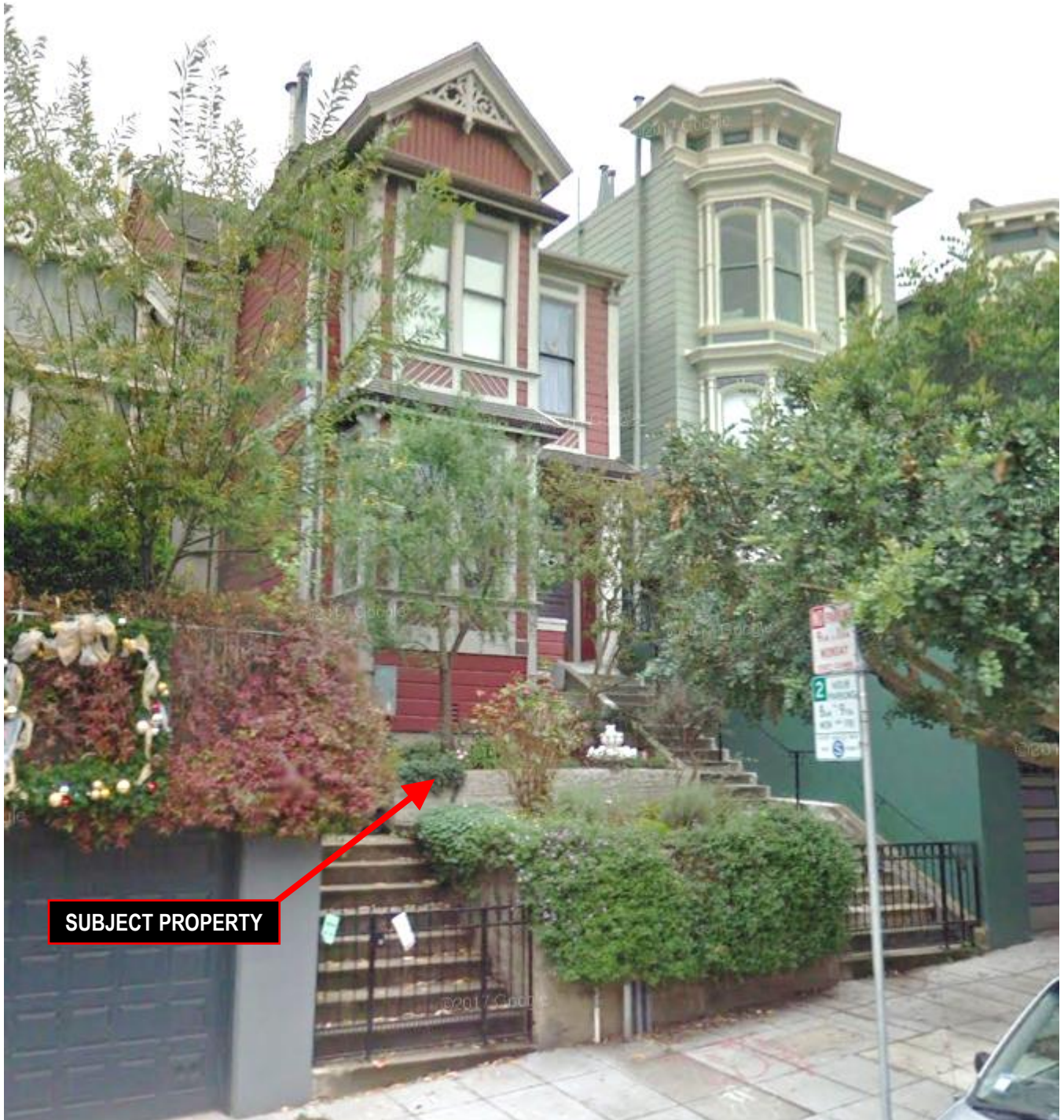


**SUBJECT PROPERTY**



Certificate of Appropriateness Hearing  
Case Number 2018-008528COA  
3733-3735 20<sup>th</sup> Street  
Block 3607 Lot 070

# Site Photo



**SUBJECT PROPERTY**

Certificate of Appropriateness Hearing  
Case Number 2018-008528COA  
3733-3735 20<sup>th</sup> Street  
Block 3607 Lot 070





# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** October 26, 2018

**TO:** Architectural Review Committee of the Historic Preservation Commission

**FROM:** Monica Giacomucci, Planner, [monica.giacomucci@sfgov.org](mailto:monica.giacomucci@sfgov.org), (415) 575-8714

**REVIEWED BY:** Tim Frye, Historic Preservation Officer, [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org), (415) 575-6822

**RE:** Review and comment for the proposed garage addition at 3733-3735 20<sup>th</sup> St./2018-008528COA (Liberty-Hill Landmark District)

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## BACKGROUND

The Planning Department (Department) is requesting review and comment before the Architectural Review Committee (ARC) regarding the proposal to construct a garage addition, including habitable space, within the front setback of the multi-family residential building at 3733-3735 20<sup>th</sup> Street. The property is contributory in the Liberty-Hill Landmark District designated under Appendix F of Article 10 of the San Francisco Planning Code.

## PROPERTY DESCRIPTION

The subject property is a 25' x 114' rectangular-shaped lot on the south side of 20<sup>th</sup> Street west of the intersection of Guerrero Street. The parcel is currently improved with a two-story, two-family dwelling whose east and west facades abut the adjacent buildings at 3731 and 3737-3739 20<sup>th</sup> Street. The building, designed in the Stick/Eastlake style, is clad with vertical board and horizontal channel-drop siding and has a cross-gable roof. The primary (north) façade features a full-height boxed bay terminating in a decorative truss in the front-facing gable peak and is set atop a terraced, landscaped front yard. The terraced front yard setback appears to be a historic condition and is evident on other properties within the Landmark District; however, specific information regarding date of construction is unclear. The south façade is not visible from the public right-of-way, and only portions of the east and west façades are visible when viewed from the street. Constructed in 1880, the property is contributory within the Liberty-Hill Landmark District. The subject property is located within the RH-2 (Residential House, Two-Family) Zoning District and has a 40-X Height and Bulk Limit. The area of work is limited to the front portion of the lot, specifically within the 17'5" front setback.

## PROJECT DESCRIPTION

The project proposes the addition of a one-car garage within the front setback of the existing two-story residential building. The detailed scope of work includes the following:

*Preferred Proposal (Plans: Pages 49 to 62)*

The applicants' preferred proposal includes removal of the existing terraced cast concrete retaining walls and excavation (of approximately 745 square feet) to create a new ground floor with a garage. The garage will be finished in integrally colored smooth cement plaster and accessed through a 12-foot wide wood garage door with partial glazing. New interior habitable space will include a 17'5" by 20'8" garage and attached 17'7" by 13'5" exercise room with an adjacent storage area and bathroom. There will be no interior connection between the proposed ground floor and the existing building; however, a clerestory window will be inserted below the existing bay windows to allow light and air to reach the proposed exercise room. A paved deck with a turned wood balustrade will top the new garage. Creation of a curb cut at the public right-of-way not to exceed the 10-foot Planning Department standard is also proposed.

*Alternate Proposal (Plans: Pages 63 to 76)*

The applicants' alternate proposal includes retention of the existing terraced front setback typology and excavation (approximately 602 square feet) to create a new ground floor. The garage will be inserted into the lower terrace, which will be altered or rebuilt to accommodate habitable space. The new garage will be finished in integrally colored smooth cement plaster and accessed via a 9-foot wide wood paneled garage door at the north elevation and a wood person door on the west elevation. New interior habitable space will include a 13'10" by 20'8" garage and attached 14'0" by 13'5" exercise room with an adjacent storage area and bathroom. There will be no interior connection between the proposed ground floor and the existing building. The upper terrace will be retained, and a paved deck with a simple steel railing will top the new garage. Creation of a curb cut at the public right-of-way not to exceed the 10-foot Planning Department standard is also proposed.

## **OTHER ACTIONS REQUIRED**

Pursuant to Planning Code Section 1006.1, the Historic Preservation Commission (HPC) shall review the application for a Certificate of Appropriateness for compliance with Article 10 of the Planning Code, the Secretary of Interior's Standards, and any applicable provisions of the Planning Code at a future date.

## **ENVIRONMENTAL REVIEW**

The proposed project will undergo environmental review pursuant to the California Environmental Quality Act (CEQA) prior to hearing before the HPC.

## **PUBLIC/NEIGHBORHOOD INPUT**

The project team has conducted a Pre-Application Meeting. The Department has received no additional public comment about the proposed project to date.

## APPENDIX F OF ARTICLE 10

The Liberty-Hill Landmark District is locally designated in Appendix F of Article 10 of the San Francisco Planning Code. The Liberty-Hill Landmark District is significant under events and design/construction as one of the earliest residential "suburbs" to be developed in San Francisco, with major development starting in the 1860s and continuing until the turn of the century. Seventy percent of the 293 buildings within the Liberty-Hill Landmark District date from the Victorian era.

Character-defining features of the Liberty-Hill Landmark District include:

*General:*

- Late 19<sup>th</sup>-century Victorian residences, largely designed in the Italianate and Stick architectural styles, with some Queen Anne examples;
- Consistency of scale and proportion, materials, orientation;
- Unifying characteristics related to color, texture, and extent of detailing;
- General absence of commercial uses outside of the historic Valencia Street corridor.

*Overall Form:*

- Buildings rising no more than 3 stories in height;
- Uniform facades and setbacks;
- Workingman's cottages, middle-class two-flats, single-family "grand" residences.

*Scale and Proportion:*

- Recessed, raised entries located well above grade;
- Emphasis on verticality;
- Boxed and octagonal bays on street-facing facades.

*Fenestration:*

- Tall, narrow fenestration patterns;
- Double-hung wood sash windows with ogee lugs;
- Decorative window framing, spandrel panels, and hoods.

*Materials, Color, and Texture:*

- Rustic, horizontal wood siding;
- Vertical wood siding or board-and-batten cladding;
- Decorative millwork, including heavy, bracketed cornices on false-front parapets and ornamented cross-bracing within a gable peak;
- Scored concrete retaining walls terraced within up-sloping front setbacks;
- "Suburban" emphasis on greenery, with extensive street tree program and landscaped front setbacks.

## STAFF ANALYSIS & RECOMMENDATIONS

The Department seeks feedback from the ARC on application of guidelines for the insertion of a garage within a historic building in consideration of the non-historic pattern of garage construction within the

district, and the immediate block. The Department also seeks general feedback on the design, materiality, and relationship to setting for the proposed garage addition to the subject property and the surrounding landmark district as defined by the Secretary of the Interior's Standards for Rehabilitation (Secretary's Standards) and Article 10 of the San Francisco Planning Code.

Staff reviewed the compatibility of the Preferred Proposal (Plans: Appendix B) for conformance with:

- The Secretary's Standards;
- Appendix F to Article 10 of the Planning Code;
- Character-defining features found on buildings within the Liberty-Hill Landmark District boundaries;
- Character-defining features found on buildings constructed during the District's period of significance.

The Department would like the ARC to consider the following information:

#### **Secretary of the Interior's Standards for Rehabilitation & Appendix F of Article 10**

The proposed project would eliminate existing spatial relationships that are contributory to the Liberty-Hill Landmark District. Department staff will undertake a complete analysis of the proposed project per the applicable Secretary's Standards as part of the environmental review and the subsequent preservation entitlement (Certificate of Appropriateness). In addition, Department staff will undertake additional analysis of the proposed project per the standards outlined in Appendix F 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**

All existing garage structures fall outside of the Landmark District's Period of Significance, so there is no historic condition with a garage structure against which to measure the proposed project. Each of the parcels on the north side of the subject block is up-sloping, resulting in two basic front-setback typologies: one typology in which the front yard setback was modified to include a garage structure against the northern property line, directly adjacent to the public-right-of-way; and another typology in which two terraced planters with concrete retaining walls ascend the sloping front yard, which is likely a historic condition. The subject property, 3733-3735 20<sup>th</sup> Street, currently exhibits the latter typology. The project proposes to remove the two existing terraced planters and replace them with a garage topped by a deck along the property line. While the overall form of the proposed project mimics the conditions of other properties on the subject block, such a proposal would heavily alter the historic condition.

The Department requested that the project sponsor develop an alternative proposal to more closely address the garage guidelines and the overall intent of the Secretary's Standards. As depicted in this Alternative proposal, the terraced planter typology is retained and the volume of the garage has been minimized to maintain the proportions of the property line retaining wall to the greatest extent possible.

**Recommendation:** While both proposals appear to be consistent with previous work within the Landmark District, the Alternative proposal is in greater conformance with the garage guidelines

and the HPC's current direction in its review of similar projects; in its overall form, the Alternative proposal retains a greater sense of the front yard setback and the building's relationship to the street.

### **Scale & Proportion**

As the proposed garage will extend from the forward edge of the historic resource to the front property line, it will obscure sightlines and spatial relationships at the front elevation. The garage in the Preferred proposal measures 18'9" in width along the 25'0"-wide lot, encompassing approximately 75% of the front property line and creating more interior space than is required for storage of a single vehicle.

Recommendation: Per the guidelines, garages should be designed to be as inconspicuous as possible. Minimizing the width of the garage proposed for the subject property to mimic the existing volume of the front retaining wall would preserve existing spatial relationships, especially that of the retaining wall/garage volume to the existing concrete stairs immediately east and west. In this case, it appears the Alternative proposal is in greater conformance with the scale and proportion of the district.

### **Materials, Color, and Texture**

Cementitious materials are commonly found on garages and retaining walls within front setback areas on many properties within the Liberty-Hill Landmark District. Both the Preferred and Alternative plans require removal of the existing concrete terraced retaining walls to accommodate the proposed ground floor. These retaining walls are faced in scored concrete, which is meant to emulate rusticated masonry.

Recommendation:

It is not known whether the existing scored concrete retaining walls were constructed during the District's Period of Significance. They have been repaired and altered over time; there are irregular patches of modern, smooth concrete adjacent to the historic scored material. Likewise, any excavation work would almost certainly compromise the existing retaining walls. The Department has determined that use of a modern cementitious material on the exterior of the new garage and/or terraced planter is appropriate, provided the new materials are scored in ashlar pattern as found within the District. The Project Sponsor shall provide a physical sample of the proposed material palette prior to any hearing before the Historic Preservation Commission, should one be requested.

### **Detail (Garage Door)**

The garage door in the Preferred Proposal exceeds the width limitations for off-street parking pursuant to Planning Code Section 144(b)(1). The proposed wood and glass carriage-style garage door implies a false historic period and visually dominates character-defining features of the resource at its proposed 12-foot width. Notably, neither garages nor garage doors are identified as character-defining features in the Liberty-Hill Landmark District.

Recommendation:

To reduce visual and physical disruption of the District and the public realm, the proposed garage opening and door should be scaled down to a maximum width of 9-feet. The garage door should likewise be stylistically simplified in a manner which allows the existing historic resource at the subject property to retain visual dominance.

**Detail (Railing)**

Both the Preferred proposal and the Alternative proposal would utilize the roof of the new garage as a deck, thereby requiring a safety railing. The rail in the Preferred proposal is a 42" high turned wood balustrade with square cement posts at each corner. The railing runs approximately 19-feet along the 25-foot lot width at the property line, with no setback. While millwork is a character-defining feature of the Liberty-Hill Landmark District, installation of new turned wood elements which are not restorative results in a railing that is visually opaque and falsely historic in appearance.

Recommendation:

To provide greater transparency and to prevent the false perception of historical development, the Department recommends a simplified metal railing set in from the property line to provide greater transparency and visual openness at the property line. To further minimize opaque volumes and visual clutter, the cement corner posts should also be eliminated, allowing the metal railing to continuously wrap the deck. The railing outlined in the Alternative proposal appears to meet the Department's recommendation.

**REQUESTED ACTION**

The Department seeks comments on:

- Compatibility of the Preferred Proposal within the Liberty-Hill Landmark District, as it relates to Appendix F of Article 10;
- Recommendations for Overall Form & Continuity;
- Recommendations for Scale & Proportion;
- Recommendations for Materials, Color, and Texture;
- Recommendations for Details.

**ATTACHMENTS**

- Exhibits:
  - Parcel Map
  - Sanborn Map
  - Liberty-Hill Landmark District Map
  - Zoning Map
  - Aerial Photo
  - Site Photo;
- Appendix F of Article 10 and the Liberty-Hill Landmark District Case Report;



## **ATTACHMENTS (CONTINUED)**

- Preferred Proposal, sponsor submittal by Rodgers Architecture (dated October 16, 2018);
- Secondary Proposal, sponsor submittal by Rodgers Architecture (dated October 16, 2018);
- Photographs of existing conditions, sponsor submittal by Rodgers Architecture (various dates);
- Guidelines for Adding Garages and Curb Cuts, San Francisco Planning.



## SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** November 9, 2018

**TO:** Andy Rodgers, Rodgers Architecture

**CC:** Matt and Jodi Gelbman, Property Owners  
Historic Preservation Commission

**FROM:** Monica Giacomucci, Preservation Planner  
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**REVIEWED BY:** Architectural Review Committee (ARC) of the Historic Preservation  
Commission (HPC)

**RE:** Meeting notes from the November 7, 2018 ARC meeting for Review and  
Comment on the Certificate of Appropriateness for 3733 20<sup>th</sup> Street  
(Case No. 2018-008528COA)

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On November 7, 2018, the Architectural Review Committee (ARC) of the Historic Preservation Commission (HPC) reviewed the staff report prepared by Department Preservation staff and the Preferred and Alternative proposals for the Certificate of Appropriateness for 3733-3735 20<sup>th</sup> Street. This report included the project team's original proposal for the insertion of a garage within the front setback area of the property. Also included was an alternative proposal submitted at the request of Department Preservation staff. Representing the ARC were Commissioners Ellen Johnck, Aaron Hyland, and Jonathan Pearlman.

At the ARC meeting, the Department and Sponsor requested the ARC's feedback on the application of guidelines for the insertion of a garage within a historic building in consideration of the non-historic pattern of garage construction within the district, and the immediate block. Department Preservation staff has prepared a summary of the ARC comments.

Overall, the ARC found the Alternative Proposal, which minimized the scale of the garage to mimic the existing terraced planter at the front property line, to be in greater conformance with its guidelines. The property sponsor stated that the Alternative Proposal was a workable solution to meet the goals of the project. Commissioner Hyland asked that the existing concrete entry stair either be salvaged or reconstructed to maintain the property's existing spatial

relationships. The project sponsor confirmed that the stair would be retained or rebuilt under the Alternative Proposal. Commissioner Pearlman expressed that the proposed horizontally-oriented railing above the garage appears too modern, and recommended a railing design with vertical balusters be substituted. Commissioners Hyland and Johnck supported this assertion.