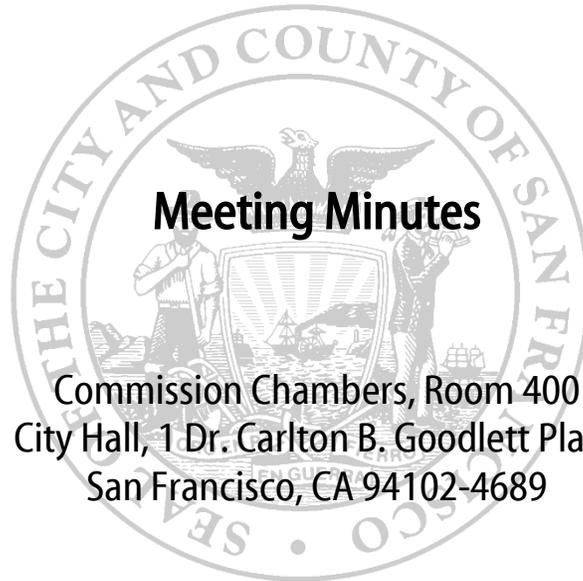


SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Meeting Minutes

Commission Chambers, Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

**Wednesday, December 19, 2018
12:00 p.m.
Architectural Review Committee
Meeting**

COMMISSIONERS PRESENT: Hyland, Johnck, Wolfram

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER WOLFRAM AT 12:05 PM

STAFF IN ATTENDANCE: Rebecca Salgado, Jonas P. Ionin – Commission Secretary

SPEAKER KEY:

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

A. COMMITTEE MATTERS

1. Committee Comments & Questions

None.

B. REGULAR

2. [2018-000619COA](#) (R. SALGADO: (415) 575-9101)
50-52 FAIR OAKS STREET – located at the west side of Fair Oaks Street between 21st Street and 22nd Street, Assessor’s Block 3618, Lot 045 (District 8). **Review and Comment** for the removal of an existing two-story rear addition and the construction of a three-story rear addition visible from Quane Alley. The proposed project also includes the demolition of an existing garage and construction of a new garage in the rear yard, and modifications to the existing rear fence. The proposed project also includes the installation of a new window opening at the Fair Oaks Street facade, new skylights at the roof, and interior alterations at all levels. At a future hearing, the Zoning Administrator will consider a request for a variance from rear yard requirements. The subject property is located within the Article 10 Liberty-Hill Landmark District, a RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk Limit.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Rebecca Salgado – Staff report
 + Speaker – Project presentation

ACTION: Reviewed and Commented

ARC COMMENTS

1. **Overall Form and Continuity.** The proposed new rear addition is taller than the existing rear addition, will extend further into the rear yard, and has a flat roof in comparison with the existing rear addition’s gable roof. Although the main house has a gable roof behind its false front at Fair Oaks Street, the flat roof of the new rear addition aligns with the appearance of the house from its primary Fair Oaks Street façade. The new rear addition is compatible with other visible rear additions seen from Quane Alley and elsewhere within the district. Most of the adjacent properties appear to have rear additions that were constructed at a later date than the original main properties, and these additions exhibit a variety of roof forms and massing typologies. Most are between two and three stories tall. Some have a uniform setback at all floors, while others have a stepped massing from one floor to the next. Overall, since the existing rear additions on this block have such variation, the new rear addition will be compatible with the general appearance of the adjacent additions.

The new garage will be reconstructed on the south side of the lot and will have a similar setback dimension from the rear lot line. The modified location of the new garage on the downward side of the steeply sloping lot will allow the new garage to be less prominent than the existing garage.

The new garage will have a flat roof matching the flat roof of the new rear addition, aligning with the overall form and massing of other rear garages found along Quane Alley.

o Staff believed that the proposed new rear addition and garage appear compatible with the overall form and continuity of the subject property as well as other properties within the Liberty-Hill Landmark District. The Architectural

Review Committee concurred with staff's assessment at the December 19, 2018, meeting.

2. **Scale & Proportion.** The elements listed as character-defining features of the district for scale and proportion—including recessed, raised entries; an emphasis on verticality; and bays on street-facing facades—are more applicable to primary facades in the district, rather than rear additions and garage buildings. Overall, as noted in the discussion of the addition and garage's compatibility with the form and continuity of elements within the district, these proposed elements align with the scale and proportion of other rear additions and garages found along Quane Alley within the landmark district. o Staff believed that the proposed new rear addition and garage appear compatible with the overall scale and proportion of the subject property as well as other properties within the Liberty-Hill Landmark District. The Architectural Review Committee concurred with staff's assessment at the December 19, 2018, meeting.
3. **Fenestration.** The rear addition's windows will be made of aluminum-clad wood, which is differentiated from yet compatible with the wood windows that are typical of the district. Although most of the new windows are fixed or casement operation rather than the district's characteristic double-hung fenestration operation, the addition's single new window facing Fair Oaks Street will be double-hung to align with the historic windows found at the primary façade.

The rear elevation of the building is visible from Quane Alley, and as such is differentiated from a more typical rear elevation that is not visible from a public right-of-way. As such, the windows at the new addition's rear elevation should demonstrate compatibility with the historic property and district beyond what would typically be required at a non-visible rear elevation. Overall, the windows in the rear addition that will be visible from a public right-of-way are vertically oriented, aligning with the tall, narrow fenestration patterns that are characteristic of the district. The rear addition will have decorative horizontal sun-shading fins at its rear elevation to reference the decorative window framing that is characteristic of the district. The single new window on the addition that faces Fair Oaks Street will be a one-over-one double-hung window matching the predominant configuration and operation of windows at the primary façade. The windows at the secondary south elevation will also consist of one-over-one double-hung windows, and will be minimally visible from Fair Oaks Avenue. The windows at the secondary north elevation are horizontally oriented fixed/casement windows, and will not be visible from a public right-of-way. The new garage does not have any fenestration.

o Staff believed that the proposed new rear addition and garage appear compatible with the overall fenestration patterns of the subject property as well as other properties within the Liberty-Hill Landmark District. The Architectural Review Committee concurred with staff's assessment at the December 19, 2018, meeting.

4. **Materials, Texture, & Details.** The Liberty-Hill Landmark District's characteristic materials, textures, and details include both horizontal and vertical wood siding, decorative millwork, scored concrete retaining walls terraced within up-sloping setbacks, and an emphasis on greenery. Both the new rear addition and the new garage are proposed to be clad with painted horizontal wood siding that is compatible with cladding materials found throughout the landmark district. The rear addition and garage will reference the decorative millwork found on historic buildings in the district through their simplified horizontal wood roof cornices and the decorative horizontal wood sun fins at the second-floor balcony of the rear addition. The new concrete planter/retaining wall at the rear property line will have a board-formed finish, serving as a contemporary interpretation of the historic scored, textured concrete retaining wall found at the property's Fair Oaks Street lot line as well as other characteristic retaining walls in the district. The retaining wall will have a built-in planter at its top and will also incorporate new plantings and an ornamental tree at the street level along Quane Alley, making the new retaining wall more compatible with the district's emphasis on greenery.

o Staff believed that the proposed new rear addition and garage appear compatible with the overall materials, colors, and textures of the subject property as well as other properties within the Liberty-Hill Landmark District. The Architectural Review Committee concurred with staff's assessment at the December 19, 2018, meeting.

ADJOURNMENT – 12:20 PM
ADOPTED FEBRUARY 6, 2019