

1 [Planning Code - Duboce Park Historic District]

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3 **Ordinance amending the Planning Code, by adding a new Appendix N to Article 10,**
4 **Preservation of Historical, Architectural, and Aesthetic Landmarks, to create the**
5 **Duboce Park Historic District; and making findings, including environmental findings,**
6 **and findings of consistency with the General Plan, and Planning Code, Section**
7 **101.1(b).**

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9 NOTE: Additions are *single-underline italics Times New Roman*;
10 deletions are ~~*strike-through italics Times New Roman*~~.
11 Board amendment additions are double-underlined;
12 Board amendment deletions are ~~strike-through normal~~.

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13 Be it ordained by the People of the City and County of San Francisco:

14 Section 1. Findings. The Board of Supervisors of the City and County of San Francisco
15 hereby finds and determines that:

16 (a) Historic Preservation Commission Findings. On December 19, 2012, at a duly
17 noticed public hearing, the Historic Preservation Commission in Resolution No. 699 found that
18 the proposed Planning Code amendments contained in this ordinance were consistent with
19 the City's General Plan and with Planning Code Section 101.1(b) and recommended that the
20 Board of Supervisors adopt the proposed amendments. A copy of said Resolution is on file
21 with the Clerk of the Board of Supervisors in File No. 130070.

22 (b) On January 17, 2013, at a duly noticed public hearing, the Planning Commission
23 in Resolution No. 18781 found that the proposed Planning Code amendments contained in
24 this ordinance were consistent with the City's General Plan and with Planning Code Section
25 101.1(b). In addition, the Planning Commission recommended that the Board of Supervisors

1 adopt the proposed Planning Code amendments. A copy of said Resolution is on file with the
2 Clerk of the Board of Supervisors in File No. 130070 and is incorporated herein by reference.

3 (c) The Board finds that the proposed Planning Code amendments contained in this
4 ordinance are on balance consistent with the City’s General Plan and with Planning Code
5 Section 101.1(b) for the reasons set forth in both Historic Preservation Commission
6 Resolution No. 699 and Planning Commission Resolution No. 18781, which reasons are
7 incorporated herein by reference as though fully set forth.

8 (d) Pursuant to Planning Code Section 302, the Board finds that the proposed
9 ordinance will serve the public necessity, convenience and welfare for the reasons set forth in
10 Historic Preservation Commission Resolution No. 699 and Planning Commission Resolution
11 No. 18781, which reasons are incorporated herein by reference as though fully set forth.

12 (e) Environmental Findings. The Planning Department has determined that the
13 actions contemplated in this Ordinance are exempt from the California Environmental Quality
14 Act (California Public Resources Code section 21000 et seq.) (CEQA). Said determination is
15 on file with the Clerk of the Board of Supervisors in File No. 130070 and is incorporated herein
16 by reference.

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18 Section 2. The San Francisco Planning Code is hereby amended by amending Article
19 10 to add Appendix N, to read as follows:

20 **APPENDIX N TO ARTICLE 10**

21 **DUBOCE PARK HISTORIC DISTRICT**

22 Sec. 1. Findings and Purposes.

23 Sec. 2. Designation.

24 Sec. 3. Location and Boundaries.

1 Sec. 4. Relation to Planning Code and the Provisions of the Charter of the City and County of
2 San Francisco.

3 Sec. 5. Statement of Significance.

4 Sec. 6. Features of the District and Existing Buildings.

5 Sec. 7. Definitions.

6 Sec. 8. Standards for Review of Applications

7 Sec. 9. Significance of Individual Buildings to the Historic District.

8 Sec. 10. Paint Color.

9 **SEC. 1. FINDINGS AND PURPOSES.**

10 The Board of Supervisors hereby finds that the area known and described in this ordinance as
11 the Duboce Park Historic District contains a number of structures having a special character and
12 special historical, architectural and aesthetic interest and value, and constitutes a distinct section of
13 the City. The Board of Supervisors further finds that designation of said area as an Historic District
14 will be in furtherance of and in conformance with the purposes of Article 10 of the Planning Code and
15 the standards set forth therein, and that preservation as a district rather than as individual structures
16 alone is in order.

17 This ordinance is intended to further the general purpose of historic preservation legislation as
18 set forth in Section 1001 of the Planning Code, to promote the health, safety and general welfare of the
19 public.

20 **SEC. 2. DESIGNATION.**

21 Pursuant to Section 1004 of the Planning Code, the Duboce Park Historic District is hereby
22 designated as an Article 10 Historic District, this designation having been duly approved by Resolution
23 No. 699 of the Historic Preservation Commission and Resolution No. 18781 of the Planning
24 Commission which Resolutions are on file with the Clerk of the Board of Supervisors under File No.
25 130070 and which Resolutions are incorporated herein and made part hereof as though fully set forth.

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SEC. 3. LOCATION AND BOUNDARIES.

The location and boundaries of the Duboce Park Historic District are: the west side of Steiner Street, the south side of Waller Street, the rear property line of lots adjacent to Duboce Park, and the three interior block park entrances at Carmelita, Pierce, and Potomac Streets (with a 10-foot buffer at each set of steps and retaining walls). In addition to the interior block entrances, the historic district encompasses all lots contained within Assessor's Block 0863, 0864, 0865, and 0866 and shall be as designated on the Duboce Park Historic District Map, the original of which is on file with the Clerk of the Board of Supervisors under File No. 130070, which Map is hereby incorporated herein as though fully set forth.

SEC. 4. RELATION TO PLANNING CODE AND THE PROVISIONS OF THE CHARTER OF THE CITY AND COUNTY OF SAN FRANCISCO.

(a) Article 10 of the Planning Code is the basic law governing historic preservation in the City and County of San Francisco. This ordinance, being a specific application of Article 10, is both subject to and in addition to the provisions thereof.

(b) Except as may be specifically provided to the contrary in this ordinance, nothing in this ordinance shall supersede, impair or modify any Planning Code provisions applicable to property in the Duboce Park Historic District, including but not limited to existing and future regulations controlling uses, height, bulk, lot coverage, floor area ratio, required open space, off-street parking and signs.

SEC. 5. STATEMENT OF SIGNIFICANCE.

The Duboce Park Historic District is a three-block residential enclave in the Duboce Triangle neighborhood that is immediately adjacent to and shares a common development history with Duboce Park, a small civic park. The district is comprised of 87 residential buildings and the stone steps and Serpentine rock retaining walls at the three interior block park entrances: Carmelita, Pierce, and

1 Potomac Streets. The district is significant for its unusual development history and architectural
2 expression, as described below.

3 The Duboce Park Historic District is significant for the unusual development history of the
4 contested tract of land upon which it was built and the way in which the contested nature of the tract
5 impacted the district’s physical appearance and connection to the adjacent park. The tract (formerly
6 known as the Public Reservation, Hospital Lot, and Marion Tract) was subject to a decades-long series
7 of court battles over legal ownership, with the City of San Francisco losing half of its claim to the land
8 to the German Savings and Loan Association in the late 1890s. After acquiring title to half of the tract,
9 the bank subdivided the land, carved out interior block streets, and sold lots to builders who developed
10 the residential portion of the tract. The lots sold quickly and a handful of builders immediately began
11 developing the parcels. Due to the delay in development caused by the litigation, construction dates for
12 the vast majority of contributing resources within the district range from 1899 to approximately 1902.
13 This short period of development and limited number of builders resulted in a remarkably uniform
14 streetscape of Victorian- and Edwardian-era houses and flats of similar design and proportion.

15 The contested nature of the tract, its history as a debris dump, and neighborhood activism and
16 development of the adjacent civic park are key themes linked to the Duboce Park Historic District.
17 One important visible manifestation of this interrelated history is found at the park’s northern border –
18 specifically the lack of separation between the park and residential buildings. The district represents
19 the best example of San Francisco’s handful of municipal parks that directly abut residential buildings,
20 without any separation of a street or sidewalk. In addition, the historic stone steps and rock retaining
21 walls at the three interior block park entrances – Carmelita, Pierce, and Potomac Streets – reflect the
22 transformation of the City-owned portion of the contested tract from a dumping ground for Serpentine
23 rock rubble to a picturesque, landscaped civic park. Serpentine rock rubble is also found in the
24 foundations of many district buildings.

1 The Duboce Park Historic District is also significant for its architectural expression as a
2 remarkably intact grouping of Victorian- and Edwardian-era residential buildings. The district
3 expresses the distinctive characteristics of late Victorian- and Edwardian-era architectural styles, with
4 the Queen Anne style widely represented. Although the district displays a remarkable variety of
5 ornament, unifying design features include asymmetrical and articulated facades, steep roof pitches,
6 the use of multiple textures and wood cladding, and front yard setbacks.

7 Many of the Queen Anne cottages and flats were developed by Fernando Nelson, a master
8 builder known for his exuberant ornamentation and elaborately applied millwork. Nelson designed and
9 built approximately one half of the district properties, including nearly all of the residences on
10 Carmelita and Pierce Streets. The district represents one of the earliest developments in his 77-year
11 career and is an excellent representation of his effusive interpretation of the Queen Anne style. District
12 features characteristic of Nelson’s Victorian-era period include button boards, drips, and donuts;
13 blocky geometric cut-outs above the entry porch; two-sided bay windows; half-circle rows of dentils
14 located in gable ends; and a wavy, stylized quarter-sunburst detailed at the arched entry.

15 The turn-of-the-century development of buildings within the district often resulted in a rare
16 fusion of Edwardian-era massing with exuberant Victorian-era detailing. It is common in the district
17 for Edwardian-era flats to feature unusually ornamented spandrel panels and decorative friezes and
18 several are capped with the gable roof form more commonly associated with Queen Anne style
19 buildings.

20 The period of significance for the Duboce Park Historic District dates from 1899 to 1911,
21 inclusive of the known period of construction of all buildings within the district. Additional historic
22 information may be found in the Duboce Park Historic District Designation Report, which is hereby
23 incorporated herein as though fully set forth. This document is on file at the Planning Department
24 under Case No. 2011.0683L.

1 **SEC. 6. FEATURES OF THE DISTRICT AND EXISTING**
2 **BUILDINGS.**

3 The character-defining interior features of buildings in the district are identified as: None.

4 The character-defining exterior features of buildings in the district are identified as: All exterior
5 elevations and rooflines as described below.

6 The character-defining landscape elements of the district are identified as: The rustic interior
7 block park entrances at Carmelita, Pierce, and Potomac Streets – which include the historic stone
8 steps, Serpentine rock retaining walls set in a random rubble pattern, and the public rights-of-way
9 within a 10-foot buffer – and the lack of physical separation between the park and adjacent buildings.

10 The following section describes in further detail the character-defining features of the district
11 and of individual buildings and landscape elements contained therein. Historic district designation is
12 intended to protect and preserve these character-defining features.

13 **a) Overall Form, Continuity, Scale and Proportion.**

14 Due to the brief period of construction – most buildings were constructed between 1899 and
15 1902 – and combined involvement of two primary builders, buildings within the district exhibit a
16 remarkable consistency in terms of massing, scale, style, detailing, front yard setback, and feeling.

17 District buildings are overwhelmingly residential, being composed primarily of single-family
18 dwellings and residential flats. A few multiple-family residences within the district (typically located
19 on street corners) also include a commercial use at the street level.

20 Buildings in the district range from 1 ½ story-over-basement to four stories in height, with two
21 and three stories predominating. The district’s largest single-family residences and flats were built on
22 corner lots directly adjacent to the Park. These buildings are typically two- to three- stories in height
23 and feature consistent detailing on the primary, Park-facing, and rear façades.

24 Generally speaking, the buildings fronting Carmelita, Pierce and Potomac Streets were
25 originally constructed as one- or two-family dwellings, while flats dominated the lots facing Waller and
Steiner Streets. Mid-block buildings are typically smaller than those constructed at the corners or on

1 Waller and Steiner streets and are more likely to draw from Victorian-era form and massing such as
2 prominent gabled roof forms and asymmetrical massing at the primary façade. Though consistent in
3 massing, single-family buildings on Potomac Street feature the greatest variety of roof forms, including
4 gable, hipped, cross-gable, and one building with a side gable roof form and small eyebrow dormers.

5 Buildings located along the interior blocks feature uniform front yard setbacks of approximately
6 nine feet and are often bounded by a low cast stone site wall. The flats buildings on Steiner Street do
7 not feature front yard setbacks; rather, they present a modulated massing of muscular bay windows
8 and deeply recessed entry porticos.

9 The Queen Anne style buildings present in the district may be subdivided into two basic
10 arrangements: 1 ½ story-over-raised-basement single-family cottages, and 2 ½ story-over-raised-
11 basement single family dwellings or flats. The buildings tend to conform to a basic plan of a projecting
12 bay on the first floor, flanked by an open porch and entry to the side—with the porch entry often
13 surmounted by spindle work or decorative porch brackets. Roof forms are hipped or steeply pitched
14 front-facing gables. Slightly projecting second story overhangs are common.

15 Edwardian-era flats building are three stories-over-basement in height with wide projecting
16 structural window bays, featuring angled- or bent-sash windows. The roofline of Edwardian-era flats
17 buildings feature projecting cornices that follow the profiles of the primary facades. The buildings are
18 typically topped with flat roofs, though several feature gable roof forms. Massing is symmetrical,
19 except at the first story, where the two structural bays are occupied by a recessed entrance at one side
20 and a projecting bay window at the other.

21 Original roof projections include turrets topped with witch’s cap or conical roof forms and
22 small-scale cross-gables atop projecting bay windows. Turrets, found on both Queen Anne and
23 Edwardian-era buildings, are generally located at the corner, adjacent to or embedded within a
24 forward-facing gable. Additionally, several buildings exhibit what appear to be historic dormers.

1 Located on sloped gables, these dormers are small in scale, gabled, and match the ornamentation and
2 fenestration of primary facades.

3 Although the roof forms – particularly at the non-visible rear façade – of a substantial number
4 of buildings have been altered to incorporate skylights, small dormer windows, fire escapes, or solar
5 panels, these alterations were constructed outside of the Period of Significance and have not gained
6 significance in their own right.

7 Similar roof forms, massing, and setbacks result in a cohesive streetscape of rooflines,
8 entrances, continuous primary facades, and modulated bays. With no visual separation between
9 buildings in the district, the block faces present an overall appearance of attached row-houses;
10 however, with a few exceptions, it is unlikely that buildings feature shared structural walls.

11 **b) Fenestration.**

12 Fenestration is remarkably consistent throughout the district, consisting of vertically oriented
13 double-hung wood sash windows, with ogee lugs, set in wood surrounds. Windows are typically set in
14 wide angled bays with smaller windows set flush with the façade, often adjacent to the primary entry
15 door. Windows surround are typically topped with cornices, occasionally featuring pediments, with
16 ornamented details.

17 Smaller vertically oriented windows, set in a single, pair, or ganged configuration, are also
18 often located in the tympanum of the Queen Anne style buildings. Tympanums typically have a higher
19 solid-to-void ratio than the lower stories. Several buildings – typically Edwardian-era flats buildings –
20 feature curved wood sash windows set in curved structural bays. Angled or curved bays typically
21 contain three windows, though certain bays of corner buildings contain four windows. While rare,
22 several buildings display two-sided angled bay windows at the primary facade.

23 Large corner buildings with greater surface area have a higher solid-to-void ratio than mid-
24 block buildings. Window bays and window openings set flush with the façade are typically placed in the
25 same location, presenting a stacked appearance, at each story of the three story corner buildings.

1 The vast majority of buildings within the district retain some or all historic double-hung wood
2 sash windows with ogee lugs. Replacement windows made of aluminum or vinyl sash, casement
3 windows, or windows with divided lights that were added to buildings after the Period of Significance
4 have not gained significance in their own right.

5 **c) Materials & Finishes.**

6 Buildings in the district are of wood frame construction and were historically clad in horizontal
7 wood siding. Exterior surface finishes are painted. Channel drop wood siding is typical at the
8 secondary and rear facades, while a combination of flush, lap, channel drop, and shingles are typically
9 found at the primary facades of Victorian-era buildings. Flush wood siding is most common on the
10 primary facades of Edwardian-era flats buildings. Most buildings retain their historic siding though a
11 few were later clad in stucco, asbestos, or composite shingle siding. These replacement sidings have
12 not gained significance in their own right.

13 Historically, the gabled roofs within the district were clad in unpainted wood shingles. These
14 historic roofing materials are no longer present. Existing gable roofs are typically finished with asphalt
15 or composite shingles that match the color and tone of the historic wood roofing materials. Though
16 generally compatible, this replacement roofing material has not gained significance in its own right.

17 **d) Architectural Details.**

18 Common traits found throughout the district are bay windows, gable roofs, decorative cornices,
19 ornamental shingles, and spindle work, as well as more classically influenced detailing such as dentils,
20 pediments, columns, and applied plaster ornament. Ornamental details are typically larger and more
21 robust in scale at the first story, with finer, more delicate features located at the upper floors.

22 Many of the district's buildings retain their original primary entrance doors. These paneled
23 wood doors, often slightly wider than contemporary entrance doors, are commonly glazed at the upper
24 portion and feature corniced hoods and incised or applied ornament. Occasionally, a single fixed
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1 window is located adjacent to the entry door of Queen Anne buildings and some doors, of both Queen
2 Anne and Edwardian-era buildings, are topped with transom windows.

3 Queen Anne Design Elements

4 Late Victorian- and Edwardian-era architectural styles predominate, with the Queen Anne style
5 most widely represented. Though Victorian-era architectural design displayed a remarkable variety of
6 ornament, unifying features include asymmetrical and articulated facades, steep roof pitches, and the
7 use of multiple textures, materials and colors.

8 Many of the Queen Anne style buildings on Potomac Street, designed by developer George
9 Moore, stand out for their muscular massing, restrained ornament, projecting second story overhangs,
10 and hipped roof forms. In contrast, the developer Fernando Nelson designed most of the Queen Anne
11 buildings on Pierce, Potomac, and Waller streets, to reflect his embrace of more exuberant and
12 delicate architectural features, including spindle screens, turrets, and cut-outs.

13 Architectural details commonly found on Queen Anne buildings throughout the district include
14 raked cornices, flared eaves, shingled tympanums, diamond and fish-scale shingling, turrets
15 (particularly at corner buildings), projecting bracketed cornices, steeply pitched gable roofs, double-
16 gables, finials, geometric applied ornament at spandrel panels, dentils, friezes decorated with plaster
17 ornament, egg and dart molding, cut-out screens, sunbursts, donut cut-outs, intermediate cornices,
18 window and door hoods, spindle screens, turned wood balustrades and newel posts, Tudor-inspired
19 stick work, turned wood porch supports, a variety of wood cladding and patterned wood shingles,
20 arched porticos, and Corinthian or Composite columns and pilasters. Anthropomorphic details are
21 rare but present within the district.

22 Historically, there were several types of stairs constructed in the district: longer flights of wood
23 stairs that typically project out from Queen Anne style buildings and shorter flights typically found
24 within the recessed entries of Edwardian-era flats buildings.

1 The Queen Anne buildings on interior block streets are typically accessed via a straight run
2 flight of wood stairs. Due to the slope, stairs on the west side of these blocks are significantly longer
3 than those on the east. Historically, wood stairs on these interior blocks were solid and uniform in
4 appearance; featured closed risers, solid cheek walls beneath the stairs, turned wood balustrades, and
5 capped newel posts; and had a painted finish. Some flights of stairs were later replaced with brick,
6 concrete, tile, or terrazzo. These replacement stairs have not gained significance in their own right.
7 Edwardian-Era Design Elements

8 Edwardian-era buildings, referred to locally as Classical Revival, were constructed in San
9 Francisco from approximately 1901 to 1910. The term Edwardian is used architecturally to describe a
10 more vernacular interpretation of the Classical Revival style and is commonly applied to three-unit
11 flats buildings – like those found within the district – with wide angled or round bay windows, flat
12 roofs, bulky projecting cornices, and columned porch entries. Edwardian-era buildings within the
13 district, particularly those on Steiner Street, feature wood or terrazzo steps with solid cheek walls and
14 landings. These stairs are typically located largely within the building envelope and provide access to
15 recessed entrance doors. Entrances of Edwardian-era flats in the district are typically flanked by
16 Classical columns or pilasters, and decorated with applied plaster ornament, such as garlands and
17 floral friezes.

18 Architectural ornament associated with the Edwardian-era is typically more restrained than
19 those used during the Victorian-era. The turn-of-the-century development of buildings within the
20 district, however, often resulted in a fusion of Edwardian-era massing with exuberant Victorian-era
21 detailing. It is common in the district for Edwardian-era flats to feature unusually ornamented
22 spandrel panels and decorative friezes and several are capped with the gable roof form more
23 commonly associated with Queen Anne style buildings.

24 e) **Landscape Elements.**
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1 Properties within the district typically feature uniform front yard setbacks on each block face.
2 Setbacks on the west side of interior blocks are generally much deeper – typically 13’ to 17’ – than the
3 east side, which, depending upon the block, range from approximately 5’ to 13’. Setbacks on the
4 western portion of Waller Street are uniform on each block face, ranging from approximately 8’ to 12’.
5 Despite the variability in front yard depth, each block face features similar setbacks and reads as
6 uniform. Buildings located on the eastern portion of Waller and Steiner streets, typically Edwardian-
7 era flats, are built out to the sidewalk, with no or minimal front yard setbacks.

8 Historically, front yards were bounded with low cast stone site walls and planted with
9 vegetation. Site walls on Carmelita Street – and possibly other blocks – were originally topped with
10 decorative iron fencing. Despite the west to east downward slope, the yards located within the front
11 setback are level rather than terraced or sloped.

12 Several sections of site walls on Carmelita Street retain all or a portion of their original
13 decorative iron fencing. Front yard setbacks and remnants of intact cast stone site walls are also
14 located along Waller, Pierce, and Potomac Streets.

15 The addition of garages has altered the front yards of many district properties. None of the
16 historic buildings within the district were originally constructed with an integrated or detached
17 automobile garage. On most blocks, portions of site walls were removed and front yards partially
18 paved in order to accommodate driveways for garages inserted in the basement of many buildings.
19 Several properties feature detached or semi-attached pop-out garages in the front yard. Garage
20 structures, openings, and driveways are not considered significant in their own right.

21 **f) Interior Block Park Entrances.**

22 The development history of residential properties within the Duboce Park Historic District is
23 closely intertwined with the history of the adjacent Duboce Park. Certain identified elements on the
24 periphery of Duboce Park reflect this close association between residential and park development;
25 notably, the lack of a physical separation between residential buildings and the park and rustic

1 entrances from cul-de-sac streets into the park. These park entrances – located at the foot of Potomac
2 Street, Pierce Street, and Carmelita Street – feature rustic stone steps flanked by low retaining walls
3 built of Serpentine rock set in a random rubble pattern.

4 For the purpose of Article 10, the park entrances at Potomac Street, Pierce Street, and
5 Carmelita Street are defined as the steps, rock walls, and a surrounding 10-foot buffer. The buffer area
6 includes the sidewalks, street rights-of-way and area within the park directly adjacent to the steps and
7 rock walls.

8 **SEC. 7. DEFINITIONS**

9 For the purpose of this Appendix N only, the following terms shall have the following meanings:

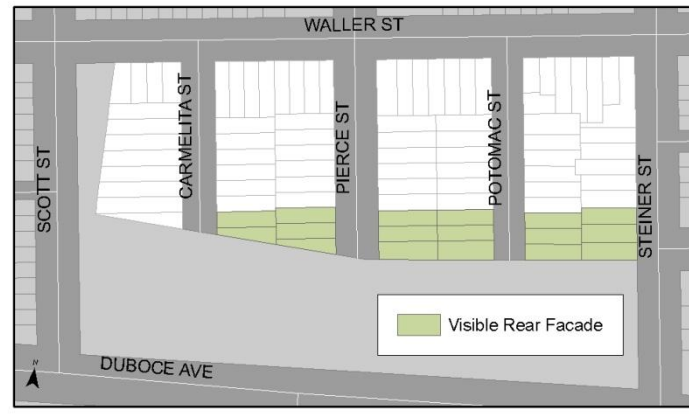
10 Interior Block Park Entrance: The interior block park entrances at Potomac Street, Pierce
11 Street, and Carmelita Streets are defined as the steps, Serpentine rock retaining walls, and a
12 surrounding 10-foot buffer. The buffer area includes the sidewalks, street right-of-way and area within
13 the park directly adjacent to the steps and rock retaining walls.

14 Primary Façade: A primary façade is a building’s main street-facing façade. Corner buildings
15 have two primary façades; the second primary façade may front Duboce Park or the street.

16 Rear Façade: The rear façade is located at the rear of the building.

17 Public Right-of-Way: A public right-of-way is a street, sidewalk, interior block park entrance,
18 or park.

19 Visibility: A building, feature, or alteration is considered “visible” when it can be seen from a
20 public right-of-way within the District and/or is visible from Duboce Park. Visibility from Duboce
21 Park is limited to the highly visible façades of the first three buildings adjacent to the Park. Due to
22 their distance from the Park, the rear façades of buildings adjacent to the western portion of Duboce
23 Park (parallel to Scott Street) are excluded from this definition of visibility. See map.



SEC. 8 STANDARDS FOR REVIEW OF APPLICATIONS

The standards for review of all applications for Certificates of Appropriateness are as set forth in Section 1006.6 of Article 10. For the purposes of review under those standards, the "character of the Historic District" shall mean the exterior architectural features of the Duboce Park Historic District referred to and described in Section 7 of this Appendix.

Any exterior change within the Duboce Park Historic District shall require a Certificate of Appropriateness, pursuant to the provisions of Article 10, when such work requires a City permit, with the exception of specific scopes of work as outlined below. The procedures, requirements, controls and standards of Article 10 of the Planning Code shall apply to all applications for Certificates of Appropriateness and/or Administrative Certificates of Appropriateness in the Duboce Park Historic District.

The following section outlines the levels of review as determined by proposed scopes of work within the Duboce Park Historic District. The three levels of review are: "No Certificate of Appropriateness" is required; an "Administrative Certificate of Appropriateness" is required, which is approved administratively by Planning Department Preservation staff as delegated pursuant to Section 1006.2(b) of the Planning Code; and a "Certificate of Appropriateness" is required pursuant to Section 1006 of the Planning Code at a regularly scheduled Historic Preservation Commission hearing.

1 See Section 7 for definitions pertaining to primary and rear façades, interior block park
2 entrances, and visibility from public rights-of-way.

3 **Ancillary Structures within the Rear Yard - Construction or Removal**

4 A Certificate of Appropriateness shall not be required for the construction of any structure
5 within the rear yard that is no more than eight feet in height above grade and covers no more than 100
6 square feet of land regardless of visibility from public rights-of-way. A Certificate of Appropriateness
7 shall not be required for the removal of any non-historic ancillary structure within the rear yard.

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10 **Decks, Stairs, & Railings**

11 Front Stairways and Railings: An Administrative Certificate of Appropriateness shall be
12 required for the replacement of historic or non- historic stairways and/or railings with compatible
13 stairways and/or railings provided that the proposal is based on physical or documented evidence and
14 is found to be compatible in terms of location, configuration, materials, and details with the character-
15 defining features of the building and/or district. New railings, if needed, shall match the historic rail
16 system in design. This does not apply to the replacement of porticos, porches, or other architectural
17 components of the entry.

18 Rear Yard Decks, Stairs, and Railings: A Certificate of Appropriateness shall not be required
19 for the repair, replacement, or new construction of rear yard decks and stairways and associated
20 structural elements that are located in the rear yard and are not visible from the public rights-of-way.
21 An Administrative Certificate of Appropriateness shall be required for the replacement or new
22 construction of rear yard decks and stairways and associated structural elements that are visible from
23 public rights-of-way provided that the design is determined compatible in terms of location,
24 configuration, materials, and details with the character-defining features of the district.
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1 **Demolition**

2 With the exception of ancillary buildings as defined in this Appendix, the demolition of a
3 contributory or non-contributory building within the district shall require a Certificate of
4 Appropriateness.

5 **Doors**

6 Door Replacement – Primary Façade: An Administrative Certificate of Appropriateness shall
7 be required for door replacement on the primary façades provided that the proposed door matches the
8 historic door (extant or not) in terms of opening size, door type, glazing, material, and all exterior
9 profiles, dimensions and detailing.

10 Door Replacement – Secondary Façades: A Certificate of Appropriateness shall not be
11 required for door replacement on secondary façades regardless of material or visibility from the public
12 right-of-way.

13 Door Openings – Non-Visible Rear Façade: A Certificate of Appropriateness shall not be
14 required for the alteration of existing door openings, or the insertion of new door openings, at rear
15 façades that are not visible from public rights-of-way.

16 Door Openings – Visible Rear Façade: A Certificate of Appropriateness shall not be required
17 for the modification of existing openings provided that such openings are not enlarged more than 50%
18 of the existing opening’s size. An Administrative Certificate of Appropriateness shall be required for
19 the insertion of new door openings on rear façades visible from public rights-of-way.

20 Garage Doors: A Certificate of Appropriateness shall not be required for the replacement of an
21 existing garage door provided that the new garage door is compatible in terms of material, pattern,
22 and fenestration and minimizes its visual impacts on the character-defining features of the existing
23 building and front yard setting.

24 **Dormers, Additions, Penthouses**

1 An Administrative Certificate of Appropriateness shall be required for the construction or
2 enlargement of existing dormers, penthouses or horizontal or vertical additions provided that the new
3 construction is not visible from a public right-of-way.

4 **Exploratory and Investigative Work**

5 An Administrative Certificate of Appropriateness shall be required for the removal of a limited
6 amount of non-historic material to conduct investigation about the historic structure and to determine
7 the existence of underlying historic material. This work will be limited to no more than 20% of the total
8 surface area on the primary façade (excluding window openings) and the area must be stabilized and
9 protected after the investigation is complete. A Certificate of Appropriateness shall not be required for
10 the equivalent removal at the rear or secondary façades of non-historic material for exploratory
11 purposes regardless of visibility.

12 **Exterior Alterations or New Construction**

13
14 Excluding the exceptions defined in this Appendix, any exterior change to a contributory or
15 non-contributory building or new construction within the Duboce Park Historic District shall require a
16 Certificate of Appropriateness, pursuant to the provisions of Article 10, when such work requires a City
17 permit. The following standards shall guide the approval of exterior alterations and new construction:

18 (a) Character of the district. New construction shall complement and support the historic
19 character of the district. Proposals for exterior alterations that result in greater conformity with the
20 character of the district and are based on physical or documented evidence are encouraged.

21 (b) Historic Materials. Exterior alterations or new construction shall not destroy historic
22 materials, features and spatial relationships that characterize the property. Repair and retention of
23 historic windows is encouraged.

- 1 (c) Compatibility. New construction shall be differentiated from the old and shall be compatible
2 with the historic materials, features, size, scale and proportion, and massing to protect the integrity of
3 the property and its environment, and shall conform to the following provisions:
- 4 1. Style. New construction shall be compatible with the character-defining features of the district,
5 yet is contemporary in design.
 - 6 2. Scale and Proportion. New construction shall be compatible with the massing, size, and scale
7 of the adjacent contributing buildings within the district.
 - 8 3. Setbacks. New construction shall conform to existing setback patterns found in adjacent
9 buildings and within the district.
 - 10 4. Roofline. Gabled, cross-gabled, or hipped roof forms or flat roofs with projecting cornices are
11 common within the district and new construction shall reference the massing and form of adjacent
12 buildings.
 - 13 5. Dormers and Additions. The enlargement or construction of dormers, penthouses and
14 horizontal or vertical additions shall be designed in a manner that requires minimal change to the
15 character-defining features of the subject building and the district in terms of materials, fenestration,
16 cladding, massing and ornamentation.
 - 17 6. Garages. The insertion of a garage shall minimize the physical and visual impacts on the
18 character-defining features of the existing building and front yard setting. The design of garages and
19 garage doors shall be unobtrusive and simple. Double-hinged doors with panels and multi-lights are in
20 keeping with the character of the district and are encouraged.
 - 21 7. Driveways and Front Yard Setbacks. The addition of new driveways shall minimize the removal
22 of landscaping and include permeable paving materials in order to minimize disruption to front yard
23 setbacks and the character-defining features of the subject building and the district.
 - 24 8. Details. Architectural details on new construction shall be contemporary, yet compatible with
25 the character-defining features found on the contributing buildings within the district.

1 **Fences**

2 A Certificate of Appropriateness shall not be required for the construction or replacement of
3 rear or side yard fences provided that the fence is not directly adjacent to a public right-of-way,
4 including Duboce Park. An Administrative Certificate of Appropriateness shall be required for new or
5 replacement fences that are directly adjacent to Duboce Park or other public right-of-way.

6 **Interior Block Park Entrances**

7 The following scopes of work that may or may not require a building permit at the interior
8 block Duboce Park entrances at Potomac Street, Pierce Street, and Carmelita Street shall be subject to
9 the procedures, requirements, controls and standards of Article 10 of the Planning Code as outlined
10 below.

11 The following standards shall guide the review of work to the interior block Duboce Park
12 entrances:

13 (a) All work shall be compatible with the historic materials, features, size, scale and proportion to
14 protect the integrity of these historic park entrances.

15 (b) Retention of historic rustic steps and Serpentine rock retaining walls is encouraged.

16 (c) Unobstructed views from the interior block Park entrances to the larger expanse of the park are
17 encouraged.

18 (d) Alterations to return previously modified portions of the entrances to their historic rustic
19 character are encouraged.

20 Ordinary Maintenance and Repair: A Certificate of Appropriateness shall not be required for
21 ordinary maintenance and repair – defined as any work, the sole purpose and effect of which is to
22 correct or repair deterioration, decay, or damage – of the rustic steps, Serpentine rock retaining walls,
23 adjacent sidewalks, park pathways, or street rights-of-way.

1 Landscaping: A Certificate of Appropriateness shall not be required for new plantings, pruning,
2 or changes to vegetation within the Park's interior block Park entrances' buffer zones. Nothing in this
3 legislation shall be construed to regulate maintenance or changes to vegetation within Duboce Park.

4 Emergency Repair: A Certificate of Appropriateness shall not be required for emergency
5 repair of unsafe or dangerous conditions of the rock wall and steps.

6 Minor Repair or In-Kind Replacement: A Certificate of Appropriateness shall not be required
7 for minor repair of the rustic steps or the in-kind replacement of Serpentine rock at the retaining walls.

8 All Other Alterations: A Certificate of Appropriateness shall be required for all other
9 alterations to the rustic steps, rock retaining walls, and area within the buffer zone.

10 **Mills Act Contract**

11 An Administrative Certificate of Appropriateness shall be required for work described in an
12 approved Mill's Act Rehabilitation/Restoration/Maintenance Plan that has been reviewed and
13 endorsed by the Historic Preservation Commission, approved by the Board of Supervisors, and
14 determined to meet the Secretary of the Interior's Standards.

15 **Ordinary Maintenance and Repair**

16 A Certificate of Appropriateness shall not be required if the proposed work consists of ordinary
17 maintenance and repair, as defined in Section 1005(e)(3) of the Planning Code.

18 **Repair or Replacement of Architectural Details**

19 A Certificate of Appropriateness shall not be required for the repair of existing historic
20 ornament (including, but not limited to porticos, porches, cornices, plaster work, tympanum, roofline,
21 and eaves) regardless of visibility from the public right-of-way. See "Ordinary Maintenance and
22 Repair." An Administrative Certificate of Appropriateness shall be required for the in-kind
23 replacement at the primary façade of historic ornament (including, but not limited to porticos, porches,
24 cornices, plaster work, tympanum, roofline, and eaves) that has been previously removed, provided that
25

1 replacement ornament is determined to be compatible with documented designs and ornament found on
2 the subject building or within the district.

3 **Roof Replacement**

4 A Certificate of Appropriateness shall not be required for roof replacement provided that the
5 proposed work does not change the roof character, form or structure.

6 **Rooftop Equipment (excluding cellular installations)**

7 A Certificate of Appropriateness shall not be required for the installation of rooftop equipment
8 provided that the rooftop equipment is not visible from a public right-of-way and that the rooftop
9 equipment is installed in a manner that may be easily removed in the future without disturbing any
10 historic fabric.

11 An Administrative Certificate of Appropriateness shall be required for the installation of
12 rooftop equipment (excluding solar panels and related structures) provided that:

13
14 (a) Proposed rooftop equipment shall be installed in a manner that avoids harming any historic
15 fabric of the building and that may be easily removed in the future without disturbing any historic
16 fabric; and,

17 (b) Proposed rooftop equipment is set back a minimum of 20 feet from the primary street-facing
18 façade; does not result in additional height of more than 5 feet as measured from the base of the
19 equipment; does not cover more than 10% of the total roof area; and is set in from the perimeter walls
20 of the building, and,

21 (c) Proposed skylights, if applicable, shall have a low, flat profile, are mounted flush with the slope
22 of the roof, and are setback from the perimeter walls of the building. Skylight frames shall have a
23 powder-coated or painted finish that matches the color of the roof material and the glazing shall be
24 non-reflective.

25 **Security Measures**

1 Security Measures – Primary Façades: An Administrative Certificate of Appropriateness shall
2 be required for installation or replacement of metal security doors, window grilles, or security gates on
3 primary façades provided that the installation of these measures meet all other requirements of the
4 Planning Code and are installed in a reversible manner that avoids obscuring or damaging exterior
5 character-defining features of the building.

6 Security Measures – All Other Façades: A Certificate of Appropriateness shall not be required
7 for installation or replacement of metal security doors, window grilles, or security gates on rear
8 façades regardless of visibility from the public right-of-way.

9 **Seismic Work**

10 A Certificate of Appropriateness shall not be required for seismic work that complies with
11 Section 1006.2(a)(1) of the Planning Code. Seismic upgrades that minimize the alteration of
12 character-defining features of a structure are encouraged.

13 **Siding**

14 An Administrative Certificate of Appropriateness shall be required for the replacement of non-
15 historic siding with wood siding, provided that the replacement siding is determined to be compatible
16 with documented historic siding (extant or not) found on the subject building or within the district.

17 **Signs & Awnings**

18 An Administrative Certificate of Appropriateness shall be required for new tenant signs and
19 awnings that are compatible in terms of material, location, size, method of attachment, and method of
20 illumination with the property and/or district and meet the following requirements:

21
22 (a) Proposal does not obscure or cover any exterior character-defining features; and,

23 (b) Proposal includes the removal of any abandoned conduit, outlets, attachment structures, and
24 associated equipment.

1 (c) Proposals for awnings and canopies shall use traditional shapes, forms and materials, and the
2 overall size, shape, and projection from the building shall be in proper proportion and scale to the
3 building and be contained within the window or door opening. In most instances, the only acceptable
4 material for awnings and canopies is canvas; exceptions will be considered if appropriate for historic
5 reasons. Signs or lettering shall be kept to a minimum size.

6 **Solar Panels**

7 A Certificate of Appropriateness shall not be required for the installation of solar panels.

8 A Certificate of Appropriateness shall not be required for the installation of structures that
9 support solar panels, regardless of visibility, provided that the installation would not require
10 alterations to the building greater than normally required to install a solar energy system, such as:

11 (a) Set with a low profile, and

12 (b) Mounted parallel with the slope of the roof (if roof is sloped greater than 1/12), and

13 (c) Not visible from adjacent street sightlines if on a flat roof, and

14 (d) Set in from the perimeter walls of the building, including the building's primary facade

15 **Windows**

16 Window Repair: The repair and retention of historic windows is encouraged. A Certificate of
17 Appropriateness shall not be required for work to repair or correct deterioration, decay, or damage to
18 existing windows, at any façade, including window glazing, sash, muntins, jambs, pulleys, sills and
19 other historic window components. See "Ordinary Maintenance and Repair."

20 Window Replacement – Primary Façade: A Certificate of Appropriateness shall not be required
21 for window replacement on primary façades provided that the proposed windows match the historic
22 (extant or not) windows in terms of opening size, configuration, material, and all exterior profiles and
23 dimensions.

1 Window Replacement – Rear Façade: A Certificate of Appropriateness shall not be required for
2 window replacement on non-visible rear façades within the existing openings. A Certificate of
3 Appropriateness shall not be required for window replacement on visible rear façades provided that
4 the replacement windows are compatible in terms of material and configuration.

5 Window Openings – Non-Visible Rear Façade: A Certificate of Appropriateness shall not be
6 required for the alteration of existing window openings, or the insertion of new window openings, at
7 rear façades that are not visible from public rights-of-way.

8 Window Openings – Visible Rear Façade: A Certificate of Appropriateness shall not be
9 required for the modification of existing openings provided that such openings are not enlarged more
10 than 50% of the existing opening’s size. An Administrative Certificate of Appropriateness shall be
11 required for the insertion of new window openings at visible rear façades.

12 **SEC. 9. SIGNIFICANCE OF INDIVIDUAL BUILDINGS TO THE**
13 **HISTORIC DISTRICT.**

14 Each building within the Duboce Park Historic District is assigned to either of the two
15 following categories.

16 Contributory. This category identifies buildings, which date from the Historic District's period
17 of significance and retain their historic integrity. These structures are of the highest importance in
18 maintaining the character of the Historic District. The maximum suspension period allowable under
19 Article 10 shall be imposed on applications for demolition of Contributory buildings.

20 The following buildings and interior block park entrances are deemed Contributory to the
21 Historic District:

<u>APN</u>	<u>From St. #</u>	<u>To St. #</u>	<u>Street Name</u>	<u>Date Built</u>
<u>0863-009</u>	<u>49</u>	<u>49</u>	<u>Carmelita St.</u>	<u>1899</u>
<u>0864-011</u>	<u>50</u>	<u>52</u>	<u>Carmelita St.</u>	<u>1899</u>
<u>0863-008</u>	<u>53</u>	<u>53</u>	<u>Carmelita St.</u>	<u>1899</u>

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<u>APN</u>	<u>From St. #</u>	<u>To St. #</u>	<u>Street Name</u>	<u>Date Built</u>
<u>0863-007</u>	<u>57</u>	<u>57</u>	<u>Carmelita St.</u>	<u>1899</u>
<u>0864-013</u>	<u>58</u>	<u>58</u>	<u>Carmelita St.</u>	<u>1899</u>
<u>0864-014</u>	<u>60</u>	<u>62</u>	<u>Carmelita St.</u>	<u>1899</u>
<u>0863-006</u>	<u>61</u>	<u>61</u>	<u>Carmelita St.</u>	<u>1899</u>
<u>0863-005</u>	<u>65</u>	<u>65</u>	<u>Carmelita St.</u>	<u>1899</u>
<u>0864-015</u>	<u>66</u>	<u>66</u>	<u>Carmelita St.</u>	<u>1899</u>
<u>0863-004</u>	<u>69</u>	<u>69</u>	<u>Carmelita St.</u>	<u>1899</u>
<u>0864-016</u>	<u>70</u>	<u>70</u>	<u>Carmelita St.</u>	<u>1899</u>
<u>0863-003</u>	<u>73</u>	<u>73</u>	<u>Carmelita St.</u>	<u>1899</u>
<u>0863-002</u>	<u>77</u>	<u>77</u>	<u>Carmelita St.</u>	<u>1899</u>
<u>0864-018</u>	<u>78</u>	<u>78</u>	<u>Carmelita St.</u>	<u>1899</u>
<u>0865-011</u>	<u>46</u>	<u>48</u>	<u>Pierce St.</u>	<u>1899</u>
<u>0864-010</u>	<u>47</u>	<u>47</u>	<u>Pierce St.</u>	<u>1899</u>
<u>0864-009</u>	<u>49</u>	<u>51</u>	<u>Pierce St.</u>	<u>1899</u>
<u>0865-012</u>	<u>52</u>	<u>52</u>	<u>Pierce St.</u>	<u>1899</u>
<u>0864-008</u>	<u>55</u>	<u>55</u>	<u>Pierce St.</u>	<u>1899</u>
<u>0865-013</u>	<u>56</u>	<u>56</u>	<u>Pierce St.</u>	<u>1899</u>
<u>0864-007</u>	<u>59</u>	<u>59</u>	<u>Pierce St.</u>	<u>1899</u>
<u>0865-014</u>	<u>60</u>	<u>60</u>	<u>Pierce St.</u>	<u>1899</u>
<u>0864-006</u>	<u>63</u>	<u>65</u>	<u>Pierce St.</u>	<u>1899</u>
<u>0865-015</u>	<u>64</u>	<u>64</u>	<u>Pierce St.</u>	<u>1899</u>

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<u>APN</u>	<u>From St. #</u>	<u>To St. #</u>	<u>Street Name</u>	<u>Date Built</u>
<u>0864-005</u>	<u>67</u>	<u>67</u>	<u>Pierce St.</u>	<u>1899</u>
<u>0865-016</u>	<u>68</u>	<u>68</u>	<u>Pierce St.</u>	<u>1899</u>
<u>0864-004</u>	<u>71</u>	<u>71</u>	<u>Pierce St.</u>	<u>1899</u>
<u>0865-017</u>	<u>72</u>	<u>72</u>	<u>Pierce St.</u>	<u>1899</u>
<u>0864-003</u>	<u>75</u>	<u>75</u>	<u>Pierce St.</u>	<u>1899</u>
<u>0865-018</u>	<u>76</u>	<u>76</u>	<u>Pierce St.</u>	<u>1901</u>
<u>0864-002</u>	<u>79</u>	<u>79</u>	<u>Pierce St.</u>	<u>c. 1901</u>
<u>0866-010</u>	<u>44</u>	<u>48</u>	<u>Potomac St.</u>	<u>c.1900</u>
<u>0865- 026, 027, 028</u>	<u>47</u>	<u>51</u>	<u>Potomac St.</u>	<u>1901</u>
<u>0866-011</u>	<u>50</u>	<u>54</u>	<u>Potomac St.</u>	<u>1900</u>
<u>0865-009</u>	<u>53</u>	<u>57</u>	<u>Potomac St.</u>	<u>1901</u>
<u>0866-012</u>	<u>56</u>	<u>56</u>	<u>Potomac St.</u>	<u>1899</u>
<u>0865-008</u>	<u>59</u>	<u>59</u>	<u>Potomac St.</u>	<u>1900</u>
<u>0866-013</u>	<u>60</u>	<u>60</u>	<u>Potomac St.</u>	<u>1899</u>
<u>0865-006</u>	<u>63</u>	<u>63</u>	<u>Potomac St.</u>	<u>1899</u>
<u>0866-014</u>	<u>64</u>	<u>64</u>	<u>Potomac St.</u>	<u>1899</u>
<u>0865-005</u>	<u>65</u>	<u>65</u>	<u>Potomac St.</u>	<u>1899</u>
<u>0866-015</u>	<u>66</u>	<u>66</u>	<u>Potomac St.</u>	<u>1900</u>
<u>0865-004</u>	<u>67</u>	<u>67</u>	<u>Potomac St.</u>	<u>1899</u>

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<u>APN</u>	<u>From St. #</u>	<u>To St. #</u>	<u>Street Name</u>	<u>Date Built</u>
<u>0866-016</u>	<u>68</u>	<u>68</u>	<u>Potomac St.</u>	<u>1900</u>
<u>0865-003</u>	<u>69</u>	<u>69</u>	<u>Potomac St.</u>	<u>c.1900</u>
<u>0866-017</u>	<u>70</u>	<u>70</u>	<u>Potomac St.</u>	<u>1901</u>
<u>0865-029</u>	<u>71</u>	<u>75</u>	<u>Potomac St.</u>	<u>1900</u>
<u>0866-018</u>	<u>72</u>	<u>76</u>	<u>Potomac St.</u>	<u>c. 1905</u> <u>(visual)</u>
<u>0866-019</u>	<u>82</u>	<u>86</u>	<u>Potomac St.</u>	<u>1911</u>
<u>0866-009</u>	<u>101</u>	<u>105</u>	<u>Steiner St.</u>	<u>1903</u>
<u>0866-008</u>	<u>107</u>	<u>111</u>	<u>Steiner St.</u>	<u>1907</u>
<u>0866-007</u>	<u>115</u>	<u>115</u>	<u>Steiner St.</u>	<u>1902</u>
<u>0866-006</u>	<u>121</u>	<u>125</u>	<u>Steiner St.</u>	<u>1902</u>
<u>0866-005</u>	<u>127</u>	<u>131</u>	<u>Steiner St.</u>	<u>1903</u>
<u>0866-002</u>	<u>133</u>	<u>135</u>	<u>Steiner St.</u>	<u>c. 1899</u>
<u>0866-001</u>	<u>501</u>	<u>505</u>	<u>Waller St.</u>	<u>1901</u>
<u>0866-024</u>	<u>511</u>	<u>511</u>	<u>Waller St.</u>	<u>1902</u>
<u>0866-023</u>	<u>515</u>	<u>517</u>	<u>Waller St.</u>	<u>1902</u>
<u>0866-022</u>	<u>521</u>	<u>525</u>	<u>Waller St.</u>	<u>c.1900</u>
<u>0866-021</u>	<u>527</u>	<u>531</u>	<u>Waller St.</u>	<u>1902</u>
<u>0866-020A</u>	<u>533</u>	<u>537</u>	<u>Waller St.</u>	<u>1904</u>
<u>0866-020</u>	<u>539</u>	<u>539</u>	<u>Waller St.</u>	<u>c.1905</u>

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<u>APN</u>	<u>From St. #</u>	<u>To St. #</u>	<u>Street Name</u>	<u>Date Built</u>
<u>0865-025</u>	<u>563</u>	<u>567</u>	<u>Waller St.</u>	<u>1900</u>
<u>0865-023</u>	<u>579</u>	<u>579</u>	<u>Waller St.</u>	<u>1900</u>
<u>0865-022</u>	<u>581</u>	<u>581</u>	<u>Waller St.</u>	<u>1900</u>
<u>0865-021</u>	<u>587</u>	<u>587</u>	<u>Waller St.</u>	<u>1900</u>
<u>0865-020</u>	<u>591</u>	<u>595</u>	<u>Waller St.</u>	<u>1902</u>
<u>0864-026</u>	<u>601</u>	<u>601</u>	<u>Waller St.</u>	<u>1900</u>
<u>0864-025</u>	<u>607</u>	<u>609</u>	<u>Waller St.</u>	<u>1900</u>
<u>0864-024</u>	<u>611</u>	<u>617</u>	<u>Waller St.</u>	<u>1899</u>
<u>0864-023</u>	<u>621</u>	<u>621</u>	<u>Waller St.</u>	<u>1900</u>
<u>0864-022</u>	<u>627</u>	<u>627</u>	<u>Waller St.</u>	<u>1899</u>
<u>0864-021</u>	<u>633</u>	<u>633</u>	<u>Waller St.</u>	<u>1899</u>
<u>0864-020</u>	<u>639</u>	<u>639</u>	<u>Waller St.</u>	<u>1900</u>
<u>0864-019</u>	<u>643</u>	<u>643</u>	<u>Waller St.</u>	<u>1900</u>
<u>0863-013, 014, 015</u>	<u>661</u>	<u>663</u>	<u>Waller St.</u>	<u>1902</u>
<u>0863-012</u>	<u>667</u>	<u>667</u>	<u>Waller St.</u>	<u>1900</u>
<u>0863-011</u>	<u>673</u>	<u>675</u>	<u>Waller St.</u>	<u>1900</u>
<u>0863-016</u>	<u>679</u>	<u>681</u>	<u>Waller St.</u>	<u>1900</u>
<u>Carmelita Street interior block park entrance</u>				
<u>Pierce Street interior block park entrance</u>				

<u>APN</u>	<u>From St. #</u>	<u>To St. #</u>	<u>Street Name</u>	<u>Date Built</u>
<u>Potomac Street interior block park entrance</u>				
<u>For the purpose of Article 10, the park entrances at Potomac Street, Pierce Street, and Carmelita Street are defined as the steps, rock walls, and a surrounding 10-foot buffer. The buffer area includes the sidewalks, street rights of way and area within the park directly adjacent to the steps and rock walls.</u>				

Noncontributory. This category identifies buildings which postdate the Historic District's period of significance and/or no longer retain sufficient integrity to convey significance. Demolition permit applications for these buildings will be processed without reference to the suspension provisions of Article 10. Alterations to Noncontributory buildings would require Certificate of Appropriateness review in order to ensure that alterations and new construction would be compatible with the historic character of the District in terms of scale, massing, fenestration, materials and detail.

The remaining buildings shall be deemed to be Noncontributory within the Historic District:

<u>APN</u>	<u>From St. #</u>	<u>To St. #</u>	<u>Street Name</u>	<u>Year Built</u>
<u>0864-012</u>	<u>54</u>	<u>54</u>	<u>Carmelita St.</u>	<u>1899</u>
<u>0864-017</u>	<u>74</u>	<u>74</u>	<u>Carmelita St.</u>	<u>c.1899</u>
<u>0865-019</u>	<u>80</u>	<u>80</u>	<u>Pierce St.</u>	<u>c.1899</u>
<u>0865-007</u>	<u>61</u>	<u>61</u>	<u>Potomac St.</u>	<u>1900</u>
<u>0866-003</u>	<u>137</u>	<u>137</u>	<u>Steiner St.</u>	<u>1902</u>
<u>0866-004</u>	<u>139</u>	<u>141</u>	<u>Steiner St.</u>	<u>2009</u>
<u>0865-033</u>	<u>569</u>	<u>573</u>	<u>Waller St.</u>	<u>1900</u>
<u>0865-001</u>	<u>559</u>	<u>561</u>	<u>Waller St.</u>	<u>c.1905</u>

