

1 [Planning Code - Duboce Park Historic District]

2

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).**

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

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

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

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

20 (b) On January 17, 2013, at a duly noticed public hearing, the Planning Commission
21 in Resolution No. 18781 found that the proposed Planning Code amendments contained in
22 this ordinance were consistent with the City's General Plan and with Planning Code Section
23 101.1(b). In addition, the Planning Commission recommended that the Board of Supervisors
24 adopt the proposed Planning Code amendments. A copy of said Resolution is on file with the
25 Clerk of the Board of Supervisors in File No. 130070 and is incorporated herein by reference.

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

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

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

15 Section 2. The San Francisco Planning Code is hereby amended by amending Article
16 10 to add Appendix N, to read as follows:

17 **APPENDIX N TO ARTICLE 10**

18 **DUBOCE PARK HISTORIC DISTRICT**

19 Sec. 1. Findings and Purposes.

20 Sec. 2. Designation.

21 Sec. 3. Location and Boundaries.

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

24 Sec. 5. Statement of Significance.

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

1 Sec. 7. Definitions.

2 Sec. 8. Standards for Review of Applications

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

4 Sec. 10. Paint Color.

5 **SEC. 1. FINDINGS AND PURPOSES.**

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

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

16 **SEC. 2. DESIGNATION.**

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

22 **SEC. 3. LOCATION AND BOUNDARIES.**

23 The location and boundaries of the Duboce Park Historic District are: the west side of Steiner
24 Street, the south side of Waller Street, the rear property line of lots adjacent to Duboce Park, and the
25 three interior block park entrances at Carmelita, Pierce, and Potomac Streets (with a 10-foot buffer at

1 each set of steps and retaining walls). In addition to the interior block entrances, the historic district
2 encompasses all lots contained within Assessor's Block 0863, 0864, 0865, and 0866 and shall be as
3 designated on the Duboce Park Historic District Map, the original of which is on file with the Clerk of
4 the Board of Supervisors under File No. 130070, which Map is hereby incorporated herein as though
5 fully set forth.

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

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

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

16 **SEC. 5. STATEMENT OF SIGNIFICANCE.**

17 The Duboce Park Historic District is a three-block residential enclave in the Duboce Triangle
18 neighborhood that is immediately adjacent to and shares a common development history with Duboce
19 Park, a small civic park. The district is comprised of 87 residential buildings and the stone steps and
20 Serpentine rock retaining walls at the three interior block park entrances: Carmelita, Pierce, and
21 Potomac Streets. The district is significant for its unusual development history and architectural
22 expression, as described below.

23 The Duboce Park Historic District is significant for the unusual development history of the
24 contested tract of land upon which it was built and the way in which the contested nature of the tract
25 impacted the district's physical appearance and connection to the adjacent park. The tract (formerly

1 known as the Public Reservation, Hospital Lot, and Marion Tract) was subject to a decades-long series
2 of court battles over legal ownership, with the City of San Francisco losing half of its claim to the land
3 to the German Savings and Loan Association in the late 1890s. After acquiring title to half of the tract,
4 the bank subdivided the land, carved out interior block streets, and sold lots to builders who developed
5 the residential portion of the tract. The lots sold quickly and a handful of builders immediately began
6 developing the parcels. Due to the delay in development caused by the litigation, construction dates for
7 the vast majority of contributing resources within the district range from 1899 to approximately 1902.
8 This short period of development and limited number of builders resulted in a remarkably uniform
9 streetscape of Victorian- and Edwardian-era houses and flats of similar design and proportion.

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

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

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

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

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

19 **SEC. 6. FEATURES OF THE DISTRICT AND EXISTING**
20 **BUILDINGS.**

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

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

24 The character-defining landscape elements of the district are identified as: The rustic interior
25 block park entrances at Carmelita, Pierce, and Potomac Streets – which include the historic stone

1 steps, Serpentine rock retaining walls set in a random rubble pattern, and the public rights-of-way
2 within a 10-foot buffer – and the lack of physical separation between the park and adjacent buildings.

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

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

7 Due to the brief period of construction – most buildings were constructed between 1899 and
8 1902 – and combined involvement of two primary builders, buildings within the district exhibit a
9 remarkable consistency in terms of massing, scale, style, detailing, front yard setback, and feeling.

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

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

17 Generally speaking, the buildings fronting Carmelita, Pierce and Potomac Streets were
18 originally constructed as one- or two-family dwellings, while flats dominated the lots facing Waller and
19 Steiner Streets. Mid-block buildings are typically smaller than those constructed at the corners or on
20 Waller and Steiner streets and are more likely to draw from Victorian-era form and massing such as
21 prominent gabled roof forms and asymmetrical massing at the primary façade. Though consistent in
22 massing, single-family buildings on Potomac Street feature the greatest variety of roof forms, including
23 gable, hipped, cross-gable, and one building with a side gable roof form and small eyebrow dormers.

24 Buildings located along the interior blocks feature uniform front yard setbacks of approximately
25 nine feet and are often bounded by a low cast stone site wall. The flats buildings on Steiner Street do

1 not feature front yard setbacks; rather, they present a modulated massing of muscular bay windows
2 and deeply recessed entry porticos.

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

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

15 Original roof projections include turrets topped with witch’s cap or conical roof forms and
16 small-scale cross-gables atop projecting bay windows. Turrets, found on both Queen Anne and
17 Edwardian-era buildings, are generally located at the corner, adjacent to or embedded within a
18 forward-facing gable. Additionally, several buildings exhibit what appear to be historic dormers.
19 Located on sloped gables, these dormers are small in scale, gabled, and match the ornamentation and
20 fenestration of primary facades.

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

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

5 **b) Fenestration.**

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

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

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

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

24 **c) Materials & Finishes.**

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

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

12 **d) Architectural Details.**

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

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

22 **Queen Anne Design Elements**

23 Late Victorian- and Edwardian-era architectural styles predominate, with the Queen Anne style
24 most widely represented. Though Victorian-era architectural design displayed a remarkable variety of

1 ornament, unifying features include asymmetrical and articulated facades, steep roof pitches, and the
2 use of multiple textures, materials and colors.

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

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

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

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

1 Edwardian-Era Design Elements

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

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

18 e) **Landscape Elements.**

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

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

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

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

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

15 The development history of residential properties within the Duboce Park Historic District is
16 closely intertwined with the history of the adjacent Duboce Park. Certain identified elements on the
17 periphery of Duboce Park reflect this close association between residential and park development;
18 notably, the lack of a physical separation between residential buildings and the park and rustic
19 entrances from cul-de-sac streets into the park. These park entrances – located at the foot of Potomac
20 Street, Pierce Street, and Carmelita Street – feature rustic stone steps flanked by low retaining walls
21 built of Serpentine rock set in a random rubble pattern.

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

SEC. 7. DEFINITIONS

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

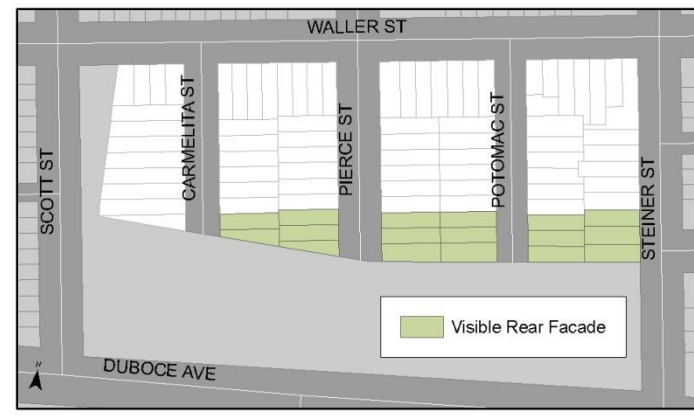
Interior Block Park Entrance: The interior block park entrances at Potomac Street, Pierce Street, and Carmelita Streets are defined as the steps, Serpentine rock retaining walls, and a surrounding 10-foot buffer. The buffer area includes the sidewalks, street right-of-way and area within the park directly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

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

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

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

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



1 **SEC. 8 STANDARDS FOR REVIEW OF APPLICATIONS**

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

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

12 The following section outlines the levels of review as determined by proposed scopes of work
13 within the Duboce Park Historic District. The three levels of review are: "No Certificate of
14 Appropriateness" is required; an "Administrative Certificate of Appropriateness" is required, which is
15 approved administratively by Planning Department Preservation staff as delegated pursuant to Section
16 1006.2(b) of the Planning Code; and a "Certificate of Appropriateness" is required pursuant to
17 Section 1006 of the Planning Code at a regularly scheduled Historic Preservation Commission
18 hearing.

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

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

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

1 **Decks, Stairs, & Railings**

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

9
10 Rear Yard Decks, Stairs, and Railings: A Certificate of Appropriateness shall not be required
11 for the repair, replacement, or new construction of rear yard decks and stairways and associated
12 structural elements that are located in the rear yard and are not visible from the public rights-of-way.
13 An Administrative Certificate of Appropriateness shall be required for the replacement or new
14 construction of rear yard decks and stairways and associated structural elements that are visible from
15 public rights-of-way provided that the design is determined compatible in terms of location,
16 configuration, materials, and details with the character-defining features of the district.

17 **Demolition**

18 ~~With the exception of ancillary buildings as defined in this Appendix, the demolition of a~~
19 ~~contributory or non-contributory building within the district shall require a Certificate of~~
20 ~~Appropriateness.~~

21 **Doors**

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

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

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

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

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

15 **Dormers, Additions, Penthouses**

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

19 **Exploratory and Investigative Work**

20 An Administrative Certificate of Appropriateness shall be required for the removal of a limited
21 amount of non-historic material to conduct investigation about the historic structure and to determine
22 the existence of underlying historic material. This work will be limited to no more than 20% of the total
23 surface area on the primary façade (excluding window openings) and the area must be stabilized and
24 protected after the investigation is complete. A Certificate of Appropriateness shall not be required for
25

1 the equivalent removal at the rear or secondary façades of non-historic material for exploratory
2 purposes regardless of visibility.

3
4 **Exterior Alterations or New Construction**

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

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

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

17 ~~(c) Compatibility. New construction shall be differentiated from the old and shall be~~
18 ~~compatible with the historic materials, features, size, scale and proportion, and massing to~~
19 ~~protect the integrity of the property and its environment, and shall conform to the following~~
20 ~~provisions:~~

21 ~~1. Style. New construction shall be compatible with the character-defining features of the~~
22 ~~district, yet is contemporary in design.~~

23 ~~2. Scale and Proportion. New construction shall be compatible with the massing, size,~~
24 ~~and scale of the adjacent contributing buildings within the district.~~

1 3. — Setbacks. New construction shall conform to existing setback patterns found in
2 adjacent buildings and within the district.

3 4. — Roofline. Gabled, cross-gabled, or hipped roof forms or flat roofs with projecting
4 cornices are common within the district and new construction shall reference the massing and
5 form of adjacent buildings.

6 5. — Dormers and Additions. The enlargement or construction of dormers, penthouses and
7 horizontal or vertical additions shall be designed in a manner that requires minimal change to
8 the character-defining features of the subject building and the district in terms of materials,
9 fenestration, cladding, massing and ornamentation.

10 6. — Garages. The insertion of a garage shall minimize the physical and visual impacts on
11 the character-defining features of the existing building and front yard setting. The design of
12 garages and garage doors shall be unobtrusive and simple. Double-hinged doors with panels
13 and multi-lights are in keeping with the character of the district and are encouraged.

14 7. — Driveways and Front Yard Setbacks. The addition of new driveways shall minimize the
15 removal of landscaping and include permeable paving materials in order to minimize
16 disruption to front yard setbacks and the character-defining features of the subject building
17 and the district.

18 8. — Details. Architectural details on new construction shall be contemporary, yet compatible
19 with the character-defining features found on the contributing buildings within the district.

20 **Fences**

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

25 **Interior Block Park Entrances**

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

5 ~~—————The following standards shall guide the review of work to the interior block Duboce~~
6 ~~Park entrances:~~

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

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

10 ~~(c) — Unobstructed views from the interior block Park entrances to the larger expanse of the~~
11 ~~park are encouraged.~~

12 ~~(d) — Alterations to return previously modified portions of the entrances to their historic rustic~~
13 ~~character are encouraged.~~

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

18 ~~—————Landscaping: A Certificate of Appropriateness shall not be required for new plantings,~~
19 ~~pruning, or changes to vegetation within the Park’s interior block Park entrances’ buffer zones.~~
20 ~~Nothing in this legislation shall be construed to regulate maintenance or changes to~~
21 ~~vegetation within Duboce Park.~~

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

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

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

6 **Mills Act Contract**

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

11 **Ordinary Maintenance and Repair**

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

14 **Repair or Replacement of Architectural Details**

15 *A Certificate of Appropriateness shall not be required for the repair of existing historic*
16 *ornament (including, but not limited to porticos, porches, cornices, plaster work, tympanum, roofline,*
17 *and eaves) regardless of visibility from the public right-of-way. See "Ordinary Maintenance and*
18 *Repair." An Administrative Certificate of Appropriateness shall be required for the in-kind*
19 *replacement at the primary façade of historic ornament (including, but not limited to porticos, porches,*
20 *cornices, plaster work, tympanum, roofline, and eaves) that has been previously removed, provided that*
21 *replacement ornament is determined to be compatible with documented designs and ornament found on*
22 *the subject building or within the district.*

23
24 **Roof Replacement**

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

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

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

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

10
11 (a) Proposed rooftop equipment shall be installed in a manner that avoids harming any historic
12 fabric of the building and that may be easily removed in the future without disturbing any historic
13 fabric; and,

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

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

22 **Security Measures**

23 Security Measures – Primary Façades: An Administrative Certificate of Appropriateness shall
24 be required for installation or replacement of metal security doors, window grilles, or security gates on
25 primary façades provided that the installation of these measures meet all other requirements of the

1 Planning Code and are installed in a reversible manner that avoids obscuring or damaging exterior
2 character-defining features of the building.

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

6 **Seismic Work**

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

10 **Siding**

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

14
15 **Signs & Awnings**

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

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

20
21 (b) Proposal includes the removal of any abandoned conduit, outlets, attachment structures, and
22 associated equipment.

23 (c) Proposals for awnings and canopies shall use traditional shapes, forms and materials, and the
24 overall size, shape, and projection from the building shall be in proper proportion and scale to the
25 building and be contained within the window or door opening. In most instances, the only acceptable

1 material for awnings and canopies is canvas; exceptions will be considered if appropriate for historic
2 reasons. Signs or lettering shall be kept to a minimum size.

3
4 **Solar Panels**

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

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

9 (a) Set with a low profile, and

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

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

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

13
14 **Windows**

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

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

23 Window Replacement – Rear Façade: A Certificate of Appropriateness shall not be required for
24 window replacement on non-visible rear façades within the existing openings. A Certificate of

1 Appropriateness shall not be required for window replacement on visible rear façades provided that
2 the replacement windows are compatible in terms of material and configuration.

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

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

10 **Exterior Alterations or New Construction**

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

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

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

23 (c) Compatibility. New construction shall be differentiated from the old and shall be
24 compatible with the historic materials, features, size, scale and proportion, and massing to

1 protect the integrity of the property and its environment, and shall conform to the following
2 provisions:

3 1. Style. New construction shall be compatible with the character-defining features of the
4 district, yet is contemporary in design.

5 2. Scale and Proportion. New construction shall be compatible with the massing, size,
6 and scale of the adjacent contributing buildings within the district.

7 3. Setbacks. New construction shall conform to existing setback patterns found in
8 adjacent buildings and within the district.

9 4. Roofline. Gabled, cross-gabled, or hipped roof forms or flat roofs with projecting
10 cornices are common within the district and new construction shall reference the massing and
11 form of adjacent buildings.

12 5. Dormers and Additions. The enlargement or construction of dormers, penthouses and
13 horizontal or vertical additions shall be designed in a manner that requires minimal change to
14 the character-defining features of the subject building and the district in terms of materials,
15 fenestration, cladding, massing and ornamentation.

16 6. Garages. The insertion of a garage shall minimize the physical and visual impacts on
17 the character-defining features of the existing building and front yard setting. The design of
18 garages and garage doors shall be unobtrusive and simple. Double-hinged doors with panels
19 and multi-lights are in keeping with the character of the district and are encouraged.

20 7. Driveways and Front Yard Setbacks. The addition of new driveways shall minimize the
21 removal of landscaping and include permeable paving materials in order to minimize
22 disruption to front yard setbacks and the character-defining features of the subject building
23 and the district.

24 8. Details. Architectural details on new construction shall be contemporary, yet compatible
25 with the character-defining features found on the contributing buildings within the district.

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 **Interior Block Park Entrances**

6
7 The following scopes of work that may or may not require a building permit at the
8 interior block Duboce Park entrances at Potomac Street, Pierce Street, and Carmelita Street
9 shall be subject to the procedures, requirements, controls and standards of Article 10 of the
10 Planning Code as outlined below.

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

13 (a) All work shall be compatible with the historic materials, features, size, scale and
14 proportion to 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
17 park are 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
21 required for ordinary maintenance and repair – defined as any work, the sole purpose and
22 effect of which is to correct or repair deterioration, decay, or damage – of the rustic steps,
23 Serpentine rock retaining walls, adjacent sidewalks, park pathways, or street rights-of-way.

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

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

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

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

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>

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

<u>APN</u>	<u>From St. #</u>	<u>To St. #</u>	<u>Street Name</u>	<u>Date Built</u>
<u>0863-008</u>	<u>53</u>	<u>53</u>	<u>Carmelita St.</u>	<u>1899</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>

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

<u>APN</u>	<u>From St. #</u>	<u>To St. #</u>	<u>Street Name</u>	<u>Date Built</u>
<u>0865-015</u>	<u>64</u>	<u>64</u>	<u>Pierce St.</u>	<u>1899</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>

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

<u>APN</u>	<u>From St. #</u>	<u>To St. #</u>	<u>Street Name</u>	<u>Date Built</u>
<u>0865-004</u>	<u>67</u>	<u>67</u>	<u>Potomac St.</u>	<u>1899</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>

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

<u>APN</u>	<u>From St. #</u>	<u>To St. #</u>	<u>Street Name</u>	<u>Date Built</u>
<u>0866-020</u>	<u>539</u>	<u>539</u>	<u>Waller St.</u>	<u>c.1905</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>APN</u>	<u>From St. #</u>	<u>To St. #</u>	<u>Street Name</u>	<u>Date Built</u>
<u>Pierce Street interior block park entrance</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>

SEC. 10. PAINT COLOR.

Nothing in this legislation shall be construed to regulate paint colors within the District.

Section 3. This Section is uncodified. Notwithstanding the deadlines for applications for Mills Act contracts set forth in Section 71.3 of the Administrative Code, for calendar year 2013 only eligible properties within the District may submit applications for Mills Act contracts with the City until October 1, 2013.

Section 34. Effective Date. This ordinance shall become effective 30 days from the date of passage.

Section 45. This section is uncodified. In enacting this Ordinance, the Board intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation, charts, diagrams, or any other constituent part of the Planning Code that are explicitly shown in this legislation as additions, deletions, Board amendment additions, and Board amendment deletions in accordance with the "Note" that appears under the official title of the legislation.

///

///

///

///

///

///

///

///

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: _____
ANDREA RUIZ-ESQUIDE
Deputy City Attorney

n:\land\as2012\0900449\00847376.doc