



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
4064-4066 24th St.		3656/019	
Case No.	Permit No.	Plans Dated	
2015-000391ENV	201603293285	Received 1/8/15 amended 5/1/2017	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Two-story vertical addition and rear horizontal addition to existing two-story building containing one residence over ground-floor commercial. Add four new residential units in the new third and fourth levels.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required
<input type="checkbox"/>	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)</i>
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

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

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

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

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

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

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

<input checked="" type="checkbox"/>	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments): See Part 2 PTR form dated 5/10/2017 for preservation comments.
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input checked="" type="checkbox"/>	10. Reclassification of property status to Category X (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: 6/4/2015 _____ (attach HRER) b. Other (specify): A
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greiving <small>Digitally signed by Justin Greiving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greiving, email=Justin.Greiving@sfgov.org Date: 2017.05.15 15:22:43 -0700</small>	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.
Planner Name: Justin A Greiving	Signature: Justin Greiving <small>Digitally signed by Justin Greiving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greiving, email=Justin.Greiving@sfgov.org Date: 2017.05.15 15:22:43 -0700</small>
Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	5/4/2017
----------------------------------------	--	--------------------------------	----------

PROJECT INFORMATION:		
Planner:	Address:	
Justin A Greving	4064-4066 24th Street	
Block/Lot:	Cross Streets:	
3656/019	Castro and Noe streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-000391ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input checked="" type="radio"/> Alteration
			<input type="radio"/> Demo/New Construction

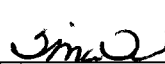
DATE OF PLANS UNDER REVIEW:	5/1/2017
------------------------------------	----------

PROJECT ISSUES:
<input type="checkbox"/> Is the subject Property an eligible historic resource?
<input checked="" type="checkbox"/> If so, are the proposed changes a significant impact?
Additional Notes:
Submitted: Supplemental Information for Historic Resource Evaluation prepared by William P. Yenne and Carol S. Yenne (dated 12/13/2014)
Proposed project: Alterations to the (e) 2-story mixed commercial and residential building including horizontal and vertical expansion resulting in a total of 4 residential units and one commercial unit.

PRESERVATION TEAM REVIEW:			
Category:	<input checked="" type="radio"/> A	<input type="radio"/> B	<input type="radio"/> C
Individual	Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event: <input checked="" type="radio"/> Yes <input type="radio"/> No		
Criterion 2 -Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No		
Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture: <input checked="" type="radio"/> Yes <input type="radio"/> No		
Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No		
Period of Significance: <input type="text" value="n/a"/>	Period of Significance: <input type="text" value="1880s-1920s"/>		
	<input checked="" type="radio"/> Contributor <input type="radio"/> Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A
CEQA Material Impairment to the individual historic resource:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic district:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input type="radio"/> Yes	<input type="radio"/> No	

PRESERVATION TEAM COMMENTS:
<p>Based on review of the drawings prepared by Winder Gibson (dated 5/1/2017), for 4064-4066 24th Street, planning staff agree that the proposed project will not materially impair the identified 24th Street historic district and will not cause a significant impact to the historic resource. The subject property contains a 2-story mixed commercial and residential building constructed in 1899 in the Mission Revival architectural style that has been determined to be a contributor to the 24th Street historic district.</p> <p>The proposed project has been amended since the original submittal of the environmental evaluation to reflect preservation staff comments and is now in conformance with the Secretary of the Interior's Standards for Rehabilitation. The most important aspects of the project with relationship to the contributor and historic district include the following:</p> <ol style="list-style-type: none"> 1. The massing of the addition will be setback 16' from the primary facade. Due to the height of the decorative parapet the addition will be less visible from the street at most angles from the public right of way. With this setback the addition will maintain compatibility with the surrounding historic district that features a rhythm of buildings that are generally 1 to 3 stories in height. 2. The materials and fenestration pattern of the addition are also compatible with the contributing building and will be a simple horizontal wood siding and wood double hung windows. The windows of the 4th floor are placed in a symmetrical manner to reflect the composition of the subject property that features a pair of centered identical canted bay windows beneath a pent roof. Trim detailing around new windows and a small decorative cornice line at the top of the 4th is a subtle contemporary but compatible interpretation of surrounding architectural details of buildings in the neighborhood. 3. The front facade of the subject property will be retained and repaired rather than demolished. The non-historic windows along the second floor will be replaced with full wood double hung windows while the ground floor storefront and commercial space will be retained and repaired rather than replaced.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5/10/2017



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date May 27, 2015
Case No.: 2015-000391ENV
Project Address: 4064-4066 24th Street
Zoning: NCD (24th Street – Noe Valley Neighborhood Commercial)
40-X Height and Bulk District
Block/Lot: 3656/019
Date of Review: December 13, 2014 (Supplemental Information Form)
Staff Contact: Justin Greving (Preservation Planner)
(415) 575-9169
justin.greving@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 4064-4066 24th Street, is located on a rectangular-shaped lot measuring 25 feet by 114 feet on the north side of 24th Street between Castro and Noe streets in the Noe Valley neighborhood of San Francisco. The property is located within an NCD (24th Street – Noe Valley Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a two-and-a-half story, wood frame commercial and residential building constructed in 1899 (according to the water tap record). The general building mass is roughly rectangular in shape and extends the width of the lot line to both the east and west. The ground floor of the primary façade contains a commercial retail space paired with a recessed residential entryway to the east. The commercial storefront features two large fixed pane wood-frame picture windows that flank a recessed entryway. Although a transom window was once located above the commercial storefront it has either been removed or covered over with vertical beadboard wood siding. The recessed residential entryway is simply detailed and contains a concrete stoop and a single wood door with an upper fixed pane window. The second story features a pair of bay windows each with double-hung windows, set below a prominent projecting pent roof parapet clad in asphalt shingles and elaborated with a simple row of dentils. A Mission Revival style false parapet completes the primary facade. Materials of the façade generally include simple wood channel siding on secondary elevations (also visible along the pedestrian entry door surround), and narrow horizontal siding on the primary façade.

The building has undergone some alterations overtime. Although the only permitted exterior changes to the building include reroofing in 2004, comparison with historic photographs and Sanborn maps indicate other exterior alterations that have taken place. Although the 1899 appearance of the primary façade is unclear, it may have been substantially altered sometime between 1905 and 1913 when a porch was removed and the existing double bay windows were installed. This may have been the point when the building took on its Mission Revival architectural style. The storefront itself appears to have undergone some alterations and an assessor's photograph from 1943 indicates the original transom has either been removed or covered over. The 1943 photo also reveals that a covering over the storefront window and

bulkhead east of the main entry has been removed, revealing the original storefront window. Sometime after 1943, textured rusticated concrete was applied along the bulkhead below the two storefront windows and an awning was installed along the entirety of the storefront below the bay windows.

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state or national registries. The subject property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (1899).

Although the subject property has not been formally surveyed, the commercial corridor of 24th Street was identified as a potentially eligible historic commercial district in the Part 1 Commercial Storefront Survey conducted in 2014. This survey identified 14 potential historic neighborhood commercial districts throughout the City, provided a description of their history, architectural style, and general massing, and called out specific buildings that are of exceptional architectural importance in each neighborhood. Although this survey does not constitute a formal evaluation of the neighborhood's eligibility on a national, state, or local level, and has not been formally adopted by the Historic Preservation Commission, it does provide a beginning evaluation framework. A historic context statement for neighborhood commercial buildings was also prepared in conjunction with the survey and is pending review and approval by the Historic Preservation Commission.

Neighborhood Context and Description

The subject property is located on the main commercial street of the Noe Valley neighborhood in the heart of its commercial district. Noe Valley neighborhood is generally considered to be bordered by 21st Street to the north, 30th Street to the south, Grand View Avenue and Diamond Heights Boulevard to the west, and Dolores Street to the east. The neighborhood is named after Jose de Jesus Noe, the last Mexican Alcalde of Yerba Buena, but was originally a part of Rancho San Miguel. The land was granted to Noe by Mexican governor Pio Pico in 1845. The area was comprised mainly of dairy farms, grazing and farmland, and wasn't platted until the 1850s.

During the Gold Rush, Jose Noe, like the other rancheros in San Francisco, had no reasonable means to preserve his rancho. Wages to police the ranchos were high, costs to litigate rancho claims were high, and a series of droughts and floods cut into rancho profits. These factors combined with the Financial Panic of 1852-59 forced Jose Noe to sell his lands to William Cary Jones for \$200,000 to pay off his debts.

John Meirs Horner, an ambitious Mormon who had arrived on the sailing ship *Brooklyn* in 1846, purchased the eastern portion of Rancho San Miguel from Jones in 1853. During Horner's ownership the neighborhood was platted, street names were assigned, and the neighborhood became known as Horner's Addition. Horner's land speculation was short lived as he defaulted on his mortgage during the economic downturn of 1857 - 1859. French financier Francois Louis Pioche, owner of both the Market Street Railway and the Spring Valley Water Company, acquired Horner's land holdings. Although he was a successful businessman, Pioche got in over his head with Horner's Addition and was convicted of defrauding investors and ended up committing suicide in 1872 in a hotel room. Following Pioche's death, Horner's Addition fell into the hands of a French bank, which began selling it off as individual parcels.

As individuals began purchasing parcels and moving to Noe Valley, the Noe Valley Improvement Club was established to generate support for building neighborhood infrastructure. Despite the steep incline of Castro Street and relatively small population of the area, the Noe Valley Improvement Club garnered enough financial and political support to extend the Market Street Railway from Market Street along

Castro down to 26th Street in 1888. The neighborhood further benefited from rail connections south to the San Mateo County line when the San Francisco & San Mateo Electric Railway started an interurban rail line that ran through the southeastern portion of Noe Valley in 1889. Six years later in 1895 the Market Street Railway finally opened the "Noe Valley Line," that ran along 24th Street from Chattanooga Street east all the way to Mission Street.

Construction of a rail line along 24th Street established it as the commercial corridor for the neighborhood and spurred substantial commercial and residential development along the blocks between Chattanooga and Diamond streets. Sanborn maps reflect this building boom and while the block of 24th Street was relatively undeveloped in 1893, by 1899 most of the corner lots had been developed with prominent store buildings and a number of residences with ground floor retail sprung up mid-block. This effected a drastic change in the neighborhood as property owners along the four block stretch of 24th Street adapted their single family Victorian residences to accommodate retail spaces on the ground floor. Oftentimes this involved simply building out the ground floor to accommodate a retail storefront, while leaving the rest of the Victorian residence intact. Although development continued up to 1905, growth slowed and on the subject block only two new buildings were constructed.

The next construction boom took place after the 1906 Earthquake and Fire. Because Noe Valley was spared in the aftermath of the 1906 Earthquake and Fire, settlement in these neighborhoods boomed as Earthquake refugees settled in the area during the reconstruction period (1906 -1914). The refugees that settled in Noe Valley were primarily of Irish, German, and Scandinavian descent. As commercial intensification increased, purpose-built commercial and residential buildings infilled blocks along 24th Street along the modified Victorian buildings, oftentimes including more elaborate storefront details such as divided light transom windows, and decorative ironwork partitions between panes of large storefront windows. Additionally, the pedestrian entrances to the upper floors were often luxuriously detailed so as to match the character of the adjacent storefronts.

In the wake of this population boom a number of significant cultural institutions were established along 24th Street as it became a cultural and civic core for the neighborhood as well as a commercial district. The Willopi Hall was constructed in 1909 and acted as the cultural center for the neighborhood, housing meeting spaces for both the East and West of Castro Street Improvement Club and the Noe Valley Merchants Association.¹ A number of theaters also sprang up along 24th Street as early as the 1920s, including the Palmer, Acme, and Vicksburg theaters. The Vicksburg Theater opened during the 1920s between Vicksburg and Sanchez and operated as a movie theater before being torn down for the construction of Noe Valley's first gas station in the 1940s.² These were all small scale in comparison with the larger 1,000 seat Noe Theater that opened January 14th, 1937, occupying a large lot on the north side of 24th Street between Noe and Sanchez streets.³

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local

¹ Bill Yenne, *San Francisco's Noe Valley* (Charleston, South Carolina: Arcadia Press, 2004), 83.

² Bill Yenne, *San Francisco's Noe Valley* (Charleston, South Carolina: Arcadia Press, 2004), 67.

³ "Noe Theatre," Cinema Treasures, accessed May 18, 2015, <http://cinematreasures.org/theaters/5425>.

register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 1 - Event: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Criterion 4 - Info. Potential <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Period of Significance: N/A	Period of Significance: 1880s-1920s <input checked="" type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor

Based on the information provided in the Supplemental Information Form for Historical Resource Evaluation prepared by William Yenne (dated December 12, 2014); information found in the Planning Department files; and additional research conducted on the historic context of the Noe Valley neighborhood, preservation staff finds that the subject building is located within an eligible historic district. The 24th Street commercial corridor historic district (24th Street historic district), appears to be eligible for listing in the California Register under Criterion 1 (Events) as an important neighborhood commercial corridor for a late nineteenth and early twentieth century streetcar suburb in San Francisco, and under Criterion 3 (architecture), as an example of a cohesive collection of late-nineteenth and early twentieth century mixed commercial and residential buildings constructed in a variety of architectural styles, including, Victorian, Queen Anne, Edwardian, and Period Revival. This eligible district was identified for further study in the *Part 1 Commercial Storefront Survey* prepared in 2013 as a neighborhood commercial district that merited further review in the future.

The boundary of the 24th Street historic district is comprised of the three blocks of mixed residential and commercial properties fronting along 24th Street, beginning at the intersection with Castro Street and extending east to Vicksburg Street (See Figure 6 for a map showing all properties within the identified historic district). In addition, the historic district includes select properties on the block of Castro Street south of 24th Street.⁴ Although the boundaries of the historic district were established, specific contributors and non-contributors were not evaluated. As explained further in the section on character-defining features, those properties that retain the majority of character-defining features would be considered contributors to the historic district.

For the purposes of this HRER, the subject property at 4064-4066 24th Street was evaluated in detail for both individual and district eligibility. The building was found to be ineligible for individual listing but was determined to be a contributor to the eligible 24th Street historic district as it is a mixed commercial

⁴ It should be noted that an initial windshield survey of this historic district conducted in 2013 as part of the storefront survey extended from Chattanooga to Diamond streets. Further research and an intensive level survey may expand or contract the current boundaries of this eligible historic district as well as clarify the period of significance.

and residential building designed in the Mission Revival architectural style and contains an intact ground-floor commercial storefront. The subject property operated as a grocery store catering to the local Scandinavian population that resettled in Noe Valley in the aftermath of the Earthquake and Fire and thus provided an essential service to this rapidly growing neighborhood. The building is also a good example of the Mission Revival architectural style with its prominent decorative parapet and projecting pent roof over double bay windows.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building does not have a specific association such that it would qualify individually under this criterion. However, an eligible California Register historic district has been identified in the area and the subject property is a contributor to the 24th Street historic district under Criterion 1.

The 24th Street historic district represents the commercial development of the Noe Valley neighborhood during a major period of growth from the late nineteenth century into the period of reconstruction following the 1906 Earthquake and Fire. As the neighborhood came into existence, 24th Street became the focus of commercial and civic development due to the fact that the Market Street Railway chose this street to become the arterial boulevard for their "Noe Valley" line established in 1895. Opening of this line created an opportunity for residents to resettle in Noe Valley but more importantly established 24th Street as the main commercial street and cultural hub for all of Noe Valley.

The 24th Street historic district displays the architectural congruity necessary to qualify for listing under Criterion 1 for its early history as the commercial corridor for the Noe Valley streetcar suburb. Generally the 24th Street historic district features a range of one to three story buildings that have ground floor commercial storefronts that were constructed either originally as part of the building, or were later alterations made to residential buildings. As the street became more and more commercialized, early residences were modified to accommodate a retail space on the ground floor. Contributors to the historic district are mixed residential and commercial buildings constructed sometime between the 1880s, when the first residential properties were constructed along 24th Street, up until the 1920s, representing the last significant commercial infill along the street.

4064-4066 24th Street is eligible as a contributor to this historic district as a good example of a Mission Revival style mixed ground floor retail and second story residential building. In 1899 Charles Fredell constructed the subject property and began running a grocery store from the ground floor while living in the apartment above. At this location Fredell specialized in imported Norwegian and Swedish goods and his store was listed in city directories from 1898-1910. As early as 1907, Fredell began advertising his grocery store for sale in the *San Francisco Call* as well as in some Swedish-language newspapers and by 1911 he was no longer listed at the address on 24th Street. Later commercial occupants include the Pepe Brother Cigars, or Pepe's Pool Hall (1920-1953), Jim's Shoe Shine Parlor (1953-1954), Ed Hogan Plumbing (1957-1979), A Different Point of View Toys and Handicrafts (1980-1985), and most recently Small Frys Children's Store (1986-present). Although none of these commercial stores have been identified as being individually significant, the range of services and goods offered over the years, from shoe shining to

billiards, and from Scandinavian groceries to plumbing supplies, reflect the fact that 24th Street operated as a small microcosm of a city providing all necessary services to the surrounding neighborhood.

4064-4066 24th Street is not individually eligible under Criterion 1, however it does contribute to the California Register-eligible 24th Street historic district.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

The earliest ownership records for 4064-4066 24th Street indicate Charles Fredell was the original owner and occupant from 1899-1910. The Pepe family also lived and worked in the subject property up until 1954. Other later owners include Michael J. & Bernice F. Hafner (1954-1955), and Edwin A. & Lois M. Hogan (1955-1991).

Based on review of the Supplemental Information Form, subsequent research, and Planning Department records, no persons of known historical significance appear to have been associated with the subject building. Therefore, 4064-4066 24th Street is not eligible for listing in California Register either individually or as part of a historic district under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

4064-4066 24th Street is a two-story mixed-use commercial building designed in the Mission Revival architectural style. Although the building appears to have been modified early on, these alterations have taken on significance over time. The subject property is an example of the Mission Revival architectural style adapted as a mixed use commercial and residential building. Furthermore, the building contains an intact early storefront that has seen relatively minor alterations.

Based on information available in the Planning Department and a review of the surrounding neighborhood, the subject property at 4064-4066 24th Street is not individually eligible for inclusion in the California Register under Criterion 3 (Architecture), since the building does not possess high artistic value, nor individually embody distinctive characteristics of a type, period, region, or method of construction. Although the building is constructed in the Mission Revival architectural style it does not rise to the level of individual importance.

Although the subject property is not individually eligible for listing in the California Register for its architecture, it contributes to the architectural character of the 24th Street historic district as it is an example of the Mission Revival architectural style as adapted to a mixed use commercial and residential building. The historic district contains a wide variety of popular architectural styles from the turn of the twentieth century including, Victorian, Queen Anne, Edwardian, and Period Revival. As such the subject property is representative of the styles common to the historic district.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criterion typically applies to

rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Feeling:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Design:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Materials:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Workmanship:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

4064-4066 24th Street retains a high degree of integrity from its period of significance. This period of significance correlates to when the building first operated as a Scandinavian specialty good store and later as a pool hall and cigar store. The building has not been moved and therefore retains integrity of location. As a mixed commercial residential building with an intact storefront, the building retains integrity of association with the early commercial nature of 24th Street. Despite some minor material impairment such as the addition of textured rusticated concrete to the bulkhead and window replacement on the second floor, the subject property retains integrity of design, materials, workmanship, setting, and feeling.

Generally the 24th Street Historic District retains sufficient integrity to convey its significance under Criterion 1 (Events) as an important neighborhood commercial corridor for a late nineteenth and early twentieth century streetcar suburb in San Francisco, and under Criterion 3 (architecture), as an example of a cohesive collection of late nineteenth and early twentieth century mixed commercial and residential buildings constructed in a variety of architectural styles. There have been some individual alterations from a later period that have impacted the character of the neighborhood, such as the installation of surface parking lots and the loss of some prominent cultural institutions that once dotted 24th Street. Furthermore, some building storefronts have been altered and no longer retain the original storefront materials. However it should be noted that most ground floor commercial storefronts do retain their original materials, or if the materials have been removed, the general character and pattern of entrances has been retained. Given the general nature of storefronts to be renovated by new tenants, the loss of some materials along 24th Street does not impair the ability to understand the historic district.

Therefore the 24th Street historic district retains sufficient integrity to convey its significance as a district. The subject property also retains sufficient integrity to contribute to the character of the 24th Street historic district.

Step C: Character Defining Features

For the eligible 24th Street commercial historic district, the character-defining features include but would not be limited to:

- Location in close proximity to 24th Street to represent the connection to the former Noe Valley Market Street Railway line;

- Wood frame construction;
- Variety of architectural styles from the turn of the twentieth century including, Victorian, Queen Anne, Edwardian, and Period Revival;
- Wood and stucco cladding materials;
- Continuous street wall;
- one-to-three story height;
- Mixed-use (commercial ground floor and residential upper story use);
- Traditional storefront configuration (high bulkhead, recessed entry with decorative tile floor, large storefront windows, and glazed transom);
- Traditional storefront glazing and framing materials (large plate glass windows with wrought iron frames or butt joined corners, decorative square tile);
- Victorian-era or Edwardian-era detailing on upper stories such as ornate window and door surrounds, cornices, brackets and paneling;
- Double-hung, wood-sash windows;
- Square or angled bay windows.

In order to be eligible as a contributor to this historic district, a building would have to contain most of these character-defining features. Given the nature of commercial storefronts there may be contributing buildings that do not contain a contributing storefront, or have a storefront that has altered materials but still retains the historic pattern of storefront entries.

CEQA Historic Resource Determination

- Historical Resource Present
- Individually-eligible Resource
 - Contributor to an eligible Historic District
 - Non-contributor to an eligible Historic District
- No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*
Tina Tam, Senior Preservation Planner

Date: 6-4-2015

cc:

GH: G:\Documents\4064-4066 24th Street\4064-4066 24th Street_HRER Part I.doc

IMAGES



Figure 1: Subject property at 4064-4066 24th Street, view northeast, 2015.



Figure 2: Subject property, detail of storefront, view northeast, 2015.

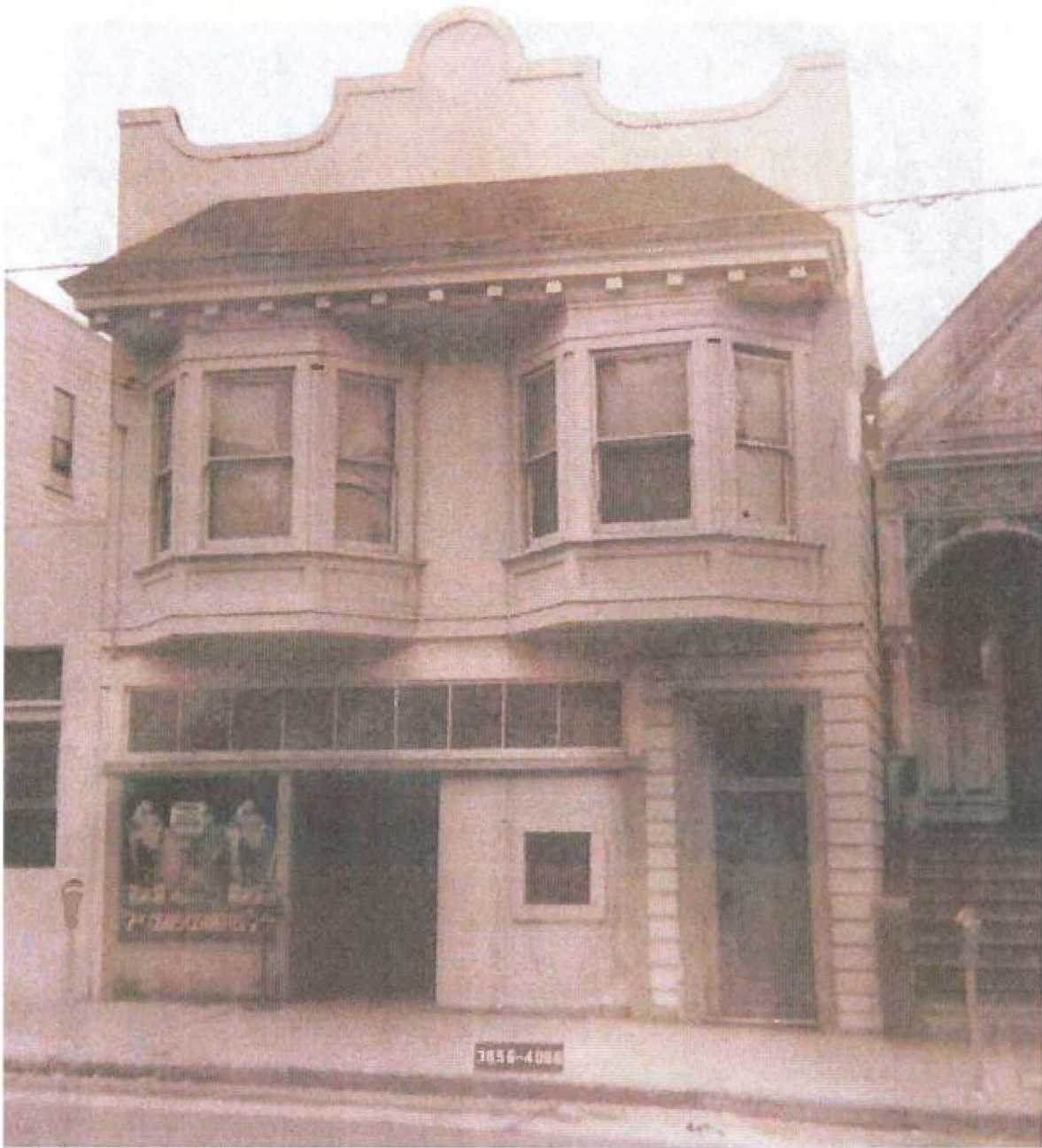


Figure 3: Subject property, Assessor's photograph taken in 1943, view north



Figure 4: A typical view of the 24th Street commercial corridor historic district, view southeast, 2015. Note the intact storefronts on Edwardian apartments (right), and an earlier Victorian building with a ground floor adapted for retail use (left).



Figure 5: An example of an intact storefront along the 24th Street commercial corridor historic district, view southeast, 2015. Note the decorative square glazed tile at the bulkhead, seamless butt glazed storefront glass, and elaborate transom with translucent decorative glass.

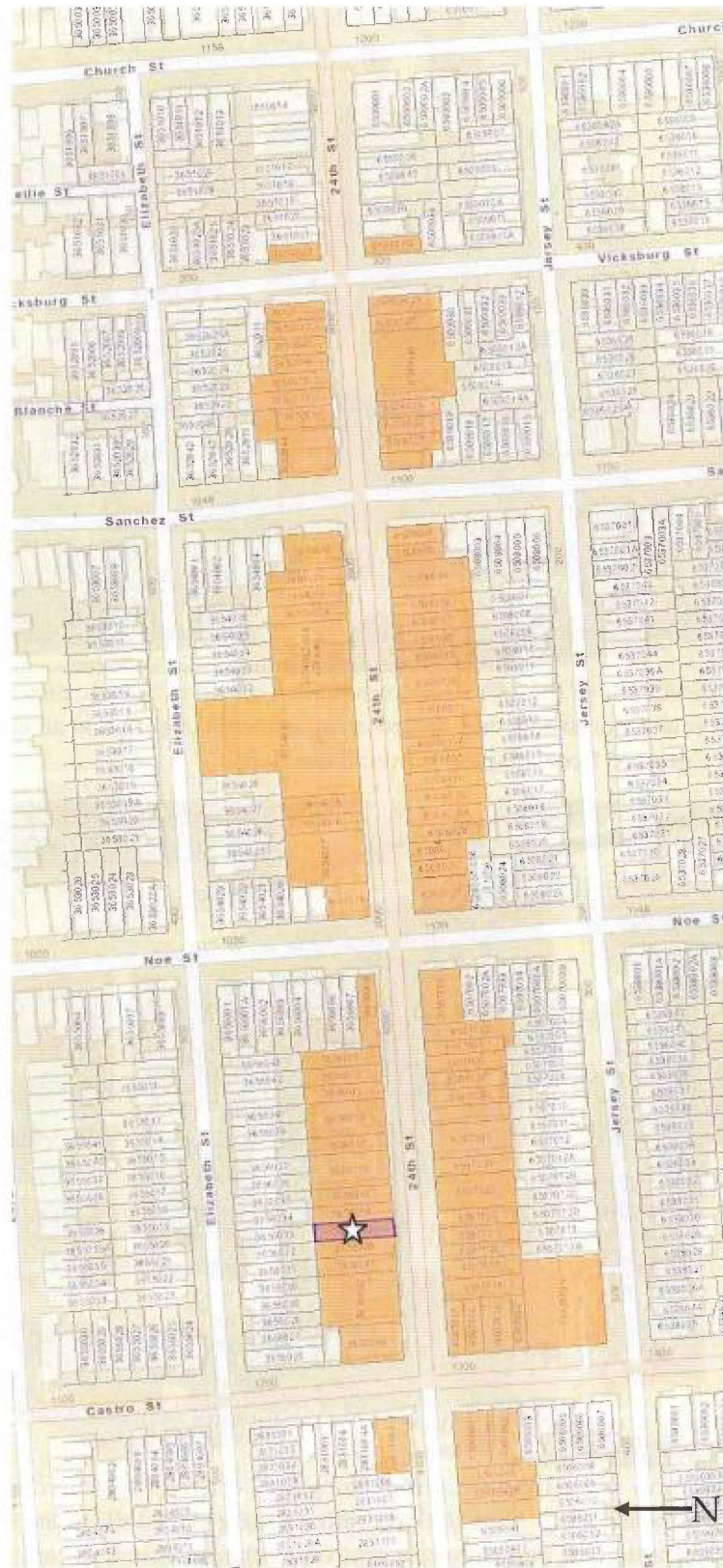


Figure 6: Approximate boundary of the eligible 24th Street commercial corridor historic district. Subject property indicated by star.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date July 16, 2015
Case No.: 2015-000391ENV
Project Address: 4064-4066 24th Street
Zoning: NCD (24th Street – Noe Valley Neighborhood Commercial)
40-X Height and Bulk District
Block/Lot: 3656/019
Date of Review: May 27, 2015 (Part I)
July 16, 2015 (Part II)
Staff Contact: Justin Greving (Preservation Planner)
(415) 575-9169
justin.greving@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property at 4064-4066 24th Street contains a two-and-a-half story, wood frame commercial and residential building located on the north side of the street between Castro and Noe streets in the Noe Valley neighborhood of San Francisco. This Mission Revival building was constructed in 1899 by Charles Fredell, who operated a Scandinavian specialty goods store from the ground floor and lived with his family on the second floor. The subject property is located within the 24th Street – Noe Valley Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.

As stated in the Historic Resource Evaluation Response, Part I (dated May 27, 2015), the Department has determined that the subject property is a contributor to the California Register-eligible 24th Street commercial corridor historic district (24th Street historic district). The 24th Street historic district is eligible for listing in the California Register under Criterion 1 (Events) as an important neighborhood commercial corridor for a late nineteenth and early twentieth century streetcar suburb in San Francisco, and under Criterion 3 (architecture), as an example of a cohesive collection of late-nineteenth and early twentieth century mixed commercial and residential buildings constructed in a variety of architectural styles, including Victorian, Queen Anne, Edwardian, and Period Revival. 4064-4066 24th Street is therefore changed to a "Category A.2 – Historical Resource" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

The character defining features of the historic district include:

- Location in close proximity to 24th Street to represent the connection to the former Noe Valley Market Street Railway line;
- Wood frame construction;
- Variety of architectural styles from the turn of the twentieth century including, Victorian, Queen Anne, Edwardian, and Period Revival;
- Wood and stucco cladding materials;
- Continuous street wall;
- one-to-three story height;
- Mixed-use (commercial ground floor and residential upper story use);
- Traditional storefront configuration (high bulkhead, recessed entry with decorative tile floor, large storefront windows, and glazed transom);
- Traditional storefront glazing and framing materials (large plate glass windows with wrought iron frames or butt joined corners, decorative square tile);
- Victorian-era or Edwardian-era detailing on upper stories such as ornate window and door surrounds, cornices, brackets and paneling;
- Double-hung, wood-sash windows;
- Square or angled bay windows.

4064-4066 24th Street contains many if not all of these character-defining features and as such is an excellent example of a contributor to this historic district.

Proposed Project

Demolition

Alteration

Per Drawings Dated: January 8th, 2015 (received), prepared by William P. Yenne and Carol S. Yenne

Project Description

4064-4066 24th Street is a one-story over commercial storefront mixed commercial and residential building constructed in 1899 in the Mission Revival architectural style. The building features an early commercial storefront on the ground floor and a pair of bay windows on the second floor, ending in a prominent pent roof set below a Mission Revival style parapet. The proposed project includes construction of approximately a 4,700 square feet two story addition and rear expansion to the existing building. According to the drawings the existing Mission Style parapet and pent roof would be removed and the new primary facades of the third and fourth floor addition would match the existing bay windows on the second floor.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

The project will not cause a significant adverse impact to the historic resource as proposed.

The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project would cause a significant adverse impact to a historic resource by altering its character-defining features. As currently proposed the project would remove significant architectural detailing to the contributor as well as alter the general massing and scale in relationship to the historic district such that the proposed project would not be in conformance with the *Secretary of the Interior's Standards for Rehabilitation* (Secretary's Standards).

The following is an analysis of the proposed project per the applicable Secretary's Standards:

Standard 1

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The subject property will retain its use as a mixed commercial and residential building. Although no change in use is proposed, a 2-story expansion and addition to the building envelope will be a substantial change to the defining characteristics of the building as well as to the site and surrounding environment.

Therefore, the proposed project is not in conformance with Rehabilitation Standard 1.

Standard 2

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposed project involves a two-story addition that will substantially alter the general form and roof of the existing building and will be highly visible given the adjacent low scale one-story building located to the west of the subject property. The introduction of a substantial addition that will be prominently visible from the public right-of-way does not maintain the existing spatial relationship the building has with the surrounding block. The proposed project is not compatible with the character of the historic district that features a range of one to three story buildings.

Therefore, the proposed project is not in conformance with Rehabilitation Standard 2.

Standard 3

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed project involves removal and replacement or reconstruction of the existing Mission Revival style parapet above the third floor addition and replication of the existing second story bay windows on the primary façade of the third floor. This creates a false sense of historic development as it partially

reconstructs and replicates historic portions of the façade on the elevation in new locations giving the appearance that the building may have been originally constructed this way.

Therefore, the proposed project is not in conformance with Rehabilitation Standard 3.

Standard 5

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The removal of the pent roof and reconstruction of the Mission Style parapet is inconsistent with Standard 5 as both elements are character defining features of the building. The loss of these key architectural elements that communicate the building's style and characterize the property would make it no longer a contributor to the historic district.

Therefore, the proposed project is not in conformance with Rehabilitation Standard 5.

Standard 9

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed new addition does not retain the historic materials features and spatial relationships that characterized the property as a contributor to the historic district. The proposed addition includes removal of many architectural elements that communicate the property's Mission Revival architectural style. In order to accommodate a two-story addition at the front building wall the entire pitched roof along with the Mission Revival parapet and pent roof would be removed. Furthermore the overall massing of the proposed addition is not compatible with the general size and scale of the subject property or the surrounding neighborhood. Details of the proposed addition appear to be seamlessly integrated with the historic building making it impossible to distinguish the new addition from the late nineteenth century structure. As proposed the addition would eliminate many character defining features as well as replicate elements of the façade in a way that would alter the integrity and proportion of the building.

Therefore, the proposed project is not in conformance with Rehabilitation Standard 9.

Standard 10

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

If removed in the future, the proposed addition would not leave the essential form and integrity of the historic property as many of the character-defining features would already be lost and would have to be reconstructed.

Therefore, it is unclear if the proposed project is in conformance with Rehabilitation Standard 10.

Summary

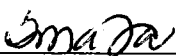
While the initial proposed project would cause a significant adverse impact to a historic resource such that the significance of a historic resource would be materially impaired, Planning Staff have identified how it could be amended such that the impacts would be less than significant. The following modifications to the proposed project would bring it in conformance with the *Secretary's Standards*:

1. **Vertical Addition:**

- a. **Fourth Floor:** A fourth floor is not in keeping with the character of the neighborhood or the surrounding buildings on the block and should be removed.
 - b. **Setback:** The third story should be set back at least 15' from the primary elevation building wall so that it maintains a low profile and is minimally visible from the streetfront.
 - c. **Addition Details:** Details of the addition should reflect but not imitate exactly the character of the historic building. While the addition may have bay windows and some form of a cornice line, these details should be finished in a simpler fashion so they read as contemporary but compatible elements that are part of a clearly delineated and separate addition. Windows and window surrounds should somehow be differentiated from the existing window surrounds and the cornice line of the addition should be detailed in a simpler manner.
2. **Primary Façade:** The primary façade should be retained and preserved. All elements of the façade that are character-defining features should be retained instead of replicated or altered. The existing second-story bay windows should remain in place and the pent roof and Mission Style parapet should not be removed for the addition of a third story.
 3. **Storefront:** The existing storefront should be retained and preserved. Elements of the storefront such as the historic storefront windows and window surrounds, centered angled entrance, and transom area, are character defining features of the building and historic district, and should be retained.

The Department finds that the proposed project, with the modifications stated above, would be consistent with the *Secretary's Standards for Rehabilitation* and would not have a significant adverse impact on a historic resource, as defined by CEQA. With these modifications the proposed addition would be differentiated from the historic building and would be less visible from the street. A one story addition with a 15' setback would not interrupt the general form and massing of the existing building and would maintain compatibility with the surrounding block. Elements of the building that contribute to the character of the historic district would be retained rather than removed thus preserving the essential form of this contributor to the 24th Street historic district.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 7.20.2015

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

GH: G:\Documents\4064-4066 24th Street\Part 2\4064-4066 24th Street HRER_Part II.docx