



476 LOMBARD STREET
CATEGORICAL EXEMPTION
APPEAL HEARING



San Francisco
Planning

476 Lombard Street

Class 1 – Existing Facilities (CEQA section 15301)

Consists of minor alteration of existing private structures, including additions less than 50% of the existing structure or 2,500 sq ft (whichever is less)

Issues raised by the Appellant

- West (side) elevation should be character-defining feature
- Project eliminates detail at side elevation
- Rear alterations not consistent with neighborhood
- Addition's scale not consistent with neighborhood
- Roof deck encroaches on front façade

476 Lombard Street

Department Historic Review Findings

- Departmental CEQA review adequately analyzed project effects on historic resources
 - Secretary of the Interior's Standards for Rehabilitation
 - National Register Bulletin 15
 - Interpreting the Standards (ITS) Bulletin 37
- The project would not result in an impact

476 Lombard St **Historic Resource Determination**

Individually Eligible CRHR Criterion 3 (Architecture)

- Built 1926
- Significant example of Classic and Mission Revival architectural styles
- Designed by master architect

Character-Defining Features

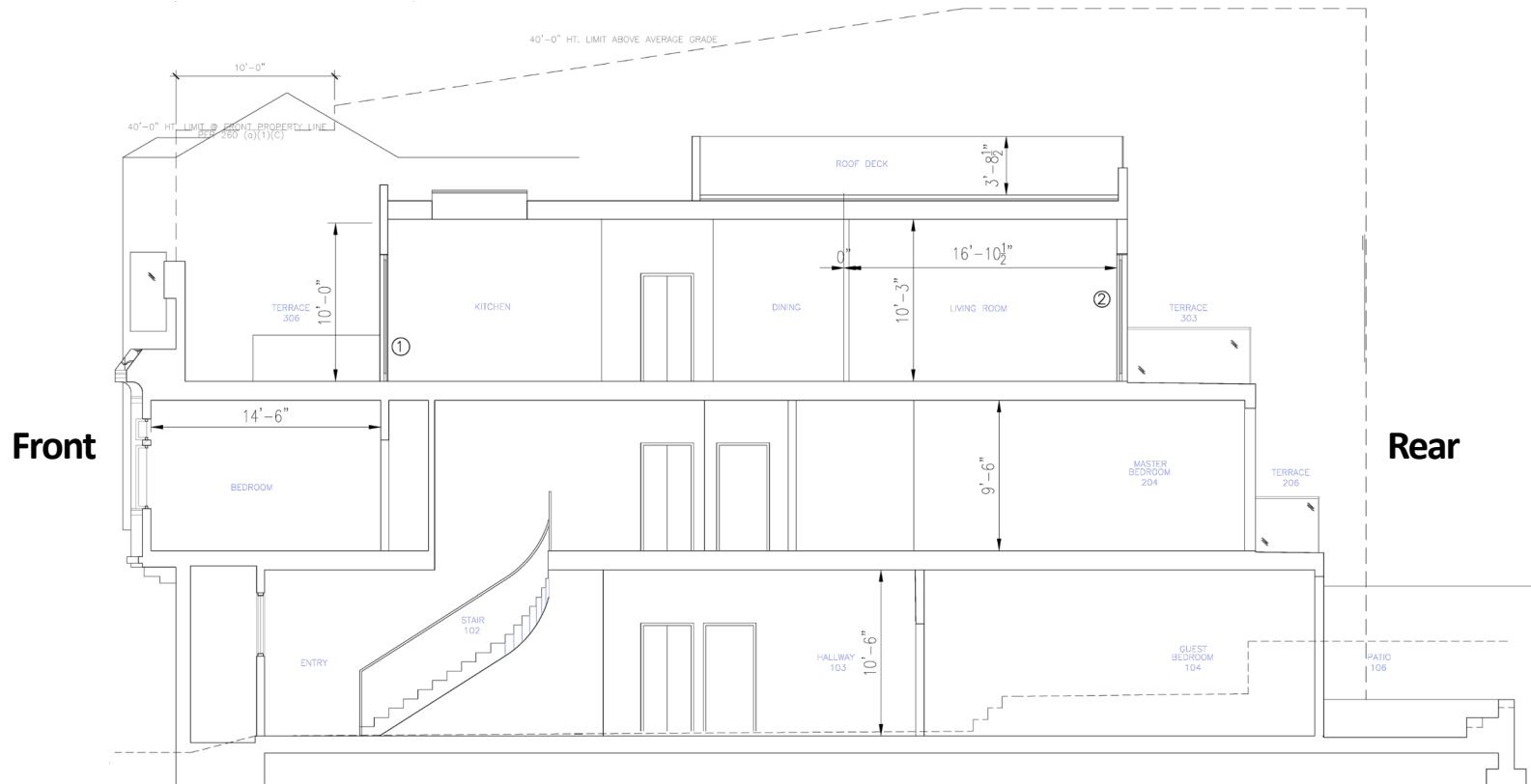
- 2-story massing at front
- Symmetrical front façade
- Brick veneer & recessed entries
- Wood sash colored windows
- Tripartite parapet & clay tile roof



476 Lombard Street



476 Lombard St Proposed Cross Section



476 Lombard Street

