



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: MARCH 16, 2011

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Filing Date: May 5, 2010
Case No.: **2010.0009A**
Project Address: **940 Grove Street**
Historic District: Alamo Square
Zoning: RH-3 (Residential, House, Three-Family)
40-X Height and Bulk District
Block/Lot: 0798 / 010
Applicant: Louis Felthouse, Architecture
1663 Mission Street, Suite 520
San Francisco, CA 94103
Staff Contact Shelley Caltagirone - (415) 558-6625
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Reviewed By Tim Frye – (415) 575-6822
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PROPERTY DESCRIPTION

940 Grove Street, north side between Steiner and Fillmore Streets. Assessor's Block 0798, Lot 010. The three-story residence is the work of master architects Albert Pissis and William Moore. The building was built in 1895 in the Queen Anne style as a single-family house. The building has been used as an educational institution since 1956. The subject property is a contributing building within the San Francisco Alamo Square Historic District. It is immediately adjacent to Alamo Square Park which is located to the west and to "Postcard Row" which is located to the south. It is also listed on the *Here Today* survey (p. 121) and the 1976 Planning Department Architectural Survey with a rating of '2'. It is located in a RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.

The Alamo Square historic district contains buildings in a variety of architectural styles, approximately half of which are Victorian and one-third of which are Edwardian. The typical building height is two to three stories; however, the district contains a number of apartment buildings reaching up to 6 stories in height that are also included as contributing buildings. The Alamo Square Historic District designation report describes the area as "unified in its residential character, relatively small scale, construction type, materials (principally wood), intense ornamentation (especially at entry and cornice), and use of basements and retaining walls to adjust for hillside sites." Historically, the Alamo Square neighborhood was first established as an enclave for primarily upper-middle class residents, often business men and their families. As a result, the area contains a higher than average percentage of architect-designed homes. Later, from about 1912 to 1934, new construction in the neighborhood consisted primarily of apartment blocks, usually replacing earlier large dwellings. During the later half of the period of significance, the district increased in density and attracted a growing number of renters. Physical development of the area essentially ended with the Great Depression.

PROJECT DESCRIPTION

The proposed project involves rehabilitation of the single-family residence at the southern end of the lot; demolition of the school buildings located at the northern end of the lot; construction of three (3) single-family buildings at the northern end of the lot; and subdivision of the lot to create four (4) individual lots. The project would result in the addition of 21,066 square feet of residential use to the existing 9,769 square feet of institutional use, resulting in 30,835 square feet of residential space. Note: The designs of the three new buildings' have been revised in response to Department staff's recommendations to reach better compatibility with the historic district. The attached Certificate of Appropriateness application project description does not reflect these revisions. Please see the attached plans and renderings for the proposed new design.

OTHER ACTIONS REQUIRED

The project will require the subdivision of Lot 010 into 4 lots, each contain one single-family house. The subdivision cannot be approved until the existing non-historic structures at the rear of the lot are demolished.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated landmark or building within a historic district for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.

The proposed work shall be compatible with the historic structure in terms of design, materials, form, scale, and location. The proposed project will not detract from the site's architectural character as described in the designating ordinance. For all of the exterior and interior work proposed, reasonable efforts have been made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which contribute to its significance.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

Standard 1.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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.

Standard 5.

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

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.

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.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public input on the project at the date of this report.

ISSUES & OTHER CONSIDERATIONS

None.

STAFF ANALYSIS

Based on the requirements of Article 10 and the Secretary of Interior's Standards, staff has determined that the proposed work is compatible with the character-defining features of the subject building and with the Alamo Square Historic District.

Standard 1

The project would restore the original single-family use of the property and would require minimal change to distinctive materials, features, spaces, or spatial relationships of the subject building or to the overall character of the historic district. Although the educational use of the building is also historically significant, the building's exterior appearance during the time of Patri's residency and school would be

essentially restored so that the building's educational period is also represented.

Standard 2:

All aspects of the historic character of the building would be retained and preserved. No distinctive materials, architectural elements, or spaces that characterize the property would be removed. The project would mainly remove non-historic portions of the building, such as the upper portion of the fourth floor addition and the rear horizontal additions. The project would thereby restore integrity to the design of the historic building.

Standard 3

No new additions would be constructed and no articulation would be added to the historic building that would mimic that historic character of the building. The proposed railings at the roofs of the existing additions would be wood picket railings in keeping with the style and scale of the historic building, but would be distinct from the historic elements found elsewhere on the building. The proposed basement-level garage would be compatible in design, materials, and details with the historic building but would clearly read as a contemporary feature of the building.

Standard 5:

No distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project. The proposed basement-level garage would not cause the removal of any significant features.

Standard 9:

Siting: While the setting of the historic building would be altered by the construction of three new buildings at the rear of the historic lot, the setting has previously been compromised by the construction of non-historic educational buildings in the historic rear yard. The replacement of these buildings with new residential structures would not further harm the integrity of the setting. Furthermore, the new buildings would be more in keeping with the character of the Alamo Square Historic District than the existing structures. In this way, the project would enhance the streetscape and the setting of the historic building at 940 Grove Street. The siting of the new buildings would be in keeping with the siting of the historic buildings found on the block, with generous front setbacks.

Form & Massing: The proposed heights of the new buildings are in keeping with the predominant heights on the block. The heights will also step up the hill in keeping with the pattern established on the block. Furthermore, the buildings would be more than a half-story shorter than the historic building at 940 Grove Street, preserving its dominant presence on this iconic corner of the Alamo Square Historic District. The volume and scale of the three new buildings are appropriate and comparable to those found on the block and within the district. Each building is composed of a slope-roofed attic level, a three-story main body, and defined basement level. The floors are articulated by string courses at most levels and/or material changes. Each building displays a projecting bay element in keeping with the traditional bays found on this side of Alamo Square Park. Each building also includes a raised, recessed entry with a graciously proportioned concrete stair.

Fenestration: The fenestration of the proposed buildings would be contemporary in scale, grouping, operation, and configuration; however the windows would relate to the historic fenestration in the district with their narrow rectangular form and their regular and loosely symmetrical spacing. The windows would be aluminum-clad wood windows with framing and details similar in proportion and details to the historic windows found within the district.

Materials: The proposed horizontal wood siding would relate well to the historic painted wood siding and shingles found within the district. The proposed asphalt shingle roofs will also reflect the predominant roofing material for gabled roofs in the district. The proposed stone cladding at the bases of the buildings will correlate with the formed concrete foundations and retaining walls found at many of the contributing buildings within the district.

Ornamentation The buildings would be clearly differentiated from the historic buildings by employing less sculptural articulation in ornamentation and modern patterns of siding and stone coursing. Although the buildings would lack ornamentation in comparison to the historic buildings, they would be multi-planar and provide some play of shade and shadow similar to that achieved at the historic facades.

Standard 10: Although unlikely to occur, the proposed buildings could be removed in the future and the open space restored at the rear of the lot without harming the integrity of the historic building since there will be no physical attachment of the buildings. Likewise, the proposed garage could be removed in the future and the new opening closed without harming the integrity of the building.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15332 (Class 32).

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the Secretary of the Interior Standards for Rehabilitation. Staff supports the project with the following conditions:

- The project sponsor shall continue to work with Planning Department Preservation staff on the final design details related to the proposed work.
- The project sponsor shall submit samples of all exterior materials to the Planning Department Preservation staff for review and approval prior to the issuance of any architectural addenda.

ATTACHMENTS

Draft Motion
Certificate of Appropriateness Application
Plan Set, including photographs and renderings

SC: G:\DOCUMENTS\Cases\COFA\Case Reports\940 Grove_3.16.11.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion No.

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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 010 IN ASSESSOR'S BLOCK 0798, WITHIN AN RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on May 5, 2010, Louis Felthouse, Architect (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to rehabilitate the single-family residence at the southern end of the lot; demolish the contemporary school buildings located at the northern end of the lot; construct three (3) single-family buildings at the northern end of the lot; and subdivide the lot to create four (4) individual lots. The subject property is located on lot 010 in Assessor's Block 0798.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on March 16, 2011, the Commission conducted a duly noticed public hearing on the current project, Case No. 2010.0009A ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated February 18, 2011 and labeled Exhibit A on file in the docket for Case No. 2010.0009A based on the following findings:

CONDITIONS OF APPROVAL

- The project sponsor shall continue to work with Planning Department Preservation staff on the final design details related to the proposed work.
- The project sponsor shall submit samples of all exterior materials to the Planning Department Preservation staff for review and approval prior to the issuance of any architectural addenda.

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the contributory building and the Alamo Square Historic District.

- That the project would restore the original single-family use of the property and would require minimal change to distinctive materials, features, spaces, or spatial relationships of the subject building or to the overall character of the historic district. Although the educational use of the building is also historically significant, the building's exterior appearance during the time of Patri's residency and school would be essentially restored so that the building's educational period is also represented.
- That all aspects of the historic character of the building would be retained and preserved. No distinctive materials, architectural elements, or spaces that characterize the property would be removed. The project would mainly remove non-historic portions of the building, such as the upper portion of the fourth floor addition and the rear horizontal additions. The project would thereby restore integrity to the design of the historic building.
- That no new additions would be constructed and no articulation would be added to the historic building that would mimic that historic character of the building. The proposed railings at the roofs of the existing additions would be wood picket railings in keeping with the style and scale of the historic building, but would be distinct from the historic elements found elsewhere on the building. The proposed basement-level garage would be compatible

- in design, materials, and details with the historic building but would clearly read as a contemporary feature of the building.
- That no distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project. The proposed basement-level garage would not cause the removal of any significant features.
 - That while the setting of the historic building would be altered by the construction of three new buildings at the rear of the historic lot, the setting has previously been compromised by the construction of non-historic educational buildings in the historic rear yard. The replacement of these buildings with new residential structures would not further harm the integrity of the setting. Furthermore, the new buildings would be more in keeping with the character of the Alamo Square Historic District than the existing structures. In this way, the project would enhance the streetscape and the setting of the historic building at 940 Grove Street. The siting of the new buildings would be in keeping with the siting of the historic buildings found on the block, with generous front setbacks.
 - That the proposed heights of the new buildings are in keeping with the predominant heights on the block. The heights will also step up the hill in keeping with the pattern established on the block. Furthermore, the buildings would be more than a half-story shorter than the historic building at 940 Grove Street, preserving its dominant presence on this iconic corner of the Alamo Square Historic District. The volume and scale of the three new buildings are appropriate and comparable to those found on the block and within the district. Each building is composed of a slope-roofed attic level, a three-story main body, and defined basement level. The floors are articulated by string courses at most levels and/or material changes. Each building displays a projecting bay element in keeping with the traditional bays found on this side of Alamo Square Park. Each building also includes a raised, recessed entry with a graciously proportioned concrete stair.
 - That the fenestration of the proposed buildings would be contemporary in scale, grouping, operation, and configuration; however the windows would relate to the historic fenestration in the district with their narrow rectangular form and their regular and loosely symmetrical spacing. The windows would be aluminum-clad wood windows with framing and details similar in proportion and details to the historic windows found within the district.
 - That the proposed horizontal wood siding would relate well to the historic painted wood siding and shingles found within the district. The proposed asphalt shingle roofs will also reflect the predominant roofing material for gabled roofs in the district. The proposed stone cladding at the bases of the buildings will correlate with the formed concrete foundations and retaining walls found at many of the contributing buildings within the district.
 - That the buildings would be clearly differentiated from the historic buildings by employing less sculptural articulation in ornamentation and modern patterns of siding and stone coursing. Although the buildings would lack ornamentation in comparison to the historic buildings, they would be multi-planar and provide some play of shade and shadow similar to that achieved at the historic facades.
 - That although unlikely to occur, the proposed buildings could be removed in the future and the open space restored at the rear of the lot without harming the integrity of the historic

building since there will be no physical attachment of the buildings. Likewise, the proposed garage could be removed in the future and the new opening closed without harming the integrity of the building.

- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

Standard 1.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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.

Standard 5.

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

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.

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.

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the historic district for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project is for the restoration of a residential property and will not have any impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the historic district in conformance with the Secretary of the Interior's Standards. The project will also add three single-family houses to the City's building stock.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not reduce the affordable housing supply.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed will not have any impact on industrial and service sector jobs.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Preparedness against injury and loss of life in an earthquake is improved by the proposed work. The work will eliminate unsafe conditions at the site and all construction will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 010 in Assessor's Block 0798 for proposed work in conformance with the architectural plans dated February 18, 2011 and labeled Exhibit A on file in the docket for Case No. 2010.0009A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on March 16, 2011.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 16, 2011

A. OWNER/PROJECT SPONSOR INFORMATION

Property Owner's Name: 21st Century Alamo Square, LLC

Address: 954 Ashbury Street, San Francisco, CA 94117 Telephone: (415) 254-0711

Applicant's Name: Lou Felthouse, Louis H. Felthouse Architects Inc.

Address: 1663 Mission Street, Suite 520, San Francisco, CA 94103-2484

Telephone: (415) 922-5668

Primary Contact for Project Information: Lou Felthouse, Louis H. Felthouse Architects Inc.

Address: 1663 Mission Street, Suite 520, San Francisco, CA 94103-2484

Telephone: (415) 922-5668 Fax Number: (415) 864-6755

Email: lfelthouse@lhfarch.com

File Date: 4/27/10

B. PROJECT INFORMATION

Address of Project: 940 Grove Street, San Francisco, CA 94109

Cross Streets: Steiner Street

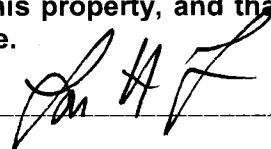
Complete if applicable:

Building Permit Application (BPA) No.: _____

BPA File Date: _____

C. APPLICANT'S AFFIDAVIT

Under penalty of perjury, I, the applicant, declare that I am the owner or authorized agent of the owner(s) of this property, and that the information presented is true and correct to the best of my knowledge.

Signed: 

Louis H. Felthouse
(Print Name of Applicant in Full)

Date: 4/22/10

D. ENVIRONMENTAL DETERMINATION (To be filled out by Preservation Technical Specialist during application intake)

Determination: _____

E. ZONING CLASSIFICATION / HISTORIC RATINGS

Assessor's Block/Lot: Block 798 / Lot 10

Zoning District: RH-3 Height/Bulk: 40-X

Landmark No. and Name: N/A Historic District: Alamo Square

Article 11 Category: N/A Conservation District: N/A

1976 AS Survey Rating: 2 Here Today Page: 121-123

Heritage Rating: N/A Other Surveys: Sect. 106 review, 2S2 Rating

F. PROJECT DESCRIPTION

- Alteration Addition New Construction Demolition

Other: _____

Present/Previous Use: Institutional Proposed Use: Residential

Describe proposed scope of work: The proposed project would convert the property use back to residential from institutional use and the existing lot would be divided into four lots. The original building would maintain full frontage length along Grove Street with a 56-1/2 foot lot frontage on Steiner Street. Three new lots would be created to the north of the original structure along Steiner Street, each measuring 27 feet in width and 125 feet in full lot depth. The proposed houses within these lots would be four stories in height and rectangular in plan, occupying the full width and approximately 75 percent of the lot depth allowing for a rear yard at the east.

For the proposed project at 940 Grove Street, the historic 1895 building, its truncated gable and shed roof additions and the east addition on Grove Street would remain. The non-historic building additions, including those attached to the original north façade, the north addition along Steiner Street, play yard addition, and play equipment would be removed. See next section for description existing features and materials to be removed,

The proposed design would lower the existing grade at the east yard, at the existing building, and rear yards at each proposed house, stepping down successively from the south to north, along the east property line. Intermediate concrete retaining walls running east to west would divide each of the rear yards. The lowering of the yards and a proposed garage planned for the adjacent property to the east at 930 Grove Street, would require coordinated replacement of the shared east retaining wall that has

already been deemed inadequate by city officials.¹ The shared north retaining wall, also deemed structurally inadequate,² would also be replaced with a new concrete retaining wall and coordinated with the neighbor at 812 Steiner Street. The proposed north, east and intermediate yard retaining walls would rise just above the proposed grade level and a wood fence would be placed above each wall. The northern portion of the existing retaining wall along Steiner Street would be removed for the construction of the proposed houses with a section of the existing wall remaining only at the base of the existing building. In the past, the existing Grove Street retaining wall was cut at the Steiner Street corner to allow a handicapped ramp access to the main south entry. The Grove Street retaining wall would be rebuilt at this location to match the adjacent original wall and a new driveway entry would be cut in front of the east addition.

Along the main (south) façade of the historic building, the non-historic ramp, bike rack and wood yard screen along the Grove Street facade would be removed and made open for landscaping. At the east addition, a new garage would be added under the bay window. The grade for the driveway would be lowered and sloped down to Grove Street. The original retaining wall aligned with the proposed garage door would be cut to provide an eleven foot wide access to Grove Street. The existing gate to the east of the proposed garage access would remain. A series of new stairways along the yard side of the Grove Street retaining wall would access each level created by the proposed grade changes. One stairway would lead from the existing south landscaped area at the original structure down to the proposed driveway level. The second stairway would lead from the driveway to the lower east yard.

The existing south and east façades of the east addition would be modified. The east addition's existing layering of blank surfaces and angled roof lines would be revised to a four-story rectilinear composition with string courses, compatible with the original façade, and windows and doors that provide scaled elements and articulation. The exterior of the basement level would become visible with the proposed lowered grade level. A proposed flight of stairs with railing would extend from the south at the lowered east yard to a proposed gabled entry at the east façade, first floor level. This proposed entry would replace an existing covered entry. The massing of the existing east addition at the first and second floor levels would remain substantially the same. The roof decks at these levels would each be enclosed with a clear glass guard rail. The angled roof form of the existing north stair addition, visible above the second floor roof from the south and east, would be modified to appear as a horizontal parapet with a string course at the east concealing a new shed roof visible only from the north.

The north façade additions, including a lean-to addition at the east addition, a three-story stairway, and a two-story addition at the west, would be removed to the plane of the original structure allowing the historic gable to be revealed. The irregular window placement and string courses proposed on this tertiary wall façade would provide limited articulation. The grade changes along the east property line yards would also lower the grade along the north façade of the original building at 940 Grove Street to reveal the basement story. Two doors from the proposed basement story would provide access to the alley between the original building and the three proposed houses to the north.

The Steiner Street façade of the original building would remain substantially intact. Along the street, a proposed gate would provide access by stair to the north walkway between the original building and proposed houses to the north.

¹ City and County of San Francisco Building Department. Notice of Violation for 940 Grove Street. San Francisco, 9 August 2005. 940 Grove Street Disclosure Package prepared by McGuire Real Estate, p. 57. The document notes the cracking and displacement of the east rock retaining wall.

² Choi, Michael. Personal letter from owner of 812 Steiner Street to Linda Wohlrabe of Burt Children's Center, 14 February 2006. 940 Grove Street Disclosure Package prepared by McGuire Real Estate, p. 82. The letter notes that the north retaining wall has cracks, holes and inadequate drainage as identified by the neighbor's structural and soils engineer.

The proposed houses would abut each other except where light wells would occur at approximately mid-building. The original structure at 940 Grove Street would be separated from the proposed house to the north by approximately six feet. The northernmost proposed house, adjacent to the existing building at 812 Steiner Street, would be three feet from the property line except where a portion of the proposed living space would project to the property line to meet the similar projection of the existing adjacent building. This projection would be set back from the Steiner Street façade past the center of the building and would have a secondary entry at the first story with windows at the upper stories facing east and west. The façades of the two proposed buildings to the south would front on the property line. The street façade of the northernmost proposed house would be set back halfway between that of the proposed south houses and the adjacent historic building at 812 Steiner Street.

The street façade of each proposed building along Steiner Street would be comprised of four stories and three vertical bays. The bays, windows, and doorways of each proposed building, alike in design, would be arranged differently for variation between façades. Each story would be separated by a band of siding rather than an articulated string course. The lowest story would be articulated in coursed composite siding or stone tile and would have a garage entry and an opening leading to a stair up to the main entry. The garage openings would be spaced to avoid existing trees along the sidewalk. The second and third stories would be composed of three bays: a rectangular bay window projecting from the façade, a center bay with windows, and a narrow entry bay recessed from the street façade at the property line. The projecting bay would have a finish such as painted marine-grade plywood with a large street-facing window with offset muntins to provide an unobstructed view. The upper stories would be clad in horizontal wood siding with different widths of siding at each vertical bay. The secondary windows would be awning type with low horizontal muntins. The upper-most story would have an exterior deck with glass guardrail crowning the third story. The guardrail would undulate with the planes of the vertical bays below. The gable end would be set back six feet from the three-story Steiner Street façade. The gable would have an upper centered window, projecting eave and lower full height windows and entry doors at the proposed deck. The gable roof would extend back a quarter of the length of the building. The rear portion would have a flat roof with a parapet wall. The rear façade of the uppermost level would be set back from the lower stories with a ten foot deep deck overlooking the rear yard. The four-story rear façade would be primarily glazed with intermediate vertical mullions, clear glass railings and solid separations expressing the wall structure.

Describe existing features and materials to be removed: For the proposed project at 940 Grove Street, the historic 1895 building, its truncated gable and shed roof additions and the east addition on Grove Street would remain. The non-historic ramp, bike rack, and wood yard screen along the Grove Street facade would be removed and made open for landscaping. The non-historic building additions at the north would be removed, including those attached to the original north façade, the north addition along Steiner Street, play yard addition, and play equipment. The non-historic north additions are described as follows:

The north façade is composed of the original structure obscured by several additions clad in drop siding. (See HRE Appendix C - Image 7, 9 & 10) At the east, an enclosed one-story lean-to is attached to the rear of the two-story Grove Street east addition. Adjacent to the lean-to is a tower-like three-story stairway addition with one, tall, narrow, offset window at the first story and at the west side of the third story and a larger centered window at the second story. Flanked by the stairway and the one-story Steiner Street addition at the west is a two-story addition, articulated with two larger windows at the first story and small square corner windows at the second story. Above the two-story addition, is an elongated shed dormer, with three windows, that projects from the sloped roof on the west side of a historic gable.

The north addition along Steiner Street is a one-story addition comprised of five bays over a continuous retaining wall, a story in height above the sloping sidewalk. (See HRE Appendix C - Image 7 & 8) The roof is composed of virtually flat areas of differing heights. Along Steiner Street, the addition's wall surface, from which four bay windows protrude, aligns and relates to the first story of the original

structure. The addition's wall surface is articulated with horizontal siding capped with a flat projecting board course that runs between the window bays. The window bays are finished in painted stucco with wood end boards and simple panel decoration. The plan of the projecting windows is rectangular. The bay windows have metal sash with three divisions facing the street and single windows on each side. The rear (east) elevation of the Steiner Street addition is clad in plywood at the stepping roofline and siding under the windows. The large multi-pane windows are separated by concrete posts topped with projecting beam ends. The roof eave is lapped with metal flashing.

Within the yard, a one-story addition extends from the Steiner Street addition to the east along the north side of the play yard. (See HRE Appendix C - See Image 18) The addition has a flat roof, board-faced eave over projecting roof beams, walls clad in unpainted drop siding and plywood boards over a concrete base. The door and fixed window openings have simple wood board trim.

Note: Attach continuation sheets, if necessary.

G. COMPLIANCE WITH APPLICABLE PLANNING CODE PRESERVATION STANDARDS

In reviewing applications for Certificates of Appropriateness, the Landmarks Board will consider whether the proposed work would be appropriate for and consistent with the purpose of Article 10 of the Planning Code. Please describe below how the proposed work would preserve, enhance, or restore, and not damage or destroy, the building's exterior architectural features:

The classroom additions constructed at Steiner Street and along the north property line disrupted the historic house's original massing and form. Under the proposed project, these additions would be removed to restore the historic building's massing. The original building would also be returned to a residential use from institutional. As the most prominent, intact and visible portions of the historic resource, the street facades are a critical consideration in assessing the project-specific impacts of the proposed project at 940 Grove Street. Along the main Grove and Steiner Street facades, the proposed project would have no substantial impact since the original structure would remain intact. Changes would occur only at the non-historic east addition, which would be retained. Under the proposed project, various non-historic additions at the north would be removed to reveal the original plane of the north façade and its articulation, including an existing gable, previously obscured by the additions. The rehabilitation would use appropriate repair methods to avoid damage to historic materials. The proposed project would retain and preserve the historic character of the original building.

This question applies to proposed work in historic districts only. Describe how the proposed project is compatible with the character of the pertinent historic district described in the specific appendix to Article 10 of the Planning Code. (Appendices B through K of Article 10 provide in-depth information on each of the individual historic districts, describing their unique features and particular standards for review within the district.)

The proposed project considered the character and integrity of the context. As noted in the original designation files, the ratings of the structures within the Alamo Square Historic District are for the most part contributing, with a few non-contributing structures.³ Over three-quarters of the buildings date within the period from 1870 to 1910, contemporary with the historic structure at 940 Grove Street. The remaining structures, apartment buildings and a school, are from the 20th Century.⁴

Along Steiner Street, the buildings within block 798 all appear to be historic residences with the exception of the existing institutional-style north addition at 940 Grove Street. The proposed houses would be compatible with the context, replace the non-contributing north addition and play yard addition, and restore a residential feeling to the street frontage.

Along Grove Street, the buildings within block 798 vary in age and size. 940 Grove Street and its adjacent historic neighbor, 930 Grove Street on lot 9, are contemporary to each other. Within the last 10 years, lot 9 was subdivided and two new condominium buildings (at 926 Grove Street) were constructed. The current resident of 930 Grove Street proposes the construction of a garage that would require excavation along the east property line retaining wall that exists between lots 9 and 10. Just past the condominiums is a historic building that is listed as compatible in the Alamo Square Historic District designation files.⁵ The easternmost building at the end of the block is a large 20th Century apartment building. The block along Grove Street is somewhat fragmented but the subject property would retain character in relationship to its historic neighbors.

The design of the proposed houses generally shares the characteristics of the Alamo Square Historic District. The kit of parts, compatible with the district characteristics, include a lot width between 25 to 50 feet, a building height of two to three stories with a basement and attic level, projecting bay, tall and narrow windows, gable roof, string courses separating each story, a wide coursed base, siding at upper stories and access to the front entry by stair.⁶ The proposed houses would also be differentiated in several ways from adjacent historic structures:

1. The overall façade composition of the proposed houses would be less sculptural in articulation than the adjacent historic buildings. The adjacent historic properties have distinct articulated entry compositions and fine ornamentation at gables, eaves and at string courses.⁷ The proposed houses would have a recessed entry with no distinct articulation. The facades of the proposed houses would lack ornamentation but would be multi-planar and provide some play of shade and shadow for perception of depth. If it was used at the proposed buildings, ornamentation could compete with and detract from that of the adjacent historic structures and distract from the true sense of historical

³ Inventory of properties, block/lot number and compatibility to the Alamo Square District, undated. City and County of San Francisco Planning Department, Alamo Square Historic District Designation Files.

⁴ Bloomfield, Anne. *Alamo Square Historic District, Prepared for the San Francisco Landmarks Preservation Advisory Board*, 18 January 1984, p. 2. City and County of San Francisco Planning Department, Alamo Square Historic District Designation Files.

⁵ Inventory of properties, block/lot number and compatibility to the Alamo Square District, undated. City and County of San Francisco Planning Department, Alamo Square Historic District Designation Files.

⁶ Bloomfield, Anne. *Alamo Square Historic District, Prepared for the San Francisco Landmarks Preservation Advisory Board*, 18 January 1984, p. 2. City and County of San Francisco Planning Department, Alamo Square Historic District Designation Files.

⁷ *Ibid.*

development. The proposed project would carefully consider materials and articulation to express a contemporary residential aesthetic that would avoid an institutional feeling and maintain compatibility with the historic residential neighborhood.

2. The district case report for the district designation notes that tall, narrow wood double-hung windows (with horizontal mid-rail) are the most common type.⁸ The metal awning-type windows at the proposed houses would have a tall vertical orientation with a thin sash profile and low horizontal muntin. The larger bay window would have offset muntins to the maximize view, creating a narrow sidelight similar to the elevation perception of a half-octagonal projecting bay. Although the window design would contrast with common district characteristics, the overall window shape and intention would be compatible.

3. The district case report notes that wood is used most for exterior finishes, particularly siding and decoration, and notes that the base of buildings is predominantly masonry.⁹ The proposed buildings would have a masonry base (either composite siding material or stone tile) with upper stories clad in horizontal siding, marine-grade plywood at projecting bays and glass guardrails at roof decks. The proposed siding would vary (in width and style) by vertical bay in contrast with the district's historic structures where siding generally varies (in width or style) by horizontal course level. The finish, texture, size and detailing of proposed exterior materials would be carefully considered. The clear glass guardrails would allow the building to read fully and material selection would minimize glare. The exterior finishes of the proposed project would be compatible with and differentiated from the common district finishes.

4. The size and bulk of the proposed buildings would generally comply with planning requirements and district characteristics. The proposed houses would be similar in size, in plan, to the original structure at 940 Grove but would be larger than the adjacent properties to the north with less perimeter fluctuation. Even so, the perception of mass along Steiner Street would be reduced by the various planes of the three-bay façade. The historic gables in the area generally sit forward, aligned with the property line and define the skyline of the street. The proposed houses would have a set back upper-story gable that would reduce the scale of the building and allow its shape to read as flat at the top as viewed from the sidewalk but gabled from a distance. The proposed gable remembers its context but avoids an attempt at mimicry by its recession from the main three-story façade.

Note: Attach continuation sheets, if necessary.

H. COMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS (STANDARDS) FOR THE REHABILITATION OF HISTORIC PROPERTIES

Please describe how the proposed project meets the following 10 rehabilitation Standards. Please respond to each statement as completely as possible (i.e. give reasons as to *how* and *why* the project meets the Standards rather than merely concluding that it does so).

1. The property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships:

When first constructed, the historic building at 940 Grove Street was used as a residence and was made institutional in 1949. Several additions were constructed to support the building's institutional use including the enlargement of an early utilitarian east addition, construction of a north addition along

⁸ Bloomfield, Anne. *Alamo Square Historic District, Prepared for the San Francisco Landmarks Preservation Advisory Board*, 18 January 1984, p. 2-3. City and County of San Francisco

Planning Department, Alamo Square Historic District Designation Files.

⁹ Ibid.

Steiner Street and the play yard addition along the north property line, and miscellaneous additions on the north façade of the original building. The building continued to be used as an institutional property until 2009 when it was purchased by the current owner. Under the proposed project, the various non-historic additions at the north would be removed and the historic building would be returned to a residential use complying with *Secretary's Standard 1*.

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 the property will be avoided:

The proposed project would have no substantial impact on the original structure, which would remain intact. The non-historic north and play yard additions would be removed and changes would occur only at the non-historic east addition. The height of the north façade would increase with the proposed lowering of grade. This façade is secondary and would not be readily visible from the street. The proposed project would retain and preserve the historic character of the original building complying with *Secretary's Standard 2*.

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:

No new additions would be constructed and no articulation would be added to the historic building but the east addition would remain under the proposed project. The existing east addition has a one-story profile in line with the main (south) façade, articulated similarly to the historic building. The addition also has set back upper stories, articulated minimally with siding, trim boards limited openings. The massing of the existing addition allows it to be read separately from the historic building but the lack of articulation at the upper stories and east façade detract from the historic aesthetic. Under the proposed project, new openings, trim and string courses would be added to make the addition more compatible with the historic building. New glass railings would be added at the roof decks and a new east gable entry would replace an existing enclosed entry. With the proposed lowering of grade, the height of the addition would increase one story and a new garage opening would be added. Although new trim and string course articulation would be similar to the historic building, the glass railings and garage door opening would differentiate the addition from the historic. In addition, the massing of the addition would remain secondary to the historic building to avoid correlation with the original structure and create a false sense of historical development complying with *Secretary's Standard 3*.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved:

The original structure at 940 Grove Street is a historic resource and, as determined through research, there are no subsequent alterations that have historical significance related to the design of the original structure or its most significant associations. Therefore, removal of the non-historic additions at the north by the proposed project would not affect the integrity of the historic building as a resource. The historic structure would be retained and rehabilitated to comply with *Secretary's Standard 4*.

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

At the historic building, the exterior finishes and features would be retained. The main south and west facades are substantially intact and would remain. Where the non-historic additions at the north façade would be removed, historic material, including a gable obscured by the addition, would be retained complying with *Secretary's Standard 5*.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence:

The main south and west facades may require repair of deteriorated historic materials, which would be rehabilitated to match the existing intact material. Where non-historic additions would be removed, the north façade would require infill of openings and replacement of siding and trim, in-kind. The restoration of missing, damaged or deteriorated articulation and finishes would be in-kind and would be based on documentary and physical evidence complying with *Secretary's Standard 6*.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used:

The rehabilitation would use appropriate repair methods to avoid damage to historic materials. The proposed project would not use sand blasting or chemical methods that would etch or damage historic finish materials. Specifications would require that contractors have at least five years of experience in the rehabilitation of historic materials.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken:

Archaeological resources that are discovered during the proposed project would be protected and their removal mitigated according to Planning Department procedures and requirements.

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 shall 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 original lot was the largest for a residence surrounding Alamo Square. The original structure at 940 Grove Street was constructed at a prominent corner, leaving a greater portion of the property unbuilt, as shown on early Sanborn maps.¹⁰ Although the residence was not substantially larger than its contemporaries, the other residences in this area were confined to a typical narrow plot.¹¹ In subsequent periods, three large additions were constructed within the open lot area. The proposed project would substantially remove these additions but would also construct new houses to fill the space created by demolition. Although the open area of the lot, now lost, would not be re-created, the proposed lot dimensions would match the common lot sizes in the Alamo Square Historic District.

In terms of detailing, the proposed project would carefully consider materials and articulation for the new houses to express a contemporary residential aesthetic that would avoid an institutional feeling and maintain compatibility with the historic residential neighborhood. The design of the proposed houses would consider the context of the Alamo Square Historic District but avoid an attempt at mimicry and competition by being less sculptural in articulation than the adjacent historic buildings. The proposed project would be distinct from but also respect the historic character of the Alamo Square Historic District and adjacent historic buildings complying with *Secretary's Standard 9*.

¹⁰ *Insurance Maps of San Francisco, California*. New York: Sanborn-Perris Map Co., 1893. San Francisco History Center, Sanborn Map Company Fire Insurance Maps, microfilm 1886-1893, Vol. 4, Sheet 117b.

¹¹ Bloomfield, Anne. *Alamo Square Historic District*, Prepared for the San Francisco Landmarks Preservation Advisory Board, January 18, 1984, p.2. City and County of San Francisco Planning Department, Alamo Square Historic District Designation Files.

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 not be impaired:

The proposed houses would abut each other except where light wells are installed at approximately mid-building along the length. The original structure at 940 Grove Street would be separated from the proposed house to the north by approximately six feet. The northernmost proposed house, adjacent to the existing building at 812 Steiner Street, would be three feet from the property line except, at mid-building, where a portion of the proposed living space projects to the property line to meet the similar projection of the existing adjacent building. Overall, the proposed house would be separated from adjacent historic structures, so that, if removed in the future, the integrity of the historic properties and surrounding district would not be impaired complying with *Secretary's Standard 10*.

Note: Attach continuation sheets, if necessary.

I. APPLICATION FILING FEE (DETERMINED BY PROJECT CONSTRUCTION COST)

Please refer to the Planning Department Fee Schedule for fees related to this application. The Fee Schedule may be obtained from the Planning Department's website at www.sfgov.org/planning or in person at the Public Information Counter (PIC) located at 1660 Mission Street, San Francisco, CA 94103. For question related to the Fee Schedule, please call the PIC at 415.558.6377.

Effective September 1, 2008

REHABILITATION & ALTERATIONS

940 GROVE STREET SAN FRANCISCO, CA

NEW RESIDENCES

802, 804 & 808 STEINER STREET SAN FRANCISCO, CA

REHABILITATION & ALTERATIONS
940 GROVE STREET
SAN FRANCISCO CA.

NEW RESIDENCES
802, 804 & 808 STEINER STREET
SAN FRANCISCO CA.



APPROVED _____ DATE _____

MANSION AT 940 GROVE STREET



DRAWING INDEX

- T-1 TITLE SHEET
- T-1.1 STEINER STREET RENDERING
- P-1 PHOTO CONTEXT & AERIAL VIEW
- F-1 NEW RESIDENCES - FINISHES & MATERIALS
- F-2 NEW RESIDENCES - FINISHES & MATERIALS
- C-1 SITE SURVEY
- A-1.0 (E) SITE/ ROOF PLAN, SITE AND 2ND FLOOR DEMOLITION PLAN
- A-1.1 DEMOLITION PLANS
- A-1.2 DEMOLITION PLANS
- A-2.0 PROPOSED SITE PLAN
- A-2.1 FIRST AND SECOND FLOOR CONSTRUCTION PLANS
- A-2.2 THIRD AND FOURTH FLOOR CONSTRUCTION PLANS
- A-5.0 EXISTING EXTERIOR ELEVATION
- A-5.1 EXISTING EXTERIOR ELEVATIONS
- A-5.2 EXISTING EXTERIOR ELEVATION
- A-5.3 PROPOSED EXTERIOR ELEVATION
- A-5.4 PROPOSED EXTERIOR ELEVATIONS
- A-5.5 PROPOSED EXTERIOR ELEVATION
- A-2.1 1ST & 2ND FLOOR CONSTRUCTION PLANS 802 STEINER
- A-2.2 3RD & 4TH FLOOR CONSTRUCTION PLANS 802 STEINER
- A-2.1 1ST & 2ND FLOOR CONSTRUCTION PLANS 804 STEINER
- A-2.2 3RD & 4TH FLOOR CONSTRUCTION PLANS 804 STEINER
- A-2.1 1ST & 2ND FLOOR CONSTRUCTION PLANS 808 STEINER
- A-2.2 3RD & 4TH FLOOR CONSTRUCTION PLANS 808 STEINER
- A-5.1 ELEVATIONS
- A-5.2 ELEVATIONS
- A-5.3.2 ELEVATIONS 802 STEINER
- A-5.3.4 ELEVATIONS 804 STEINER
- A-5.3.8 ELEVATIONS 808 STEINER

3 NEW RESIDENCES AT 802, 804 & 808 STEINER STREET



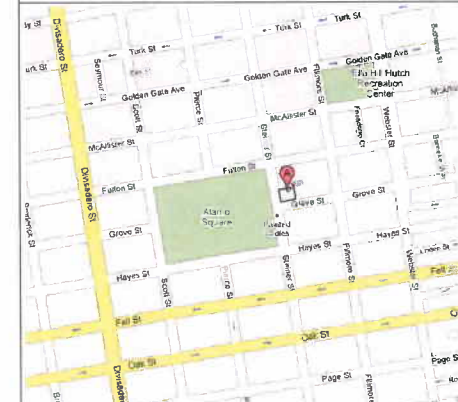
GENERAL NOTES

- 1.01 ALL WORK SHALL BE DONE IN CONFORMANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND CITY ORDINANCES, THE 2007 CALIFORNIA BUILDING CODE, THE 2007 CALIFORNIA ELECTRIC CODE, REQUIREMENTS AS ESTABLISHED BY STATE AND LOCAL FIRE MARSHALS.
- 1.02 FOR GENERAL CONDITIONS, REFER TO AIA DOCUMENT A201, LATEST EDITION, WHICH IS HEREBY MADE PART OF THIS CONTRACT.

PROJECT SCOPE

DEMOLISH SCHOOL ADDITIONS, RESTORE HISTORIC MANSION, SUBDIVIDE LOT INTO 4 LOTS & FRECT 3 NEW SINGLE FAMILY RESIDENCES

VICINITY MAP



PROJECT DATA

PROJECT ADDRESS: 940 GROVE STREET, SAN FRANCISCO, CA 94117
 BUILDING CODE: 2010 CALIFORNIA BUILDING CODE W/ 2010 SAN FRANCISCO AMENDMENTS
 ZONING: RH3
 OCCUPANCY: R-3
 TYPE OF CONSTRUCTION: V-B
 BLOCK: 0798
 LOT: 10

ISSUE RECORD	DATE	BY
SITE PERMIT	12/01/09	-
ARC	5/25/10	-
ARC & PPA COMMENTS	8/24/10	-
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/18/11	-

CAD FILE: _____
 PROJECT #: _____ #
 APPROVED BY: _____ LHF
 SCALE: AS NOTED



LOUIS H. FELTHOUSE ARCHITECT INC.
 1663 MISSION STREET
 SUITE 520
 SAN FRANCISCO, CA 94103
 PHONE: (415) 922-5668
 FAX: (415) 864-6755

TITLE SHEET
 T-1

APPROVED	DATE

ISSUE RECORD	DATE	BY
ARC & PPA COMMENTS	08/24/10	-
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/16/11	-

CAD FILE:	
PROJECT #	#
APPROVED BY	LHF
SCALE	AS NOTED

NOT FOR CONSTRUCTION

LOUIS H. FELTHOUSE ARCHITECT INC.
 1663 MISSION STREET
 SUITE 520
 SAN FRANCISCO, CA 94103
 PHONE (415) 922-5668
 FAX (415) 864-6755

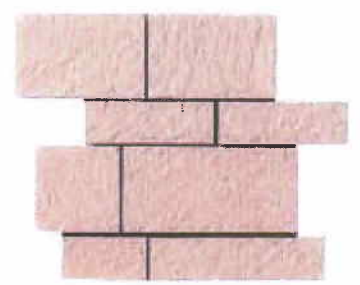
FINISHES & MATERIALS



5. ASPHALT COMPOSITION



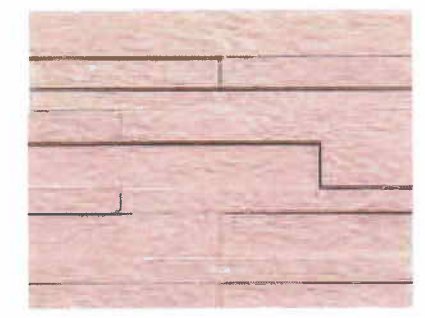
6. EXTERIOR SMOOTH PANEL MATERIAL



7. MOSAIC BASE
 MATERIAL: 808 STEINER



8. 12 X 24 BASE
 MATERIAL: 804 STEINER

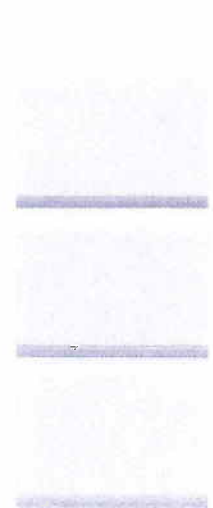


9. SPLIT FACE BASE
 MATERIAL: 802 STEINER

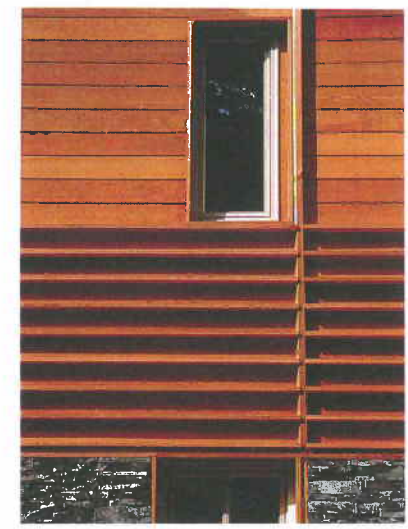
1. PARTIAL ELEVATION



2. NARROW SIDING



3. WIDE SIDING



4. WOOD GUARDRAIL



10. COLOR OPTIONS FOR BASE STONE AT GARAGES

NEW RESIDENCES
808, 804, 802 STEINER
SAN FRANCISCO, CA

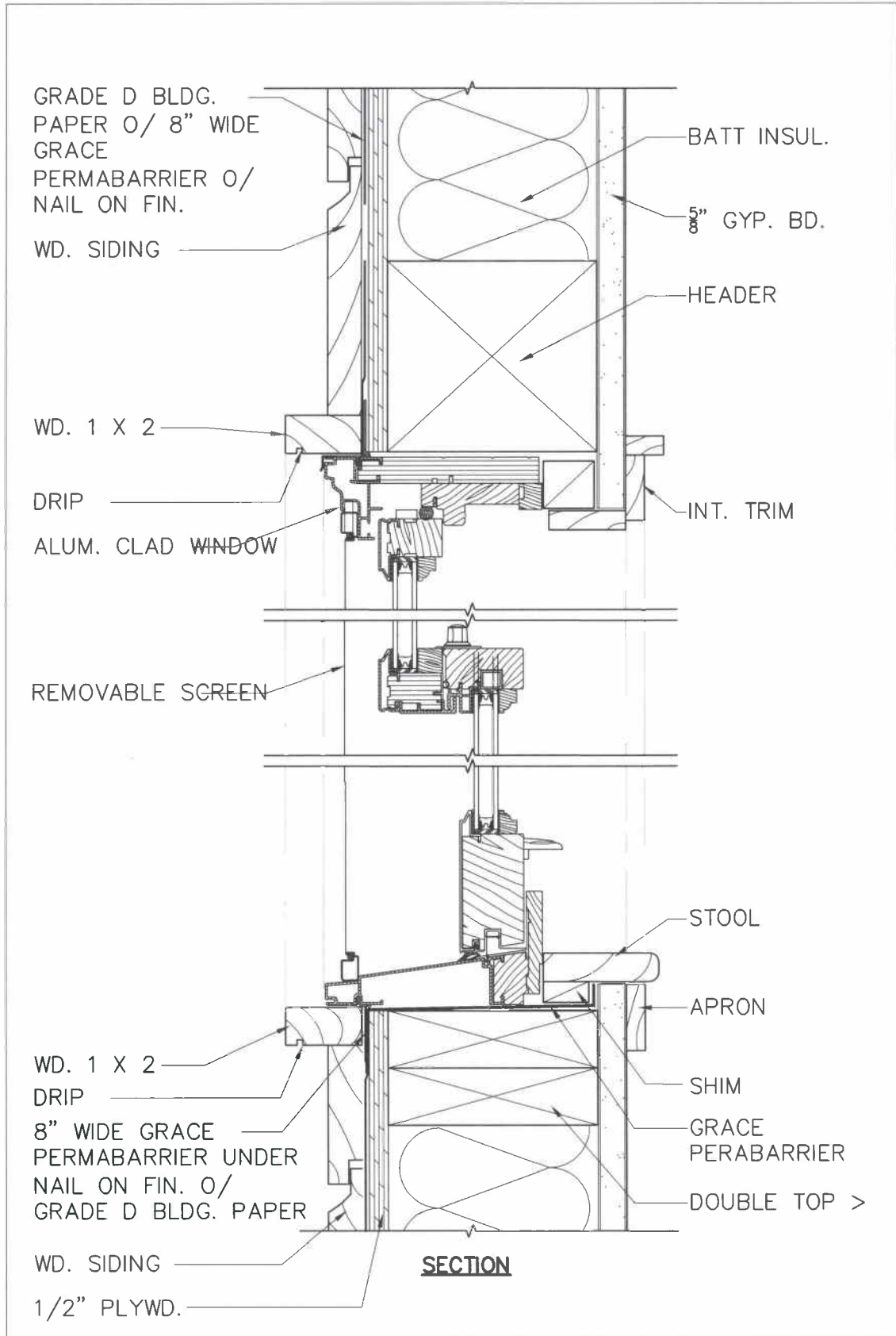
APPROVED _____ DATE _____

ISSUE RECORD	DATE	BY
PRESERVATION STAFF COMMENTS	11/02/10	
PRESERVATION STAFF COMMENTS	02/18/11	

CAD FILE: _____
PROJECT #: _____ # _____
APPROVED BY: _____ LHF
SCALE: _____ AS NOTED

LOUIS H. FELTHOUSE
ARCHITECT INC.
1663 MISSION STREET
SUITE 520
SAN FRANCISCO, CA 94103
PHONE: (415) 922-5668
FAX: (415) 864-6755

FINISHES
&
MATERIALS



1. TYPICAL WINDOW DETAIL



2. TYPICAL SINGLE HUNG WINDOW

WINDOW SECTION
3" = 1'-0"
GLAZ-0002

**REHABILITATION
AND
ALTERATIONS**

**940 GROVE STREET
SAN FRANCISCO CA.**

PRELIMINARY
BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 10, ASSESSOR'S BLOCK 798
WESTERN ADDITION BLOCK NO. 366
LOCATED AT 940 GROVE STREET
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
JULY 2009 SCALE: 1" = 8'

MORAN ENGINEERING, INC.
CIVIL ENGINEERS \ LAND SURVEYORS
1930 SHATTUCK AVENUE, SUITE A
BERKELEY, CALIFORNIA 94704
(510) 848-1930

APPROVED _____ DATE _____

ISSUE RECORD	DATE	BY
SITE PERMIT	11/01/09	-
CERTIFICATE OF APPROPRIATENESS	04/27/10	-
ARC + PPA COMMENTS	08/24/10	-
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/18/11	-

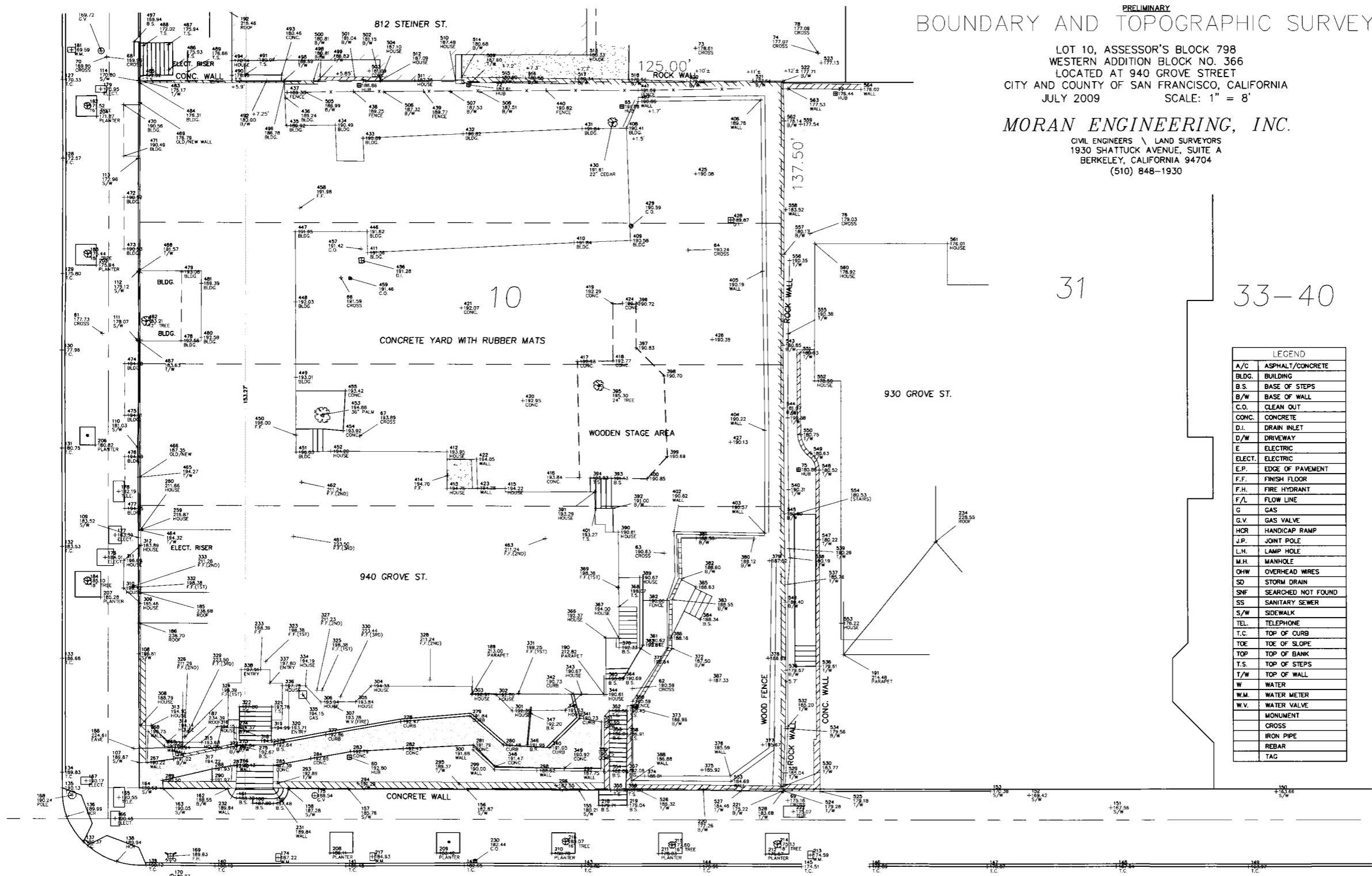
CAD FILE: _____
PROJECT #: _____ #
APPROVED BY: _____ LHF
SCALE: _____ AS NOTED

NOT FOR CONSTRUCTION

**LOUIS H. FELHOUSE
ARCHITECT INC.**
1663 MISSION STREET
SUITE 520
SAN FRANCISCO, CA 94103
PHONE: (415) 922-5668
FAX: (415) 864-6755

**SITE
SURVEY**

C-1



KEY NOTES:

1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.
2. REMOVE (E) TREE (PERMIT APPLICATION TO REMOVE HAS BEEN FILED.)

REHABILITATION AND ALTERATIONS

**940 GROVE STREET
SAN FRANCISCO CA.**



APPROVED _____ DATE _____

ISSUE RECORD	DATE	BY
FOR REVIEW	06.24.09	
FOR REVIEW	10.22.09	
ALAMO SQUARE MEETING	11.23.09	
SITE PERMIT	12.01.09	
CERTIFICATE OF APPROPRIATENESS	04.07.10	
ARC + PPA COMMENTS	06.24.10	
PRESERVATION STAFF COMMENTS	11/02/10	
PRESERVATION STAFF COMMENTS	02/18/11	

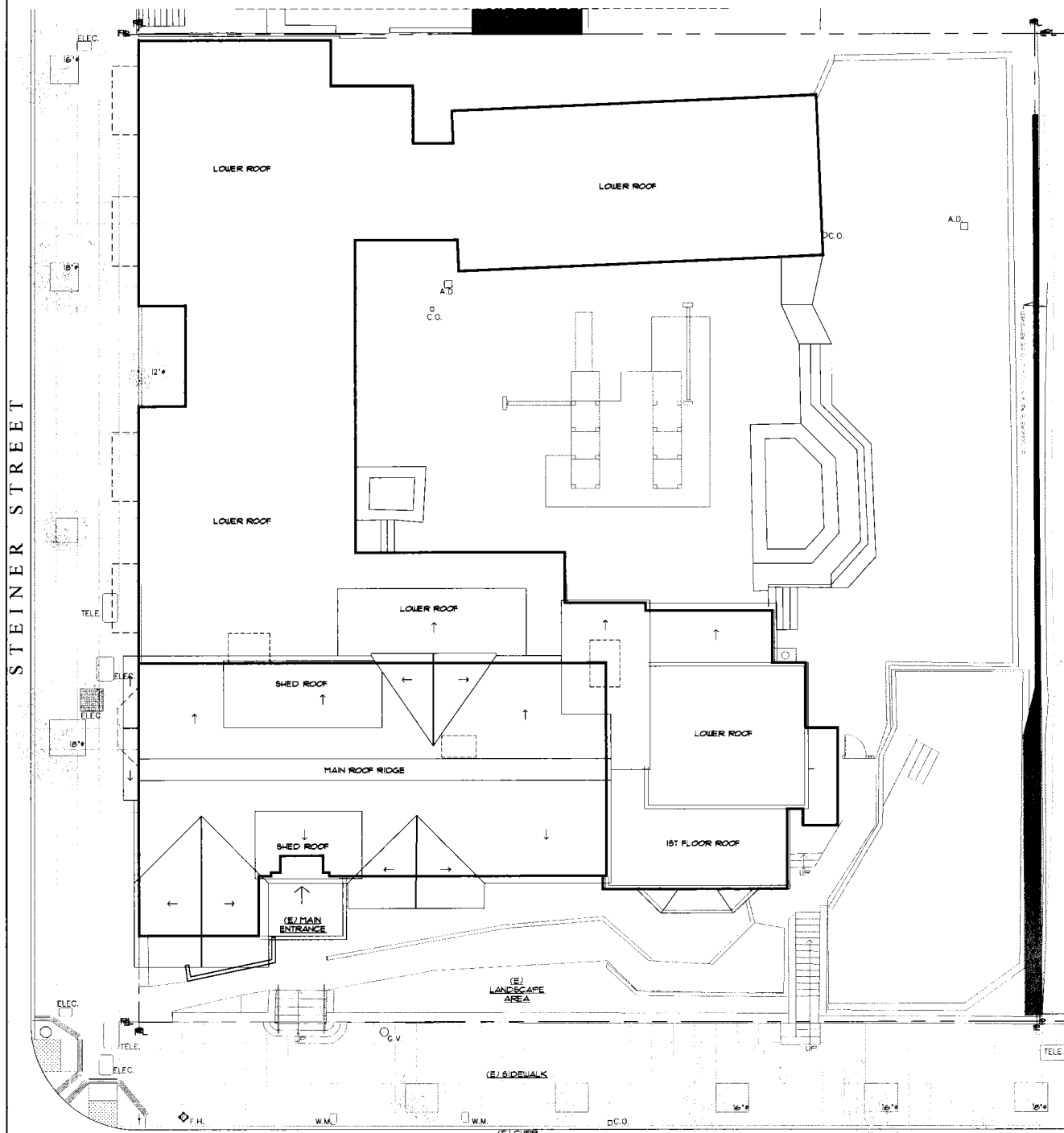
CAD FILE: _____
PROJECT #: _____ # _____
APPROVED BY: _____ LHF
SCALE: _____ AS NOTED

NOT FOR CONSTRUCTION

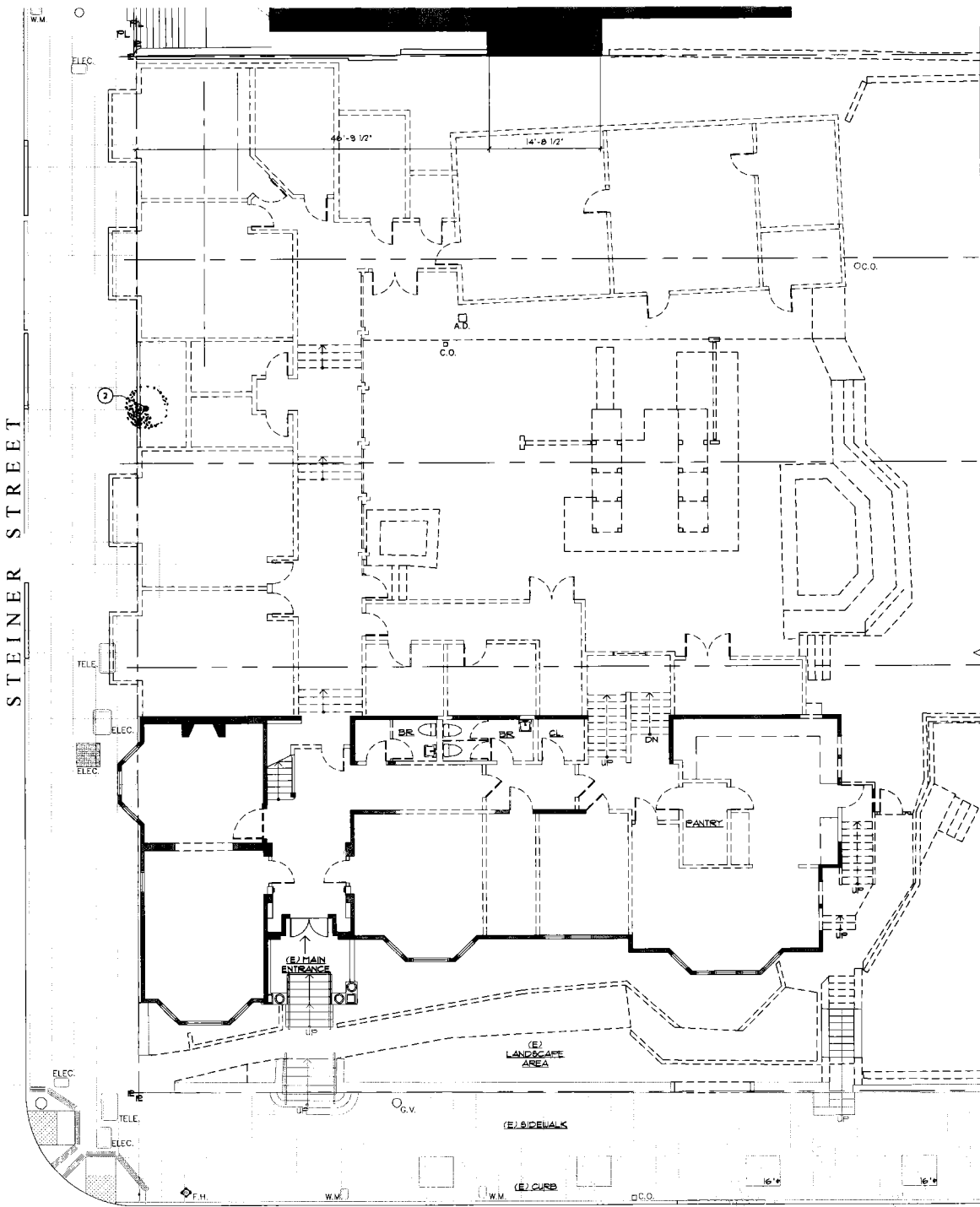
**LOUIS H. FELTHOUSE
ARCHITECT INC.**
1663 MISSION STREET
SUITE 520
SAN FRANCISCO, CA 94103
PHONE: (415) 922-5668
FAX: (415) 864-6755

**(E) SITE / ROOF,
SITE AND 2ND FLOOR
DEMOLITION PLAN**

A-1.0



1 EXISTING SITE / ROOF PLAN FOR REFERENCE
1"8" = 1'-0"



2 SITE AND SECOND FLOOR DEMOLITION PLAN
1"8" = 1'-0"
1' 4' 8' 16' 32'

KEY NOTES:

1 REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS

**REHABILITATION
AND
ALTERATIONS**

**940 GROVE STREET
SAN FRANCISCO CA.**



APPROVED _____ DATE _____

ISSUE RECORD	DATE	BY
REVIEW	06/24/09	
CERTIFICATE OF APPROPRIATENESS	04/07/10	
ARC + PPA COMMENTS	08/24/10	
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/18/11	-

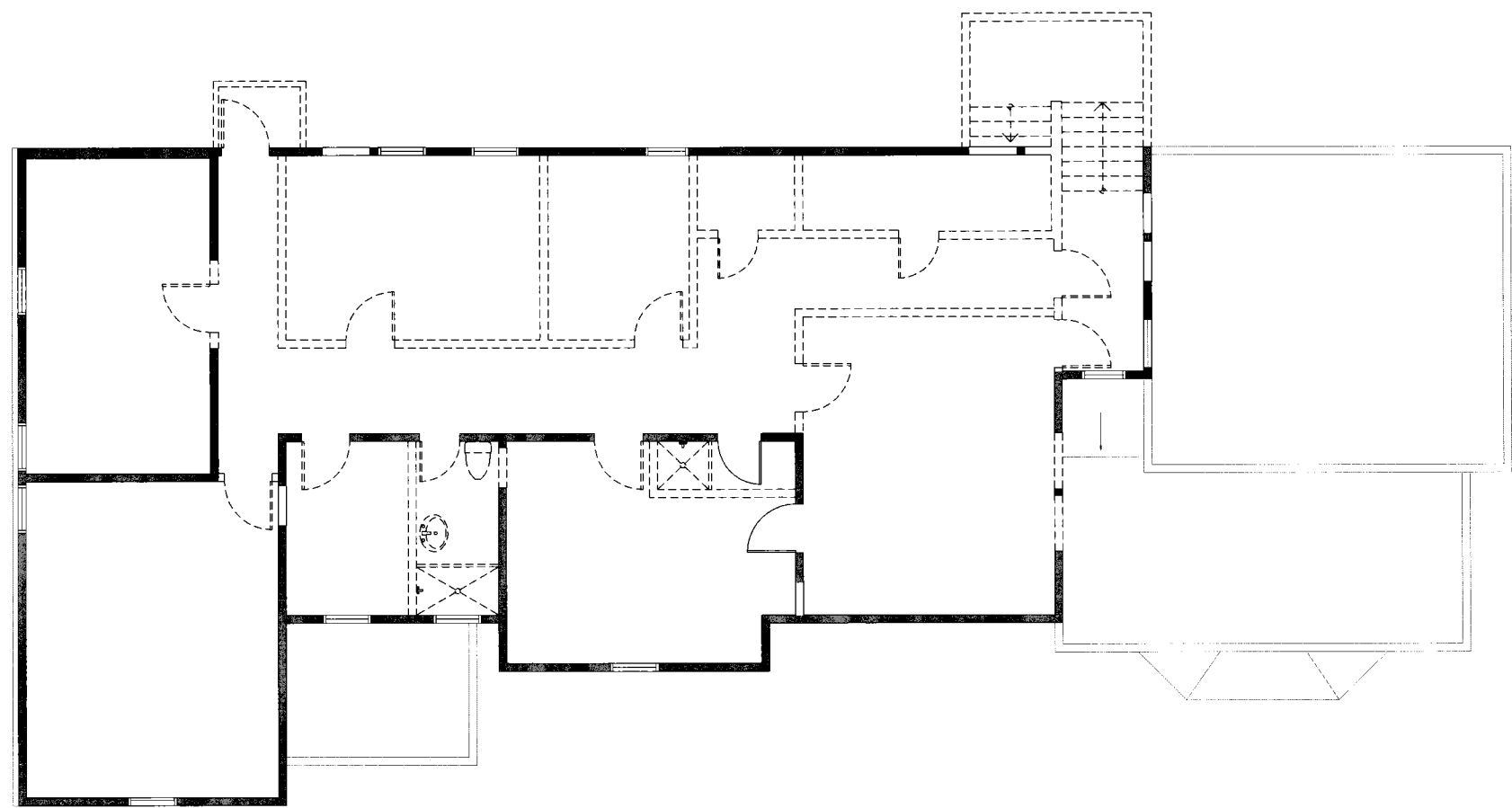
CAD FILE: _____
PROJECT #: _____ # _____
APPROVED BY: _____ LHF
SCALE: AS NOTED

NOT FOR CONSTRUCTION

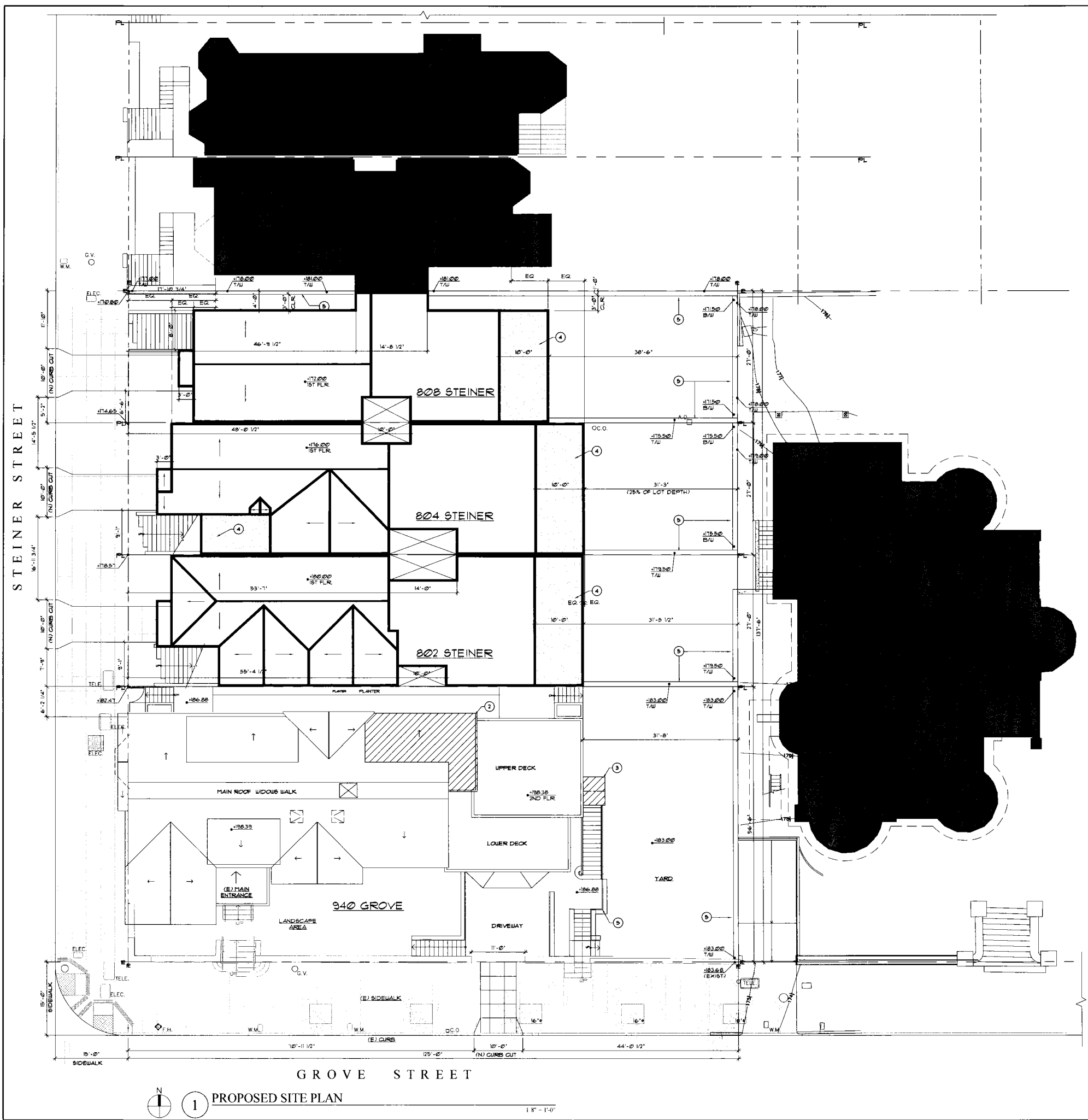
**LOUIS H. FELTHOUSE
ARCHITECT INC.**
1663 MISSION STREET
SUITE 520
SAN FRANCISCO, CA 94103
PHONE: (415) 922-5668
FAX: (415) 864-6755

**DEMOLITION
PLANS**

A-1.2



1 FOURTH FLOOR DEMOLITION PLAN
1/4" = 1'-0"



- KEY NOTES:**
1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.
 2. (N) DORMER
 3. (N) ROOF
 4. DECK
 5. (N) RETAINING WALL

REHABILITATION AND ALTERATIONS

**940 GROVE STREET
SAN FRANCISCO CA.**

APPROVED _____ DATE _____

ISSUE RECORD	DATE	BY
FOR REVIEW	10/27/09	
FOR REVIEW	10/28/09	
FOR REVIEW	11/09/09	
ALAMO SQUARE MEETING	11/23/09	
SITE PERMIT	12/01/09	
CERTIFICATE OF APPROPRIATENESS	04/07/10	
FOR REVIEW	08/17/10	
ARC 4 PFA COMMENTS	08/24/10	
STAFF COMMENTS PRESERVATION	11/02/10	
STAFF COMMENTS	02/10/11	

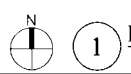
CAD FILE: _____
 PROJECT #: _____ # _____
 APPROVED BY: _____ LHF
 SCALE: _____ AS NOTED

NOT FOR CONSTRUCTION

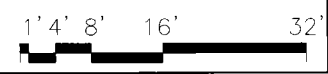
LOUIS H. FELTHOUSE ARCHITECT INC.
 1663 MISSION STREET
 SUITE 520
 SAN FRANCISCO, CA 94103
 PHONE: (415) 922-5668
 FAX: (415) 864-6755

PROPOSED SITE PLAN

A-2.0



1 PROPOSED SITE PLAN



1" = 1'-0"

REHABILITATION AND ALTERATIONS

**940 GROVE STREET
SAN FRANCISCO CA.**



APPROVED _____ DATE _____

ISSUE RECORD	DATE	BY
FOR REVIEW	06/24/09	
FOR REVIEW	10/22/09	
FOR REVIEW	10/28/09	
FOR REVIEW	11/09/09	
FOR REVIEW	11/12/09	
ALAMO SQUARE MEETING	11/23/09	
SITE PERMIT	12/01/09	
CERTIFICATE OF APPROPRIATENESS	04/07/10	
ARC + PPA COMMENTS	08/24/10	
PRESERVATION STAFF COMMENTS	11/02/10	
PRESERVATION STAFF COMMENTS	02/18/11	

CAD FILE: _____
 PROJECT #: _____ # _____
 APPROVED BY: _____ LHF
 SCALE: _____ AS NOTED

NOT FOR CONSTRUCTION

LOUIS H. FELTHOUSE ARCHITECT INC.
 1663 MISSION STREET
 SUITE 520
 SAN FRANCISCO, CA 94103
 PHONE: (415) 922-5668
 FAX: (415) 864-6755

FIRST AND SECOND FLOOR CONSTRUCTION PLANS

KEY NOTES:
 1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS

LIGHT & VENTILATION:

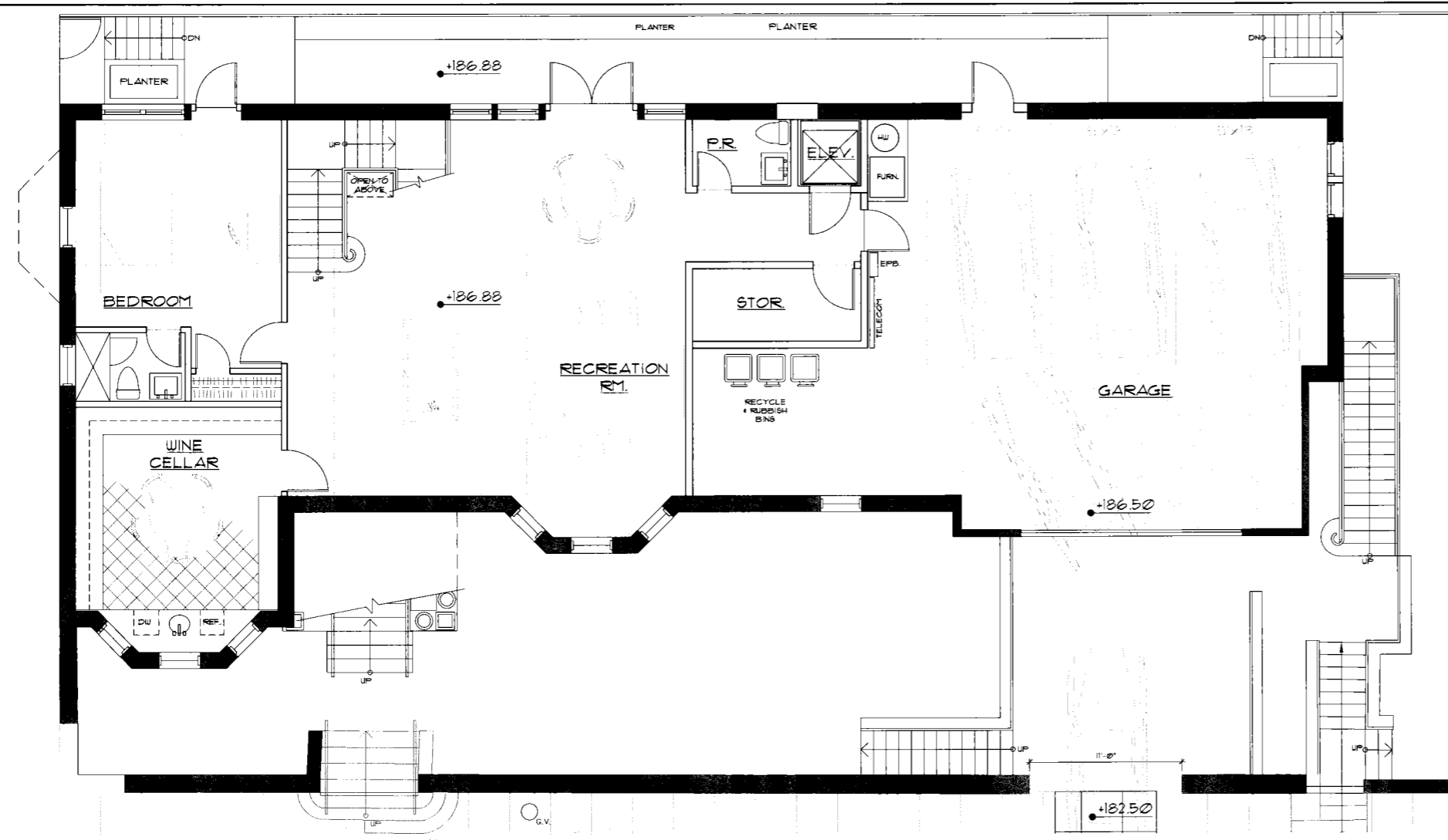
ROOM	ROOM AREA	8% LIGHT	4% VENT	GLAZING AREA	VENTILATION AREA
BEDROOM	248	20	10	39 SF	33 SF
RECREATION	886	71	35	70 SF	60 SF

□ WINDOW WITH SAFETY GLAZING

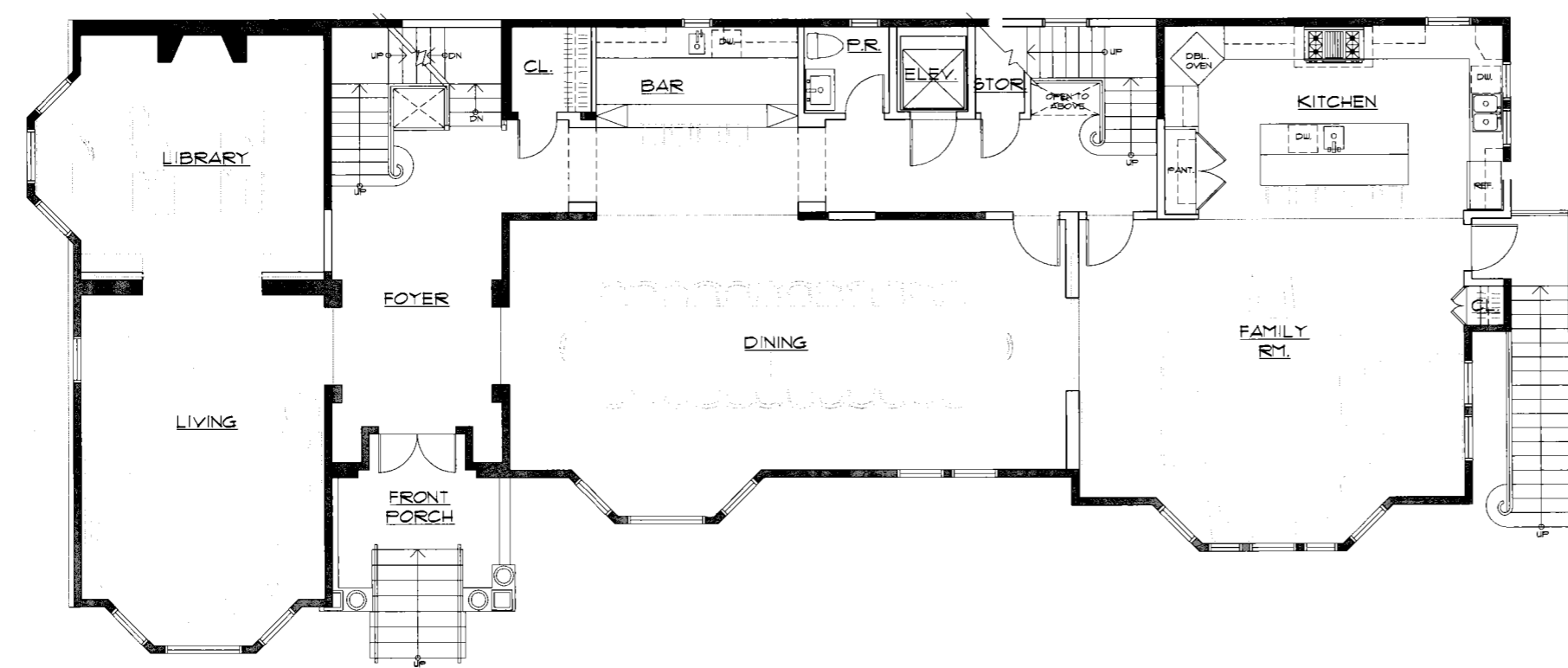
LIGHT & VENTILATION:

ROOM	ROOM AREA	8% LIGHT	4% VENT	GLAZING AREA	VENTILATION AREA
LIBRARY	254	20	10	46 SF	25 SF
LIVING	338	27	14	82 SF	45 SF
DINING BAR	768	61	31	105 SF	58 SF
FAMILY	483	39	19	94 SF	65 SF
KITCHEN	271	22	11	29 SF	16 SF

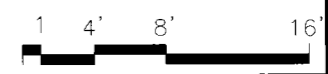
□ WINDOW WITH SAFETY GLAZING



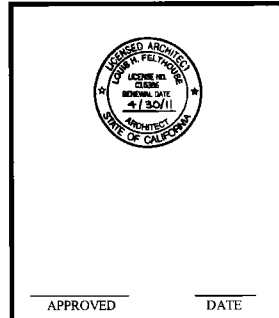
1 FIRST FLOOR CONSTRUCTION PLAN
 1/4" = 1'-0"



2 SECOND FLOOR CONSTRUCTION PLAN
 1/4" = 1'-0"



REHABILITATION AND ALTERATIONS
940 GROVE STREET SAN FRANCISCO CA.



ISSUE RECORD	DATE	BY
REVIEW	06.24.09	
FOR REVIEW	10.22.09	
FOR REVIEW	10.28.09	
FOR REVIEW	11.09.09	
ALAMO SQUARE MEETING	11.23.09	
SITE PERMIT	12.01.09	
CERTIFICATE OF APPROPRIATENESS	04.07.10	
ARC + PPA COMMENTS	08.24.10	
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/18/11	-

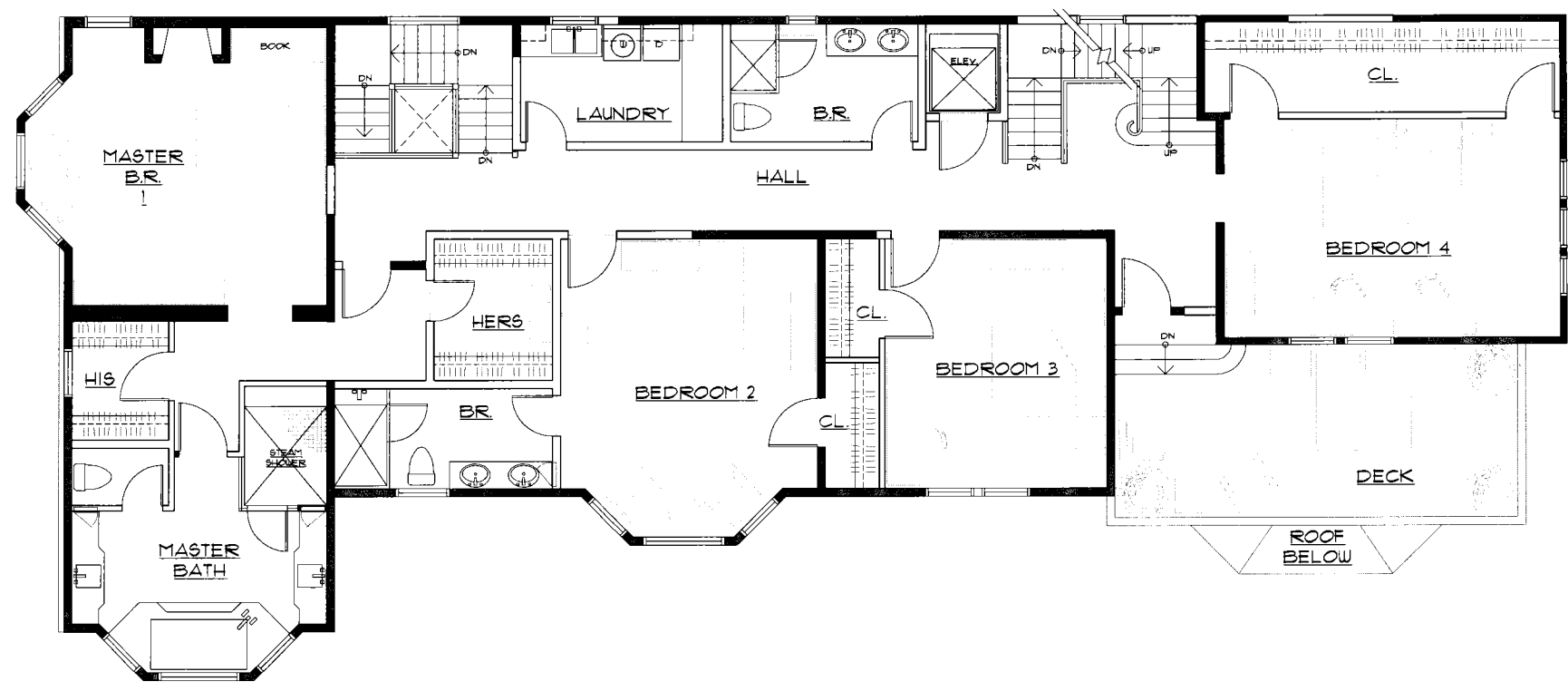
CAD FILE:
PROJECT #:
APPROVED BY: LHF
SCALE: AS NOTED

NOT FOR CONSTRUCTION

LOUIS H. FELTHOUSE ARCHITECT INC.
1663 MISSION STREET
SUITE 520
SAN FRANCISCO, CA 94103
PHONE: (415) 922-5668
FAX: (415) 864-6755

THIRD AND FOURTH CONSTRUCTION PLANS

KEY NOTES:
1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.

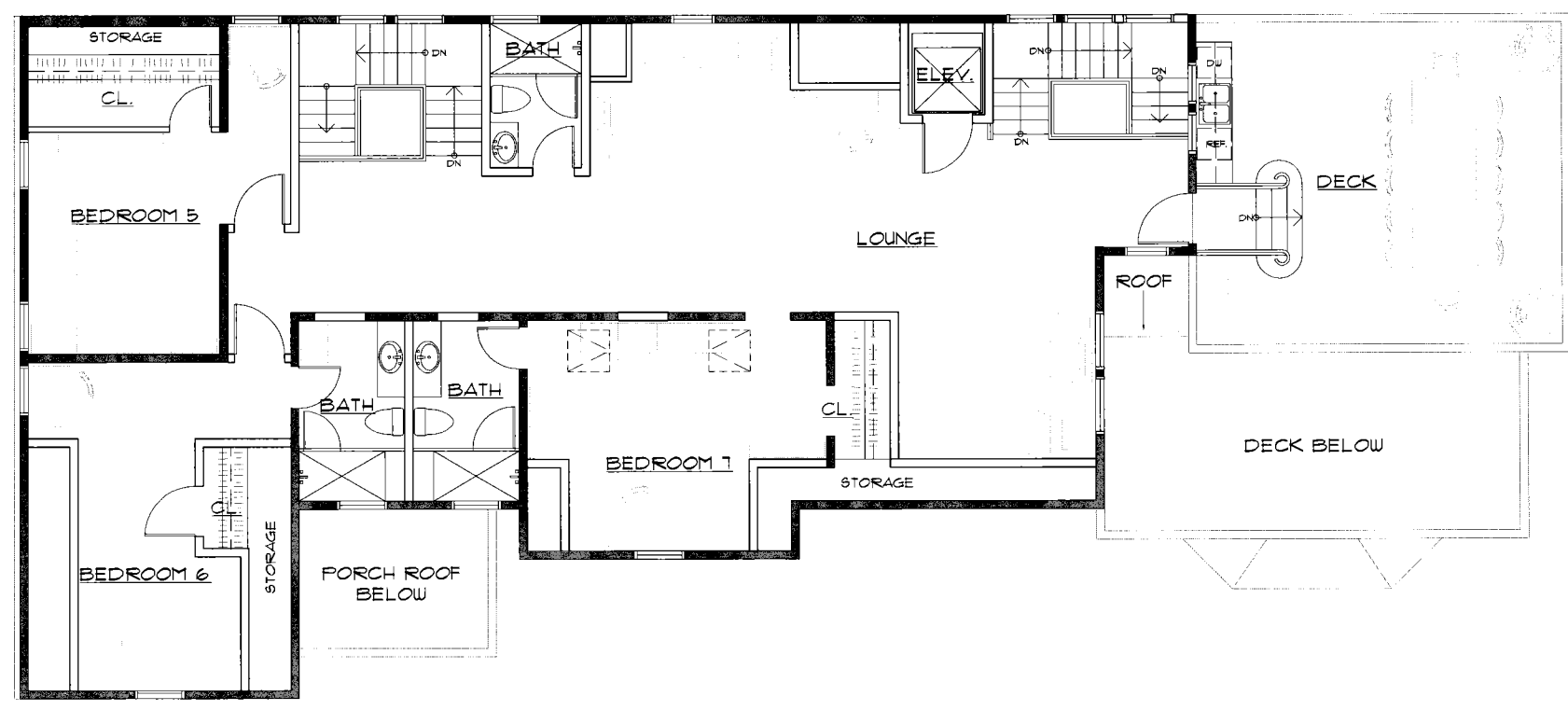


LIGHT & VENTILATION:

ROOM	ROOM AREA	8% LIGHT	4% VENT.	GLAZING AREA	VENTILATION AREA
BEDROOM #1	282	23	11	77 SF	37 SF
BEDROOM #2	273	22	11	54 SF	32 SF
BEDROOM #3	212	17	8	27 SF	17 SF
BEDROOM #4	280	22	11	50 SF	30 SF

▣ WINDOW WITH SAFETY GLAZING

1 THIRD FLOOR CONSTRUCTION PLAN
1/4" = 1'-0"

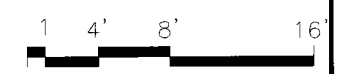


LIGHT & VENTILATION:

ROOM	ROOM AREA	8% LIGHT	4% VENT.	GLAZING AREA	VENTILATION AREA
BEDROOM #5	200	16	8	24 SF	15 SF
BEDROOM #6	200	16	8	16 SF	10 SF
BEDROOM #7	209	17	8	17 SF	15 SF
LOUNGE	911	72	36	112 SF	55 SF

▣ WINDOW WITH SAFETY GLAZING

2 FOURTH FLOOR CONSTRUCTION PLAN
1/4" = 1'-0"



KEY NOTES:

1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.

REHABILITATION AND ALTERATIONS

940 GROVE STREET
SAN FRANCISCO CA.



APPROVED _____ DATE _____

ISSUE RECORD	DATE	BY
REVIEW	06/24/09	
ALAMO SQUARE MEETING	11/23/09	
SITE PERMIT	12/01/09	
CERTIFICATE OF APPROPRIATENESS	04/27/10	
ARC & PPA COMMENTS	08/24/10	
PRESERVATION STAFF COMMENTS	11/07/10	
PRESERVATION STAFF COMMENTS	02/18/11	

CAD FILE: _____
 PROJECT #: _____ #
 APPROVED BY: LHF
 SCALE: AS NOTED

NOT FOR CONSTRUCTION

LOUIS H. FELTHOUSE ARCHITECT INC.
 1663 MISSION STREET
 SUITE 520
 SAN FRANCISCO, CA 94103
 PHONE: (415) 922-5668
 FAX: (415) 864-6755

EXISTING EXTERIOR ELEVATION

A-5.0




1 EXISTING SOUTH ELEVATION

1/4" = 1'-0"

REHABILITATION
AND
ALTERATIONS

940 GROVE STREET
SAN FRANCISCO CA.



APPROVED _____ DATE _____

ISSUE RECORD	DATE	BY
REVIEW	06.24.09	
ALAMO SQUARE MEETING	11.23.09	
SITE PERMIT	12.01.09	
CERTIFICATE OF APPROPRIATENESS	04.07.10	
ARC & FPA COMMENTS	08.24.10	
PRESERVATION STAFF COMMENTS	11/07/10	
PRESERVATION STAFF COMMENTS	02/18/11	

CAD FILE: _____
 PROJECT # _____ #
 APPROVED BY: _____ LHP
 SCALE: AS NOTED

NOT FOR CONSTRUCTION

LOUIS H. FELTHOUSE ARCHITECT INC.
 1663 MISSION STREET
 SUITE 520
 SAN FRANCISCO, CA 94103
 PHONE: (415) 922-5668
 FAX: (415) 864-6755

EXISTING
EXTERIOR
ELEVATIONS

A-5.1



KEY NOTES:

1. REFER TO SHEET 1-1 FOR SYMBOLS AND ABBREVIATIONS

REHABILITATION AND ALTERATIONS

**940 GROVE STREET
SAN FRANCISCO CA.**



APPROVED _____ DATE _____

ISSUE RECORD	DATE	BY
FOR REVIEW	06/24/09	
FOR REVIEW	10/28/09	
FOR REVIEW	11/09/09	
FOR REVIEW	11/22/09	
ALAMO SQUARE MEETING	11/23/09	
SITE PERMIT	12/01/09	
CERTIFICATE OF APPROPRIATENESS	04/07/10	
ARC + PPA COMMENTS	08/24/10	
PRESERVATION STAFF COMMENTS	11/02/10	
PRESERVATION STAFF COMMENTS	02/18/11	

CAD FILE: _____
 PROJECT #: _____ #
 APPROVED BY: _____ LHF
 SCALE: AS NOTED

NOT FOR CONSTRUCTION

**LOUIS H. FELTHOUSE
ARCHITECT INC.**
 1663 MISSION STREET
 SUITE 520
 SAN FRANCISCO, CA 94103
 PHONE: (415) 922-5668
 FAX: (415) 864-6755

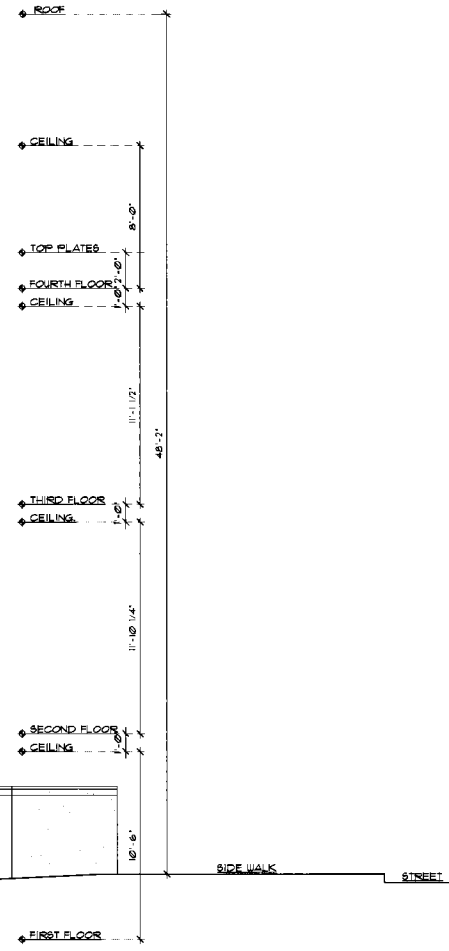
**PROPOSED
EXTERIOR
ELEVATION**

A-5.3

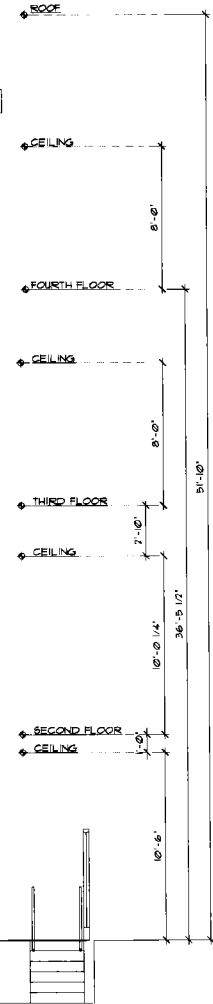
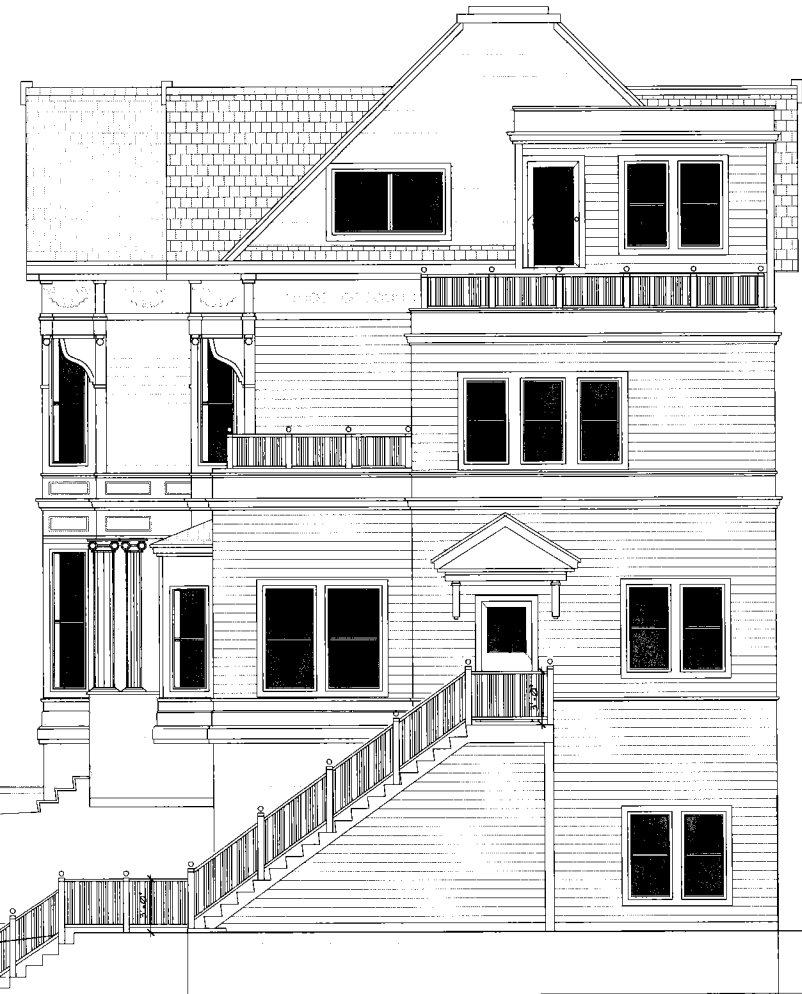


① PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

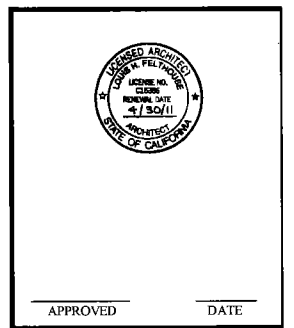


1 PROPOSED WEST ELEVATION 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION 1/4" = 1'-0"

REHABILITATION AND ALTERATIONS
940 GROVE STREET
SAN FRANCISCO CA.



ISSUE RECORD	DATE	BY
FOR REVIEW	06/24/09	
FOR REVIEW	10/28/09	
FOR REVIEW	11/09/09	
FOR REVIEW	11/2/09	
ALAMO SQUARE MEETING	11/23/09	
SITE PERMIT	12/01/09	
CERTIFICATE OF APPROPRIATENESS	04/27/10	
ARC + PPA COMMENTS	08/24/10	
PRESERVATION STAFF COMMENTS	11/02/10	
PRESERVATION STAFF COMMENTS	02/18/11	

CAD FILE:
PROJECT #:
APPROVED BY: LHF
SCALE: AS NOTED

NOT FOR CONSTRUCTION

LOUIS H. FELTHOUSE ARCHITECT INC.
1663 MISSION STREET
SUITE 520
SAN FRANCISCO, CA 94103
PHONE: (415) 922-5668
FAX: (415) 864-6755

PROPOSED EXTERIOR ELEVATIONS

A-5.4

**REHABILITATION
AND
ALTERATIONS**

**940 GROVE STREET
SAN FRANCISCO CA.**



APPROVED _____ DATE _____

ISSUE RECORD	DATE	BY
FOR REVIEW	06/24/09	
FOR REVIEW	10/28/09	
FOR REVIEW	11/09/09	
FOR REVIEW	11/17/09	
ALAMO SQUARE MEETING	11/23/09	
SITE PERMIT	12/01/09	
CERTIFICATE OF APPROPRIATENESS	04/07/10	
ARC + PPA COMMENTS	08/24/10	
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/18/11	-

CAD FILE: _____
 PROJECT #: _____ #
 APPROVED BY: _____ LHF
 SCALE: _____ AS NOTED

NOT FOR CONSTRUCTION

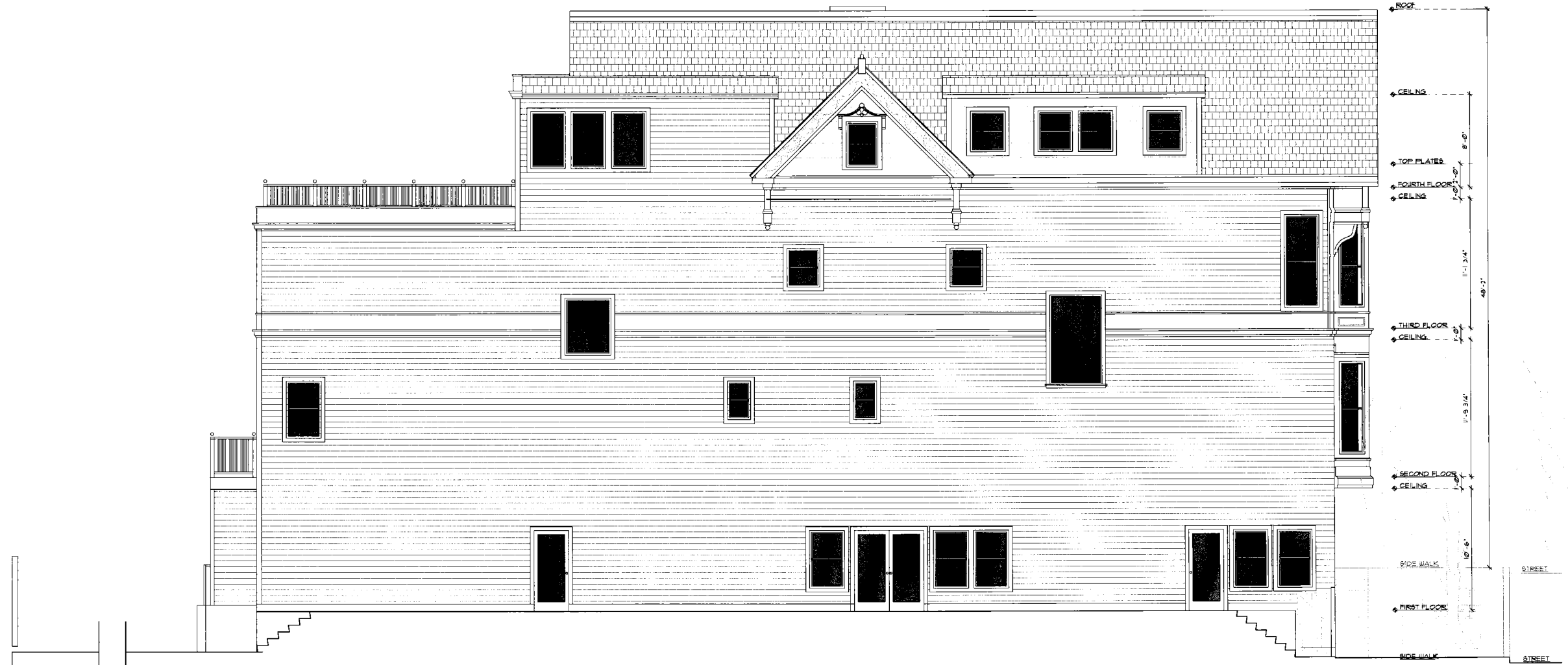
**LOUIS H. FELTHOUSE
ARCHITECT INC.**

1663 MISSION STREET
 SUITE 520
 SAN FRANCISCO, CA 94103

PHONE: (415) 922-5668
 FAX: (415) 864-6755

**PROPOSED
EXTERIOR
ELEVATION**

A-5.5



1 PROPOSED NORTH ELEVATION 1/4" = 1'-0"

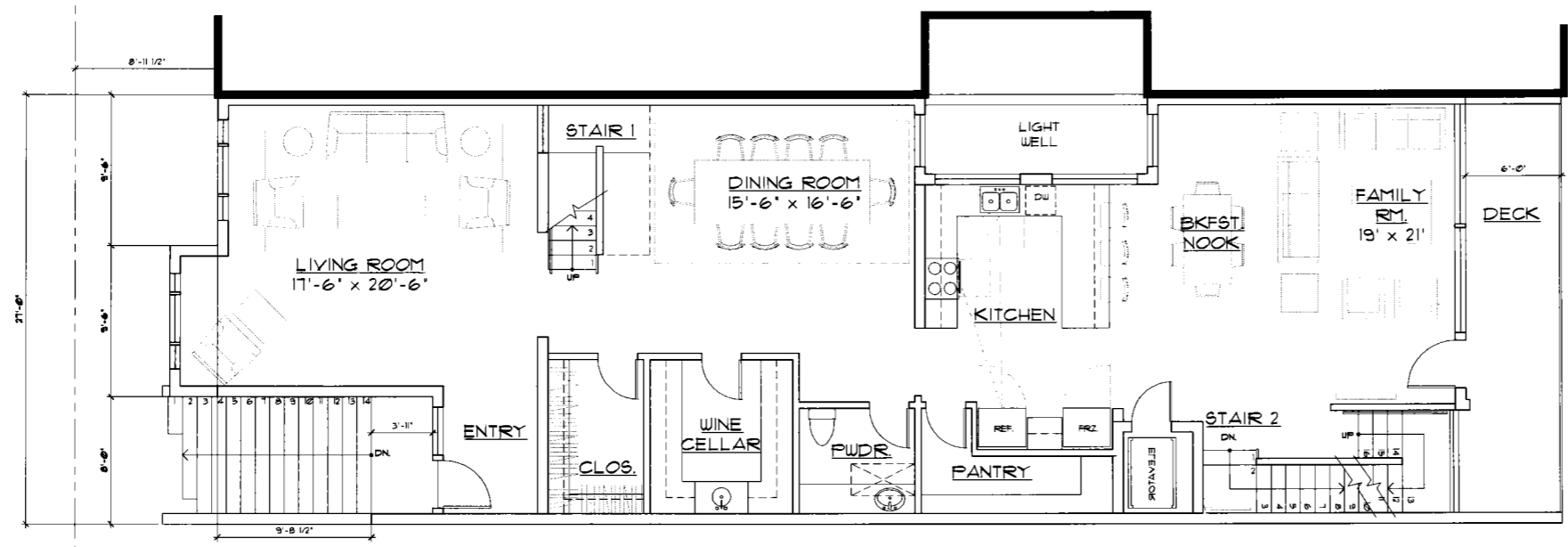
NEW RESIDENCE
 802 STEINER
 SAN FRANCISCO, CA



APPROVED _____ DATE _____

KEY NOTES:

- REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.

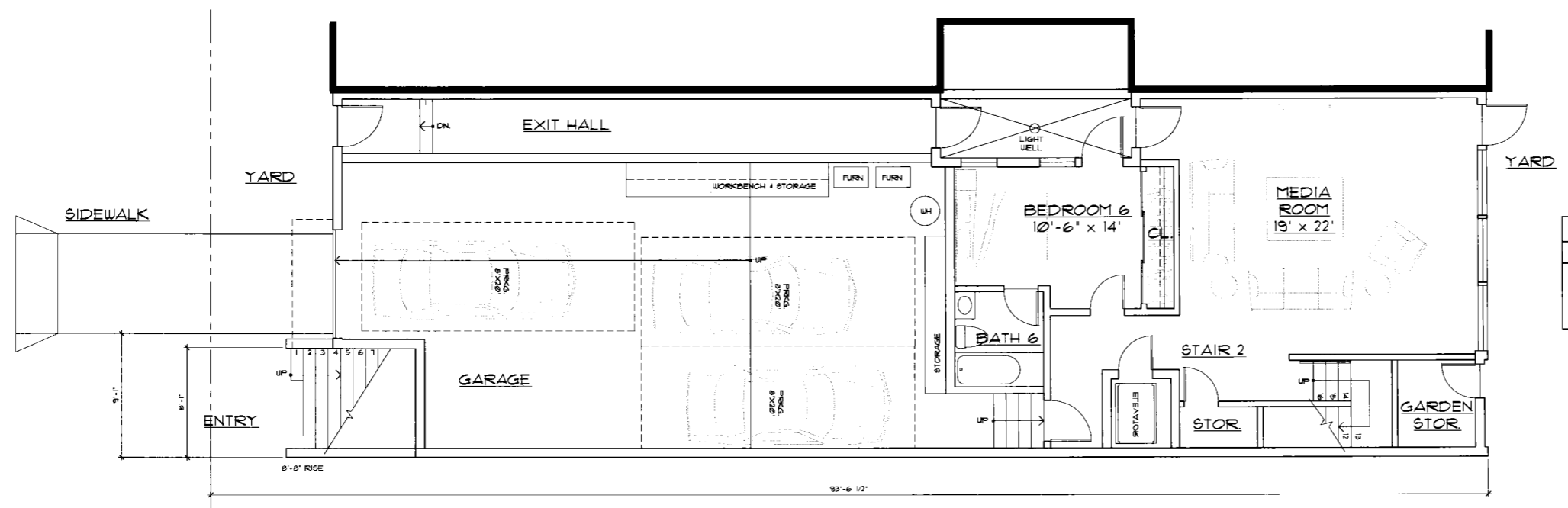


LIGHT & VENTILATION:

ROOM	ROOM AREA	8% LIGHT	4% VENT	GLAZING AREA	VENTILATION AREA
LIVING RM.	417	33	17	80 SF	40 SF
DINING RM.	318	25	13	25 SF	15 SF
KITCHEN	208	17	8	59 SF	8 SF
BKFAST. FAMILY RM.	382	31	15	178 SF	56 SF

☐ WINDOW WITH SAFETY GLAZING

2 SECOND FLOOR CONSTRUCTION PLAN
 1/4" = 1'-0"



LIGHT & VENTILATION:

ROOM	ROOM AREA	8% LIGHT	4% VENT	GLAZING AREA	VENTILATION AREA
BEDROOM #6	131	10	5	31 SF	38 SF
MEDIA ROOM	449	36	18	135 SF	40 SF

☐ WINDOW WITH SAFETY GLAZING

1 FIRST FLOOR CONSTRUCTION PLAN
 1/4" = 1'-0"

ISSUE RECORD

ISSUE RECORD	DATE	BY
FOR REVIEW	11/16/09	-
ALAMO SQ. MTG.	11/23/09	-
SITE PERMIT	12/01/09	-
CERTIFICATE OF APPROPRIATENESS FOR REVIEW	04/27/10	-
FOR REVIEW	08/19/10	-
ARC & PPA COMMENTS	08/24/10	-
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/18/11	-

CAD FILE: _____
 PROJECT #: _____ #
 APPROVED BY: _____ LHF
 SCALE: AS NOTED

NOT FOR CONSTRUCTION

LOUIS H. FELTHOUSE ARCHITECT INC.
 1663 MISSION STREET
 SUITE 520
 SAN FRANCISCO, CA 94103
 PHONE: (415) 922-5668
 FAX: (415) 864-6755

FIRST AND SECOND FLOOR CONSTRUCTION PLANS

NEW RESIDENCE
802 STEINER
SAN FRANCISCO, CA



APPROVED _____ DATE _____

ISSUE RECORD	DATE	BY
FOR REVIEW	11/16/09	-
ALAMO SQ. MTG.	11/23/09	-
SITE PERMIT	12/01/09	-
CERTIFICATE OF APPROPRIATENESS	04/01/10	-
FOR REVIEW	08/19/10	-
ARC & PPA COMMENTS	08/24/10	-
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/18/11	-

CAD FILE: _____
 PROJECT #: _____ # _____
 APPROVED BY: _____ LHF
 SCALE: AS NOTED

NOT FOR CONSTRUCTION

LOUIS H. FELTHOUSE ARCHITECT INC.
 1663 MISSION STREET
 SUITE 520
 SAN FRANCISCO, CA 94103
 PHONE: (415) 922-5668
 FAX: (415) 864-6755

THIRD AND FOURTH FLOOR CONSTRUCTION PLANS

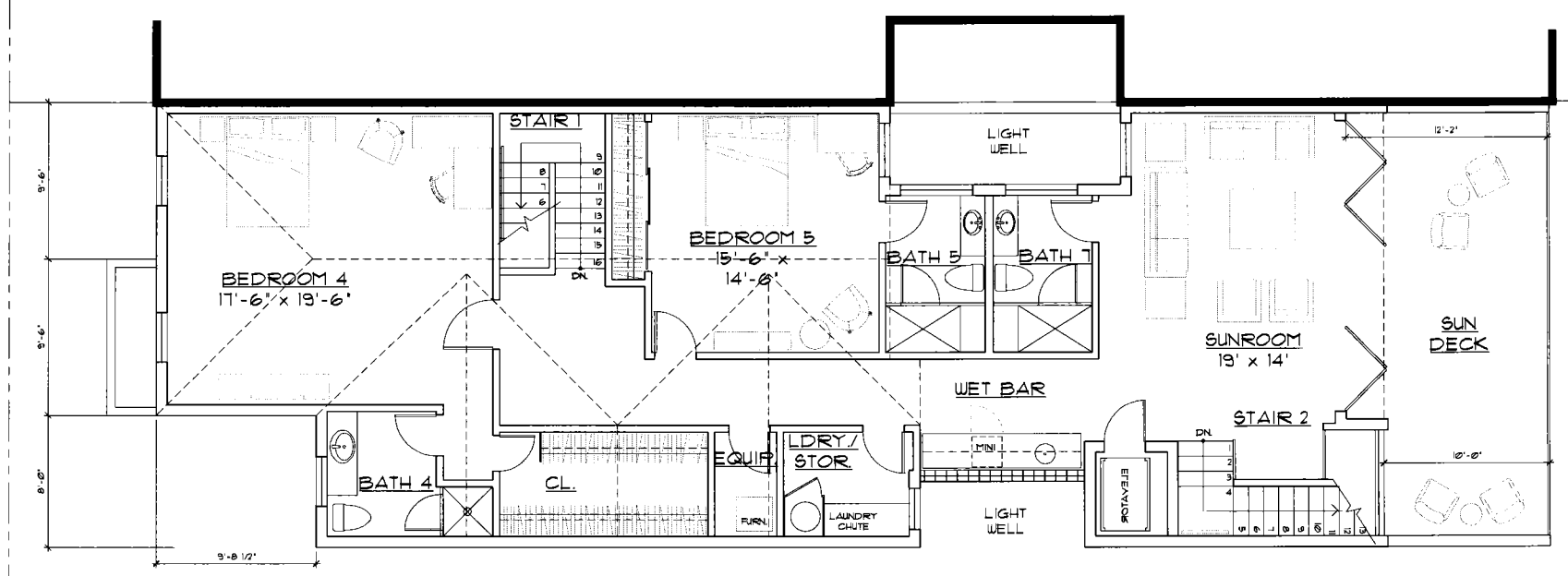
A-2.2

KEY NOTES:
 1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.

LIGHT & VENTILATION:

ROOM	ROOM AREA	8% LIGHT	4% VENT	GLAZING AREA	VENTILATION AREA
BEDROOM #4	350	28	14	38 SF	19 SF
BEDROOM #5	200	16	8	27 SF	9 SF
SUNROOM	300	24	12	195 SF	186 SF

☐ WINDOW WITH SAFETY GLAZING

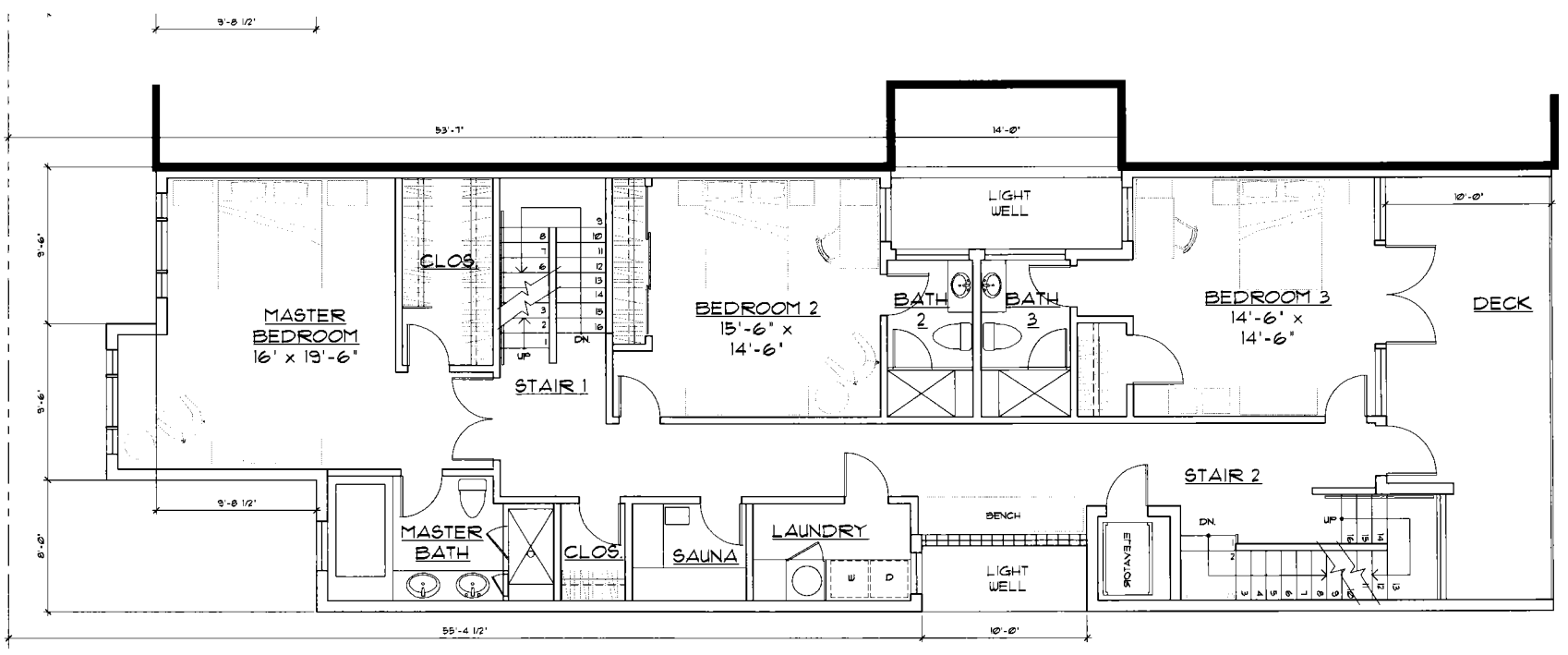


2 FOURTH FLOOR CONSTRUCTION PLAN
 1/4" = 1'-0"

LIGHT & VENTILATION:

ROOM	ROOM AREA	8% LIGHT	4% VENT	GLAZING AREA	VENTILATION AREA
MASTER BRM.	305	24	12	80 SF	40 SF
BEDROOM #2	210	17	9	27 SF	9 SF
BEDROOM #3	224	18	9	154 SF	65 SF

☐ WINDOW WITH SAFETY GLAZING



1 THIRD FLOOR CONSTRUCTION PLAN
 1/4" = 1'-0"

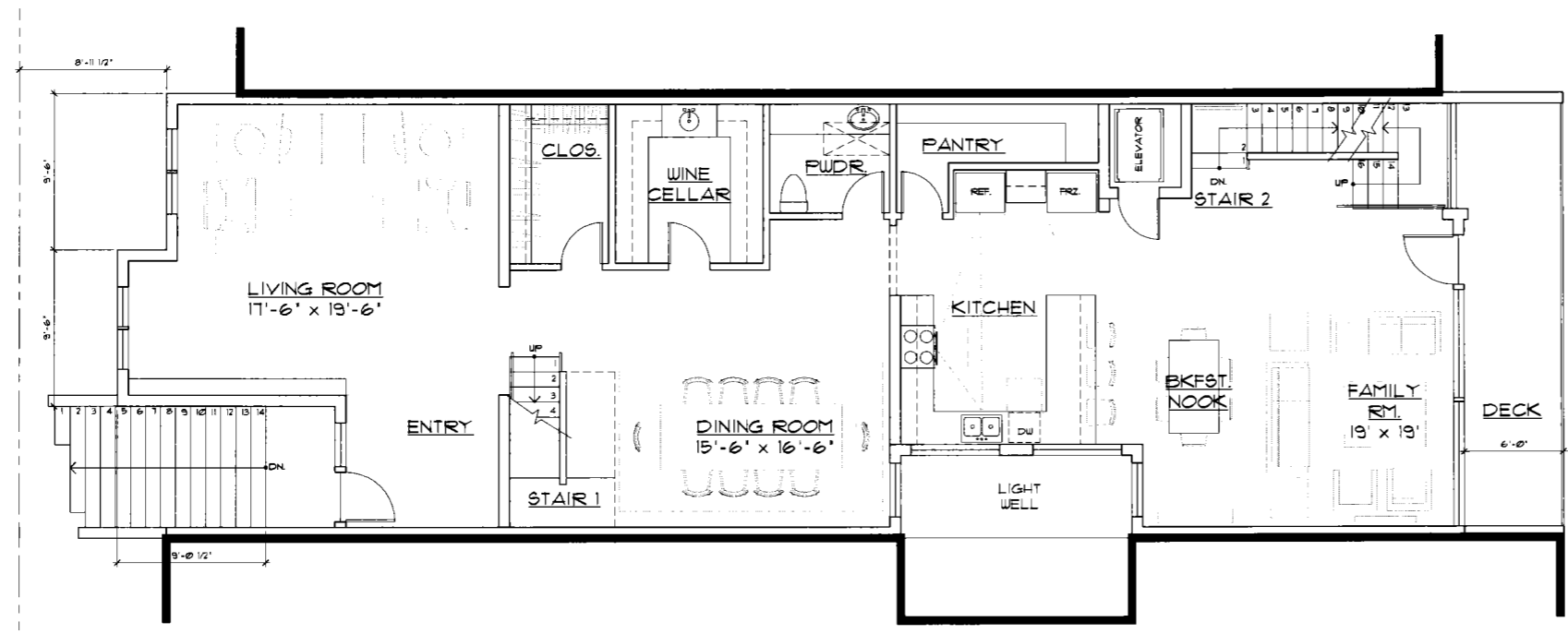
NEW RESIDENCE
804 STEINER
SAN FRANCISCO, CA

KEY NOTES:

- REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS



APPROVED _____ DATE _____

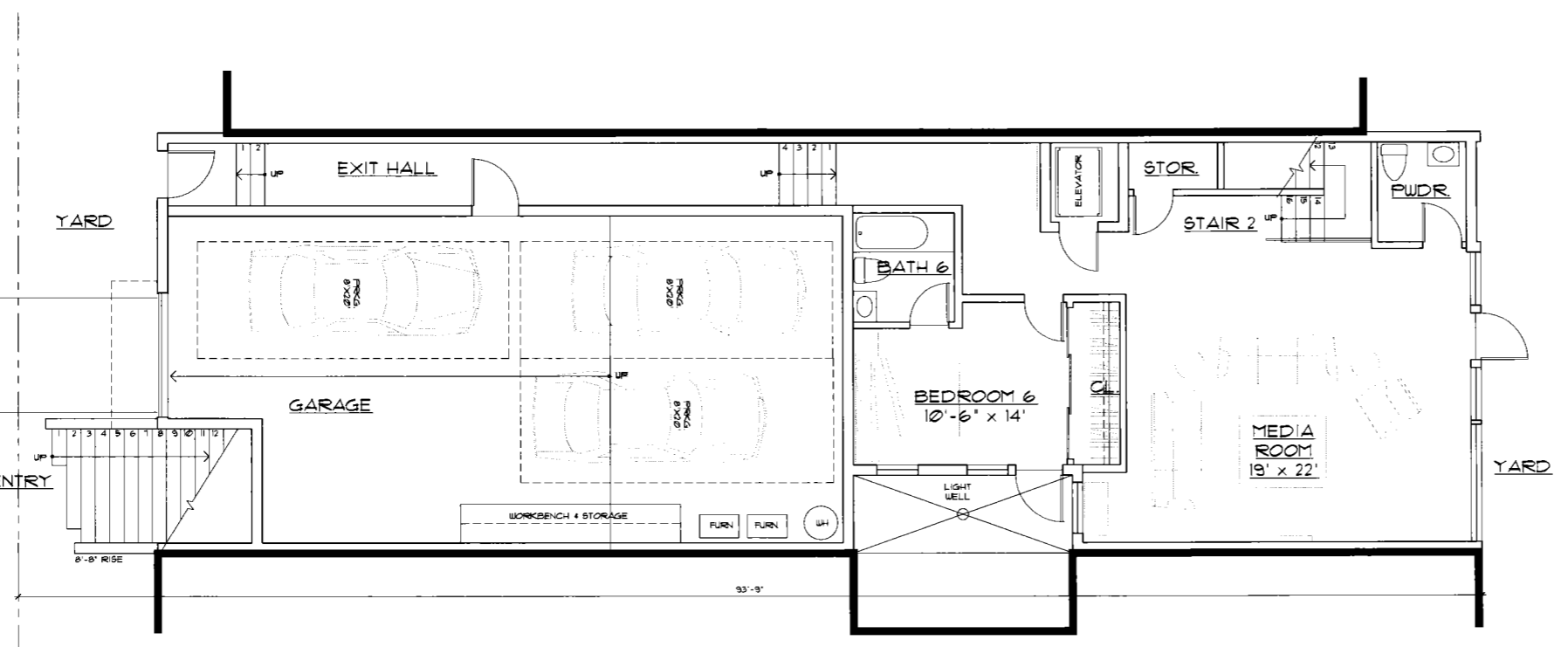


LIGHT & VENTILATION:

ROOM	ROOM AREA	8% LIGHT	4% VENT	GLAZING AREA	VENTILATION AREA
LIVING RM.	430	34	17	72 SF	36 SF
DINING RM.	318	25	13	25 SF	15 SF
KITCHEN	208	17	8	59 SF	8 SF
BKFST./FAMILY RM.	392	31	16	178 SF	56 SF

□ WINDOW WITH SAFETY GLAZING

2 SECOND FLOOR CONSTRUCTION PLAN 1/4" = 1'-0"



LIGHT & VENTILATION:

ROOM	ROOM AREA	8% LIGHT	4% VENT	GLAZING AREA	VENTILATION AREA
BEDROOM #6	131	10	5	31 SF	38 SF
MEDIA ROOM	464	37	19	135 SF	40 SF

□ WINDOW WITH SAFETY GLAZING

1 FIRST FLOOR CONSTRUCTION PLAN 1/4" = 1'-0"

ISSUE RECORD

ISSUE RECORD	DATE	BY
FOR REVIEW	11/16/09	-
ALAMO SQ. MTG.	11/23/09	-
SITE PERMIT	12/01/09	-
CERTIFICATE OF APPROPRIATENESS	04/27/10	-
FOR REVIEW	08/19/10	-
ARC + PPA COMMENTS	08/24/10	-
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/18/11	-

CAD FILE: _____
 PROJECT # _____ #
 APPROVED BY: LHF
 SCALE: AS NOTED

NOT FOR CONSTRUCTION

LOUIS H. FELTHOUSE ARCHITECT INC.
 1663 MISSION STREET
 SUITE 520
 SAN FRANCISCO, CA 94103
 PHONE: (415) 922-5668
 FAX: (415) 864-6755

FIRST AND SECOND FLOOR CONSTRUCTION PLANS

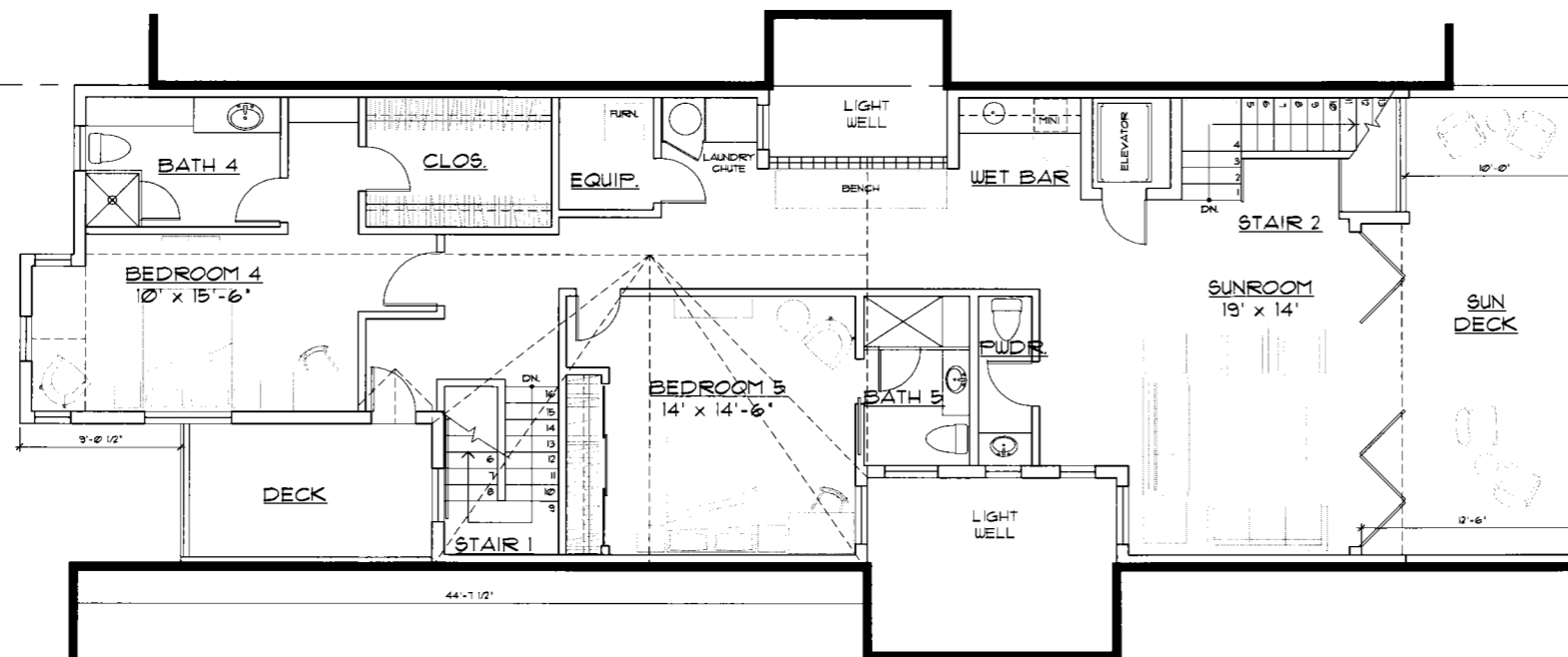
NEW RESIDENCE
804 STEINER
SAN FRANCISCO, CA



APPROVED _____ DATE _____

KEY NOTES:

1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.

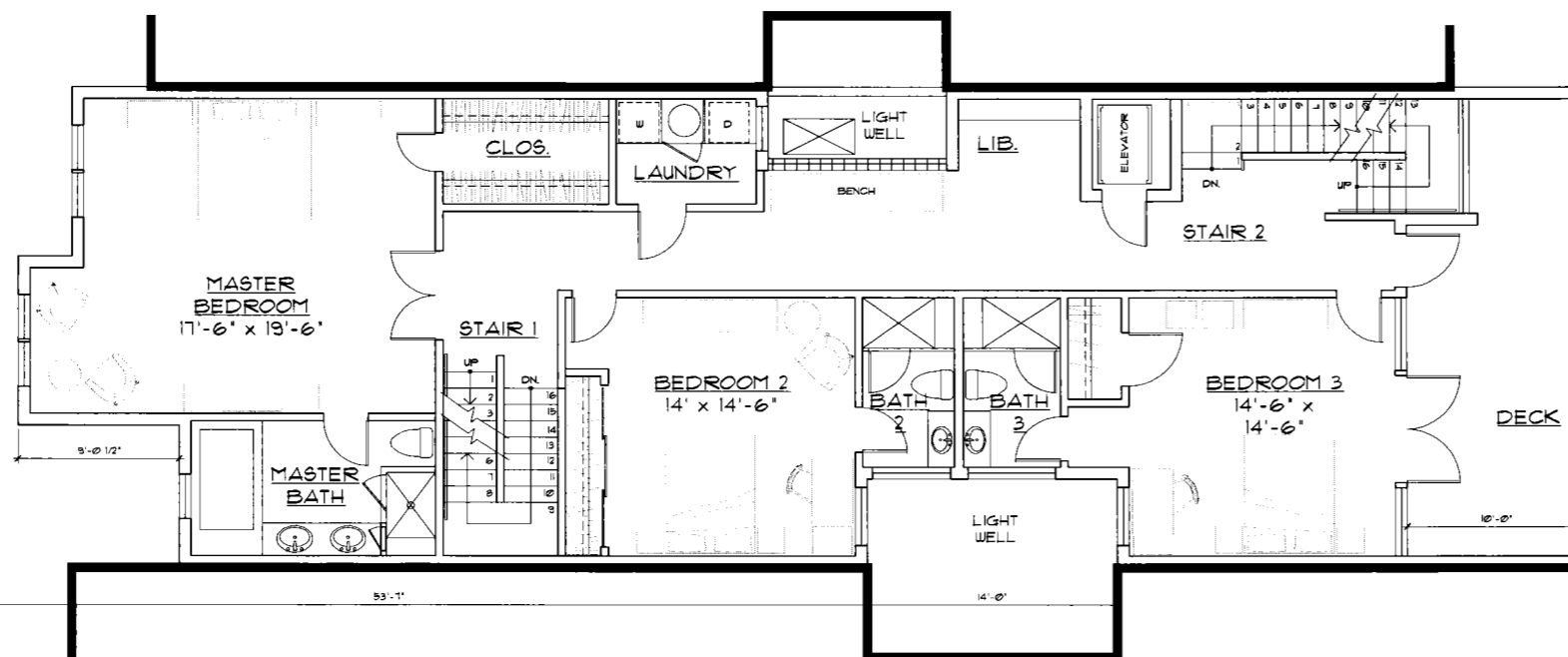


LIGHT & VENTILATION:

ROOM	ROOM AREA	8% LIGHT	4% VENT.	GLAZING AREA	VENTILATION AREA
BEDROOM #4	228	18	9	33 SF	14 SF
BEDROOM #5	200	16	8	27 SF	9 SF
SUNROOM	332	27	13	195 SF	186 SF

☐ WINDOW WITH SAFETY GLAZING

2 FOURTH FLOOR CONSTRUCTION PLAN
1/4" = 1'-0"



LIGHT & VENTILATION:

ROOM	ROOM AREA	8% LIGHT	4% VENT.	GLAZING AREA	VENTILATION AREA
MASTER BRM	374	30	15	72 SF	36 SF
BEDROOM #2	210	17	9	27 SF	9 SF
BEDROOM #3	227	18	9	154 SF	65 SF

☐ WINDOW WITH SAFETY GLAZING

1 THIRD FLOOR CONSTRUCTION PLAN
1/4" = 1'-0"

ISSUE RECORD	DATE	BY
FOR REVIEW	11/16/09	-
ALAMO SQ. MTG.	11/23/09	-
SITE PERMIT	12/01/09	-
CERTIFICATE OF APPROPRIATENESS	04/07/10	-
FOR REVIEW	08/19/10	-
ARC & PPA COMMENTS PRESERVATION	08/24/10	-
STAFF COMMENTS PRESERVATION	11/02/10	-
STAFF COMMENTS	02/18/11	-

CAD FILE: _____
PROJECT #: _____ #
APPROVED BY: _____ LHF
SCALE: _____ AS NOTED

NOT FOR CONSTRUCTION

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THIRD AND FOURTH FLOOR CONSTRUCTION PLANS

NEW RESIDENCE
808 STEINER
SAN FRANCISCO, CA



APPROVED _____ DATE _____

ISSUE RECORD	DATE	BY
FOR REVIEW	11/16/09	-
ALAMO SQ. MTG.	11/23/09	-
SITE PERMIT	12/01/09	-
CERTIFICATE OF APPROPRIATENESS	04/01/10	-
FOR REVIEW	08/19/10	-
ARC & FPA COMMENTS	08/24/10	-
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/18/11	-

CAD FILE: _____
 PROJECT #: _____ #
 APPROVED BY: _____ LHF
 SCALE: AS NOTED

NOT FOR CONSTRUCTION

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THIRD AND FOURTH FLOOR CONSTRUCTION PLANS

KEY NOTES:
 1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS

LIGHT & VENTILATION:

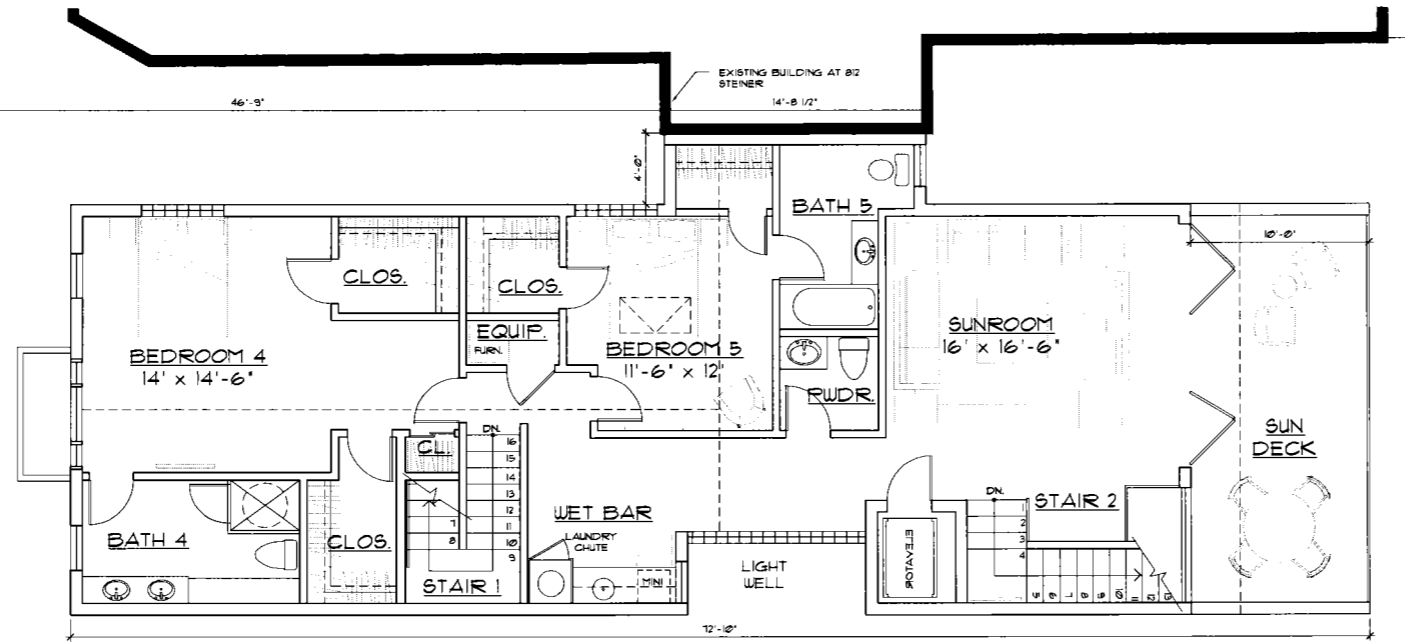
ROOM	ROOM AREA	8% LIGHT	4% VENT	GLAZING AREA	VENTILATION AREA
BEDROOM #4	245	20	10	45 SF	12 SF
BEDROOM #5	133	11	6	17 SF	6 SF
SUNROOM	341	27	14	131 SF	139 SF

☐ WINDOW WITH SAFETY GLAZING

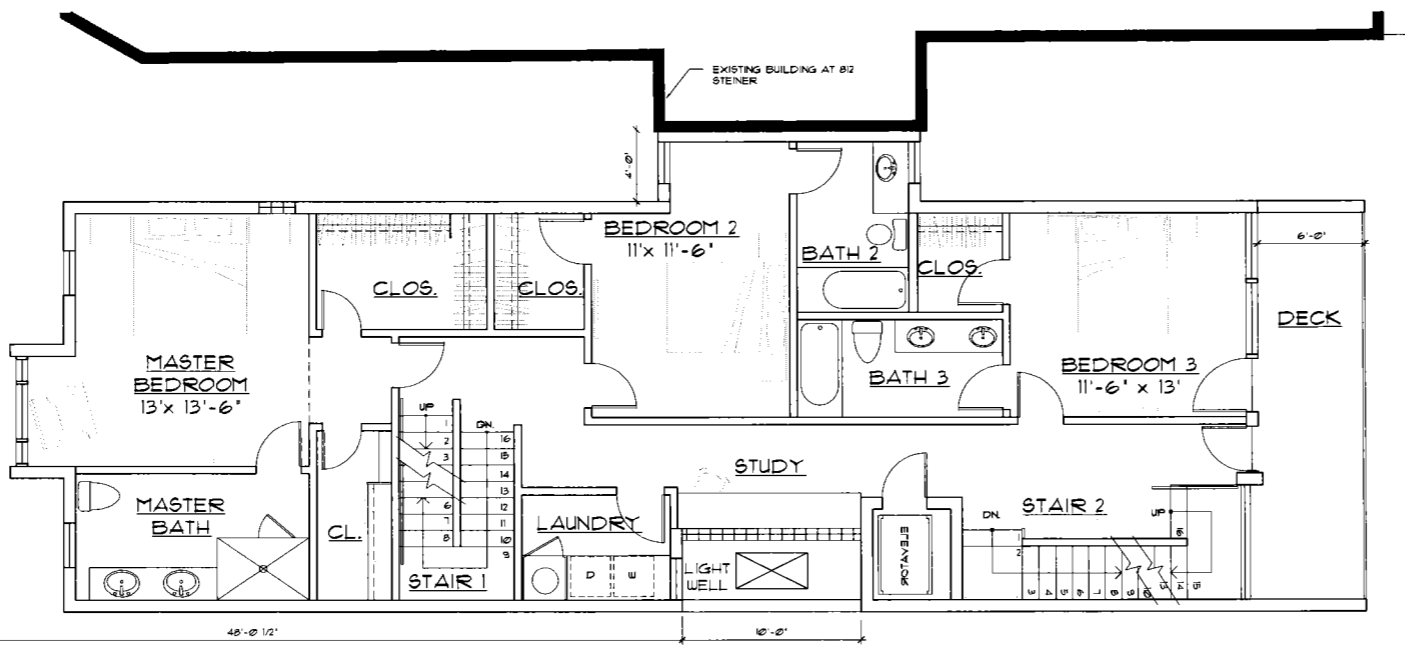
LIGHT & VENTILATION:

ROOM	ROOM AREA	8% LIGHT	4% VENT	GLAZING AREA	VENTILATION AREA
MASTER BRM.	225	18	9	46 SF	15 SF
STUDY	250	20	10	107 SF	17 SF
BEDROOM #2	154	12	6	12 SF	6 SF
BEDROOM #3	153	12	6	90 SF	32 SF

☐ WINDOW WITH SAFETY GLAZING



2 FOURTH FLOOR CONSTRUCTION PLAN
 1/4" = 1'-0"

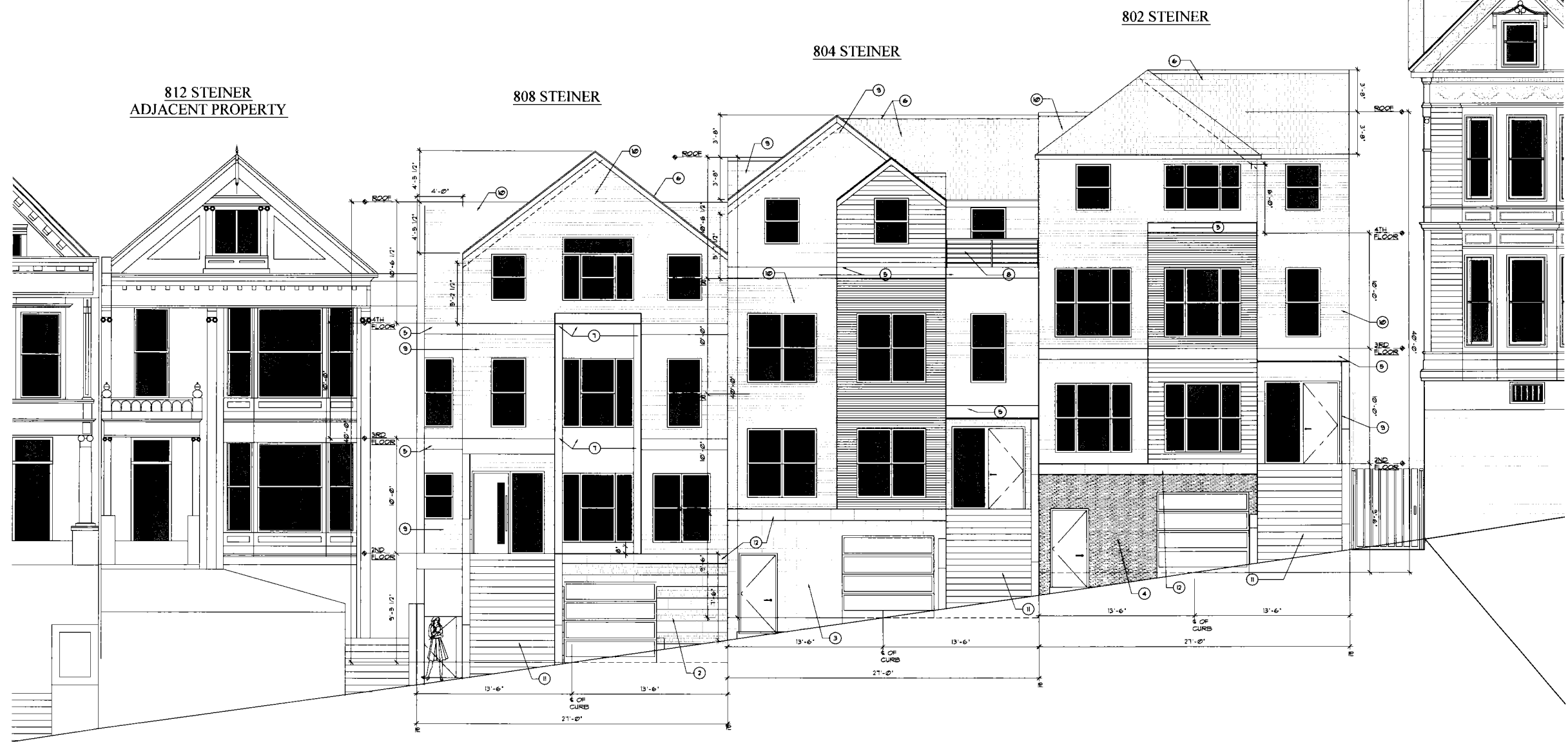


1 THIRD FLOOR CONSTRUCTION PLAN
 1/4" = 1'-0"

KEY NOTES:

1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS
2. BANDS OF 12" HIGH TIGHT JOINT STONE TILE IN 12" X 24" AND 12" HIGH MOSAIC
3. 12"X24" RUNNING BOND TILE
4. SPLIT FACE RANDOM PATTERN TILE
5. WOOD STRING COURSE
6. ASPHALT COMPOSITION TILE ROOF
7. SMOOTH PANEL MATERIAL IN ARTISAN MATRIX
8. WOOD GUARDRAIL
9. WIDE WOOD SIDING
10. NARROW WOOD SIDING
11. STAINED CONCRETE STAIRS
12. PROJECTED TILE STRING COURSE

940 GROVE
ADJACENT PROPERTY



812 STEINER
ADJACENT PROPERTY

808 STEINER

804 STEINER

802 STEINER



APPROVED _____ DATE _____

ISSUE RECORD	DATE	BY
FOR REVIEW	11/16/09	-
ALAMO SQ. MTG.	11/23/09	-
SITE PERMIT	12/01/09	-
CERTIFICATE OF APPROPRIATENESS	04/07/10	-
ARC 4 PFA COMMENTS	08/24/10	-
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/18/11	-

CAD FILE: _____ #
 PROJECT #: _____ #
 APPROVED BY: _____ LHF
 SCALE: AS NOTED

NOT FOR CONSTRUCTION

**LOUIS H. FELTHOUSE
ARCHITECT INC.**
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1 WEST ELEVATION

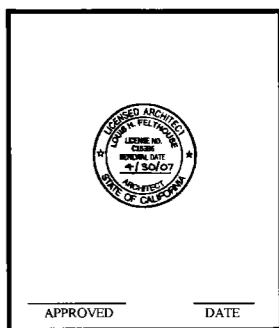
1/4" = 1'-0"

ELEVATIONS
 A-5.1

940 GROVE
ADJACENT PROPERTY

KEY NOTES:
1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.

NEW RESIDENCES
808, 804, 802 STEINER
SAN FRANCISCO, CA



ISSUE RECORD	DATE	BY
FOR REVIEW	11/16/09	-
ALAMO SQ. MTG.	11/23/09	-
SITE PERMIT	12/01/09	-
CERTIFICATE OF APPROPRIATENESS	04/07/10	-
ARC + PPA COMMENTS	09/24/10	-
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/18/11	-

CAD FILE:
PROJECT #:
APPROVED BY: LHF
SCALE: AS NOTED

NOT FOR CONSTRUCTION

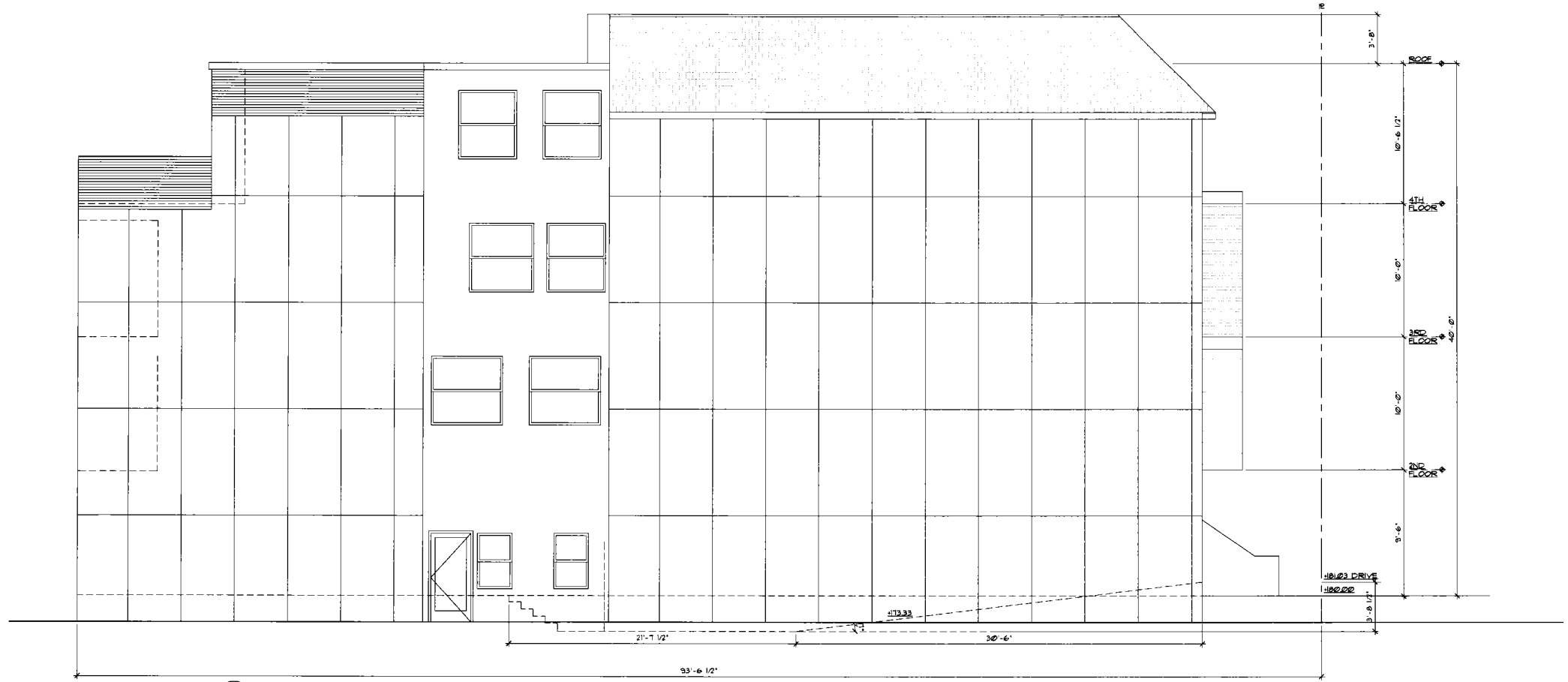
LOUIS H. FELTHOUSE ARCHITECT INC.
1663 MISSION STREET
SUITE 520
SAN FRANCISCO, CA 94103
PHONE: (415) 922-5668
FAX: (415) 864-6755

ELEVATIONS
A-5.2

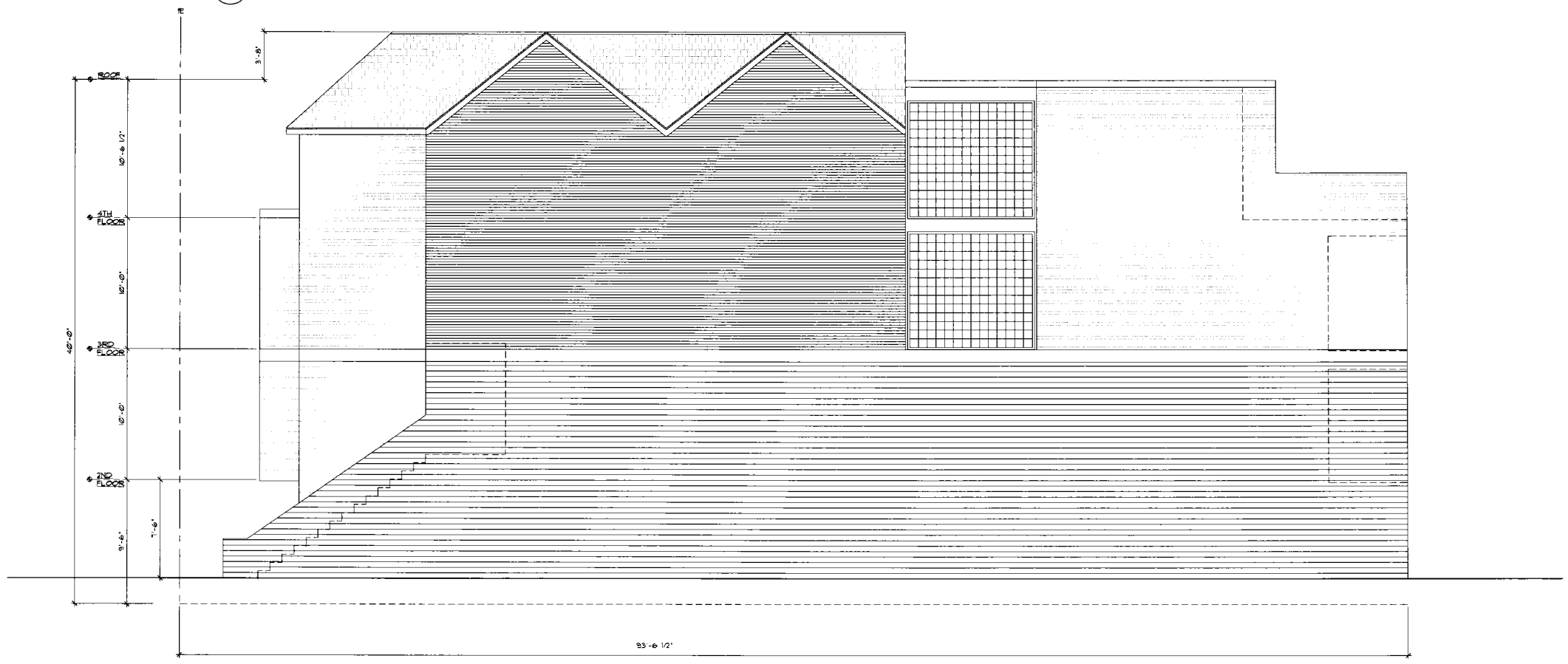


1 EAST ELEVATIONS

1/4" = 1'-0"



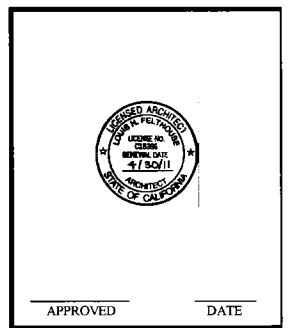
1 NORTH ELEVATION



2 SOUTH ELEVATION

KEY NOTES:
 1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS

NEW RESIDENCE
802 STEINER
SAN FRANCISCO, CA



ISSUE RECORD	DATE	BY
FOR REVIEW	11/16/09	-
ALAMO SQ. MTG.	11/23/09	-
SITE PERMIT	12/01/09	-
CERTIFICATE OF APPROPRIATENESS	04/27/10	-
ARC 4 PPA COMMENTS	08/24/10	-
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/18/11	-

CAD FILE:
 PROJECT #:
 APPROVED BY: LHF
 SCALE: AS NOTED

NOT FOR CONSTRUCTION

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 1663 MISSION STREET
 SUITE 520
 SAN FRANCISCO, CA 94103
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ELEVATIONS
A-5.3.2

KEY NOTES:

1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.

NEW RESIDENCE
804 STEINER
SAN FRANCISCO, CA



APPROVED _____ DATE _____

ISSUE RECORD	DATE	BY
FOR REVIEW	11/16/09	-
ALAMO SQ. MTG.	11/23/09	-
SITE PERMIT	12/01/09	-
CERTIFICATE OF APPROPRIATENESS ARC & PFPZ COMMENTS	04/21/10	-
PRESERVATION STAFF COMMENTS	08/24/10	-
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/18/11	-

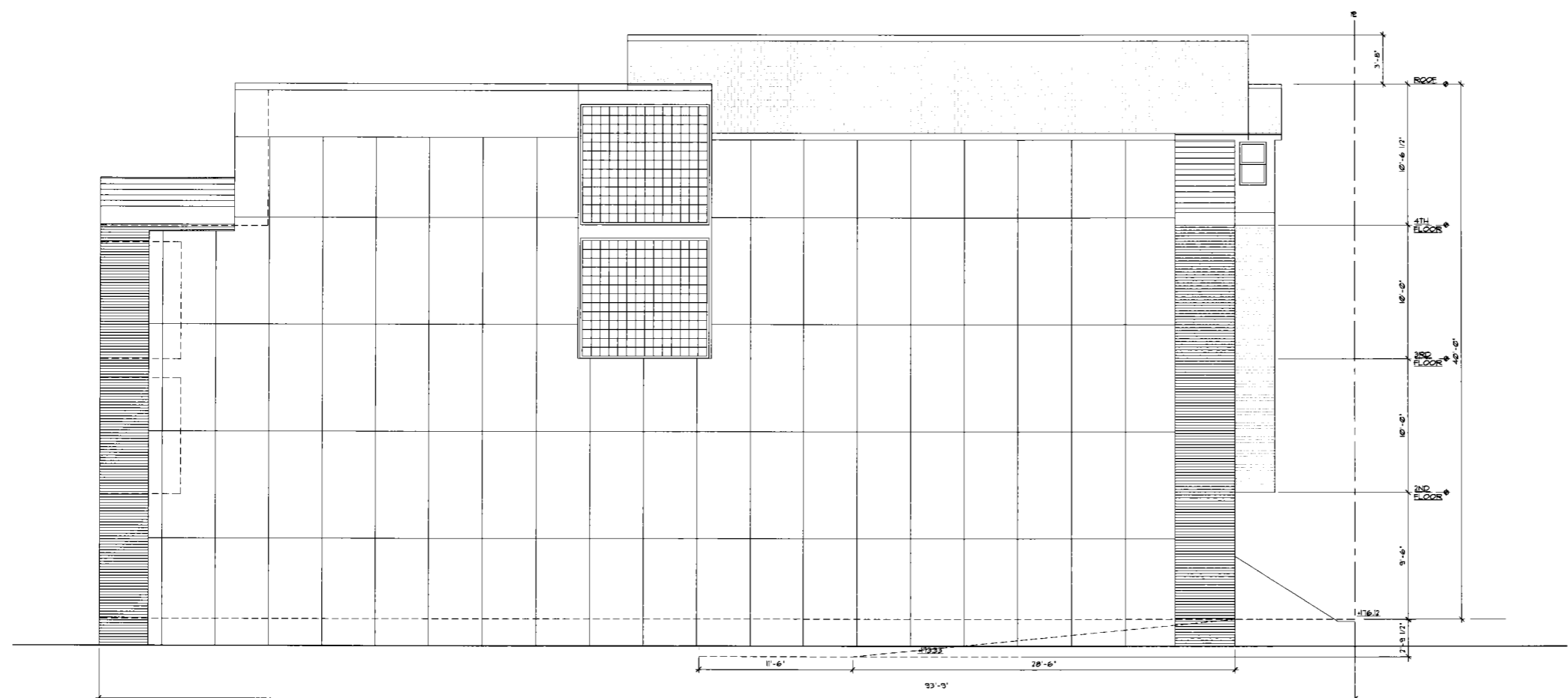
CAD FILE: _____
 PROJECT #: _____ #
 APPROVED BY: _____ LHF
 SCALE: _____ AS NOTED

NOT FOR CONSTRUCTION

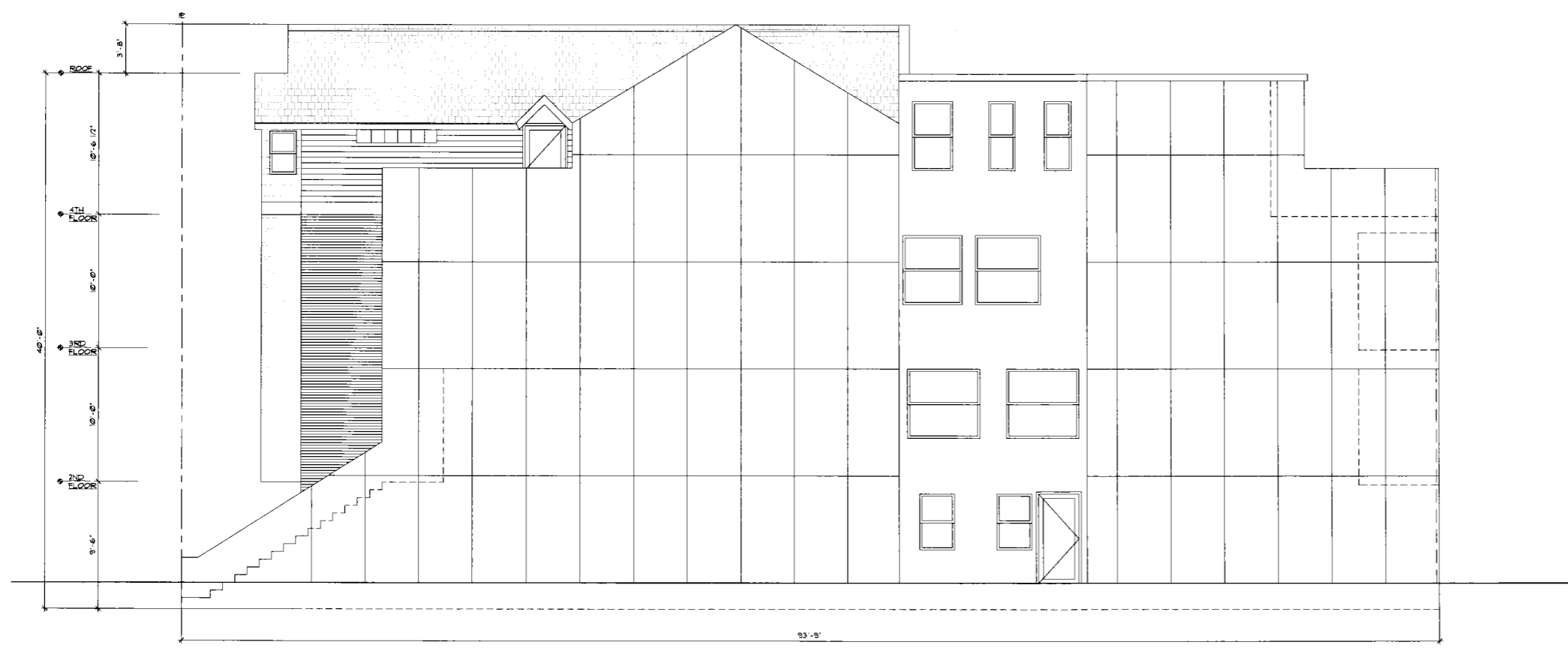
LOUIS H. FELTHOUSE ARCHITECT INC.
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 SAN FRANCISCO, CA 94103
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 FAX: (415) 864-6755

ELEVATIONS

A-5.3.4



1 NORTH ELEVATION



2 SOUTH ELEVATION

KEY NOTES:

- 1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS

NEW RESIDENCE
808 STEINER
SAN FRANCISCO, CA



APPROVED _____ DATE _____

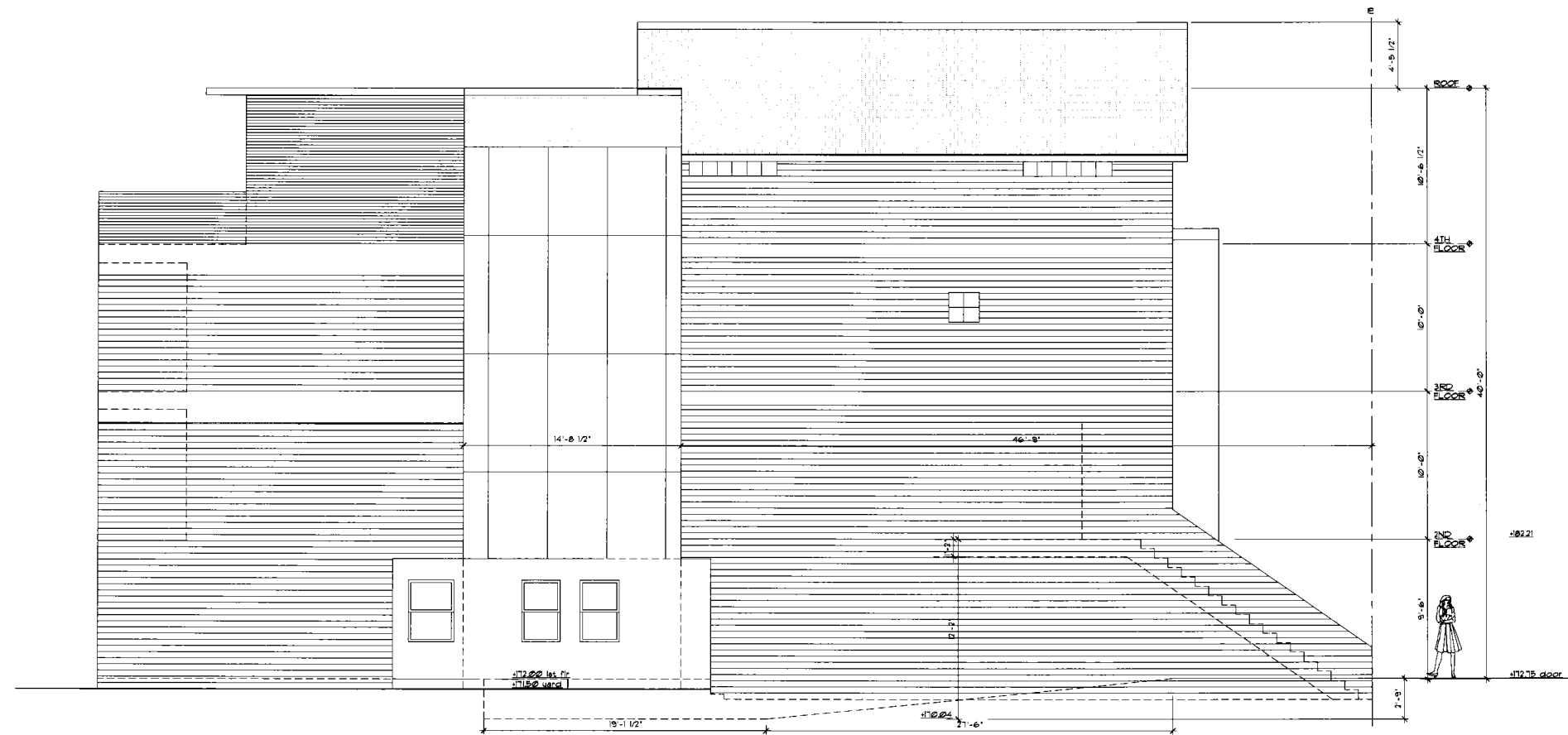
ISSUE RECORD	DATE	BY
FOR REVIEW	11/16/09	-
ALAMO SQ. MTG.	11/23/09	-
SITE PERMIT	12/01/09	-
CERTIFICATE OF APPROPRIATENESS	04/07/10	-
ARC + PPA COMMENTS	08/24/10	-
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/10/11	-

CAD FILE: _____
 PROJECT # _____ # _____
 APPROVED BY: _____ LHF
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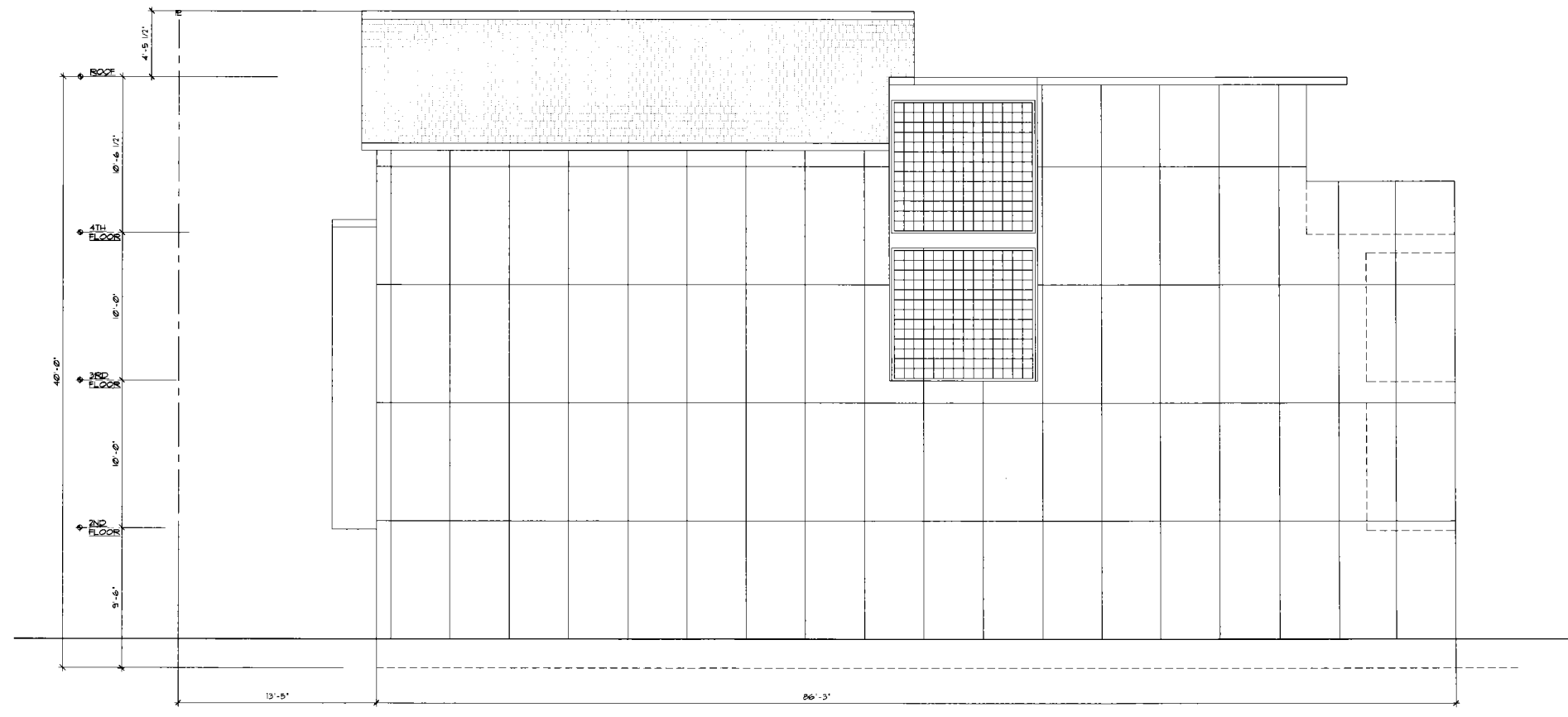
NOT FOR CONSTRUCTION

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ELEVATIONS
A-5.3.8



1 NORTH ELEVATION



2 SOUTH ELEVATION

