



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: DECEMBER 7, 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
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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 rehabilitation of the single-family residence involves the following: installation of a garage at the basement level of the primary (south) façade; installation of a door at the rear (east) façade; reconfiguration of the rear stair; demolition of the contemporary additions at the north wall and patching of the openings; installation of new window and door openings at the secondary north facade; installation of railings at the third and fourth floor decks; and, excavation at the rear (east) end of the lot to create a down-slope to meet grade at the adjacent property.

On March 16, 2011, the Historic Preservation Commission (HPC) reviewed and approved the above project with the condition that the final front façade designs of the three proposed new buildings would be reviewed by the Commission for final approval. At the hearing, the HPC gave extensive comments on the façade designs with recommendations for revisions to create better compatibility with the historic district. The designs of the three new buildings' have been revised and are before the Commission for review and approval. Please see the attached plans and renderings for the revised design.

OTHER ACTIONS REQUIRED

The project will require the subdivision of Lot 010 into 4 lots, each containing one single-family house. The subdivision cannot be approved until the existing non-historic structures at the rear of the lot are demolished. Also, in the event that a Discretionary Review Request is filed during the Section 311 noticing period required for the building permits, the project will be reviewed by the Planning Commission. The Planning Commission could modify the Historic Preservation Commission's project approval with a two-thirds vote.

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.

The project would create three single-family houses on the lot in the area that was historically used as the rear yard of the single-family residence. This area is currently occupied by contemporary school structures related to the building's later use. The project would replace these structures and would cause minimal change to the setting of the historic residence or to the overall character of the historic district.

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.

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

The proposed new buildings are clearly contemporary in their design and would not create a false sense of historical development in the Alamo Square Historic District. 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. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

No distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project. There are no remaining distinctive elements on the portion of the lot that the new buildings would occupy.

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.

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 historic building's setting. Furthermore, the proposed 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 proposed design of the new buildings would be distinctly contemporary and would be compatible with the surrounding district in terms of form, massing, size, scale, proportion, materials, and features. (See staff analysis below for further discussion.)

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.

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.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received three comment letters regarding the project since its revision. The letters from the Alamo Square Neighborhood Association (ASNA), San Francisco Architectural Heritage (Heritage), Mike Choi (812 Steiner Property Owner) are attached. In sum, neither the ASNA nor Heritage support the design of the new buildings as proposed. Mr. Choi's concerns with the project are primarily focused on the impacts of the proposed 808 Steiner Street building to his property.

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.

Rehabilitation of the single-family residence.

All aspects of the historic character of the building would be retained and preserved while the insensitive school additions would be removed, thereby restoring integrity to the historic building form. The proposed changes to the building will be in keeping with its historic character without mimicking its

original features. The 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 opening would be compatible in design, materials, and details with the historic building but the doors would clearly read as a contemporary feature of the building similar to the garage installations approved elsewhere in the district. The proposed basement-level garage would not cause the removal of any significant features.

Demolition of the school buildings.

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. Although the educational use of the building is also historically significant, the building's exterior appearance during the time of the school's opening would be restored so that the building's educational period is also represented. The project would thereby restore integrity to the design of the historic building.

Construction of three (3) single-family buildings.

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. 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 ranging from approximately 18 feet to 4.5 feet. The front setbacks would step forward from the deepest setback to the north to the shallowest to the south, creating a gradually shift in the street wall that allows the buildings to blend into the existing pattern.

Landscaping: The front setbacks would be generously landscaped with planting boxes separating the entry stairs and driveways. The landscaping would create a buffer between the street and the new buildings that moderates the transition between the public and private space and that is in keeping with the historic development pattern in the district.

Form & Massing: The proposed heights of the new buildings are in keeping with the predominant heights on the block. The heights would 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 front gabled roof with a deeply projecting eave, a three-story main body, and defined basement level. The front gabled roof form is the dominant form along "Postcard Row" and repeating the pattern on the north side of Grove Street creates an appropriate balance and cohesiveness for the streetscape. The roof form is also in keeping with the triangular roof forms (both gables and hipped) that occur on the block to the north.

Each building displays a projecting bay element in keeping with the traditional bays found on this side of Alamo Square Park. The bold proportions and articulation of the bays are in keeping with the dominant

character the bay feature displays in the historic building forms. The bays are predominately composed of glazing, which is consistent with the composition of the projecting bays found particularly in the Queen Anne style buildings. Each building also includes a raised, recessed entry with a graciously proportioned stone stair and an open wood railing. Overall, the affect of the massing is to create a multi-planed, playful composition of geometric forms that relate well to the exuberant character of the adjacent Queen Anne-style buildings.

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 vertical, rectangular form and their regular pattern. 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. The proposed front doors have painted wood frames with large panes of translucent art glass of similar style to the historic entry doors found within the district. Lastly, the garage doors are painted wood with translucent glazed transoms, which are similar to those garage doors found within the district.

Materials: The proposed horizontal wood siding would relate well to the historic painted wood siding found within the district. The building would employ three different patterns of horizontal siding to articulate the various planes of the façade and add a higher level of texture reminiscent of the highly textured historic facades within the district. The proposed asphalt shingle roofs would also reflect the predominant roofing material for gabled roofs in the district. The proposed stucco cladding at the bases of the buildings would 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 minimal ornamentation, such as the vertical reveal in the horizontal tongue-and-groove siding above each window bay, the flat beltcourses at the northern edge of each facade, and the projecting box window framing used at the second floor windows. Under the deeply projecting eaves of the new buildings, there would be framed glass panels where traditionally heavy ornamentation would be found on a Queen Anne building. The glazing in this location draws the eye upward similarly to the traditional ornamentation without replicating historic detailing. 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.

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

Previous Motion (No. 0108)

Plan Set, including photographs and renderings

Previous Proposal Rendering

Public Comment Letters

Project Sponsor Packet

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SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion No.

HEARING DATE: DECEMBER 7, 2011

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Case No.: **2010.0009A**
Project Address: **940 Grove Street**
Historic District: Alamo Square
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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 December 7, 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 October 11, 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.

- The project would replace contemporary structures and would cause minimal change to the setting of the historic residence or to the overall character of the historic district.
- 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.
- The proposed new buildings are clearly contemporary in their design and would not create a false sense of historical development in the Alamo Square Historic District. 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.
- No distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project.
- The setting of the historic building 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. 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 proposed landscaping would create a buffer between the street and the new buildings that moderates the transition between the public and private space.
 - The proposed heights of the new buildings are in keeping with the predominant heights on the block. The volume and scale of the three new buildings are appropriate and comparable to those found on the block and within the district. Overall, the affect of the massing is to create a multi-planed, playful composition of geometric forms that relate well to the district.
 - The fenestration of the proposed buildings would be contemporary in scale, grouping, operation, and configuration and would relate to the historic fenestration in the district
 - The proposed building materials and ornamentation are appropriate the district and will relate well to the surrounding historic buildings.
 - 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 historic 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 October 11, 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 December 7, 2011.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. 0108

HEARING DATE: MARCH 16, 2011

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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 must present the final front façade designs of the three proposed new buildings to the Commission for final approval.
- The project sponsor shall obtain approval for the subdivision of the lot prior to the issuance of building permits for the proposed new buildings.

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: Commissioners Chase, Damkroger, Hasz, Jones, Martinez, and Matsuda

NAYS: 0

ABSENT: Commissioner Wolfram

ADOPTED: March 16, 2011

REHABILITATION & ALTERATIONS

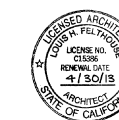
940 GROVE STREET SAN FRANCISCO, CA

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
- FRONT FACADE RENDERINGS 1-6
- P-1 PHOTO CONTEXT & AERIAL VIEW
- F-1 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

ISSUE RECORD	DATE	BY
SITE PERMIT	12/01/09	-
ARC & PPA COMMENTS	5/25/10	-
PRESERVATION STAFF COMMENTS	8/24/10	-
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/18/11	-
FACADE REVIEW	04/07/11	-
ARCHITECTURAL HERITAGE	06/07/11	-
C OF A HEARING	12/07/11	-

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

3 NEW RESIDENCES AT 802, 804 & 808 STEINER STREET



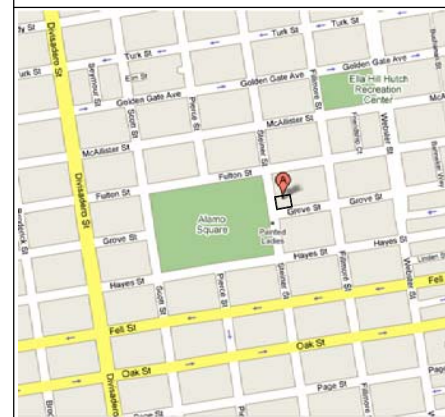
GENERAL NOTES

- 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 & ERECT 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

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

TITLE SHEET

T-1



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e architects@butlerarmsden.com
f 415 • 674 • 5558
t 415 • 674 • 5554
San Francisco CA 94115
2849 California Street

FRONT FACADE
802, 804, 808 STEINER, SAN FRANCISCO, CA

12/7/11



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FRONT FACADE

802, 804, 808 STEINER, SAN FRANCISCO, CA

12/7/11



LOUIS H. FELTHOUSE
ARCHITECT INC.



PROPOSED STEINER ST PANORAMIC



EXISTING STEINER ST PANORAMIC

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2849 California Street

FRONT FACADE

802, 804, 808 STEINER, SAN FRANCISCO, CA

12/7/11



LOUIS H. FELTHOUSE
ARCHITECT INC.



PROPOSED
CORNER OF STEINER & GROVE



EXISTING
CORNER OF STEINER & GROVE

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2849 California Street

FRONT FACADE

802, 804, 808 STEINER, SAN FRANCISCO, CA

12/7/11



LOUIS H. FELTHOUSE
ARCHITECT INC.

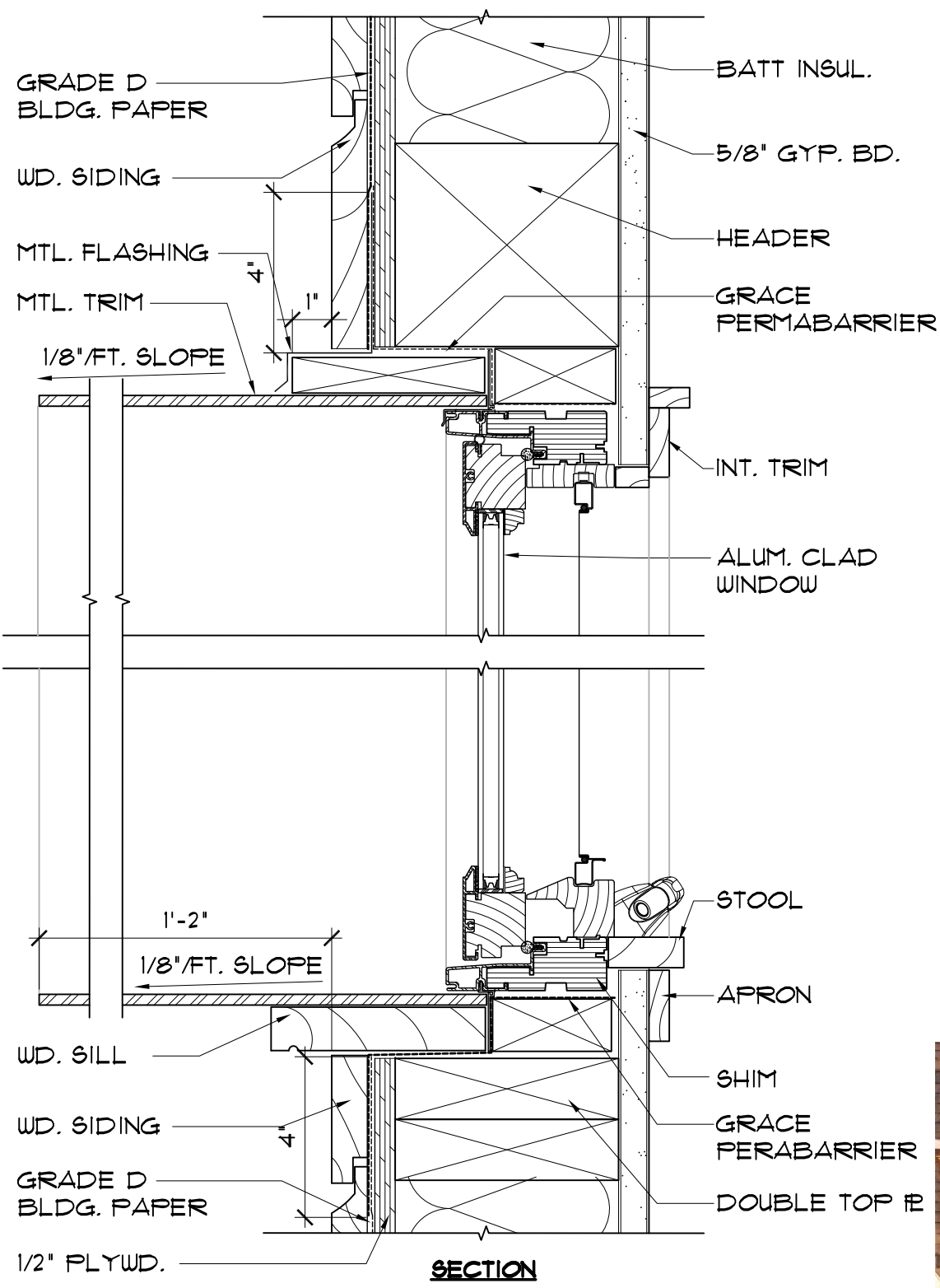
APPROVED _____ DATE _____

ISSUE RECORD	DATE	BY
ASC 4 RFA COMMENTS	08/24/10	-
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/10/11	-
FACADE REVIEW	04/07/11	-
ARCHITECTURAL HERITAGE	06/10/11	-
C OF A HEARING	12/07/11	-

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



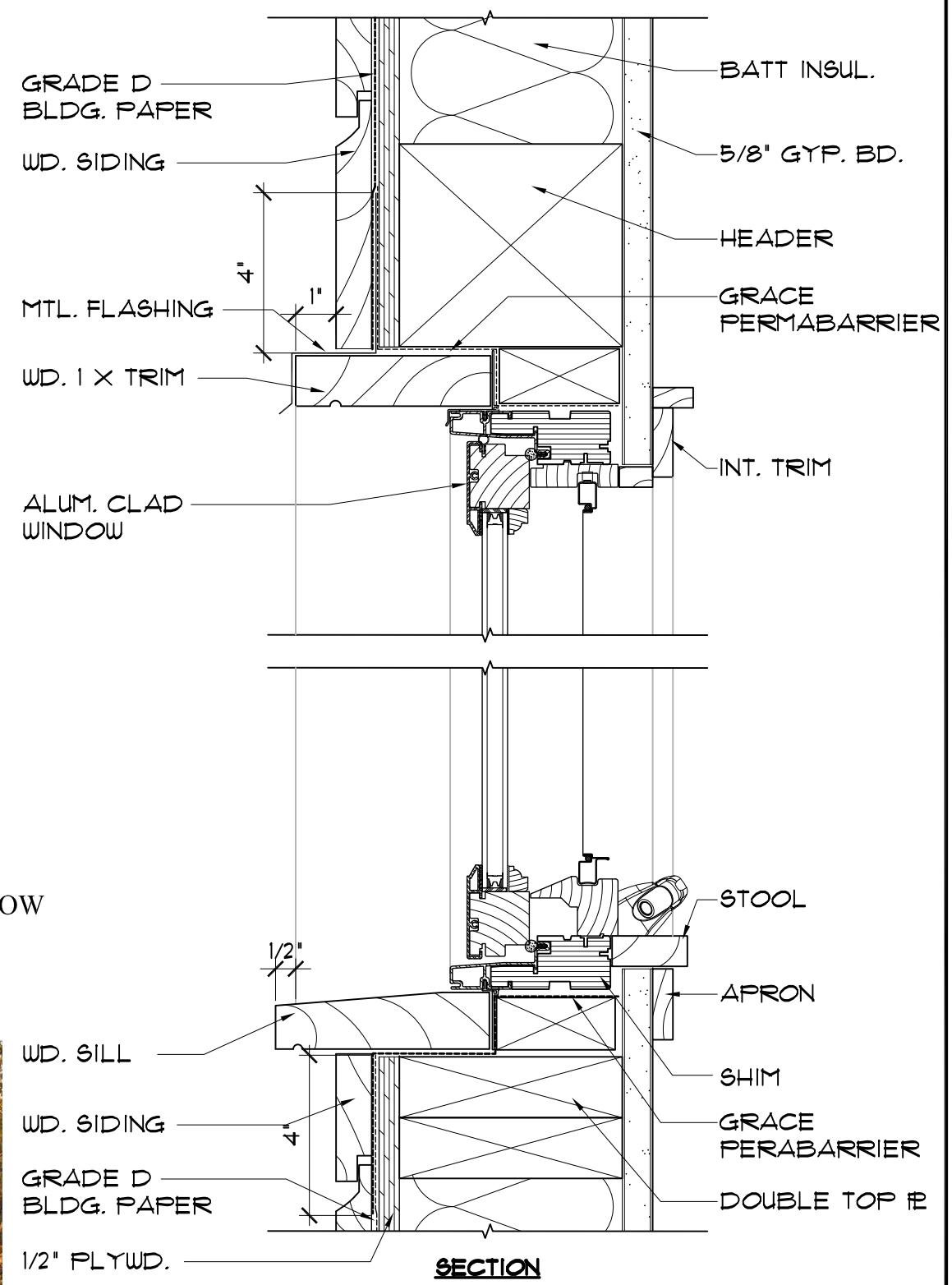
A. TYPICAL WINDOW DETAIL



B. TYPICAL SINGLE HUNG WINDOW



ASPHALT COMPOSITION ROOFING



WINDOW SECTION
3' = 1'-0"

WINDOW BOX SECTION
3' = 1'-0"

GLAZ-0003

GLAZ-0001

NOT FOR CONSTRUCTION

KEY NOTES:

1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.
2. (E) BAY WINDOW ABOVE.
3. (E) PLANTER TO BE FILLED IN EXCEPT AT (N) PLANTER LOCATIONS.
4. (E) SIDEWALK TO BE REMOVED FOR (N) PLANTER
5. (E) TREE TO REMAIN.

REHABILITATION & 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	
CERTIFICATE OF APPROPRIATENESS	04/07/10	
ARC 4 PPA COMMENTS	08/24/10	
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/18/11	-
FACADE REVIEW	04/07/11	-
ARCHITECTURAL HERITAGE	06/07/11	
SITE PERMIT	09/09/11	
PLANNING REVISION	10/11/11	
C O F A HEARING	12/07/11	

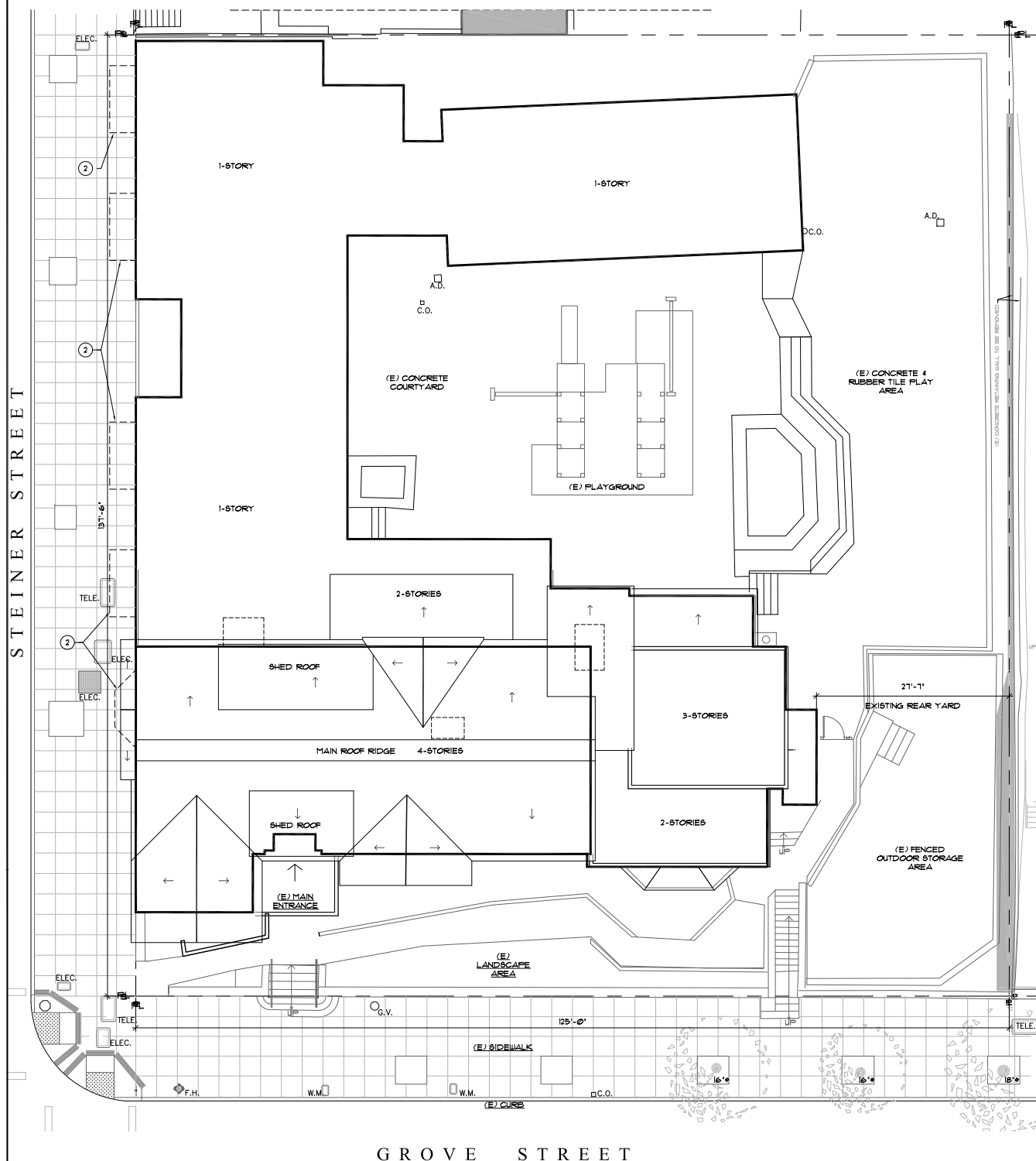
CAD FILE:
PROJECT #:
APPROVED BY: LHF
SCALE:

**LOUIS H. FELTHOUSE
ARCHITECT INC.**

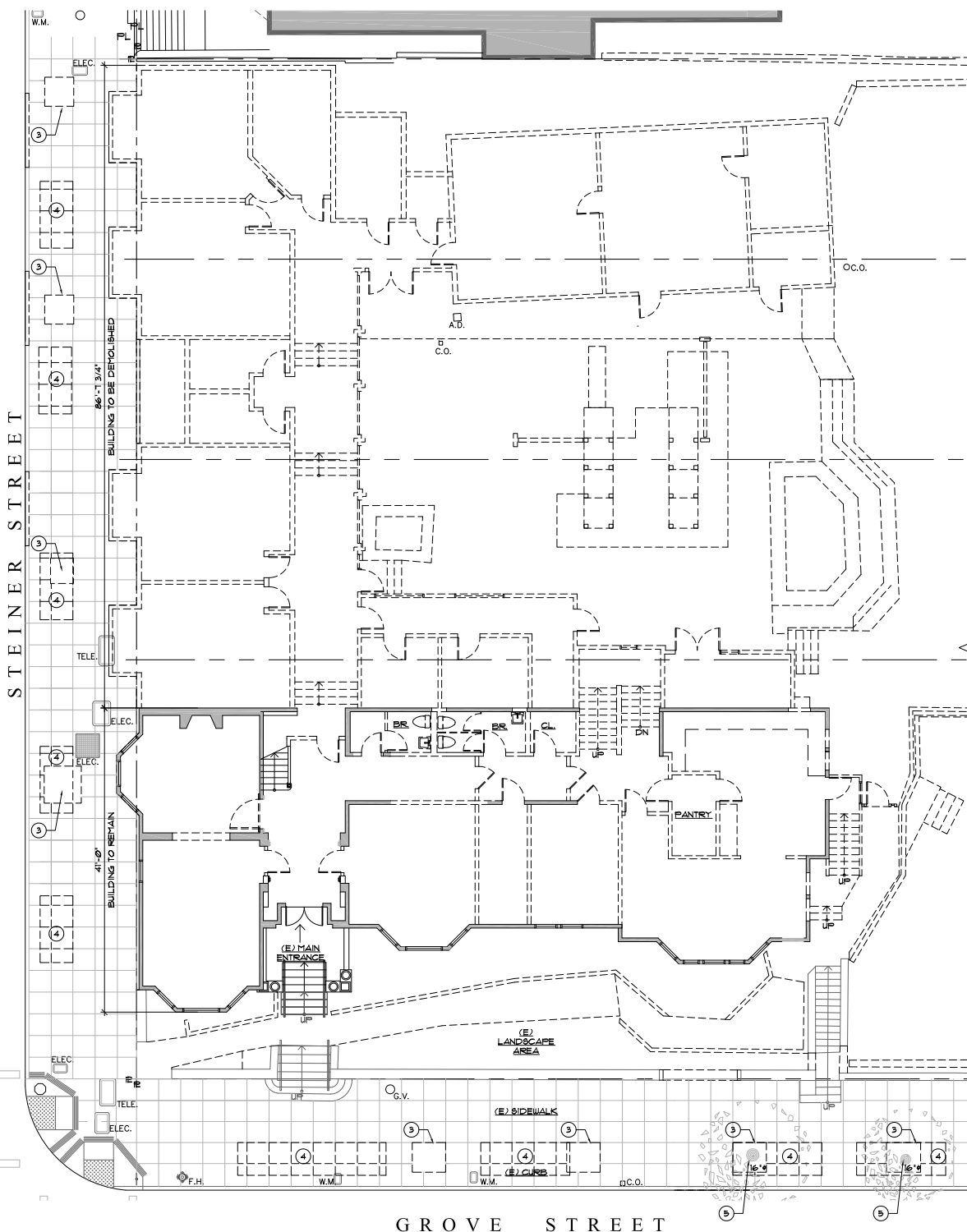
1663 MISSION STREET
SUITE 520
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PHONE: (415) 922-5668
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(E) SITE / ROOF,
SITE AND 2ND FLOOR
DEMOLITION PLAN

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"

KEY NOTES:

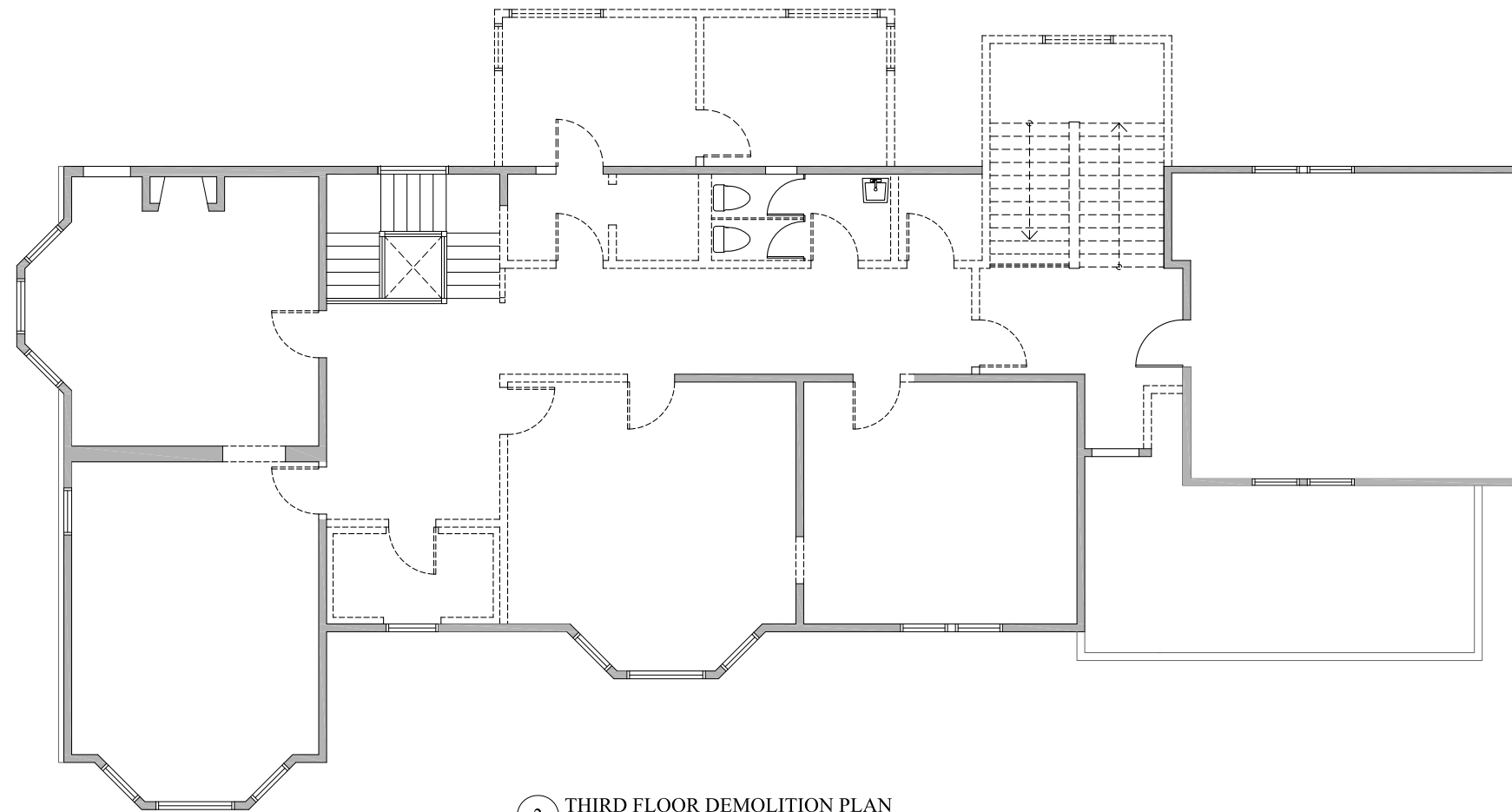
1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.

REHABILITATION & ALTERATIONS

**940 GROVE STREET
SAN FRANCISCO CA.**

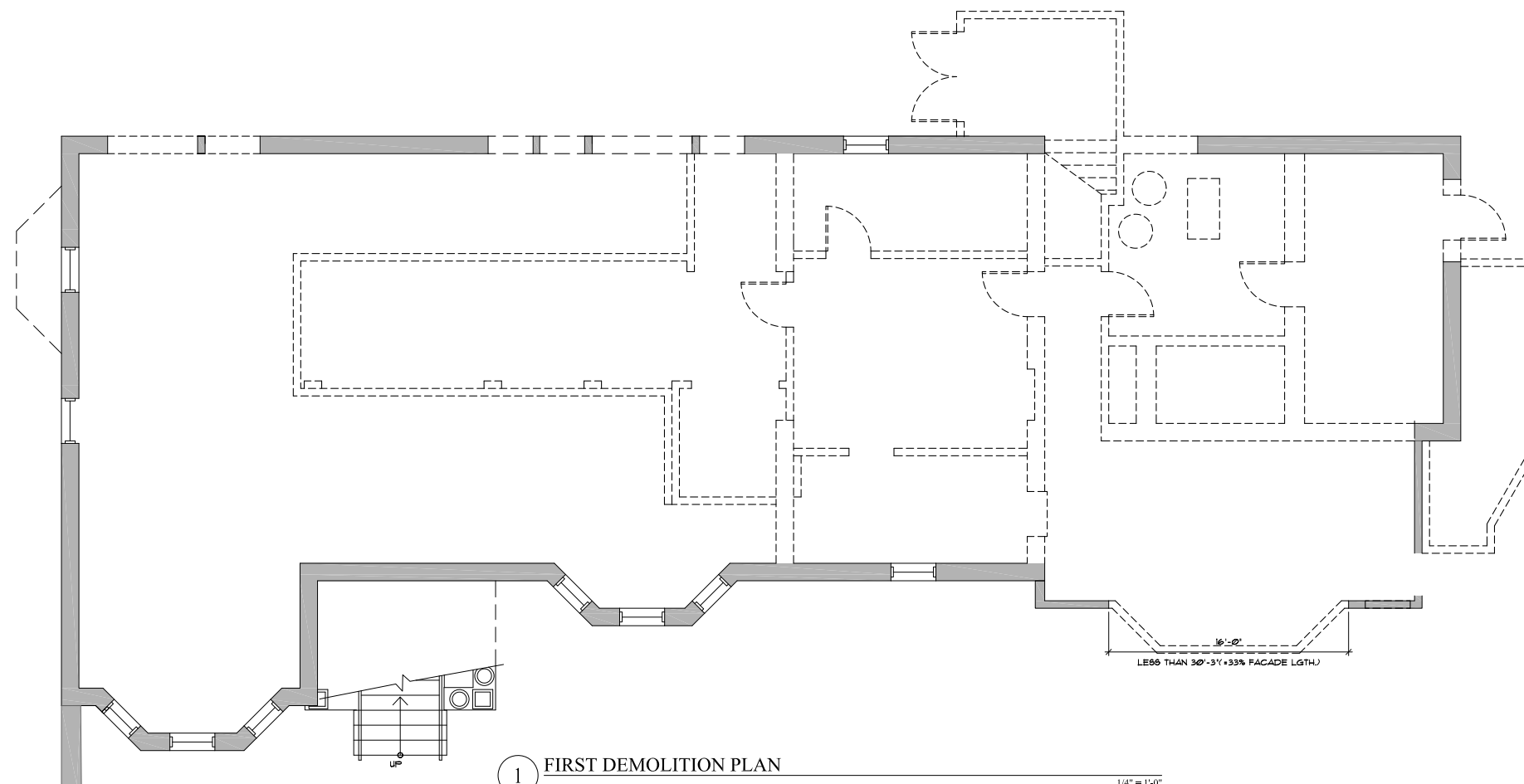


APPROVED _____ DATE _____



2 THIRD FLOOR DEMOLITION PLAN

1/4" = 1'-0"



1 FIRST DEMOLITION PLAN

1/4" = 1'-0"

ISSUE RECORD	DATE	BY
FOR REVIEW	06/24/09	
FOR REVIEW	10/21/09	
CERTIFICATE OF APPROPRIATENESS	04/07/10	
ARC 4 FPA COMMENTS	08/24/10	
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/18/11	-
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ARCHITECTURAL HERITAGE	06/07/11	
SITE PERMIT	09/09/11	
PLANNING REVISION	10/11/11	
C OF A HEARING	12/07/11	

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

LOUIS H. FELTHOUSE ARCHITECT INC.

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DEMOLITION PLANS

A-1.1

DEMOLITION CALCULATIONS:

KEY NOTES:

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

1005(FX1) (ALL FLOORS)
REMOVAL OF MORE THAN 25% OF
THE SURFACE AREA OF ALL
EXTERNAL WALLS FACING A
PUBLIC STREET

WEST WALL	DEMO	SURFACE	%	SOUTH WALL	DEMO	SURFACE	%
1st floor	=0	= 437sf		1st floor	=170	= 1248sf	
2nd floor	=0	= 518sf		2nd floor	=0	= 1357sf	
3rd floor	=0	= 480sf		3rd floor	=86.5	= 1475sf	
4th floor	=0	= 77sf		4th floor	=0	= 300sf	
TOTAL	=0	= 1512sf	0/1512 = 0%	TOTAL	=257	= 4380sf	257/4380 = 6%

LESS THAN 25%

1005(FX2)
REMOVAL OF MORE THAN 50% OF
ALL EXTERNAL WALLS

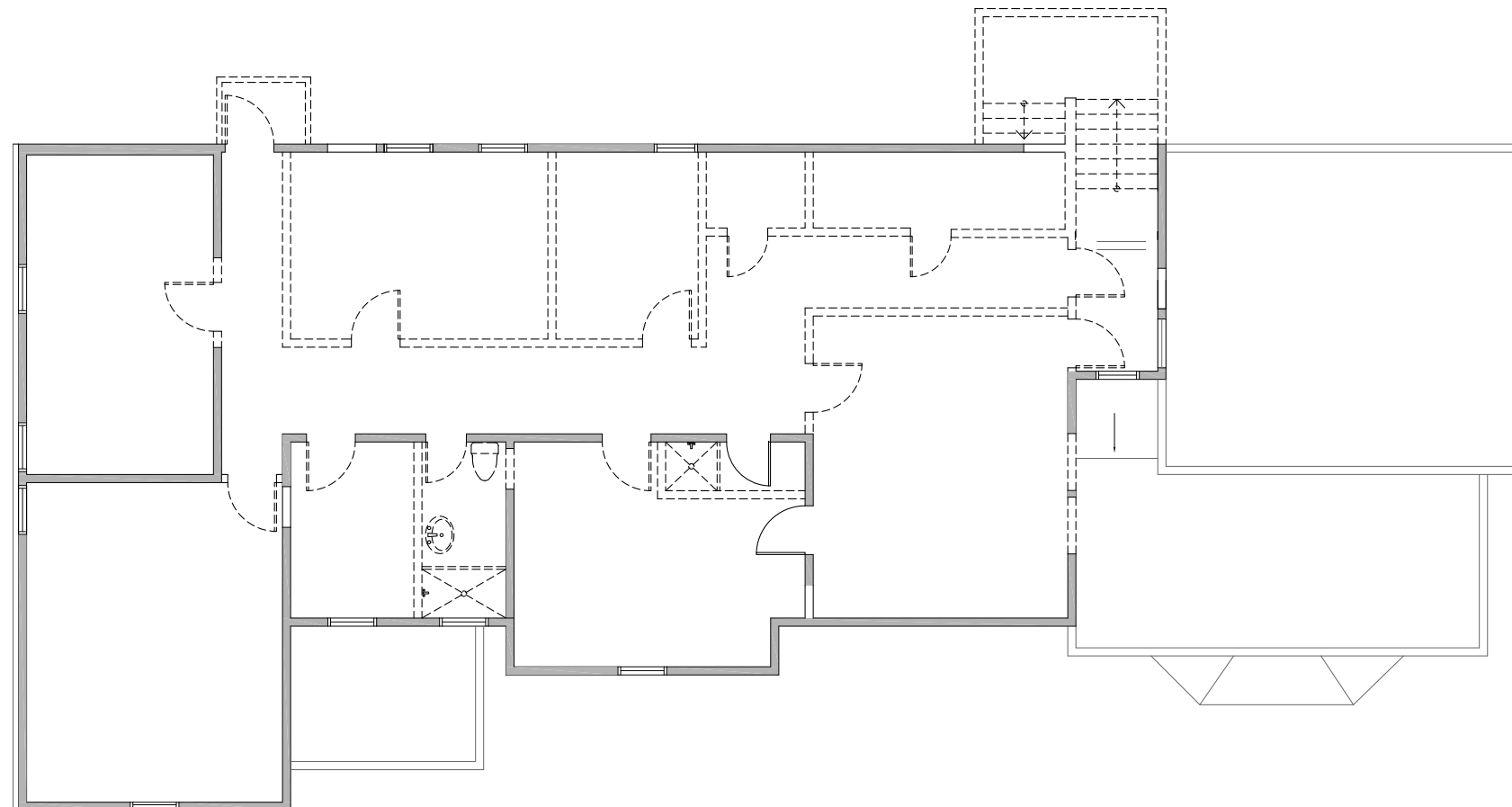
floor demo	floor existing	PERCENTAGE %
1st floor demo =390sf	1st floor existing = 3246sf	390/3246sf= 12%
2nd floor demo =90sf	2nd floor existing = 3484sf	90/3484sf= 3%
3rd floor demo =160sf	3rd floor existing = 3669sf	160/3669sf= 4%
4th floor demo =77sf	4th floor existing = 789sf	77/789sf= 10%
TOTAL =717sf	TOTAL =11,188sf	717/11188 sf= 6.4%

LESS THAN 50%

1005(FX4)
REMOVAL OF MORE THAN 15% OF
ALL BUILDINGS INTERNAL
STRUCTURAL FRAMEWORK AND
FLOOR PLATES

STRUCTURAL WALL DEMO	INTERIOR WALLS	PERCENTAGE %
1st floor demo =N/A	1st floor existing = 2583sf	N/A/2583 = N/A
2nd floor demo =396	2nd floor existing = 2348sf	396sf/2348 = 17%
3rd floor demo =348sf	3rd floor existing = 2321sf	348sf/2321 = 15%
4th floor demo =n/a	4th floor existing = 2000sf	0sf/2000 = 0%
TOTAL =744	TOTAL = 9252sf	744/9252 = 8%

LESS THAN 15%



1 FOURTH FLOOR DEMOLITION PLAN

1/4" = 1'-0"

REHABILITATION & ALTERATIONS

**940 GROVE STREET
SAN FRANCISCO CA.**



APPROVED

DATE

ISSUE RECORD	DATE	BY
REVIEW	06/24/09	
CERTIFICATE OF APPROPRIATENESS	04/07/10	
ARC 4 PPA COMMENTS	08/24/10	
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SITE PERMIT	09/09/11	
PLANNING REVISION	10/11/11	
C OF A HEARING	12/07/11	

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

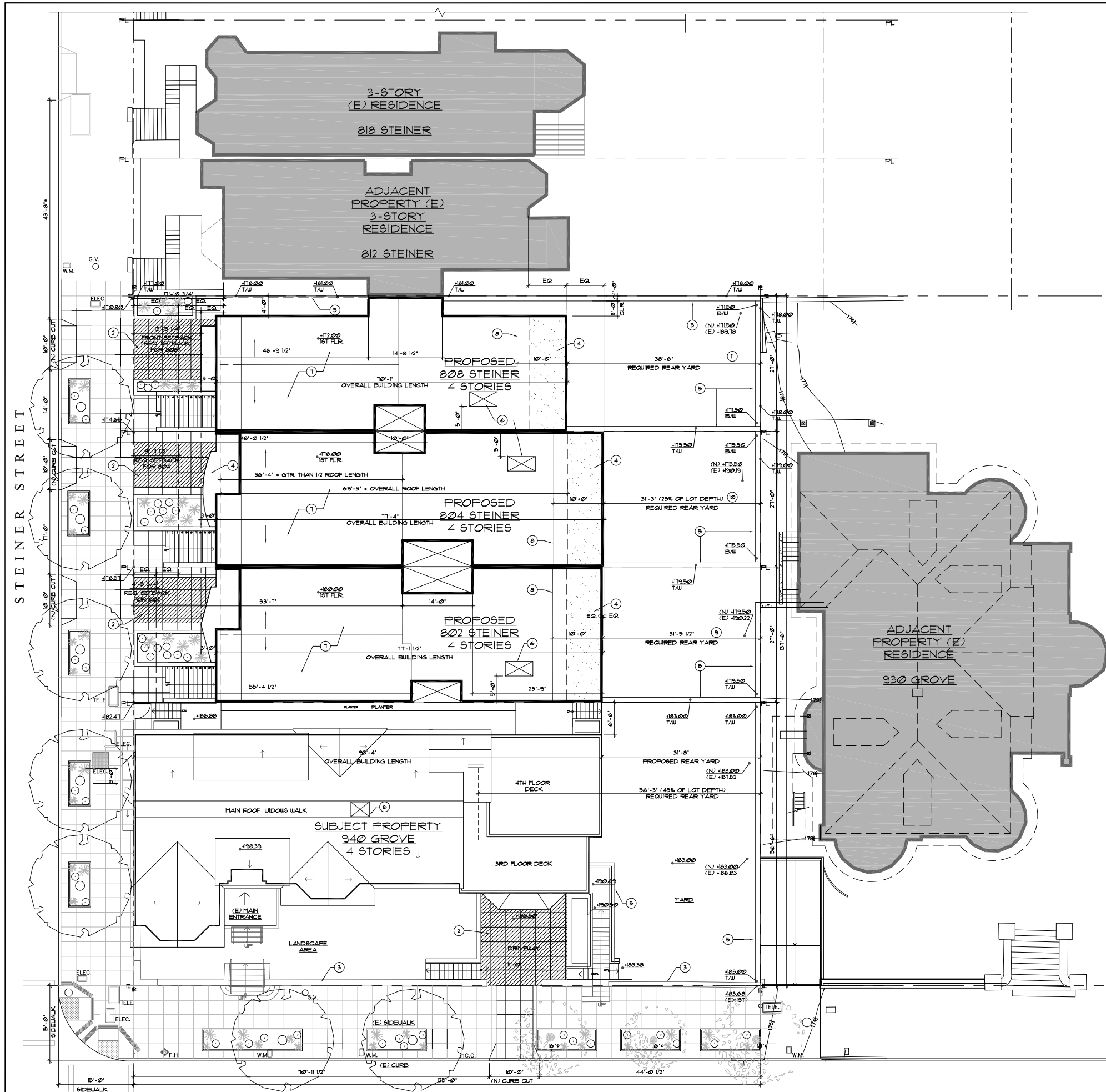
**LOUIS H. FELTHOUSE
ARCHITECT INC.**

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SUITE 520
SAN FRANCISCO, CA 94103

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

**DEMOLITION
PLANS**

A-1.2



KEY NOTES:

- REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.
- (N) PERMEABLE DRIVEWAY, PER SECTION 132 H SFPC
- (E) RETAINING WALL
- DECK AT 4TH FLOOR
- (N) RETAINING WALL
- (E) ROOF HATCH
- ASPHALT COMPOSITION SHINGLE ROOFING
- EXTERIOR WALL AT 4TH FLOOR BELOW ROOF OVERHANG.
- REAR YARD SETBACK DETERMINATION PER: SETBACK AVERAGED BETWEEN THE LOT DEPTHS OF THE ADJACENT BUILDINGS AT 940 GROVE WHICH HAS A REAR YARD DEPTH OF 31'-5" AND 804 STEINER WHICH HAS A REAR YARD DEPTH OF 31'-3" RESULTING IN A REAR YARD DEPTH OF 31'-5 1/2" FROM THE EAST BUILDING WALL TO THE REAR PROPERTY LINE WHICH EXCEEDS THE 25% MINIMUM REAR YARD (31'-3"), ALLOWED IN SECTION 134(c)(3).
- REAR YARD SETBACK DETERMINATION PER: SFPC 134(c)(3) REAR YARD NEXT TO VACANT LOTS 690 INTERPRETATION: THIS PARAGRAPH STATES THAT WHEN A SUBJECT LOT ABUTS A VACANT LOT, THE VACANT LOT IS PRESUMED TO CONTAIN A VACANT LOT, THE VACANT LOT IS PRESUMED TO BE UNOCCUPIED AND THEREFORE THE PROVISIONS WOULD BE UNAFFECTED BY THE FACT THAT AN ABUTTING LOT IS VACANT DUE TO A BUILDING BEING DEMOLISHED ILLEGALLY. IT WAS NOTED THAT BUILDING CODE PROVISIONS REQUIRE EXACT REPLACEMENT OF AN ILLEGALLY DEMOLISHED BUILDING OR PROHIBITION OF REDEVELOPMENT FOR A PERIOD OF FIVE YEARS.
- REAR YARD SETBACK DETERMINATION PER: SETBACK AVERAGED BETWEEN REAR WALL OF ADJACENT BUILDINGS AT 812 STEINER AND 804 STEINER WHICH HAS A REAR YARD DEPTH OF 31'-3" RESULTING IN A REAR YARD DEPTH OF 38'-6" FROM THE EAST BUILDING WALL TO THE REAR PROPERTY LINE WHICH EXCEEDS THE 25% MINIMUM REAR YARD (31'-3"), ALLOWED IN SECTION 134(c)(3).

REHABILITATION & ALTERATIONS
940 GROVE STREET
SAN FRANCISCO CA.

APPROVED _____ DATE _____

ISSUE RECORD	DATE	BY
FOR REVIEW	10/28/09	
FOR REVIEW	11/09/09	
ALAMO SQUARE MEETING	11/23/09	
CERTIFICATE OF APPROPRIATENESS	04/07/10	
FOR REVIEW	08/11/10	
ARC 4 PPA COMMENTS	08/24/10	
PRESERVATION STAFF COMMENTS	11/02/10	
PRESERVATION STAFF COMMENTS	02/18/11	
FACADE REVIEW	04/07/11	
ARCHITECTURAL HERITAGE	06/07/11	
ARCHITECTURAL HERITAGE	08/05/11	
SITE PERMIT	09/09/11	
PLANNING REVISION	10/11/11	
C OF A HEARING	12/07/11	

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

HARD/SOFTSCAPE AREA :

	REQ'D SETBACK AREA	50% PERMEABLE AREA (132 h SFPC)	20% LANDSCAPE AREA (132 g SFPC)
808 STEINER	362 SF	REQ'D 181 SF PROVIDED 196 SF*	73 SF 100 SF*
804 & 802 STEINER	242 SF	REQ'D 121 SF PROVIDED 191 SF*	49 SF 64 SF*
940 GROVE	N/A	PROVIDED 292 SF	

*PROVIDED WITHIN REQUIRED SETBACK AREA

HARDSCAPE KEY:

- PERMEABLE PAVING
- DECK
- SUBJECT PARCEL
- ADJACENT PROPERTY

PROPOSED LANDSCAPE KEY:

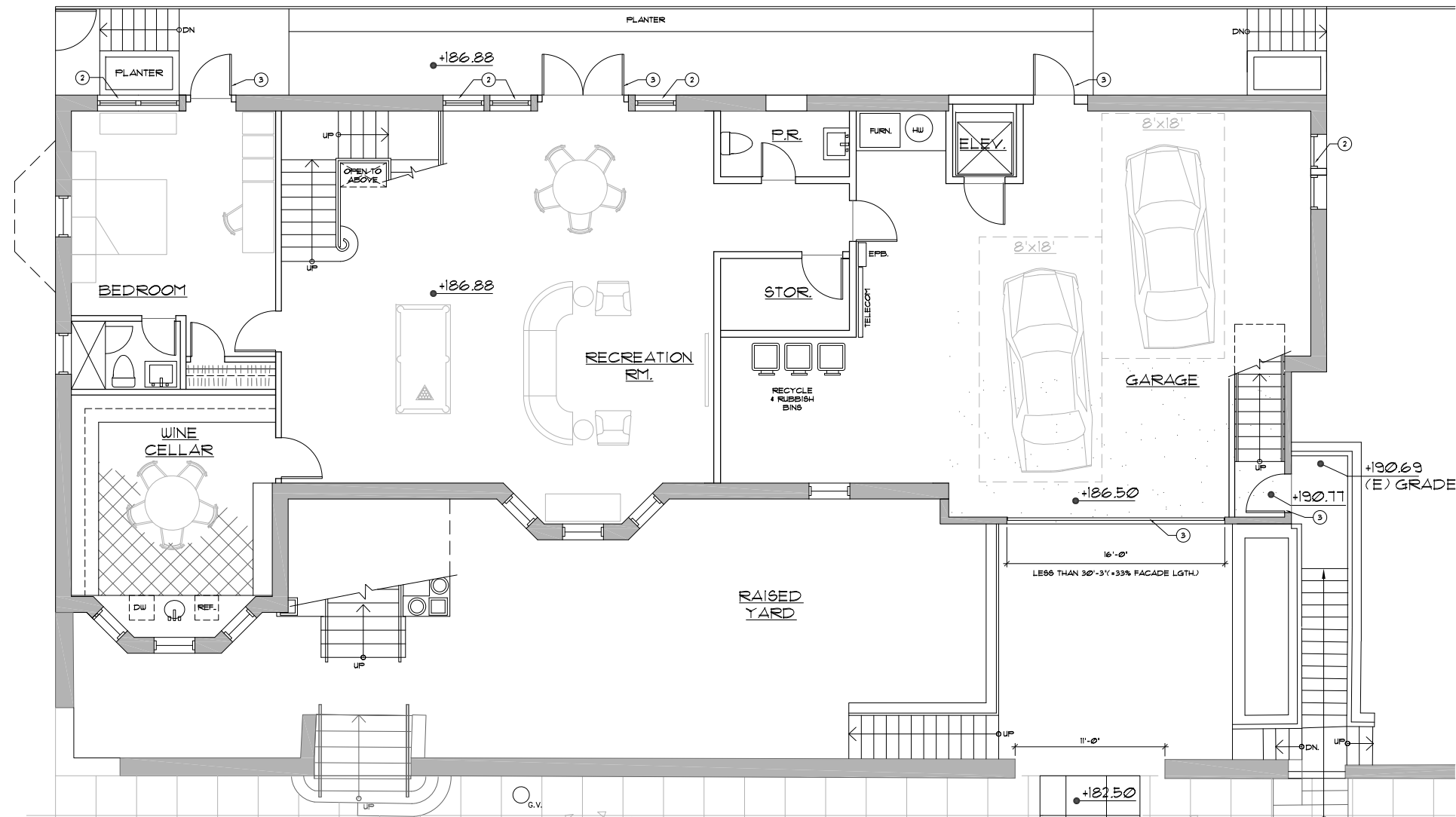
- NEW ZEALAND FLAX
- DWARF TOBIRA
- LANTANA
- DWARF AGAPANTHUS
- SMALL TREE/SHRUB - TBD
- EXISTING TREE TO REMAIN
- EVERGREEN PEAR

REFER TO LANDSCAPE PLAN L-1.0 FOR MORE DETAIL

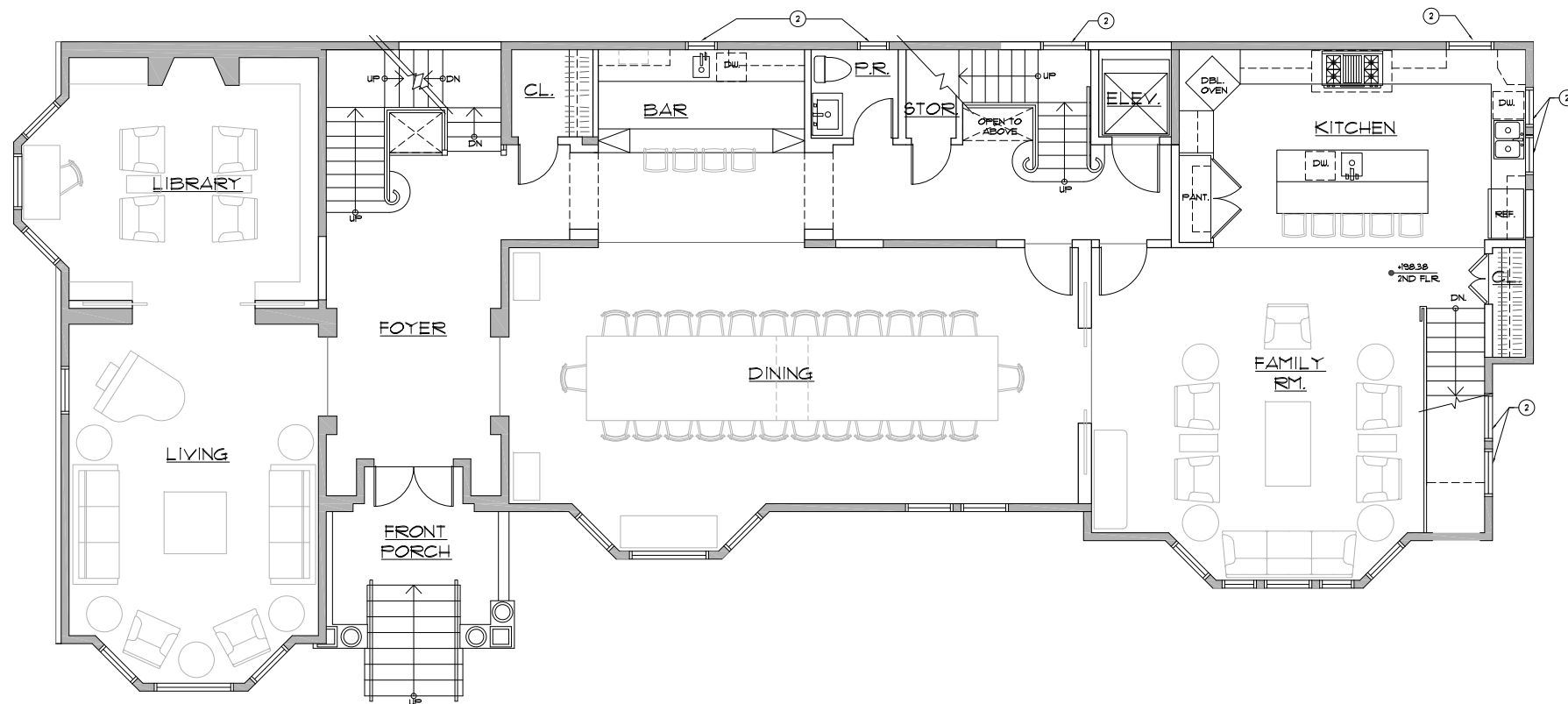
LOUIS H. FELTHOUSE ARCHITECT INC.
1663 MISSION STREET
SUITE 520
SAN FRANCISCO, CA 94103
PHONE: (415) 922-5668
FAX: (415) 864-6755

PROPOSED SITE PLAN

A-2.0



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



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

KEY NOTES:

1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.
2. (N) PROPOSED WINDOW
3. (N) PROPOSED DOOR

REHABILITATION & ALTERATIONS

**940 GROVE STREET
SAN FRANCISCO CA.**



APPROVED _____ DATE _____

ISSUE RECORD	DATE	BY
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	
CERTIFICATE OF APPROPRIATENESS	04.07.10	
ARC & PPA COMMENTS	08.24.10	
PRESERVATION STAFF COMMENTS	11/02/10	
PRESERVATION STAFF COMMENTS	02/18/11	-
FACADE REVIEW	04/07/11	-
ARCHITECTURAL HERITAGE	06/07/11	-
SITE PERMIT	09/09/11	
PLANNING REVISION	10/11/11	
C OF A HEARING	12/07/11	

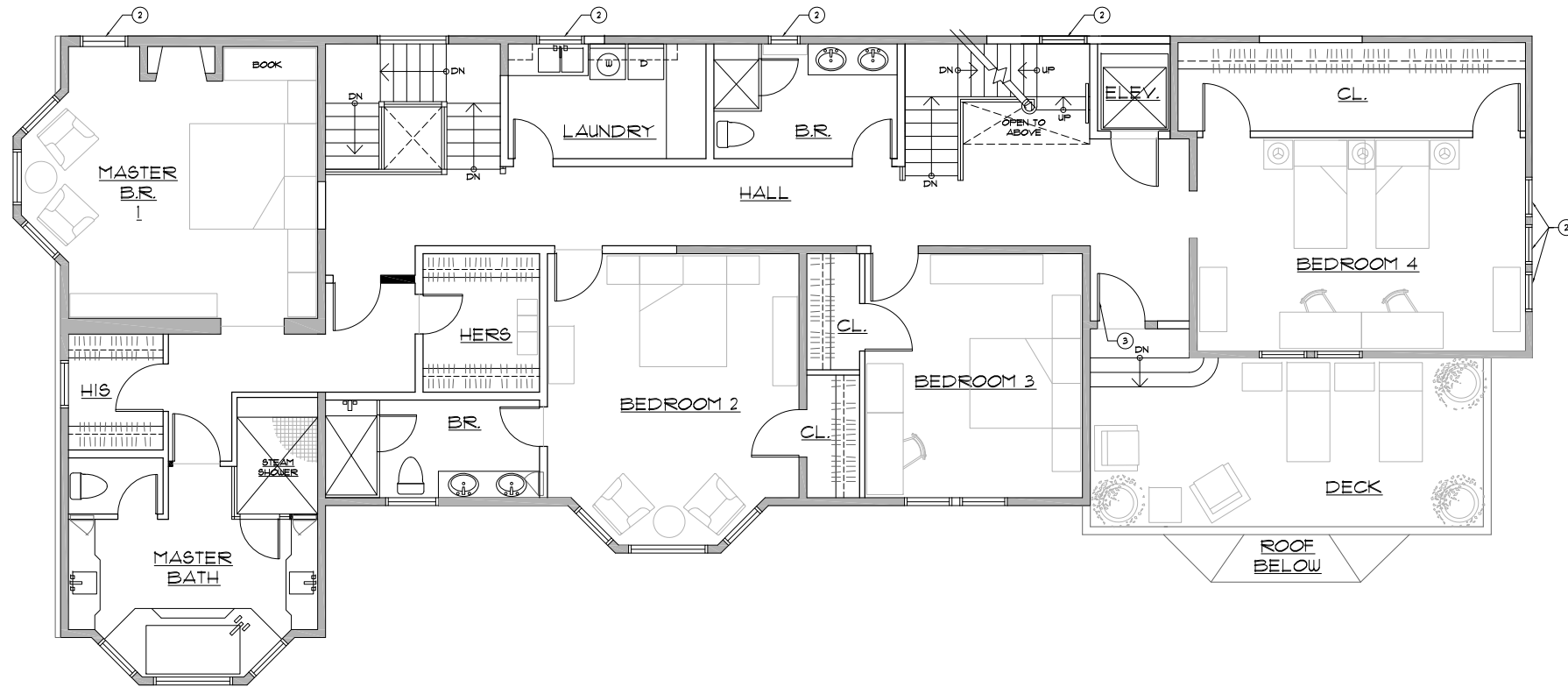
CAD FILE:
PROJECT #:
APPROVED BY: LHF
SCALE:

**LOUIS H. FELTHOUSE
ARCHITECT INC.**

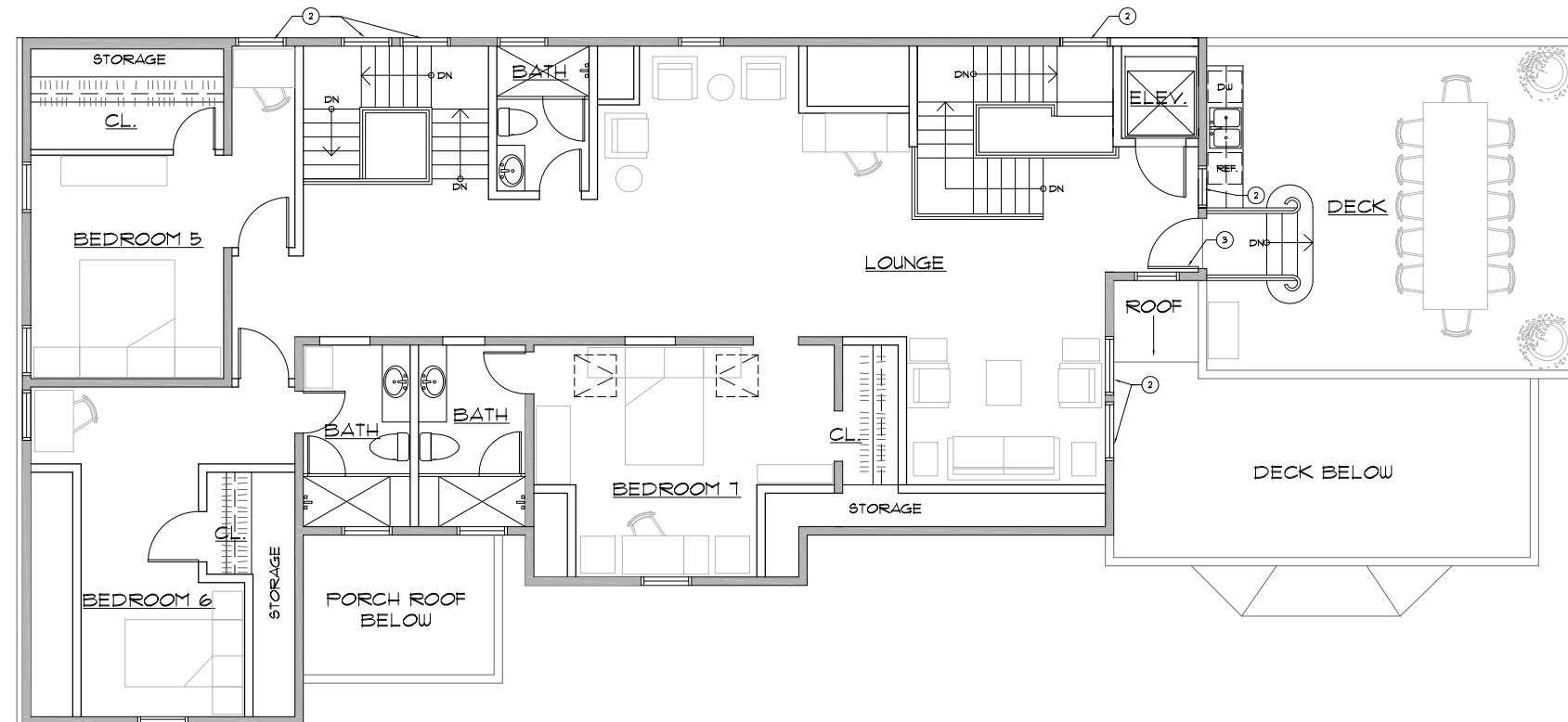
1663 MISSION STREET
SUITE 520
SAN FRANCISCO, CA 94103
PHONE: (415) 922-5668
FAX: (415) 864-6755

**FIRST AND SECOND
FLOOR
CONSTRUCTION
PLANS**

A-2.1



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



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

KEY NOTES:

1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.
2. (N) PROPOSED WINDOW
3. (N) PROPOSED DOOR

REHABILITATION & ALTERATIONS

**940 GROVE STREET
SAN FRANCISCO CA.**



APPROVED _____ DATE _____

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	
CERTIFICATE OF APPROPRIATENESS ARC + FPA COMMENTS	04.07.10	
PRESERVATION STAFF COMMENTS	08.24.10	
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/18/11	-
FACADE REVIEW	04/07/11	-
ARCHITECTURAL HERITAGE	06/07/11	
SITE PERMIT	09/09/11	
PLANNING REVISION	10/11/11	
C OF A HEARING	12/07/11	

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

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.

REHABILITATION & ALTERATIONS

**940 GROVE STREET
SAN FRANCISCO CA.**



APPROVED _____ DATE _____



① EXISTING SOUTH ELEVATION

1/4" = 1'-0"

ISSUE RECORD	DATE	BY
REVIEW	06.24.09	
ALAMO SQUARE MEETING	11.23.09	
CERTIFICATE OF APPROPRIATENESS	04.07.10	
ARC 4 FPA COMMENTS	08.24.10	
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/18/11	-
FACADE REVIEW	04/07/11	-
ARCHITECTURAL HERITAGE	06/07/11	
SITE PERMIT	09/09/11	
PLANNING REVISION	10/11/11	
C OF A HEARING	12/07/11	

CAD FILE:
PROJECT #:
APPROVED BY: LHF
SCALE: 0' 1' 2' 4' 8'

**LOUIS H. FELTHOUSE
ARCHITECT INC.**

1663 MISSION STREET
SUITE 520
SAN FRANCISCO, CA 94103

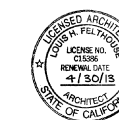
PHONE: (415) 922-5668
FAX: (415) 864-6755

EXISTING
EXTERIOR
ELEVATION

A-5.0

**REHABILITATION &
ALTERATIONS**

**940 GROVE STREET
SAN FRANCISCO CA.**



APPROVED _____ DATE _____

ISSUE RECORD	DATE	BY
REVIEW	06/24/09	
ALAMO SQUARE MEETING	11/23/09	
CERTIFICATE OF APPROPRIATENESS	04/07/10	
ARC 4 FPA COMMENTS	08/24/10	
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/18/11	-
FACADE REVIEW	04/07/11	-
ARCHITECTURAL HERITAGE	06/07/11	
SITE PERMIT	09/09/11	
PLANNING REVISION	10/11/11	
C OF A HEARING	12/07/11	

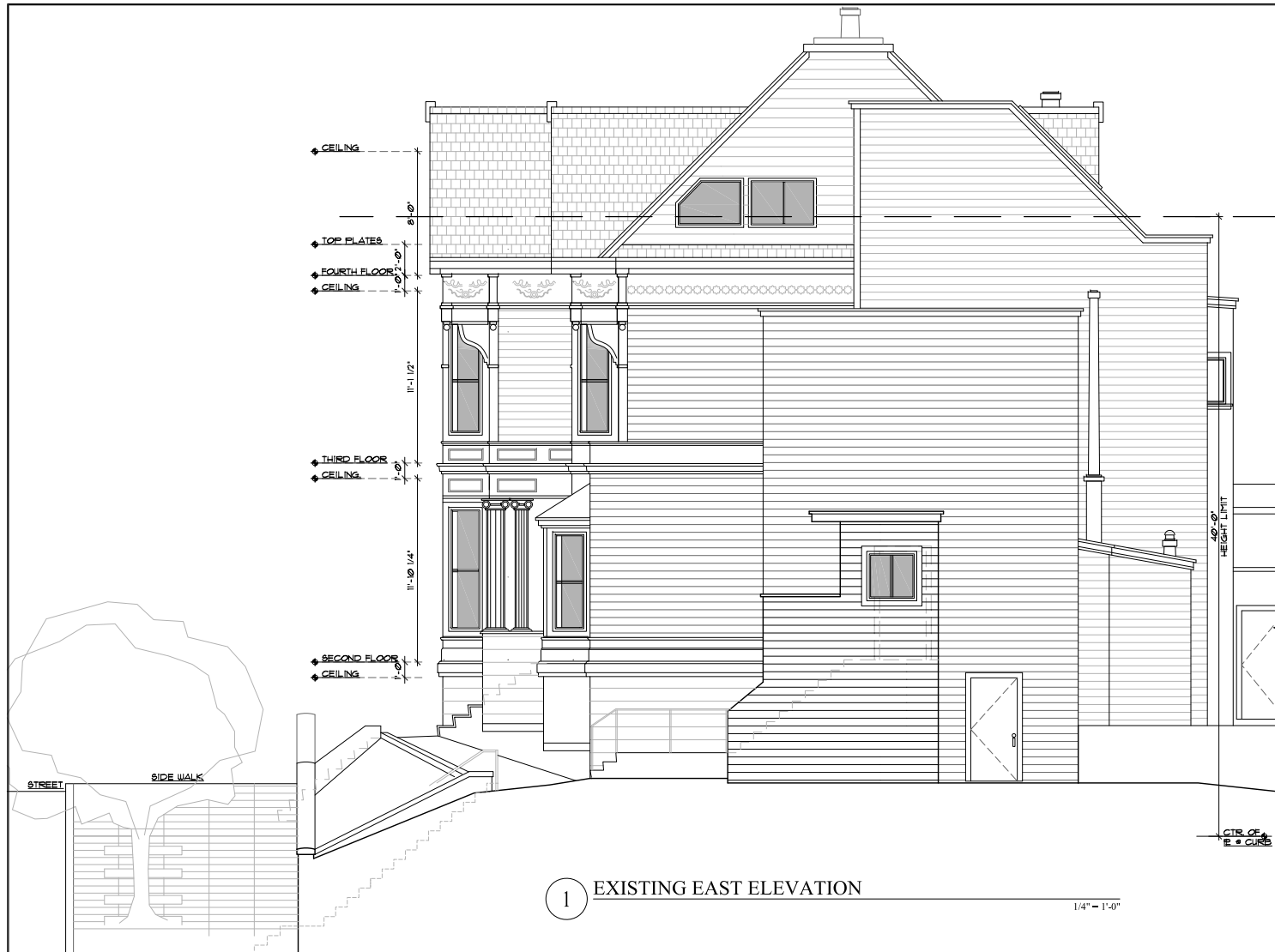
CAD FILE:
PROJECT #:
APPROVED BY: LHF
SCALE: 0' 1' 2' 4' 8'

**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**

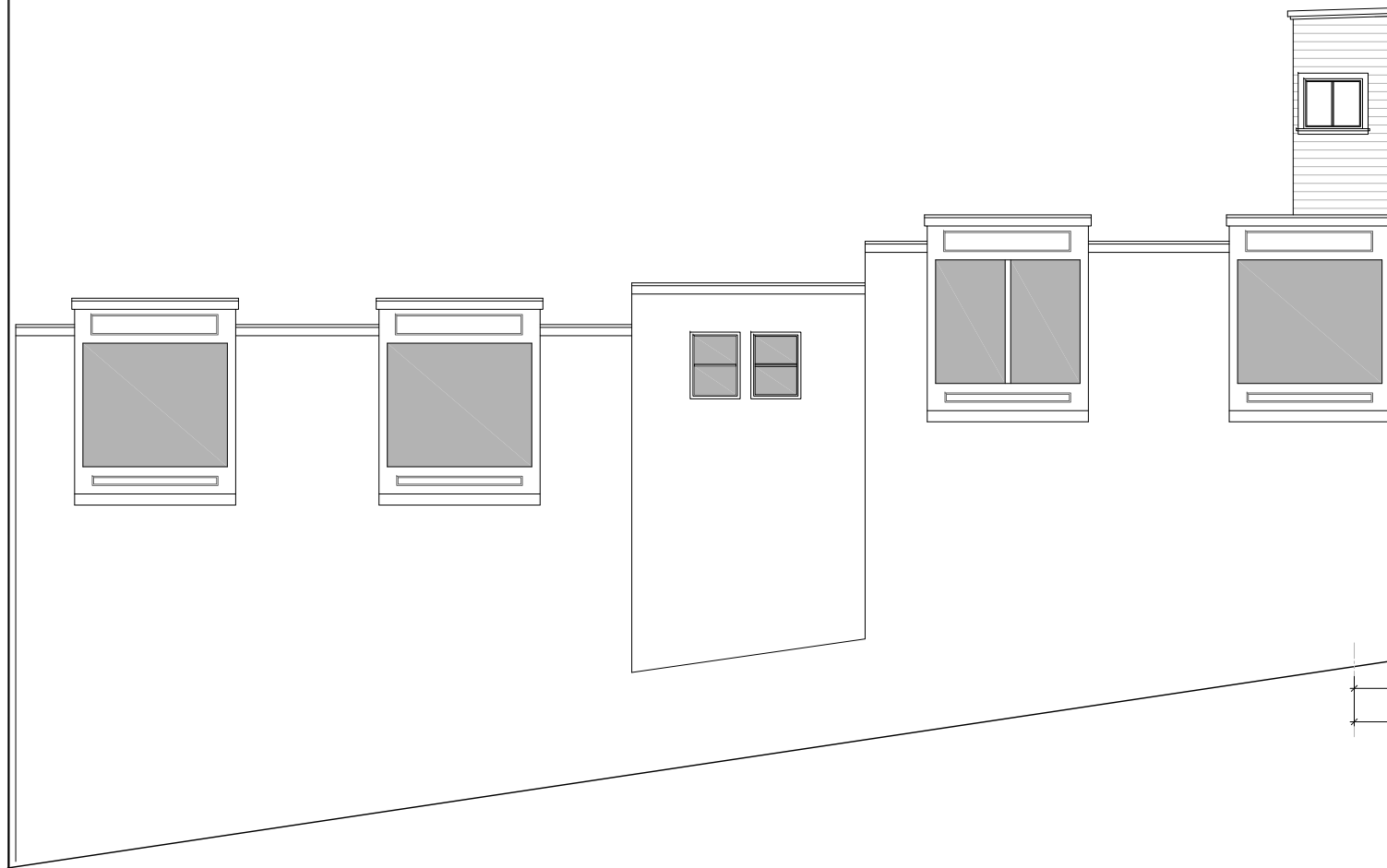
A-5.1



1 EXISTING EAST ELEVATION
1/4" = 1'-0"

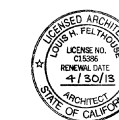


2 EXISTING WEST ELEVATION
1/4" = 1'-0"



REHABILITATION & ALTERATIONS

**940 GROVE STREET
SAN FRANCISCO CA.**



APPROVED _____ DATE _____

ISSUE RECORD	DATE	BY
REVIEW	06.24.09	
ALAMO SQUARE MEETING	11.23.09	
CERTIFICATE OF APPROPRIATENESS	04.07.10	
ARC & FPA COMMENTS	08.24.10	
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/18/11	-
FACADE REVIEW	04/07/11	-
ARCHITECTURAL HERITAGE	06/07/11	
SITE PERMIT	09/09/11	
PLANNING REVISION	10/11/11	
C OF A HEARING	12/07/11	

CAD FILE:
PROJECT #:
APPROVED BY: LHF
SCALE: 0' 1' 2' 4' 8'

LOUIS H. FELTHOUSE ARCHITECT INC.

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SUITE 520
SAN FRANCISCO, CA 94103
PHONE: (415) 922-5668
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EXISTING EXTERIOR ELEVATION

A-5.2



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

GENERAL NOTES:

1. ALL WINDOWS AND DOORS ARE EXISTING UNLESS NOTED OTHERWISE.

KEY NOTES:

1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.
2. NEW WOOD RAILING
3. NEW GARAGE DOORS
4. NEW CONCRETE WALL TO MATCH (E)
5. NEW DOOR.
6. (E) GRADE AT REAR YARD

REHABILITATION & ALTERATIONS

**940 GROVE STREET
SAN FRANCISCO CA.**



APPROVED _____ DATE _____



① PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

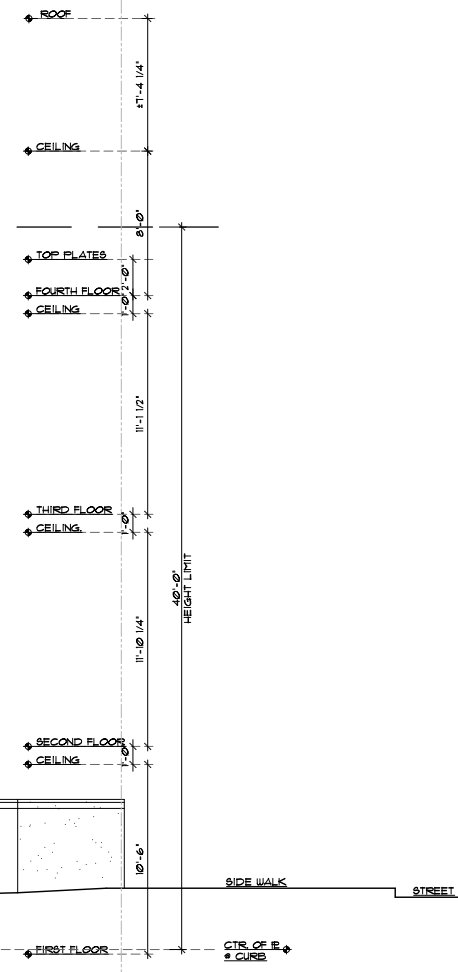
ISSUE RECORD	DATE	BY
FOR REVIEW	06/24/09	
FOR REVIEW	10/28/09	
FOR REVIEW	11/09/09	
FOR REVIEW	11/12/09	
ALAMO SQUARE MEETING	11/23/09	
CERTIFICATE OF APPROPRIATENESS	04/07/10	
ARC & PPA COMMENTS	08/24/10	
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/18/11	-
FACADE REVIEW	04/07/11	-
ARCHITECTURAL HERITAGE	06/10/11	
SITE PERMIT	09/09/11	
PLANNING REVISION	10/11/11	
C OF A HEARING	12/07/11	

CAD FILE:
PROJECT #:
APPROVED BY: LHF
SCALE: 0' 1' 2' 4' 8'

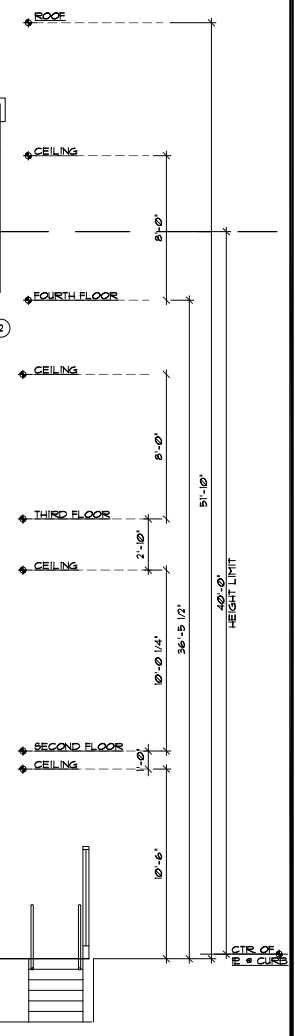
**LOUIS H. FELTHOUSE
ARCHITECT INC.**
1663 MISSION STREET
SUITE 520
SAN FRANCISCO, CA 94103
PHONE: (415) 922-5668
FAX: (415) 864-6755

PROPOSED
EXTERIOR
ELEVATION

A-5.3



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



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

GENERAL NOTES:

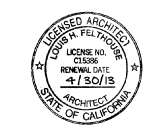
1. ALL WINDOWS AND DOORS ARE EXISTING UNLESS NOTED OTHERWISE.

KEY NOTES:

1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.
2. REPLACE CONC. WALL W/ NEW WOOD RAILING
3. NEW WOOD GATE
4. (E) ROOF LINE TO REMAIN.
5. (E) STAIR TO REMAIN.
6. (N) DOOR
7. (N) WINDOW

REHABILITATION & 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	11/12/09	
ALAMO SQUARE MEETING	11/23/09	
CERTIFICATE OF APPROPRIATENESS	04/07/10	
ARC & PPA COMMENTS	08/24/10	
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/18/11	-
FACADE REVIEW	04/07/11	-
ARCHITECTURAL HERITAGE	06/07/11	
SITE PERMIT	09/09/11	
PLANNING REVISION	10/11/11	
C OF A HEARING	12/07/11	

CAD FILE:
PROJECT #:
APPROVED BY: LHF
SCALE: 0' 1' 2' 4' 8'

**LOUIS H. FELTHOUSE
ARCHITECT INC.**

1663 MISSION STREET
SUITE 520
SAN FRANCISCO, CA 94103
PHONE: (415) 922-5668
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**PROPOSED
EXTERIOR
ELEVATIONS**

A-5.4

GENERAL NOTES:

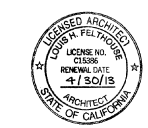
1. ALL WINDOWS AND DOORS ARE EXISTING UNLESS NOTED OTHERWISE.

KEY NOTES:

1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.
2. NEW ALUMINUM CLAD WOOD WINDOWS
3. NEW WOOD RAILING
4. NEW WOOD SIDING TO MATCH EXISTING.
5. (E) CONC. WALL TO REMAIN.
6. (N) DOOR.
7. (N) WINDOW.
8. OUTLINE OF EXISTING BUILDING TO BE REMOVED.

REHABILITATION & 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	11.12.09	
ALAMO SQUARE MEETING	11.23.09	
CERTIFICATE OF APPROPRIATENESS	04.07.10	
ARC & PPA COMMENTS	08.24.10	
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/18/11	-
FACADE REVIEW	04/07/11	-
ARCHITECTURAL HERITAGE	06/07/11	
SITE PERMIT	09/09/11	
PLANNING REVISION	10/11/11	
C OF A HEARING	12/07/11	

CAD FILE:
PROJECT #:
APPROVED BY: LHF
SCALE: 0' 1' 2' 4' 8'

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"

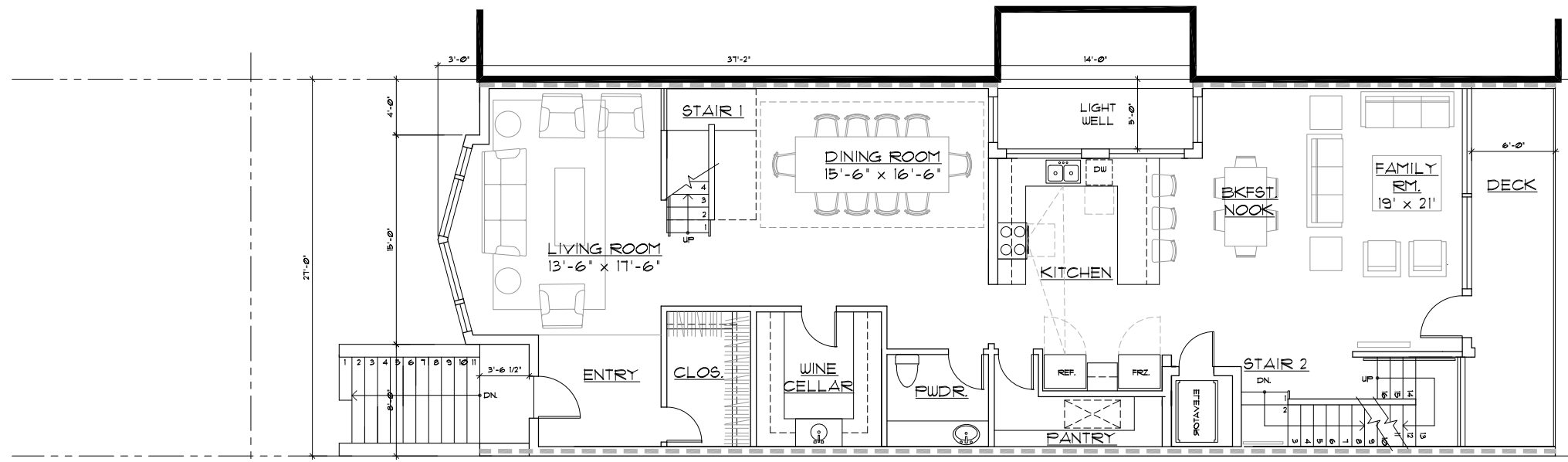
KEY NOTES:

1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.
2. PERMEABLE DRIVEWAY

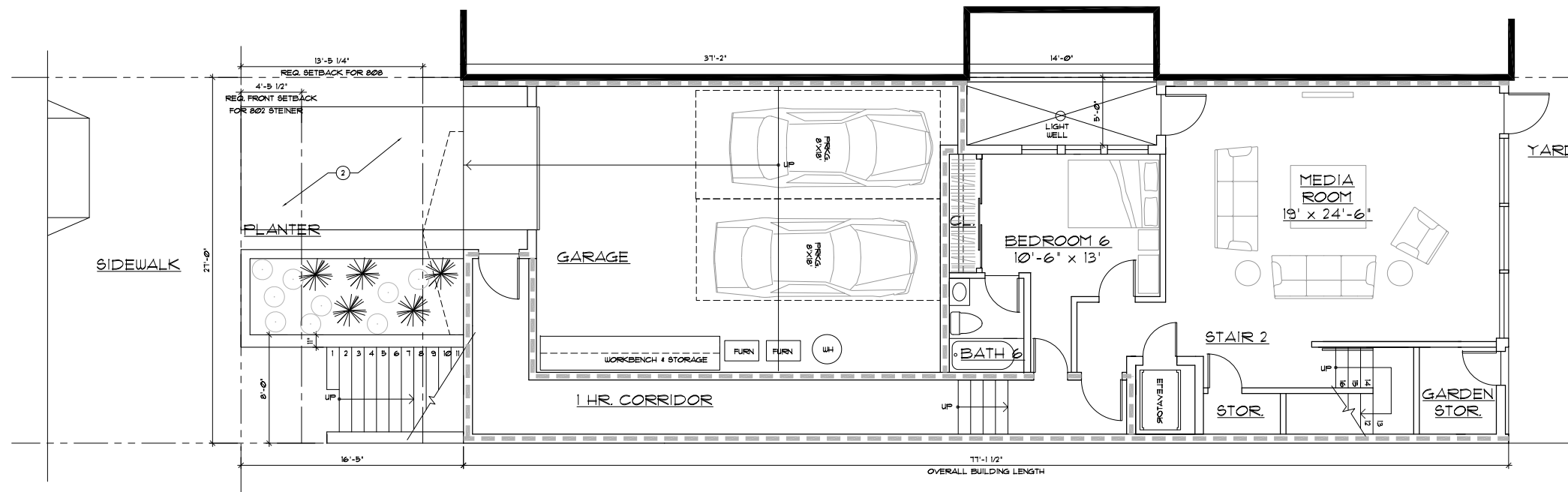
NEW RESIDENCE
802 STEINER
SAN FRANCISCO, CA



APPROVED _____ DATE _____



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



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

ISSUE RECORD	DATE	BY
FOR REVIEW	11/16/09	-
ALAMO SQ. MTG.	11/23/09	-
CERTIFICATE OF APPROPRIATENESS	04.07.10	-
FOR REVIEW	08/19/10	-
ARC & PPA COMMENTS	08/24/10	-
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/18/11	-
FACADE REVIEW	03.28.11	-
FACADE REVIEW	04.07.11	-
ARCHITECTURAL HERITAGE	06/07/11	-
SITE PERMIT	09/09/11	-
PLANNING REVISION	10/11/11	-
C OF A HEARING	12/07/11	-

CAD FILE:
 PROJECT #:
 APPROVED BY: LHF
 SCALE: 0' 1' 2' 4' 8'

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

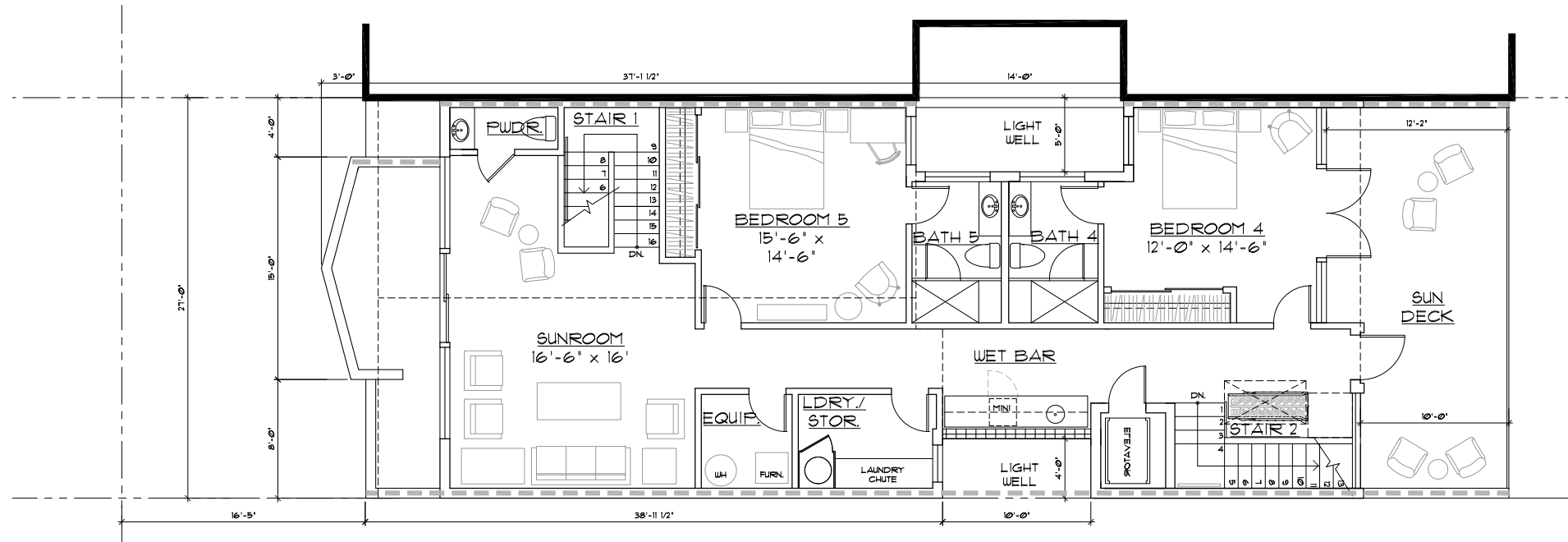
KEY NOTES:

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

NEW RESIDENCE
802 STEINER
SAN FRANCISCO, CA

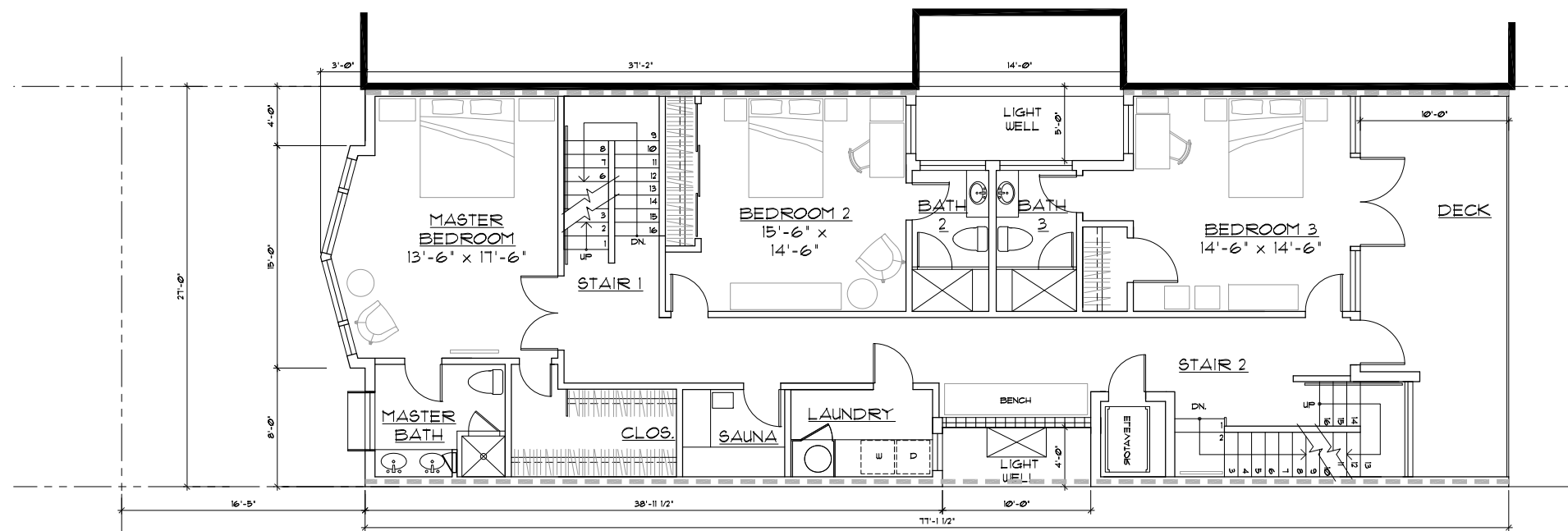


APPROVED _____ DATE _____



2 FOURTH FLOOR CONSTRUCTION PLAN

1/4" = 1'-0"



1 THIRD FLOOR CONSTRUCTION PLAN

1/4" = 1'-0"

ISSUE RECORD	DATE	BY
FOR REVIEW	11/16/09	-
ALAMO SQ. MTG.	11/23/09	-
CERTIFICATE OF APPROPRIATENESS	04.07.10	-
FOR REVIEW	08/19/10	-
ARC & FPA COMMENTS	08/24/10	-
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/18/11	-
FACADE REVIEW	03.28.11	-
FACADE REVIEW	04.07.11	-
ARCHITECTURAL HERITAGE	06/07/11	-
SITE PERMIT	09/09/11	-
PLANNING REVISION	10/11/11	-
C OF A HEARING	12/07/11	-

CAD FILE:
 PROJECT #:
 APPROVED BY: LHF
 SCALE: 0' 1' 2' 4' 8'

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

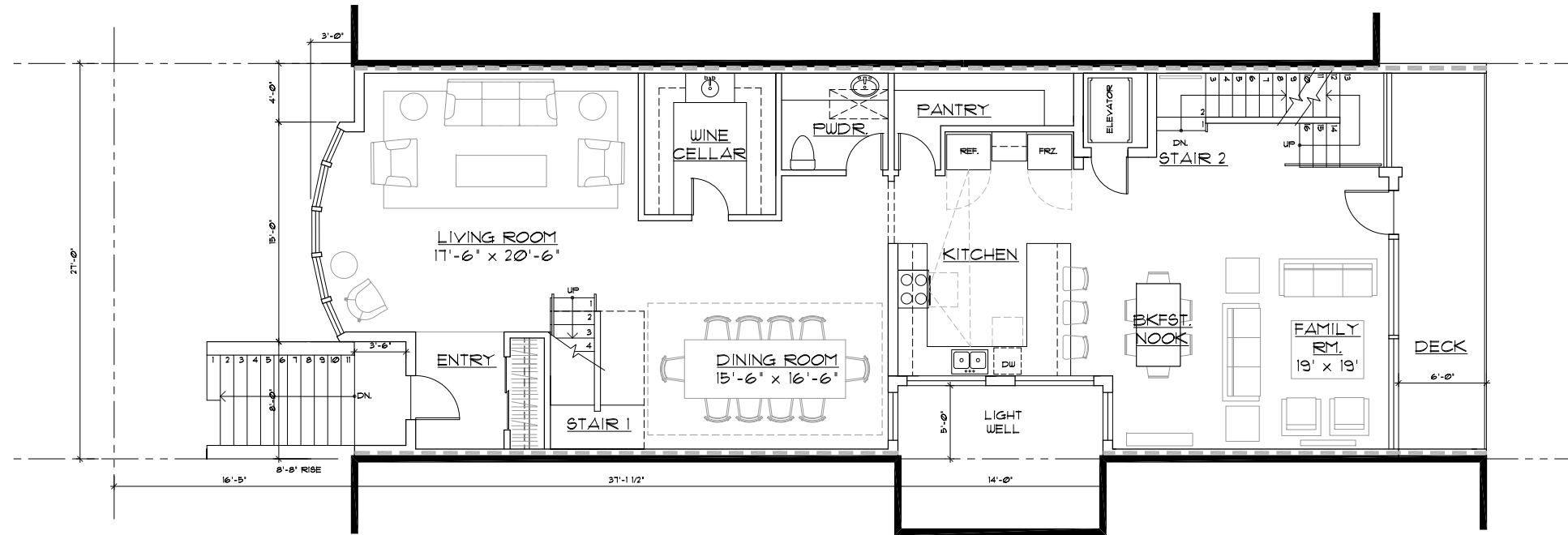
KEY NOTES:

1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.
2. PERMEABLE DRIVEWAY

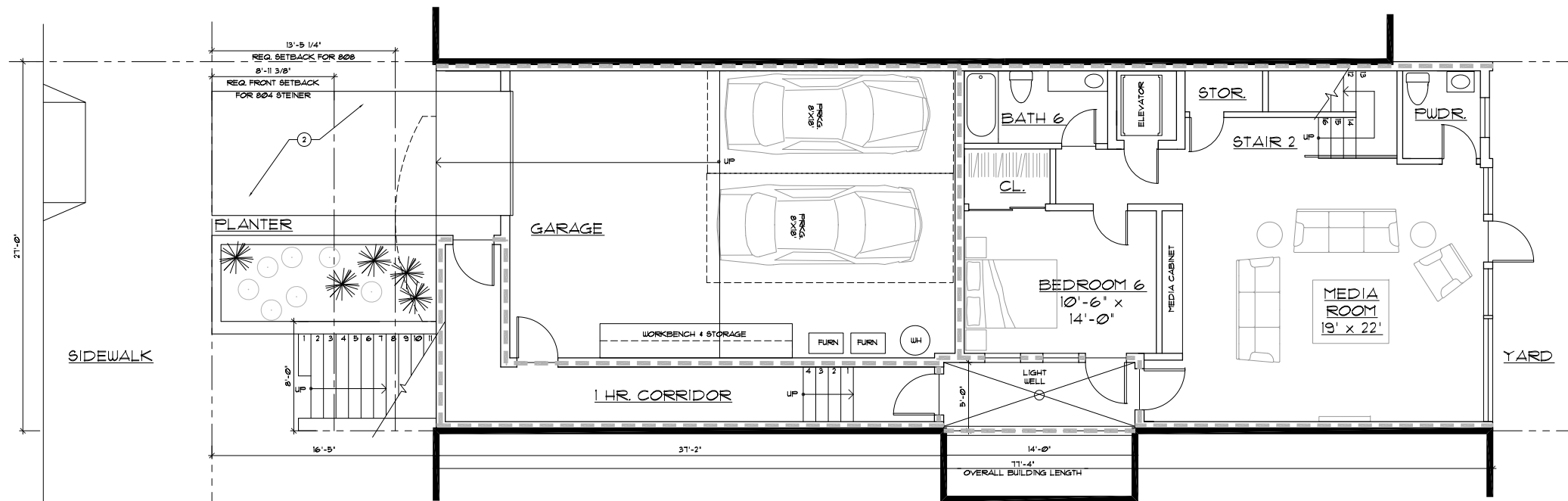
NEW RESIDENCE
804 STEINER
SAN FRANCISCO, CA



APPROVED _____ DATE _____



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



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

ISSUE RECORD	DATE	BY
FOR REVIEW	11/16/09	-
ALAMO SQ. MTG.	11/23/09	-
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	-
FACADE REVIEW	03/28/11	-
FACADE REVIEW	04/01/11	-
ARCHITECTURAL HERITAGE	06/07/11	-
SITE PERMIT	09/09/11	-
PLANNING REVISION	10/11/11	-
C OF A HEARING	12/01/11	-

CAD FILE:
 PROJECT #:
 APPROVED BY: LHF
 SCALE: 0' 1' 2' 4' 8'

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

A-2.1

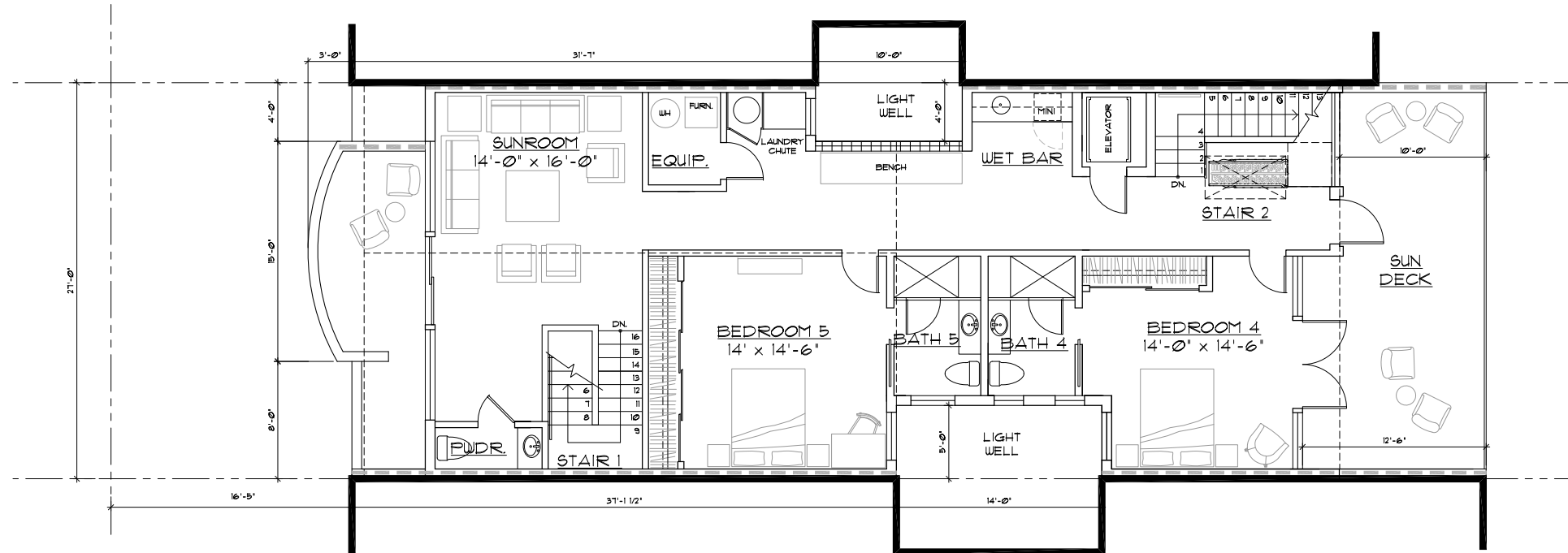
KEY NOTES:

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

NEW RESIDENCE
804 STEINER
SAN FRANCISCO, CA

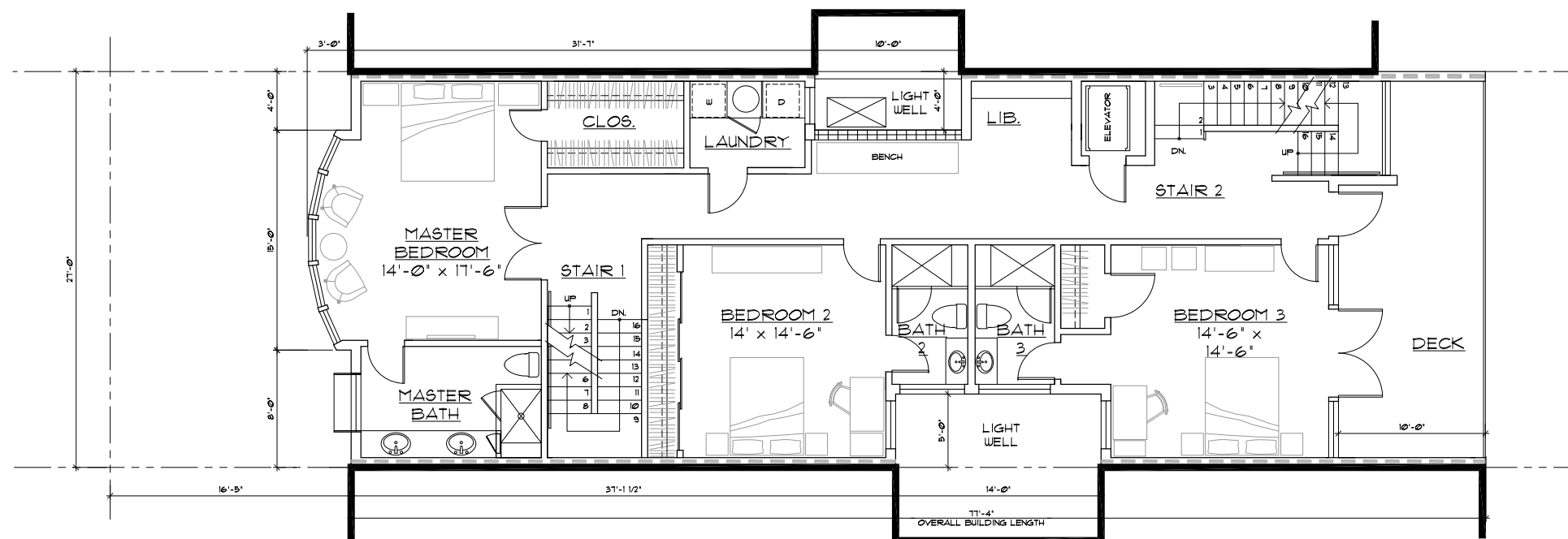


APPROVED _____ DATE _____



2 FOURTH FLOOR CONSTRUCTION PLAN

1/4" = 1'-0"



1 THIRD FLOOR CONSTRUCTION PLAN

1/4" = 1'-0"

ISSUE RECORD	DATE	BY
FOR REVIEW	11/16/09	-
ALAMO SQ. MTG.	11/23/09	-
CERTIFICATE OF APPROPRIATENESS	04.07.10	-
FOR REVIEW	08/19/10	-
ARC & PPA COMMENTS	08/24/10	-
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/18/11	-
FACADE REVIEW	03/28/11	-
FACADE REVIEW	04.07.11	-
ARCHITECTURAL HERITAGE	06/07/11	-
SITE PERMIT	09/09/11	-
PLANNING REVISION	10/11/11	-
C OF A HEARING	12/07/11	-

CAD FILE:
 PROJECT #:
 APPROVED BY: LHF
 SCALE: 0' 1' 2' 4' 8'

LOUIS H. FELTHOUSE ARCHITECT INC.
 1663 MISSION STREET
 SUITE 520
 SAN FRANCISCO, CA 94103
 PHONE: (415) 922-5668
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THIRD AND FOURTH FLOOR CONSTRUCTION PLANS

A-2.2

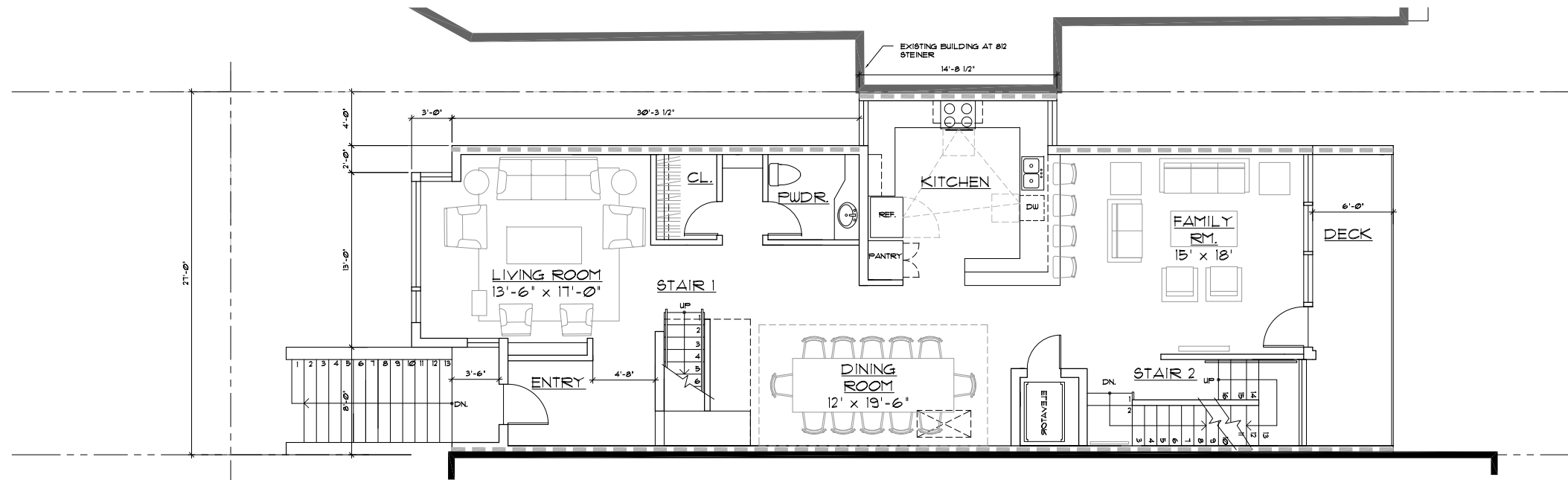
KEY NOTES:

1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.
2. BUILDING ABOVE.
3. PERMEABLE DRIVEWAY.

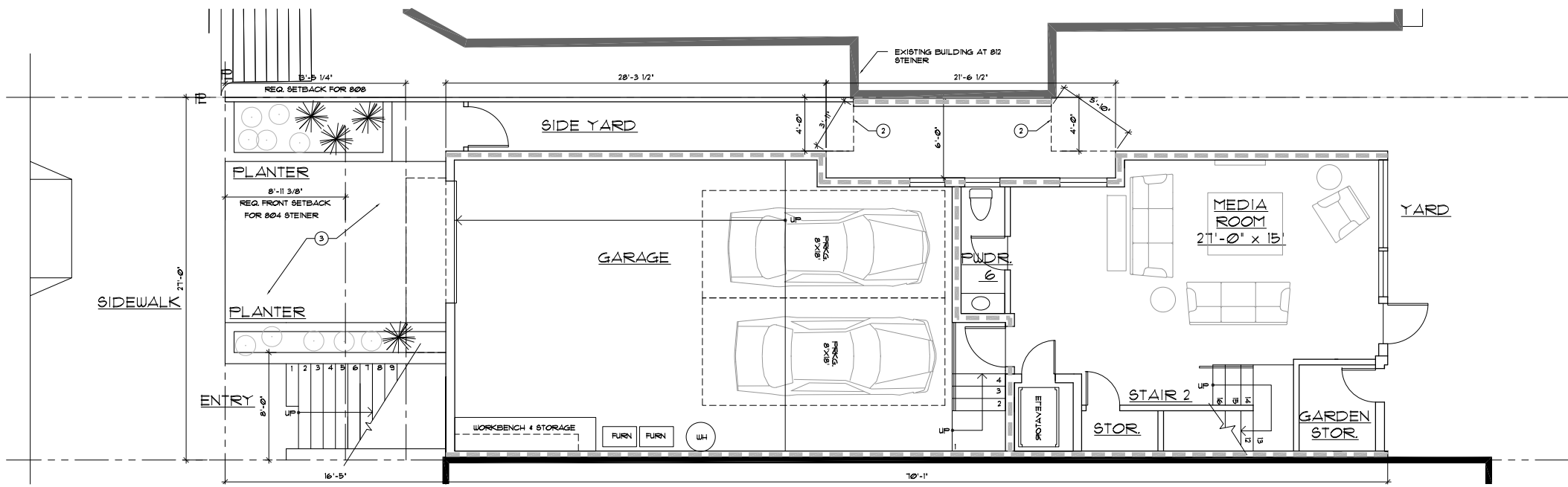
NEW RESIDENCE
808 STEINER
SAN FRANCISCO, CA



APPROVED _____ DATE _____



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



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

ISSUE RECORD	DATE	BY
FOR REVIEW	11/16/09	-
ALAMO SQ. MTG.	11/23/09	-
CERTIFICATE OF APPROPRIATENESS	04/07/10	-
FOR REVIEW	08/19/10	-
ARC & FPA COMMENTS	08/24/10	-
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/18/11	-
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CAD FILE:
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 SCALE: 0' 1' 2' 4' 8'

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FIRST AND SECOND FLOOR CONSTRUCTION PLANS

A-2.1

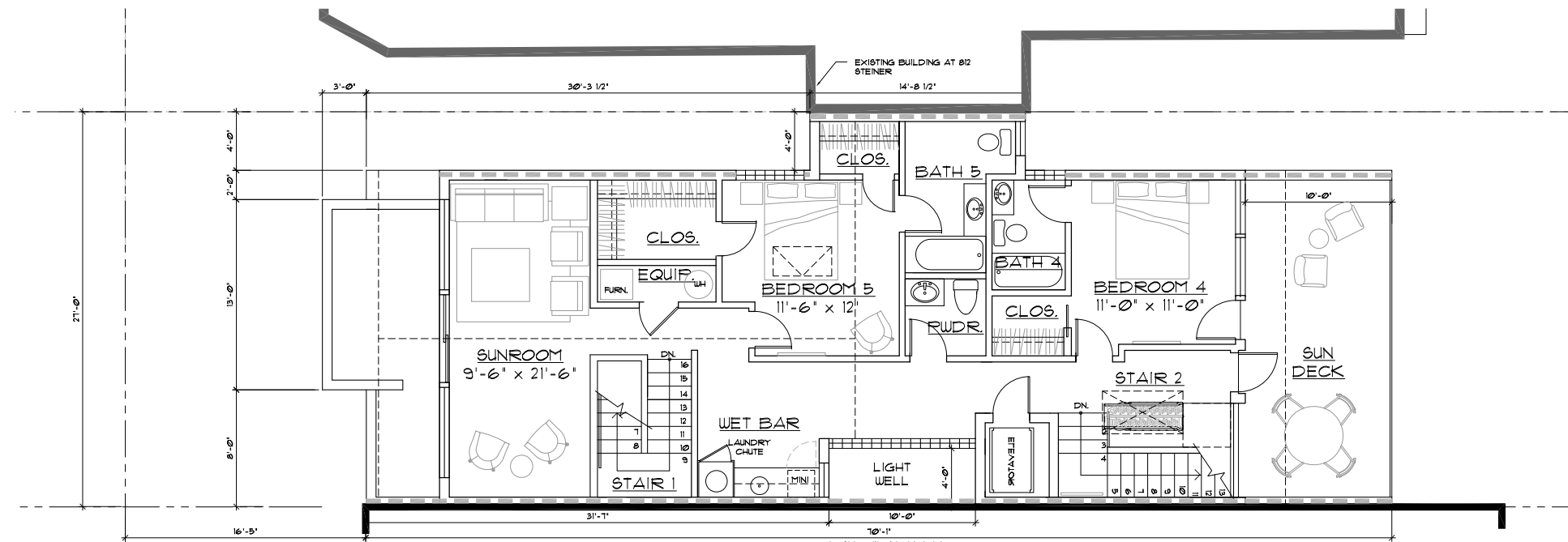
KEY NOTES:

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

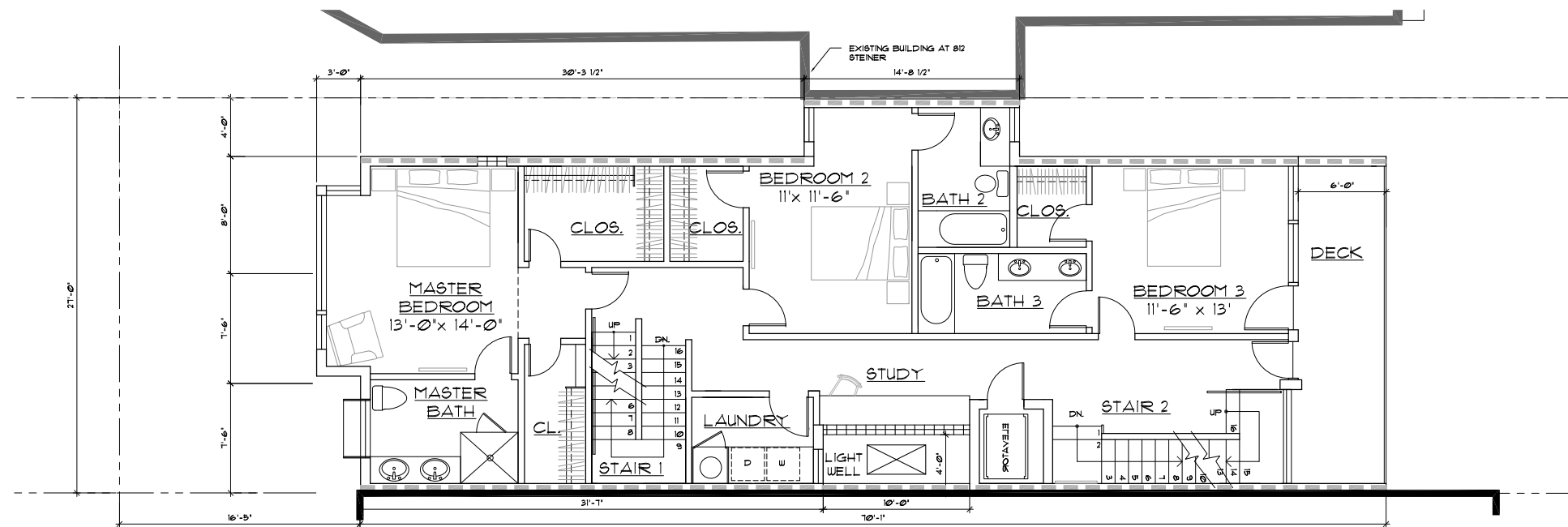
NEW RESIDENCE
808 STEINER
SAN FRANCISCO, CA



APPROVED _____ DATE _____



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



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

ISSUE RECORD	DATE	BY
FOR REVIEW	11/16/09	-
ALAMO SQ. MTG.	11/23/09	-
CERTIFICATE OF APPROPRIATENESS	04.07.10	-
FOR REVIEW	08/19/10	-
ARC & FPA COMMENTS	08/24/10	-
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/18/11	-
FACADE REVIEW	03.28.11	-
FACADE REVIEW	04.07.11	-
ARCHITECTURAL HERITAGE	06/07/11	-
SITE PERMIT	09/09/11	-
PLANNING REVISION	10/11/11	-
C OF A HEARING	12/07/11	-

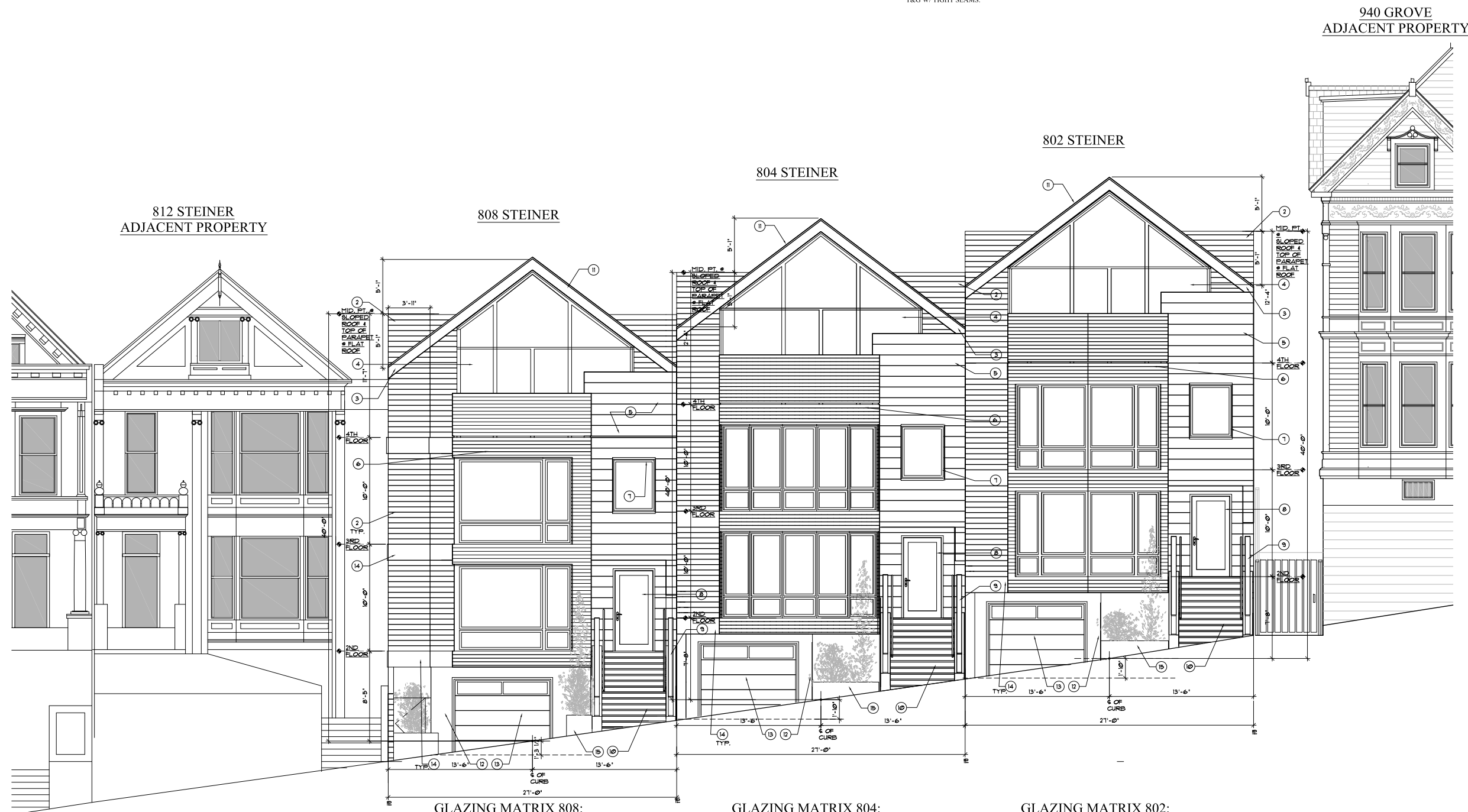
CAD FILE:
 PROJECT #:
 APPROVED BY: LHF
 SCALE: 0' 1' 2' 4' 8'

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THIRD AND FOURTH FLOOR CONSTRUCTION PLANS

KEY NOTES:

1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS
2. HORIZONTAL, PAINTED WOOD SIDING, 5 1/2" FACE, RUSTIC V W/ 1/4" BEVELS.
3. PAINTED WOOD FASCIA.
4. ALUMINUM CLAD WOOD WINDOWS W/ CLEAR INSULATED GLASS, TYP.
5. HORIZONTAL PAINTED WOOD SIDING, 11" FACE, SHIPLAP W/ 1/4" REVEAL.
6. HORIZONTAL PAINTED WOOD SIDING, 4" FACE, T&G W/ TIGHT SEAMS.
7. WINDOW BOX, PAINTED METAL SURROUND.
8. PAINTED WOOD DOOR W/ TRANSLUCENT ART GLASS.
9. PAINTED WOOD GUARDRAILS ON LATH & PLASTER STAIR STRINGERS.
10. STONE TREADS AND RISERS AT STAIR.
11. ASPHALT COMPOSITION SHINGLE ROOF.
12. INTEGRAL COLORED (E) COAT LATH & PLASTER STUCCO ON FIRST FLOOR WALLS.
13. PAINTED WOOD GARAGE DOOR W/ TRANSLUCENT GLASS LITES.
14. PAINTED WOOD TRIM.
15. STUCCO PLANTER.



GLAZING MATRIX 808:

OVERALL FRONT ELEVATION SQ. FT.	OVERALL GLAZING SQ. FT.	% OF TOTAL FACADE
1239 SQ. FT.	390 SQ. FT.	31 % *

* MEETS BIRD-SAFE EXCEPTION #2 FOR RESIDENTIAL BUILDINGS LESS THAN 45 FT. IN HGT. COMPRISED OF LESS THAN 50% GLASS.

GLAZING MATRIX 804:

OVERALL FRONT ELEVATION SQ. FT.	OVERALL GLAZING SQ. FT.	% OF TOTAL FACADE
1131 SQ. FT.	455 SQ. FT.	40 % *

* MEETS BIRD-SAFE EXCEPTION #2 FOR RESIDENTIAL BUILDINGS LESS THAN 45 FT. IN HGT. COMPRISED OF LESS THAN 50% GLASS.

GLAZING MATRIX 802:

OVERALL FRONT ELEVATION SQ. FT.	OVERALL GLAZING SQ. FT.	% OF TOTAL FACADE
1145 SQ. FT.	441 SQ. FT.	39 % *

* MEETS BIRD-SAFE EXCEPTION #2 FOR RESIDENTIAL BUILDINGS LESS THAN 45 FT. IN HGT. COMPRISED OF LESS THAN 50% GLASS.

1 WEST ELEVATION

1/4" = 1'-0"

NEW RESIDENCES

808, 804, 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	04.07.10	-
ARC 4 PFA COMMENTS	08/24/10	-
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/18/11	-
FACADE REVIEW	03.28.11	-
FACADE REVIEW	04.07.11	-
FACADE REVIEW	05.19.11	-
ARCHITECTURAL HERITAGE	06/07/11	-
C OF A HEARING	12/07/11	-

CAD FILE:
PROJECT #:
APPROVED BY: LHF
SCALE: 0' 1' 2' 4' 8'

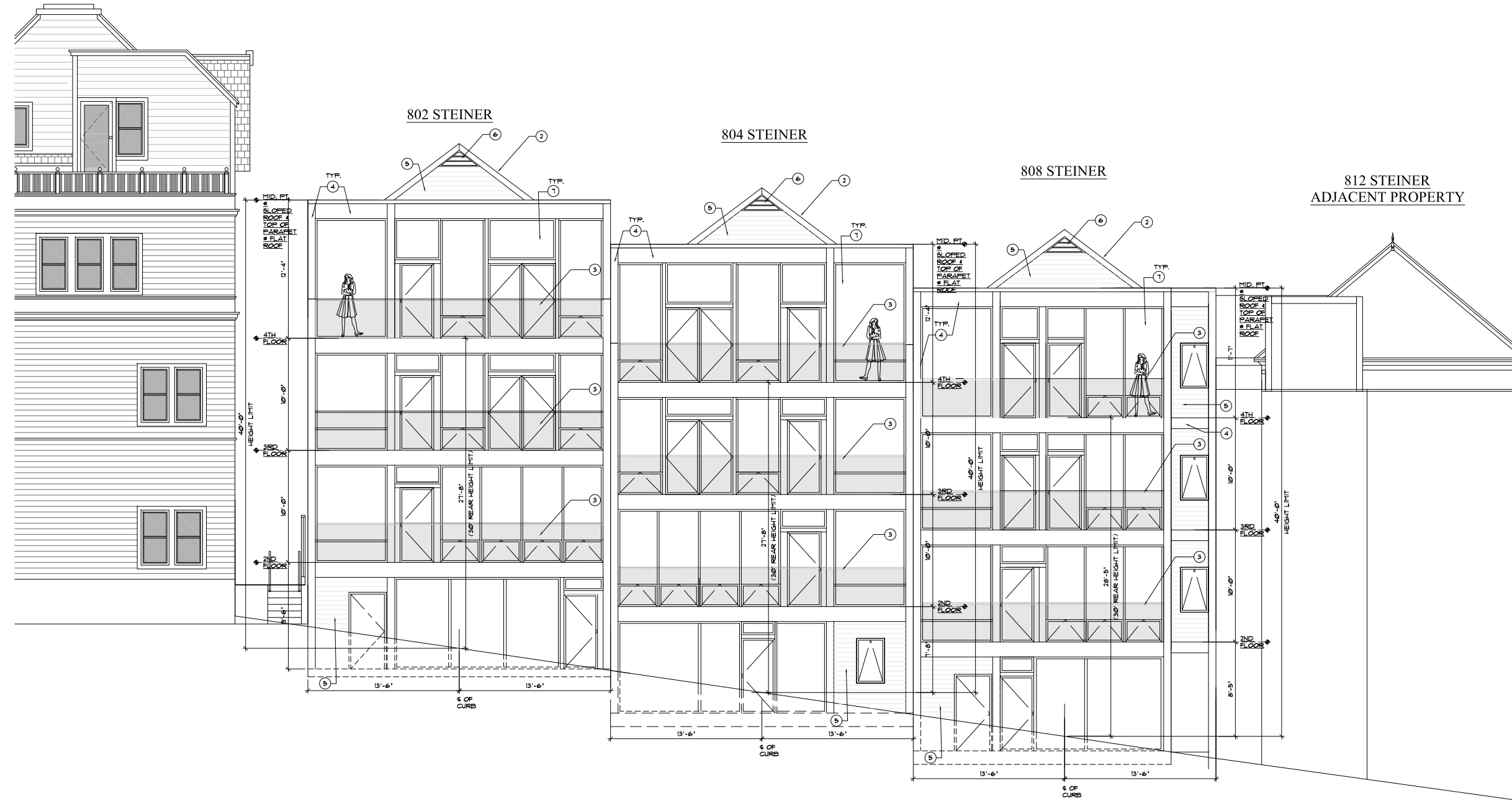
LOUIS H. FELTHOUSE ARCHITECT INC.

1663 MISSION STREET
SUITE 520
SAN FRANCISCO, CA 94103
PHONE: (415) 922-5668
FAX: (415) 864-6755

ELEVATIONS

A-5.1

940 GROVE
ADJACENT PROPERTY



KEY NOTES:

1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.
2. ASPHALT COMPOSITION SHINGLE ROOF.
3. GLASS GUARDRAIL, TYPICAL.
4. PAINTED WD. TRIM
5. HORIZONTAL, PAINTED WOOD SIDING, 5 1/2" FACE, RUSTIC V W/ 1/4" BEVELS.
6. ATTIC VENT
7. ALUMINUM CLAD WOOD WINDOWS.

NEW RESIDENCES
808, 804, 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	04/07/10	-
ARC 4 PFA COMMENTS	08/24/10	-
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/18/11	-
FACADE REVIEW ARCHITECTURAL HERITAGE	04/07/11	-
C OF A HEARING	12/07/11	-

CAD FILE:
PROJECT #:
APPROVED BY: LHF
SCALE: 0' 1' 2' 4' 8'

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FAX: (415) 864-6755

1 EAST ELEVATIONS

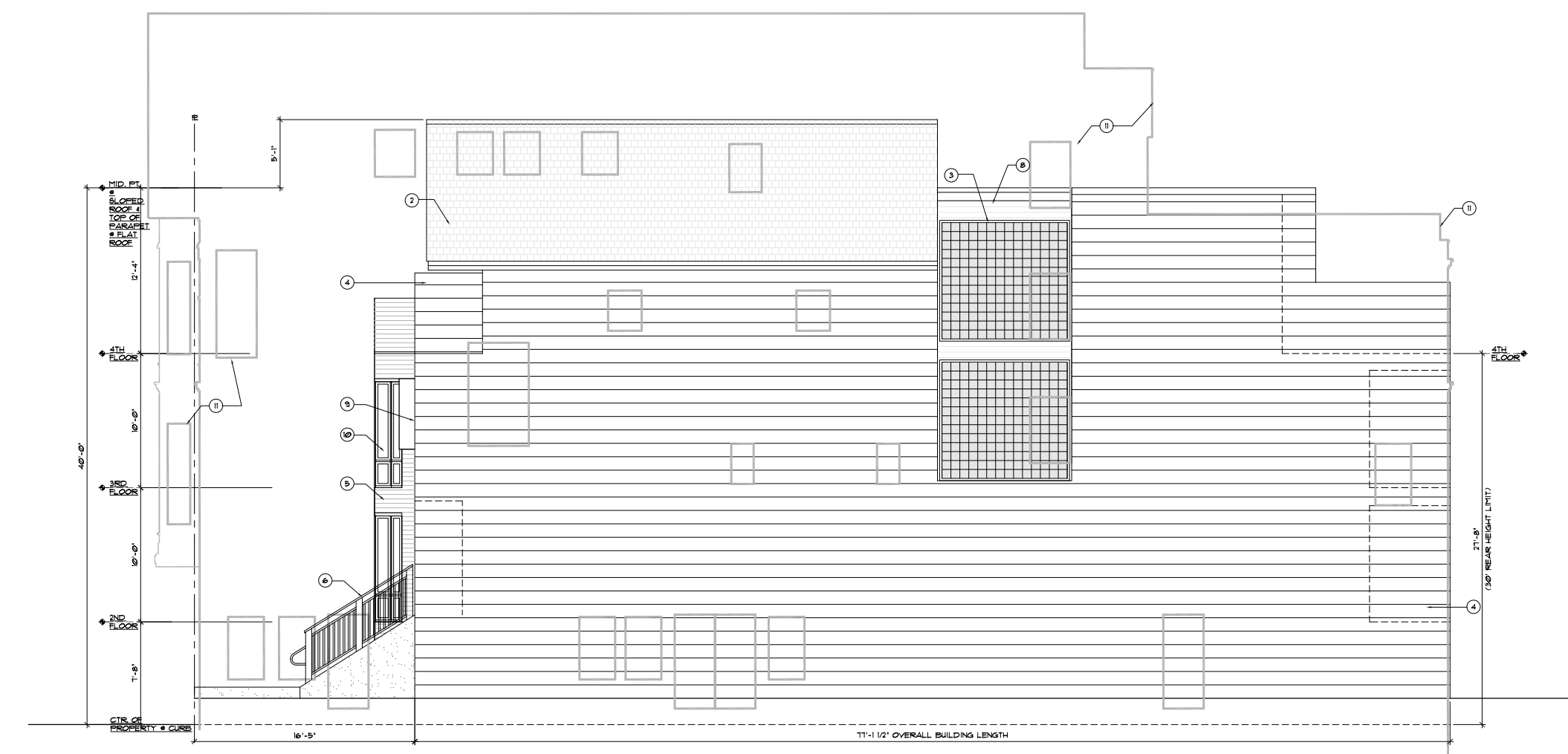
1/4" = 1'-0"

ELEVATIONS

A-5.2



1 NORTH ELEVATION



2 SOUTH ELEVATION

KEY NOTES:

1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.
2. ASPHALT COMPOSITION SHINGLE ROOF
3. GLASS BLOCK @ COMMON LIGHT WELL
4. HORIZONTAL PAINTED WOOD SIDING, 11" FACE, SHIPLAP W/ 1/4" REVEAL.
5. HORIZONTAL PAINTED WOOD SIDING, 4" FACE, T&G W/ TIGHT SEAMS.
6. PAINTED WOOD GUARDRAILS ON LATH & PLASTER STAIR STRINGERS.
7. CEDAR PLYWOOD AT BLIND WALLS.
8. HORIZONTAL, PAINTED WOOD SIDING, 5 1/2" FACE, RUSTIC V W/ 1/4" BEVELS.
9. WINDOW BOX, PTD. MTL. SURROUND.
10. ALUMINUM CLAD WOOD WINDOWS.
11. OUTLINE OF ADJACENT BUILDING AND WINDOWS.

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



APPROVED _____ DATE _____

ISSUE RECORD	DATE	BY
FOR REVIEW	11/16/09	-
ALAMO SQ. MTG.	11/23/09	-
SITE PERMIT	04/22/11	-
CERTIFICATE OF APPROPRIATENESS	04.07.10	-
ARC & PPA COMMENTS	08/24/10	-
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/18/11	-
FACADE REVIEW	03/28/11	-
FACADE REVIEW	04.07.11	-
SITE PERMIT	04/22/11	-
ARCHITECTURAL HERITAGE	06/07/11	-
C OF A HEARING	12/07/11	-

CAD FILE:
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802 STEINER SIDE ELEVATIONS

A-5.3.2

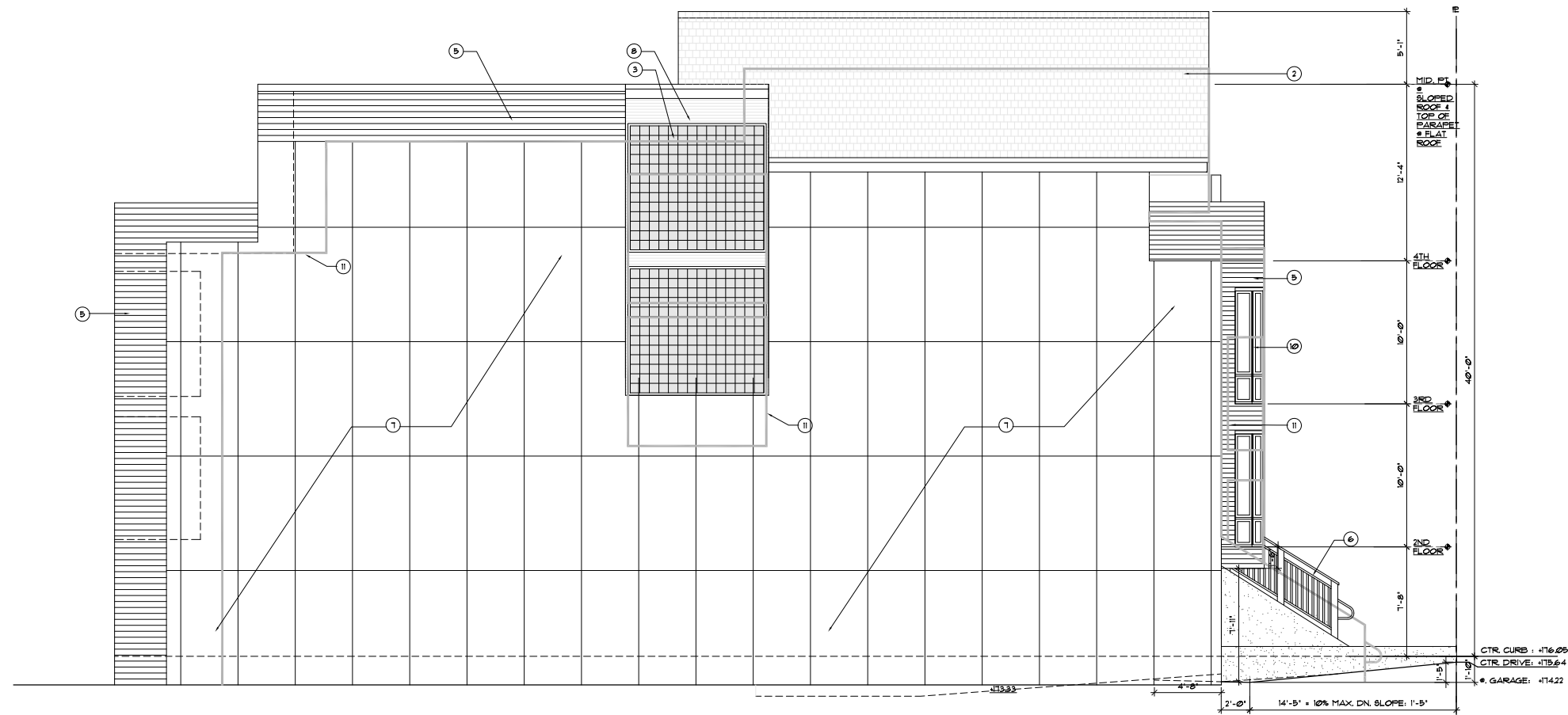
KEY NOTES:

1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.
2. ASPHALT COMPOSITION SHINGLE ROOF
3. GLASS BLOCK @ COMMON LIGHT WELL
4. HORIZONTAL PAINTED WOOD SIDING, 11" FACE, SHIPLAP W/ 1/4" REVEAL.
5. HORIZONTAL PAINTED WOOD SIDING, 4" FACE, T&G W/ TIGHT SEAMS.
6. PAINTED WOOD GUARDRAILS ON LATH & PLASTER STAIR STRINGERS.
7. CEDAR PLYWOOD AT BLIND WALLS.
8. HORIZONTAL, PAINTED WOOD SIDING, 5 1/2" FACE, RUSTIC V W/ 1/4" BEVELS.
9. WINDOW BOX, PTD. MTL. SURROUND.
10. ALUMINUM CLAD WOOD WINDOWS.
11. OUTLINE OF ADJACENT BUILDING AND WINDOWS.

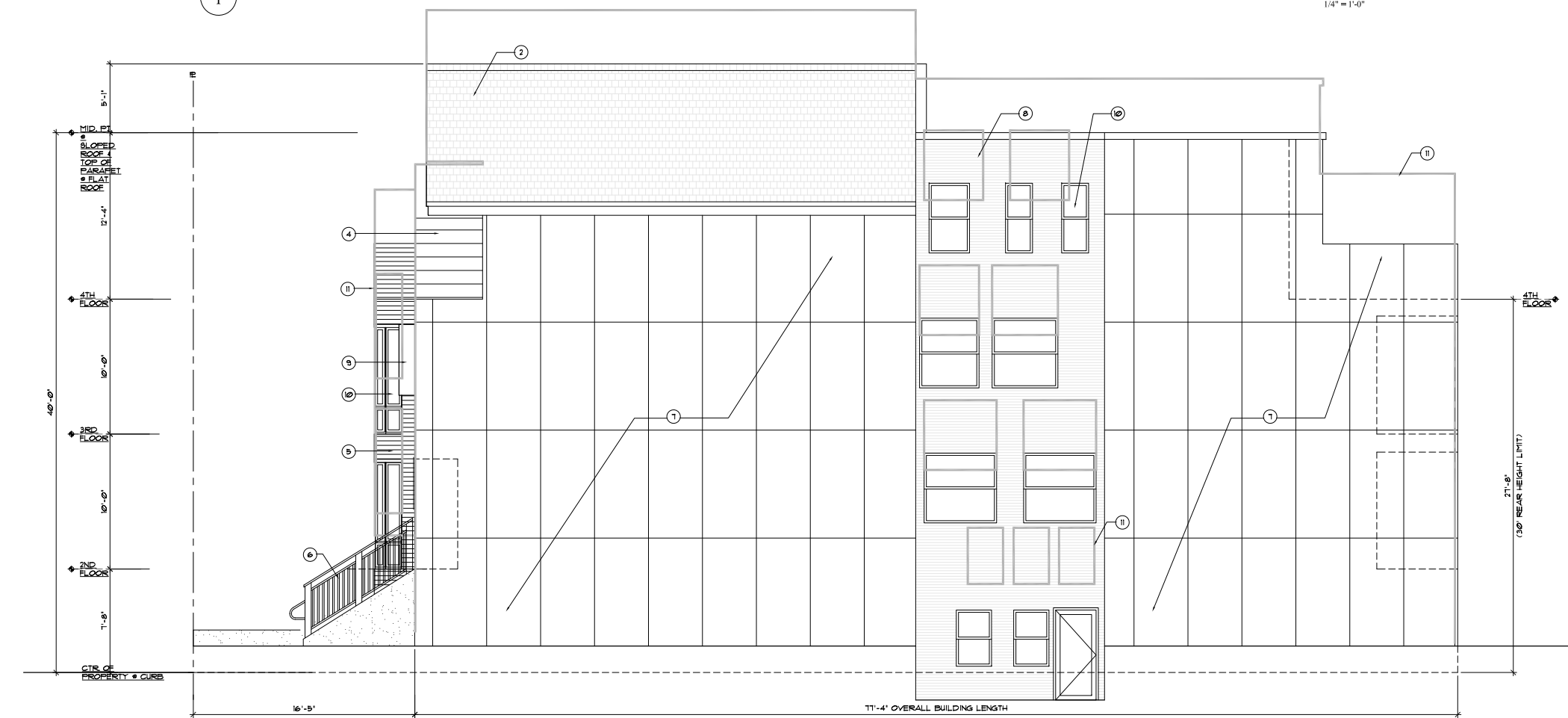
NEW RESIDENCES
808, 804, 802 STEINER
SAN FRANCISCO, CA



APPROVED _____ DATE _____



1 NORTH ELEVATION



2 SOUTH ELEVATION

ISSUE RECORD	DATE	BY
FOR REVIEW	11/16/09	-
ALAMO SQ. MTG.	11/23/09	-
SITE PERMIT	04/22/11	-
CERTIFICATE OF APPROPRIATENESS	04.07.10	-
ARC & FPA COMMENTS	08/24/10	-
PRESERVATION STAFF COMMENTS	11/02/10	-
PRESERVATION STAFF COMMENTS	02/18/11	-
FACADE REVIEW	03.28.11	-
FACADE REVIEW	04.07.11	-
SITE PERMIT	04/22/11	-
ARCHITECTURAL HERITAGE	06/07/11	-
C O F A HEARING	12/07/11	-

CAD FILE:
 PROJECT #:
 APPROVED BY: LHF
 SCALE: 0' 1' 2' 4' 8'

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 SUITE 520
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804 STEINER SIDE ELEVATIONS

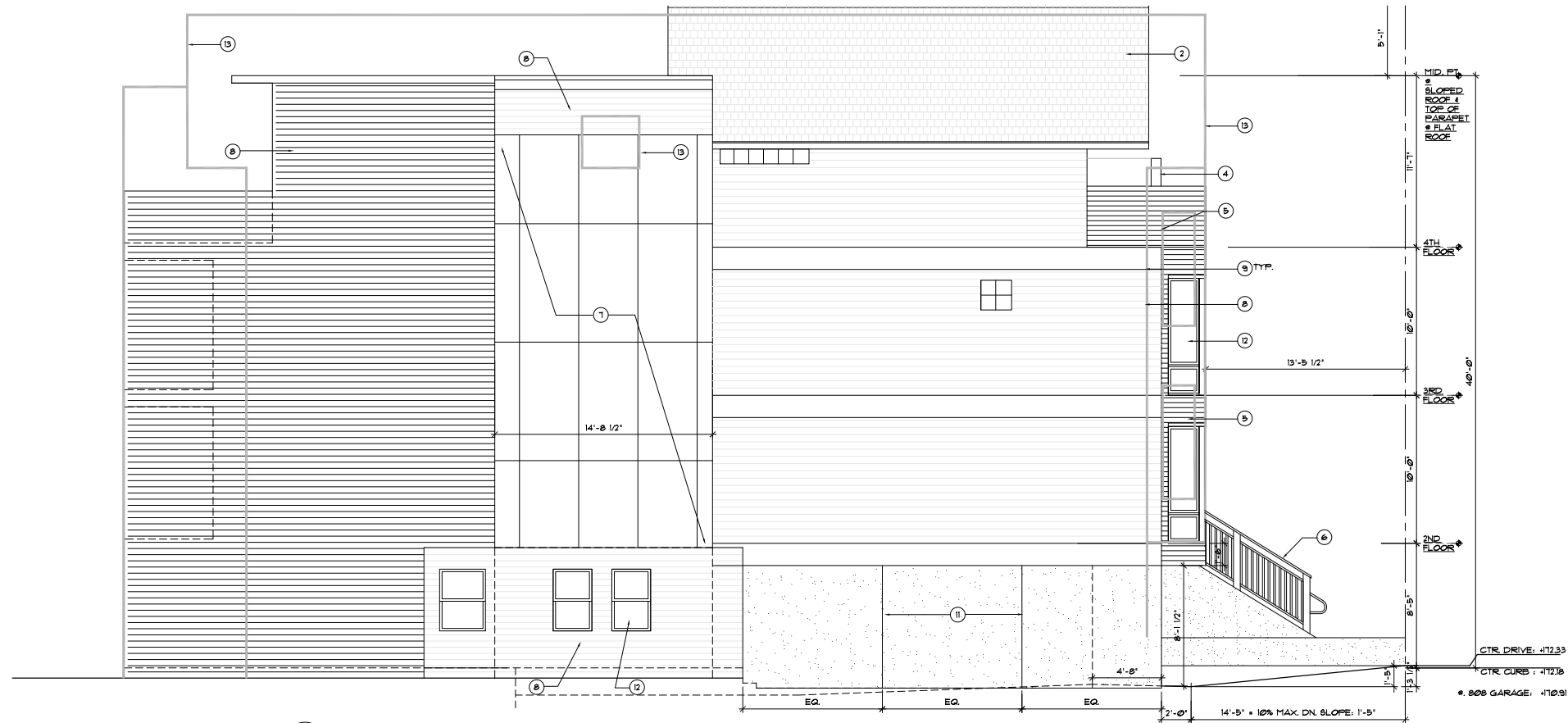
KEY NOTES:

1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.
2. ASPHALT COMPOSITION SHINGLE ROOF
3. GLASS BLOCK @ COMMON LIGHT WELL
4. HORIZONTAL PAINTED WOOD SIDING, 11" FACE, SHIPLAP W/ 1/4" REVEAL.
5. HORIZONTAL PAINTED WOOD SIDING, 4" FACE, T&G W/ TIGHT SEAMS.
6. PAINTED WOOD GUARDRAILS ON LATH & PLASTER STAIR STRINGERS.
7. CEDAR PLYWOOD AT BLIND WALLS.
8. HORIZONTAL, PAINTED WOOD SIDING, 5 1/2" FACE, RUSTIC V W/ 1/4" BEVELS.
9. PAINTED WOOD TRIM.
10. WINDOW BOX., PTD. METAL SURROUND.
11. PLASTER CONTROL JOINTS
12. ALUMINUM CLAD WOOD WINDOWS.
13. OUTLINE OF ADJACENT BUILDING AND WINDOWS.

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

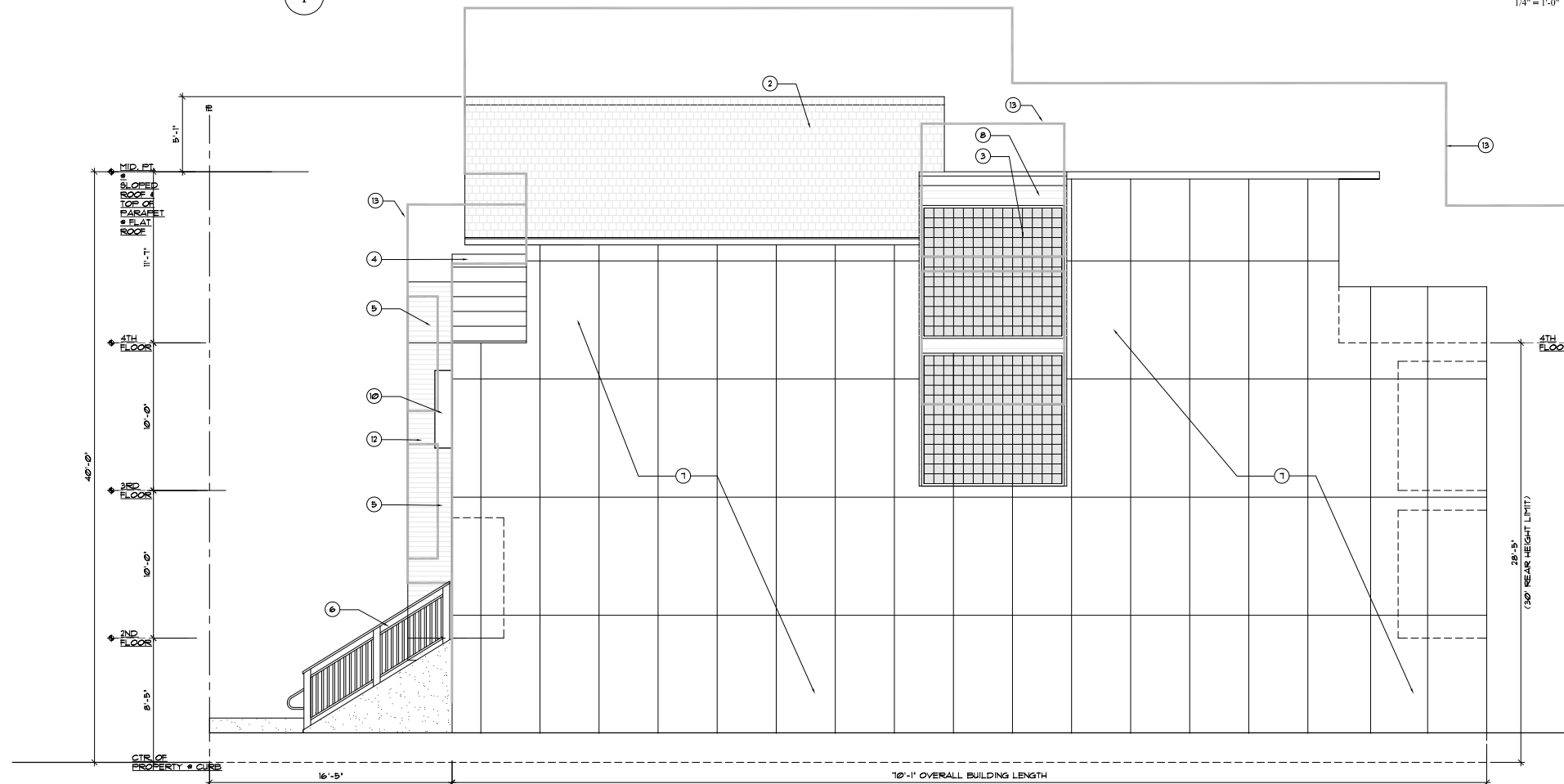


APPROVED _____ DATE _____



1 NORTH ELEVATION

1/4" = 1'-0"



2 SOUTH ELEVATION

1/4" = 1'-0"

ISSUE RECORD	DATE	BY
FOR REVIEW	11/16/09	-
ALAMO SQ. MTG.	11/23/09	-
SITE PERMIT	04/22/11	-
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PRESERVATION STAFF COMMENTS	11/02/10	-
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808 STEINER SIDE ELEVATIONS

A-5.3.8





SAN FRANCISCO
ARCHITECTURAL
HERITAGE

August 31, 2011

Ted Bartlett
954 Ashbury Street
San Francisco, CA 94117
Email: ted@bartlettre.com

Re: 940 Grove, 802-808 Steiner

Dear Ted:

Thank you for the opportunity to comment on the proposed infill and rehabilitation project at 802-808 Steiner and 940 Grove. Located just one block north of "Postcard Row" in the Alamo Square Historic District, the context for the proposed project is extraordinarily sensitive and highly visible—both locally and internationally. The Issues Committee appreciates your good faith efforts to build consensus for a design that takes into account the complex array of factors—and sometimes disparate opinions—that inform development at this site. Despite the well-intentioned efforts of the project team, Heritage believes that the current design falls short of the high standard required by this iconic setting. The Issues Committee feels that a fresh look is required following the process outlined below, starting with an analysis of the historic district and an inventory of its character-defining features.

I. Issues Committee Design Review Process

In general, we strongly recommend that parties come to Heritage early in design development to seek feedback from the Issues Committee. This project was first presented to the Issues Committee on June 21, 2011, when the design was already on its third iteration.¹ Given the sensitivity of the surrounding context, the Issues Committee conducted a site visit with members of the project team on July 27, at which time we were presented with an entirely new design by Butler Armsden and Louis Felthouse. Members of the committee who were unable to attend the July 27 tour visited the site on their own. Heritage also reviewed comments from the Planning Department Preservation Technical staff, the Alamo Square Neighborhood Association, and adjacent property owners. On August 22,

¹ A Certificate of Appropriateness for the project was approved by the Historic Preservation Commission on March 16, 2011, on the condition that the entire front facade of the new buildings and the final details come back to HPC for review.

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FAX 415-441-3015

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the Issues Committee reconvened to develop Heritage's comments on the current design for the project.

II. Applicable Design Review Standard

The proposed project would do the following: demolish the non-historic portions of 940 Grove (which would be renovated for single-family use), helping to restore the building's original appearance; demolish the non-historic school buildings at the northern end of the lot; and construct three new four story single-family houses to be known as 802, 804 and 808 Steiner. These comments focus exclusively on the proposed design for 802, 804, and 808 Steiner, which must conform to Standard 9 of the *Secretary of the Interior's Standards for Rehabilitation*. Standard 9 requires new construction within a historic district to be "differentiated from the old and...compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment." This standard can prove challenging, as described below:

Compatibility requires more than similarities of massing or abstract references; it must be a primary objective of the designer and an integral part of the design process for projects in historic settings. What makes buildings from different eras and styles compatible is that they share the same underlying principles of space, structure, elements, composition, proportion, ornament, and character. If these principles are consistent among the buildings along a street or around a square, they will be compatible, regardless of style.²

Under this standard, the design for the proposed project could be either contemporary (so long as it is compatible) or could more closely adhere to the relevant historical style (provided it is differentiated); the standard allows either one or something in between. A successful example of contemporary infill design within a historic context has been approved at 1269 Lombard on Russian Hill, soon to be under construction.³ Whichever approach is used, it is of critical importance here that the design and materials are of high quality because of the stature of the site.

² *Sense of Place: Design Guidelines for New Construction in Historic Districts* (Preservation Alliance for Greater Philadelphia, 2007), p.9.

³ See www.archengine.com/russianhill/.

III. Recommended Design Development Process

In our experience, the best approach to designing infill construction within a historic context involves the following basic steps:

1. Retain an architect experienced with this kind of project;
2. Conduct an evaluation of the historic context for the project, including a survey of character-defining features of the district and an analysis of how to reference them in the new design; and
3. Employ that analysis in creating the design for the project.

With regard to the proposed project, the design team should start with an analysis of the surrounding context, primarily looking at the two west-facing blocks of Steiner. The buildings on this block are not overly complicated and can be broken down into their character-defining elements and overall organization.⁴ Based on the existing photomontage and/or elevation drawing, the features that define the historic character should be identified in plan and elevation. Historic buildings should be broken down into their essential features, from building heights, roof forms and setbacks, to the organization of each facade including location of doorways, scale of window openings, horizontal regulating lines, and overall level of detailing. Using this inventory as a palette, the infill design should attempt to interpret these features in a way that reflects both the character of design and the quality of craftsmanship of its neighbors. Based on this process, the design team should be able to clearly articulate how the new construction is compatible with the surrounding historic context.

IV. Evaluation of Current Proposed Design

The Butler Armsden/Felthouse design takes the basic elements from the historic district of peaked roof, bay windows and stoops, but seems to go no further and does not adequately consider articulation of elements or fenestration, scale and differentiation of massing. It also introduces new elements not found elsewhere in the district, such as large west-facing porches with glazing under the eaves. Other features without precedent include the oversized bay windows and single pane glass front doors. Although the broad outline of the design is acceptable, the repetitious roofline is not consistent with the variety of roof peaks and turrets that

⁴ 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.”

characterize these two blocks, especially the 800 block of Steiner. The uniform rooflines of the three houses suggest one building, instead of three distinct residences. It is also unclear what materials will be used and how they will achieve the fine-grained articulation necessary to ensure overall compatibility. Notwithstanding, we agree with the HPC and Planning staff that the siting of the new buildings is in keeping with the siting of the historic buildings found on the block, with generous front setbacks. 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.

On behalf of San Francisco Architectural Heritage, thank you again for the opportunity to comment on this challenging project. We look forward to continuing to work with you and your team to achieve a successful design at this location. Please do not hesitate to contact me at (415) 441-3000 x15 or mbuhler@sfheritage.org should you have any questions or to discuss Heritage's potential role going forward.

Sincerely,



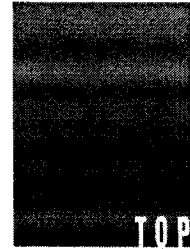
Mike Buhler
Executive Director

cc: Federico Engel, Butler Armsden Architects
Louis Felthouse, Louis H. Felthouse Architects Inc.
John Rahaim, Director of Planning
Tim Frye, Planning Department
Historic Preservation Commission
Alamo Square Neighborhood Association
Victorian Alliance

ASNA Comments from August 18, 2011 e-mail.

Comments on 802-808 Steiner Project

1. **Overall:** The design does not harmonize with the houses on the 700 or 800 block of Steiner, or the better design elements in the Alamo Square Historic District more generally. The design lacks the style, elegance and distinction of the houses in the neighborhood. Instead of individual details and careful craftsmanship, the design offers broadly different bay windows. The facade has been changed from a stripped down Victorian look to unabashedly modern when one expected it would have been modified to echo as closely as possible the richness of the vintage models in the neighborhood. A higher degree of individuality would make the "Gentlemen" appear more refined and deserving of the being seen in the presence of the "Ladies" on the next block up the street.
2. **Silhouette:** The broad outline of the design (roofs and sides) is acceptable. However, the roof line is echoed in the new buildings, almost like a cookie cutter regarding the 3 roof lines. What is interesting about the horizon silhouette of postcard row is the variety of roof peaks and turrets that could be adapted in a contemporary feeling rather than the current effort.
3. **Windows below eaves:** Too much glass. Begs to be a loft, office building or a bad rehab, which comes to mind, punching a full window in what used to be a closed attic, using cheap-looking windowed wall at the "attic" level. Seems this effort could be more thoughtful.
4. **Balconies:** The coverage created by the balconies covers too much space on the exterior, dominates without adding to the aesthetics. An impractical idea--the howling wind will make that space unlivable except for 3 days a year in October. Then this unusable space on the western side will forever be blank, when it could be attractively designed to take advantage of the view from the inside of the house. I can imagine the new owners will add the "greenhouse windows" on the balcony to stay warm!! Balcony on the east-facing side makes sense, not the west-face.
5. **Bay windows:** Too large, again, as if a loft conversion of a Victorian. Also asymmetrical.
6. The box window above the entry door: A single pane of glass, set deep into the wall. It does nothing for the design of the building, and could be replaced with an elegant column of glass, using interesting glass materials. The box looks like a bad suburban element. All 3 buildings use the same box over the entry. It has no design meaning.
7. **Entry:** a portico or otherwise adding texture to the face of the building. The porticos are part of the charm of that row of homes. Garden elements done vertically could be a nice touch at entrances. The entrances on all the other homes are elegant...not the suburban entries in a cookie cutter development as shown in the designs. Also, the entries could be switched from one side to the other, so they are not always on the same side. Looks better to alternate the entrance doors on each building--less cookie cutter.
8. **Doors:** Appear to be a single pane of glass. There is nothing like this in the historic homes in the area, and the appearance is more in keeping with a modern office building south of Market.
9. **Garage doors:** Appear to be from a suburban track home design, rather than anything in the neighborhood. The designer should have a look at the garage door used in the Synergy School project.
10. **Balustrades:** These appear like concrete barriers, bulky, heavy and lacking style.
11. **Hand rails:** Appears to be a pipe or bar, rather than a rail with uniqueness or individuality.
12. **Materials:** It is difficult to comment on the quality of materials since nothing is indicated on the drawings. However, the concerns expressed above create concerns about the quality of the materials that will be used. These concerns should be addressed and alleviated.
13. **Trees:** The drawings show the old, large trees there slightly obscuring the silhouettes. Of course, those big trees are gone, and the goal is to keep small profile trees there, like the ones on the next block up on Steiner, so they will all match on the 2 blocks. Those large trees are no longer there.



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November 29, 2011

Re: 808 Steiner St./ P.A. 2011-0914-4616

I am writing in reference to the above noted project that is currently undergoing the 311 Neighborhood Notification. I am working with Michael Choi and Lan Lan, who live at 812 Steiner directly to the north of the project. I met you briefly at your neighborhood presentation last summer. The Choi family has reached out to Ted Bartlett with several questions regarding the project throughout its history with the most recent sent via email on August 19, 2011 on your August 11, 2011 updates. There is still a great amount of uncertainty about the proposed house at 808 Steiner and its relationship to the Choi family's 812 Steiner house. In order for the Choi family to feel comfortable with the proposed design we are asking that the following questions, many of which have been previously asked but not answered, be addressed prior to the expiration of the 311 Notification on December 6, 2011:

1. The great amount of soil excavation and proposed change of grades is of concern. The drawings on file with the Planning Department, as well as those sent in the 311 package do not indicate the proposed grade elevations at the new rear, and side yard/walkway of 808 Steiner. Can you indicate on your north elevation of 808 Steiner the proposed grade elevations of the rear yard, and the northern walkway of 808 Steiner, as well as the existing grade levels of the front side yard and the rear yard of 812 Steiner? Also, please indicate if there will be any fencing along this property line and its height.
2. It would also be most helpful for the Choi family if they could see a north/south cross section through the site at the rear yards of 808 and 812 Steiner, and at the front side yard between the houses so they can assess the impact of your project on their property. Can you provide a sketch of this?
3. There is also a great deal of uncertainty about the proposed north wall of 808 shown on sheet A-5.3 that will abut the south side of 812 Steiner and conflict with the existing property line

windows on the second and third floors. Can you provide an outline of 812 Steiner's southern façade at the property line, and where it will abut your proposed façade? Are you requiring that the Choi family abandon these window openings?

4. Can you provide further detail about how you intend to address the issue of the present retaining wall along the south side of 812 Steiner that will be demolished and will leave the Choi home exposed along this section?

5. Your front and rear elevations on sheets A5.1 & 5.2 do not indicate the portion of 812 Steiner that abuts 808 Steiner. It appears from these drawings that there is an open space between 808 and 812 Steiner. Can you update these elevations to accurately show that portion of 812 Steiner that is visible and extends the entire width of the property to connect with the common property line with 808 Steiner?

6. Your street elevation of 808 Steiner indicates that the pitched roof will extend 3'-11" beyond the north façade setback to the property line adjacent to 812 Steiner. We are opposed to this feature encroaching on the common property line and would like to request that you offset the roof from the northern property line by 3'-0" along the sloped portion. Will you be willing to do so, as this impacts the light and air, as well as creating drainage issues in keeping rainwater from dumping from the roof onto 812 Steiner?

7. The exposed north elevation of 808 Steiner also lacks any fenestration, detail, or interest and will be unsightly as viewed from 812 Steiner. We are not opposed to having windows along this façade, if they could have obscure glazing and would encourage you to reconsider this elevation.

We look forward to continue to work with you and the developer on this major undertaking that promises to have a substantial impact on the neighborhood and 812 Steiner St. I am available to meet on behalf of the Choi family if you would like. Please feel free to contact me if you have any questions or to arrange a time to meet.

Sincerely,

Mark Topetcher
Digitally signed by Mark Topetcher
DN: CN = Mark Topetcher, C = US,
O = TOPetcher ARCHITECTURE
Date: 2011.11.29 14:03:02 -08'00'

Mark J. Topetcher,
Architect

c.c M. Choi & L. Lan, T. Bartlett, S. Caltagirone

November 29, 2011

Charles Chase, President
Historic Preservation Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

**Re: 940 Grove Street – Certificate of Appropriateness Hearing
HPC Hearing Date: December 7, 2011
Our File No.: 6924.01**

Dear President Chase and Commissioners:

This office represents 21st Century Alamo Square, LLC, the owners and project sponsors of the property located at 940 Grove Street (corner of Grove and Steiner). The project team began working with the Planning Department staff, neighborhood groups and preservation groups back in June of 2009.

Over the last several years, the project team was in regular communication with the Planning Department staff and also made several presentations to the HPC Architectural Review Committee. In March of this year, the HPC approved a Certificate of Appropriateness for this project. Later, however, that approval was withdrawn for technical reasons having nothing to do with the merits of the project. However, since that time, we believe the project has improved significantly and we hope the Commissioners will agree that the project before them today is even better than the one presented in March.

A detailed chronology of the project team's interaction with both the Planning Department staff and various preservation¹ and neighborhood organizations is attached as **Exhibit A**. As you can see, the project has already been the subject of intense design review and scrutiny. The project team recognizes the importance of this site and these three new homes and has worked diligently with Planning Department staff, the preservation community and interested neighbors². As with many important projects, not everyone agrees with every detail. Unlike many projects in the City, the issues of home size, massing and siting on each lot have never been a major issue. The primary issue is design of the individual facades.

¹ The project has been presented to San Francisco's Architectural Heritage ("Heritage").

² Subsequent to the March Historic Preservation Commission hearing, the Project team worked closely with the Planning staff and made numerous separate modifications to the Project's plans at the specific request of Planning Department staff.

The Alamo Square Historic District

The project sponsor engaged Frederic Knapp to work with our team and ensure that the project facades were in keeping with requirements of Article 10 and the 1984 district designation documents. Mr. Knapp summarized the character-defining features set forth in the 1984 district case report for the Alamo Square Historic District as follows:

- A. Residential look
- B. Heavy ornamentation
- C. Sculptural features
- D. Styles include: 1870s Italianates (semi octagonal bays), 1880s Stick style (rectangular bays) and 1890s Queen Anne (ornate)
- E. 2-3 story structure elevated above the sidewalk, with basement and sometimes and attic
- F. Entry is located on one side of the façade; recessed, paneled entry with simple to elaborate portico
- G. Windows: tall and narrow indicating high ceilings within, double hung wood sash
- H. Sliding: horizontal wood, rustic, smooth-lapped or clap board
- I. Base level with retaining walls: brick, concrete, often overlaid with imitation stone
- J. Façade is articulated and shadowed with ornamentation: curve-profile moldings; classical detail; columns and pillars, pilasters; frieze patterns such as acanthus leaf, foliage patterns, garlands, shaped shingles, round or fish scale; brackets, cornice, portico, pediments
- K. Unifying materials: wood profiles and sliding, iron (case, rot or galvanized) used in articulation, for fences, cornices; masonry foundations, copings, retaining walls, front steps of wood, terrazzo, marble, concrete; a few upper stories are brick faced
- L. Bay windows, half octagonal, rectangular, trapezoidal or circular should be added to the list of characteristics
- M. Gable ends that conceal the roof's beyond.

How The Project Fits Within Alamo Square

Alamo Square is special. The homes along this two block stretch of Steiner Street include some of the best and most well preserved examples of Victorian in San Francisco architecture. The block immediately to the south of the project block includes the iconic "Painted Ladies," one of the most recognized and photographed City landmarks in the City. It is no surprise that there has been significant interest in the project.

Most will agree that the Project will fill in an awkward gap in the 800 block of Steiner, with the rear portions of the 940 Grove mansion on the corner extending well up the Steiner street frontage. This extension of 940 Grove adds nothing to these historic two blocks, and is architecturally bland and misplaced. The project sponsors recognize this responsibility and have taken significant time and energy working with Planning staff and others to create an appropriate design that straddles the fine line between “too modern” and “faux historic.” We believe the design before you accomplishes these design goals and it is time to allow the project to move forward.

The project team asked Mr. Knapp to analyze the project facades and compare them to the historic homes in the immediate neighborhood in an effort to be able to do a “side-by-side” comparison between existing historic elements in the district and elements of the proposed façade. In response, Mr. Knapp prepared a visual diagram identifying the various historic features specific to homes on the subject block and in the immediate vicinity. Mr. Knapp used the following numbered key to note features on both the context photographs (See Exhibit B), and the currently proposed façade (See Exhibit C):

1. Gable roofs
2. Repetitive rooflines gables
3. Variation of bay windows
4. Approach to the entry by stair
5. West facing porches
6. Vertical window shapes with larger windows at bay
7. Concrete/masonry bays
8. Delineation of string courses
9. Volume, depth, shade and shadow created by projecting features such as eaves, bays, stairs, and planters.
10. Large window bays.

When comparing Exhibit B and Exhibit C side by side, one can easily see that virtually all of the important physical elements that make this district special have been included in the project facades. The notable and obvious exceptions, of course, are heavy ornamentation and sculptural features. We strongly believe, and the Planning staff agrees, that these two concepts cannot be incorporated into a new home façade without crossing over the boundary into the faux historical. The project facades must by their very nature co-exist in two worlds: they must be respectful and contextual so as to support and augment the existing historic feel of this historic district, but they also must be modern homes and the lacking overt ornamentation. We strongly believe the facades before you are the right ones for the project and for this unique opportunity.

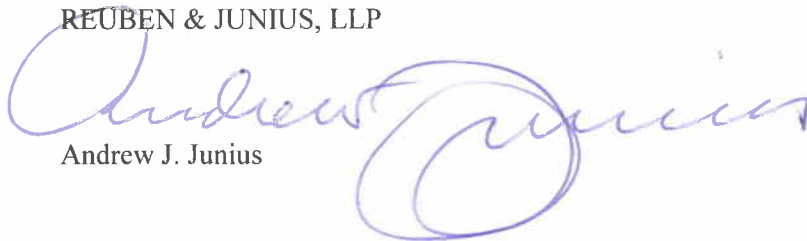
Conclusion

The plans before you represent a contextual interpretation of contemporary design integrated with the character defining features of the historic district. Each façade includes subtle elements that connect the new facades with the existing historical environment, and carefully walks the line between not doing enough to relate to the district (that for example a more modern design would) and doing too much to mimic these home's historic neighbors.

We look forward to presenting the current design to the Commission on December 7, 2011. We believe this project will be an excellent addition to this important historic district and urge your support.

Very truly yours,

REUBEN & JUNIUS, LLP



Andrew J. Junius

Attachments and Enclosures

cc: Commissioner Courtney Damkroger
Commissioner Karl Hasz
Commissioner Richard S. E. Johns
Commissioner Alan Martinez
Commissioner Diane Matsuda
Commissioner Andrew Wolfram
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Exhibit A

940 Grove – Project Chronology

June 10, 2009 – First Project Review Meeting

At this meeting, the Quadrant Leader and Preservation Planner, Planning Staff outlined the process for design review, approval and sequence to be as follows:

1. Project sponsor should review the proposed project with the Alamo Square Neighborhood Association (presented the project to the Alamo Square Neighborhood Association 11/23/09)
2. Prepare and submit an HRER (submitted 12/18/09)
3. Request a Categorical Exemption
4. Request a Certificate of Appropriateness (application submitted 4/27/10, C of A Hearing conducted and C of A approved with conditions 3/16/11 in Motion No.0108)
5. Demolition/rehabilitation and lot split permits can be submitted simultaneously (sub-division application submitted 3/31/10)
6. New construction permits can be approved following approval of lot split approval (Pre-Application Meeting conducted 4/19/11)

The project team proceeded with design refinements and items 1 through 4 as well as an application for approval of the lot split.

Early on in the process the team engaged Fredrick Knapp as the project's historic architect. Mr. Knapp's office has been involved from the beginning and drafted the Historic Resource Evaluation Report dated 12/18/09.

November 2009 – Presentation to Victorian Alliance

Ted Bartlett, one of the project owners, hosted the Victorian Alliance's monthly meeting at 940 Grove & introduced the project to the group.

2010 – Feb. 2011 – Work on Street Trees

Mr. Bartlett worked closely with our 800 block of Steiner neighbors, SF DPW Bureau of Urban Forestry & the Board of Permit Appeals to get the existing overgrown 60's era non-native trees removed & lower 1/2 of the 800 block replanted with evergreen pear trees in attractive landscaped matching large permeable planter beds. Phase II of this street tree project & matching planter beds & trees will be planted after the project is complete.

March 29, 2010 – PPA Requested by Staff

Planning Department asked the project team to allow the project to undergo a "test drive" of the Preliminary Project Assessment Process. The project sponsor agreed to volunteer to use the PPA review for the project and we submitted the PPA Application on 4/7/10.

June 2, 2010 - ARC

The project team presented the project to the Architectural Review Committee of the Historic Preservation Commission pursuant to engaging the HPC early on in the process and obtaining their design review comments prior to Certificate of Appropriateness hearing.

July 27, 2010 PPA – PPA Letter Issued

The PPA letter noted in items 1 and 2 under the heading: Planning Department Approvals that, "the Certificate of Appropriateness must be granted by the Historic Preservation Commission prior to the processing of other entitlements", and confirmed the sequence defined by Planning Staff in our project review meeting.

Sept. 21, 2010 – Revisions per ARC and PPA submitted

Revisions to massing, setbacks, roof, bays, windows and finishes were prepared and submitted to Planning Staff in response to design review comments from ARC and PPA. New design review comments were issued by the Preservation Group on 10/26/10. Revisions were prepared and submitted to Planning Staff on 11/10/10. Planning Staff replied in an email on 11/18/10 stating that, "In studying the revisions, I think you have responded very well to our comments."

Dec. 1, 2010 – Calendared for C/A Hearing

The project was tentatively scheduled for the Certificate of Appropriateness hearing for 12/1/10, but was canceled because the Categorical Exemption was not yet completed by Planning Staff.

Feb. 2011 – Additional Design Comments from Staff

Additional design review comments received from Preservation Staff (2/7/11) and the Residential Design Review Team (2/9/11) and additional revisions to the design were provided.

March 16, 2011 – C/A Hearing; C/A Granted

The Certificate of Appropriateness Hearing was rescheduled for 3/16/11 after the completion and approval of the Categorical Exemption, the Certificate of Appropriateness was approved in Motion No.0108 with the condition that further refinements were required to the design of the facades at the (3) new buildings on Steiner St. All other aspects of the design including height, massing, setbacks, Historic Rehabilitation for the 940 Grove were approved. This approval was later nullified by staff for technical and process reasons, having nothing to do with the merits of the project.

The project team provided the mailing materials requested by Planning Staff and requested a new Certificate of Appropriateness Hearing to be scheduled in April and in an email dated 4/5/11 Planning Staff confirmed that they had scheduled the hearing for 4/20/11 and provided new design review comments.

There was a significant delay in re-noticing the C/A hearing in light of the need to also issue a Section 311 neighborhood notice, and some uncertainty at the staff level as to the correct process because a C/A and Section 311 notice are both required by a project.

April 19, 2011 – Required 311 Neighborhood Meeting

The 311 Pre-Application Meeting notice was issued on 4/19/11 and the Pre-Application Meeting was conducted at the site on 5/3/11. Attendees requested we present the project to Architectural Heritage and one of the comments from the neighbors was a request for the project sponsor to take the project to San Francisco Architectural Heritage for their input.

The project sponsor volunteered to proceed with presenting the project to San Francisco Architectural Heritage and scheduled a meeting with Heritage for 6/21/11.

April, May 2011 – Additional Meetings With Planning Staff, HPC Commissioners

Additional meetings occurred at the Planning Department with the project sponsor, design team, Planning Staff and HPC Commissioners Wolfram and Martinez occurred on 4/29/11 and during the month of May to collaborate on design refinements for the facades of 802,804 and 808 Steiner. Staff concepts differed from the Commissioner's. We prepared and submitted revisions to respond to both directions but more heavily leaning towards the direction of the Commissioners concepts.

Staff requested the project sponsor engage a separate design consultant to work on facade designs for the new buildings on Steiner St. Multiple design revisions ensued.

June 21, 2011 – Presentation to Heritage Issues Committee

The project was presented to SF Heritage for review and comment.

July 27, 2011 – Site Visit with Heritage

Site walk through was conducted with Heritage.

August 31, 2011 – Heritage Comment Letter Received

We received comments from Heritage on 8/31/11.

Sept. 7, 14, 2011 – New Site Permit Application Filed; Section 311 Materials

Site Permit drawings were revised per Butler design and Planning issued new review comments with ok to file Site Permit Application on 9/7/11. Site Permit Application and 311 Notification package including response to Planning comments were submitted and accepted on 9/14/11.

Sept. 27-29, 2011

Additional comments were issued by Planning on 9/27/11 and follow up clarifications from Planning were issued on 9/28/11 and 9/29/11.

October 11, 2011

A meeting with Planning was conducted on 10/11/11 to review revisions per Planning staff's comments prior to filing revision to Site Permit.

October 22, 2011 – ASNA Party Hosted at 940 Grove

The Alamo Square Neighborhood Association held an 80's theme cocktail & dancing party at the property attended by 160 neighbors & friends.

October 14 through Nov. 7, 2011 – Site Permit Application Revisions Per Staff Direction; final 311 processing

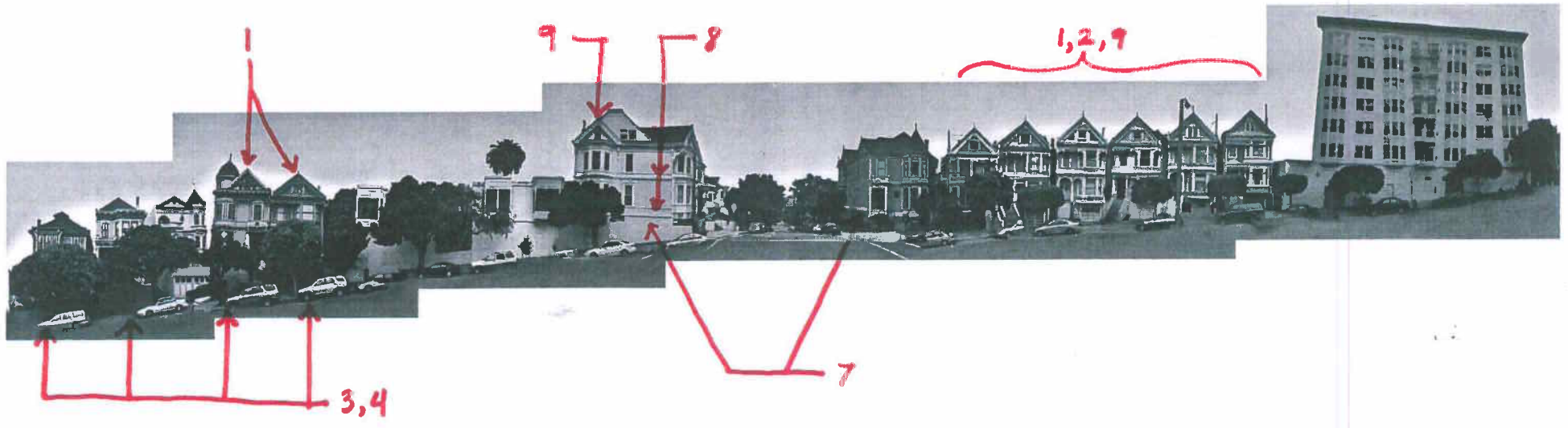
Revision to Site Permit filed approximately 10/14/11.

A meeting with Planning was conducted on 10/19/11 to review new Planning comments.

Revisions to Site Permit responding to new Planning comments were submitted on 10/25/11.

Final review comment was received from Planning on 11/11/11 and revision was submitted the same day.

311 Notice was issued 11/7/11.







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AUGUST 11, 2011



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