



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: APRIL 20, 2011

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Filing Date: February 23, 2011
Case No.: **2011.0180A**
Project Address: **964 Eddy Street**
Historic Landmark: No. 112 – Rothschild House
Zoning: RM-4 (Residential, Mixed, High Density)
80-B Height and Bulk District
Block/Lot: 0737/007
Applicant: William Meyer, AIA
423 Washington Street, Floor 2
San Francisco, CA 94111
Staff Contact Pilar LaValley - (415) 575-9084
pilar.lavalley@sfgov.org
Reviewed By Tim Frye – (415) 575-6822
tim.frye@sfgov.org

PROPERTY DESCRIPTION

964 EDDY STREET, north side between Gough and Franklin Streets, Assessor's Block 0737, Lot 007. The Italianate-style, two-story, single-family residence was built circa 1880 for owner Hugo Rothschild and is designated as City Landmark #112. The wood-framed building has slanted bay windows, a pedimented portico, pronounced projecting, bracketed cornice, and decorative details such as wood quoins, Corinthian columns at portico, and arched and pedimented window heads. It is located in a RM-4 (Residential, Mixed, High Density) Zoning District and a 80-B Height and Bulk District.

PROJECT DESCRIPTION

The proposed project involves installation of an unenclosed parking space in the front yard setback with alterations to the existing retaining wall and wrought iron gate and to the front yard landscaping. Please see photographs and plans for details.

OTHER ACTIONS REQUIRED

Pursuant to Planning Code Section 142, all off-street parking spaces adjacent to the public right-of-way shall be screened from view from all streets and alleys through use of solid walls and/or garage doors or by some other means. As the project proposes an unenclosed parking space in the front yard setback adjacent to Eddy Street, a Variance from this Planning Code requirement will be necessary. The Variance request will be heard by the Zoning Administrator at a future hearing subsequent to Historic Preservation Commission action on the Certificate of Appropriateness.

The project will require a Building Permit.

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 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.

For applications pertaining to landmark sites, the proposed work shall preserve, enhance or restore, and shall not damage or destroy, the exterior architectural features of the landmark and, where specified in the designating ordinance pursuant to Section 1004(c), its major interior architectural features. The proposed work shall not adversely affect the special character or special historical, architectural, or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting, nor of the historic district in applicable cases.

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 property will continue in its single-family residential use. Proposed exterior alterations avoid distinctive materials, features, spaces, and spatial relationships that characterize the property. Although the front yard will be altered with insertion of the parking space, the overall spatial relationship between the building and the front yard, as well as the visual relationship between the building and the street, will be retained.

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.

The proposed work will retain and preserve the historic character of the property. The new parking space and associated parking pad will not physically impact the existing building. While the existing retaining wall, gate, and configuration of the front yard will be altered to accommodate the parking space, these changes will be relatively minor and will not impact the historic character of the property.

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

The proposed project requires no removal of existing building fabric as new features will occur in the existing front yard at the building foundation. The existing retaining wall and gate appear to be contemporary features that will be altered in a compatible manner. Overall, character-defining features of the landmark 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.

The proposed work is not anticipated to destroy historic materials, features, or spatial relationships that characterize the property. The new gate at parking space opening will be clearly differentiated but compatible in materials, finishes, size, scale, and proportion with the existing retaining wall and wrought iron gate. This new parking pad and associated retaining walls will avoid significant features of the existing building.

Standard 10: New additions and adjacent or related new construction shall 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.

The proposed work is reversible as removal in the future will not impair the essential form or fabric of the historic building.

PUBLIC/NEIGHBORHOOD INPUT

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

ISSUES & OTHER CONSIDERATIONS

San Francisco Architectural Heritage (Heritage) holds a preservation easement on the subject building and is required to assure that “no change in the appearance of the exterior of the Building...shall be made without prior consent of Heritage.” In a letter to the project applicant, dated December 20, 2010, Heritage indicates that they have reviewed the project and “approve the work as proposed.” The letter further states that this approval is contingent upon leaving the historic material of the exterior façades intact and visible from the street.

STAFF ANALYSIS

Based on the requirements of Article 10 and the Secretary of Interior’s Standards, staff has determined that the proposed work will not adversely affect the subject landmark site.

Staff finds that the historic character of the property will be retained and preserved by the careful insertion of new retaining walls at the existing foundation and in the front yard setback for a parking pad. Proposed work will be below grade at the existing building in order to avoid historic fabric and character-defining features. In the front yard, the existing landscaping and grade will be altered to accommodate one off-street parking space; the new landscaping will accommodate the change in grade as well as built-in garbage storage containers without significant changes in the spatial character of the front yard or in amount of green space. The opening in the existing retaining wall and gate will be infilled with a new compatible folding gate that will match existing in appearance and configuration. Proposed work will not impact character-defining features of the building or its setting and will be reversible in a manner that conforms to the *Standards*.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One-Minor Alteration of Existing facility) because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards*.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation*.

ATTACHMENTS

Draft Motion
Photographs
Plans

PL: G:\DOCUMENTS\964 Eddy CofA\Certificate of Appropriateness Case Report.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: APRIL 20, 2011

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Filing Date: February 23, 2011
Case No.: **2011.0180A**
Project Address: **964 Eddy Street**
Historic Landmark: No. 112 – Rothschild House
Zoning: RM-4 (Residential, Mixed, High Density)
80-B Height and Bulk District
Block/Lot: 0737/007
Applicant: William Meyer, AIA
423 Washington Street, Floor 2
San Francisco, CA 94111
Staff Contact Pilar LaValley - (415) 575-9084
pilar.lavalley@sfgov.org
Reviewed By Tim Frye – (415) 575-6822
tim.frye@sfgov.org

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 007 IN ASSESSOR'S BLOCK 0737, WITHIN A RM-4 (RESIDENTIAL, MIXED, HIGH DENSITY) ZONING DISTRICT AND A 80-B HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on February 23, 2011, William Meyer on behalf of the property owner ("Project Sponsor") filed an application with the San Francisco Planning Department ("Department") for a Certificate of Appropriateness to add an off-street parking space in the front yard of the subject property located on Lot 007 in Assessor's Block 0737, City Landmark #112.

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 April 20, 2011, the Commission conducted a duly noticed public hearing on the current project, Case No. 2011.0180A ("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 April 10, 2011 and labeled Exhibit A on file in the docket for Case No. 2011.0180A based on the following findings:

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 landmark as described in the designation report.

- That proposed work will not damage or destroy the character-defining features of the landmark building.
- That the proposed work will be compatible with the character of the landmark building.
- That the essential form and integrity of the landmark would be unimpaired if the proposed improvements were removed at a future date.
- That the proposal is in conformance the *Secretary of the Interior's Standards for Rehabilitation* and requirements of Article 10.
- 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 5.

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall 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 shall 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 landmark building 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 a residential alteration that it not anticipated to 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 landmark building in conformance with the Secretary of the Interior's Standards.

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

The project will have no impact to 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. It will provide sufficient off-street parking for the existing residential use.

- 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 007 in Assessor's Block 0737 for proposed work in conformance with the architectural plans dated April 10, 2011 and labeled Exhibit A on file in the docket for Case No. 2011.0180A.

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 April 20, 2011.

Linda D. Avery
Commission Secretary

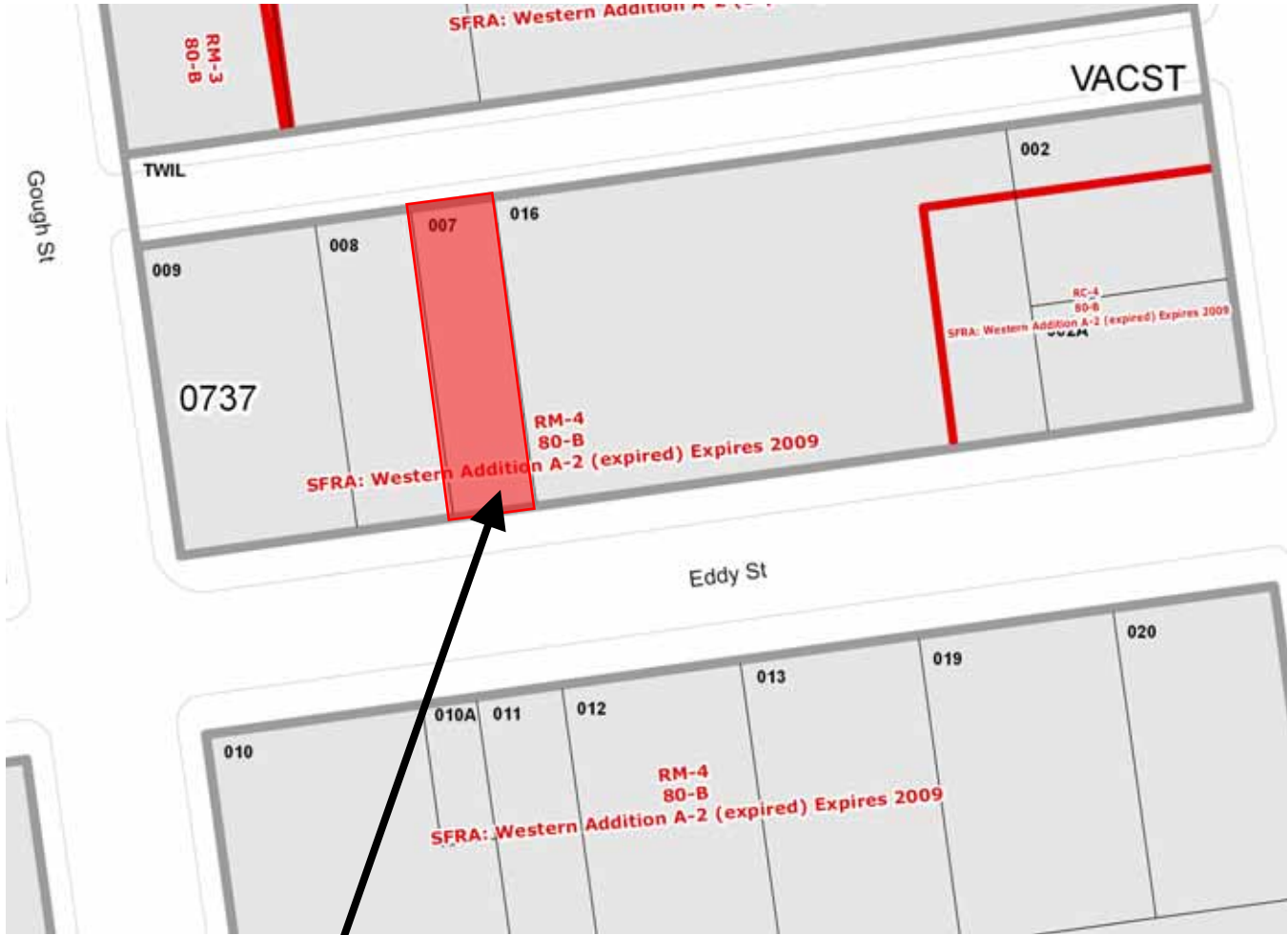
AYES:

NAYS:

ABSENT:

ADOPTED: April 20, 2011

Parcel Map

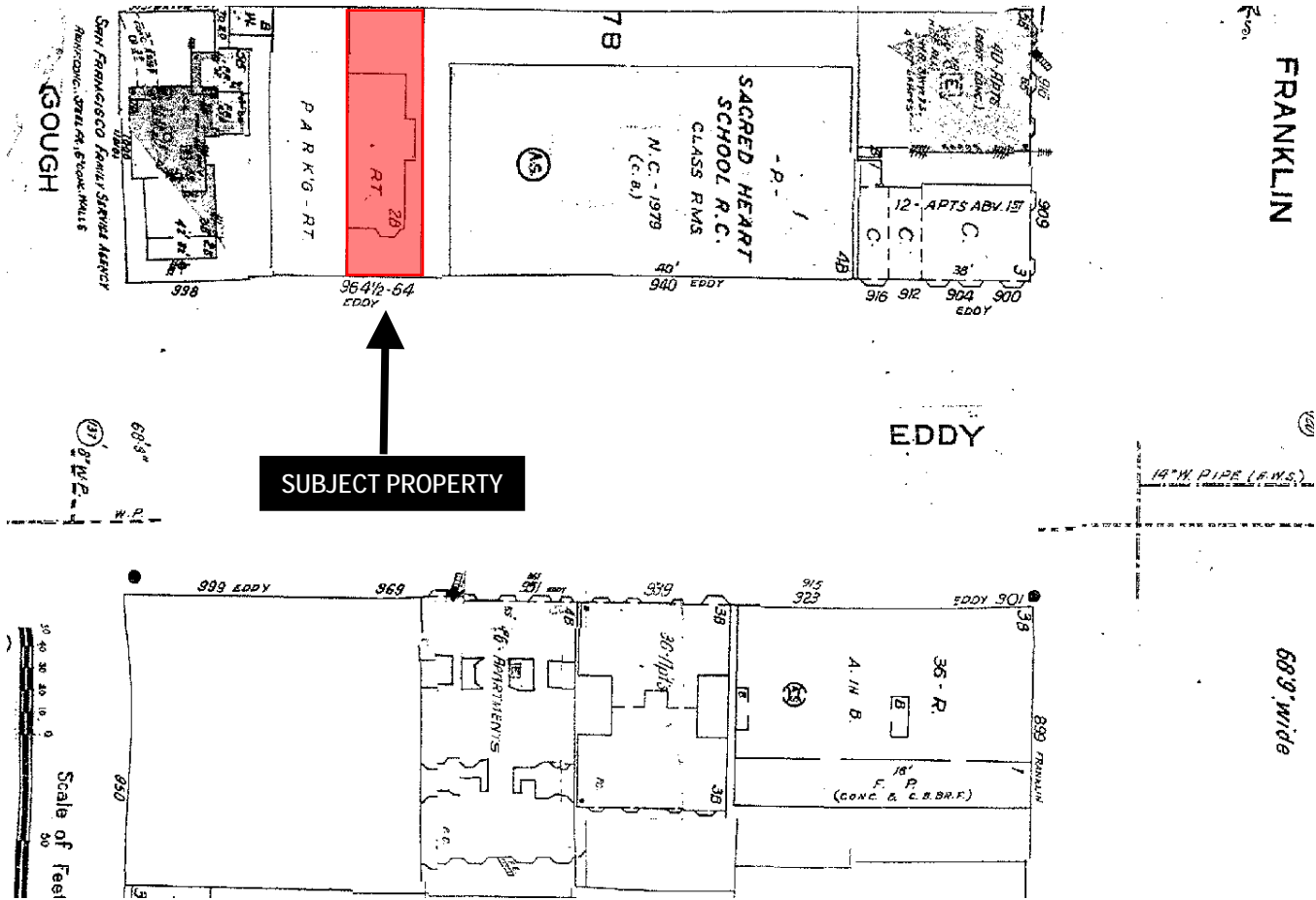


SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2011.0180A
964 Eddy Street

Sanborn Map*

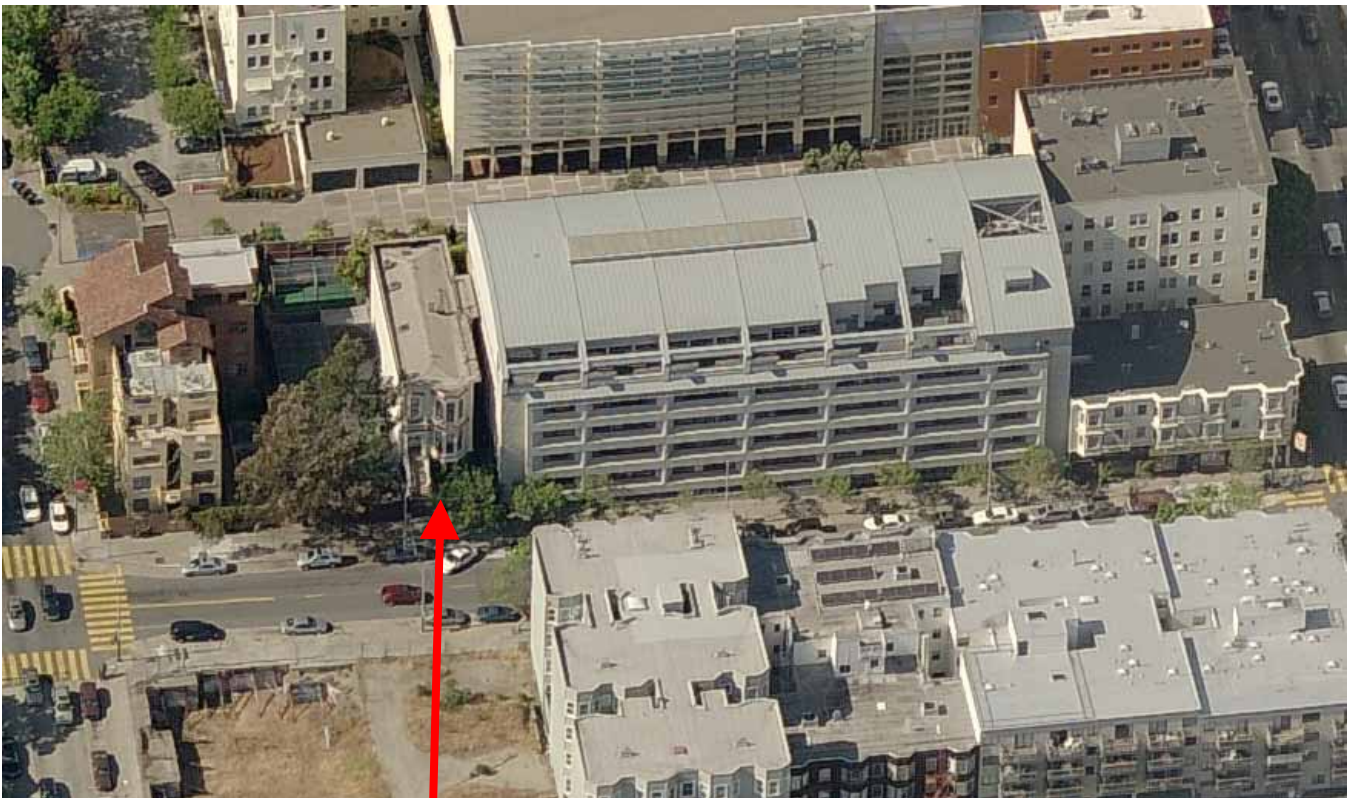


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Certificate of Appropriateness Hearing
 Case Number 2011.0180A
 964 Eddy Street

Aerial Photo



SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2011.0180A
964 Eddy Street



SAN FRANCISCO PLANNING DEPARTMENT

Historical Resource Review Form

Address of Project: 964 Eddy Street
 Cross Streets: _____ Block/Lot: 0737/007
 Case No. 2011.0180A Permit No. N/A

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

Reception:
 415.558.6378

Fax:
 415.558.6409

Planning
 Information:
 415.558.6377

STEP 1: EXEMPTION CLASS

If neither class applies, an *Environmental Exemption Application* is required.

- Class 1 – Existing Facilities:** Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of this determination.
- Class 3 – New Construction or Conversion of Small Structures:** Construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

STEP 2: HISTORICAL RESOURCE STATUS (Refer to *Preservation Bulletin 16*.)

- Category A: Known Historical Resource** Proceed to Step 3.
 Preservation Technical Specialist Review
- Category B: Potential Historical Resource** Proceed to Step 3.
- Category C: Not a Historical Resource** Proceed to Step 4.
 No Further Historical Resource Review Required.

STEP 3: APPROVED WORK CHECKLIST

Per plans dated: 4/10/11

- Project falls within the scope of work described below. **Proceed to Step 4.** No Further Historical Resource Review Required.
- Project does not fall within the scope of work described below. **Proceed to Step 4.** Further Historical Resource Review Required.
- If 4 or more boxes are initialed, Preservation Technical Specialist review is required.

Planner's Initials	Work Description
	1. Interior alterations. Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require Preservation Technical Specialist review.
	2. Regular maintenance or restorative work that is based upon documentation of the building's historic appearance (i.e., photographs, physical evidence, historic drawings or documents, or matching buildings).
	3. In-kind window replacement at visible facades. (The size, configuration, operation, material, and exterior profiles of the <i>historic</i> windows must be matched.)

	4. Window replacement or installation of new openings at non-visible facades.
	5. Construction of deck or terrace that is not visible from any immediately adjacent public right-of-way.
	6. Installation of mechanical equipment at the roof which is not visible from any immediately adjacent public right-of-way.
	7. Installation of dormers that meet the requirements for exemption from public notification under <i>Zoning Administrator Bulletin: Dormer Windows, No. 96.2.</i>
	8. Installation of garage opening that meets the requirements of the <i>Guidelines for Adding Garages and Curb Cuts</i>
	9. Horizontal addition that is not visible from the adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure; and does not have a footprint that is more than 50% larger than that of the original building.
	10. Vertical addition that is not visible from the adjacent public right-of-way for 150' in each direction; is only a single story in height; and does not cause the removal of architectural significant roofing features such as ornate dormers, towers, or slate shingles.

Preservation Technical Specialist Review Required for work listed below:

	11. Window replacement at visible facades that is not in-kind but meets the <i>Secretary of the Interior Standards for the Treatment of Historic Properties.</i>
	12. Sign installation at Category A properties.
	13. Façade alterations that do not cause the removal or alteration of any significant architectural features (i.e. storefront replacement, new openings, or new elements).
	14. Raising the building.
	15. Horizontal or vertical additions, including mechanical equipment, that are minimally visible from a public right-of-way and that meet the <i>Secretary of the Interior Standards for the Treatment of Historic Properties.</i>
MPL	16. Misc. <i>Install pkg space in front yard</i>

STEP 4: RECOMMENDATION

- No Further Historical Resource Review Required.
- Further Historical Resource Review Required: File *Environmental Exemption Application.*

Notes: _____

Planner Name: _____

Signature: _____ Date: _____

Preservation Technical Specialist Name: *M. PILAR LAVALLEY*

Signature: *MP* Date: *4/13/11*

Save to [I:\Building Permit Applications or I\Cases].

If "Category A," save to [I:\MEA\Historical Resources\Category A Admin Catex].



← LOT A * LOT B * LOT 7-914 EDDY * LOT 16 →

SOUTH FACADES
OF EDDY ST.
BUILDINGS



914 EDDY FRONT P.V. FENCE

LOT 16 * LOT 17 * LOT 18 * LOT 19 *

964 EDDY



NORTH FACADES OF
WILLOW STREET (CLOSED)
BUILDINGS



LOT 19

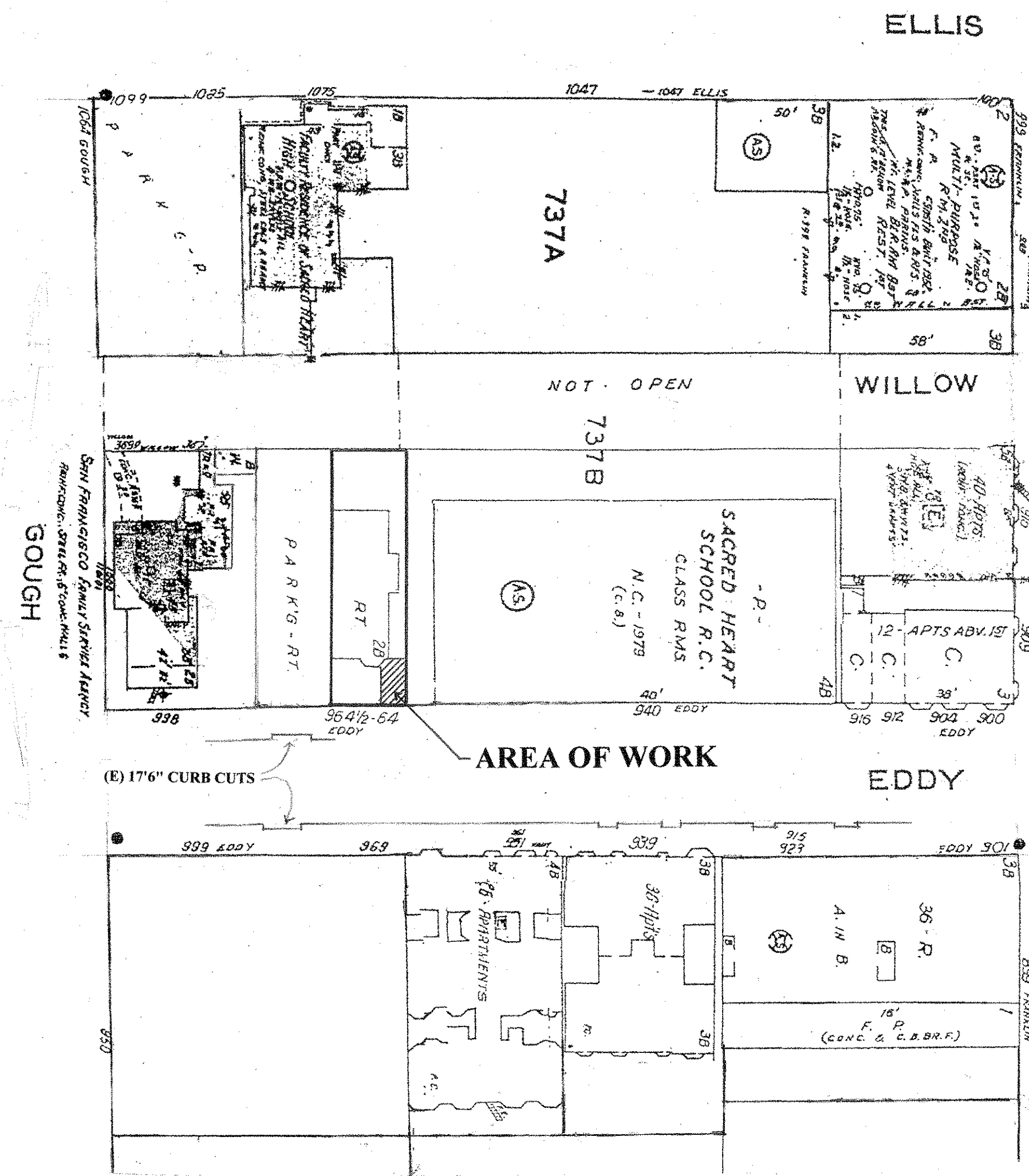
LOT 13

LOT 12

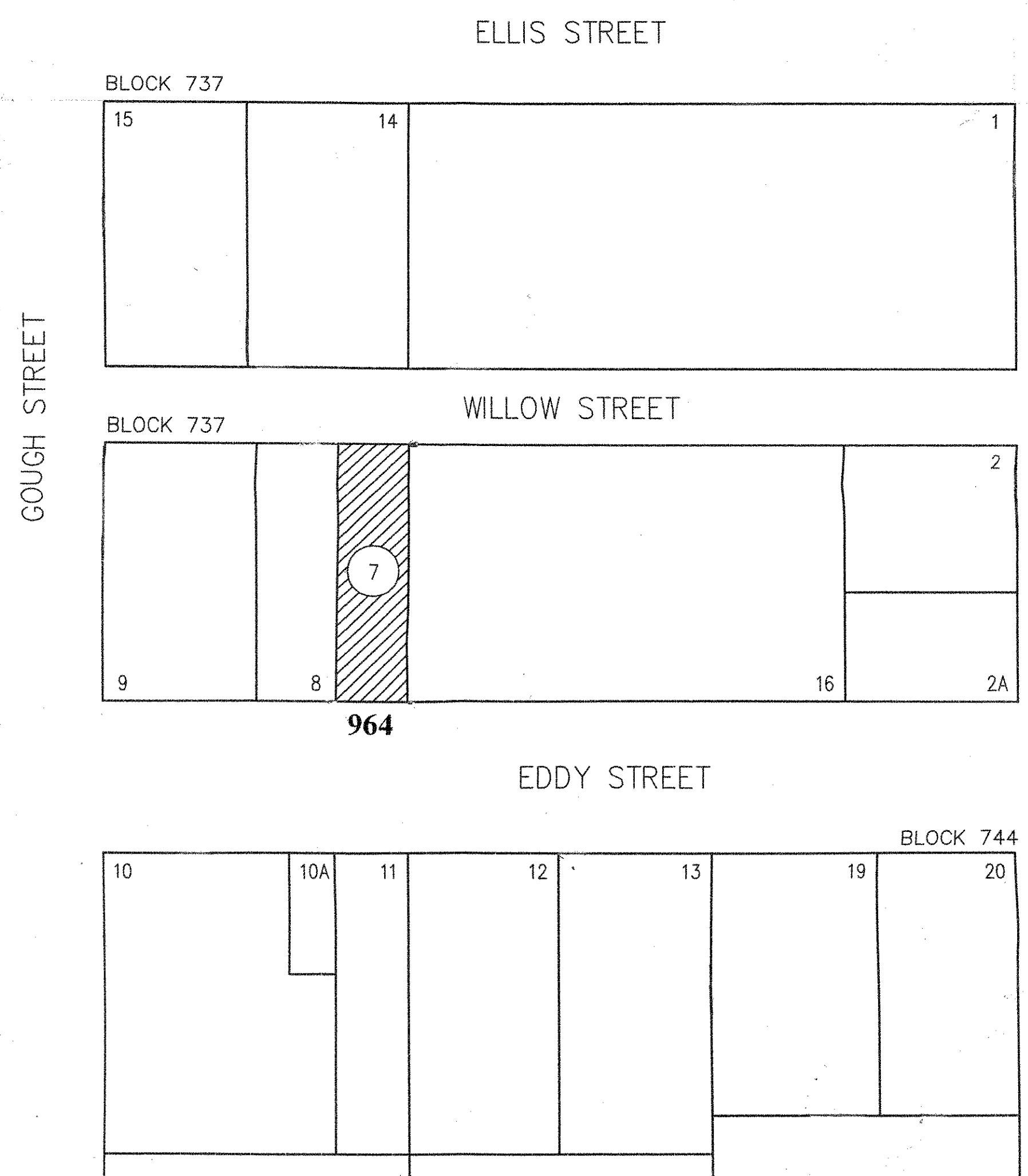
LOTS 10-11



NORTH FACADES OF EDDY STREET BUILDINGS



1 SITE PLAN
A1



2 PLOT PLAN
A1

CODE NOTES

A. SCOPE OF PROPOSED WORK IS A GATED OFF-STREET PARKING SPACE IN THE FRONT YARD SET-BACK AREA OF TWO-STORY OVER BASEMENT WOOD FRAME RESIDENCE (LANDMARK #112)

B. PLANNING CODE NOTES

1. NO CHANGES ARE BEING PROPOSED TO:

- LOT SIZE
- DWELLING UNIT SIZE
- HEIGHT
- DENSITY
- REAR YARD
- SIDE YARD

2. ZONING CLASS	ALLOWED		/REQUIRED
	EXISTING	PROPOSED	
HEIGHT	RH-4 39 FT	RH-4 39 FT	RH-4 80 FT

3. SITE AREA 3,840 SF 3,840 SF 2,500 SQ FT MIN

4. SAN FRANCISCO LANDMARK #112, ROTHCHILD HOUSE, DESIGNATED FEB. 7, 1980

C. BUILDING CODE NOTES

1. AREAS AND OCCUPANCY -

FLOOR LEVEL	OCCUPANCY		FLOOR AREA			OCCUPANT LOAD	
	Existing	Proposed	Existing	Proposed	Allowed	Existing	Proposed
2	R-3	R-3	1,770 S.F.	1,770 S.F.	N.A.	8.9	8.9
1	R-3	R-3	1,770 S.F.	1,770 S.F.	N.A.	8.9	8.9
BASEMENT	S	S	1,770 S.F.	1,770 S.F.	N.A.	5.9	5.9

2. HEIGHT AND CONSTRUCTION TYPE

	EXISTING	PROPOSED	ALLOWED/REQUIRED
STORIES	2	2	3
CONSTRUCTION TYPE	V-B	V-B	V-B

3. WORK SUBJECT TO SEPARATE PERMITS:

- ELECTRICAL
- PLUMBING

4. APPROVABLE UNDER UBC, UPC, UMC, NEC, 2010 EDITION, 2010 CALIFORNIA BUILDING CODE, AND SAN FRANCISCO BUILDING CODE

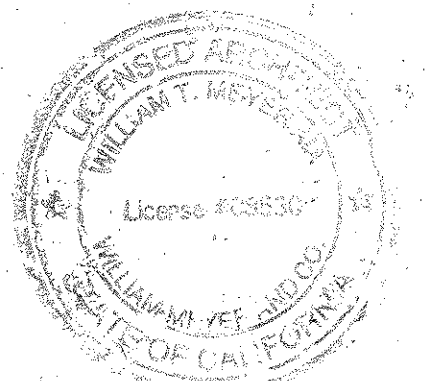
964 EDDY OFF-STREET PARKING SPACE

Owner:
**V. Mezhibovsky
Y. Rathman**

Architect:
William Meyer & Co.
423 Washington St., 2nd Floor
San Francisco, CA 94111

(415) 433-8480, x202
Fax: 415-398-4660
wmeyer.com

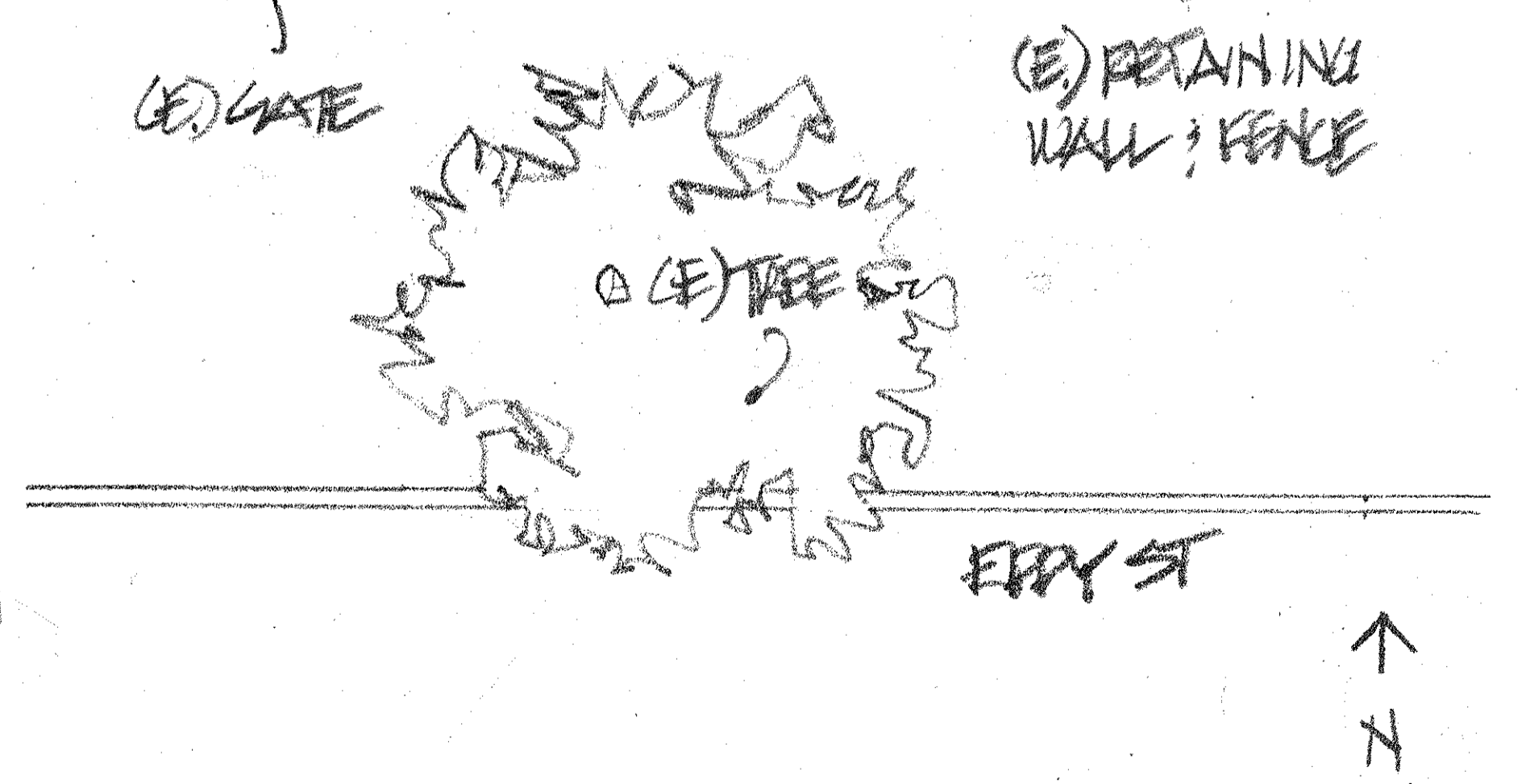
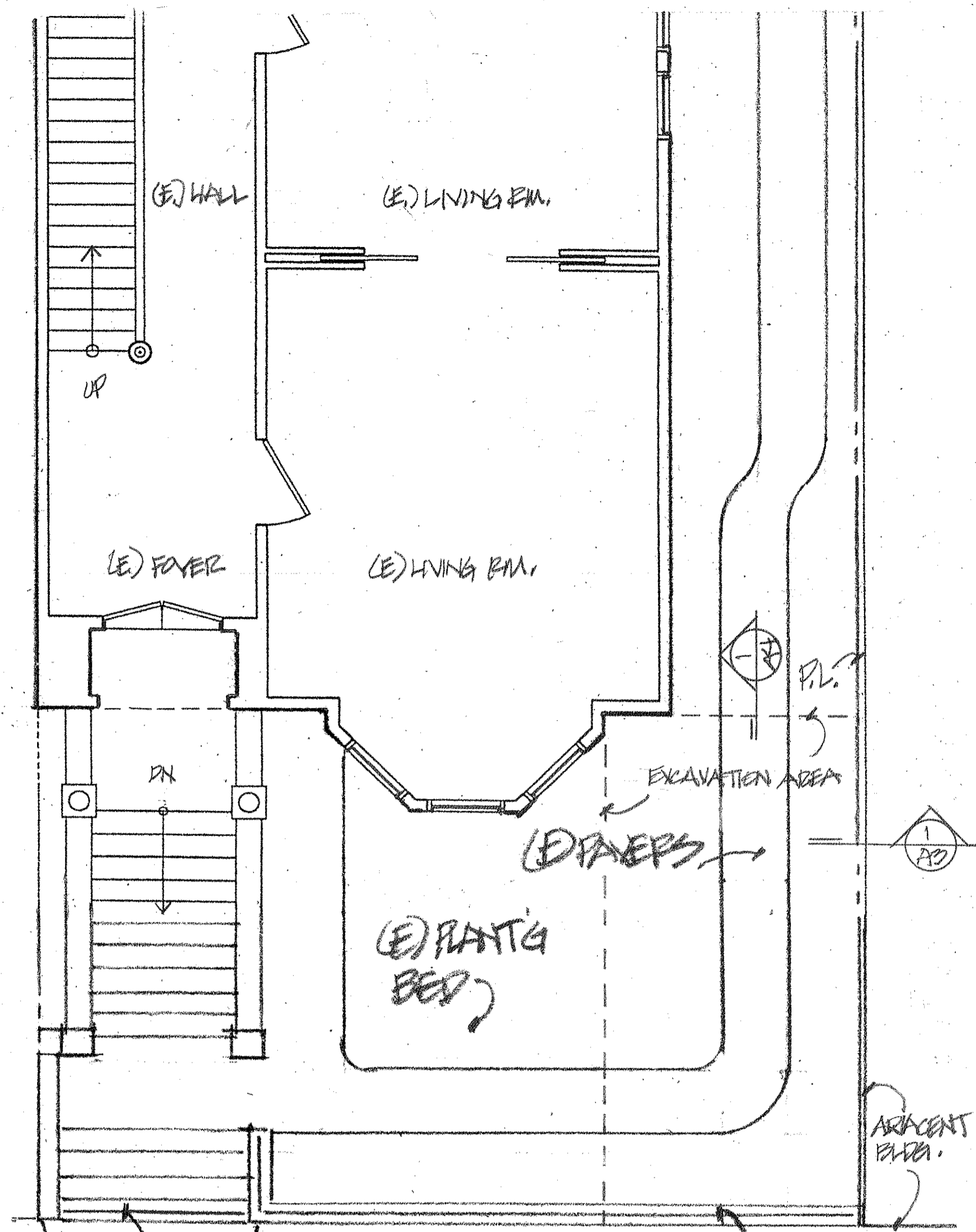
- Drawing Title:
- A1 SITE PLANS/CODE NOTES
 - A2 FIRST FLOOR PLANS
 - A3 SOUTH ELEVATIONS
 - A4 EAST ELEVATIONS/SECTIONS
 - A5 GATE/FENCE ELEVATIONS



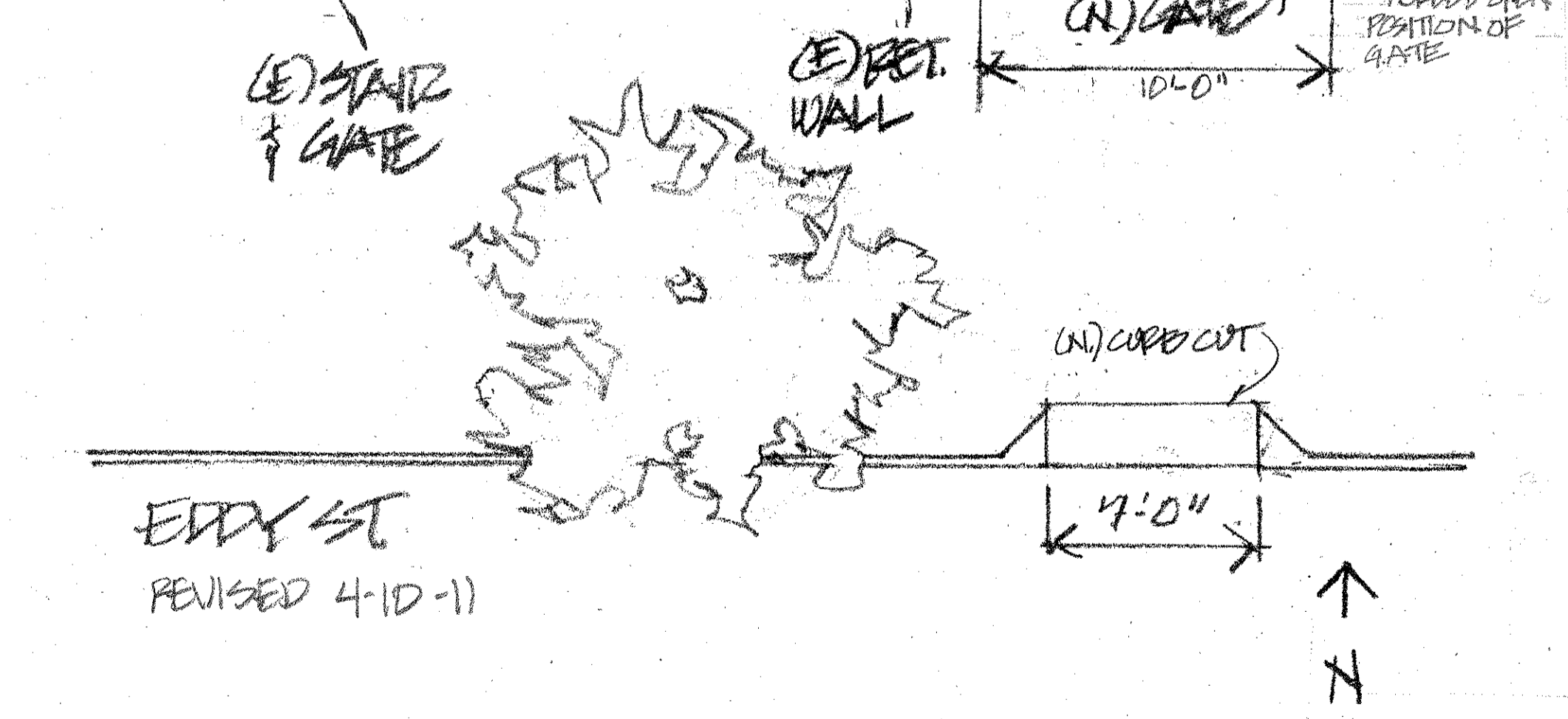
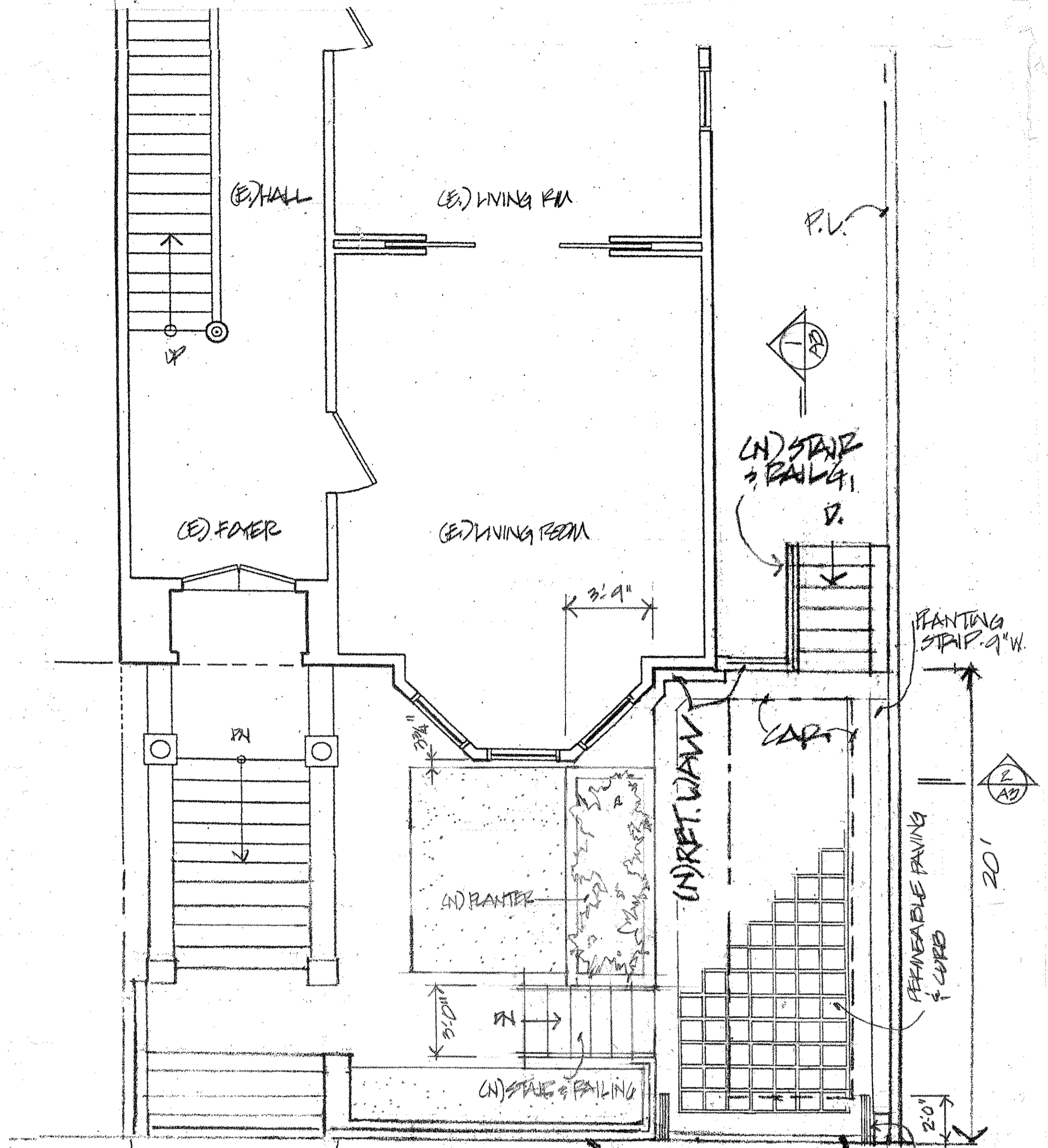
JANUARY 24, 2011

REVISIONS
1 4-10-11

A1



1 FIRST FLOOR PLAN - EXISTING



2 FIRST FLOOR PLAN - PROPOSED

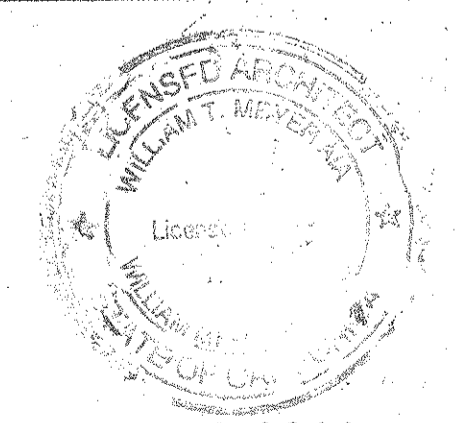
**964 EDDY
OFF-STREET PARKING
SPACE**

Owner:
**V. Mezhibovsky
Y. Rathman**

Architect:
William Meyer & Co.
423 Washington St., 2nd Floor
San Francisco, CA 94111.

(415) 433-8480, x202
Fax: 415-398-4660
wmeyer.com

Drawing Title:
A2 FIRST FLOOR PLANS



JANUARY 24, 2011

REVISIONS	
1	4-10-11

A2



1
A3
EXISTING SOUTH ELEV./SECTION
0 4 8



2
A3
PROPOSED SOUTH ELEV./SECTION
0 4 8
REVISED 4-10-11

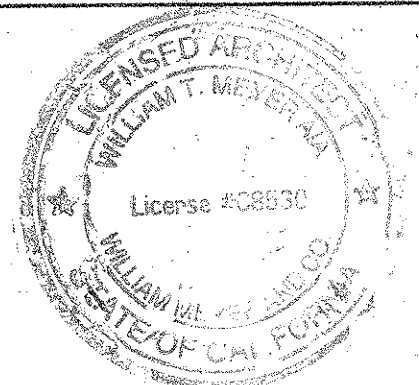
964 EDDY
OFF-STREET PARKING
SPACE

Owner:
V. Mezhibovsky
Y. Rathman

Architect:
William Meyer & Co.
423 Washington St., 2nd Floor
San Francisco, CA 94111.

(415) 433-8480, x202
Fax: 415-398-4660
wmeyer.com

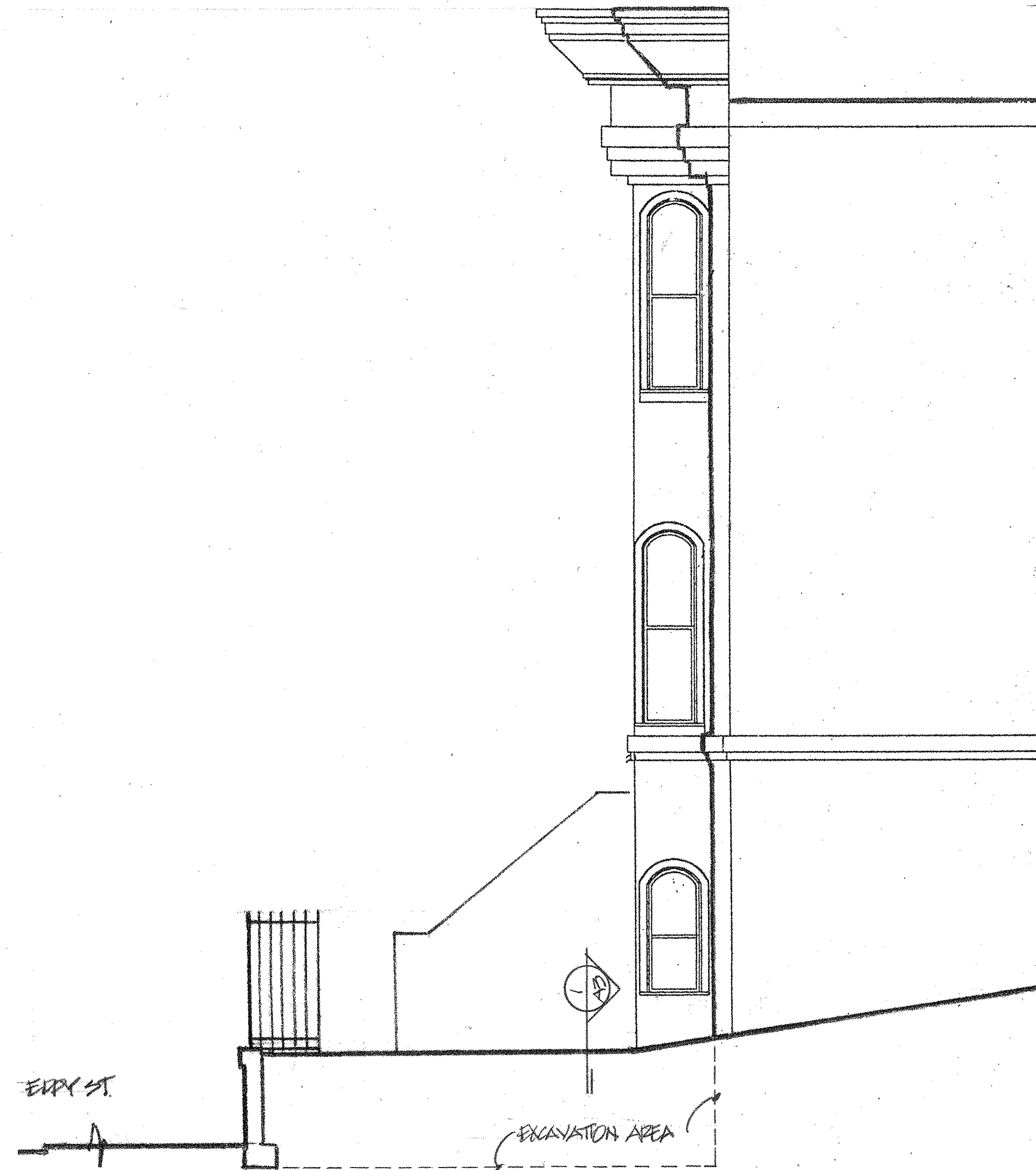
Drawing Title:
A3 SOUTH ELEVATIONS



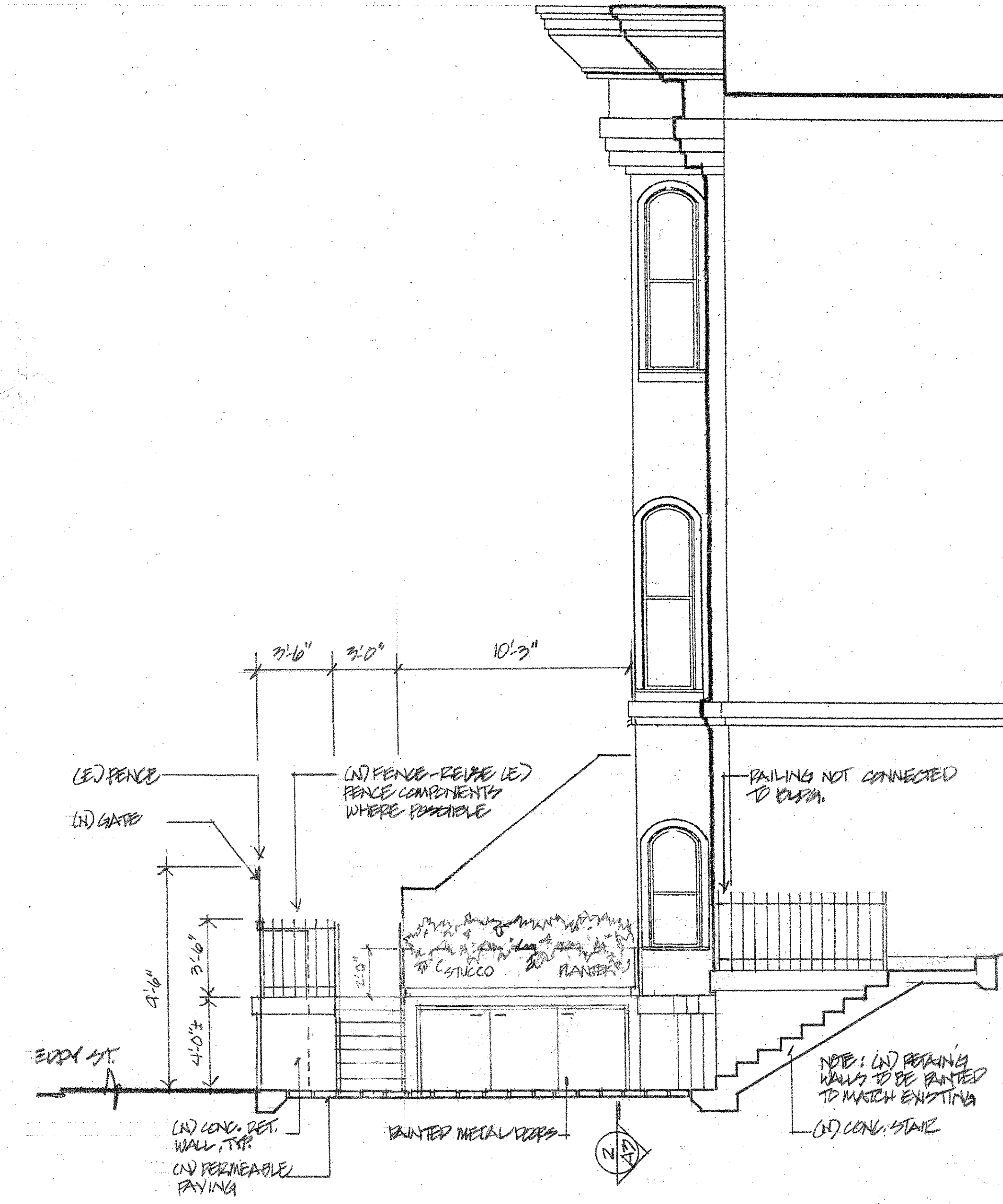
JANUARY 24, 2011

REVISIONS
1 4-10-11

A3



1 EXISTING EAST ELEV./SECTION
 A4
 0 4 8



2 PROPOSED EAST ELEV./SECTION
 A4
 0 4 8
 REVISED 4-10-11

**964 EDDY
 OFF-STREET PARKING
 SPACE**

Owner:
**V. Mezhibovsky
 Y. Rathman**

Architect:
William Meyer & Co.
 423 Washington St., 2nd Floor
 San Francisco, CA 94111

(415) 433-8480, x202
Fax: 415-398-4660
 wmeyer.com

Drawing Title:
A4 EAST ELEVATIONS/SECTIONS



JANUARY 24, 2011

REVISIONS
1 4-10-11

A4

**964 EDDY
OFF-STREET PARKING
SPACE**

Owner:

**V. Mezhibovsky
Y. Rathman**

Architect:

William Meyer & Co.
423 Washington St., 2nd Floor
San Francisco, CA 94111.

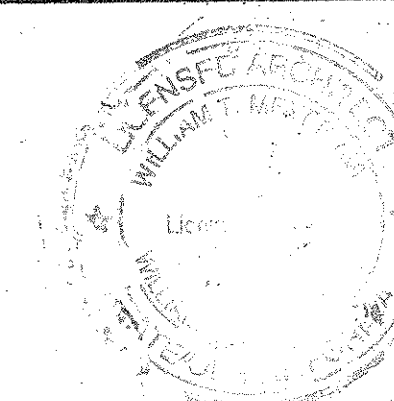
(415) 433-8480, x202

Fax: 415-398-4660

wmeyer.com

Drawing Title:

A5 GATE/FENCE ELEVATIONS

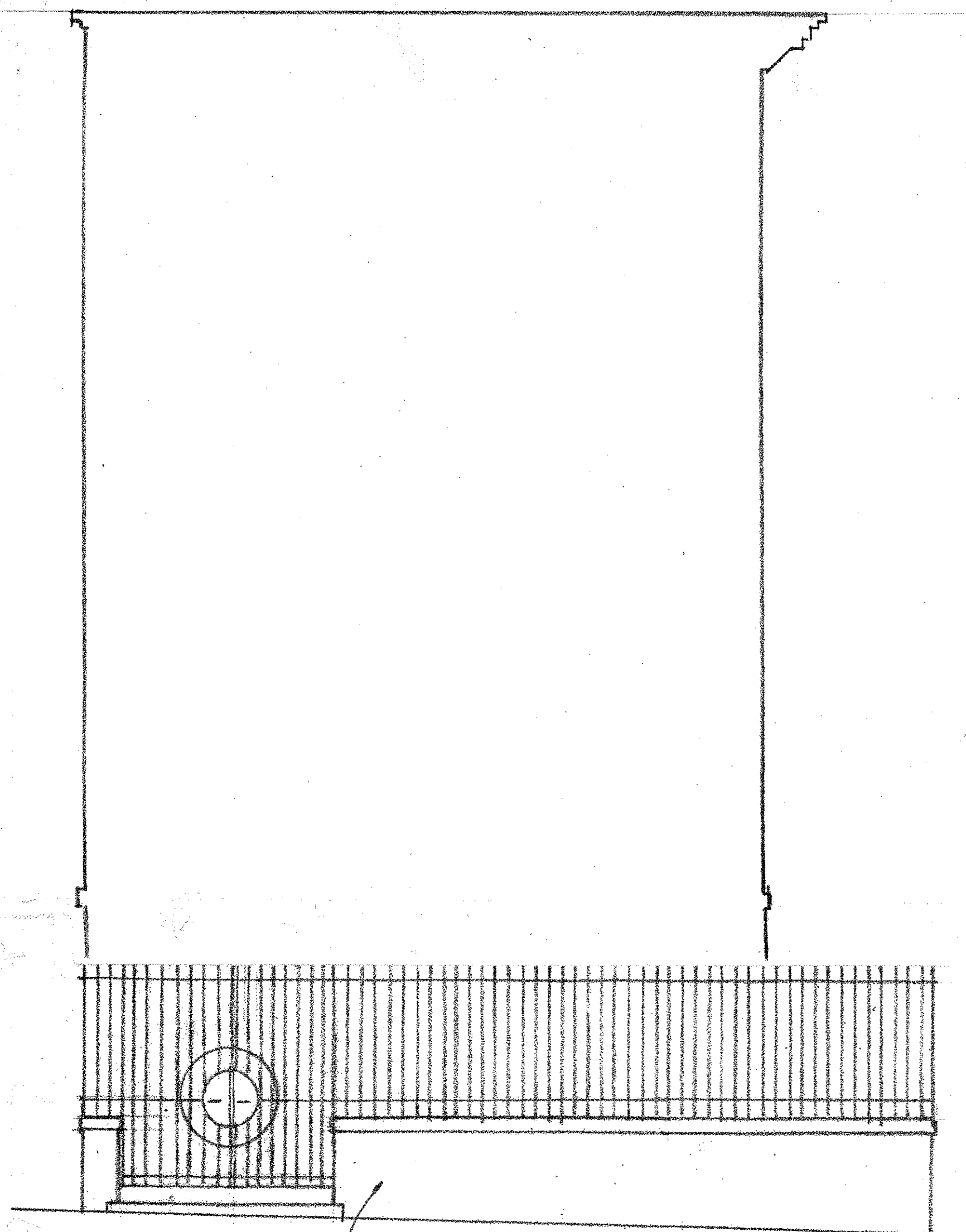


JANUARY 24, 2011

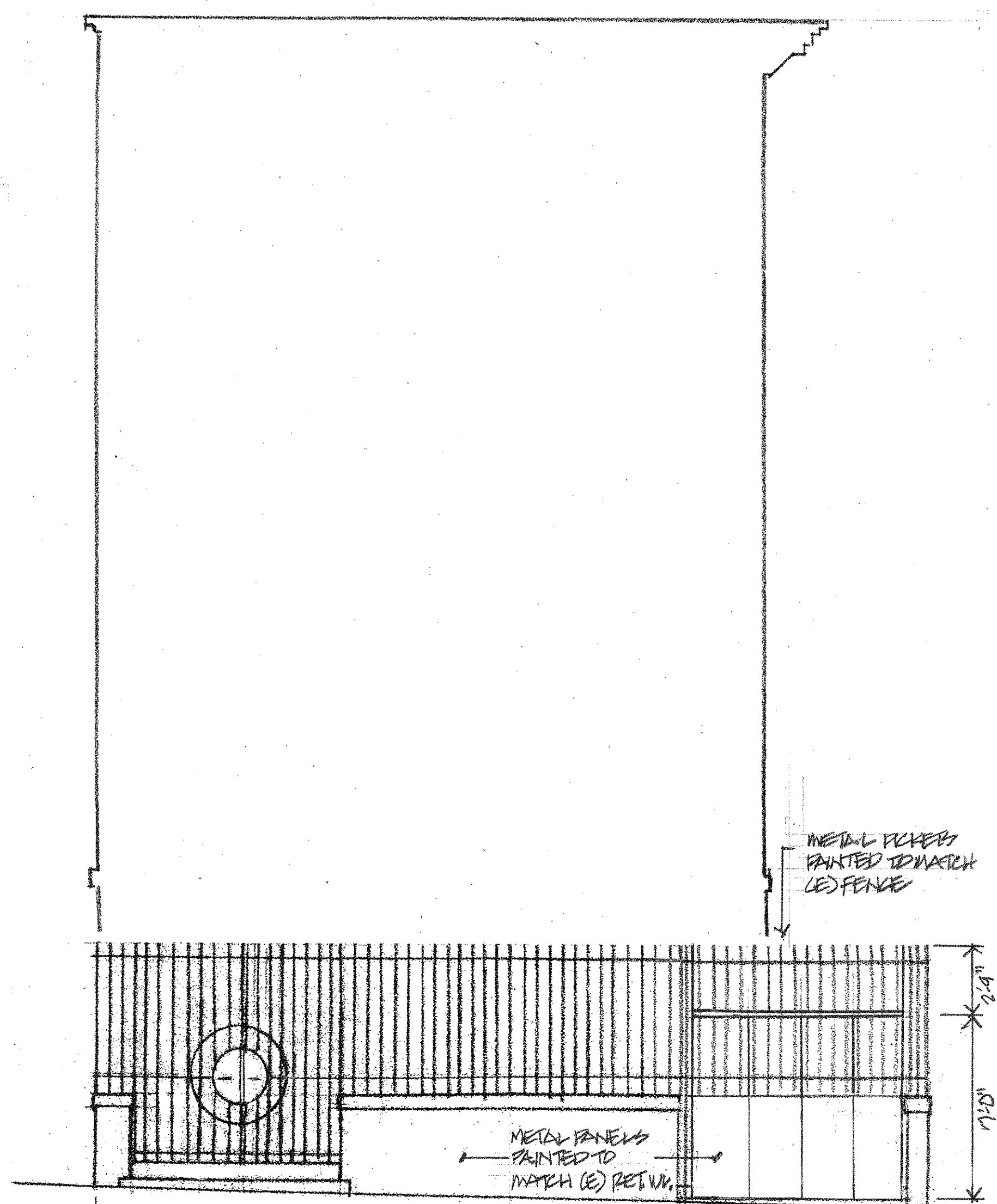
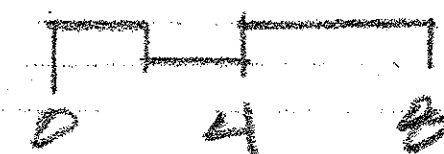
REVISIONS

1 4-10-11

A5



1 EXISTING GATE & FENCE
AS SOUTH ELEVATION



2 PROPOSED GATE & FENCE
AS VARIANCE REQ'D FROM P.G. SEC. 142 FOR SCREENING
REVISED 4-10-11

