



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: September 1, 2011
TO: Historic Preservation Commission (HPC)
FROM: Pilar LaValley, Preservation Technical Specialist
REVIEWED BY: Tim Frye, Preservation Coordinator
RE: 1460 Montgomery Street
Certificate of Appropriateness, Case No. 2011.0524A

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT BACKGROUND

This case was continued from the regular hearings of July 20, 2011 and August 3, 2011. A revised case report was submitted in preparation for the August 3, 2011 hearing (attached). Subsequent to submittal of case packets to the HPC for the August 3, 2011 hearing, the project sponsor learned that the Department of Building Inspection would require a solid railing at those portions of the proposed decks adjacent to the property line shared with parcel to north. The proposed plans were revised to incorporate a solid railing along the approximately 6 feet of the proposed decks at north (side) property line. The proposed project is described in revised architectural plans prepared by architect Jeanne Liem, dated July 27, 2011 (attached).

STAFF REVIEW

The findings in the case report submitted in advance of the August 3, 2011 hearing are not altered by the minor revision of the deck railings, and staff's preliminary recommendation is for approval of the Certificate of Appropriateness.

Please see the case report submitted in advance of the August 3, 2011 hearing for additional analysis.

A revised draft motion reflecting the change in hearing dates is attached. Revised proposed plans are also attached.

ATTACHMENTS

Case Report (submitted in advance of August 3, 2011 hearing)
Revised Draft Motion
Plans (revised and dated July 27, 2011)

PL: G:\DOCUMENTS\1460 Montgomery\HPC memo.doc

Memo



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: AUGUST 3, 2011 (CONT. FROM JULY 20, 2011)

Filing Date: May 18, 2011
Case No.: **2011.0524A**
Project Address: **1460 MONTGOMERY STREET**
Historic Landmark: Telegraph Hill Historic District
Zoning: RH-3 (Residential, House, Three-Family) District
40-X Height and Bulk District
Block/Lot: 0085/026A
Applicant: Justin Yonker
Master Builders
139 Mitchell Avenue, #110
South San Francisco, CA 94080
Staff Contact Pilar LaValley - (415) 575-9084
pilar.lavalley@sfgov.org
Reviewed By Tim Frye - (415) 575-6822
tim.frye@sfgov.org

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Suite 400
San Francisco,
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PROPERTY DESCRIPTION

1460 MONTGOMERY STREET, east side between Greenwich and Filbert Steps, Assessor's Block 0085, Lot 026A. The subject building, constructed in 1936, is designated as a contributory resource to the Telegraph Hill Historic District, and is located within a RH-3 (Residential, House, Three-Family) District with a 40-X Height and Bulk limit.

The subject building, which is one of two structures on the L-shaped parcel, is a three-story, residential, stucco-clad building with a flat roof behind clay-tile clad pent roofs and a center cupola designed by the architecture firm Fabre & Hildebrand. A projecting bay extends the height of the center bay and is topped by a cupola-shaped feature with clay-tile roof. Windows on front façade consist of multi-light, wood, double casement sash. There is a recessed garage with an arched opening at the ground floor. Due to site topography, there is an occupied basement floor that opens to the rear yard and below-street-grade sidewalk. The rear and exposed portions of side elevations are clad with horizontal wood siding. Fenestration on north side elevation consists of multi-light, wood, double casement sash, French doors, and fixed sash windows; a metal fire escape is also attached to this elevation. On the rear elevation, cantilevered wood balconies project from the 3rd and 4th floor and a wood deck extends from the first floor. Fenestration at the rear consists of single-light picture windows and fixed sash windows; the size of window openings increase at upper floors of building.

On the portion of parcel fronting the Greenwich Steps is a c. 1886, two-story, residential building with gable-roof and wood clapboard siding (285-287 Greenwich Street). This building is also a contributing structure to the Telegraph Hill Historic District.

PROJECT DESCRIPTION

The proposed project involves a 3 ½-story horizontal rear addition topped with roof deck and projecting 3-story rear deck. The addition will be approximately 13 feet deep and 18 feet wide and will be setback 5 feet from south side property line and 7 feet from north side property line. At the ground (or basement) floor, an L-shaped deck will extend along the north and portion of the east sides of addition. At the second and third floors, the deck will extend to the side property line and match depth of building addition. All decks will be constructed of painted (or powder-coated) non-combustible metal material with horizontal railings similar to wood handrails on existing and adjacent buildings. The addition will be clad with horizontal wood siding to match original cladding at rear and side elevations of building. Fenestration at rear (east) elevation will consist of single-light sash at lower floors and two picture windows at upper floor and at side (north). At the side (north) elevation, fenestration will consist of single-light sash at lower floors, one picture window at upper floor, and glazed doors at all floors. New windows will be wood casement sash with wood sill and trim surround similar to existing. The proposed project is described in architectural plans prepared by architect Jeanne Liem, dated July 27, 2011.

OTHER ACTIONS REQUIRED

Proposed work requires a Building Permit. As of date of report, no Building Permit Application has been filed.

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.

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.

ARTICLE 10 – Appendix G – Telegraph Hill Historic District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission

must consider whether the proposed work would be compatible with the character of the Telegraph Hill Historic District as described in Appendix G of Article 10 of the Planning Code and the character-defining features specifically outlined in the designating ordinance. In pertinent part, Appendix G states:

Height. Buildings should relate to the height of structures immediately adjacent and in the general area with the intent that the building should be contained within an envelope that slopes upward or downward with the slope of the property.

Alterations and New Construction. Alterations and new construction shall be compatible with the nearby contributory buildings within the Historic District, and shall conform to the following provisions:

- (1) **Style.** New construction in a contemporary idiom is encouraged, with specific regulation as follows:
 - (a) Bay windows and porticos are not characteristic of the District, and are discouraged.
 - (b) Porches and balconies are characteristic design features of the District, and are encouraged.
 - (c) Gable roof forms are encouraged.
 - (d) The mass of new buildings should relate to the topographical contour of the site, and be compatible with adjacent buildings.
 - (e) Horizontal rustic wood siding is the traditional building material in the District, and its use is encouraged over other surfacing materials, including wood shingles. Masonry surfaces may be appropriate in subareas with a concentration of Art Moderne or International Style building.
 - (f) Fenestration should be proportionate and in scale with traditional patterns within the District. Wooden sash is encouraged over aluminum or other metal sash.
 - (g) Detailing should relate to the simple, straightforward traditional vernacular forms found in the District.

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 residential use. No alterations are proposed to the front façade or any distinctive materials, features, or spaces of the property. The proposed addition will extend into a portion of the existing rear yard that is shared with the residence at 285-287 Greenwich

Street. With the addition, a rear yard ranging from 15 to 25 feet in depth (as measured east-to-west) will be maintained facing Darrell Place. The proposed project will be setback approximately 12 feet from the rear elevation of building at 285-287 Greenwich Street.

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 occur on the rear of the building and will not impact any historic materials or alter features or spaces that characterize the property or historic district.

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 new addition will be clearly differentiated so as to avoid creating a false sense of history.

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 proposed work will occur on the rear (secondary) façade and will not alter the building's appearance from Montgomery Street. The proposed addition will be clearly differentiated through massing and setbacks but will incorporate wood siding and windows and simple detailing in a manner that is compatible with the district.

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 essential form and integrity of the subject building and Telegraph Hill Historic District would be unimpaired if the proposed rear additions were removed at a future date.

PUBLIC/NEIGHBORHOOD INPUT

Information about the proposed project was forwarded as required for properties with a recorded Block Book Notation (BBN). The BBN holder responded that they have concerns including outstanding complaints to Department of Building Inspection regarding maintenance and Building Code compliance and compatibility with the historic district. The Department has also received one call from neighbor to south indicating concerns regarding views and privacy. Another comment was received expressing concerns about impacts of proposed construction on existing tenants.

ISSUES & OTHER CONSIDERATIONS

None.

STAFF ANALYSIS

Based on the requirements of Article 10 and the *Secretary of Interior's Standards for Rehabilitation (Secretary's Standards)*, staff has determined that the proposed work will not adversely affect the surrounding Telegraph Hill Historic District.

In response to Commissioner's comments from previous hearing, the proposed project has been revised as follows:

- Proposed window openings at rear (east) and side (north) elevations have been reduced in size
- Proposed window sash will be wood, single-light, casements
- Railings at proposed decks will be horizontal rails with vertical posts and a substantial handrail
- Inclusion of additional views depicting existing and proposed massing

Revised fenestration will consist of window openings with a strong vertical orientation arranged in a manner that maintains a solid-to-void ratio that is similar to the existing building. Windows will be single-light, casement, wood sash with simple sills and trim. Proposed window sash will have frame and sash proportions that are similar to historic wood windows. At the upper floor of proposed addition, the windows will be arranged in a picture window configuration. Like many buildings in the district – both contributory and non-contributory – windows at the rear addition facing down-slope take advantage of views by being proposed without divided lights and by getting larger at upper floors. Staff finds that the proposed fenestration pattern complies with Section 7 of Appendix G as it will be “proportionate and in scale with traditional patterns within the District,” will have detailing that relates to the “simple, straightforward traditional vernacular forms found in the District,” and will be wood window sash. Further, the size, shape, and materials of the windows will be compatible with the character of building and district in conformance with the *Secretary's Standards*.

The new addition includes decks, which are characteristic features of the district, particularly on façades facing down-slope. Visual survey indicates that there are numerous examples of both wood and metal decks and a wide variety of railing types and designs throughout the district. For the proposed project, decks will be constructed of painted, or powder-coated, non-combustible material (metal) in order to maintain openness at side (north) property line. Deck railings are proposed to consist of horizontal railings with vertical posts and a substantial handrail. Although proposed deck material (metal) is not a characteristic of district, the manner in which this project is proposed to be constructed and finished shall be representative of wood deck construction. Use of horizontal rails is based on character of railings on adjacent building to the north. Staff finds that proposed decks comply with Section 7 of Appendix G as they will be of design and appearance, if not material, that is similar to such features throughout the district and will have simple, straightforward detailing. This approach also appears to conform with the *Secretary's Standards* which allow for use of compatible substitute materials in cases where use of original materials are not technically or economically feasible.

The district is characterized by structures with a wide variety of heights and massing. With the exception of the building at 285-287 Greenwich Street, the immediately adjacent buildings are of a scale and

massing similar to the proposed project. The proposed project will be visible from Darrell Place, which is a pedestrian-only public right-of-way, and from limited points along the upper portion of Greenwich Steps. Potential visibility from Montgomery Street is limited by topography and 1470 Montgomery Street. As one of only two properties fronting on Darrell Place that do not have buildings built to the lot line, the proposed addition will be visible over and across the existing rear yard.

From the rear, the addition is clearly distinguished from the original building massing as it is one story shorter and setback from side property lines; from this perspective the building will still “read” as a rear elevation with addition. The proposed addition is setback between 15 and 25 feet (measured east-to-west) from the rear property line (at Darrell Place) such that any views up the hill toward northwest – towards adjacent properties, Julius’ Castle, and Greenwich Steps – will be uninterrupted. From this angle, which is largely obstructed by tree canopy, the view and character of adjacent buildings, including 1470 Montgomery Street and 285-287 Greenwich Street, will be largely unaltered. Looking upward from a limited vantage point on the Greenwich Steps, the roof deck and a portion of the top floor of the addition will be visible. From this vantage point, the proposed addition, while visible, is consistent in scale and massing with the existing, surrounding buildings within the district.

The addition will be clad with horizontal, painted wood siding similar to the existing side and rear elevations of the building and in a manner consistent with the character of the historic district. Staff finds that while the rear addition will be visible from Darrell Place and Greenwich Steps, it has been appropriately massed and detailed such that it relates to the heights of structures immediately adjacent and in general area and to the vernacular character of the district per Section 7 of Appendix G. The proposed addition steps down in height and is pulled away from the rear yard and side property lines to minimize massing and respect character of the district. The proposed work will not destroy historic materials, features, or spatial relationships that characterize the property or district.

In summary, the proposal appears to be compatible with the character of the historic district, as outlined in Section 7 of Appendix G, in terms of height, scale, placement, detailing, and materials as it uses wood siding and windows, has simple detailing, incorporates side setbacks, steps down in height with topography, and is scaled to respect massing of surrounding properties. It will not detract from the overall character of the subject property or surrounding historic district. Furthermore, staff finds that the essential form and integrity of the subject building and historic district would be unimpaired if the proposed addition was removed at a future date.

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 for Rehabilitation*.

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
Parcel Map
Sanborn Map
Aerial Photographs
Historical Resource Review Form
Plans
Photographs

PL: G:\DOCUMENTS\1460 Montgomery\C of A Case Report revised.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: SEPTEMBER 7, 2011 (CONT. FROM JULY 20, 2011 AND AUGUST 3, 2011)

Hearing Date: September 7, 2011 (cont. from July 20, 2011 and August 3, 2011)
Filing Date: May 18, 2011
Case No.: **2011.0524A**
Project Address: **1460 MONTGOMERY STREET**
Historic Landmark: Telegraph Hill Historic District
Zoning: RH-3 (Residential, House, Three-Family) District
40-X Height and Bulk District
Block/Lot: 0085/026A
Applicant: Justin Yonker
Master Builders
139 Mitchell Avenue, #110
South San Francisco, CA 94080
Staff Contact Pilar LaValley - (415) 575-9084
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Reviewed By Tim Frye – (415) 575-6822
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CA 94103-2479

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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 026A IN ASSESSOR'S BLOCK 0085, WITHIN A RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT, A 40-X HEIGHT AND BULK DISTRICT, AND THE TELEGRAPH HILL HISTORIC DISTRICT.

PREAMBLE

WHEREAS, on May 18, 2011, Justin Yonker of Master Builders on behalf of the property owner ("Project Sponsor") filed an application with the San Francisco Planning Department ("Department") for a Certificate of Appropriateness to construct a 3 ½-story horizontal rear addition topped with roof deck and 3-story projecting rear deck, at the subject building located on Lot 026A in Assessor's Block 0085 within the Telegraph Hill Historic District.

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

WHEREAS, on July 20, 2011, August 3, 2011, and September 7, 2011, the Commission conducted a duly noticed public hearing on the current project, Case No. 2011.0524A ("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 July 27, 2011 and labeled Exhibit A on file in the docket for Case No. 2011.0524A 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 Telegraph Hill Historic District as described in the designation report dated August, 1985.

- That proposed fenestration on addition are in sizes, shapes, and materials (wood) that are compatible with the character of building and district.
- That the proposed addition is appropriately massed and detailed such that it relates to the heights of structures immediately adjacent and in general area, and to the vernacular character of the district.
- That the essential form and integrity of the subject building and historic district would be unimpaired if the proposed addition was removed at a future date.
- That the proposal is compatible with, and respects, the character-defining features within the Telegraph Hill Historic District; and
- The proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

Standard 1.

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

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 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 Telegraph Hill 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 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 for Rehabilitation.

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

The project will not reduce the affordable housing supply as the existing three units at the property will be maintained.

- 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 proposed units.

- 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 for Rehabilitation.

- 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 026A in Assessor's Block 0085 for proposed work in conformance with the architectural plans dated July 27, 2011 and labeled Exhibit A on file in the docket for Case No. 2011.0524A.

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 September 7, 2011.

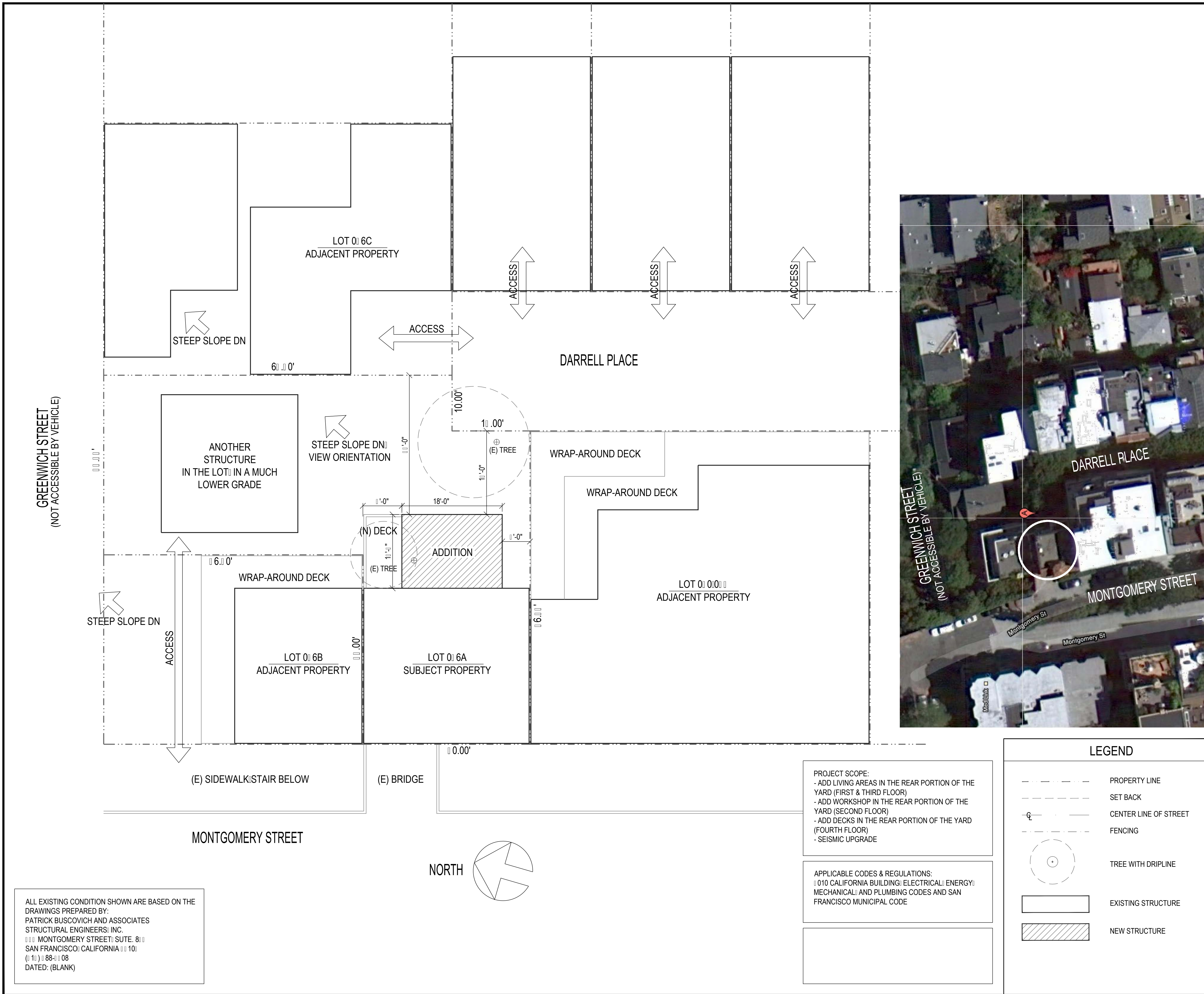
Linda D. Avery
Commission Secretary

AYES: X

NAYS: X

ABSENT: X

ADOPTED: September 7, 2011



BUILDING & SITE DATA			
GENERAL INFORMATION			
ASSESSOR'S PARCEL NUMBER -OR- BLOCK-LOT: 008-01-6A			
ONING: RH-1			
OCCUPANCY TYPE: RESIDENTIAL - 1 FAMILY HOUSING			
CONSTRUCTION TYPE: V (WOOD)			
SLOPE:			
STORIES: 1			
LOT AREA	1.8	S.F.	
GROSS AREA	1.8	S.F.	
EASEMENT			
NET AREA	1.8	S.F.	
IMPERVIOUS COVERAGE			
EXISTING	N/A		
PROPOSED	N/A		
ALLOWED	N/A		
STRUCTURAL COVERAGE			
EXISTING	N/A		
PROPOSED	N/A		
ALLOWED	N/A		
BUILDING AREAS			
	EXISTING	ADDITION	PROPOSED
FIRST FL.	1.8	S.F.	1.0
SECOND FL. (GARAGE)	6.0	S.F.	0.0
THIRD FL.	6.8	S.F.	0.0
FOURTH FL.	6.0	S.F.	6.0
FLOOR AREA TOTAL: 1.6 S.F. (LIVING); 0.0 S.F. (GARAGE/WORKSHOP)			
MAX. ALLOWED: N/A			
WALL PERIMETER			
EXISTING	N/A		
EXISTING TO REMAIN	N/A		
ELEVATION			
LOWEST POINT	N/A		
HIGHEST POINT	N/A		
AVERAGE POINT	N/A		
TOP MOST POINT	N/A		
OWNER INFORMATION			
NAME	DAVID TAYLOR		
ADDRESS	1:60 MONTGOMERY ST., SAN FRANCISCO, CA 94111		
PHONE:	(415) 398-1181		
SHEET INDEX			
A-1 EXISTING SITE PLAN, BUILDING & SITE DATA, SHEET INDEX			
A-2 PHOTOS OF EXISTING & NEIGHBORHOOD			
A-3 PHOTOS OF EXISTING & NEIGHBORHOOD			
A-4 PHOTOS OF EXISTING & NEIGHBORHOOD			
A-5 EXISTING FIRST & SECOND FLOOR PLANS			
A-6 EXISTING SECOND & THIRD FLOOR PLANS			
A-7 PROPOSED FIRST & SECOND FLOOR PLANS			
A-8 PROPOSED SECOND & THIRD FLOOR PLANS			
A-9 EXISTING FRONT EXTERIOR ELEVATION			
A-10 EXISTING REAR EXTERIOR ELEVATION			
A-11 EXISTING LEFT EXTERIOR ELEVATION			
A-12 EXISTING SECTION A-A			
A-13 PROPOSED REAR EXTERIOR ELEVATION			
A-14 PROPOSED LEFT EXTERIOR ELEVATION			
A-15 PROPOSED SECTION A-A			
A-16 PRODUCT SPECIFICATIONS			
A-17 MASSING STUDY			

REVISIONS BY

EXISTING SITE PLAN; BUILDING & SITE DATA; SITE INDEX

ADDITION

1460 MONTGOMERY STREET

SAN FRANCISCO, CA 94133 (BLOCK-LOT: 0085-026A)

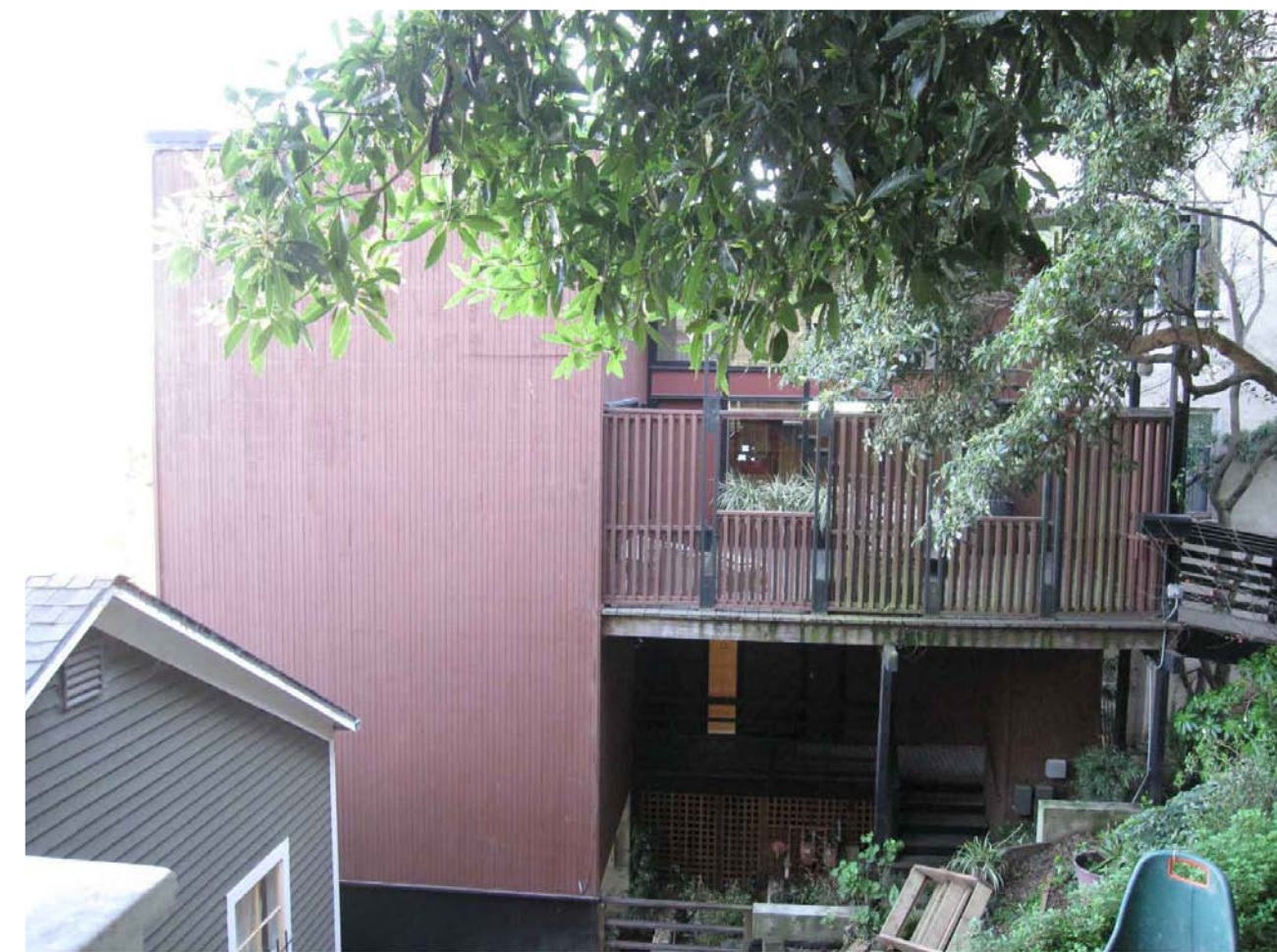
139 Mitchell Ave. #110
South San Francisco, CA 94080
(415) 567-8886
www.MasterBuildersSF.com

DATE: 07-27-11
SCALE: 1/8"=1'-0"
DRAWN: J.L.
JOB: MONTGOMERY
SHEET: **A-1**
OF SHEETS



LEGEND	
	PROPERTY LINE
	SET BACK
	CENTER LINE OF STREET
	FENCING
	TREE WITH DRIPLINE
	EXISTING STRUCTURE
	NEW STRUCTURE

ALL EXISTING CONDITION SHOWN ARE BASED ON THE DRAWINGS PREPARED BY:
PATRICK BUSCOVICH AND ASSOCIATES
STRUCTURAL ENGINEERS, INC.
111 MONTGOMERY STREET, SUITE 800
SAN FRANCISCO, CALIFORNIA 94104
(415) 398-1181
DATED: (BLANK)



VIEW TOWARD LOT 026C & ITS ACCESS FROM DARRELL PLACE (STEEP SLOPE)



ADJACENT BLD. (LOT 026B)



SUBJECT PROPERTY



ADJACENT BLD. (LOT 040/045)



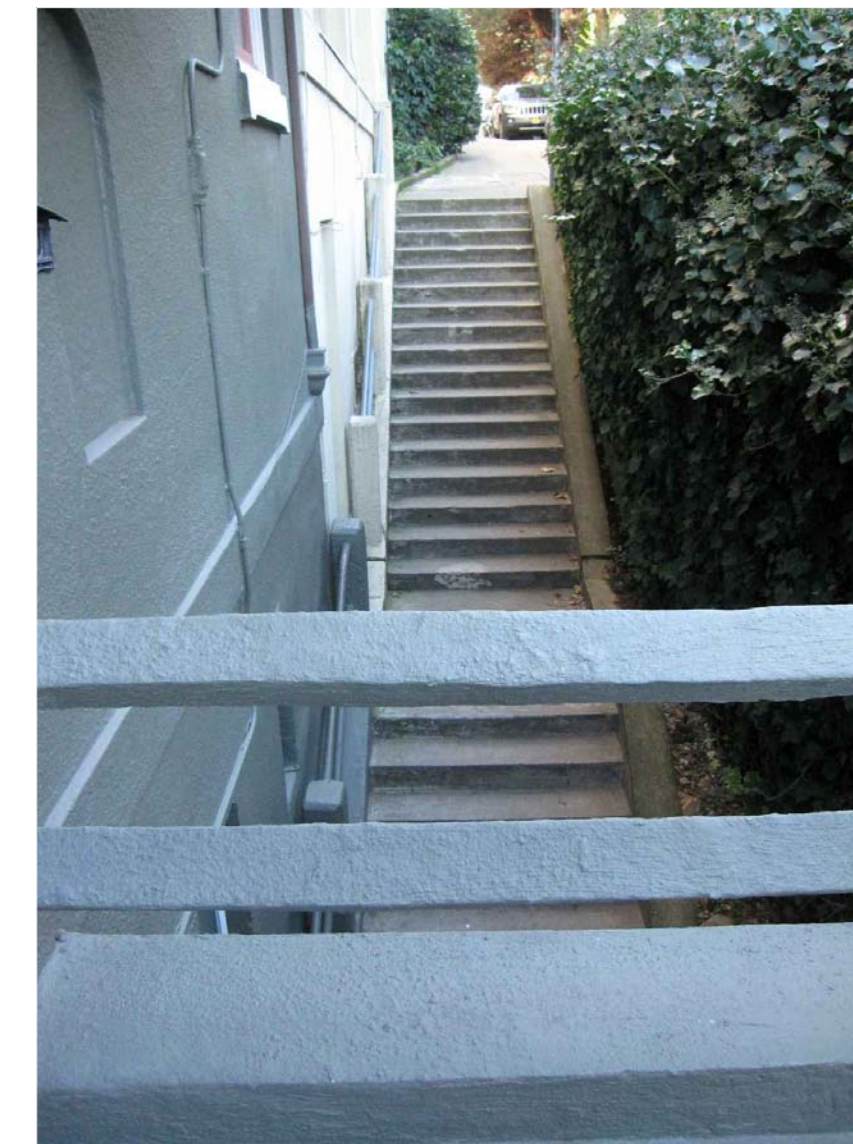
VIEW TOWARD THE OTHER BLD. STRUCTURE IN THE LOT (STRUCTURE IS MUCH LOWER THAN SUBJECT PROPERTY DUE TO STEEP SLOPE)



REAR VIEW OF LOT 026B



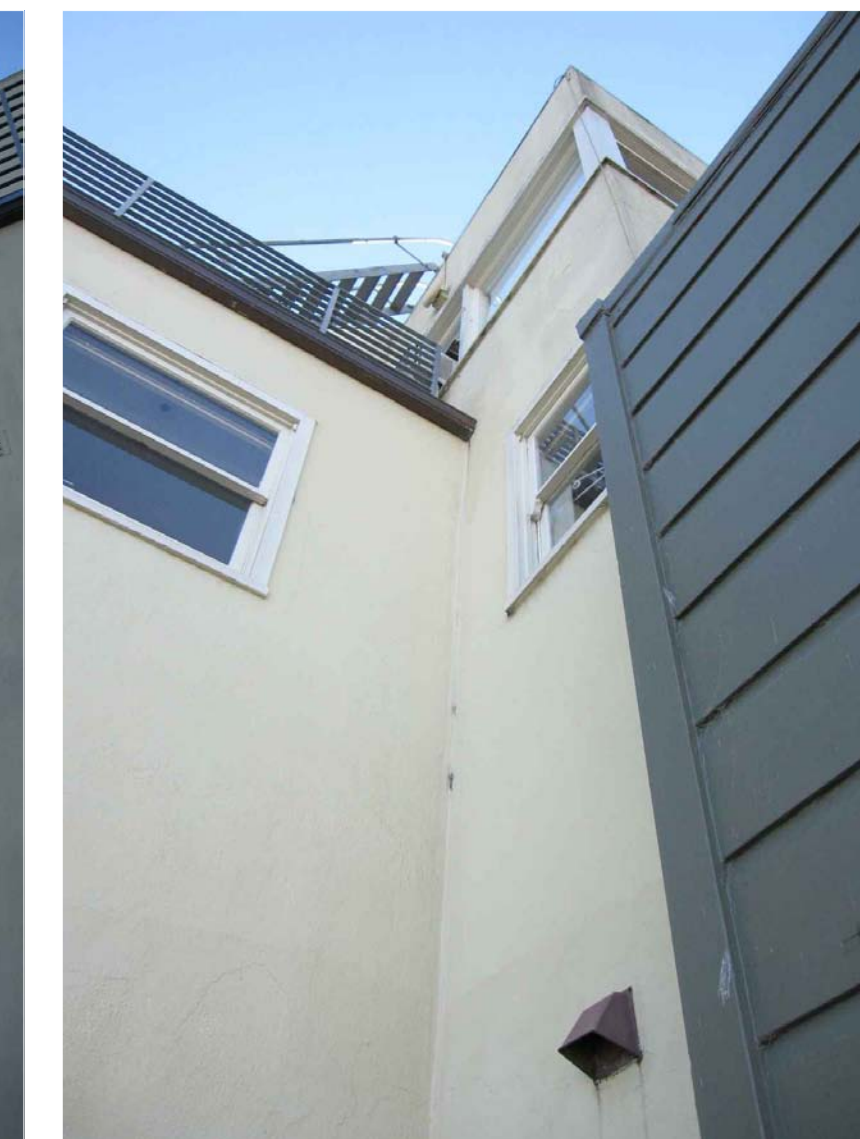
REAR VIEW OF SUBJECT PROPERTY



VIEW FROM BRIDGE TOWARD STAIR BELOW



VIEW FROM THE STAIR TOWARD LOT 026B & BRIDGE



VIEW TOWARD LOT 040/045 (DIFFERENT ANGLES)

PHOTOS OF EXISTING & NEIGHBORHOOD

ADDITION
1460 MONTGOMERY STREET
SAN FRANCISCO, CA 94133 (BLOCK-LOT: 0085-026A)



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DATE: 07-27-11
SCALE: 1/4"=1'-0"
DRAWN: J.L.
JOB: MONTGOMERY
SHEET:

A-2A

OF SHEETS

PHOTOS OF EXISTING & NEIGHBORHOOD

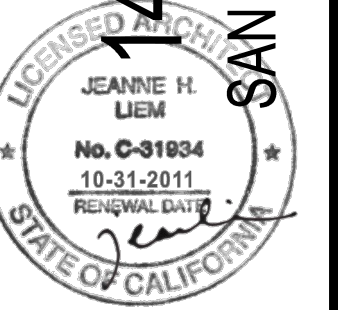


VIEW TOWARD SUBJECT PROPERTY & SURROUNDING

- THERE IS A SUDDEN SLOPE CHANGE IN THE LAST 3 BUILDINGS (SUBJECT PROPERTY AND LOT 01 01 6B) BEFORE THE GREENWICH STEPS
- THERE IS A SUDDEN CHANGE IN "BULKINESS" BETWEEN BUILDING IN LOT 01 01 01 AND SUBJECT PROPERTY

THE PROPOSED ADDITION WILL SMOOTHEN THE TRANSITION OF SLOPE AND MASS

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DRAWN: J.L.
JOB: MONTGOMERY
SHEET:

A-2B

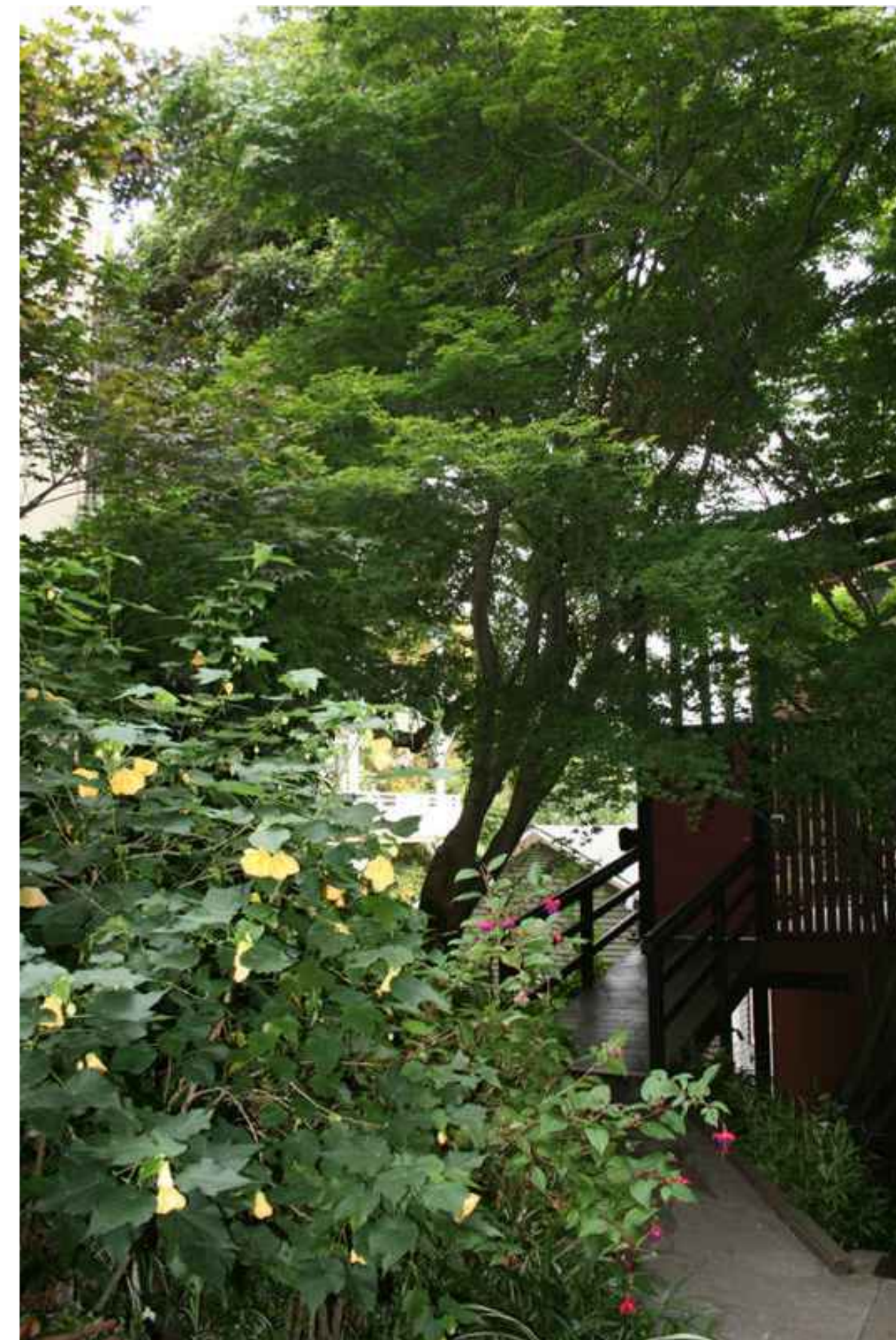
OF SHEETS



VIEW TO DARRELL PLACE



VIEW FROM DARRELL PLACE



VIEW FROM DARRELL PLACE



VIEW FROM DARRELL PLACE



VIEW TO GREENWICH STEPS



VIEW FROM GREENWICH STEPS



VIEW FROM GREENWICH STEPS

REVISIONS BY

PHOTOS OF
EXISTING &
NEIGHBORHOOD

ADDITION
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SAN FRANCISCO, CA 94133 (BLOCK-LOT: 0085-026A)

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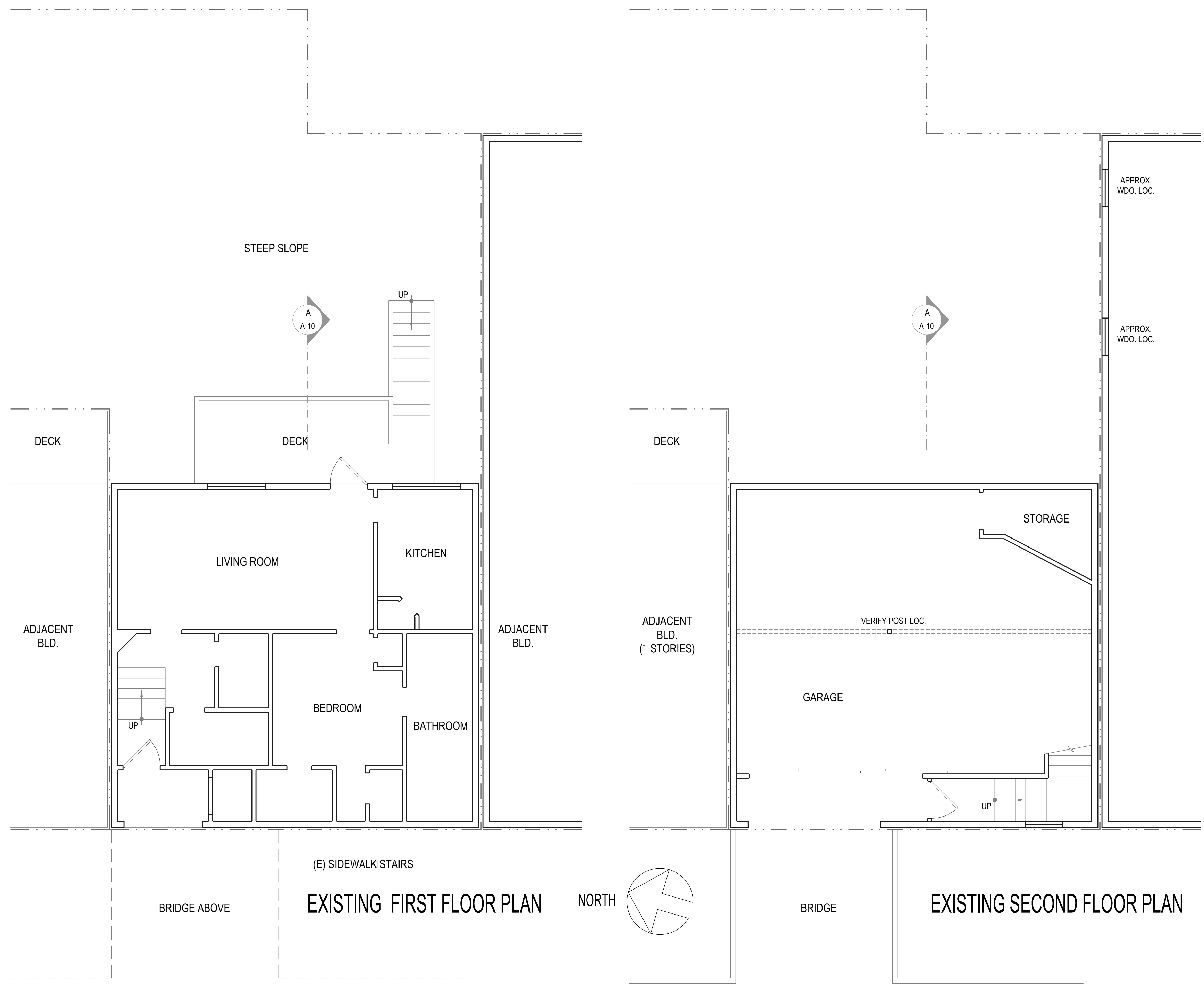
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DATE: 07-27-11
SCALE: 1/4"=1'-0"
DRAWN: J.L.
JOB: MONTGOMERY
SHEET:

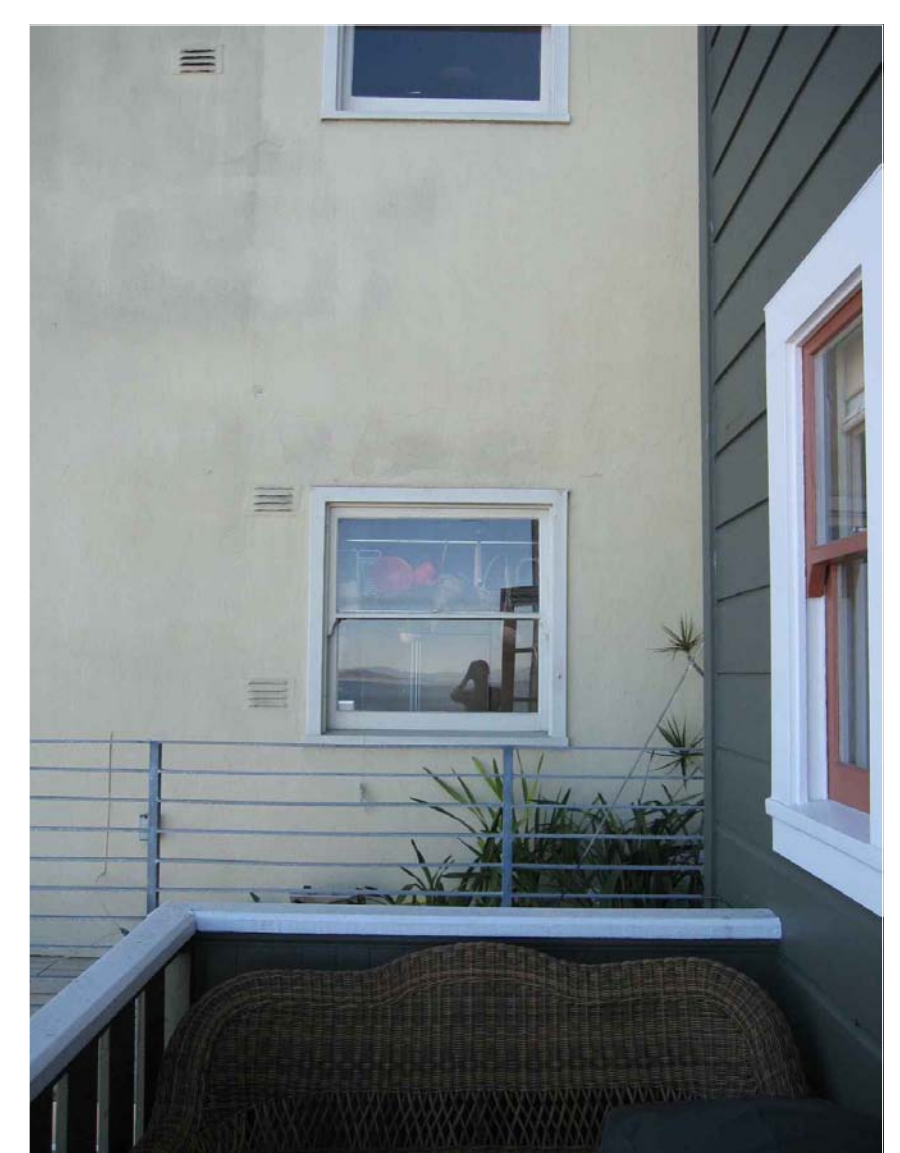
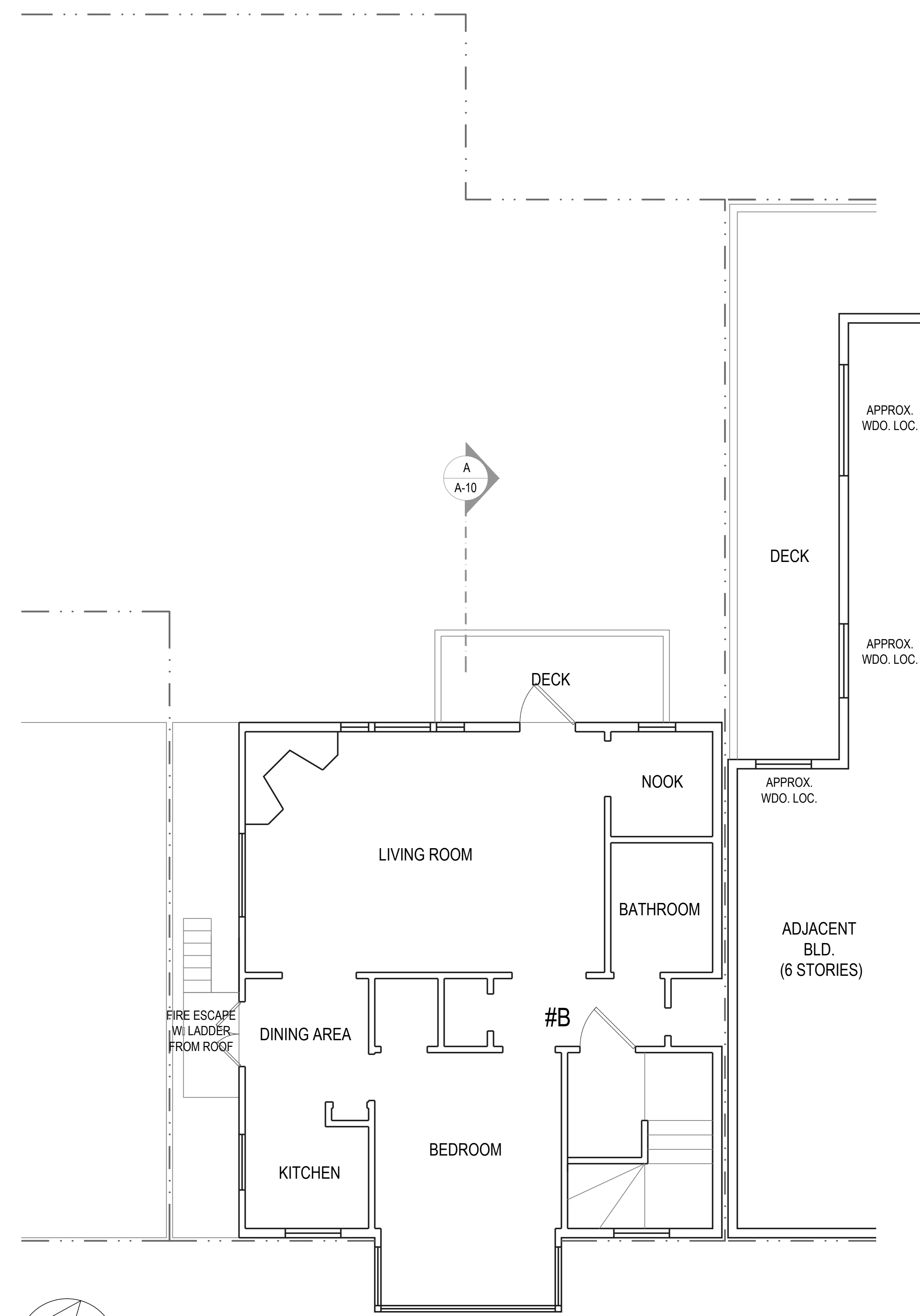
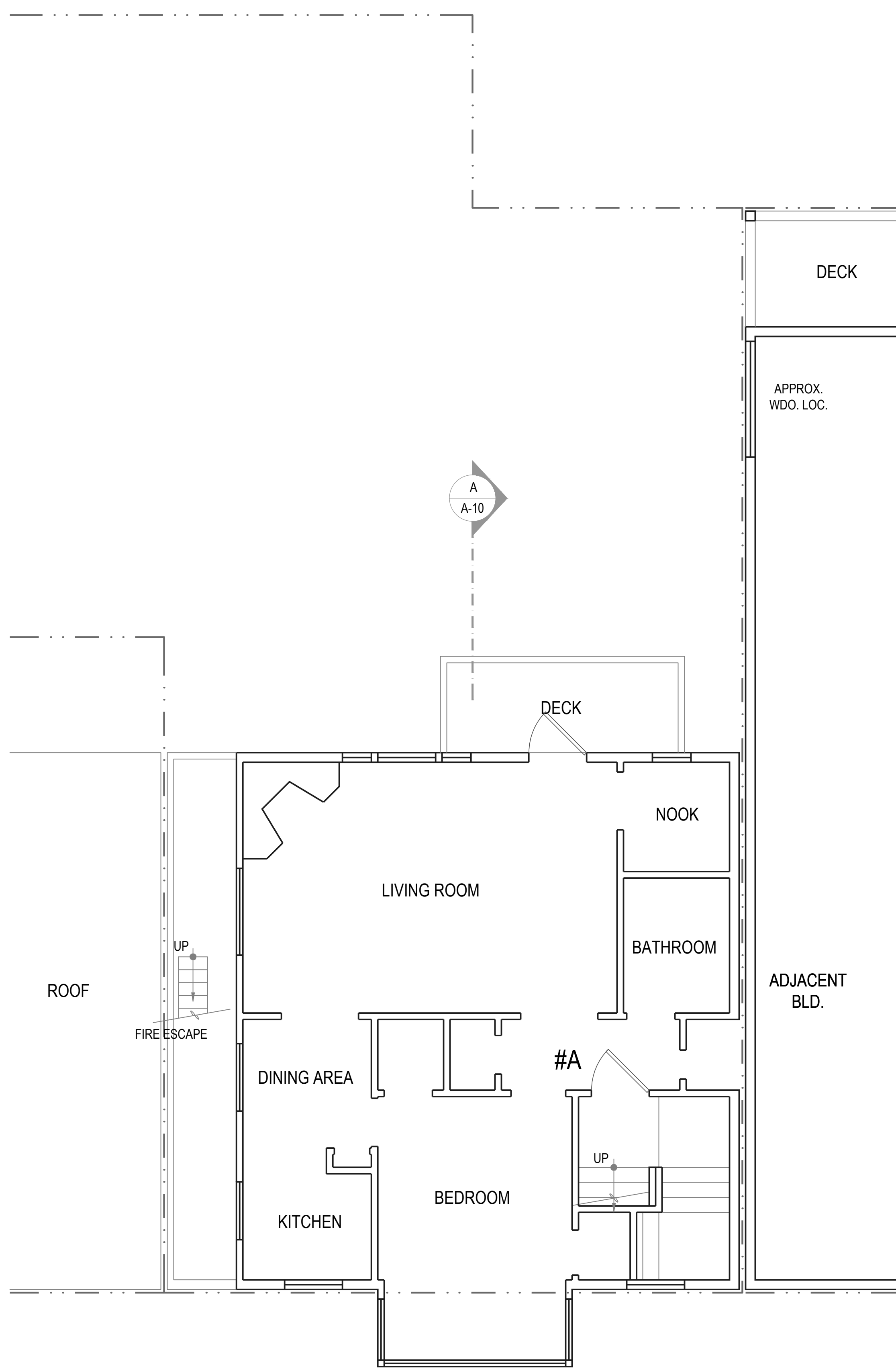
A-2C

OF SHEETS



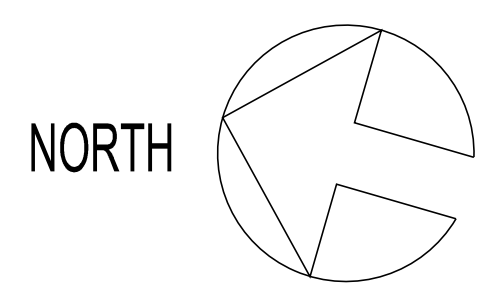
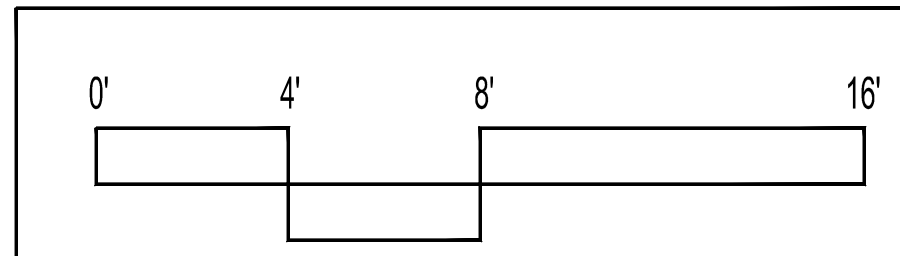


NOTE:
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FROM FINISH TO FINISH.
FIELD VERIFY EXISTING CONDITIONS.
FIELD VERIFY POST LOCATIONS.



VIEW TOWARD ADJACENT BLD.
(LOT 040/045)
FROM FOURTH FLOOR

NOTE:
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FIELD VERIFY POST LOCATIONS.



FLOOR PLAN NOTES

- SAFETY GLAZING**
- IN INGRESS AND EGRESS DOORS
 - IN FIXED AND SLIDING PANELS OTHER THAN WARDROBE DOORS
 - IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS AND SHOWERS
 - IN PANELS WHICH IS MORE THAN 36 SQUARE FEET, THE BOTTOM LESS THAN 18 INCHES ABOVE THE FLOOR
 - IN WINDOWS AT ONE-HOUR FIRE RESISTIVE WALL WITHIN 1 FEET OF PROPERTY LINE
- CLEARANCE AT FIXTURES**
- 12 INCHES CLEAR FROM WATER CLOSET TO FINISH
 - 12 INCHES CLEAR IN FRONT OF WATER CLOSET
 - 10 INCHES CLEAR IN FRONT OF FURNACE
- WATER FIXTURES**
- TOILET: MAX. 1.6 GALLON PER FLUSH -OR- DUAL-FLUSH.
 - SHOWER HEADS: 2.0 GALLON PER MINUTE MAX.
 - LAVATORY & KITCHEN FAUCETS: 1.1 GALLON PER MINUTE MAX.
 - CLOTHES WASHER: WATER FACTOR 6.0 MAX.
 - DISHWASHER: 6.0 GALLON PER CYCLE MAX.
- SHOWERS AND TUB-SHOWERS:**
- SHOWER COMPARTMENTS SHALL HAVE A MIN. INTERIOR FLOOR AREA OF 10.0 SQUARE FEET AND BE CAPABLE OF ENCOMPASSING A 10-INCH CIRCLE REGARDLESS OF SHAPE.
 - WALLS SHALL HAVE AN UNDERLAYMENT OF WATER-RESISTANT GYPSUM BOARD AND BE FINISHED WITH A SMOOTH, HARD, NON-ABSORBENT SURFACE TO A HEIGHT OF 10 INCHES ABOVE THE DRAIN INLET.
- MECHANICAL & ELECTRICAL REQUIREMENTS**
- MECHANICAL VENTILATION SHALL BE PROVIDED AND GFCI PROTECTED IF LOCATED WITHIN TUB-SHOWER ENCLOSURES.
 - SINKS SHALL BE PROVIDED WITH A GFCI OUTLET WITHIN 6" AND SHALL BE WALL MOUNTED.
 - NEWLY CREATED BATHROOMS WILL REQUIRE A DEDICATED 10 AMP CIRCUIT ORIGINATING FROM THE HOUSE MAIN CIRCUIT PANEL.
 - BATHROOMS ARE REQUIRED TO HAVE EITHER HIGH EFFICACY LIGHTING THROUGHOUT OR HAVE ALL INCANDESCENT OR LOW VOLTAGE LIGHTING CONTROLLED BY SWITCHING THAT IS THE "MANUAL OCCUPANCY SENSOR" TYPE.
 - IF THE LIGHTING CHOICE IS RECESSED CANS: USE I.C.A.T. (INSULATION COVER/AIR TIGHT)
 - LIGHT FIXTURES IN SHOWER ENCLOSURES TO BE "SUITABLE FOR DAMP LOCATIONS"
- SMOKE DETECTORS**
- PROVIDE SMOKE DETECTORS IN BEDROOMS; HALLWAYS LEADING TO BEDROOMS; AND ABOVE TOPS OF STAIRS. ALL NEW DETECTORS SHALL BE 110V WITH BATTERY BACKUP AND AUDIBLE IN ALL SLEEPING AREAS. DETECTORS MAY BE BATTERY-POWERED AT REMODELED RESIDENCE.
- EMERGENCY ESCAPE WINDOWS FOR BEDROOMS**
- MIN. NET CLEAR OPERABLE AREA: 5.7 SQUARE FEET; MAX. SILL HEIGHT ABOVE FLOOR: 44 INCHES; MIN. NET CLEAR OPERABLE WIDTH: 20 INCHES; MIN. NET CLEAR OPERABLE HEIGHT: 20 INCHES
- FIRE RATED WALL BETWEEN UNITS**
- PROVIDE 1-HR RATED WALL ASSEMBLY AND 20-MINUTE DOOR ASSEMBLY AT WALLS SEPARATING UNITS; STAIR AND ELEVATOR

REVISIONS BY

PROPOSED FIRST & SECOND FLOOR PLANS

ADDITION
1460 MONTGOMERY STREET
 SAN FRANCISCO, CA 94133 (BLOCK-LOT: 0085-026A)

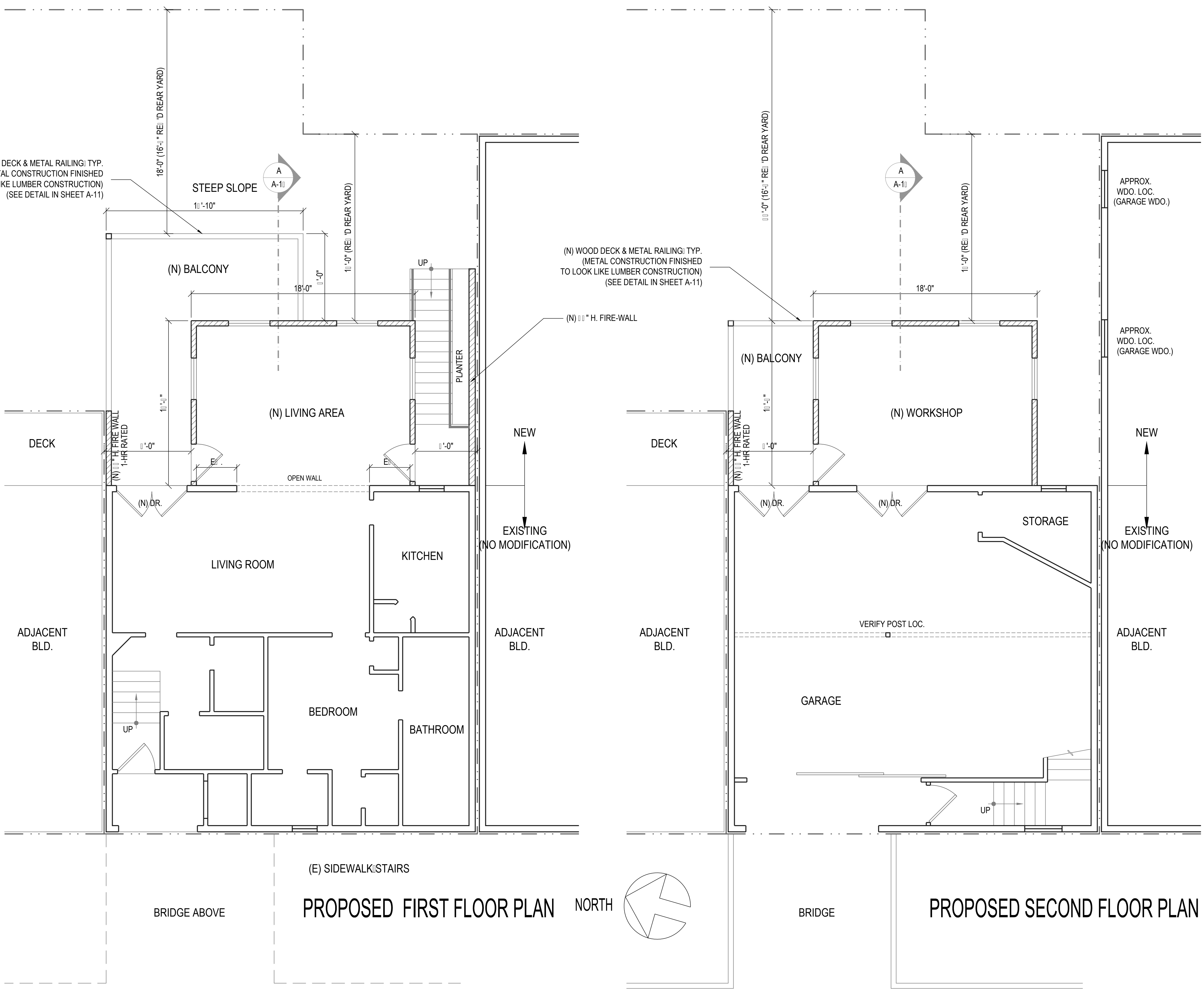


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DATE: 07-27-11
 SCALE: 1/4"=1'-0"
 DRAWN: J.L.
 JOB: MONTGOMERY
 SHEET:

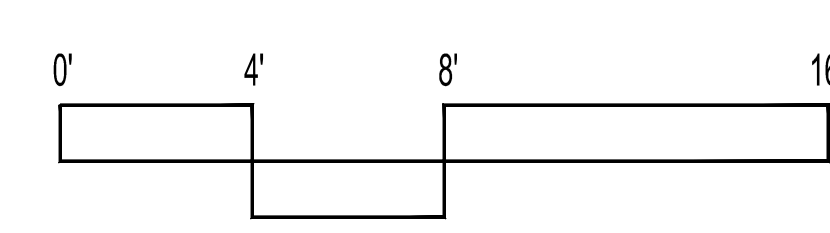
A-5
 OF SHEETS



NOTE:
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 FIELD VERIFY POST LOCATIONS.

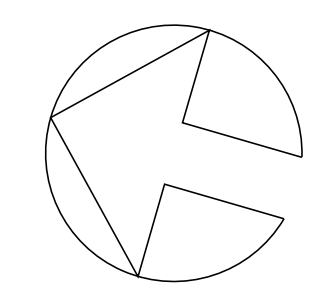
WALL LEGEND

	(E) WALL
	(E) WALL TO BE REMOVED
	(N) WALL



PROPOSED FIRST FLOOR PLAN

PROPOSED SECOND FLOOR PLAN



EXISTING FRONT EXTERIOR ELEVATION

ADDITION
1460 MONTGOMERY STREET
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 SCALE: 1/4"=1'-0"
 DRAWN: J.L.
 JOB: MONTGOMERY
 SHEET:

A-7
 OF . SHEETS

ADJACENT BUILDING



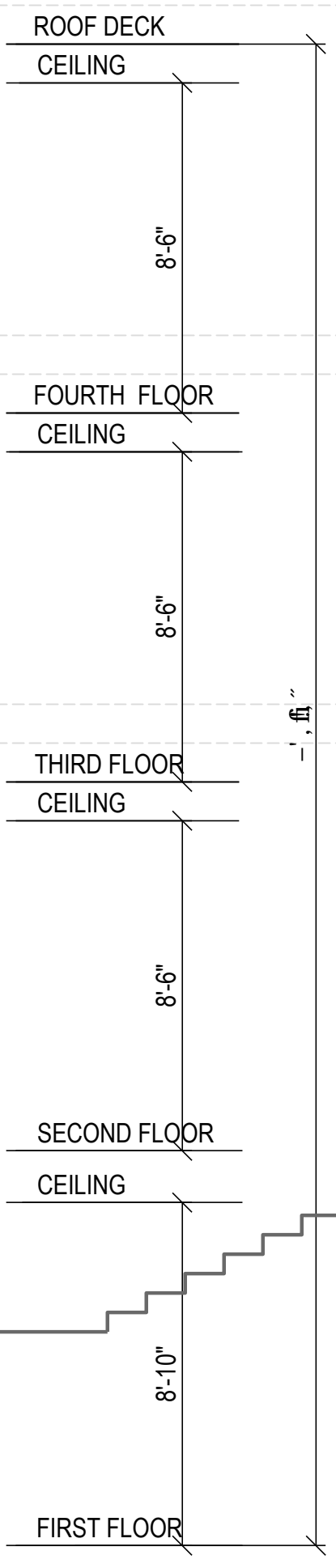
SUBJECT PROPERTY

ADJACENT BUILDING



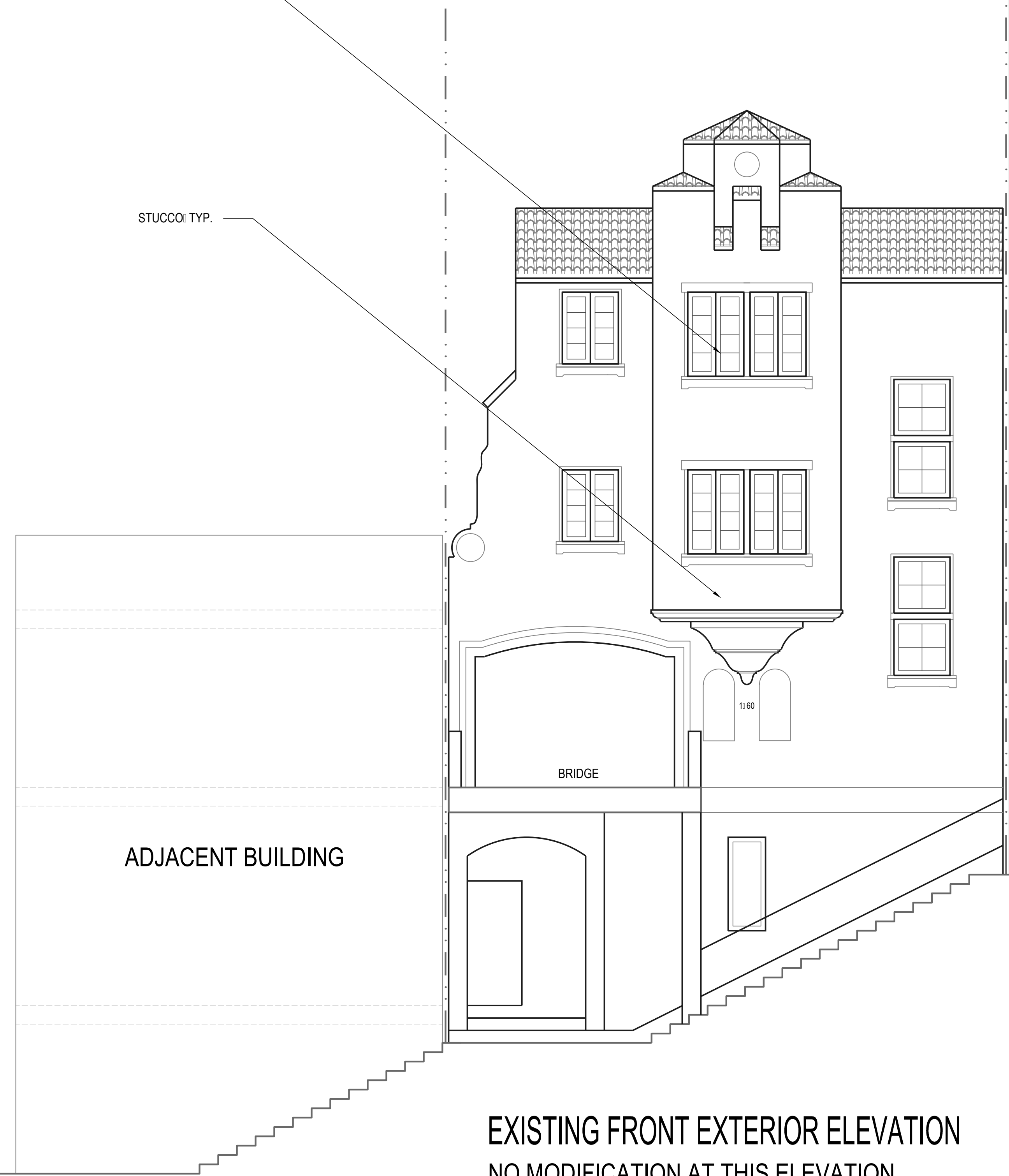
ADJACENT BUILDING

ADJACENT BUILDING
 VIEW FROM BRIDGE



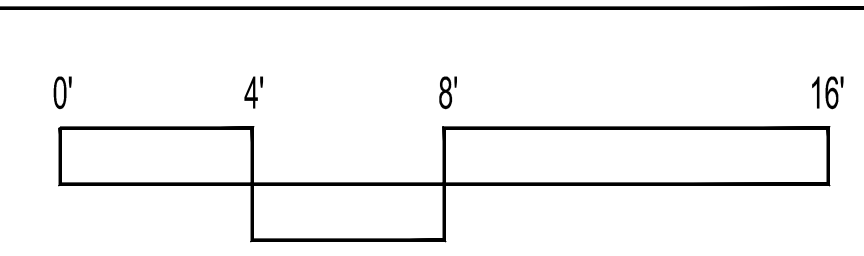
WOOD WINDOW W/ WOOD TRIM: TYP.

STUCCO: TYP.



EXISTING FRONT EXTERIOR ELEVATION
 NO MODIFICATION AT THIS ELEVATION

NOTE:
 RIGHT EXTERIOR ELEVATION IS COMPLETELY
 BLOCKED BY ADJACENT BUILDING





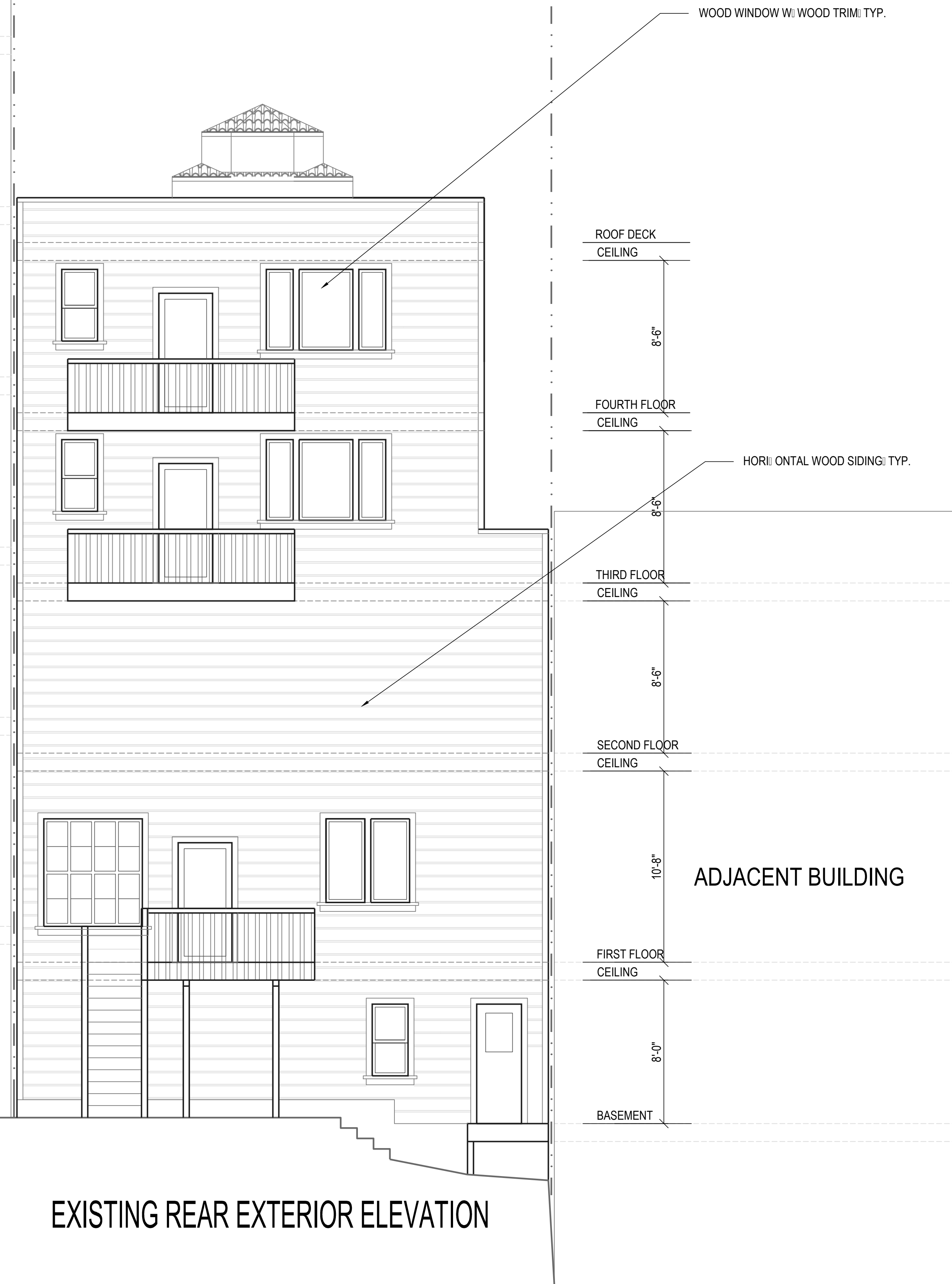
VIEW FROM BUILDING 040/045



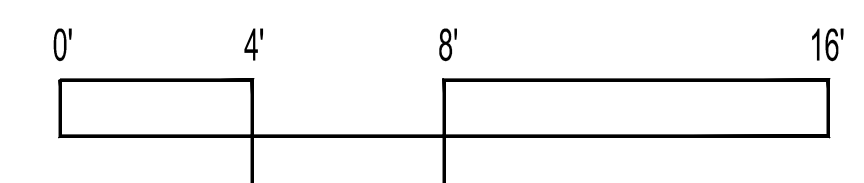
ADJACENT BUILDING



VARIOUS VIEWS TOWARD REAR ELEVATION



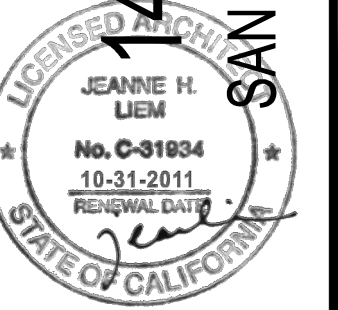
EXISTING REAR EXTERIOR ELEVATION



REVISIONS BY

EXISTING
REAR
EXTERIOR
ELEVATION

ADDITION
1460 MONTGOMERY STREET
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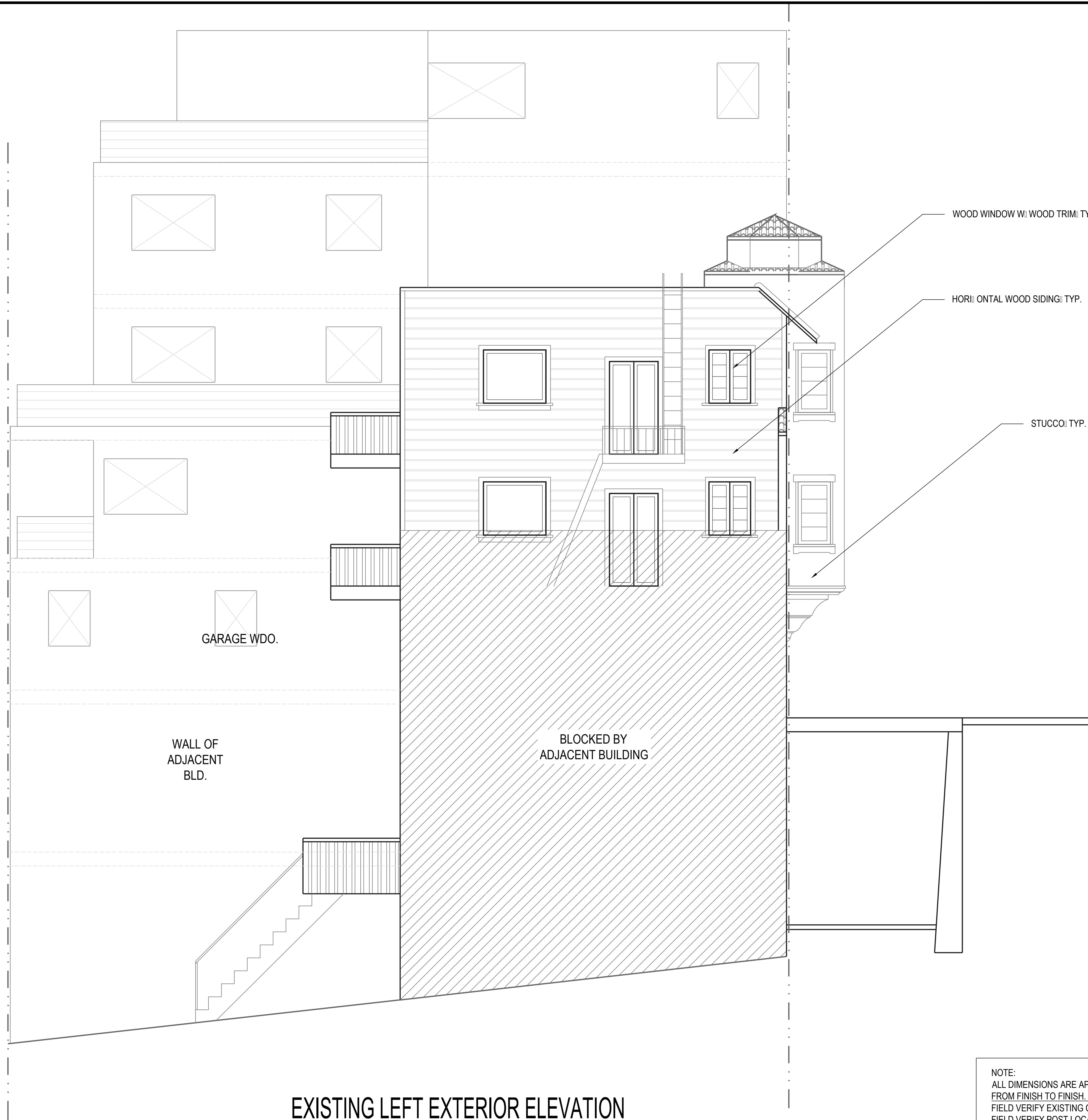
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DRAWN: J.L.
JOB: MONTGOMERY
SHEET:

A-8

OF SHEETS

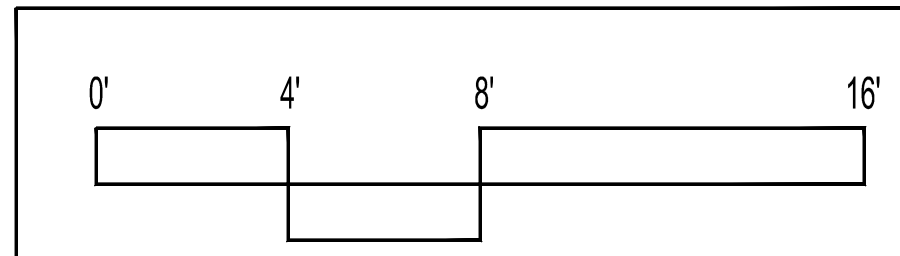


VARIOUS VIEWS
TOWARD ADJACENT
BUILDING



EXISTING LEFT EXTERIOR ELEVATION

NOTE:
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FIELD VERIFY EXISTING CONDITIONS.
FIELD VERIFY POST LOCATIONS.



REVISIONS BY

EXISTING
LEFT
EXTERIOR
ELEVATION

ADDITION
1460 MONTGOMERY STREET
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DATE: 07-27-11
SCALE: 1/4"=1'-0"
DRAWN: J.L.
JOB: MONTGOMERY
SHEET:

A-9

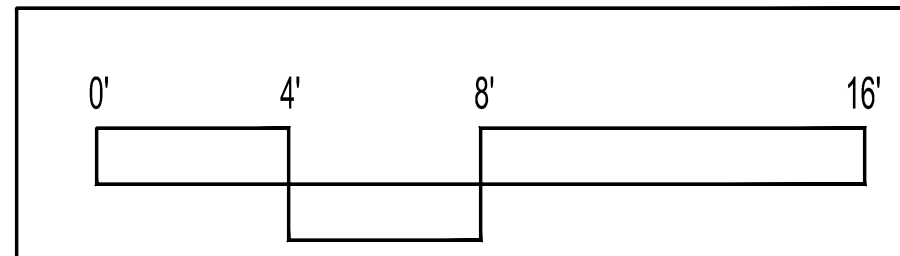
OF SHEETS

EXISTING SECTION A-A



EXISTING SECTION A-A

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 FIELD VERIFY POST LOCATIONS.



ADDITION
1460 MONTGOMERY STREET
 SAN FRANCISCO, CA 94133 (BLOCK-LOT: 0085-026A)

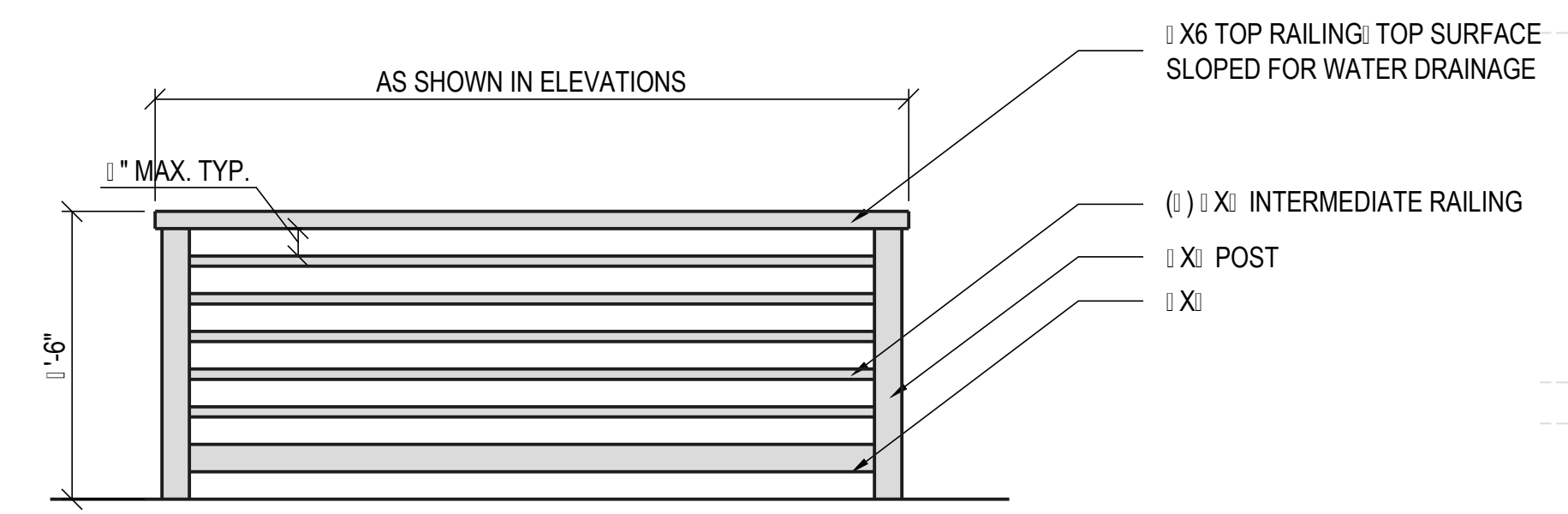


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DATE: 07-27-11
 SCALE: 1/4"=1'-0"
 DRAWN: J.L.
 JOB: MONTGOMERY
 SHEET:

A-10
 OF . SHEETS



RAILING DETAIL
1/2"=1'-0"

RAILING TO BE METAL CONSTRUCTION;
DIMENSIONED TO IMITATE STANDARD
LUMBER DIMENSIONS;
PAINTED WHITE
THIS WILL BE CUSTOM FABRICATED
(CUT-SHEET NOT AVAILABLE)



VIEW TOWARD ADJACENT BUILDING'S RAILING

NOTE: THE RAILING FOR REFERENCE IS
THE PORTION ABOVE THE PARAPET; AND
NOT THE PARAPET ITSELF

ADJACENT BUILDING

(N) FIRE WALL



VIEW OF EXISTING WINDOW @ FOURTH FLOOR



PROPOSED REAR EXTERIOR ELEVATION

(N) WOOD DECK & METAL RAILING; TYP.
(METAL CONSTRUCTION FINISHED
TO LOOK LIKE LUMBER CONSTRUCTION)
(SEE DETAIL IN SHEET A-11)

THIS (N) WDOS. ARE TO MATCH (E) WDOS
@ FOURTH FLOOR REAR ELEVATION

(N) WOOD FRAME WDOS. @ ADDITION: TYP.
THIS (N) WDOS ARE TO MATCH THE MIDDLE PANEL
OF (E) WDOS @ FOURTH FLOOR REAR ELEVATION

(N) HORIZONTAL WOOD SIDING TO MATCH

ROOF DECK
CEILING

FOURTH FLOOR
CEILING

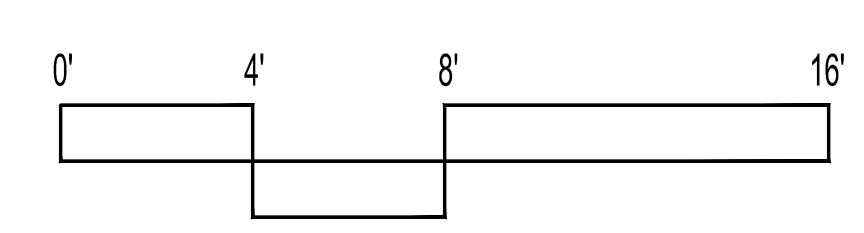
THIRD FLOOR
CEILING

SECOND FLOOR
CEILING

FIRST FLOOR
CEILING

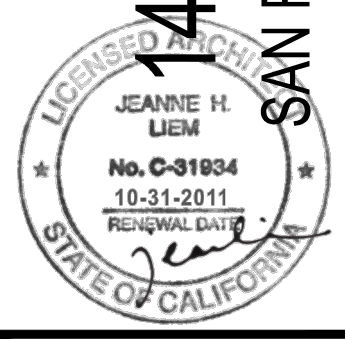
BASEMENT

ADJACENT BUILDING



PROPOSED
REAR
EXTERIOR
ELEVATION

ADDITION
1460 MONTGOMERY STREET
SAN FRANCISCO, CA 94133 (BLOCK-LOT: 0085-026A)



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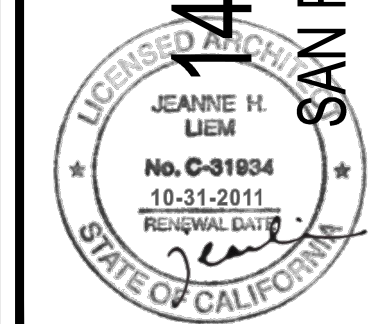
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DATE: 07-27-11
SCALE: 1/4"=1'-0"
DRAWN: J.L.
JOB: MONTGOMERY
SHEET:

A-11
OF SHEETS

PROPOSED
LEFT
EXTERIOR
ELEVATION

ADDITION
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SAN FRANCISCO, CA 94133 (BLOCK-LOT: 0085-026A)

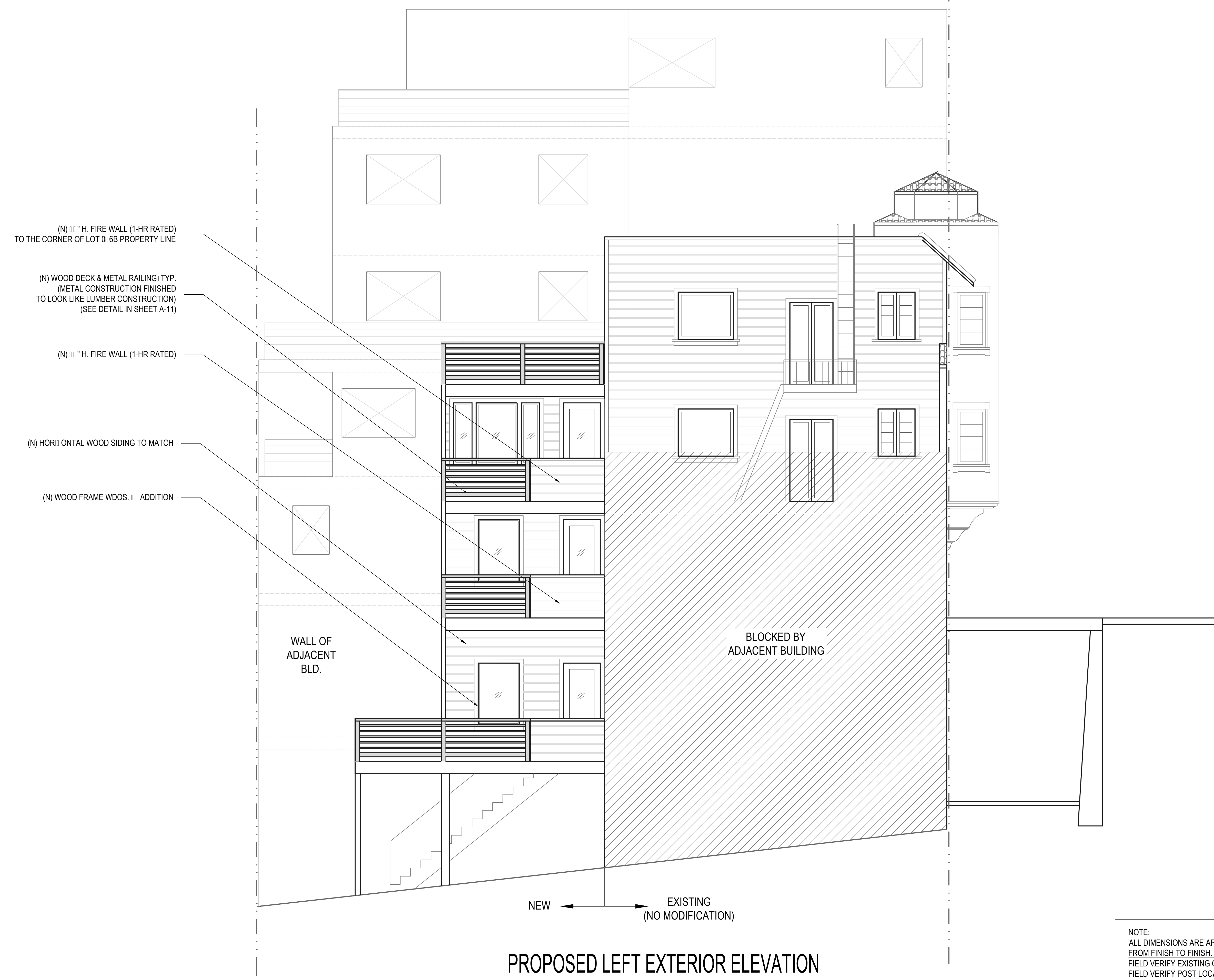


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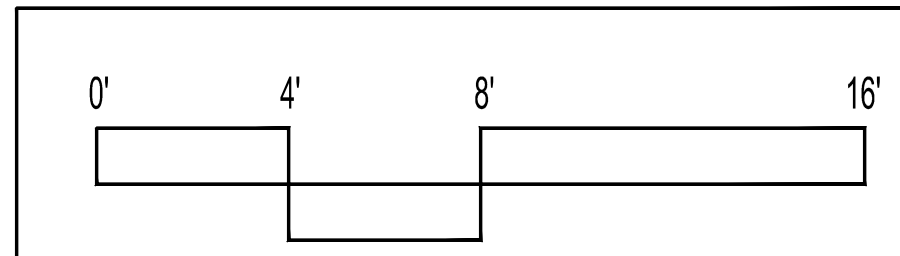
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SCALE: 1/4"=1'-0"
DRAWN: J.L.
JOB: MONTGOMERY
SHEET:

A-12
OF SHEETS



PROPOSED LEFT EXTERIOR ELEVATION

NOTE:
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FIELD VERIFY EXISTING CONDITIONS.
FIELD VERIFY POST LOCATIONS.



PROPOSED SECTION A-A

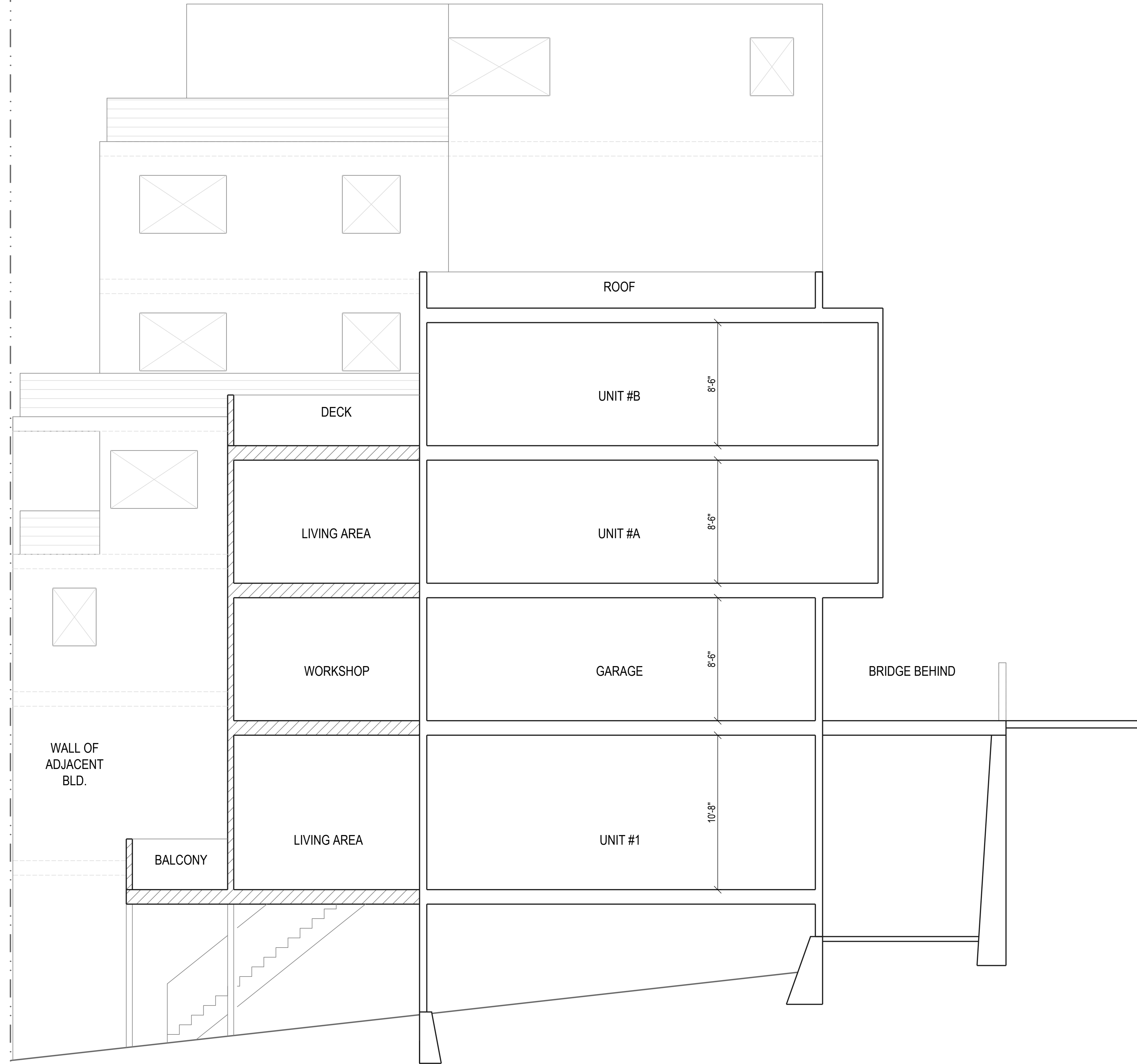
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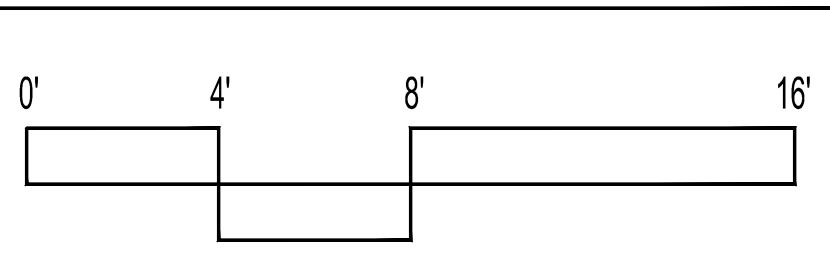
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SCALE: 1/4"=1'-0"
DRAWN: J.L.
JOB: MONTGOMERY
SHEET:

A-13
OF . SHEETS



NEW ← → EXISTING (NO MODIFICATION)
PROPOSED SECTION A-A

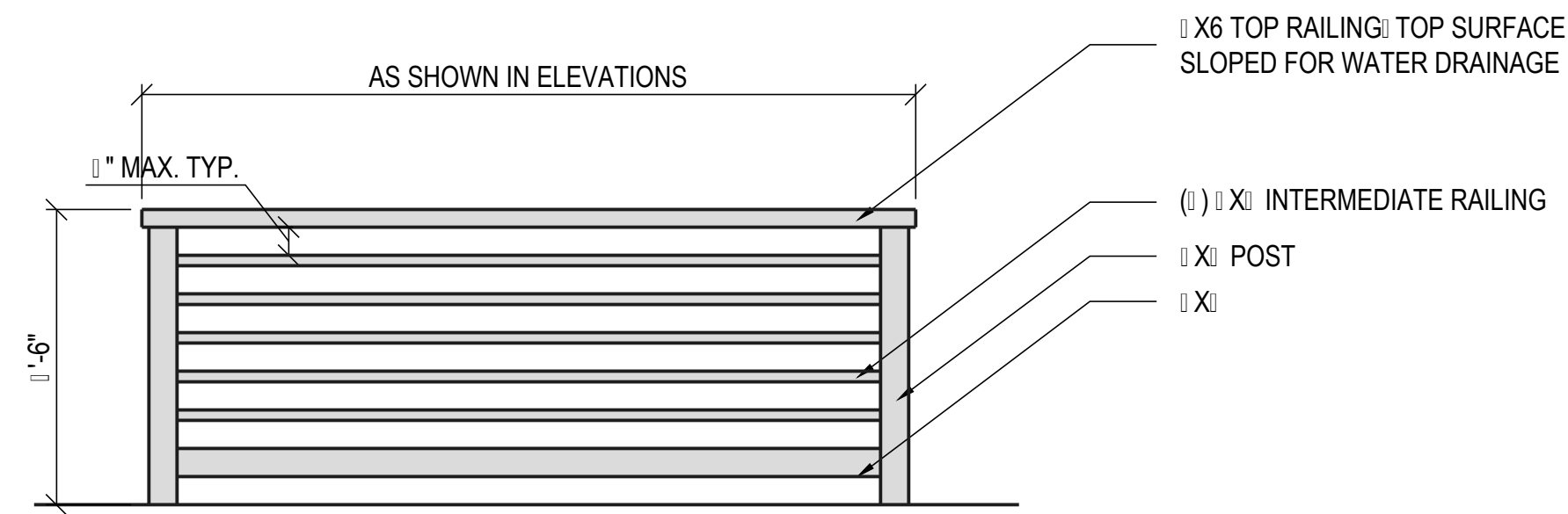
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FIELD VERIFY POST LOCATIONS.





VIEW TOWARD ADJACENT BUILDING'S RAILING

NOTE: THE RAILING FOR REFERENCE IS THE PORTION ABOVE THE PARAPET AND NOT THE PARAPET ITSELF



RAILING DETAIL

1/2"=1'-0"

RAILING TO BE METAL CONSTRUCTION DIMENSIONED TO IMITATE STANDARD LUMBER DIMENSIONS: PAINTED WHITE THIS WILL BE CUSTOM FABRICATED (CUT-SHEET NOT AVAILABLE)



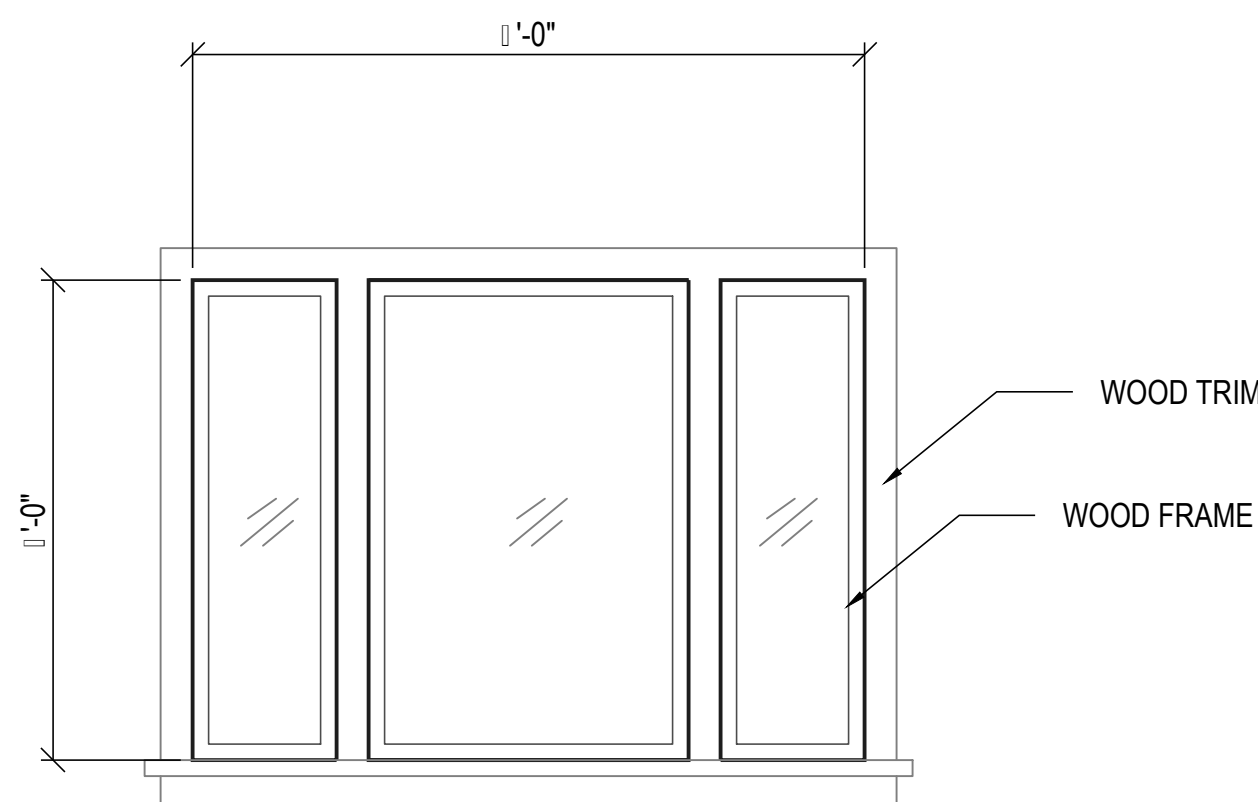
VIEW OF EXISTING SIDING

Architect Series® Casement Window



Pella Architect Series wood windows give you unsurpassed design flexibility. Finely detailed sash and grille profiles create deep shadow lines that add architectural interest. Available in a variety of wood types to complement your home's architecture, cabinets, furniture, floors and trim — plus virtually unlimited exterior colors, sizes, shapes and grille patterns. You can even design your own window and we'll build it for you.

- Mahogany, Alder, Douglas Fir and Pine woods
- Pine available with optional prefinished interiors
- Low-maintenance EnduraClad® or wood exteriors
- The most authentic look of true divided light
- High-transparency/retractable screen options
- Fold-away handle
- Easy-wash feature



WINDOW DETAIL

1/2"=1'-0"



VIEW OF EXISTING WINDOW @ FOURTH FLOOR

Explore Window options: Interior view Exterior view

Wood and Interior Finish: Pella offers low-maintenance Aluminum, EnduraClad®, Primed Wood Exterior (Pine or Mahogany) and Unfinished Mahogany Exteriors. Custom low-maintenance EnduraClad® colors are also available. More about EnduraClad finishes.

Exterior Finish: Hemlock, Honeysuckle, Iron Ore

Hardware: Morning Sky Gray, Naval, Poplar White, Portobello, Putty, Royal Red, Sand Dune, Stormy Blue, Summer Sage, Tan, Vanilla Cream, White

PLEASE NOTE: Some features and options may vary by product, and vinyl product availability may vary by region. Confirm your selections in detail prior to placing your order.

Interior Finish: Primed Pine
Exterior Finish: White
Hardware: Champagne
Glass Options: Advanced Low-E Insulating Glass with Argon

SAVE WHERE TO BUY Send

WOOD FRAME WINDOW (www.pella.com)

The patterns featured here are those most commonly used in the Bay Area over the past 150 years. Found on everything from elegant Victorians to the sidewalls of refined buildings of the 1920's and 30's in such areas as Piedmont, Pacific Heights, and St. Francis Woods, they provide the ideal means of cladding a building in harmony with the neighborhood's existing architectural style.

The bulk of the details are stocked in premium quality fingerjointed western red cedar or rodnod. The sidings contain a large percentage of vertical grain stock for maximum dimensional stability and better overall performance. Unless otherwise noted, each board is finished on all sides with two coats of a premium stain-blocking primer that improves topcoat performance. The combination of predominantly vertical grain and the two coats of primer greatly minimizes the chance of grain raising and extractive staining.

PRIMED HOUSE RED SIDINGS

K1-BJ 1 x 6 House Reds VG FJ-EG Primed "Cove" 11/16" Thick 7" Exposed Face

K1-10J 1 x 10 House Reds VG FJ-EG Primed "Cove" 11/16" Thick 9" Exposed Face

K4-BJ 1 x 6 House Reds VG FJ-EG Primed "V" 11/16" Thick 9" Face

K4-BJ 1 x 8 House Reds VG FJ-EG Primed "V" 11/16" Thick 7" Exposed Face

HORIZONTAL WOOD SIDING (www.beronio.com)

PRODUCT SPECIFICATIONS

ADDITION
1460 MONTGOMERY STREET
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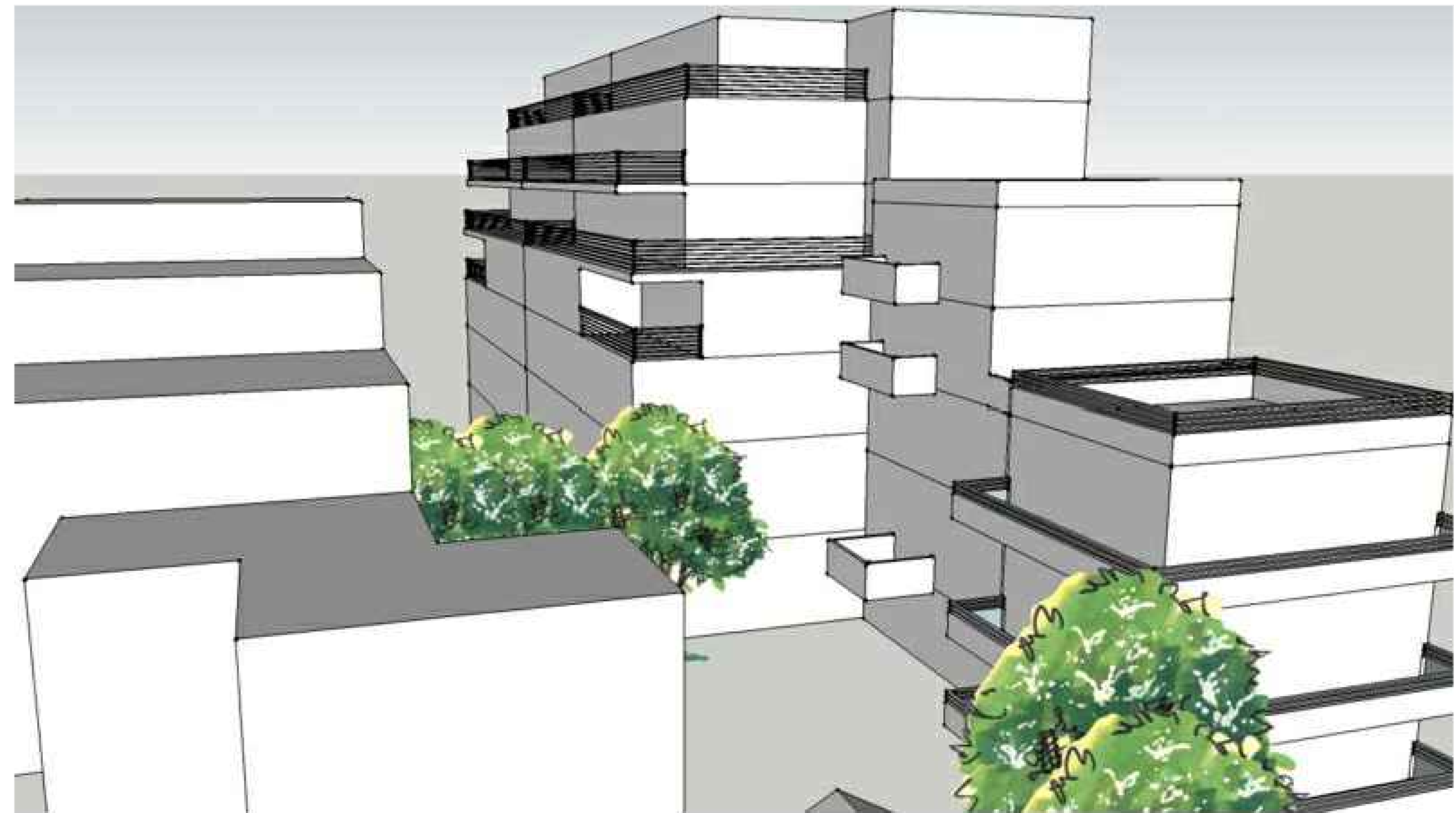
DATE: 07-27-11
SCALE: 1/4"=1'-0"
DRAWN: J.L.
JOB: MONTGOMERY
SHEET:

A-14

OF SHEETS



EXISTING MASSING STUDY VIEW FROM GREENWICH STEPS



MASSING STUDY



PROPOSED MASSING STUDY VIEW FROM GREENWICH STEPS



ADDITION
1460 MONTGOMERY STREET
SAN FRANCISCO, CA 94133 (BLOCK-LOT: 0085-026A)



Master Builders

139 Mitchell Ave. #110
South San Francisco, CA 94080
(415) 567-8886
www.MasterBuildersSF.com

DATE: 07-27-11
SCALE: 1/4"=1'-0"
DRAWN: J.L.
JOB: MONTGOMERY
SHEET:

A-15

OF SHEETS