



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Certificate of Appropriateness Case Report

HEARING DATE: APRIL 18, 2012

(CONT. FROM JULY 20, 2011, AUGUST 3, 2011, AND SEPTEMBER 7, 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:* David Taylor  
1460 Montgomery LLC  
2033 Belmont Avenue #98  
Belmont, CA 94002  
*Staff Contact* Pilar LaValley - (415) 575-9084  
pilar.lavalley@sfgov.org  
*Reviewed By* Tim Frye - (415) 575-6822  
tim.frye@sfgov.org

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### 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 3<sup>rd</sup> and 4<sup>th</sup> 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 12 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 (the top floor of the addition will be 10.5 feet deep). At the north elevation, a 3-story deck will extend to the side property line and match depth of building addition. All decks will be wood construction. 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 April 2, 2012.

## OTHER ACTIONS REQUIRED

Proposed work requires a Building Permit, which was filed on August 24, 2011 (2011.08.24.3130).

## 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 the 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

Staff has recently received four letters or emails in support of the project (attached) and one email with questions regarding the project. Information about the proposed project was forwarded as required for properties with a recorded Block Book Notation (BBN). The BBN holder has previously responded that they have numerous concerns regarding the project including outstanding complaints to Department of Building Inspection regarding maintenance and Building Code compliance and compatibility with the historic district (email attached). The Telegraph Hill Dwellers (THD) submitted a comment letter in opposition to the project dated September 3, 2011 (attached – this was previously provided to the Commission for an earlier hearing). The Project Sponsor was scheduled to review the revised project with THD recently, however, it appears that this meeting did not take place. No update to THD's previous comment letter has been received by staff to date. In advance of previous hearings, staff received one call from a neighbor to south with concerns regarding views and privacy and an email comment was received expressing concerns about impacts of proposed construction on existing tenants in the subject building.

## ISSUES & OTHER CONSIDERATIONS

None.

## BACKGROUND

A Certificate of Appropriateness Application was filed for the proposed project on May 18, 2011. After review and evaluation of the proposal by staff, the item was scheduled for the Historic Preservation Commission's (HPC's) regular hearing on July 20, 2011. The project was heard at the July 20, 2011 hearing and continued with instructions to the Project Sponsor to refine details of the proposed design as follows (Commissioners Damkroger, Matsuda, and Wolfram absent):

- Proposed window proportions are not appropriate as they are too large and should have a more vertical orientation.
- The ratio of solid to void should be more like the existing building.
- Proposed steel cable railings and metal decks are not compatible materials.
- Provide more graphics describing the proposed project and surrounding context.

In response to comments from the HPC, the Project Sponsor revised the proposal as follows:

- Size of window openings was reduced throughout and the configuration of windows was changed to reflect existing conditions. Revised window sash in addition were proposed to be single-light wood casement sash at first and second floors and two picture windows at third floor.
- Design of deck handrails was revised to consist of horizontal rails with vertical posts and a substantial handrail. Configuration and design of the revised railings was based in part on the existing railings at adjacent property to north.
- Additional views and massing studies were included in packets.

The Sponsor made revisions and the case was brought back to the HPC on August 3, 2011 where it was continued without hearing to provide adequate time for the newly required 20-day hearing notice (Commissioner Damkroger absent). Required notice was duly undertaken and the project was brought back to the HPC on September 7, 2011

At the September 7, 2011 hearing, Commissioners made the following comments before continuing the case with recommendation that the project be reviewed by the Architectural Review Committee (ARC) before coming back before the full HPC (Commissioners Hasz and Johns absent). Regarding the proposal, Commissioners stated:

- That a variance from rear yard requirements would not be appropriate.
- Any expansion must be sensitive to open spaces as such spaces are so small.
- Proposed addition is out of scale with existing building and district and would have negative effect on garden setting of the district.
- That landscape/open space/rear yard is character-defining feature of district that should be protected.
- That the rear of the existing building is more like a front façade.

- That metal railings should have sharp, not rounded, edges.
- That samples of proposed materials, including metal railings, should be provided.

At the recommendation of the HPC, the request for a Certificate of Appropriateness for 1460 Montgomery Street was brought to the Architectural Review Committee (ARC) on October 5, 2011. The comments of the ARC are attached.

## 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 hearings, the proposed project has been revised and additional information provided as follows:

- The depth of addition has been reduced from 13 feet to 12 feet with an additional reduction to 10.5 feet at the top floor;
- Proposed window openings at rear (east) and side (north) elevations have been reduced in size;
- Proposed window sash will be wood, single-light, casements;
- Decks will be of wood construction (portion of deck railing at the property line will be solid to comply with Building Code) rather than painted metal;
- The project sponsor has provided a landscape plan for the subject property;
- The project sponsor has provided an Arborist's report regarding existing trees in rear yard of subject property; and,
- The project sponsor has provided 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 wood. 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, appearance, and material that is similar to such features throughout the district and will have simple, straightforward detailing.

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.

Staff interpretation of the district documentation is that character-defining features of the district setting, outside of architectural features, are the “urban greenbelt” that consists, primarily, of the cliffs and unimproved street rights-of-way within the district, including Darrell Place and Napier Lane. While private yards, or gardens, planters, and footpaths contribute to the district setting, they do not define it. Based on this interpretation, staff believes that the proposed project does not materially impair the district’s setting as it will not physically or visually interrupt the gardens, or landscape setting, of the Greenwich Steps or Darrell Place. While the proposed addition will reduce the existing rear yard, it is configured on the lot such that a landscaped and undeveloped open space will be maintained on the parcel that is consistent in size with other properties in the district. Further, the location and size of the proposed addition is such that it blends into the background of adjacent buildings, when viewed from the Greenwich Steps, and does not physically or visually impair the character of these public gardens or their visual connection to the vegetation along Darrell Place. The proposed project will be visible from Darrell Place but will not alter the physical or visual characteristics of this public right-of-way.

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 requirements of Article 10 and of the *Secretary of the Interior Standards for Rehabilitation*.

## ATTACHMENTS

Draft Motion  
Parcel Map  
Sanborn Map  
Aerial Photographs  
Historical Resource Review Form  
ARC comment letter  
Comment letters  
Plans

PL: G:\DOCUMENTS\1460 Montgomery\Case Report revised 3.doc





# SAN FRANCISCO PLANNING DEPARTMENT

---

## Historic Preservation Commission Draft Motion

HEARING DATE: APRIL 18, 2012

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

*Hearing Date:* April 18, 2012 (cont. from July 20, 2011, August 3, 2011, and September 7, 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:* David Taylor  
1460 Montgomery LLC  
2033 Belmont Avenue #98  
Belmont, CA 94002  
*Staff Contact:* Pilar LaValley - (415) 575-9084  
pilar.lavalley@sfgov.org  
*Reviewed By:* Tim Frye - (415) 575-6822  
[tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

**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, 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 duly noticed public hearings on the current project, Case No. 2011.0524A ("Project") for its appropriateness.

WHEREAS, at the recommendation of the Commission the proposed project was reviewed by the Architectural Review Committee of the Commission on October 5, 2011.

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 2, 2012 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 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 April 2, 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 April 18, 2012.

Linda D. Avery  
Commission Secretary

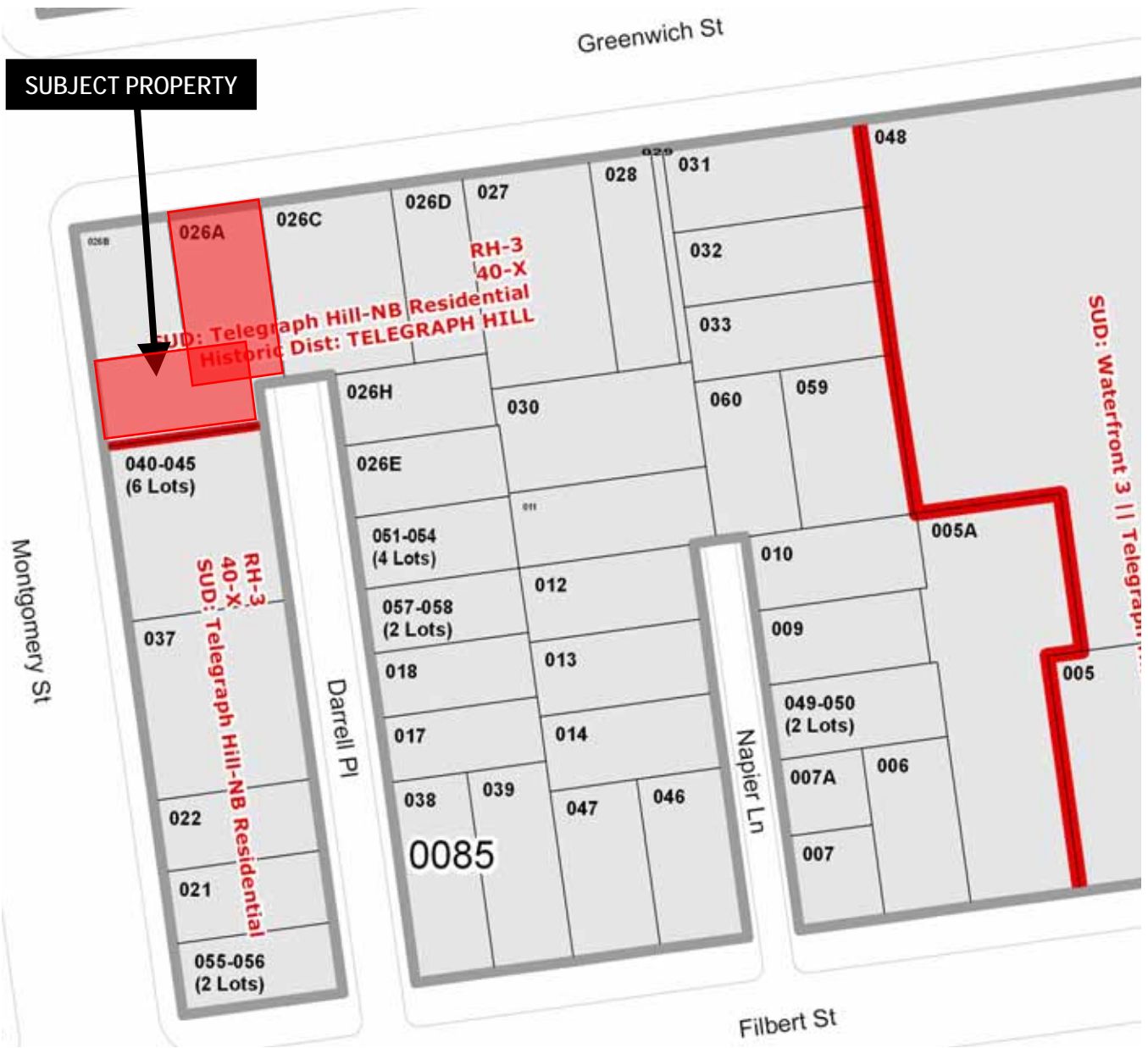
AYES: X

NAYS: X

ABSENT: X

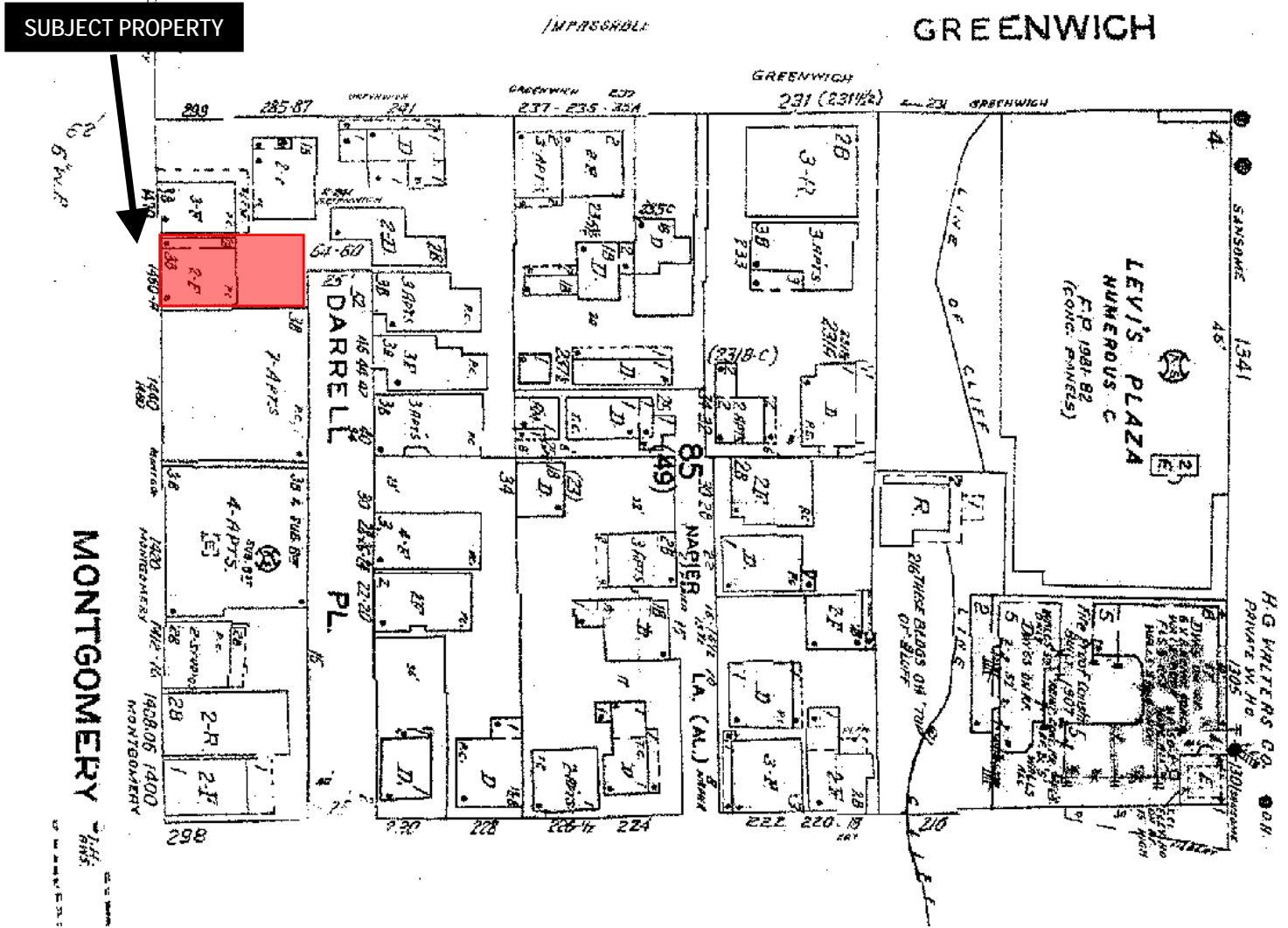
ADOPTED: April 18, 2012

# Parcel Map



Certificate of Appropriateness Hearing  
Case Number 2011.0524A  
1460 Montgomery 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 2011.0524A  
 1460 Montgomery Street



# Aerial Photo



SUBJECT PROPERTY



Certificate of Appropriateness Hearing  
Case Number 2011.0524A  
1460 Montgomery Street

# Aerial Photo

SUBJECT PROPERTY





# SAN FRANCISCO PLANNING DEPARTMENT

## Historical Resource Review Form

Address of Project: 1460 Montgomery St.  
 Cross Streets: Greenwich + Filbert Sts Block/Lot: 0085/026A  
 Case No. 2011.0524A Permit No. \_\_\_\_\_

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: 7/1/11

- 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
MPL	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.
MPL	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>
	16. Misc.

**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: [Handwritten Signature] Date: 7/13/11

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

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



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** November 1, 2011

**TO:** David Taylor, Project Sponsor

**FROM:** Pilar LaValley, Preservation Technical Specialist  
(415) 575-9084

**REVIEWED BY:** Architectural Review Committee of the  
Historic Preservation Commission

**RE:** **Meeting Notes from Review and Comment at the  
October 5, 2011 ARC-HPC Hearing for  
1460 Montgomery Street  
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**

---

At the request of the Historic Preservation Commission (HPC), the request for a Certificate of Appropriateness for 1460 Montgomery Street was brought to the Architectural Review Committee (ARC) on October 5, 2011. At the ARC meeting, the Planning Department requested review and comment regarding staff interpretation of the character-defining features of the district setting, the proposed project footprint and configuration on the parcel, the proposed project massing on a visible rear elevation, the proposed fenestration, the proposed materials, and the recommendations proposed by staff. Planning Department Preservation Staff has drafted a summary of the ARC comments from that meeting.

## ARC COMMENTS

1. Commissioner Martinez commented that he believed that maintaining a 45 percent or greater rear yard was important in this particular case due to configuration of the subject parcel as well as significance of open space in the Telegraph Hill Historic District. Commissioner Martinez noted that the proposed addition could potentially expand to the full width of the parcel so long as it did not extend beyond east property line of parcel to the north, and that a small bay or similar projecting feature may be acceptable beyond this depth. Commissioner Hasz commented that he was concerned about any stepping in of the rear addition since it seemed out of character for buildings in the district, which tend to have rear facades that occupy the full width of the lot with smaller, set-in deck extensions. To illustrate his points, Commissioner Martinez provided several drawings depicting potential rear yard/open space configurations and associated locations for building expansion.
2. Commissioner Wolfram commented that he was comfortable with the scale and massing of project as proposed, although he noted that the massing could be shifted to the south, toward the large adjacent building.

3. Commissioner Hasz commented that retaining the existing tree at rear of parcel (at Darrell Place) is important to maintain the overall tree canopy at open spaces within Telegraph Hill Historic District. Commissioner Hasz requested that the project sponsor work with a professional arborist to ensure protection of this existing tree and that a report from said arborist be included in the revised Certificate of Appropriateness submittal. The Commissioners seemed to agree that a landscape plan should be included in a revised submittal.



Matt Jacobs  
<freeheelskier@gmail.com>

03/29/2012 09:12 AM

To pilar.lavalley@sfgov.org

cc

bcc

Subject 1460 Montgomery St. Addition

Hi Pilar,

Just a quick note to inform you that I live on the 3rd floor of 1470 Montgomery St., the building adjacent to - and north of - 1460 Montgomery St. I reviewed the older plans for the proposed addition and completely supported that project.

I just sent you a separate note asking for the current plans, but please don't rush to send them my way; the request was only to satisfy my architectural/design curiosity.

I fully support whatever additions David would like to make to his property at 1460 Montgomery St.

David's been an incredible neighbor for the 4 years I've lived here and has done more than anyone in the neighborhood to keep his properties in fabulous condition (a stark contrast to Julius' Castle). What's more, he's put considerable personal expense into the maintenance and beautification of the common areas surrounding his properties.

On all accounts, his proposed additions appear to fit conservatively within the bounds of what's allowable within the 1460 Montgomery property lines. Perhaps more importantly, those additions don't disrupt the views of his neighbors, their living space or existing vegetation. They simply appear to improve the indoor *and* outdoor living space for his current / future tenants, which is something I assume they'd be quite happy about.

If needed, please feel free to reach out to me with any questions. I'm hopeful that David's desired additions will be approved.

Kind Regards,

Matt Jacobs

**1440 MONTGOMERY STREET HOMEOWNERS ASSOCIATION  
1440 MONTGOMERY STREET  
SAN FRANCISCO, CA 94133**

April 10, 2012

Mr. Charles Chase, AIA  
President  
Historic Preservation Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94133

Regarding: Certificate of Appropriateness for 1460 Montgomery St.

Dear Mr. Chase and Members of the Commission,

The 1440 Montgomery Street Homeowners Association supports the plans submitted by our neighbor to the north, David Taylor, for his building at 1460 Montgomery.

Mr. Taylor has worked closely with a committee of our HOA to make sure that his rear addition invades our privacy and views as little as possible while ensuring that the addition makes sense for him.

We greatly appreciate his cooperation and support his plans.

Yours truly,



Jane Winslow  
Vice President  
1440 Montgomery Street HOA



**RENEW SF**  
**1308 Montgomery Street, San Francisco, CA 94133**

April 10, 2012

Charles Chase, A.A.  
President  
Historic Preservation Commission  
1650 Mission St., Suite 400  
San Francisco, CA 94103

Dear President Chase and Members of the Commission,

Renew SF is an organization that supports positive changes in the northern quadrant of San Francisco. Our organization has supported good urban planning and positive changes to our neighborhood since its founding some 7 years ago. I am a co-founder of the organization and am on the Board of Directors.

We have watched the perils of David Taylor, owner of 1460 Montgomery, as he has gone through the planning process to secure a Certificate of Appropriateness for a modest addition to his building in the Telegraph Hill Historic District.

Renew SF is satisfied, and I have talked personally with David Taylor, that his current plans conform to current zoning and that they will have no impact on the Historic District. We ask that you vote to issue a Certificate of Appropriateness for this project.

Sincerely,



Wells Whitney  
Board of Directors  
Renew SF

April 3, 2012

Mr. Charles Chase, President  
Historic Preservation Commission  
1650 Mission St.  
San Francisco, CA 94103

Re: 1460 Montgomery Street

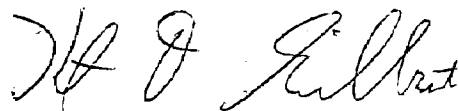
Dear Mr. Chase and Commission Members,

We are writing with respect to the plans for remodel and expansion of the property at 1460 Montgomery St. Our condominium at 1440 Montgomery St. faces north, and therefore we have carefully reviewed the proposed plans to assure that they maintain the character of the neighborhood, and have minimal impact on our unit.

Throughout this process, the owner, David Taylor, has been an excellent neighbor in communicating plans to those of us in the neighborhood, and in accepting input from us and others.

We are confident that the plans as presently presented are respectful of our privacy and site lines, and maintain the historic character of this neighborhood. We recommend approval of these plans.

Yours truly,



Keith and Susan Gilbert  
1440 Montgomery Street, #1  
SF 94133

*Dr. Robert A. Lee  
1440 Montgomery Street, #22  
San Francisco, CA 94133*

April 5, 2012

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

Regarding: 1460 Montgomery Street

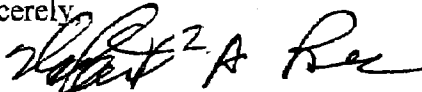
Dear Mr. Chase and Members of the Commission,

I live in the building immediately south of David Taylor's building at 1460 Montgomery.

Mr. Taylor has kept me up to date during his almost year-long process to get permits for the addition to his building. He and his architect have visited my condominium several times to insure that his addition will not impede my view and will comply with requirements in order to receive the Certificate of Appropriateness.

Please grant him his Certificate so that he can proceed with his plans.

Sincerely,



Robert A. Lee, Owner  
1440 Montgomery, #22



"Barron, Michael"  
<mbarron@firstam.com>  
09/02/2011 09:54 PM

To "Pilar.LaValley@sfgov.org" <Pilar.LaValley@sfgov.org>  
cc Michael Barron <michaelallenbarron@gmail.com>, Corey Ruda <c\_ruda@yahoo.com>  
bcc  
Subject concerns about project

Hi Pilar,

Attached is a list of concerns that I have about the project... some are very specific, some I've already brought up and some are general. They are all valid and most haven't been addressed fully or enough to make me feel comfortable with the answer.

Please review and let me know if you have any questions.

Thank you,

Michael Barron  
1460A Montgomery Street  
San Francisco, CA 94133

\*\*\*\*\*  
\*\*\*\*\*

This message may contain confidential or proprietary information intended only for the use of the addressee(s) named above or may contain information that is legally privileged. If you are not the intended addressee, or the person responsible for delivering it to the intended addressee, you are hereby notified that reading, disseminating, distributing or copying this message is strictly prohibited. If you have received this message by mistake, please immediately notify us by replying to the message and delete the original message and any copies immediately thereafter.

Thank you.~

\*\*\*\*\*  
\*\*\*\*\*



concerns about project.pdf

- Block Book Notification was not properly given for any step of this process.
- The Pre-Application meeting notice was not properly given to anyone in the area.
- There is a current notice of violation from the housing department (complaint # 201145817).
- The proposed work is not compatible with the surrounding or existing structure... The envelope of any contributory building in a historic district... how would changing it for any purpose other than to repair defects keep the historic nature intact? Leaving the façade of the structure as the only historic item is the equivalent of going to Disneyland, a typical 'Richmond Special'.
- The Privacy issues between residents of the 5 adjacent buildings has yet to be addressed. Upon removal of the tree nearest 1460 Montgomery. There will be nothing to block tenants from the 1<sup>st</sup>/basement floor apartment from looking directly into 60 Darrell Place. "Screening" options have previously been mentioned, without any explanation as to what that exactly will consist of. To effectively screen between certain units, the entire view would then be eliminated.
- A window at 1440 Montgomery will be blocked completely...
- No Environmental Review was conducted
- No CEQA notice given to appropriate parties
- Economic diversity would be greatly impacted, even if only during a short construction process (which is doubtful.) We have lived in the unit for almost 8 years and prices for comparable units in the area are double what we pay, and higher.
- The loss of affordable housing is the goal of the owner who currently rents the units of the other buildings for more than double what the tenants of 1460 Montgomery pay. We are all the longest term tenants of any of the buildings and thereby pay the lowest rent. If we are gone and do not come back or things 'change' during construction, this will allow him to re-rent to new tenants at the current market value... if we do not come back after an extended construction period.
- Business will be affected in the neighborhood – specifically by this project. San Francisco Walking Tours come through the district every weekend and stop at this house to point out its history and the interesting aspect of the bridge driveway, the only one of its kind in the city.
- Parking will be impacted during construction... very impacted. With this being a dead-end street and extremely limited parking, all residents for several blocks will be affected. The removal of one parking space is felt.
- The backyard is shared by 5 buildings, the open space was a garden that I worked on and another tenant from the lower cabin on Greenwich worked on. One day we came home and the garden was removed by the owner or his workmen. No mention of anything prior, just ripped out and a new retaining wall put in place. Now this project will remove 1/3 – 1/2 of the back yard, reducing it to nothing... only the most unstable portion of the hillside. The point of the historic district is because the neighbors use the open space for the gardens and habitat for animals. It's a joke to be able to remove any of that.
- Removal of the tree closest to 1460 Montgomery could destabilize the hillside... has any environmental report been done to see what may happen? During winter rains, without anything holding it together, this there have been hill slides just down the steps. If one happens here, it could undo the foundation of the condo complex next door and destroy the cabin below.

- Why is the expansion of the living space necessary, for such a small amount of space it does not make any sense to remove the entire back of the building to make the property uninhabitable.?
- What is the actual timeline, once construction would start? We have yet to be given any specific or estimated timeline if construction begins. Does it account for full interior floors, plumbing, electrical, ADA guidelines, etc. – or just to extend the unit and add the deck? David Taylor has spoken publicly several times stating that the interiors of the units would not be touched or changed at all, just removing the existing wall and adding the room and deck. However, on page 21 of the latest version of your proposal, the notes on the right side of the page give floor plan notes. These notes include dishwasher, kitchen and bathroom upgrades, an elevator, electric upgrades... while all of these would be nice, it completely contradicts what we were told publicly and privately. Please advise specifically what the interior plans are for this project. If it is to completely gut the building, then this needs to be considered a full build/tear-down project, not just adding a small room. Why is there an elevator and where will it go? This makes no sense.
- All tenants and many neighbors are suspicious and concerned about the project sponsor's involvement and would like to know if the owner has previously worked on, or owned property in any fashion or under any entity with Master Builders SF/SF Twin Boys Corp.?
- Why would the garage have a balcony with a room, there is not one currently there... the garage of any building in any district that I have seen usually has no balcony?
- Will the top unit be affected/uninhabitable? If not, will the owner be obligated to offer it to one of the evicted tenants at our current base rate. Per the current plans, only a deck is being changed, but no additional room.
- Just to confirm the reason for the temporary evictions, this is for Capital Improvements “without ulterior reasons and with honest intent” and that after we vacate temporarily under these circumstances we will have the right to re-occupy the unit once the work is completed at the prior rent, adjusted by the Rent Board for the improvements? (YES or NO) - If no, what is the “no-fault” reason for the evictions? This is a question asked to David Taylor in public multiple times... the only answer has been: “I will do whatever the law says” and “there are no evictions happening, only tenant displacement.” Perhaps the rent board will be the place to bring this up, but I do want it to be mentioned as part of this case file.
- The proposed budget seems extremely low for the structure and the retrofit. Please explain in detail, or send me a more comprehensive budget for the project. Since all materials must be hand delivered, workmen must walk down stairs, around buildings, then through yards and back up a hillside just to get to the project site, it seems extremely low. The cost of the materials alone for the 4 levels would be close to the budgeted amount that I recall. The retrofit is extremely expensive and time consuming. This relates to a realistic timeline for the project and how are we to judge the actual amount of time needed to move to a temporary location during the construction period. Based on the current timing, construction couldn't even begin until near the rainy season, forcing major delays.
  - How is this being financed? How much control will new lender have over the project? Has the current lender given their consent to the project in writing? It will effect their legal description and lien shown in their recorded deed of trust. The city could hold

some liability to them if they chose to take action for no notice... Since there have been major issues with proper notice with this project, I believe that they have a strong case. Per the California Map Act, and their recorded deed of trust, they are to be notified prior to any changes to the property, including the structure or the legal description.

- Will there be a Fidelity Bond, E&O insurance or Director & Officer coverage in place to protect against loss all external parties involved from inaccuracies or untruths? We would like a copy of the policy to review.
- In regards to the financing, will there enough to cover unforeseen expenditures (time overrun, litigation, etc.)
- Since there is a concurrent lot line adjustment that has been working its way through mapping for several years, why is this being considered an attempt to TIC/condo convert? There are tend not to be many other reasons in San Francisco for lot line adjustments. This is one of the largest concerns of all three tenants and has not been addressed. In fact, I don't believe that the lot line adjustment issue has been brought up at all in any of the meetings that I've been to. Please advise how planning works with mapping in this respect and due to any sunshine law rules, where I would find communication between the two related to this property and this situation...



September 3, 2011

President Charles Chase  
San Francisco Historic Preservation Commission  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

RE: 1460 Montgomery Street/285-87 Greenwich  
Telegraph Hill Historic District  
Case No. 2011.0524A

Dear President Chase and Commissioners,

On behalf of the Telegraph Hill Dwellers, a non-profit neighborhood association founded in 1954, I write to express our serious concerns regarding the impacts on the Telegraph Hill Historic District (THHD) of the proposed project at 1460 Montgomery Street, which is located on the same lot in the THHD as the historic cottage at 285-87 Greenwich. As you know, our organization was instrumental in the designation of the Telegraph Hill Historic District in 1986.

As proposed, the mass of the project's horizontal addition would significantly impact the existing character of the THHD and establish a precedent for other similar intrusions into the existing open space garden setting of the Historic District. We are also concerned that the project sponsor's pending subdivision of the project site and an existing variance, which have not yet been considered by the Commission, could further impact the Historic District. Moreover, the Planning Department has improperly exempted the proposed project from environmental review.

Therefore, as set forth in detail below, we respectfully urge you to:

- (1) Require reduction in the size of the proposed horizontal addition, which would otherwise negatively impact the open space and garden setting of the District as viewed from the Greenwich Steps public right-of-way,
- (2) Require modifications to the proportion and scale of the proposed new fenestration and to the material of the proposed new deck railing to make them consistent with the features of nearby Contributory Buildings within the District,
- (3) Require additional information regarding the pending subdivision and existing Variance that prohibits any vertical or horizontal extensions of either building on the site, and
- (4) Require environmental review of the proposed project.



1. **The proposed project would impact the open space and garden setting, which are significant character-defining features of the Telegraph Hill Historic District.**

Unlike other historic districts in San Francisco, the character-defining features of the THHD specifically include the gardens and open spaces, as well as the architectural features of the District. The mass of the proposed 3 1/2-story rear addition topped with a new roof deck<sup>1</sup> and projecting 3-story rear deck will significantly impact the open space and garden setting of the site, character-defining features of the District that are highly visible from the Greenwich Steps and Darrell Place rights-of-way.

As the Department staff has correctly advised you, 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 THHD as described in Appendix G to Article 10 of the Planning Code and the character-defining features of the set forth in the designating ordinance. The staff report does not, unfortunately inform the Commission of the following relevant provisions of Appendix G.

Section 7(a) of Appendix G, provides as follows:

*“(a) **Character of the Historic District.** The standards for review of all applications for Certificates of Appropriateness are as set forth in Section 1006.7 of Article 10. For purposes of review pursuant to said standards, the character of said Historic District shall mean the architectural features and historic open space of the Telegraph Hill Historic District referred to and described in Section 6 of this Ordinance.”* [Emphasis added.]

Section 6 of Appendix G, in turn, incorporates the case report in full, which, in addition to architectural features, describes the gardens and footpaths as a “*superb design element*” and states, as to the District’s environment and setting:

*“10. Continuity: All buildings relate to steep slope and contribute to garden setting by actual gardens or planters. Small scale throughout, in height, bulk and interiors. Footpath environment due to unpaved street rights-of-way, limited auto access, little parking, many private pathways.”* [Emphasis added.]

*“11. “Setting: Outstanding urban greenbelt vital to residents’ sense of community and residential quiet, to migratory bird flyway. Steep site protects district from urban noise, traffic and other pressures, creates need for footpaths which inspire gardeners and foster local community.”* [Emphasis added.]

---

<sup>1</sup> Although the project description indicates that the project includes the addition of a new roof deck, the plans do not show the roof deck. The plans for the roof deck, including railing, materials, and any other features must be submitted as part of the proposal. Visibility of the roof deck from the public rights-of-way must also be studied.

The proposed addition, which, with the next deck will extend at least 20 feet into the existing open space and occupy approximately 443 square feet of existing tree-filled open space, is incompatible with the character of the Historic District as set forth under Appendix G of Article 10. Any addition, including proposed new decks, must be significantly reduced in order to comply with the law.

**2. The proportion and scale of the proposed fenestration and material for the deck railings are inconsistent with nearby contributory buildings as required by Appendix G to Article 10.**

As shown on Sheets A-11 and A-12 of the proposed plans, the proposed new fenestration is not “*proportionate and in scale with traditional patterns within the District*” as required by Appendix G of Article 10. The proposed picture windows are not sufficiently vertical and are not divided-light windows consistent with nearby contributory buildings. As set forth on Sheets A-11, the proposed picture windows on the third floor “match” the existing (incompatible) windows on the fourth floor, and the proposed picture windows on the first and second floor “match” the “middle panel” of the existing (incompatible) windows on the fourth floor. This new “pattern” has been extended to the “left Exterior Elevation” shown on Sheet A-12.

We suggest that the proposed project take clues from the fenestration on the existing front elevation of the subject building, or, alternatively, from the rear windows on the adjacent contributory building to the north, or from the cottage on the same site, all of which appear more vertical in orientation and are true divided-light wood sash windows.

As to the material proposed for the deck railing, we respectfully remind the Commission that the existing deck railings are compatible wood material, which is consistent with the historic district. The proposed metal railings are not compatible with the character of Historic District. We respectfully suggest the Commission explore how the proposed deck could be pulled back from the property line so that a wood railing would not be subject to building code restrictions.

As required by Article 10, Section 1006.7(c):

*“...for any exterior change where the subject property is not already compatible with the character of the historic district, reasonable efforts shall be made to produce compatibility, and in no event shall there be a greater deviation from compatibility.”*

[Emphasis added.]

The proposed metal railings would represent a clear additional deviation from compatibility with the character of the Telegraph Hill Historic District. Fenestration more in keeping with the proportions and scale of nearby contributory buildings would enhance the building’s compatibility with the character of the district.

**3. Pending subdivision of the subject property and a granted Variance Decision prohibit the expansion of the building.**

A subdivision of the existing L-shaped parcel into 2 lots has been pending since 2006 (Application No. 2006.1440S) and an associated Variance (Case No. 2004.0016V) from Planning Code requirements for lot size and rear yard was granted, which prohibits vertical or horizontal expansion of the subject buildings and requires that the open area at the rear of the two buildings on the lot shall remain unfenced and available for common use by the residents of all five of the subject dwelling units. The status of the subdivision and its relationship to the proposed project should be taken into consideration as a part of the proposed project.

Even if the application for subdivision were to be withdrawn, the Department must determine if a new Variance is required for the proposed project. In this regard, Sheet A-1 does not represent an accurate survey of the area or the proposed project: (1) it does not show that the historic cottage on the subject property at 285-87 Greenwich encroaches 0.5 feet over the property line into the Greenwich Street right of way; (2) it does not show the proposed decks at the rear (east side) of the proposed additions that would encroach an additional 7 feet or more into the open space; (3) it does not show that the wrap-around deck on the adjacent property on Lot 6B encroaches over the property line and over the roof of the Greenwich Street cottage on the project site; and (3) the version available to the public of Sheet A-1 does not accurately show site or building measurements. [See Variance Decision, attached.]

**4. The proposed project was improperly exempted from environmental review.**

According to the Staff Report, the Planning Department determined that the proposed project is exempt from environmental review pursuant to CEQA Guideline Section 15301 (Class 1— Existing facility) *“because the project is a minor alteration of an existing structure and meets the Secretary of the Interior’s Standards for Rehabilitation.”* Attached to the Commission’s package is a checklist titled “Historical Resource Review Form” indicating that staff checked the box next to “Class 1.” [See Historical Resource Review Form, attached.]

Chapter 31 of the Administrative Code requires that notices of all exemption determinations affecting historic resources be sent to all members of the public that have requested such notice. THD has requested such notices, but did not receive a notice of exemption for 1460 Montgomery (even though it is a contributory resource in a designated Historic District). To our knowledge no such notices were sent to other individuals and organizations with a longstanding, demonstrated interest in and on the official list maintained by the Department to receive such notices.

In addition, the proposed addition is not a “minor” alteration. Including the proposed new deck areas, the addition would extend at least 20 feet into, and occupy approximately 443 square feet of the existing open space garden setting. Both the addition and the loss of the existing open

space garden area would be highly visible from the historic Greenwich Street steps and Darrell Place public rights of way.

Finally, a categorical exemption “*shall not be used* for a project which *may* cause a substantial adverse change in the significance of a historic resource” – or for a project that *may* have *any* other potentially significant environmental impacts due to its particular circumstances. (CEQA Guideline § 15300.2, subd.(c), (f), italics added; Pub. Resources Code § 21084, subd.(e).)

In the case at hand, the proposed project is located within the THHD, which identifies the gardens, greenbelts and footpaths as a “*superb design element*” of the Historic District. Primarily due to the proposed size and mass of the addition, which would intrude into and impact the Historic District’s open space and garden setting, the project *may* cause a substantial adverse change in the character and significance of the Historic District. The project would also cause the removal of at least one mature “significant tree” that is an important feature of the garden setting. It also has been the subject of a subdivision and Variance, which could further impact the historic setting. As such, a categorical exemption for this project cannot be used. Environmental review is required by CEQA.

We therefore respectfully request that you require a reduction of the size and mass of the proposed project addition, ensure that the fenestration and deck railing materials comply with the character of the Historic District, clarify the status of the pending subdivision application and variance, and ensure that an environmental review under CEQA is conducted prior to any final action by the Historic Preservation Commission on the proposed project at 1460 Montgomery and 285-87 Greenwich. The unique and historic nature of the Telegraph Hill Historic District requires these actions to be taken to ensure that the proposed project fully complies with the law and is consistent with the character of this special part of our special city.

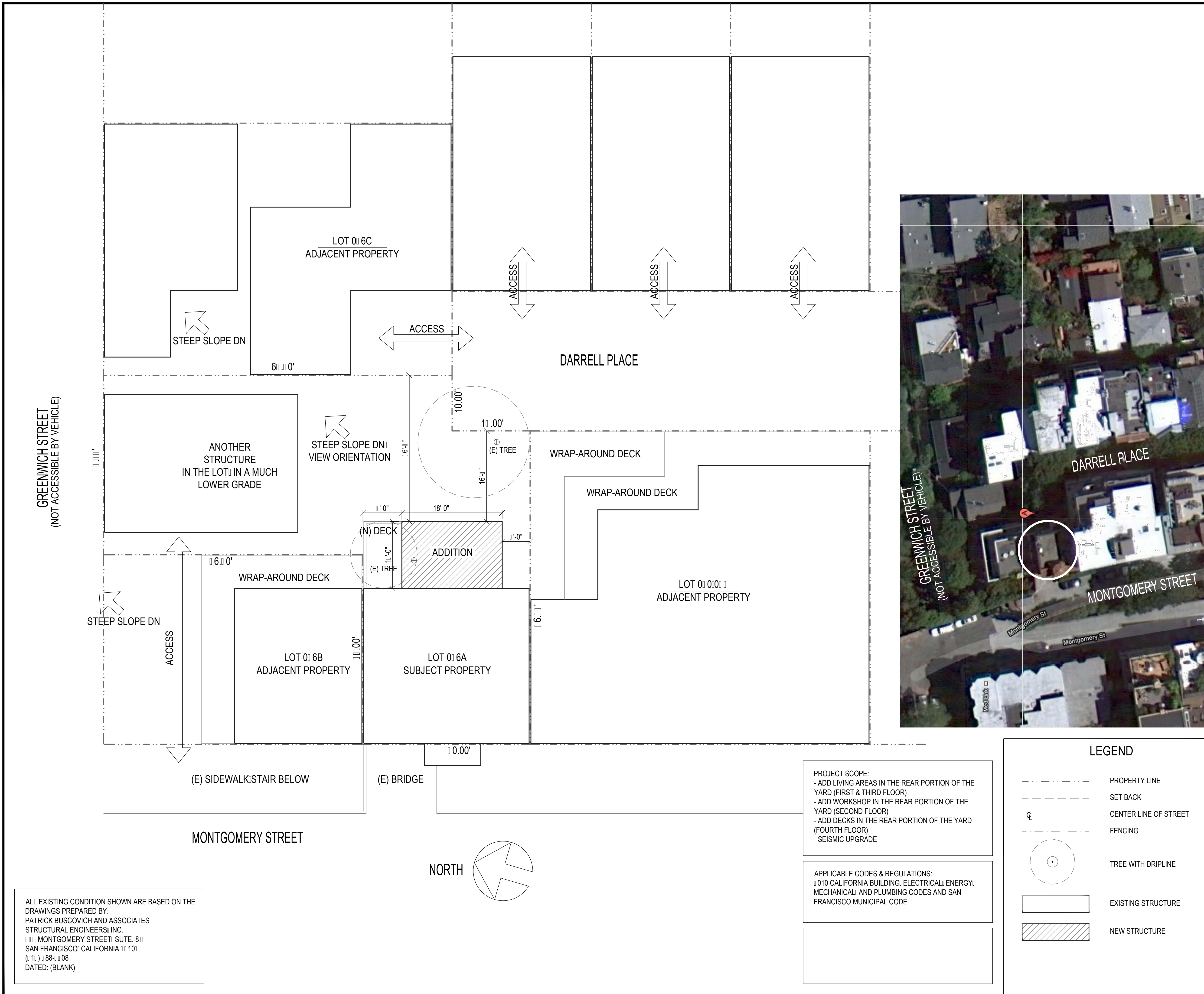
Sincerely,



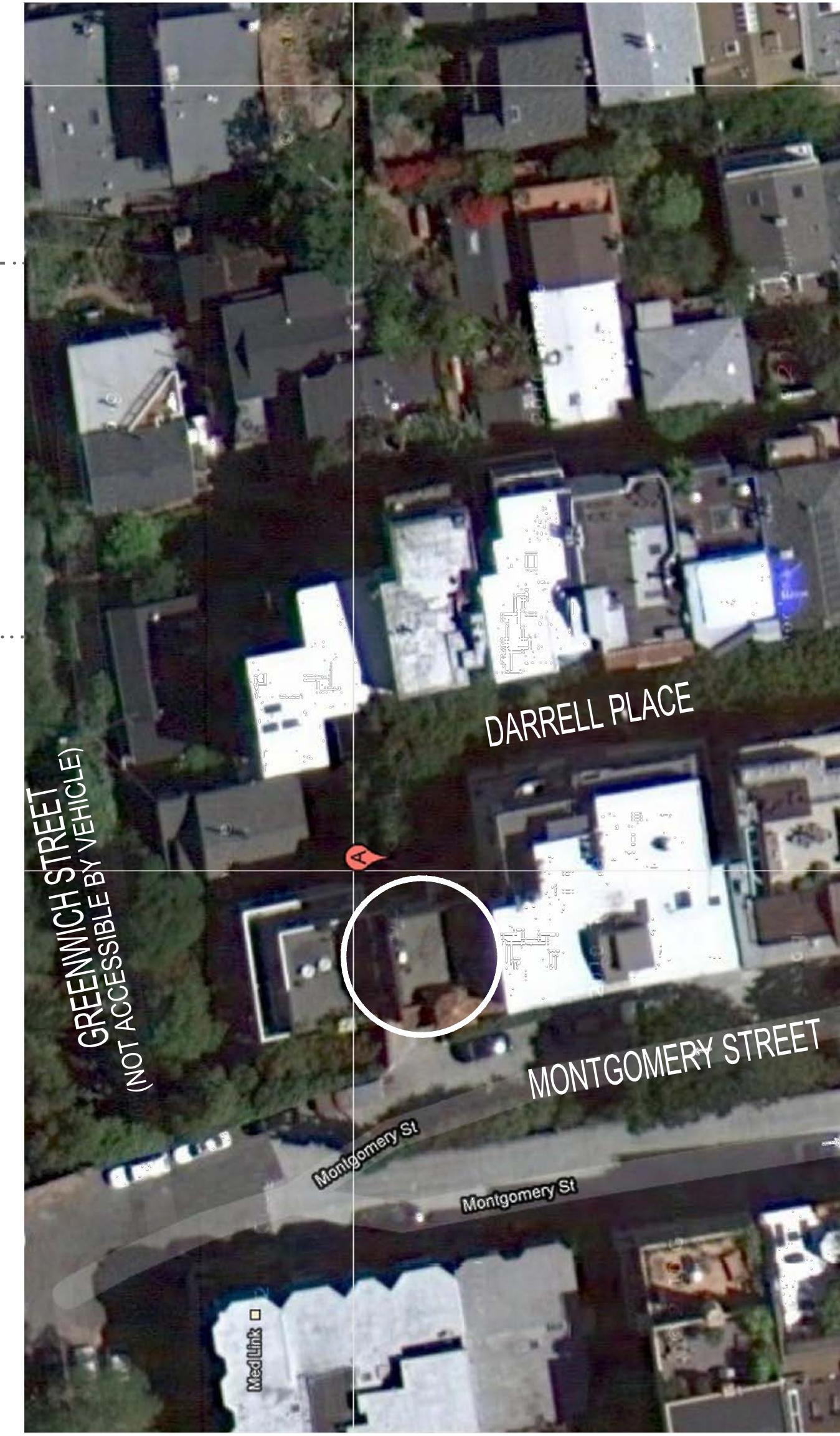
Jon Golinger  
President

cc: Tim Frye  
Pilar LaValley  
Bill Wycko, Environmental Review Officer

Enclosures



BUILDING & SITE DATA			
<b>GENERAL INFORMATION</b>			
ASSESSOR'S PARCEL NUMBER -OR- BLOCK-LOT: 008-0:6A			
ONING: RH-0			
OCCUPANCY TYPE: RESIDENTIAL - 0 FAMILY HOUSING			
CONSTRUCTION TYPE: V (WOOD)			
SLOPE:			
STORIES: 0			
LOT AREA	1:8	S.F.	
GROSS AREA	1:8	S.F.	
EASEMENT			
NET AREA	1:8	S.F.	
<b>IMPERVIOUS COVERAGE</b>			
EXISTING	N/A		
PROPOSED	N/A		
ALLOWED	N/A		
<b>STRUCTURAL COVERAGE</b>			
EXISTING	N/A		
PROPOSED	N/A		
ALLOWED	N/A		
<b>BUILDING AREAS</b>			
	EXISTING	ADDITION	PROPOSED
FIRST FL.	08	16	100
SECOND FL. (GARAGE)	06	16	10
THIRD FL.	68	18	8
FOURTH FL.	06		06
FLOOR AREA TOTAL: 001 S.F. (LIVING); 10 S.F. (GARAGE/WORKSHOP)			
MAX. ALLOWED: N/A			
<b>WALL PERIMETER</b>			
EXISTING	N/A		
EXISTING TO REMAIN	N/A		
<b>ELEVATION</b>			
LOWEST POINT	N/A		
HIGHEST POINT	N/A		
AVERAGE POINT	N/A		
TOP MOST POINT	N/A		
<b>OWNER INFORMATION</b>			
NAME	DAVID TAYLOR		
ADDRESS	1:60 MONTGOMERY ST., SAN FRANCISCO, CA 0010		
PHONE:	(6:0) 000-1006		
<b>SHEET INDEX</b>			
A-1 EXISTING SITE PLAN, BUILDING & SITE DATA, SHEET INDEX			
A-2 A PHOTOS OF EXISTING & NEIGHBORHOOD			
A-3 B PHOTOS OF EXISTING & NEIGHBORHOOD			
A-4 C 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			
L-1 PLANTING PLANS			
L-2 PLANTING NOTES AND DETAILS			



REVISIONS BY

EXISTING SITE PLAN; BUILDING & SITE DATA; SITE INDEX

ADDITION

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

jeanne liem

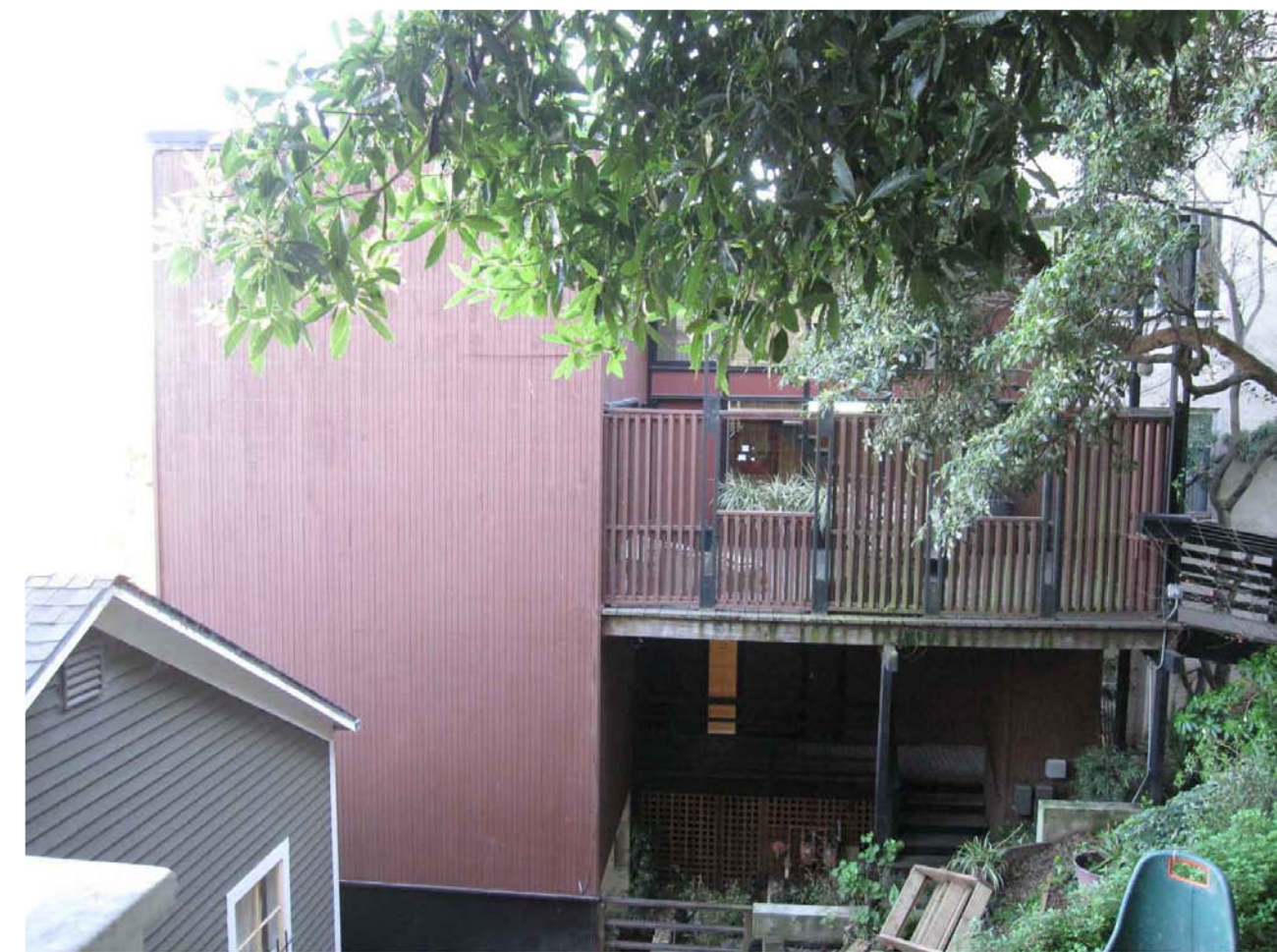
architecture + design  
 4013 yolo drive  
 san jose, ca 95136  
 T (408) 391-1938  
 F (408) 264-6107  
 jeanne@liem-arch.com  
 www.liem-arch.com

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.  
 000 MONTGOMERY STREET, SUITE. 800  
 SAN FRANCISCO, CALIFORNIA 0010  
 (011) 088-008  
 DATED: (BLANK)

DATE: 04-02-12  
 SCALE: 1/8"=1'-0"  
 DRAWN: J.L.  
 JOB: MONTGOMERY  
 SHEET:  
**A-1**  
 OF SHEETS



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



ADJACENT BLD. (LOT 026B)



SUBJECT PROPERTY



ADJACENT BLD. (LOT 040/045)

PHOTOS OF EXISTING & NEIGHBORHOOD



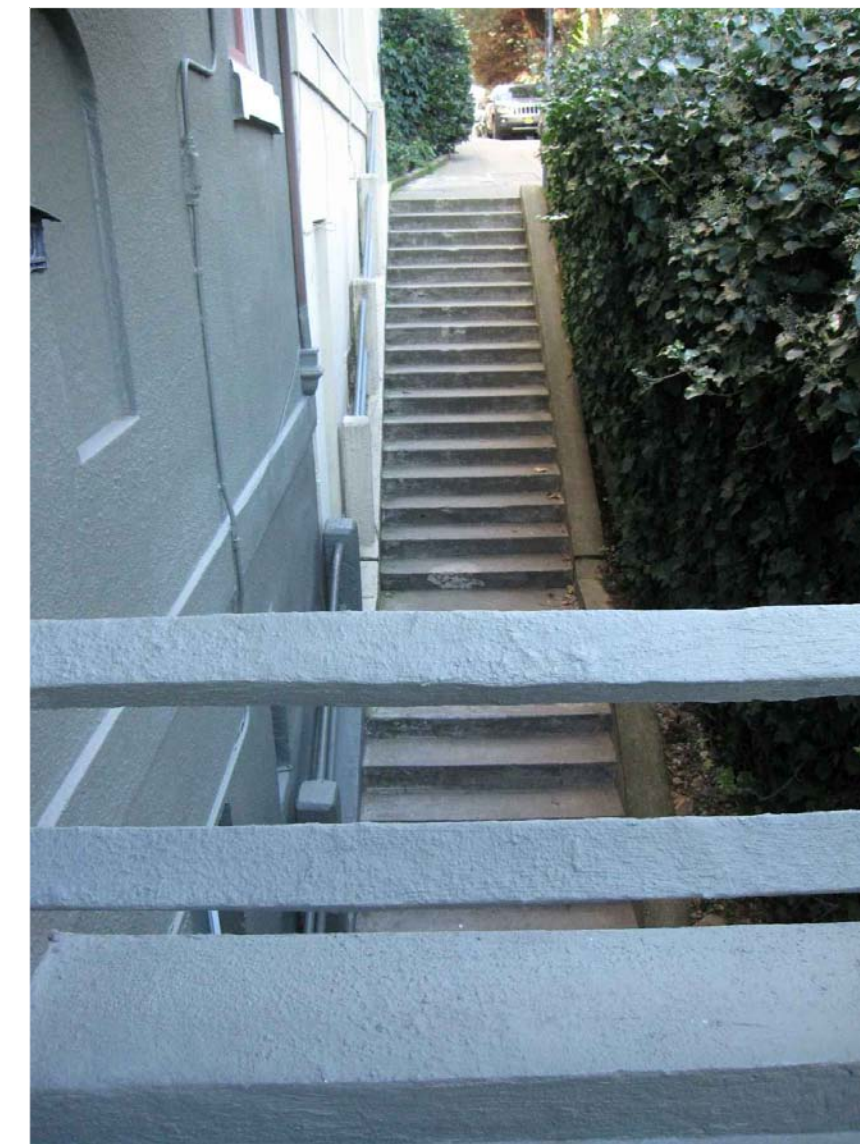
VIEW TOWARD THE OTHER BLD. STRUCTURE IN THE LOT (STRUCTURE IS MUCH LOWER THAN SUBJECT PROPERTY DUE TO STEEP SLOPE)



REAR VIEW OF LOT 026B



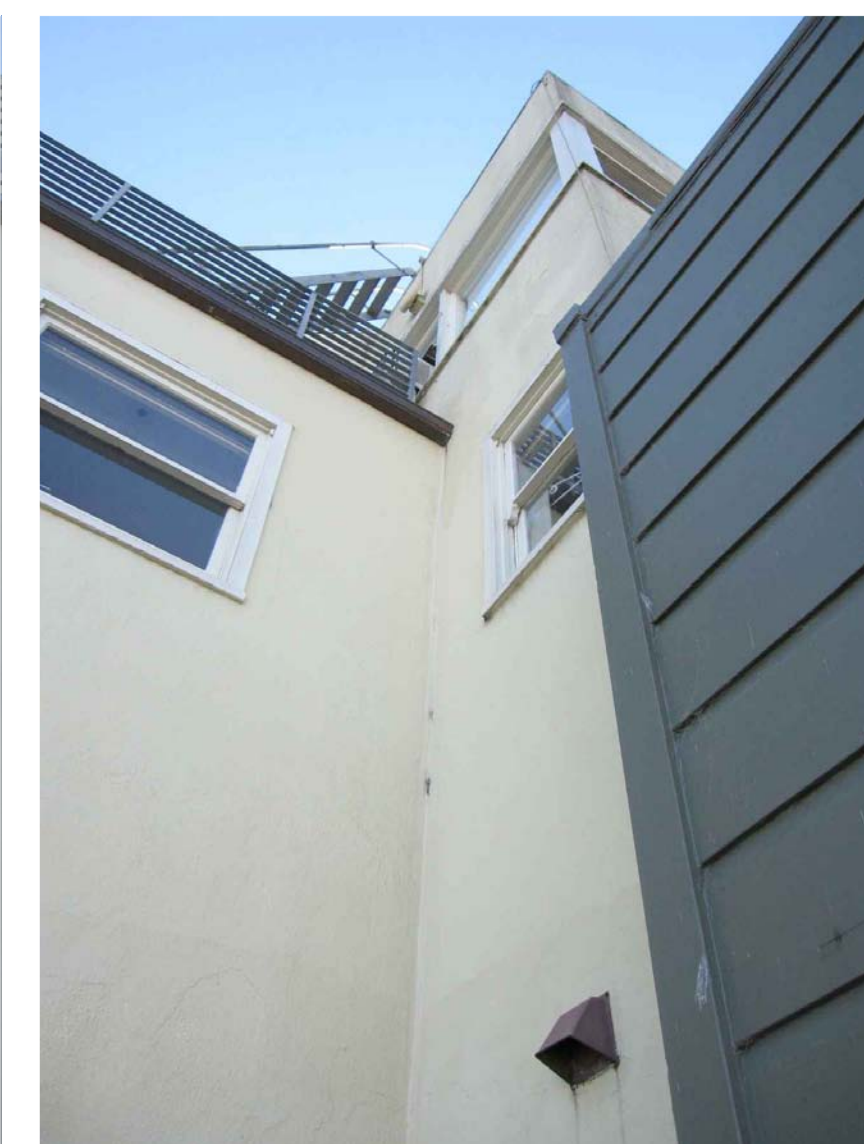
REAR VIEW OF SUBJECT PROPERTY



VIEW FROM BRIDGE TOWARD STAIR BELOW

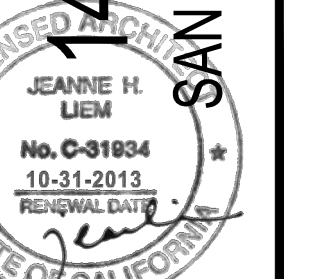


VIEW FROM THE STAIR TOWARD LOT 026B & BRIDGE



VIEW TOWARD LOT 040/045 (DIFFERENT ANGLES)

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



jeanne liem

architecture + design  
4013 yolo drive  
san jose, ca 95136  
T (408) 391-1938  
F (408) 264-6107  
jeanne@liem-arch.com  
www.liem-arch.com

DATE: 02-14-12  
SCALE: 1/4"=1'-0"  
DRAWN: J.L.  
JOB: MONTGOMERY  
SHEET:

A-2A

OF SHEETS

PHOTOS OF EXISTING & NEIGHBORHOOD

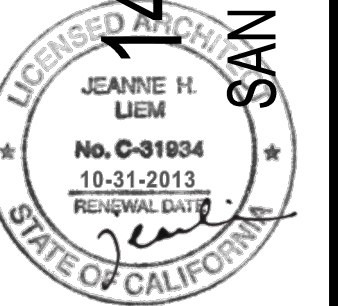


VIEW TOWARD SUBJECT PROPERTY & SURROUNDING

- THERE IS A SUDDEN SLOPE CHANGE IN THE LAST 2 BUILDINGS (SUBJECT PROPERTY AND LOT 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

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



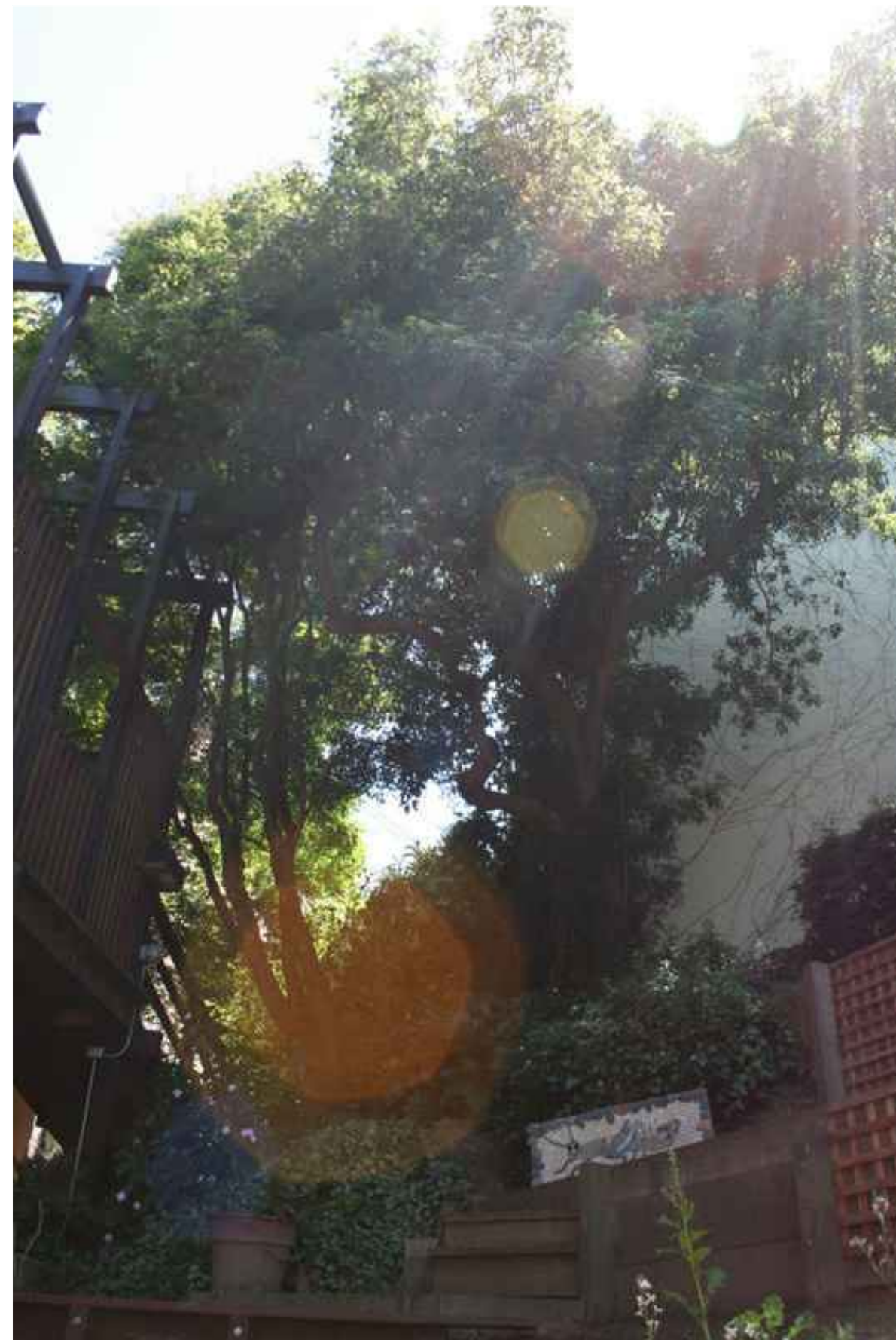
jeanne liem

architecture + design  
 4013 yolo drive  
 san jose, ca 95136  
 T (408) 391-1938  
 F (408) 264-6107  
 jeanne@liem-arch.com  
 www.liem-arch.com

DATE: 02-14-12  
 SCALE: 1/4"=1'-0"  
 DRAWN: J.L.  
 JOB: MONTGOMERY  
 SHEET:

**A-2B**

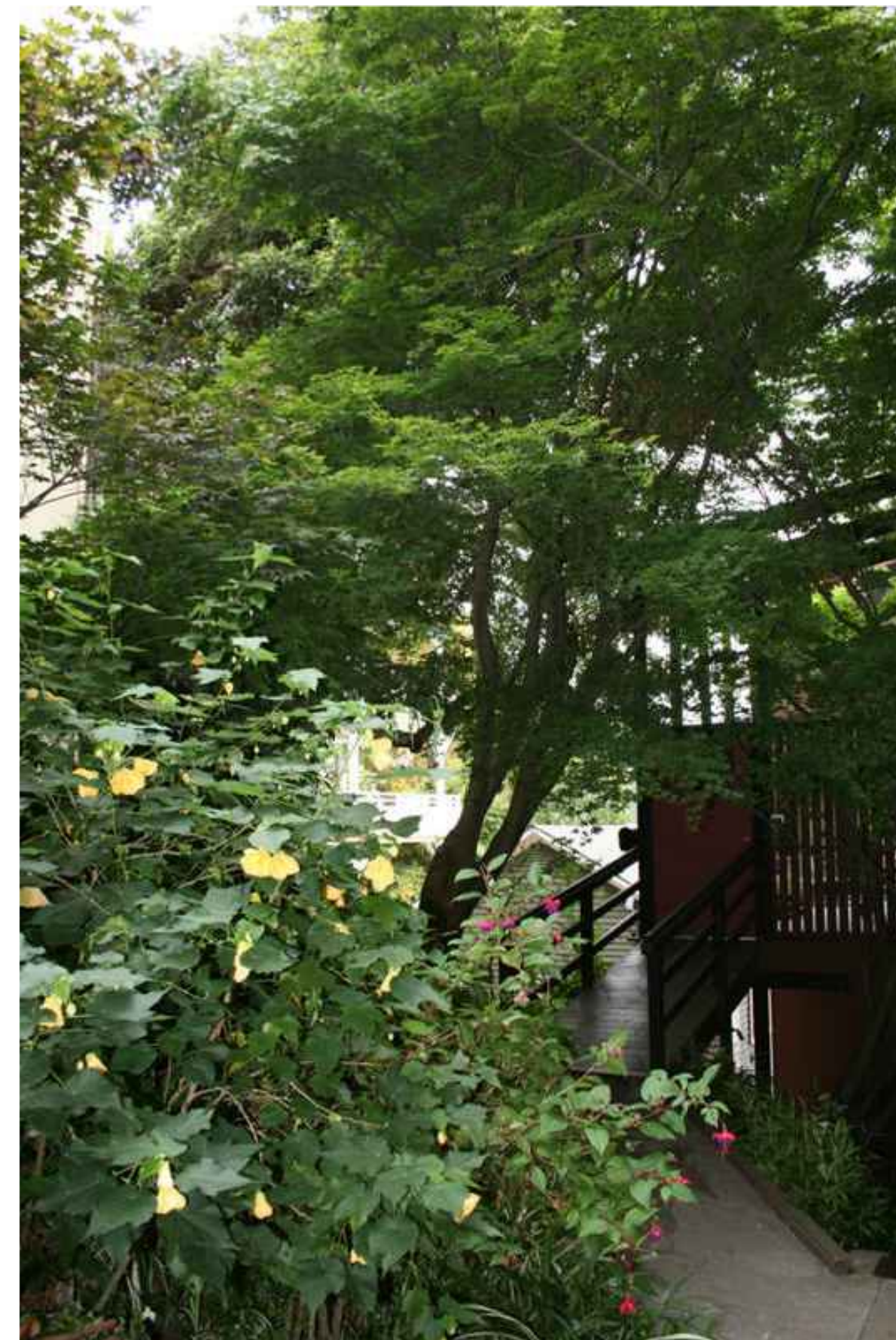
OF SHEETS



VIEW TO DARRELL PLACE



VIEW FROM DARRELL PLACE



VIEW FROM DARRELL PLACE



VIEW FROM DARRELL PLACE



VIEW TO GREENWICH STEPS



VIEW FROM GREENWICH STEPS

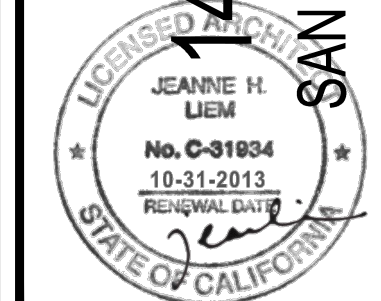


VIEW FROM GREENWICH STEPS

REVISIONS BY

PHOTOS OF  
EXISTING &  
NEIGHBORHOOD

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



*jeanne liem*

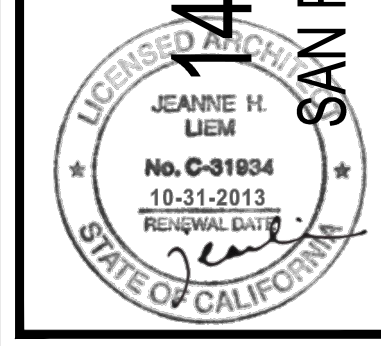
architecture + design  
4013 yolo drive  
san jose, ca 95136  
T (408) 391-1938  
F (408) 264-6107  
jeanne@liem-arch.com  
www.liem-arch.com

DATE: 02-14-12  
SCALE: 1/4"=1'-0"  
DRAWN: J.L.  
JOB: MONTGOMERY  
SHEET:

**A-2C**

OF SHEETS



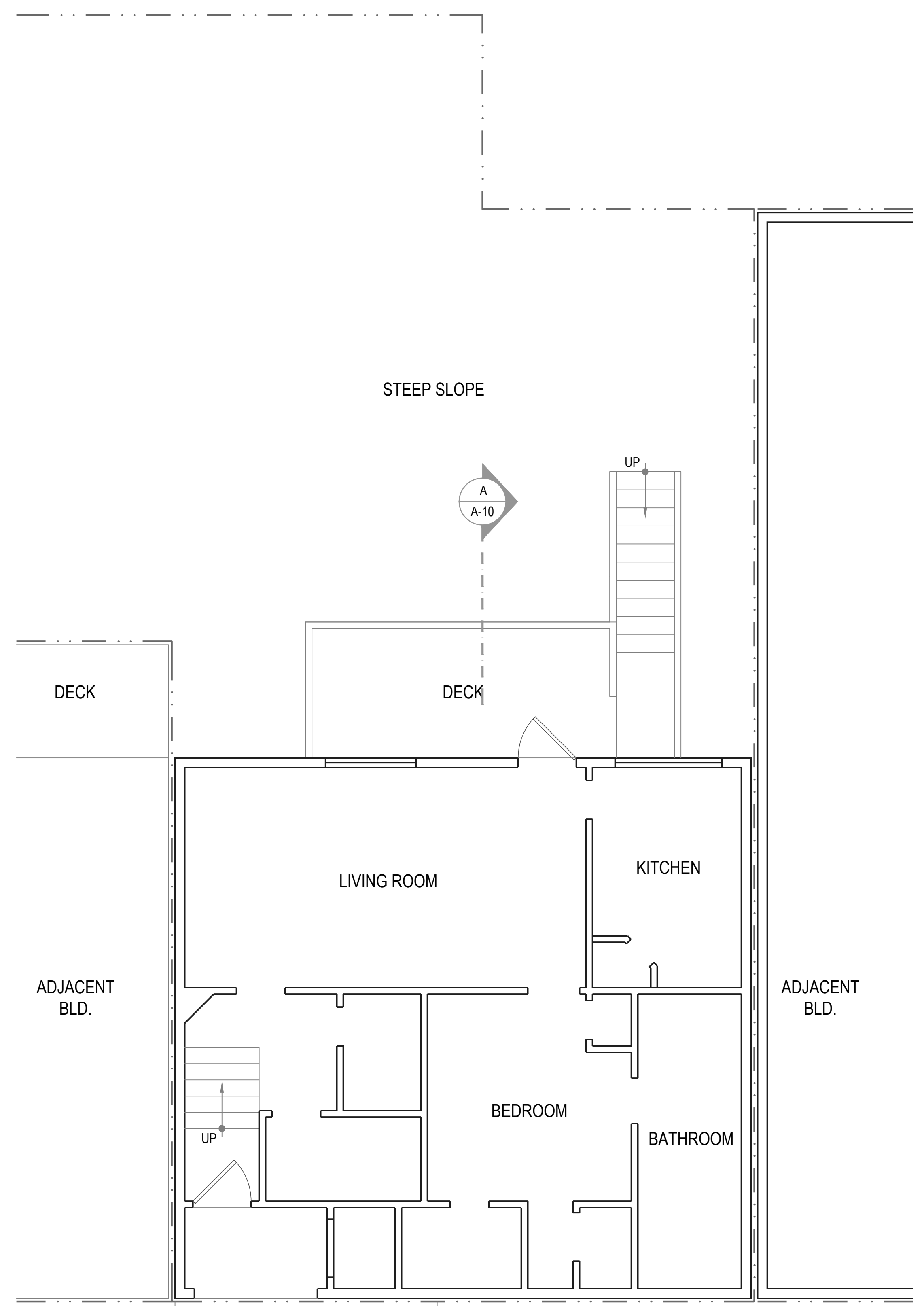


*jeanne liem*

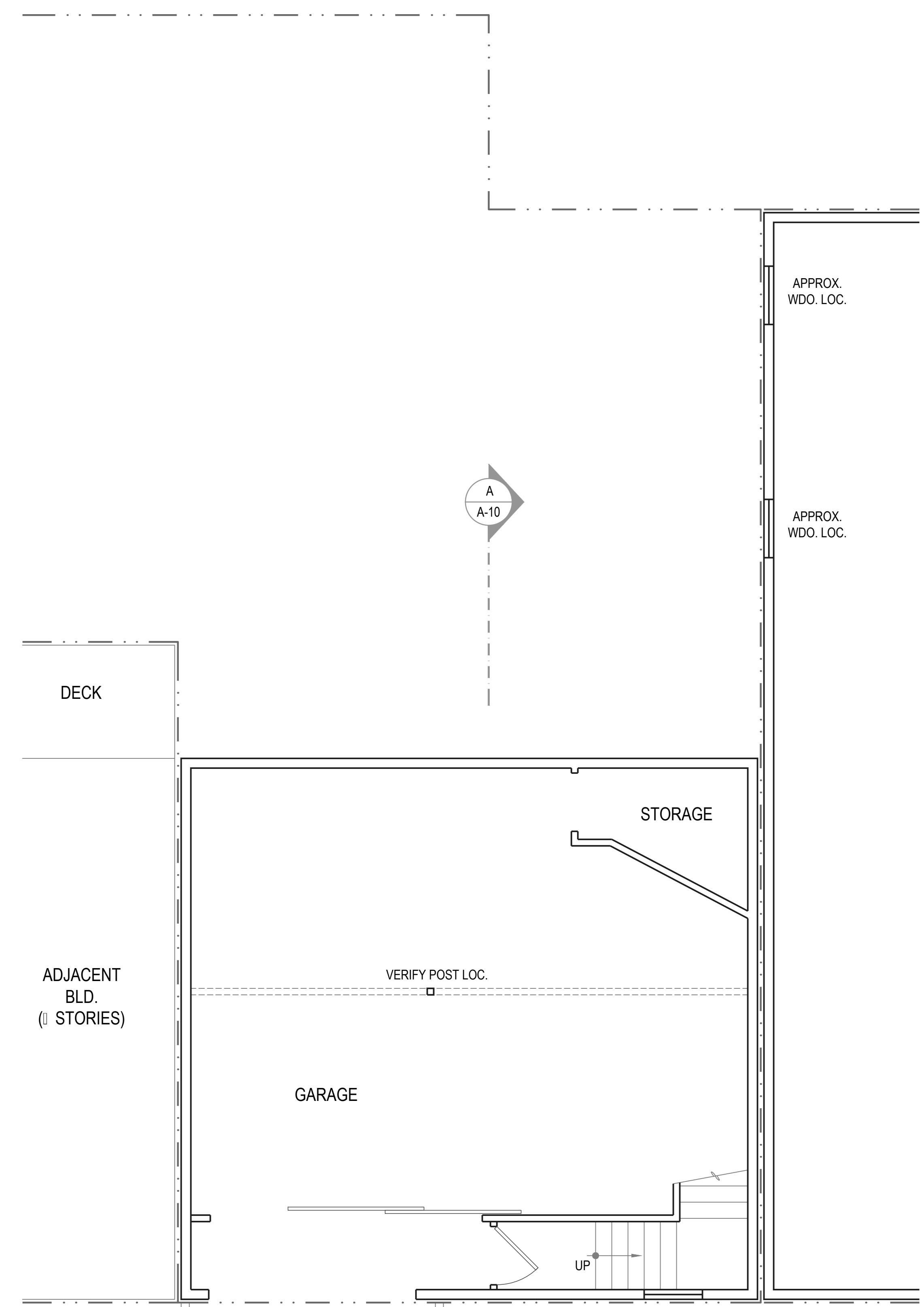
architecture + design  
4013 yolo drive  
san jose, ca 95136  
T (408) 391-1938  
F (408) 264-6107  
jeanne@liem-arch.com  
www.liem-arch.com

DATE: 02-14-12  
SCALE: 1/4"=1'-0"  
DRAWN: J.L.  
JOB: MONTGOMERY  
SHEET:

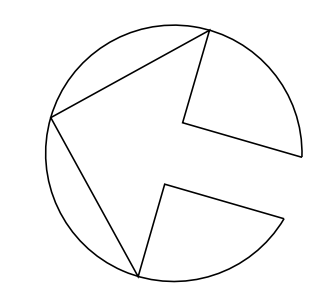
**A-3**  
OF . SHEETS



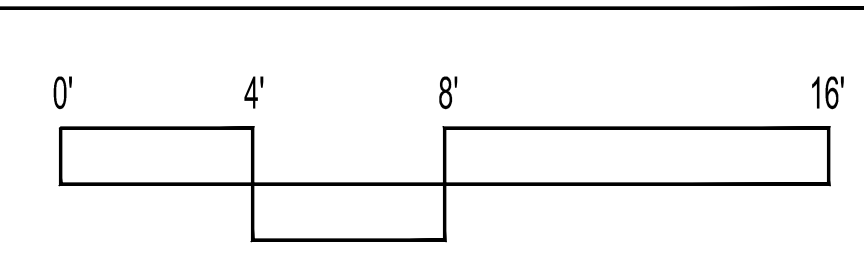
(E) SIDEWALK/STAIRS  
**EXISTING FIRST FLOOR PLAN**

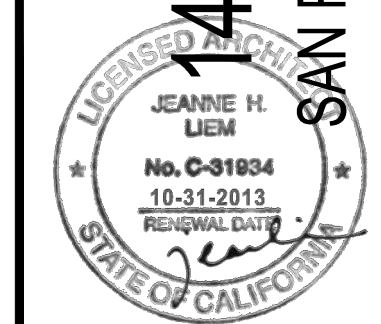


**EXISTING SECOND FLOOR PLAN**



NOTE:  
ALL DIMENSIONS ARE APPROXIMATE & MEASURED  
FROM FINISH TO FINISH.  
FIELD VERIFY EXISTING CONDITIONS.  
FIELD VERIFY POST LOCATIONS.





jeanne liem

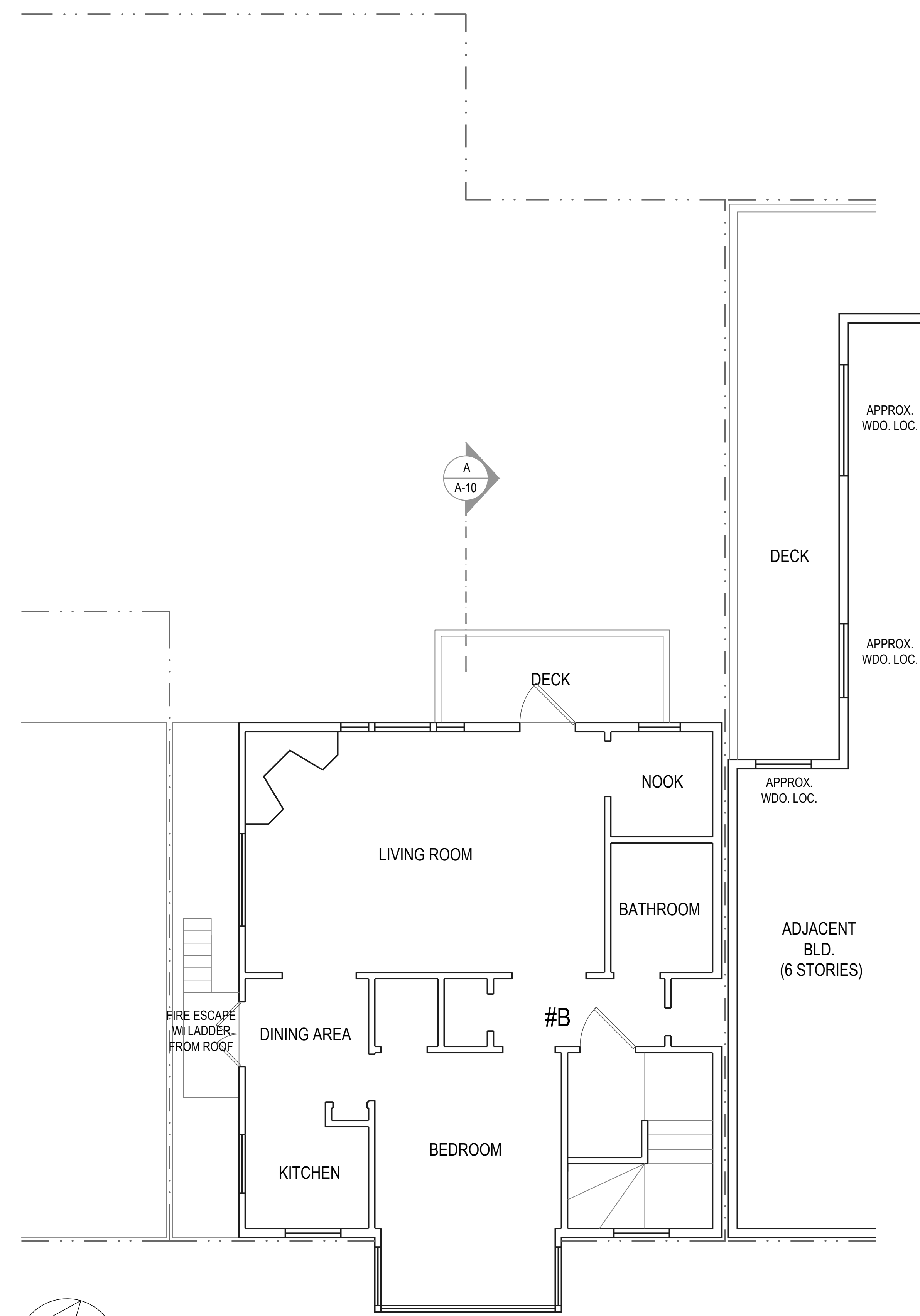
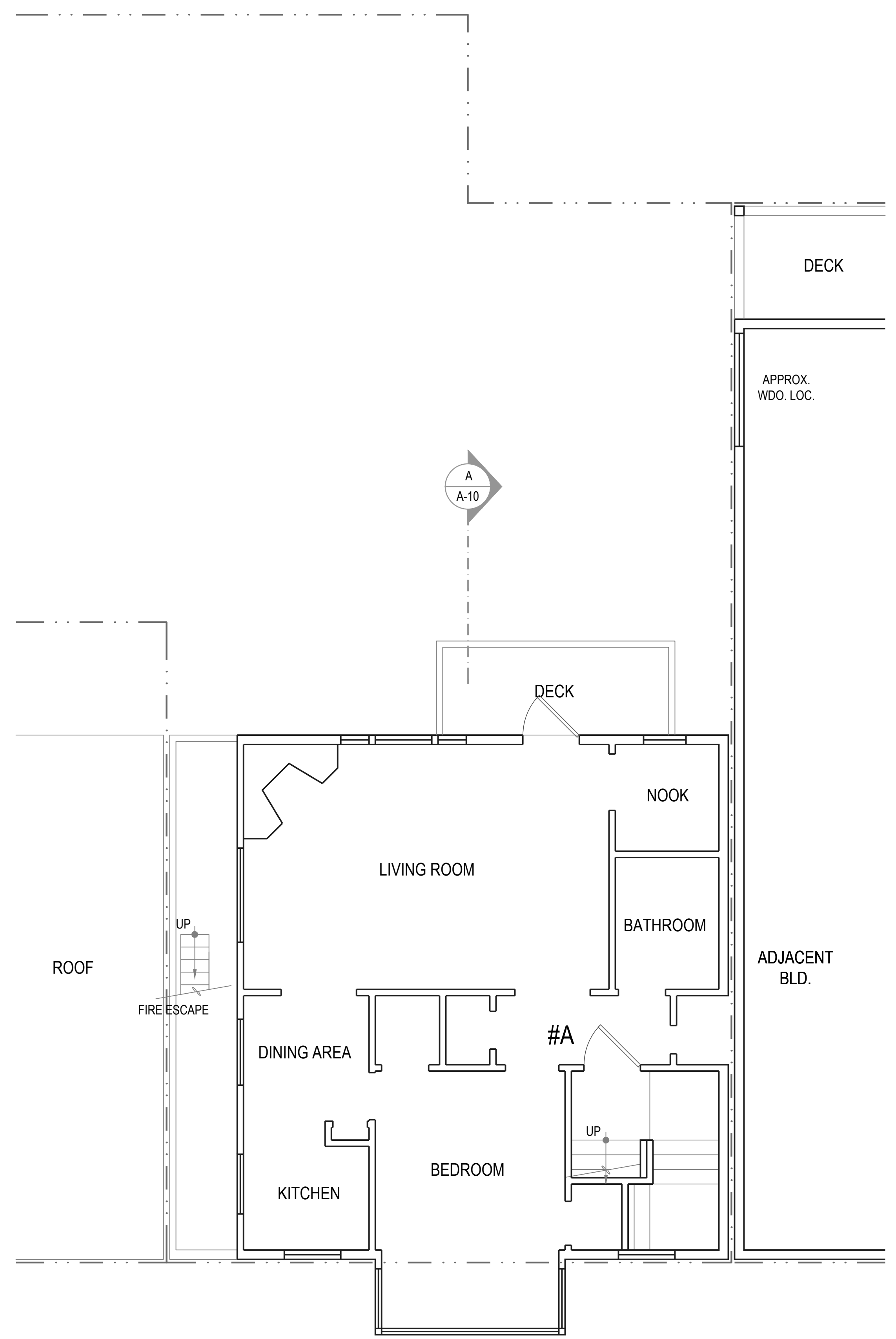
architecture + design  
4013 yolo drive  
san jose, ca 95136  
T (408) 391-1938  
F (408) 264-6107  
jeanne@liem-arch.com  
www.liem-arch.com

DATE: 02-21-12  
SCALE: 1/4"=1'-0"  
DRAWN: J.L.  
JOB: MONTGOMERY  
SHEET:

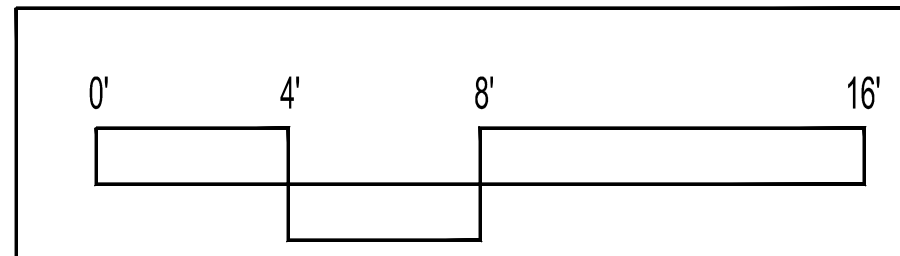
**A-4**  
OF . SHEETS



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



NOTE:  
ALL DIMENSIONS ARE APPROXIMATE & MEASURED  
FROM FINISH TO FINISH.  
FIELD VERIFY EXISTING CONDITIONS.  
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 15 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**
- 11 INCHES CLEAR FROM WATER CLOSET TO FINISH
  - 10 INCHES CLEAR IN FRONT OF WATER CLOSET
  - 10 INCHES CLEAR IN FRONT OF FURNACE
- WATER FIXTURES**
- TOILET: MAX. 1.8 GALLON PER FLUSH -OR- DUAL-FLUSH.
  - SHOWER HEADS: 1.0 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)

jeanne liem

architecture + design  
 4013 yolo drive  
 san jose, ca 95136  
 T (408) 391-1938  
 F (408) 264-6107  
 jeanne@liem-arch.com  
 www.liem-arch.com

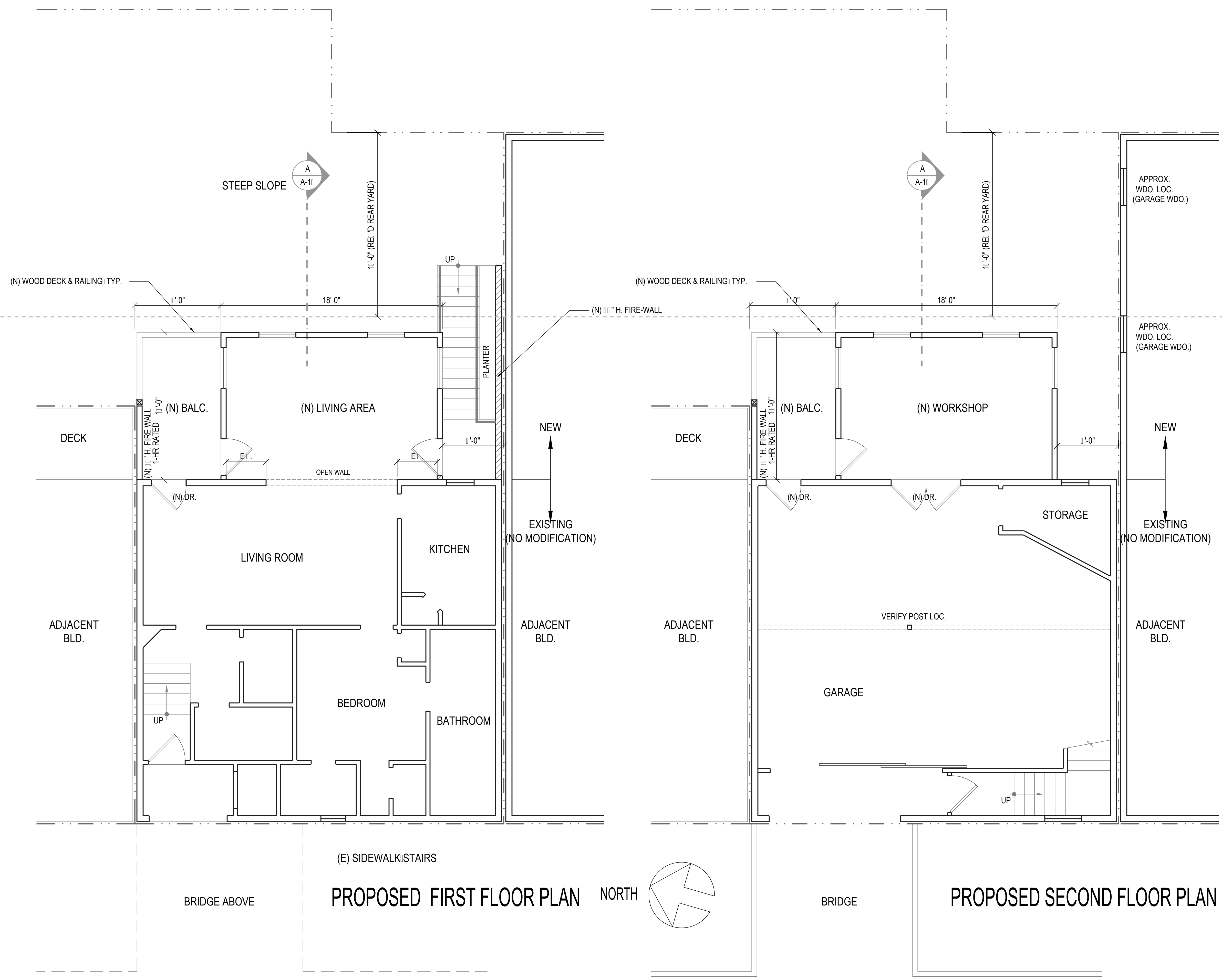
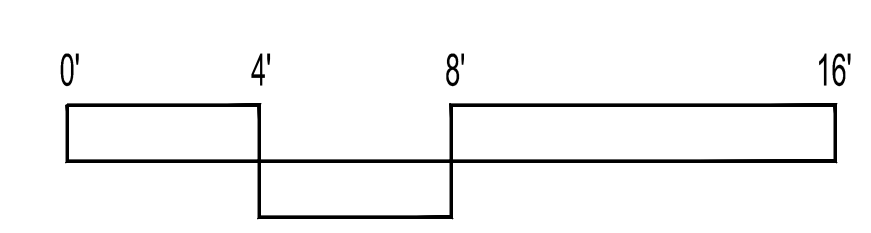
DATE: 04-02-12  
 SCALE: 1/4"=1'-0"  
 DRAWN: J.L.  
 JOB: MONTGOMERY  
 SHEET:

**A-5**  
 OF SHEETS

NOTE:  
 ALL DIMENSIONS ARE APPROXIMATE & MEASURED FROM FINISH TO FINISH.  
 FIELD VERIFY EXISTING CONDITIONS.  
 FIELD VERIFY POST LOCATIONS.

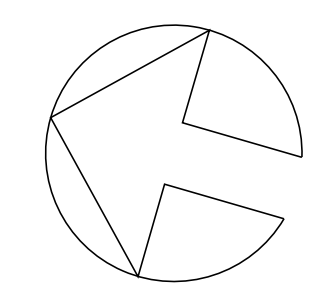
WALL LEGEND

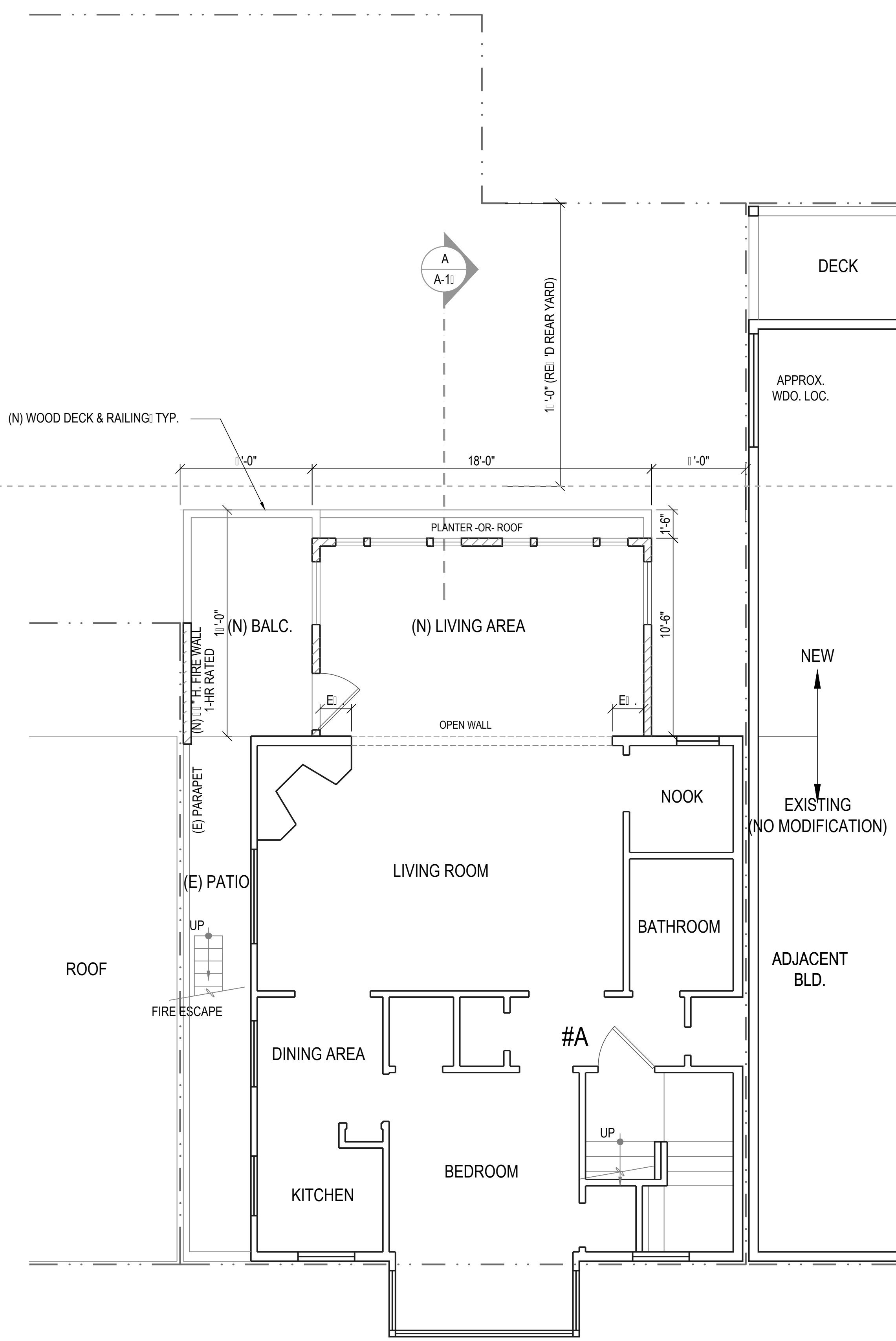
- (E) WALL
- (E) WALL TO BE REMOVED
- (N) WALL



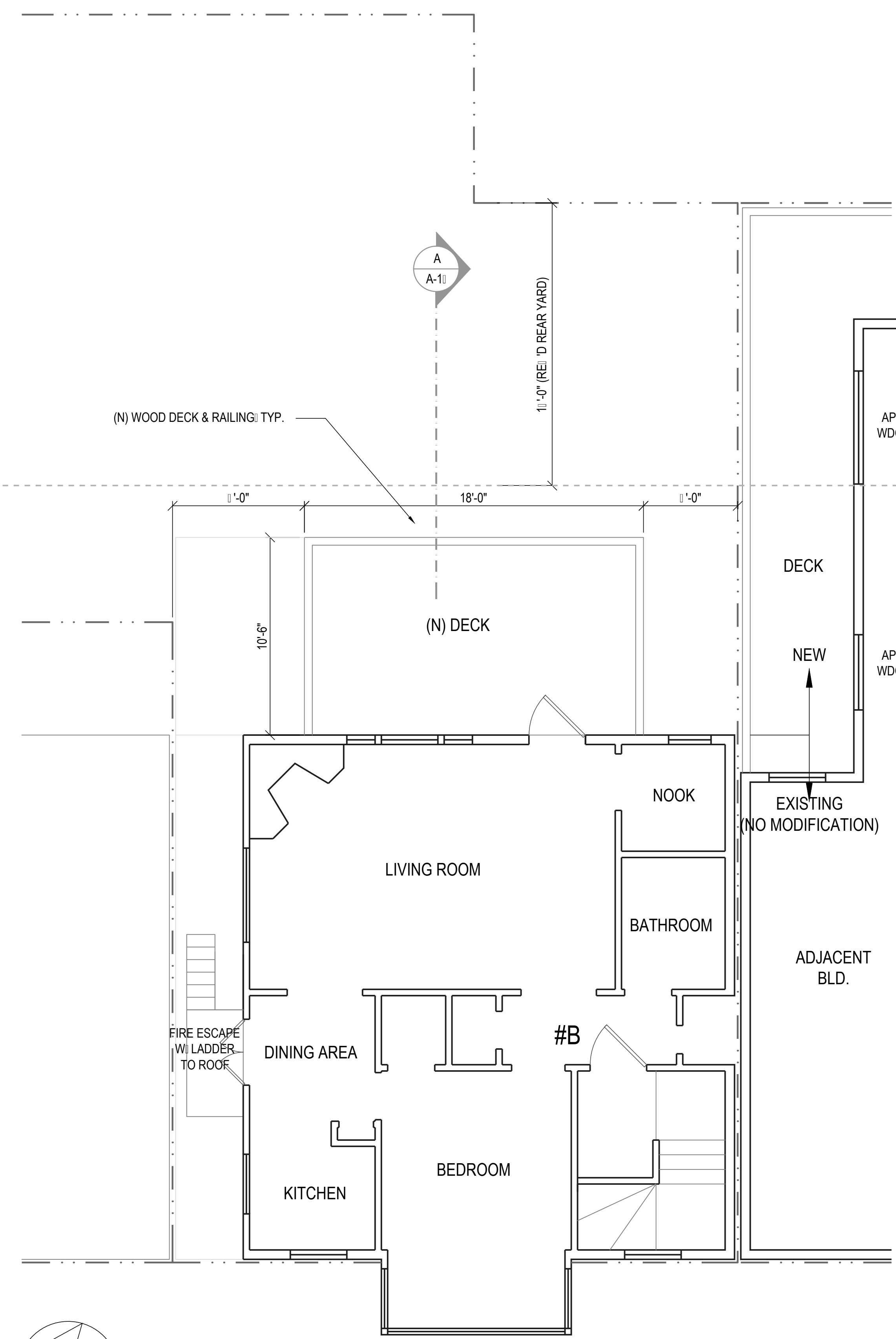
PROPOSED FIRST FLOOR PLAN

PROPOSED SECOND FLOOR PLAN

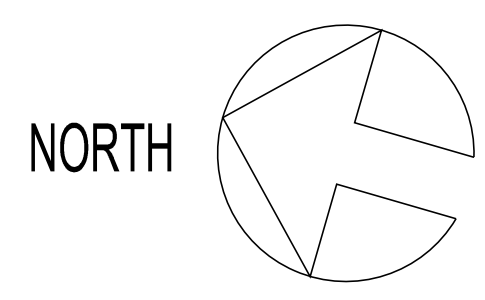




PROPOSED THIRD FLOOR PLAN



PROPOSED FOURTH FLOOR PLAN



NOTE:  
ALL DIMENSIONS ARE APPROXIMATE & MEASURED FROM FINISH TO FINISH.  
FIELD VERIFY EXISTING CONDITIONS.  
FIELD VERIFY POST LOCATIONS.

**WALL LEGEND**

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

EXISTING FRONT EXTERIOR ELEVATION

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

jeanne liem

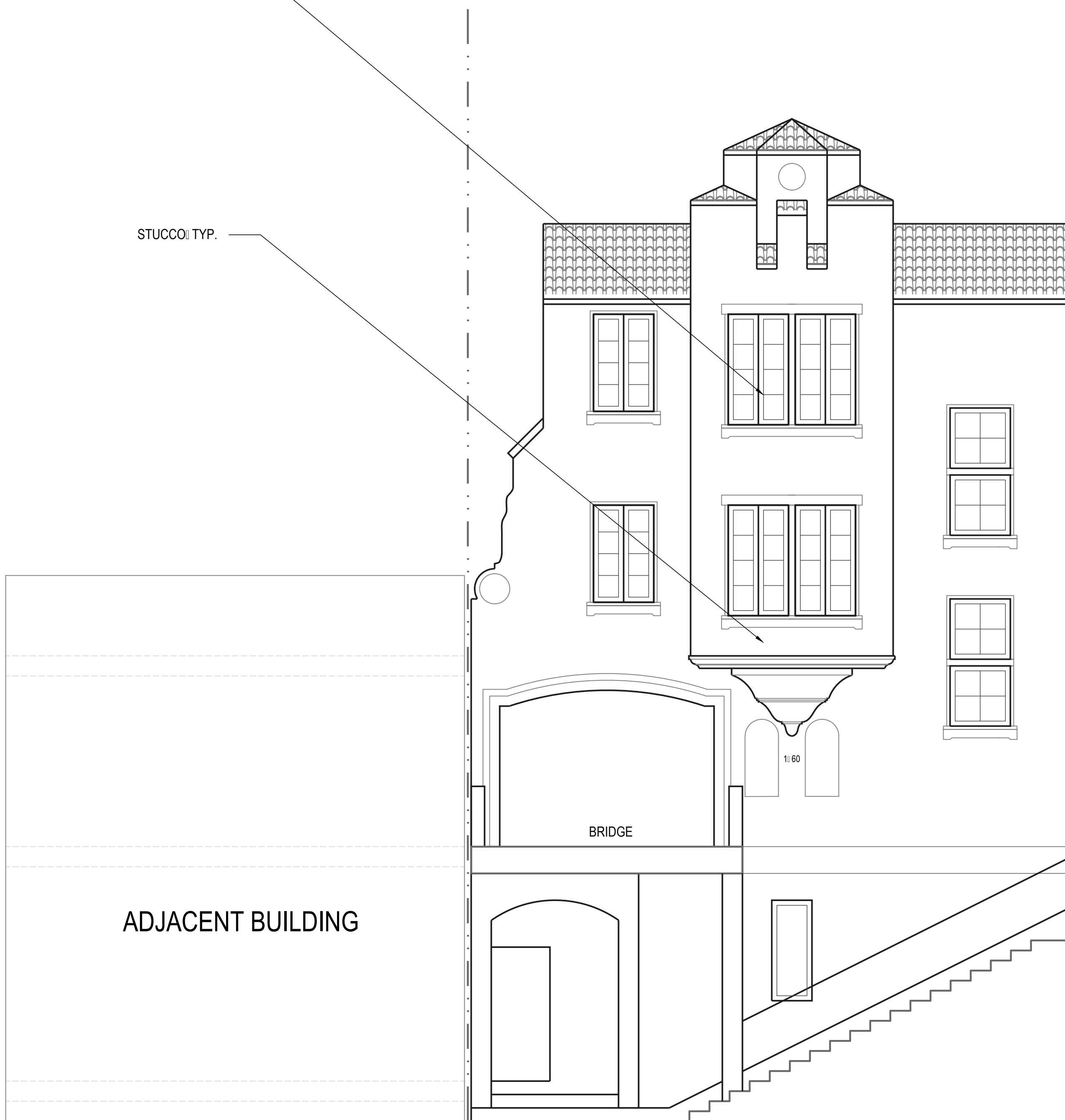
architecture + design  
4013 yolo drive  
san jose, ca 95136  
T (408) 391-1938  
F (408) 264-6107  
jeanne@liem-arch.com  
www.liem-arch.com

DATE: 02-21-12  
SCALE: 1/4"=1'-0"  
DRAWN: J.L.  
JOB: MONTGOMERY  
SHEET:

A-7  
OF SHEETS

WOOD WINDOW W/ WOOD TRIM: TYP.

STUCCO: TYP.



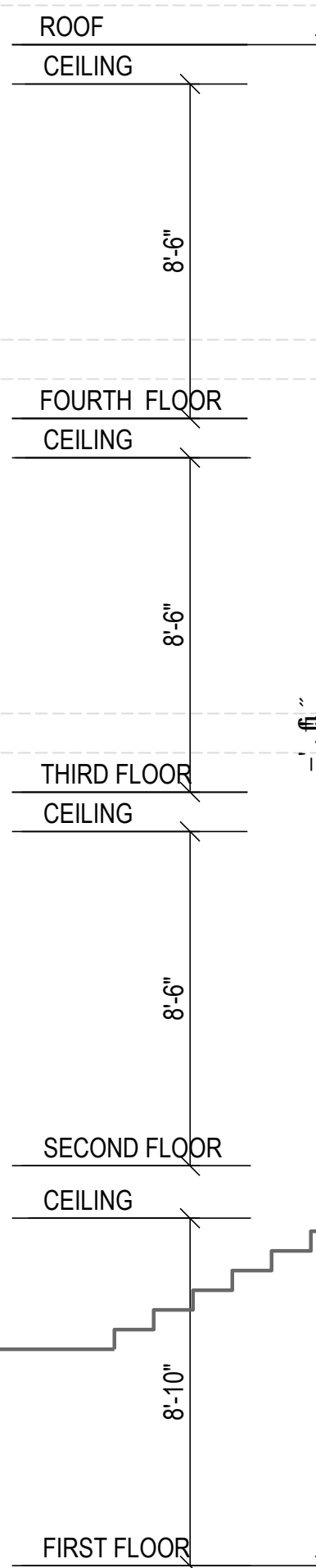
ADJACENT BUILDING



SUBJECT PROPERTY

ADJACENT BUILDING

ADJACENT BUILDING



EXISTING FRONT EXTERIOR ELEVATION  
NO MODIFICATION AT THIS ELEVATION

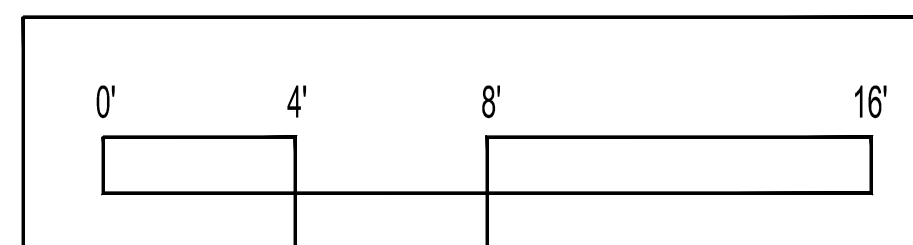
NOTE:  
RIGHT EXTERIOR ELEVATION IS COMPLETELY  
BLOCKED BY ADJACENT BUILDING



ADJACENT BUILDING



ADJACENT BUILDING  
VIEW FROM BRIDGE

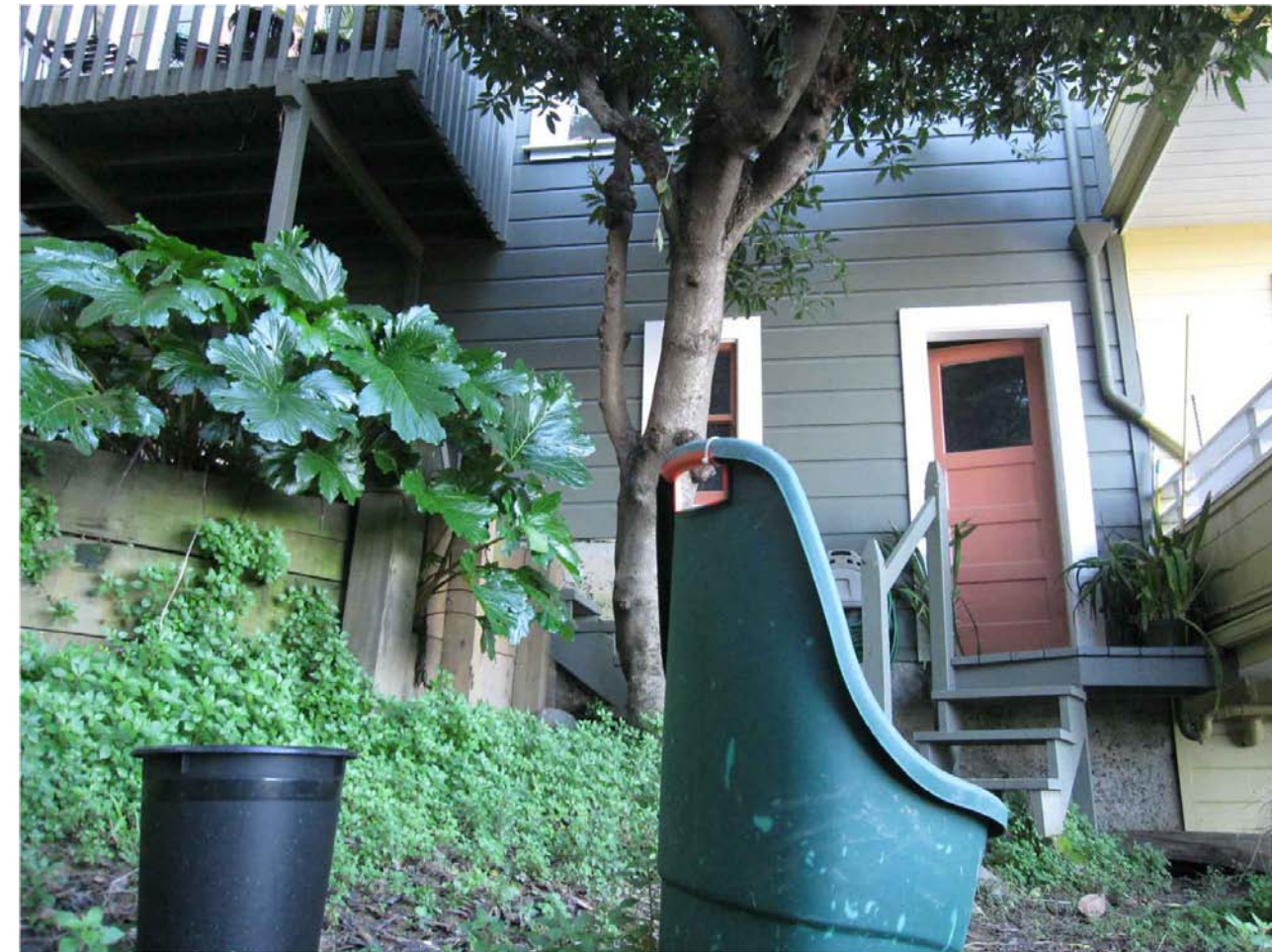




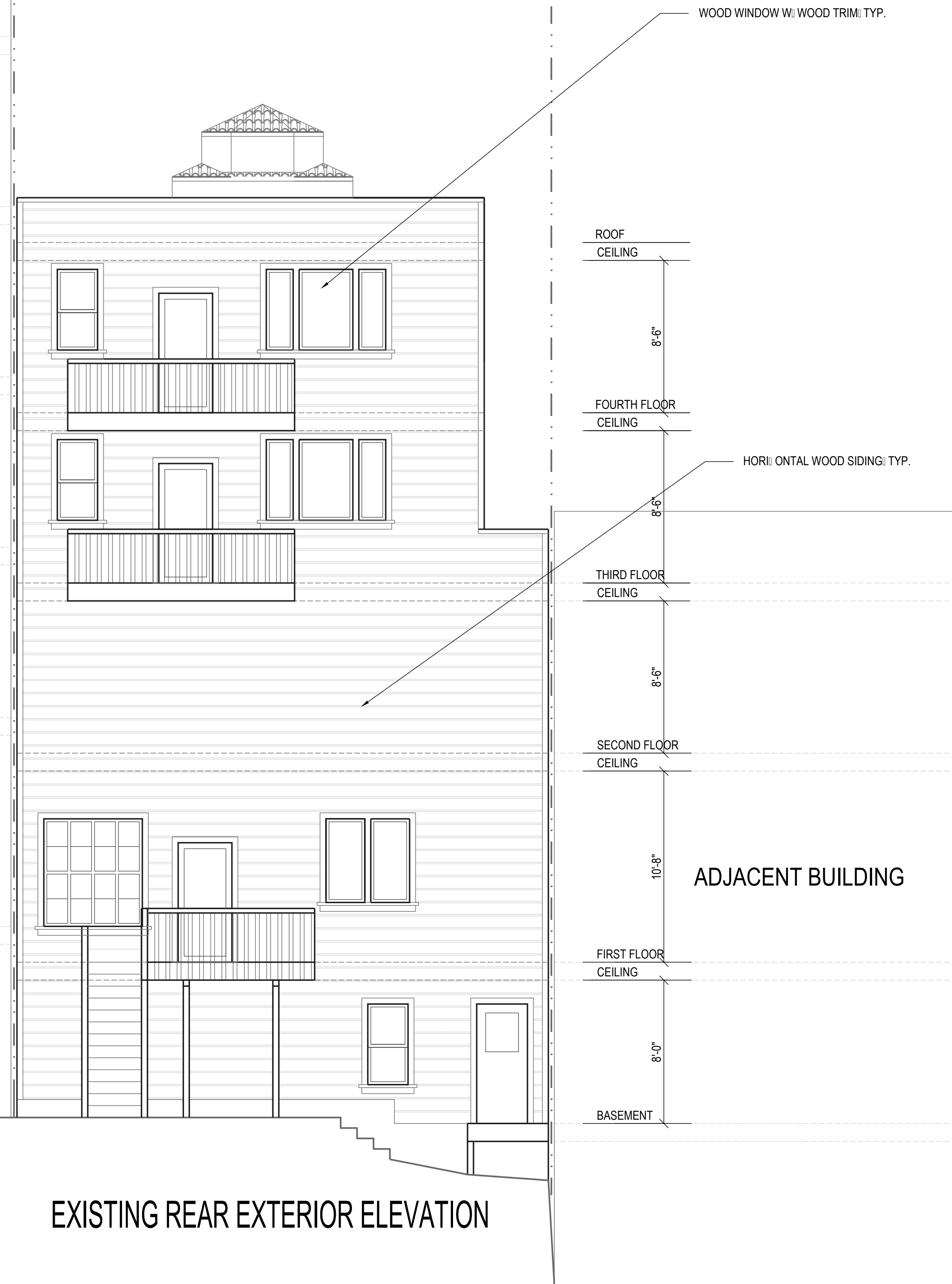
VIEW FROM BUILDING 040/045



ADJACENT BUILDING



VARIOUS VIEWS TOWARD REAR ELEVATION



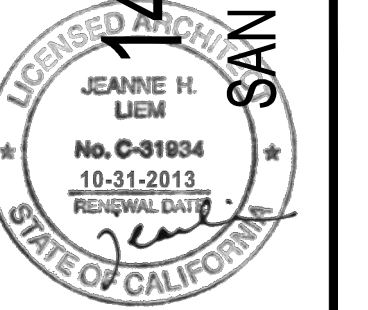
EXISTING REAR EXTERIOR ELEVATION

ADJACENT BUILDING

REVISIONS BY

EXISTING  
REAR  
EXTERIOR  
ELEVATION

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



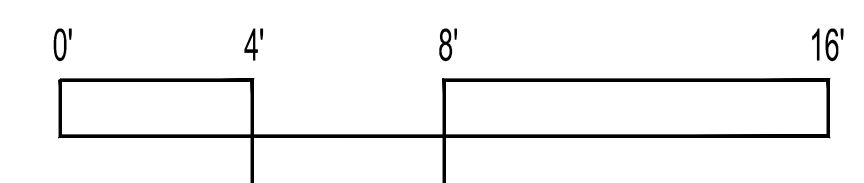
*jeanne liem*

architecture + design  
4013 yolo drive  
san jose, ca 95136  
T (408) 391-1938  
F (408) 264-6107  
jeanne@liem-arch.com  
www.liem-arch.com

DATE: 02-15-12  
SCALE: 1/4"=1'-0"  
DRAWN: J.L.  
JOB: MONTGOMERY  
SHEET:

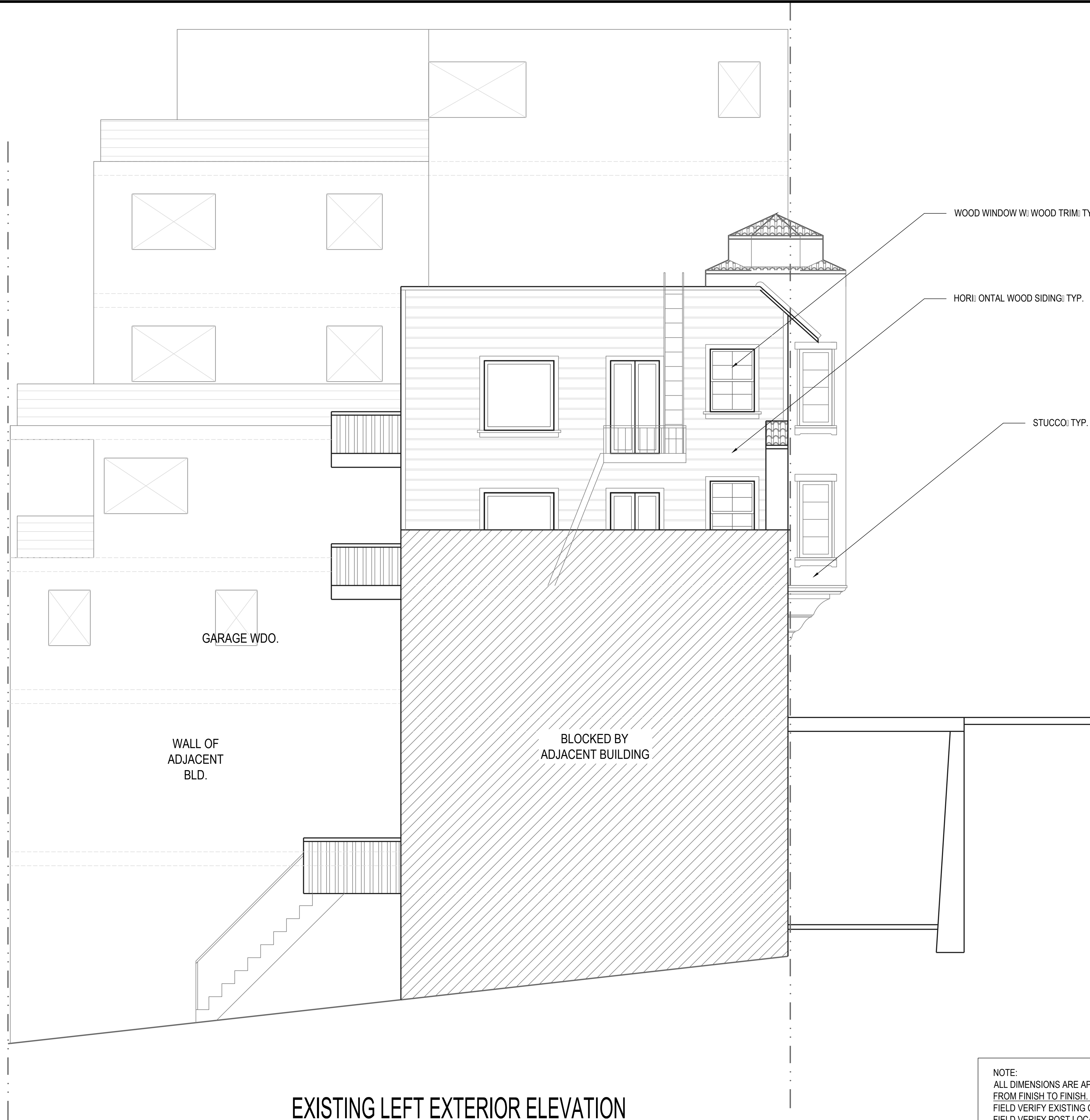
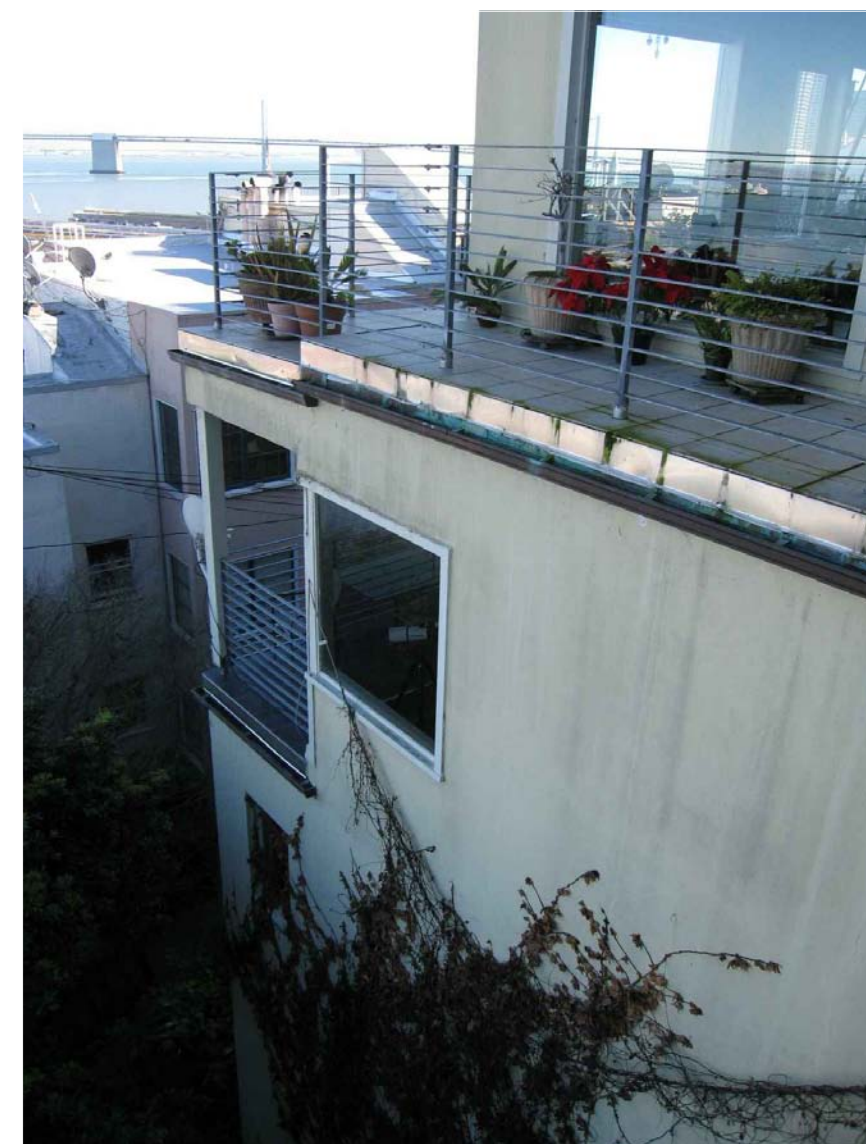
**A-8**

OF SHEETS



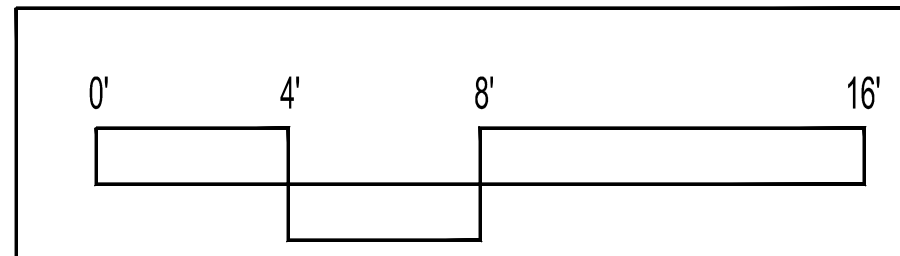


VARIOUS VIEWS  
TOWARD ADJACENT  
BUILDING



EXISTING LEFT EXTERIOR ELEVATION

NOTE:  
ALL DIMENSIONS ARE APPROXIMATE & MEASURED  
FROM FINISH TO FINISH.  
FIELD VERIFY EXISTING CONDITIONS.  
FIELD VERIFY POST LOCATIONS.



REVISIONS BY

EXISTING  
LEFT  
EXTERIOR  
ELEVATION

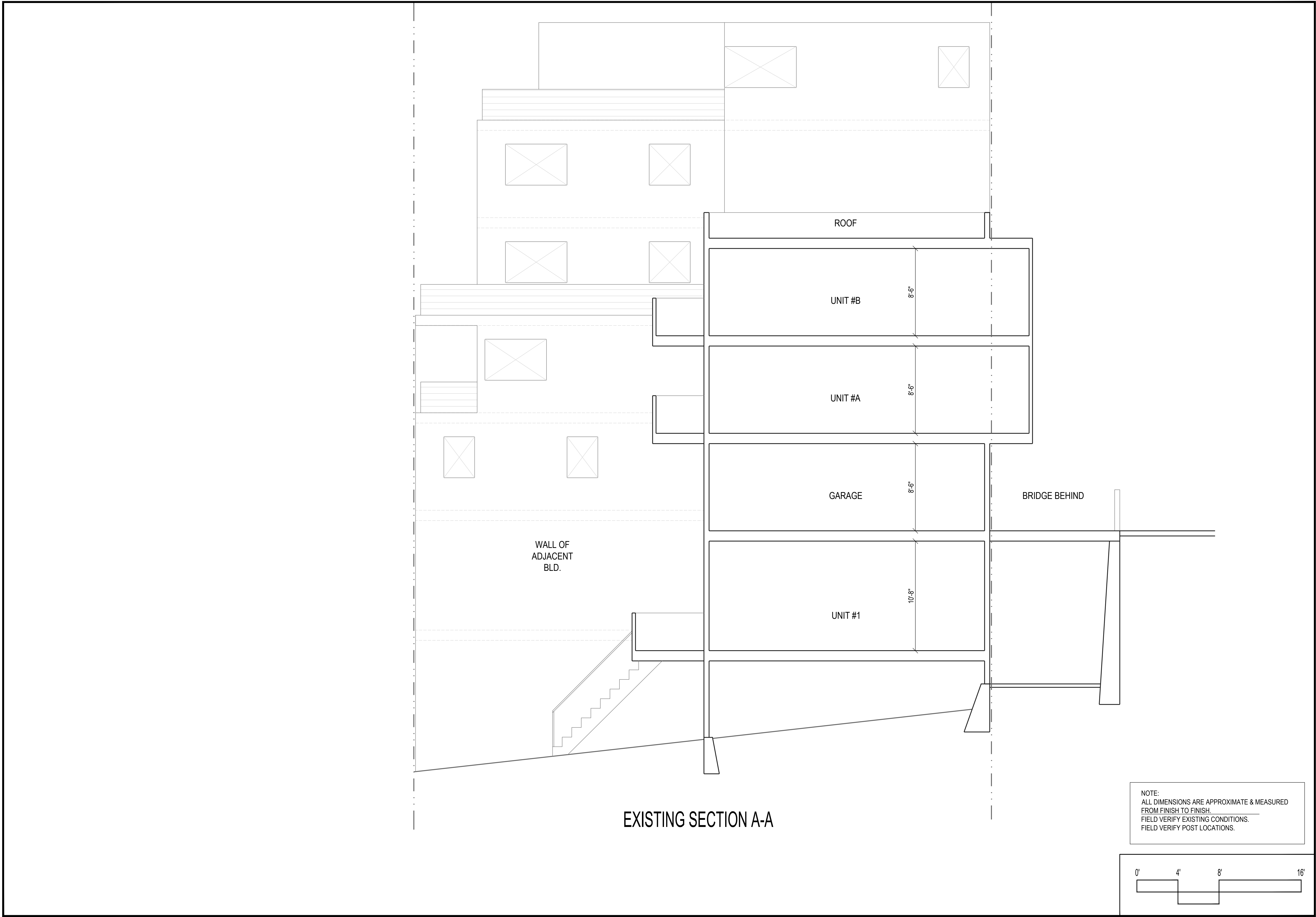
ADDITION  
**1460 MONTGOMERY STREET**  
SAN FRANCISCO, CA 94133 (BLOCK-LOT: 0085-026A)

*jeanne liem*

architecture + design  
4013 yolo drive  
san jose, ca 95136  
T (408) 391-1938  
F (408) 264-6107  
jeanne@liem-arch.com  
www.liem-arch.com

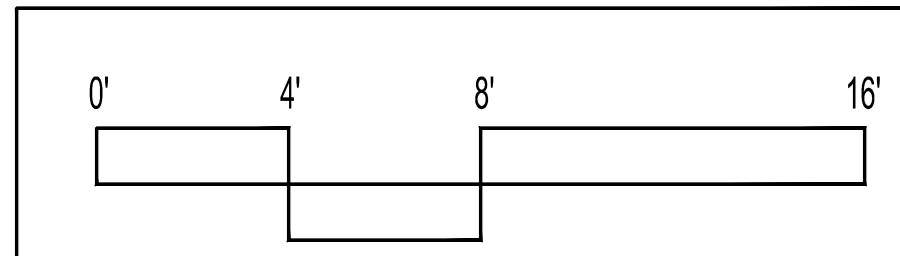
DATE: 04-02-12  
SCALE: 1/4"=1'-0"  
DRAWN: J.L.  
JOB: MONTGOMERY  
SHEET:

**A-9**  
OF SHEETS



EXISTING SECTION A-A

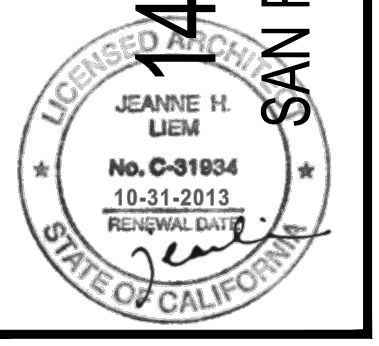
NOTE:  
 ALL DIMENSIONS ARE APPROXIMATE & MEASURED  
 FROM FINISH TO FINISH.  
 FIELD VERIFY EXISTING CONDITIONS.  
 FIELD VERIFY POST LOCATIONS.



REVISIONS BY

EXISTING  
SECTION A-A

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



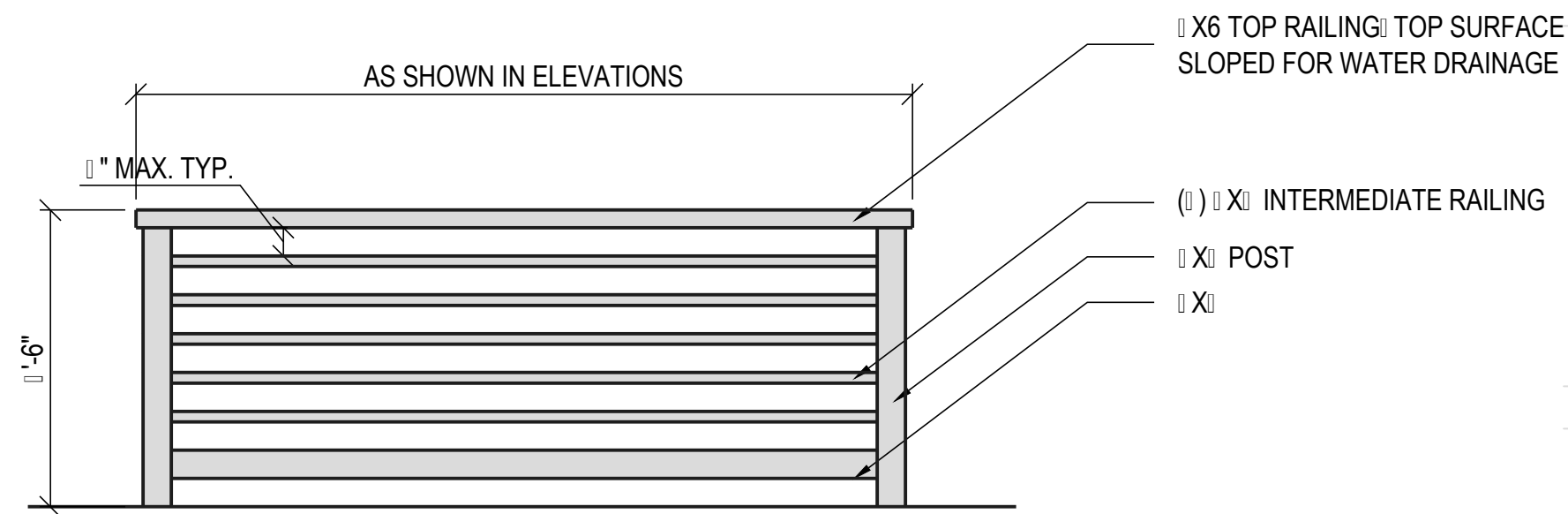
*jeanne liem*

architecture + design  
 4013 yolo drive  
 san jose, ca 95136  
 T (408) 391-1938  
 F (408) 264-6107  
 jeanne@liem-arch.com  
 www.liem-arch.com

DATE: 02-14-12  
 SCALE: 1/4"=1'-0"  
 DRAWN: J.L.  
 JOB: MONTGOMERY  
 SHEET:

**A-10**  
 OF . SHEETS





**RAILING DETAIL**

1/2"=1'-0"



VIEW TOWARD ADJACENT BUILDING'S RAILING

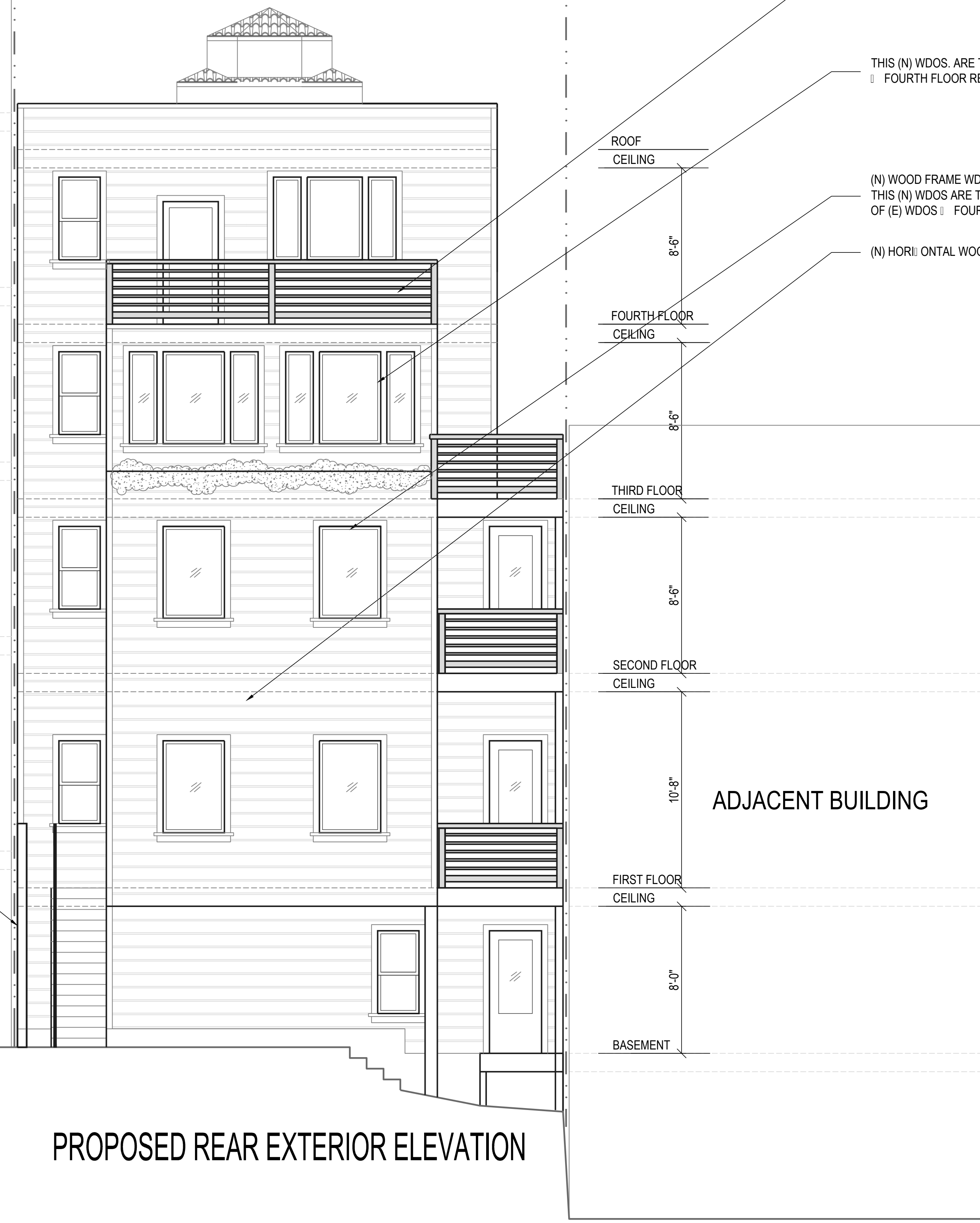
NOTE: THE RAILING FOR REFERENCE IS THE PORTION ABOVE THE PARAPET; AND NOT THE PARAPET ITSELF

ADJACENT BUILDING

(N) FIRE WALL

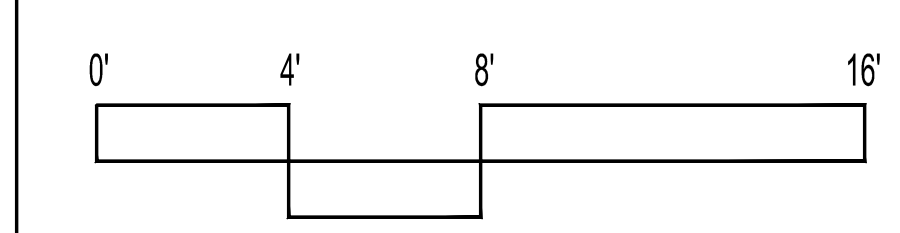


VIEW OF EXISTING WINDOW @ FOURTH FLOOR



**PROPOSED REAR EXTERIOR ELEVATION**

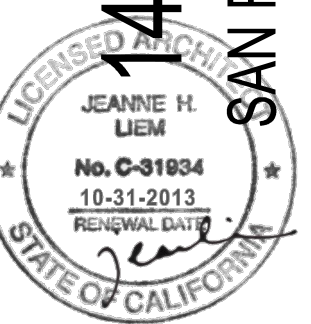
ADJACENT BUILDING



REVISIONS BY

PROPOSED REAR EXTERIOR ELEVATION

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



jeanne liem

architecture + design  
 4013 yolo drive  
 san jose, ca 95136  
 T (408) 391-1938  
 F (408) 264-6107  
 jeanne@liem-arch.com  
 www.liem-arch.com

DATE: 04-02-12  
 SCALE: 1/4"=1'-0"  
 DRAWN: J.L.  
 JOB: MONTGOMERY  
 SHEET:

**A-11**  
 OF SHEETS

PROPOSED LEFT EXTERIOR ELEVATION

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

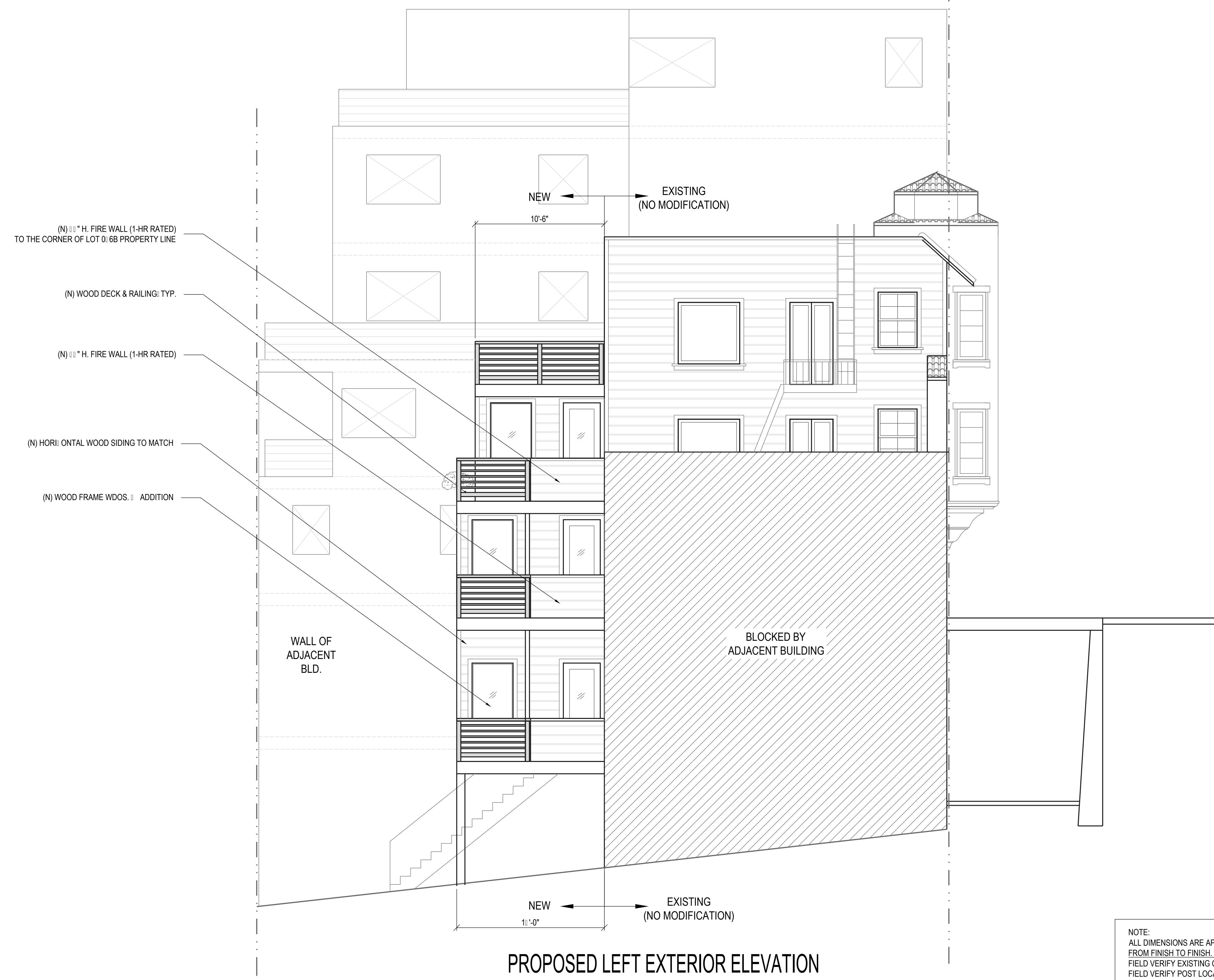


*jeanne liem*

architecture + design  
 4013 yolo drive  
 san jose, ca 95136  
 T (408) 391-1938  
 F (408) 264-6107  
 jeanne@liem-arch.com  
 www.liem-arch.com

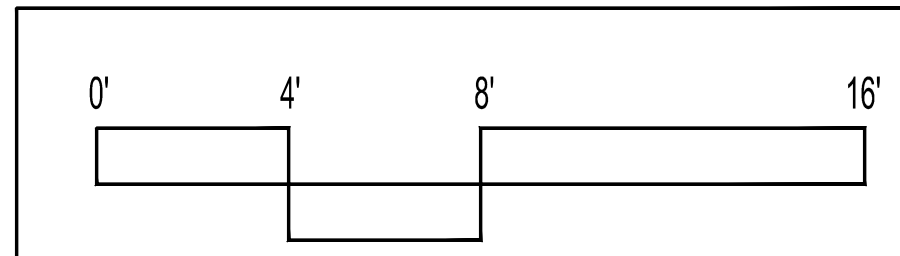
DATE: 04-02-12  
 SCALE: 1/4"=1'-0"  
 DRAWN: J.L.  
 JOB: MONTGOMERY  
 SHEET:

**A-12**  
 OF . SHEETS



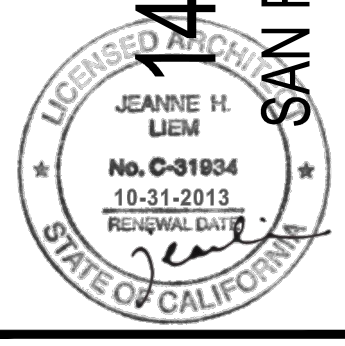
PROPOSED LEFT EXTERIOR ELEVATION

NOTE:  
 ALL DIMENSIONS ARE APPROXIMATE & MEASURED FROM FINISH TO FINISH.  
 FIELD VERIFY EXISTING CONDITIONS.  
 FIELD VERIFY POST LOCATIONS.



PROPOSED SECTION A-A

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

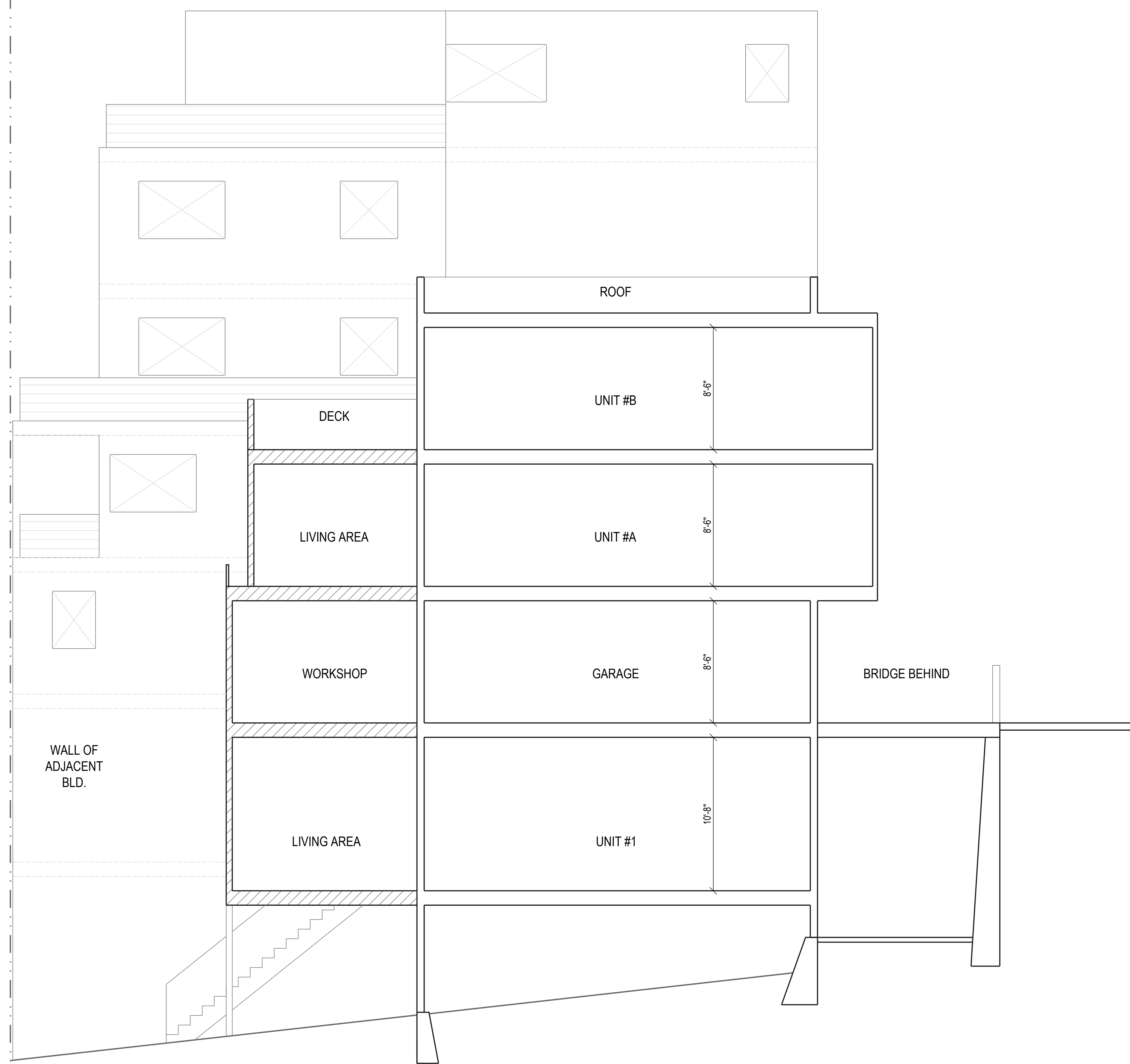


*jeanne liem*

architecture + design  
4013 yolo drive  
san jose, ca 95136  
T (408) 391-1938  
F (408) 264-6107  
jeanne@liem-arch.com  
www.liem-arch.com

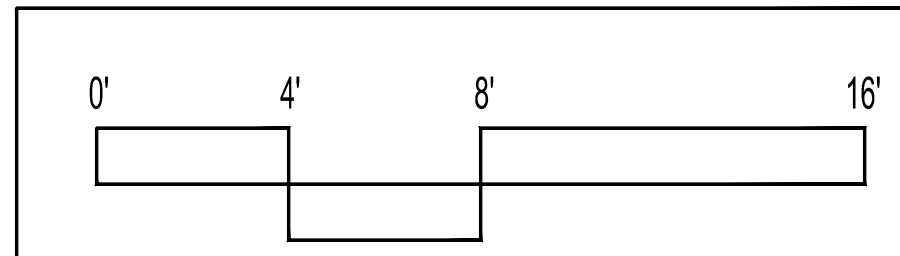
DATE: 02-14-12  
SCALE: 1/4"=1'-0"  
DRAWN: J.L.  
JOB: MONTGOMERY  
SHEET:

**A-13**  
OF . SHEETS



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

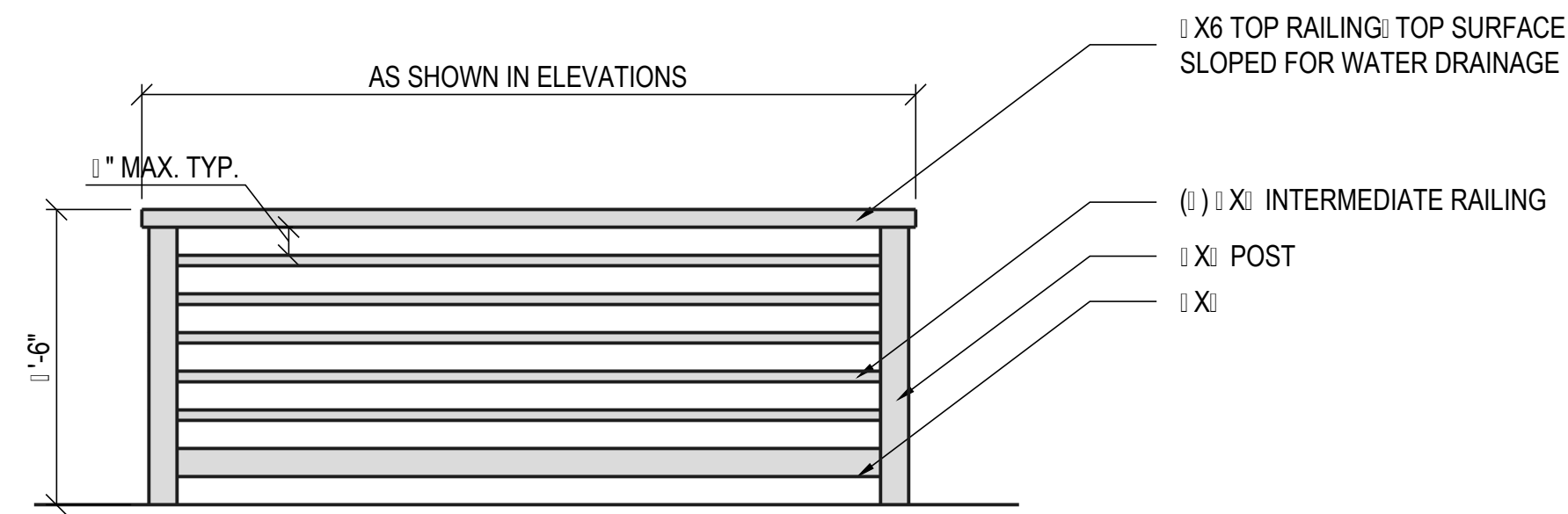
NOTE:  
ALL DIMENSIONS ARE APPROXIMATE & MEASURED FROM FINISH TO FINISH.  
FIELD VERIFY EXISTING CONDITIONS.  
FIELD VERIFY POST LOCATIONS.





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"



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

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.

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: Portobello, Putty, Royal Red

Grille Patterns: Morning Sky Gray, Naval, Poplar White

Glass Options: Sand Dune, Stormy Blue, Summer Sage

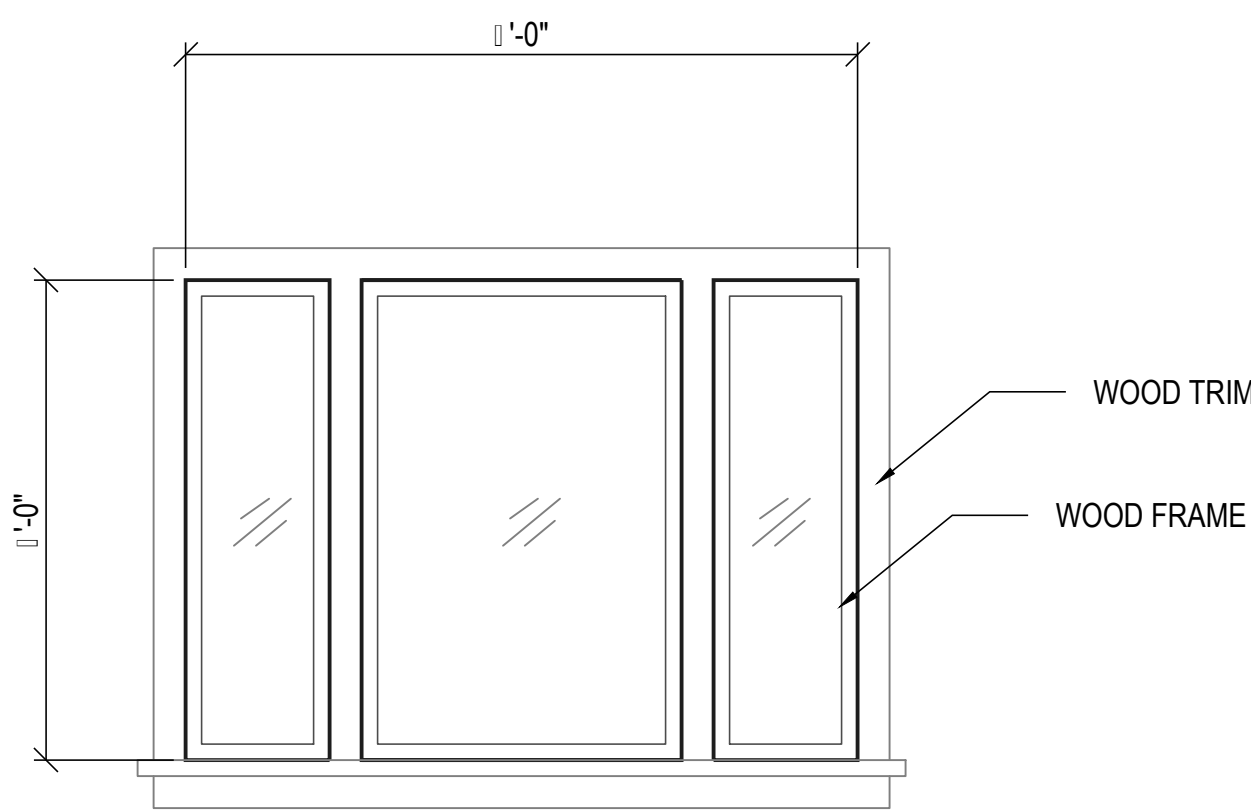
Tan, Vanilla Cream, White

Actual colors may vary.

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

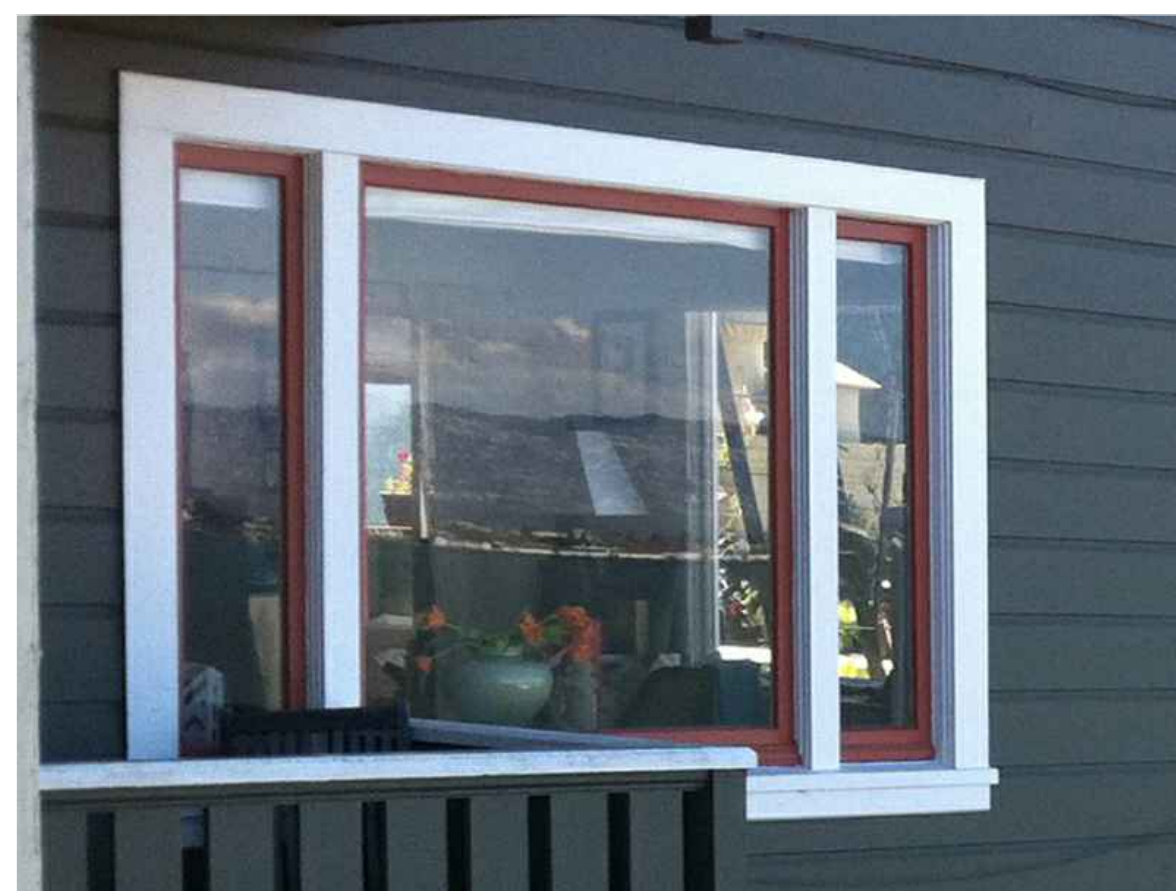
SAVE WHERE TO BUY Send

Clear Options



WINDOW DETAIL

1/2"=1'-0"



VIEW OF EXISTING WINDOW @ FOURTH FLOOR

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)

WOOD FRAME WINDOW (www.pella.com)

REVISIONS BY

PRODUCT SPECIFICATIONS

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

jeanne liem

architecture + design  
4013 yolo drive  
san jose, ca 95136  
T (408) 391-1938  
F (408) 264-6107  
jeanne@liem-arch.com  
www.liem-arch.com

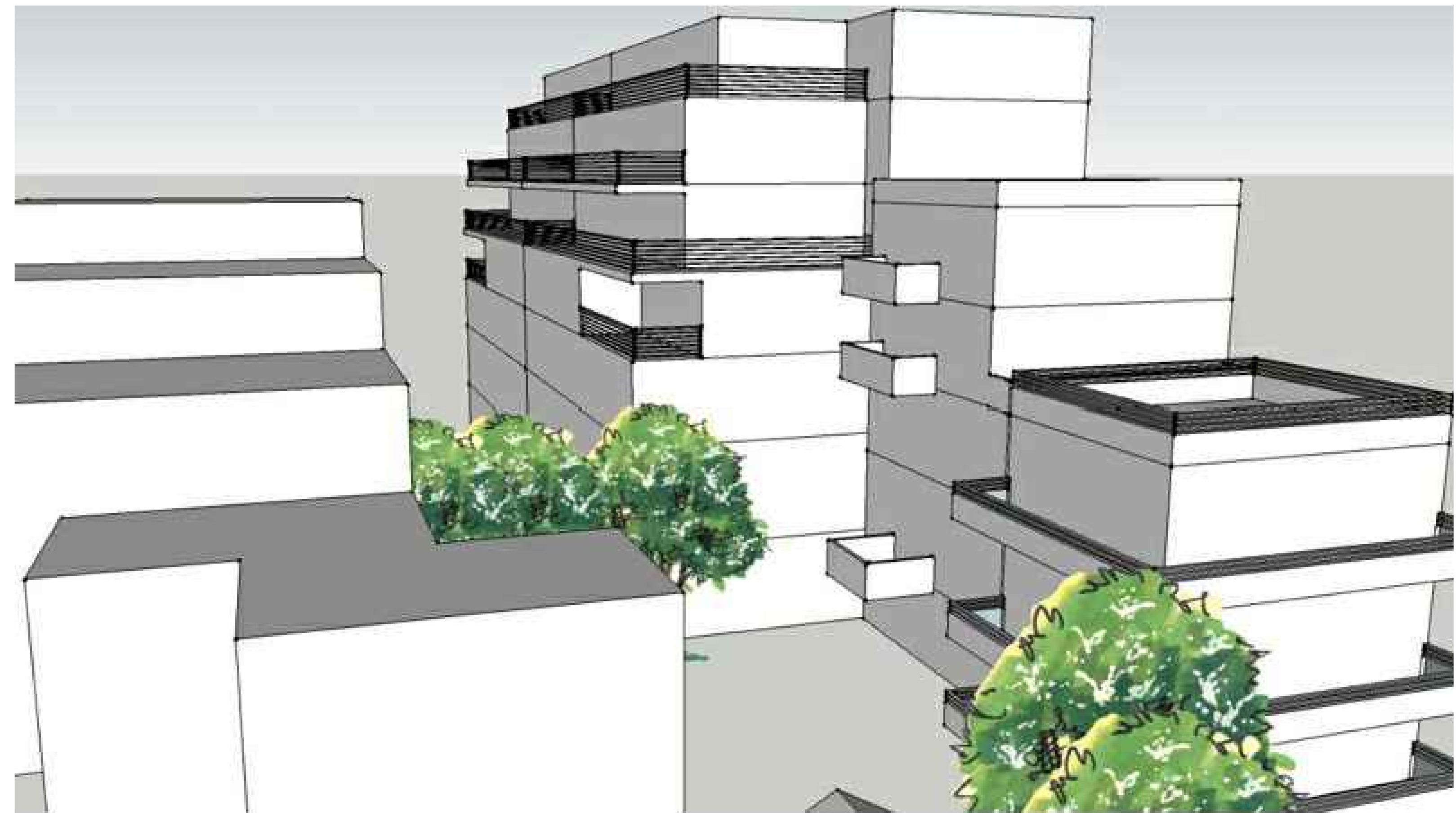
DATE: 04-02-12  
SCALE: 1/4"=1'-0"  
DRAWN: J.L.  
JOB: MONTGOMERY  
SHEET:

A-14

OF SHEETS



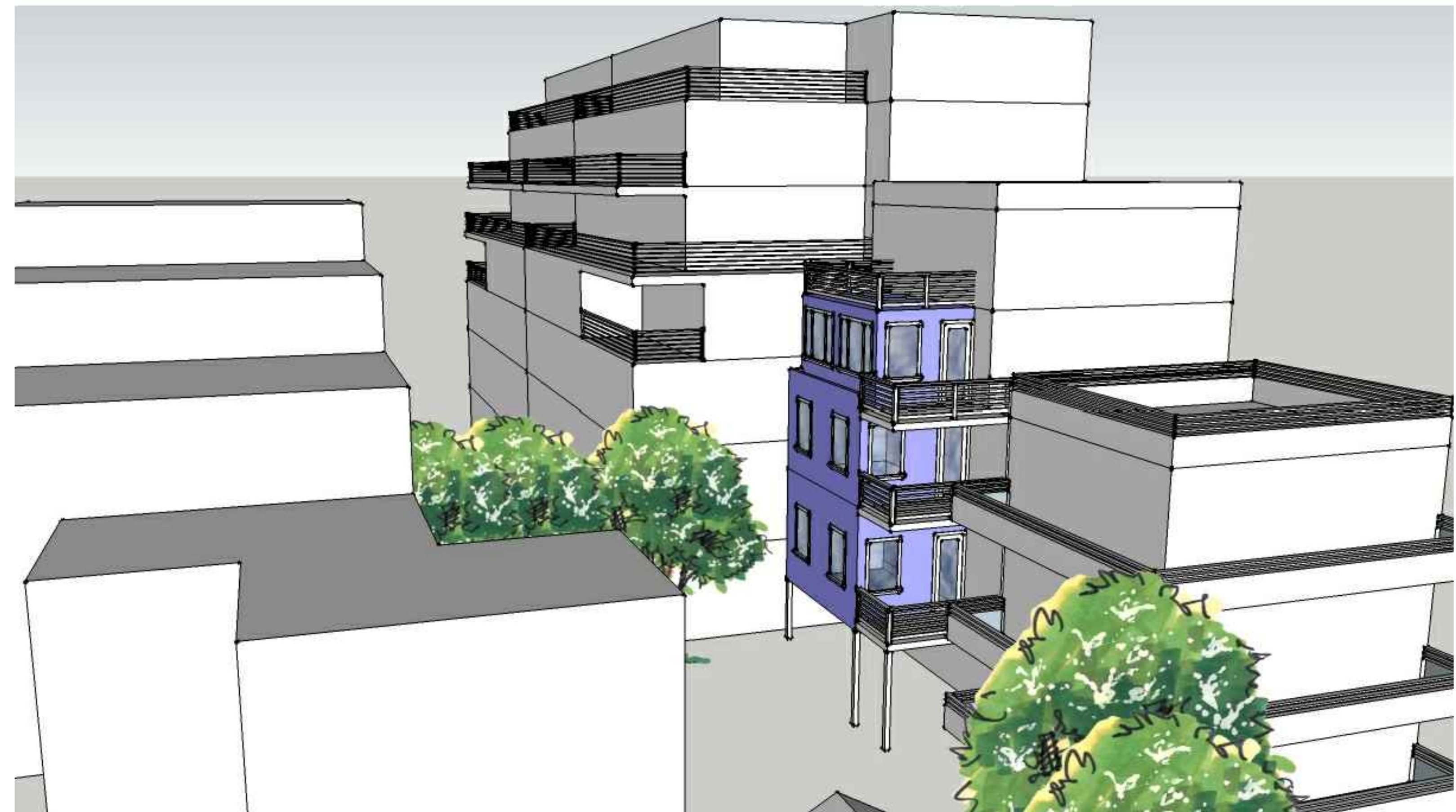
EXISTING MASSING STUDY VIEW FROM GREENWICH STEPS



MASSING STUDY



PROPOSED MASSING STUDY VIEW FROM GREENWICH STEPS



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



*jeannie liem*

architecture + design  
4013 yolo drive  
san jose, ca 95136  
T (408) 391-1938  
F (408) 264-6107  
jeanne@liem-arch.com  
www.liem-arch.com

DATE: 04-03-12  
SCALE: 1/4"=1'-0"  
DRAWN: J.L.  
JOB: MONTGOMERY  
SHEET:

**A-15**

OF SHEETS

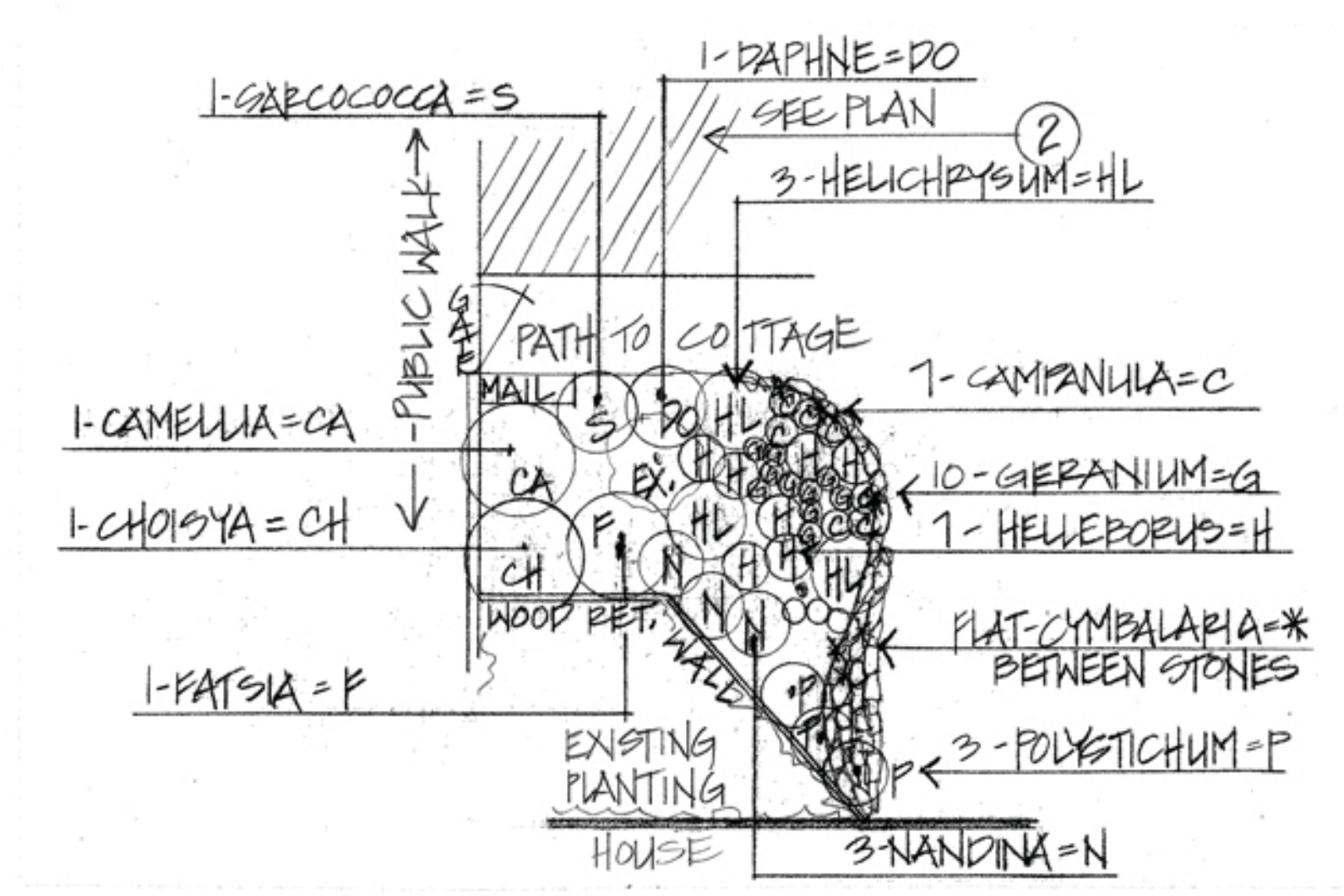
REVISIONS	BY

Valerie Remiz  
Landscape Architecture  
1011 Market Street, Suite 100  
San Francisco, CA 94102  
415.921.0600

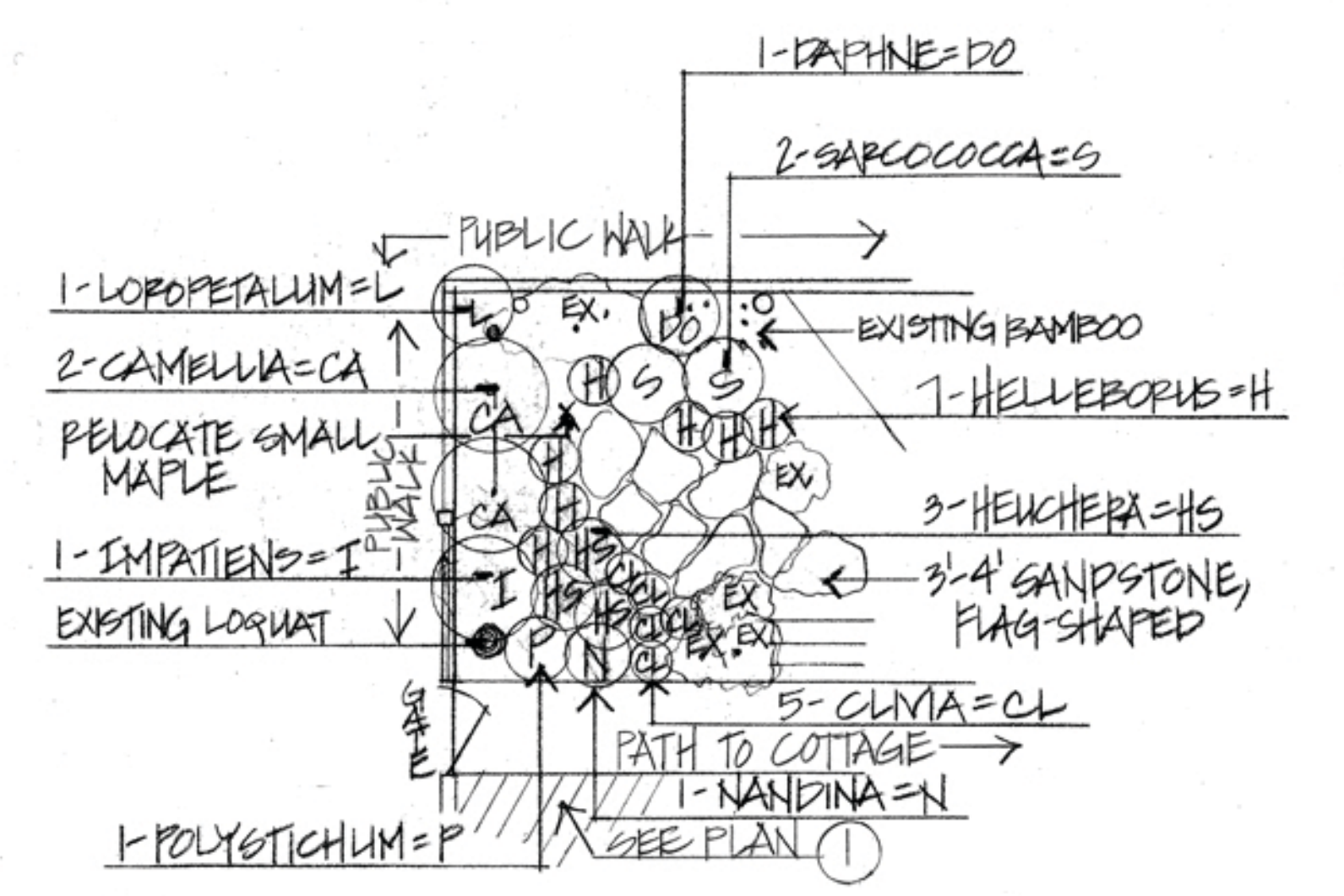
TAYLOR RESIDENCE  
1460 MONTGOMERY STREET  
SAN FRANCISCO, CA

PLANTING PLANS

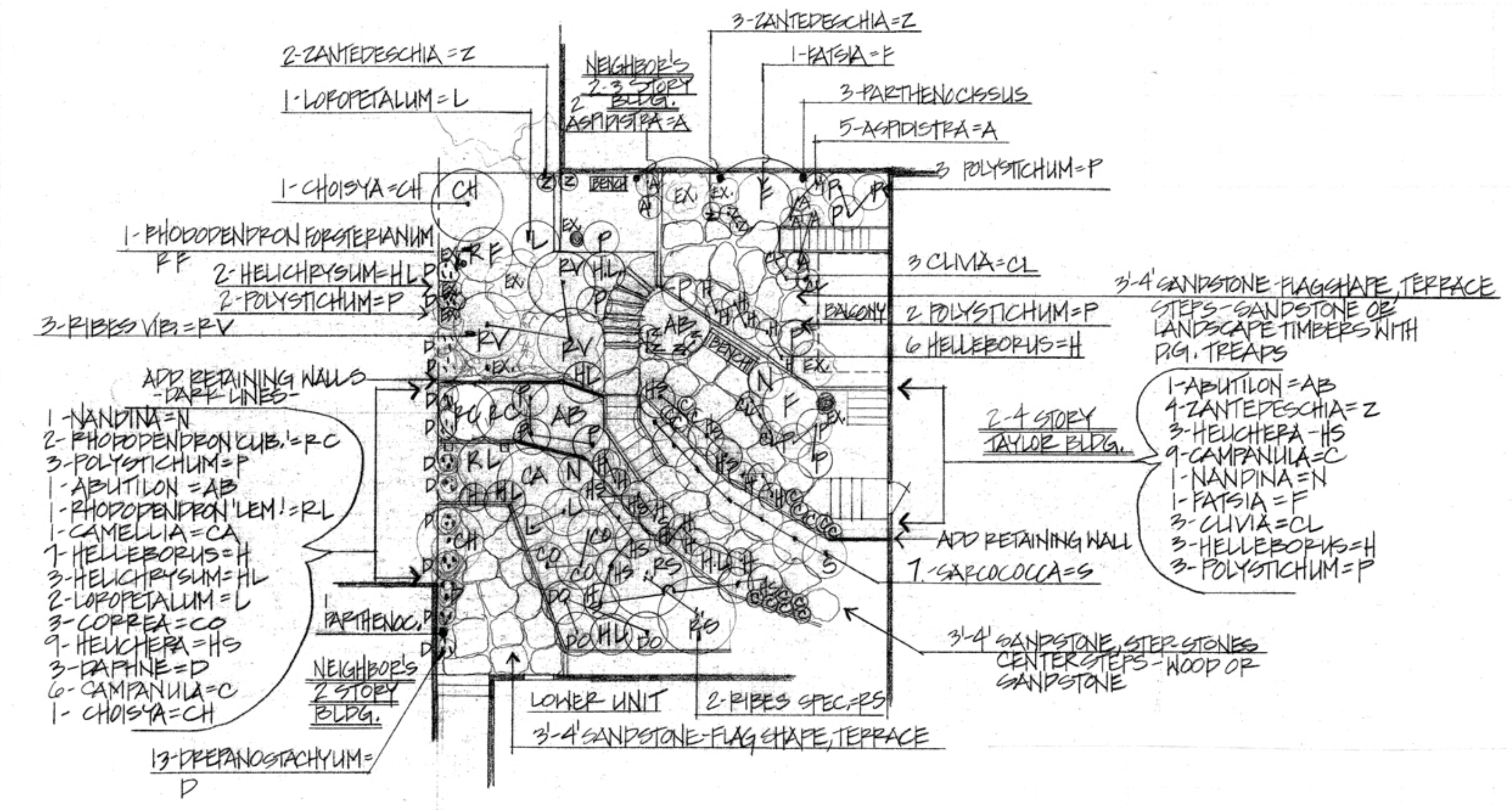
DATE	
SCALE	1/8" = 1'-0"
DRAWN	
JOB	
SHEET	L-1
OF SHEETS	1



① NORTHWEST OF HOUSE BETWEEN EXISTING FOUNDATION PLANTING & NW CORNER AT PUBLIC WALKS



② NORTHWEST CORNER AT PUBLIC WALKS



③ REAR SLOPE - EAST OF BUILDING

PLANT LIST

SYMBOL	BOTANIC NAME	SIZE	QTY
<b>SHRUBS</b>			
AB	Abutilon pictum 'Thompsonii'	5 gal.	2
CA	Camellia sasanqua 'White Doves'	5 gal.	4
CH	Choisya ternata	5 gal.	3
CO	Correa 'Carmine Bells'	1 gal.	3
DO	Daphne odora 'Marginata'	2 gal.	5
F	Fatsia japonica	5 gal.	3
HL	Helichrysum petiolare 'Limelight'	1 gal.	8
I	Impatiens sodenii	1 gal.	1
L	Loropetalum chinense 'Burgundy'	5 gal.	4
N	Nandina domestica 'Compacta'	1 gal.	6
RC	Rhododendron cubittii	5 gal.	2
RF	Rhododendron forsterianum	5 gal.	1
RL	Rhododendron 'Lemonii'	5 gal.	1
RS	Ribes sanguineum glutinosum 'White Icicles'	1 gal.	2
RV	Ribes viburnifolium	1 gal.	3
S	Sarcococca ruscifolia	5 gal.	10
<b>PERENNIALS</b>			
A	Aspidistra elatior	5 gal.	5
C	Campanula poscharskyana	1 gal.	16
CL	Clivia miniata	1 gal.	11
	Cymbalaria muralis	flat	1
D	Drepanostachyum hookerianum	5 gal.	13
G	Geranium 'Blokovo'	1 gal.	10
H	Helleborus argutifolius	1 gal.	30
HS	Heuchera 'Santa Ana Cardinal'	1 gal.	15
P	Polystichum munitum	1 gal.	17
Z	Zantedeschia aethiopica	1 gal.	9
<b>VINES</b>			
P	Parthenocissus tricuspidata	1 gal.	4

PLANTING NOTES

- SOIL PREPARATION AND FERTILIZATION
  - Amend planting holes, only, with 1/2 native soil and 1/2 organic soil amendment.
  - Fertilize all plants with 'E. B. Stone Organics', 'All Purpose Plant Food', at the manufacturer's recommended application rate.
- MULCH
  - All level, planted areas to be mulched with 1/4" minus composted fir bark to a depth of 2". 'American Soil & Stone Products', 'Forest Floor', or equal. Any small perennials or ground covers should be planted through mulch after it has been applied in order to avoid burying the crown of the plants. Keep mulch away from the crown of all plants.
  - On all slopes, mix 1 part, 1/4" minus composted fir bark with 1 part chopped 'gorilla hair' shredded bark mulch, to a depth of 2".
- FINISH GRADE
  - Entire area to be graded smooth and level to within 1/2 inch of all depressions and bumps prior to mulching. Final surface of mulch shall adhere to same level of smoothness.



**DAVEY**  **The Davey Tree Expert Company**

March, 15<sup>th</sup> 2012

David Taylor  
1460 Montgomery Street  
San Francisco, CA. 94133

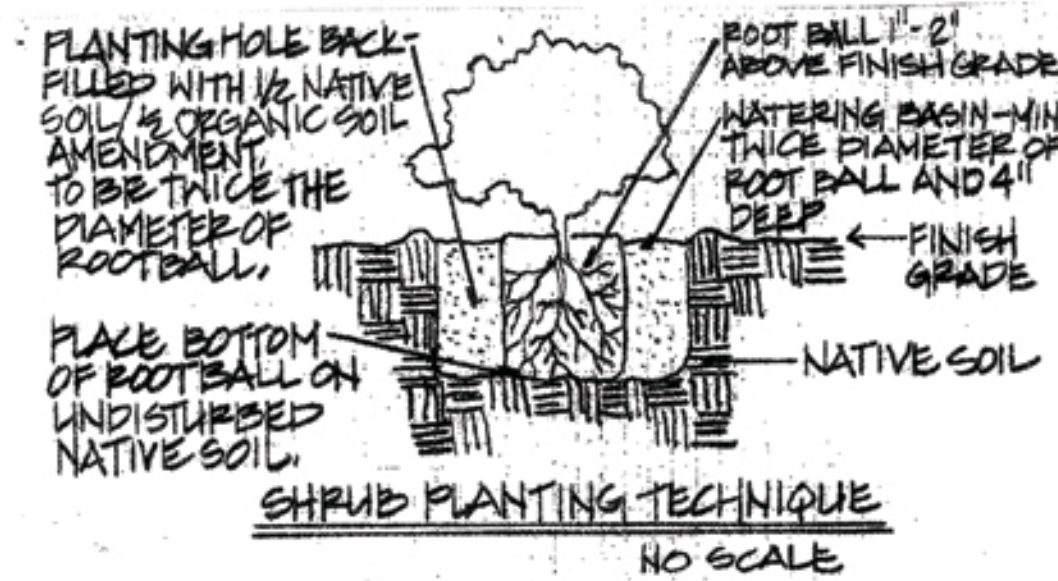
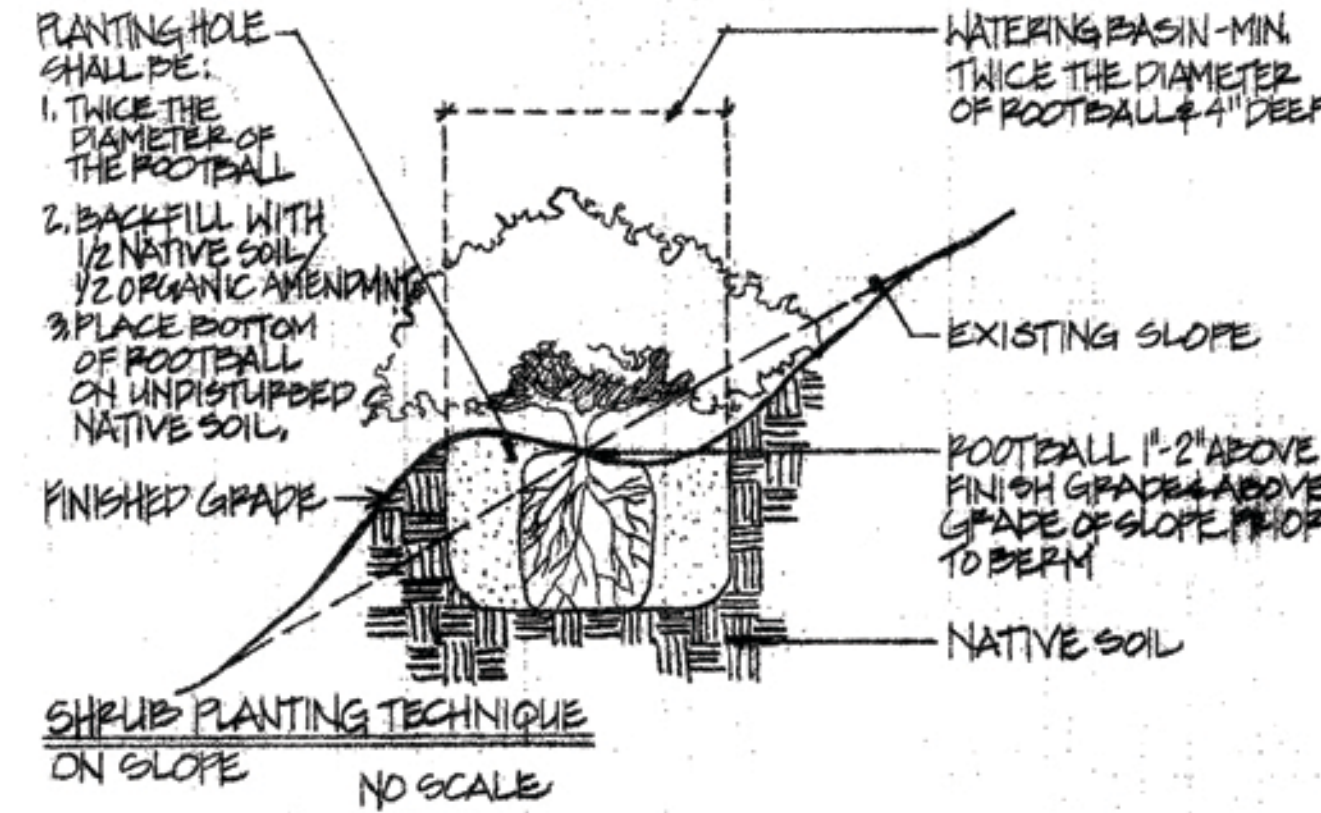
Mr. Taylor,

Per your request, I looked at two *Pittosporum undulatum* trees behind (east) of 1460 Montgomery Street. The purpose of this examination was to determine if the trees could be pruned to make way for a possible addition to the building. *Pittosporum* is a fast growing non-native tree that is quite common in San Francisco. The two trees in question appear from a brief visual inspection to be in good health. While not a standard arboricultural practice there is little risk of an aggressive pruning (50% of living foliage) doing lasting or serious harm to the tree. Most likely the tree would recover and continue to grow by putting out epicormic shoots. I have not seen plans for this addition and my opinion is based on your verbal description of the project. San Francisco pruning and removal standards only apply to public trees and trees within ten feet of the public right-of-way. It is up to you the property owner to determine where the right-of-way is in relationship to the trees. Finally these trees are not landmark trees as determined by the Urban Forestry Council.

Please feel free to contact me if you have any questions. Thank you for choosing The Davey Tree Expert Company!

Respectfully,

John R. Daubenspeck  
I.S.A. Certified Arborist # RM-7109A  
California D.P.R. Q.A.L. #122228  
The Davey Tree Expert Company  
San Francisco Office  
415-533-7926  
[www.davey.com](http://www.davey.com)



**NOTES FOR TERRACED, WOOD-RETAINED BEDS, AT COTTAGE/CABIN ENTRIES**

1. Back-fill soil in raised planters, behind retaining walls, to within 3" of top of wall, where possible. Do not bury crowns of large shrubs or trees. Small shrubs can be lifted and replanted at new soil level. Evaluate burying of vines. May be possible to cut back and regenerate at new soil level.

Use import soil of the following guidelines. Fill soil to be a loamy sand mixture, without compost or organic material up to within 12" of finished grade. The top 12" of soil to be amended soil with a blend of 60% soil and 40% composted organic material. Use 'American Soil & Stone Products', 'Turf Blend' or equal. (510)292-3000.

2. Plant suggestions for in-fill in planters.
- Civlia miniata* (see above)
  - Cymbalaria muralis*, "Kenilworth Ivy"; trail over walls
  - Fatsia japonica*, "Japanese Aralia"; 5'-8'h x wide
  - Helleborus argutifolius*, "Corsican Hellebore"; 30"h x w
  - Nandina domestica* "Compacta"; 4'-5'h x 3'w
  - Polystichum munitum* (see above)
  - Sarcococca ruscifolia*, "Sweet Box"; 4'-6'h x 4'-6'w

**NOTES FOR NORTH SLOPE AND BASE OF COTTAGE BUILDING**

1. Plant at bottom northeast corner: (1)- 5 gal. *Cholsya ternata*
2. Infill plants for slope.
  - Abutilon pictum* 'Thompsonii', "Flowerin Maple"; 8'-10'h x w
  - Camellia*- varieties to be chosen
  - Rhododendron*- varieties to be chosen
3. Clear plants from base of building for a 3' wide (gravel?) path.

**NOTES FOR WESTERN SLOPE- PUBLIC LANDS AND LOWER UNIT ENTRIES**

1. Edge treatment at back of concrete curb, bottom of slope:
  - Inset into soil a minimum of (2") 3", either bricks, precast concrete edging or "San Francisco Cobblestone". Edging to be (3") 6" above finished grade, to prevent soil from washing over the concrete curb.
2. Plant suggestions for beds, opposite entries. These plants can accept dead shade, little water and give the appearance of being lush and green.
  - Aspidistra elatior*, "Cast Iron Plant"; 2 1/2' h x 2' w
  - Aucuba japonica*, "Japanese Aucuba"; 4'-8' h x 3'-4'w
  - Civlia miniata*, amaryllis plant with large orange flowers; 1 1/2'h x 2'w
3. Plant suggestions for steep slope. These plants are drought-tolerant, low maintenance, shade-loving, tough plants for erosion control.
  - Heuchera maxima*, "Island Alum Root", a CA native; 1'-2'h x 3'-4'w
  - Polystichum munitum*, "Western Sword Fern", a CA native; 3'h x 3'w
  - Ribes viburnifolium*, "Evergreen Currant", a CA native; 3'-6'h x 4'-12'w
  - Rubus pentalobus*, no common name; 6'-12'h x 6'w

REVISIONS	BY

Valerie Remitz  
Landscape Architecture  
220 Mulberry Way  
San Francisco, CA  
94102  
Tel: 415.221.0260

TAYLOR RESIDENCE  
1460 MONTGOMERY STREET  
SAN FRANCISCO, CA

PLANTING NOTES AND  
DETAILS

DATE	
SCALE	AS NOTED
DRAWN	
JOB	
SHEET	L-2
OF	2 SHEETS