



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Case Report

HEARING DATE: JUNE 20, 2012

*Filing Date:* December 14, 2011  
*Case No.:* **2011.1391A**  
*Project Address:* **260 GREEN STREET**  
*Historic Landmark:* Telegraph Hill Historic District  
*Zoning:* RH-3 (Residential, House, Three-Family) District  
40-X Height and Bulk District  
*Block/Lot:* 0113/042  
*Applicant:* Daniel Frattin  
Reuben & Junius, LLP  
One Bush Street, Suite 600  
San Francisco, CA 94104  
*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

**260 GREEN STREET**, northwest corner of Green Street and Calhoun Terrace, Assessor's Block 0113, Lot 042. The subject building, constructed in 1935 with alterations circa 1965, 1988, and 2004, 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 parcel is located at the dead ends of both Green Street and Calhoun Terrace and the building is perched on the edge of the steep hillside overlooking Sansome Street. A long sloped driveway leads from Green Street to the house, which has a deep front setback. A two-car garage sits half a level below the first floor. A brick switchback walkway and stairs lead up to the main entry terrace on the second story.<sup>1</sup>

The following is excerpted from the Carey & Company report:<sup>2</sup>

The building has a complex plan with a deck or terrace at each level. The slate shingle mansard roof slopes toward the south, east, and west. The building is clad in wood shingles and has wood frame doors and windows which are painted black, vary in lite pattern and are either casement or fixed with casement side lites.

The building has three fully exposed elevations on the south, east, and west. The north elevation abuts a residential building on Calhoun Terrace. A narrow light well at the north side of the building

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<sup>1</sup> Carey & Company Inc., *260 Green Street, Impacts Assessment* (December 13, 2011), pg. 2.

<sup>2</sup> Carey & Company Inc., pgs. 2-4.

plan cuts through all three floors. There are two multi-light casement windows on the west wall of the light well. On the south wall, [there are] two multi-light and two single-lite windows of various sizes and a glass door.

The primary south elevation is composed of two offset wall plans separated by a terrace. The wall plan in the foreground features two wood panel garage doors under a slate shingle awning. There is also a multi-lite window above and a single-lite window beside the garage doors. The wall plane in the background extends up to the third floor and is punctuated by two small single-lite windows and two sets of glass doors. The main entry doors are recessed beyond this plane. An octagonal volume at the east end of this elevation contains paired casement windows at the second floor and a terrace at the third floor. [At west end of the elevation, a projecting bay with terrace above extends from the second story.]

Other than its overall form and low-slung massing, the subject building appears to retain few historic features or original fabric. Photographs from the 1960s and at time of designation of the Telegraph Hill Historic District help document the numerous changes that have occurred (attached). The 1960s photograph (exact date unknown) shows the south (front) elevation clad with horizontal siding and fenestrated with multi-lite casement windows and French doors. The photograph of the building in the historic district designation report (circa 1980) shows the east elevation; the building base appears to be masonry (painted concrete or stucco perhaps), the upper floors are clad with dark wood shingles, there is a projecting planter box at center of second floor, and windows are multi-lite casement sash. Based on these photographs it appears that the horizontal siding was replaced with wood shingles sometime between circa 1960 and 1980. Fenestration location, pattern, and style on all elevations has been substantially altered between 1960 and the present. Some, but not all, of these changes are documented in permit records.

Permit records indicate that a Building Permit was issued for interior and exterior work in 1988.<sup>3</sup> Exterior alterations in the 1988 permit appear to have occurred at all elevations and to have included replacing single doors with double doors, replacing window sash to match existing, infilling openings, cutting new openings, or increasing the size of openings. The 1988 plans show existing and proposed multi-lite window sash on all elevations. In 2004, a Certificate of Appropriateness and Building Permit were issued to modify two windows at the front (south) elevation and to remove rooftop mechanical equipment. Documentation in the Certificate of Appropriateness case file shows that majority of windows and doors on south and east elevations are single-lite sash. It is not clear from permit records when these changes were made.

For this project, Carey & Company prepared a window survey to document existing window sash.<sup>4</sup> Existing sash are a variety of multi- and single-lite casement and fixed sash. With one or two exceptions at the light well, all window sashes appear to be replacements. The majority of existing windows also appear to be in new, relocated, or re-sized openings. Fenestration that appears to be in original, or

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<sup>3</sup> The Telegraph Hill Historic District was designated on November 13, 1986. There is no record of a Certificate of Appropriateness for the exterior alterations associated with the 1988 Building Permit.

<sup>4</sup> Carey & Company Inc. *Window Survey for 260 Green Street* (February 28, 2012).

historic, locations is limited to the projecting bays and octagonal bay and several windows on north (rear) and west (side) elevations.

## PROJECT DESCRIPTION

The proposal is for exterior and interior alterations to the existing single-family residence. As part of the project entitlements, a Certificate of Appropriateness from the Historic Preservation Commission would be required.

In detail, the proposed scope of work includes:

- Excavation at the existing garage level to create a new basement level;
- Installation of new steel garage doors;
- Installation new window openings at 1<sup>st</sup> floor in place of existing garage doors;
- Replacement of existing shingle siding with painted horizontal wood siding;
- Replacement of all existing windows;
- Creation of new window openings at all four elevations;
- Installation of new railings at entrance stair and balconies;
- Reconfiguration of driveway and landscaping; and,
- Interior renovation.

The proposed project is described in architectural plans prepared by Lundberg Design, dated June 20, 2012.

## OTHER ACTIONS REQUIRED

Proposed work requires a Building Permit.

## COMPLIANCE WITH THE PLANNING CODE PROVISIONS

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

## APPLICABLE PRESERVATION STANDARDS

### ARTICLE 10

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

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

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. Alterations will increase interior space and modernize the interior without affecting the defining exterior characteristics of the building and its site and environment. The existing building footprint and massing, as viewed from the street, will be retained. Horizontal wood siding and wood window sash that is compatible with the character of the building and the historic district will be installed on visible façades.*

**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 project maintains the historic character of the subject property, as defined by its character-defining features, which are composed of the following:<sup>5</sup>*

*Site: Walkway and stairs from driveway to main entry; First floor terrace;*

*Exterior: Irregular rectangle in plan; low-slung massing; multiple wall planes; eclectic fenestration pattern and type; terraces and balconies (at south elevation with solid handrails);*

*Interior: None.*

*The proposed project will remove existing landscape features including the driveway and paving and entry stair. A re-graded driveway with lowered slope will be installed in same location as existing. The new walkway and stairs will mimic the entry sequence of the existing conditions while accommodating the lowered driveway grade. The reconstructed driveway and reconfigured landscaping will not remove character-defining features of the site.*

*Existing window sash and shingle siding will be removed. Photographs from the 1960s suggest that original cladding was horizontal wood siding. The non-historic wood shingles will be removed and horizontal wood siding installed. Installation of new horizontal wood siding would be consistent with the character of the building and historic district. New wood window sash and fenestration types will not alter features or spaces that characterize the property.*

**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.

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<sup>5</sup> It should be noted that the building has been significantly altered in the past – the character-defining features identified herein are those features that are believed to be either original to the building or were added during the district's period of significance.

*The proposed project does not include the addition of conjectural elements or architectural features from other buildings. New work does not create a false sense of historical development and would be contemporary in character.*

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

*Existing solid railings at entry terrace and third floor terraces at south and east elevations will be retained and rehabilitated to comply with Building Code requirements. The multiple wall planes and eclectic character of fenestration patterns and projecting balcony and terrace features will also be retained. Although the walkway and stairs leading to the main entrance will be reconstructed, the location and character of the recessed, raised main entry will be preserved. The original type of siding will be reinstalled in place of existing shingles.*

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

*In general, the proposed project adopts an ethos of replacement over repair. However, the material proposed for replacement does not appear to be historic nor does it represent distinctive features. Although they are not compliant with current Building Code, existing solid railings at entry terrace and third floor terraces will be retained and augmented to match existing or with open wood pickets to be code compliant. The existing slate shingle roof will be retained and repaired as needed.*

**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 project includes exterior alterations consisting of: lowered garage level, new siding, new window sash, new or relocated fenestration, new railings, and new driveway and reconfigured landscaping. In general, these alterations would be compatible with the building's historic character, since they do not remove or destroy significant portions of historic materials that characterize the property. The new garage level will change building massing at the front elevation, however, site topography is such that this change will be largely invisible from any public right-of-way and will not substantially alter the configuration of the main entry or entry approach. New horizontal wood siding is consistent with a building of this age and is compatible with the character of the surrounding historic district. New window sash will be wood, which is compatible with the building and district, and will be a combination of multi- and single-lite sash. The variety of sash types, sizes, and lite patterns is in keeping with the eclectic integrity and nature of the building. The limited historical*

*documentation that is available for this building suggests that fenestration was arranged asymmetrically with a greater solid-to-void ratio than currently exists. New fenestration would be appropriately asymmetrical but will generally retain existing solid-to-void ratios. A large curtain wall window will be installed in the light well at a secondary (north) elevation. Overall, the proposed project introduces new features and additions that are compatible with the property's overall massing, size, scale and architectural features.*

**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 alterations associated with the proposed project were removed at a future date.*

## PUBLIC/NEIGHBORHOOD INPUT

The project sponsor submitted two letters from Telegraph Hill Dwellers (THD), dated November 2, 2011 and February 29, 2012, indicating that THD reviewed plans and revisions for the project. The first THD letter indicates that the group had concerns about proposed replacement of all windows, the enlargement of window openings, and type of materials including steel window sash, metal railings, and concrete at building base. The second letter, composed after review of a revised design, indicates that the group is pleased with many of the revisions but encourages retention of "original multi-paned wood windows on the north elevation and incorporating additional multi-paned wood windows into the design, particularly on the east elevation, as existed at the time of the building's designation." The second letter also suggests further minimizing the size of window openings where possible.

Staff has also received one letter in support of the project from a neighbor at 1220 and 1228 Montgomery Street as well as two telephone calls from two neighbors inquiring about the scope of work for foundation and structural underpinning.

## ISSUES & OTHER CONSIDERATIONS

None.

## STAFF ANALYSIS

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

As noted above in the Building Description, the exterior of the subject building has been substantially altered such that it appears to retain very little historic fabric and few historic features. Other than its overall form and low-slung massing, the subject building retains low individual integrity. While it has low individual integrity, the existing building is compatible in its massing, exterior materials, and response to its sloped setting with the Telegraph Hill Historic District. Based on the level of alteration of

the building, staff has focused review for the proposed project on compatibility with the surrounding historic district.

Staff finds that work proposed at the south (front) façade will remove incompatible features and materials, and rehabilitate the building in a contemporary but compatible manner. The new garage level will change building massing at the front elevation, however, site topography is such that this change will be largely invisible from any public right-of-way and will not substantially alter the configuration of the main entry or entry approach. Although the walkway and stairs leading to the main entrance will be reconstructed, the location and character of the recessed, raised main entry will be preserved. The existing non-historic awning above garage openings will be removed and new multi-lite wood sash windows that are consistent with the scale and proportion of other windows on this elevation will be installed. After removing wood shingles, new painted horizontal wood siding will be installed as recommended in Appendix G. Windows and French doors, in new and existing openings, will have multi- or single-lite wood sash and simple wood trim. The variety of sash types, sizes, and lite patterns is in keeping with the eclectic nature of the building and new windows will be proportionate and in scale with traditional patterns within the District, as recommended in Appendix G. The limited historical documentation that is available for this building suggests that fenestration was arranged asymmetrically with a greater solid-to-void ratio than currently exists. New fenestration would be appropriately asymmetrical but will generally retain existing solid-to-void ratios. Existing solid railings at entry terrace and third floor terraces at south and east elevations will be retained and rehabilitated to comply with Building Code requirements. The multiple wall planes and eclectic character of fenestration patterns and projecting balcony and terrace features at all elevations will be retained.

Staff finds that work proposed at the east (side) façade is compatible with the building and district. After removing wood shingles, new painted horizontal wood siding will be installed as recommended in Appendix G. With the exception of the third floor and one opening at first floor, new window sash and doors will be installed within existing openings and will match existing sash except at the projecting second floor bay where a new multi-lite sash will be installed. At third floor, the four existing openings will be removed and replaced with three openings with multi-lite wood sash. The variety of sash types, sizes, and lite patterns is in keeping with the eclectic nature of the building and new windows will be proportionate and in scale with traditional patterns within the District, as recommended in Appendix G. Railings at second floor balcony will be replaced with code-complying wood railings, as recommended in Appendix G.

Staff finds that the proposed alterations at the north and west (rear) elevations will occur on a secondary elevation and will not alter the character of the building as it relates to the historic district. New or replacement windows at these elevations will match existing in character and configuration and will be wood sash. Shingles will be replaced with wood horizontal siding and balcony railings will be new code-complying wood pickets as recommended. While the proposed new curtain wall window at light well will require removal of several historic window openings as well. Therefore, the proposed work will not destroy historic materials, features, or spatial relationships that characterize the property. As new window wall is located on a secondary elevation that is not visible from public rights-of-way within the district, the proposed design and proportion of existing and proposed fenestration appears appropriate. This evaluation is consistent with the methodology and analysis for similar types of windows on a rear, non-visible elevation that the HPC recently approved in Certificates of Appropriateness for the 20-22



Darrell Place and 17 Alta Street. As it is not currently specified in plans, staff recommends a condition that the proposed materials for the new curtain wall window system be specified in Building Permit plans.

Furthermore, staff finds that the essential form and integrity of the subject building and historic district would be unimpaired if the proposed alterations were removed at a future date.

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

1. As part of the Building Permit, the design details for new curtain wall window at north light well shall be reviewed and approved by Planning Department Preservation Staff.
2. As part of the Building Permit, the Project Sponsor shall provide product specifications for proposed new front door for review and approval by Planning Department Preservation Staff. The new door shall be of a design (glass and paneled wood) that is compatible with the character of subject building and historic district.

## 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 meets the *Secretary of the Interior's Standards for Rehabilitation*.

## PLANNING DEPARTMENT RECOMMENDATION

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

## ATTACHMENTS

Draft Motion  
Parcel Map  
Sanborn Map  
Aerial Photographs  
Historic Photographs  
Project Sponsor submittal  
Plans

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# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Draft Motion

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

Reception:  
**415.558.6378**

Fax:  
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[tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

**ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED 260 GREEN STREET ON LOT 042 IN ASSESSOR'S BLOCK 0113, 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 December 14, 2011, Daniel Frattin of Reuben & Junius LLP on behalf of the property owner ("Project Sponsor") filed an application with the San Francisco Planning Department ("Department") for a Certificate of Appropriateness to excavate at the existing garage level to create a new basement level, install new garage doors, replace existing shingle siding with painted horizontal wood siding, replace all existing windows, create new window openings, install new railings at entrance stair and balconies, reconfigure driveway and landscaping, and interior renovation, at the subject building located on Lot 042 in Assessor's Block 0113 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 June 20, 2012, the Commission conducted a duly noticed public hearing on the current project, Case No. 2011.1391A ("Project") for its appropriateness.

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

**MOVED**, that the Commission hereby grants with conditions the Certificate of Appropriateness, in conformance with the architectural plans dated June 20, 2012 and labeled Exhibit A on file in the docket for Case No. 2011.1391A based on the following findings:

### **CONDITIONS OF APPROVAL**

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

1. As part of the Building Permit, the design details for new curtain wall window at north light well shall be reviewed and approved by Planning Department Preservation Staff.
2. As part of the Building Permit, the Project Sponsor shall provide product specifications for proposed new front door for review and approval by Planning Department Preservation Staff. The new door shall be of a design (glass and paneled wood) that is compatible with the character of subject building and historic district.

### **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;
- That the proposal meets the requirements of Section 7 of Appendix G of Article 10; 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 5.**

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

**Standard 6.**

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

**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 single-family residential unit 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 WITH CONDITIONS a Certificate of Appropriateness** for the property located at Lot 042 in Assessor's Block 0113 for proposed work in conformance with the architectural plans dated June 20, 2012 and labeled Exhibit A on file in the docket for Case No. 2011.1391A.

**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 June 20, 2012.

Linda D. Avery  
Commission Secretary

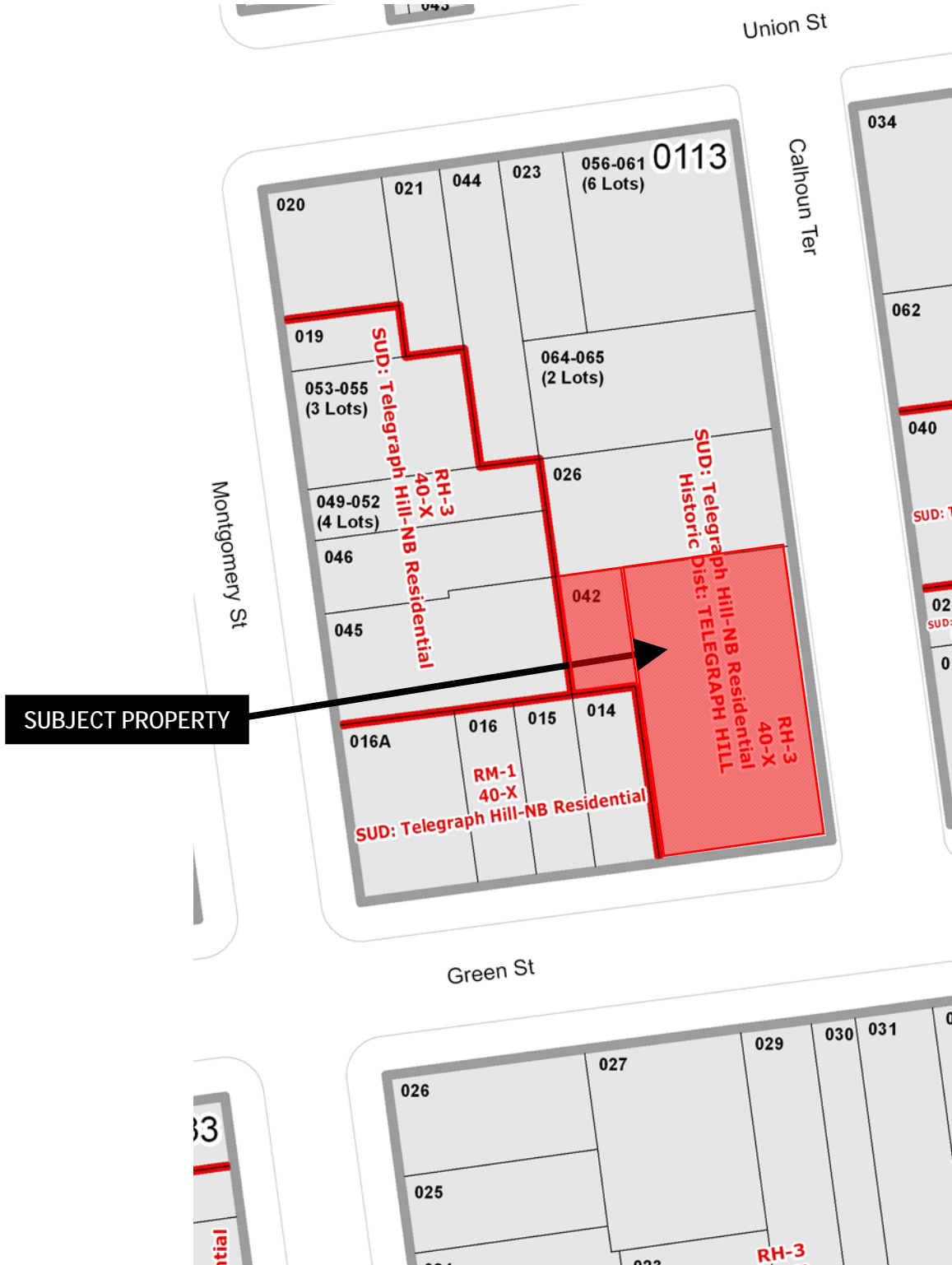
AYES: X

NAYS: X

ABSENT: X

ADOPTED: June 20, 2012

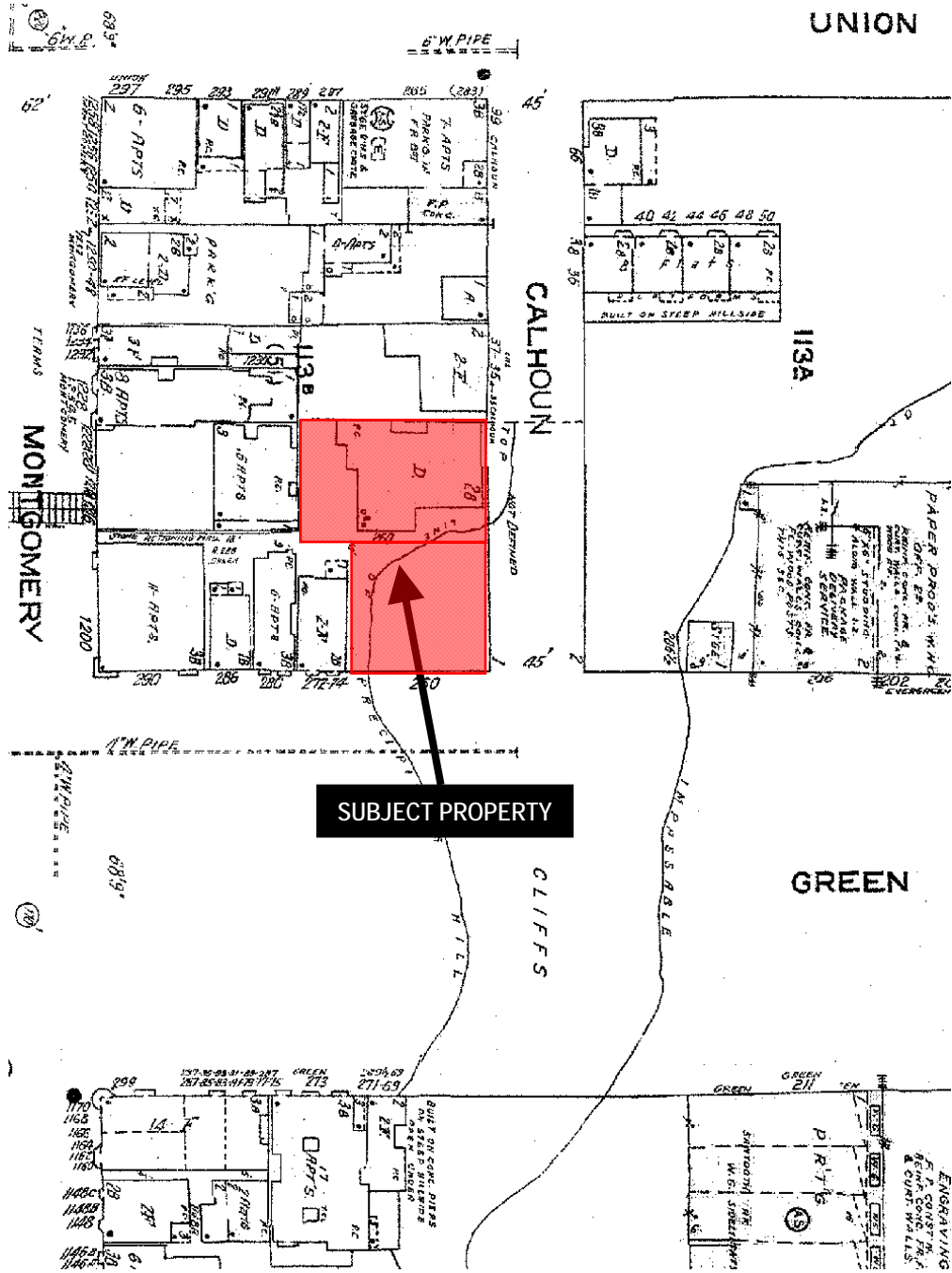
# Parcel Map



Certificate of Appropriateness Hearing  
Case Number 2011.1391A  
260 Green 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 2011.1391A  
 260 Green Street

# Aerial Photo



SUBJECT PROPERTY



# Aerial Photo

SUBJECT PROPERTY



# Historic Photo



SUBJECT PROPERTY CIRCA 1960 (San Francisco Public Library Historical Photograph Collection)



# Historic Photo



SUBJECT PROPERTY CIRCA 1980 (Historic District Designation Report)



**From:** [Ron Kaufman](#)  
**To:** [Charles Chase](#)  
**cc:** [Awmartinex@earthlink.net](mailto:Awmartinex@earthlink.net); [Andrew.wolfram@perkinswill.com](mailto:Andrew.wolfram@perkinswill.com);  
[RSEJohns@yahoo.com](mailto:RSEJohns@yahoo.com); [Cdamkroger@hotmail.com](mailto:Cdamkroger@hotmail.com); [Karlhasz@gmail.com](mailto:Karlhasz@gmail.com);  
[Diane@johnburtonfoundation.org](mailto:Diane@johnburtonfoundation.org); [John.Rahaim@sfgov.org](mailto:John.Rahaim@sfgov.org); [Pilar.LaValley@sfgov.org](mailto:Pilar.LaValley@sfgov.org); [Tim.Frye@sfgov.org](mailto:Tim.Frye@sfgov.org); [Linda.Avery@sfgov.org](mailto:Linda.Avery@sfgov.org)  
**Subject:** 260 Green Street  
**Date:** 06/12/2012 02:54 PM

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Dear Charles. It has been some time since we have talked so I am glad to have this opportunity to communicate with you. Barbara and I and our daughter, son in law and grandchildren own and reside in 1228 Montgomery and 1220 Montgomery. We are adjacent to the West frontage of 260 Green and look down on the building every day. As you know, I have spent the last 50+ years preserving and reconstructing historic buildings on the San Francisco waterfront. I am very critical of preservation issues and design details so it is very important to tell you, the Commission and the professional planning staff why this is a project that Barbara and I fully support.

Very early on the Riccitiellos and their consultants reached out to all their neighbors to discuss their plans and explain the great care they were exercising to preserve the architecture of 260 Green. Then, on a number of occasions they checked back to keep us informed and ask for our input. Of great concern to me is that 260 sits precariously on the East edge of Telegraph Hill. The prior owners did not address this issue and in my opinion a major quake could severely damage 260. I do not say this lightly since every one of the dozens of restorations I have done starts with seismic engineering. The 260 plan incorporates major, major structural work to create a new structural "anchor" that will not be seen by anyone but that will insure the future integrity of this magnificent residence. From a practical standpoint if I was on your Commission or the Planning Director I would urge the Riccitiellos to start the structural work tomorrow.

Barbara and I have long planned to take our granddaughters on a trip next week. Otherwise I would be at the hearing in person. We urge the Commission to approve of this project, which will be a great attribute to Telegraph Hill and to San Francisco.

Respectfully and best regards, Ron

Ron Kaufman  
The Ron Kaufman Companies  
One Lombard Street, Suite 201  
San Francisco, Ca 94111

phone 415-982-5702  
fax 415-986-0246



29 February 2012

John Riccitiello  
260 Green Street  
San Francisco, California 94133

Via E.Mail

RE: Update on Proposed Project at 260 Green Street

Mr. Riccitiello:

Thank you for the presentation on the proposed residential rehabilitation at 260 Green Street made by architect Olle Lundberg to the Planning and Zoning Committee of Telegraph Hill Dwellers (THD) on 1 February 2012.

We were pleased to see that the design has evolved in a positive direction and that changes have been made to incorporate some of the suggestions made by the committee in its letter dated 2 November 2011. We hope to see additional changes in the design, specifically:

(1) Window Replacement.

We appreciate the fact that the latest iteration of the design retains at least one of the existing multi-paned wood windows (on the south elevation) and that several new multi-paned windows have been incorporated into the design. We are also very pleased to see that all of the new windows are now proposed to be wood instead of steel, reflecting the building's historic window material as well as that found within the historic district; however, in order to achieve more of the historic character of this building at the time of its inclusion in the historic district, we encourage consideration of the retention of the original multi-paned wood windows on the north elevation and incorporating additional multi-paned wood windows into the design, particularly on the east elevation, as existed at the time of the building's designation. Please refer to the photo in our 2 November 2011 letter.

(2) Enlarged window openings.

As noted in our letter of 2 November 2011, the residence historically had smaller and fewer openings with larger expanses of wall plane. We note that the latest iteration of the design includes a reconfigured arrangement of window openings, most notably at the upper level which, we agree, results in improved balance overall. We also understand the desire to open up the interior to the impressive view beyond; however, we suggest further minimizing selected openings where possible, compatible with the character of the Telegraph Hill Historic District.



- (3) **Materials.**  
The latest iteration of the design proposes to use horizontal siding instead of shingles and, as noted above, wood windows instead of steel. Both revisions are compatible with the historic district.

THD appreciates direction the design development is taking and we look forward the project's evolution as it moves toward greater compatibility with historic district.

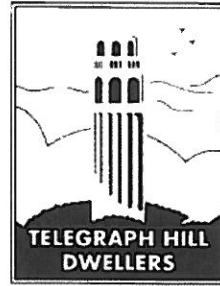
Again, thank you for the opportunity to comment on this project.

Sincerely,

A handwritten signature in cursive script, reading "Nancy Shanahan". The signature is written in black ink and is positioned below the word "Sincerely,".

Nancy Shanahan  
Co-Chair, Planning & Zoning Committee, Telegraph Hill Dwellers

cc: Lundberg Design



2 November 2011

John Riccitiello  
260 Green Street  
San Francisco, California 94133

Via E.Mail

RE: Proposed Project at 260 Green Street

Mr. Riccitiello:

Thank you for offering Telegraph Hill Dwellers (THD) the opportunity to meet with you and your project team and to visit the site of the proposed project at 260 Green Street. We understand that the proposed project is wide-ranging and will address a variety of deficiencies at the site, including structural work for improved stability and underpinning of the foundation, complete systems replacement, the introduction of an elevator, comprehensive window replacement, site work to address access and vehicle maneuverability, a modified entry sequence, and a complete interior rehabilitation.

We offer our comments at this stage of the project in the hope that your team will consider THD's perspective as the design continues to evolve. The building is a designated historic resource, a contributor to the Telegraph Hill Historic District, and highly visible from a variety of vantage points within the public right of way. Designed in 1935 by architect Louis Schalk, the house is one of many within the Telegraph Hill Historic District that "respond[s] creatively to the steep slope."<sup>1</sup> The house's historic character is derived from the Craftsman/Second Bay Tradition architectural idiom. Its prominence and visibility from nearby Calhoun Terrace, other vantage points within the Northeast Waterfront Historic District, and from The Embarcadero, is important in its contribution to the overall character of the east side of Telegraph Hill, which is articulated by diversity of low-scale forms, varied textures, and materials, predominantly wood and stucco, that create visual interest even from a distance. For these reasons, we are most concerned with the residence's exterior architectural expression. Consequently, we make following points:

- (1) Window replacement.  
The intention of replacing all windows, including original wood windows, with Hope's Steel Windows seems overly ambitious. We understand the desire for a consistent window treatment, but suggest that retaining some multi-paned wood windows may be appropriate and

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<sup>1</sup> Telegraph Hill Historic District Case Report (1985)

help to achieve more of the organic quality that characterized this building at the time of its inclusion in the historic district.

(2) Enlarged window openings.

Originally, the ratio of solid wall plane to glazing was smaller than at present, and smaller than what is currently proposed. Previously, the variety of window sizes resulted in greater visual interest. We ask that you consider the effect of the many closely-spaced windows as currently proposed. The effect of the proposed window arrangement and alignment is, in our opinion, somewhat rigid, starkly uniform, and not in keeping with the historic character of the building. We encourage an arrangement that incorporates greater variety. We further encourage minimizing selected openings where possible, especially at the upper level of the east elevation, where casements over fixed-pane glazing are proposed. We suggest eliminating the proposed fixed-pane arrangement at this location. We recommend an arrangement of window openings at the upper level that would be more compatible with the character of the historic district and similar to what was present at the time of the District designation [see photo below].



(3) Materials.

The project proposes to introduce a range of new, high quality materials. These materials, steel windows, concrete at the site walls and base of the house, and metal railings at the balconies, will also introduce a modern vocabulary that will further distance the house from its historic character. These are not the prevailing materials that contribute to the Telegraph Hill Historic District. We note that the *Secretary of the Interiors Guidelines for Rehabilitating Historic Buildings* encourages the retention and repair of historic materials. We further note that the controls and standards for Certificates of Appropriateness in the Telegraph Hill Historic District contained in Appendix G of Article 10 of the Planning Code encourage wooden sash over metal sash, particularly where the original and existing windows are wood. We suggest lessening the amount and impact of new materials and consider using wood elements where possible, specifically at select railings and windows. We also suggest that mature vegetation, existing or new, may lessen the impact of increased amounts of concrete at the site walls and base, particularly at the south elevation.

(4) Magnolia at South Elevation.

The proposed project may possibly remove the mature magnolia tree at the south elevation. If removal should occur we suggest, as discussed on site, replacement with another mature tree in this location.

We note that some historic features of the house are intended to be retained, such as the shade garden on the west. We note that salvaged brick will be incorporated into the site work. The Impacts Assessment dated 4 October 2011 prepared by Carey & Company does not include a list of the building's character-defining or remaining original features. Developing a list may be useful as the design continues to be refined.

We understand you will be meeting with neighbors later this month to inform them of the project. THD also looks forward to a continued dialogue as the project evolves, especially with regard to several open questions, such as the decision regarding siding material. Again, thank you for the opportunity to comment on this project.

Sincerely,



Nancy Shanahan  
Co-Chair  
Planning & Zoning Committee, Telegraph Hill Dwellers

# **260 GREEN STREET**

**HISTORIC PRESERVATION COMMISSION HEARING SUBMITTAL**

06/20/2012



**260 Green Street**  
**Riccitiello Residence**  
June 20, 2012

### Summary of Planning Permit Process

**0113/042 Assessor's Block/Lot**  
**2011.1391EA Application Number**

**Attention:** San Francisco Planning Department; Historic Preservation Commission

The following is a summary of events, meetings, and the resulting actions that occurred during the Planning permit process for 260 Green Street.

1. 07/21/2011: Over-the-counter meeting with Pilar LaValley to discuss projected timeline and requirements for planning process.
2. 08/23/2011: Project Review Meeting #1 with Pilar LaValley. Key recommendations: Contact the Telegraph Hill Dwellers early and often. Complete a Historic Resources Evaluation Report. Contact Arborist for tree removal in driveway.
3. 08/24/2011: Carey & Company contacted to complete Historic Evaluation Report.
4. 09/15/2011: Arborist conducts site visit.
5. 09/21/2011: Arborist completes report stating that magnolia tree in question is a poor specimen; recommends removal.
6. 10/04/2011: Nancy Shanahan contacted. Key issues discussed: no glass railings, hillside improvements.
7. 10/29/2011: Meeting with Telegraph Hill Dwellers at 260 Green Street. Key issues discussed: materials proposed for driveway, siding, and windows.
8. 11/02/2011: Response from Telegraph Hill Dwellers received. Key recommendations: retain some wood multi-paned windows, retain multiple sizes of openings, and use wood sash.
  - a. **Design revised to comply with suggestions.**
9. 11/14/2011: Pre-Application Meeting with neighbors at 260 Green Street. Key requests: removal of all rooftop equipment, removal of magnolia tree.
  - a. **Design revised to comply with suggestions.**
10. 12/06/2011: Project Review Meeting #2 with Pilar LaValley and Don Lewis. Key Concerns: wood windows, painted siding.
  - a. **Design revised to comply with suggestions.**
11. 12/13/2011: Carey & Company complete Historic Resources Evaluation Report. The structure is found to have little to no historic fabric left. Proposed design found to comply with Article 10 Guidelines.
12. 12/14/2011: Certificate of Appropriateness and Environmental Evaluation Application documents sent to the Planning Department.
13. 02/01/2012: Meeting with Telegraph Hill Dwellers at Telegraph Hill Community Center. Design revisions found to be pleasing to the group.



14. 02/10/2012: Notice of Planning Department Requirements #1 issued and received.
  - a. **Design revised to comply with suggestions.**
15. 02/29/2012: Telegraph Hill Dwellers write second letter of support and minor suggestions.
16. 03/05/2012: Carey & Company write letter in response to Planning Comments in support of design revisions.
17. 03/26/2012: Lundberg Design submits revised design in response to Planning Comments.
18. 05/02/2012: Pilar LaValley responds by email noting additional comments from Planning in regards to revised design.
19. 05/08/2012: Meeting with Pilar LaValley to discuss Planning Response Comments #2.
20. 05/17/2012: Meeting with John Rahaim, Pilar LaValley, and Tim Frye to discuss outstanding design issues and possible ARC hearing. Planning suggested the following changes:
  - a. 3<sup>rd</sup> Floor East windows at Master Bedroom - reduced in size
  - b. 3<sup>rd</sup> Floor East/South deck guardrail @ Master Bedroom – solid wall retained; wood pickets added on top
  - c. South entry stair guardrail material – wood siding
  - d. 3<sup>rd</sup> Floor South window above entry door @ Master Bathroom – reduced in size
21. 05/29/2012: Revised Elevations sent to Planning
  - a. **Design revised to comply with suggestions.**
22. 06/08/2012: Revised Elevations sent to Telegraph Hill Dwellers
23. 06/20/2012: HPC Hearing



CAREY & CO. INC.  
ARCHITECTURE

260 Green Street  
San Francisco, California

**Impacts Assessment**

October 4, 2011

**INTRODUCTION**

The owners of 260 Green Street and their architect have requested that Carey & Co. complete an assessment of a proposed alteration to the property located at 260 Green Street in San Francisco. The property, a house built for Friedel Klussman and a contributory building in the Telegraph Hill Historic District, is recognized as an historic resource by the San Francisco Planning Department. Therefore, instead of a complete Historic Resource Evaluation, an impacts assessment of the proposed project was requested by department staff. This report provides a short historic background, a property description, a description of the building's construction history, and an assessment of the proposed project's conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

**SUMMARY**

Carey & Co. finds that the proposed project at 260 Green Street conforms to the Secretary of the Interior's Standards. Research into the construction history of the house reveals many remodels which have altered the plan and elevations. Because many features of the house have been previously altered, little historic fabric remains. However, the house still maintains a positive relationship with the Telegraph Hill Historic District through exterior materials and response to its sloped setting. The proposed project will not alter this relationship and there will be no negative impacts associated with this project.



## HISTORIC BACKGROUND

260 Green Street is located in the Telegraph Hill Historic District, which was designated by the Board of Supervisors in 1986. The district's character defining features are a unique expression of the development of Telegraph Hill's east slope from 1850 to 1941, which was shaped largely by topographical constraints.<sup>1</sup>

Because of difficult access, Telegraph Hill remained relatively isolated from the rest of the city, and development from 1870 to 1935 mainly included small-scale vernacular structures with flat facades and limited ornamentation. Exterior materials common in the district include rustic or clapboard wood siding, stucco, and shingles. A network of footpaths, steps, and walkways developed in response to the sloped terrain. Along with each property's gardens, planters, and driveways, this network remains a significant feature of the district.

Road paving and improved access led to new development in the area from 1936 to 1941, including some "experimental" designs by well-known architects such as Neutra and Wurster. These buildings emphasize horizontality and views, and exhibit sparse ornament and a positive relationship to their hillside settings and to their gardens.<sup>2</sup>

The house at 260 Green Street was built in 1936 as part of this wave of new development. It was designed by San Francisco architect Louis Shalk of H.H. Gutterson's office for Dr. Hans and Friedel Klussman. Friedel Klussman is well known as the Cable Car Lady, recognized for her fight against the removal of San Francisco's cable car lines in the late 1940's. The Klussmans represent a group of newcomers to Telegraph Hill who were "civic-minded intellectuals who applied their talents to improving the quality of life in their city."<sup>3</sup>

## PROPERTY DESCRIPTION

### Site/ Context

This three-story, 6,802 square foot building stands at the north west corner of Green Street and Calhoun Terrace. Its east end perches on the edge of the steep hillside overlooking Sansome Street. The house is set back from the street and a long sloped driveway approaches the two-car garage, which sits half a level below the first floor. A brick switchback walkway and stairs, flanked by lush plantings, lead up to the main entry terrace on the second story (figure 6).

### Exterior Description

The building has a complex plan with a deck or terrace at each level. The slate shingle mansard roof slopes toward the south, east, and west. The building is clad in wood shingles and has dark painted wood frame doors and windows which vary in lite pattern and are either casement or fixed with casement side lites.

The building has three fully exposed elevations on the south, east, and west. The north elevation abuts a residential building on Calhoun Terrace. A narrow light well approximately 4' by 20' at the north side of the building plan cuts through all three floors (figure 3). There are two multi-lite casement windows on the

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<sup>1</sup> Bloomfield, Anne, "Telegraph Hill Historic District"

<sup>2</sup> Bloomfield, Anne. "Telegraph Hill Historic District," 7.

<sup>3</sup> VerPlanck, Christopher P. "Telegraph Hill,"

west wall of the light well. On the south wall, two multi-lite and two single-lite windows of various sizes allow light inside along with a glass door.



Figure 1 & 2. South elevation seen from bottom of the driveway (left) and from third floor terrace (right).



Figures 3 & 4. Light well at north elevation (left), east elevation (right)

The primary south elevation is largely obscured from the street by vegetation (figure 1). It is composed of two offset wall planes separated by a terrace. The wall plane in the foreground features two wood panel garage doors under a slate shingle awning. There is also a multi-lite window above and a single lite window beside the garage doors. The wall plane in the background extends up to the third floor and is punctuated by two small single-lite windows and two sets of glass doors (figure 2). The main entry doors are recessed about two feet beyond this plane. An octagonal volume at the east end of this elevation contains casement windows at the second floor and a terrace at the third floor.

The secondary elevation faces east, with a terrace overlooking the steep, impassable east slope of Telegraph Hill. This elevation is largely glazed (figure 4). It features six single-lite casement windows, four of them

arranged symmetrically at the third floor. There are two sets of glass doors each with two large side lites, one set opening to a balcony at the second floor. Another set of glass doors without side lites opens to the terrace. At the south end of this elevation is the octagonal volume with windows at the second floor and a terrace at the third floor.

The west elevation faces a small, landscaped yard (figure 5). The lush planting makes viewing this elevation from the yard somewhat difficult. This elevation is more visually complex than the others, featuring various projecting volumes and balconies. In total there are five single-lite windows and one multi-lite window, as well as three sets of double glass doors, one with large side lites, and one single glass door.



Figures 5 & 6. West elevation seen from landscaped yard (left), landscaped entry sequence with brick path and stair (right).

## CONSTRUCTION HISTORY

Researching historic photos, building permits from the San Francisco Department of Building Inspection, and permit drawing sets of 260 Green Street reveals the construction history of the house, and shows various changes that have been made to both the interior and exterior.

On June 14, 1935, an Application for Building Permit was filed by Dr. Hans Klussman for 260 Green Street. The application was approved on June 17, 1935 for a two-story, eight-room, frame building with basement at an estimated cost of \$10,000. The Klussmans filed two more permits, both for minor work on the house. On December 5, 1935 an application was filed and approved for permit to add one 10" flue and one 6" flue to the house. On September 21, 1955, an application was approved for work to be done on the kitchen at the west end of the second story. The work included removing the stove vent and replacing it with a fan and filter unit, installing a 230 V outlet for a new electric stove unit and installing cabinets along the east wall for an estimated cost of \$500.

There is a gap in the permit records from 1955 to 1988. However, two historic photos of this property, dated 1967, offer information about the appearance of the south and east elevations (figures 7 & 8) during this year. In these photos, the building is clad in horizontal wood siding and all of the visible windows have white painted wood frames and are multi-lite. Between 1967 and 1988 a major change was made to the house, switching out the horizontal wood siding for wood shingle siding and repainting the window frames in a dark color. The south elevation shows two garage doors in the shadow of the shingled awning above them and a large window above that. The entry door recess is apparent, but it is difficult to tell the type of door inside it.



Figures 7 & 8. South elevation (left) and east elevation seen from Green Street (right), 1967. From San Francisco's Telegraph Hill.



Figure 9. East elevation seen from Green Street today.

The east elevation, seen from Green Street below, is quite different from what is seen there today (figure 9). In the photo, this elevation reads as two stories with the octagonal volume starting at the first floor. Today, the east elevation clearly reads as three stories with the octagonal volume at the second floor, and slightly overhanging a window on the first floor. Although the house was built as two-story with basement, it appears that the basement was developed as livable space between 1967 and 1988. On the first permit application filed by the owner after the Klussmans, the house is listed as three stories with no basement. Presumably, the grade at the east and south was lowered to accommodate level access to the basement floor.

The photo reveals that the east elevation has been made more transparent over the years. The installation of four windows at the third floor instead of three, and the addition large set of glass double doors with side lites at the second floor are among the changes made.

The photo of the south elevation reveals a different configuration of doors and windows than presently exists, although the massing appears not to have been altered. Also, a brick chimney is present which does not exist today. Many of these changes can be traced to an extensive remodel done in 1988 after the house was sold on June 1, 1988.

On November 17, 1988 a building permit was issued for alterations estimated at \$320,000. Interior alterations involved adding new bathrooms and a new kitchen on the first floor, as well as remodeling the existing kitchen. The fireplaces were reworked. Exterior alterations included the removal of a deck and stairs on the west elevation and the addition of a spiral stair. Bricks on the existing exterior stairs at the south elevation were removed, waterproofing was installed, and the bricks were replaced. New doors and windows were also added. On the east elevation at the third floor, three windows were removed and four were installed in their place and new doors were added on the first floor. On the south elevation, smaller windows were removed to put larger ones in their place and a single door was made into a double door. On the west elevation, a balcony and stairs were removed and a set of spiral stairs was added, and later removed.

A permit application was filed and approved on April 9, 1998, for the remodel of an existing bathroom, including the relocation of a tub and toilet. This work was estimated at \$10,000 and involved no structural work.

Another permit was issued on June 14, 2004 for a dressing room remodel on the third floor. Although most of the work was interior, this project also altered two windows on the south elevation. One window was removed and the wall infilled, and another window was removed and replaced with a smaller one. Subsequent permits were granted for raising the ceiling in the dressing room and attached half bath, and for the replacement of rooftop HVAC units.

### **Summary of Known Changes to Building**

#### Exterior

- Horizontal wood siding replaced with wood shingles
- White paint on window frames replaced with dark paint
- Brick chimney removed

#### South Elevation

- Windows removed and replaced with smaller ones
- Window removed and wall infilled
- Glass doors added
- Grade changed to create level access to basement floor

#### East Elevation

- Grade changed to create level access to basement floor
- Windows added and reconfigured
- Glass doors added
- Balcony added at second floor

#### West Elevation

- Spiral stairs added and removed
- Balcony removed

- Double doors added

## PROPOSED DESIGN

### Description

The proposed project at 260 Green Street involves alterations both in plan and elevation. In the new design the garage level will be lowered about 6 feet and the inhabitable area of this floor extended to the north wall of the house. This new level will mainly contain storage. With the ceiling height of the garage lowered, the inhabitable area of the first floor will extend above the garage to align with the garage doors at the south wall. The plan of the first floor will be reconfigured to include a family room, gym, laundry room, and guest spaces. The second floor will be redesigned to include a larger kitchen, dining area, and living room. The main entry will remain on the second floor, and a new switchback stair from the driveway to the second floor will replace the existing brick path and stair. The footprint of the new stair will mimic the existing entry sequence. On the third level, a redesign of interior walls reconfigures the bedrooms, closets and bathrooms located on this floor. An elevator located to the west of the light well will make all floors accessible.

These changes to the plan affect the existing elevations. Of the exposed elevations, the south will be the most impacted. The lowering of the garage level will cause this elevation to read as four stories instead of three and a half stories. It will feature a new door to the right of the garage doors as well as new windows above. The third floor will feature two new windows at the east end. The existing driveway will be lowered to accommodate the new garage level, and an existing magnolia tree to the west of the driveway will be removed. A new tree and planter in the location of the existing tree are proposed.

The east elevation will be less impacted. At the first floor, a new window will replace what is now a door. At the third level, new doors opening to the terrace will replace existing windows. The proportion of glazing to solid wall at this elevation will not be changed.

The west elevation will also undergo minimal changes, which include the addition of a small window at the third floor and new exterior stairs leading down to the new garage level.

The north elevation will undergo significant changes. The light well at this elevation will be lowered to extend down to the new garage level. The new elevator would be placed along the west wall of the light well, necessitating the removal of two existing windows. Along the south wall of the light well, the various existing windows will be removed and a large multi-lite window extending from the new garage level to the third floor installed.

### Review of Proposed Design

The proposed alterations for the property should follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. The Secretary of the Interior defines rehabilitation as the act or process of making possible a compatible contemporary use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural value. A discussion of the proposed project's conformance with the standards follows.

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.

This property will continue to be used as a residence, which is its historic purpose.

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.

This house has undergone numerous remodels to both the interior and exterior. Therefore very few, if any, historic materials and features remaining. The proposed alteration will not affect the remaining historic character of the property.

3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.

The proposed project does not include the addition of any conjectural features or architectural elements from other buildings.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

This property has changed over time. However, the most significant changes were made during the 1988 and 2004 remodels, and have not acquired historic significance.

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

This property is wood frame construction and features exterior materials that are compatible with the Telegraph Hill Historic District. The wood shingle siding, slate shingle roof, and wood frame windows which make this house a contributory building to the historic district will not be removed. However, some windows will be altered and new ones added (see 9. below).

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

This property contains no deteriorated historic features. The proposed project does not attempt to replace any missing features.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Chemical or physical treatments will not be undertaken as part of the proposed project.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

There are no significant archeological resources affected by this project.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

This property has undergone major remodels, and little historic material remains. The proposed addition is below the existing building and fully contained in the existing footprint, so it is compatible with the massing and size of the property and its environment. The addition will not alter the relationship between the house and Green Street or lessen the setback. The existing approach to the property will remain the same, even though the driveway will be leveled out. The scale of the property will be altered at the south elevation where it will read as four stories instead of three and a half, but this elevation is largely blocked from the street by landscaping. Exterior alterations include new windows which are compatible with the character of existing windows, and new stairs which will mimic the existing entry sequence.

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.

Because the proposed addition is below the existing building and within the existing footprint, the essential form and integrity of the property will not be affected. Its environment will also remain unaffected because the view to the east at the cliff will remain preserved, as well as the landscaping and sloped site at the south.

## CONCLUSION

After conducting a site visit, an investigation of building permit records and drawings, and some historic research, Carey & Co. concludes that the proposed project at 260 Green Street conforms to the Secretary of the Interior's Standards. Changes made to the building throughout its history are extensive. Living space has been added at the basement, interior walls have been reconfigured, windows and doors have been added and removed on the exterior, and the exterior cladding has been changed. Little, if any, historic fabric remains on the interior or exterior and the proposed project will not have a negative impact on any remaining historic fabric. All proposed new exterior features, such as windows and stairs are compatible with the existing character of the property.

The most important features of this house as a part of the Telegraph Hill Historic District are its contributory exterior materials and its relationship to the steep slope at the east, as well as its own sloping site and lush landscaping. The proposed project will not alter these features.



## BIBLIOGRAPHY

Building Permits and Architectural Drawings for 260 Green Street. Department of Building Inspection, City and County of San Francisco.

Bloomfield, Anne, "Telegraph Hill Historic District." Prepared for The Landmarks Preservation Advisory Board, 1985.

Myrick, David F. San Francisco's Telegraph Hill, Berkeley, 1972, Howell North.

VerPlanck, Christopher P. "Telegraph Hill," 2002, San Francisco Apartment Association, 22 Sept. 2011 <<http://www.sfaa.org/0209verplanck.html>>.



CAREY & CO. INC.  
ARCHITECTURE

March 5, 2012

Dear Olle,

The following is in response to the Notice of Planning Department Requirements #1 and to your email request.

1. Survey of existing windows – Conducted in the field on February 28, 2012. See attached window survey report.
2. 1988 plans – See attached.
3. Request for information
  - a. Renovations to windows and railings and remaining historic fabric – All of the windows have been replaced, as documented in the window survey attached.

Wood picket railings occur on the east and west elevations. The 1988 drawings show a solid railing at the second floor balcony on the east elevation, which has since been replaced with the existing wood picket railing. Balconies with wood picket railings have been added to the west elevation.

Solid railings, which are an extension of the exterior wall, occur at the third floor terraces on the southwest and southeast corners of the building as well as at the entry terrace on the south elevation. These appear to retain the form of the original railings, as they appear in 1967 photographs which predate any major alterations. However, their original horizontal wood cladding has been replaced with wood shingles as on the rest of the house.

As described in the Impacts Assessment report, the house has undergone numerous major alterations and no longer retains any significant historic fabric.

- b. North Elevation Visibility – This elevation cannot be seen from surrounding streets, with the exception of the chimney on this elevation which is visible from Calhoun Terrace. Only the neighbor immediately to the north has limited visibility of this elevation, including the light well.

- c. Siding – The original 1935 building permit does not note siding. Original plans are not available. Carey & Co. observed several areas of exploratory shingle siding removal which showed that no previous siding materials exist.
  
- d. Visibility of Windows and Railings – The view of the house from Green Street at the South is very limited due to the setback from the street and the lush plantings. The only section readily visible is the pair of garage doors. The rest of the south elevation is screened by vegetation. The east elevation is the most visible, with available views from Green Street east of Sansome as well as from Calhoun Terrace to the north of the house. From below, the first floor is obscured by the hill, and from Calhoun Terrace, the view of the first floor is blocked by a wall.

Please let me know if you have any questions.

Sincerely,

Jilian Cadouri



CAREY & CO. INC.  
ARCHITECTURE

### 260 Green Street Window Survey

The following table is the result of Carey & Co.'s window survey at 260 Green Street, conducted on February 28, 2012. In total there are 37 windows, not including side lites that are part of a door assembly. See attached drawings for window numbers and photos for window types.

All of the windows are painted wood. Twenty-seven windows are casement, seven are fixed, two are fixed with flanking casement windows, and one is awning. The windows have varying lite patterns, with 26 single lite and 11 multi-lite. Nearly all of the first and second floor windows have laminated glass, and all of the third floor windows have dual pane tempered glass. About half of the historic window openings are extant, the rest having been widened, moved, or otherwise altered. Additionally, several other original windows have been filled in and are no longer present to be surveyed. None of the existing windows are historic. They are either single lite, a non-historic type, or are multi-lite and have laminated glass or dual pane tempered glass, indicating their replacement.

Window Number	Type	Material	Lite Pattern	Year Installed	Opening Historic?	Condition	Notes
First Floor							
101	Casement	Wood	Single	Post 1988	No.	Fair	Window is shown in 1988 plans with no work indicated. Window has been enlarged. Single lite glazing is non-original.
102	Casement (Pair)	Wood	Single	Post 1988	Yes.	Fair	Window is shown in 1988 plans with no work indicated. Single lite glazing is non-original.
103	Fixed	Wood	Single	1988	No.	Good	

Window Number	Type	Material	Lite Pattern	Year Installed	Opening Historic?	Condition	Notes
104	Fixed	Wood	Single	1988	No.	Good	
105	Fixed	Wood	Single	1988	No.	Good	
106	Casement (Pair)	Wood	1x3	1988	No.	Fair	Laminated glass. Window is enlarged in 1988 plans.
107	Casement (Pair)	Wood	Single	1988	No.	Good	
108	Fixed	Wood	Single	Unknown	Unknown.	Good	This window appears in the 1988 plans, but without notes indicating (N) or (E). Single lite glazing is non-original.
Second Floor							
201	Casement	Wood	Single	1988	Yes.	Fair	Laminated glass.
202	Casement (Pair)	Wood	Single	1988	Yes.	Fair	Laminated glass.
203	Casement (Pair)	Wood	Single	1988	Yes.	Fair	Laminated glass.
204	Casement (Pair)	Wood	Single	1988	Yes.	Fair	Laminated glass.
205	Casement (Pair)	Wood	Single	1988	Yes.	Good	Laminated glass.
206	Casement (Pair)	Wood	2x4	Post 1988	Yes.	Fair	Laminated glass.
207	Casement (Pair)	Wood	2x4	1988	Yes.	Fair	Laminated glass.
208	Casement (Pair)	Wood	2x4	1988	No.	Fair	Laminated glass. 1988 plans indicate as new window.
209	Casement	Wood	1x4	1988	No.	Fair	Laminated glass. 1988 plans indicate as new window.

Window Number	Type	Material	Lite Pattern	Year Installed	Opening Historic?	Condition	Notes
210	Casement	Wood	2x4	1988	No.	Fair	Laminated glass. 1988 plans indicate as new window.
211	Casement/ Fixed	Wood	1x3 – sides 2x3 – middle	Post 1988	Yes.	Fair	Laminated glass. 1988 elevation shows in this location two casement windows.
212	Casement	Wood	2x3	Post 1988	No.	Poor	Laminated glass. 1988 elevation shows in this location (N) terrace door to match (E).
213	Casement/ Fixed	Wood	2x3 – sides 3x3 – middle	Post 1988	Yes.	Fair	Laminated glass. 1967 photo shows two multi lite windows, 1988 elevation shows two single lite windows in this location.
214	Casement	Wood	Single	Post 1988	Yes.	Good	Laminated glass. Window is shown on 1988 plans with no work indicated. Single lite glazing is non-original.
215	Fixed	Wood	Single	Post 1988	Yes.	Good	Laminated glass. Window is shown on 1988 plans with no work indicated. Single lite glazing is non-original.
216	Casement	Wood	Single	Post 1988	Yes.	Good	Laminated glass. Window is shown on 1988 plans with no work indicated. Single lite glazing is non-original.
Third Floor							
301	Casement (Pair)	Wood	Single	1988	No.	Good	Tempered glass, dual pane.
302	Casement (Pair)	Wood	Single	1988	No.	Good	Tempered glass, dual pane.
303	Casement (Pair)	Wood	Single	1988	No.	Good	Tempered glass, dual pane.

Window Number	Type	Material	Lite Pattern	Year Installed	Opening Historic?	Condition	Notes
304	Casement (Pair)	Wood	Single	1988	No.	Good	Tempered glass, dual pane.
305	Casement (Pair)	Wood	Single	1988	Yes.	Good	Tempered glass, dual pane.
306	Fixed	Wood	4x5	Post 1988	No.	Good	Tempered glass, dual pane. Shown in 1988 plans but with smaller width, indicating it was widened and replaced later.
307	Casement/ Fixed	Wood	Single	Post 1988	Yes.	Fair	Tempered glass, dual pane.
308	Fixed	Wood	4x2	Post 1988	Yes.	Fair	Tempered glass, dual pane. Entire window installed at a slant.
309	Casement	Wood	Single	1988	Yes.	Fair	Tempered glass, dual pane.
310	Casement	Wood	Single	Post 1988	Yes.	Poor	Tempered glass, dual pane. Window shown in 1988 plans with no work indicated. Single lite glazing is non-original.
311	Casement	Wood	Single	2004	No.	Good	Tempered glass, dual pane.
312	Awning	Wood	Single	2004	No.	Good	Tempered glass, dual pane.
313	Casement (Pair)	Wood	Single	2004	No.	Good	Tempered glass, dual pane. Frame matches other 2004 windows.



Figure 1. Window 102 – Single lite Casement.



Figure 2. Window 212 – Multi-lite Casement.



Figure 3. Window 108 – Single lite Fixed.



Figure 4. Window 306 – Multi-lite fixed.





Figure 5. Window 211 – Multi-lite Fixed with Casement.



Figure 6. Window 306 – Multi-lite fixed installed at a slant.

260 GREEN ST.

San Francisco, CA

WALL LEGEND

- DEMOLISHED WALL
- (E) WALL
- PROPOSED WALL

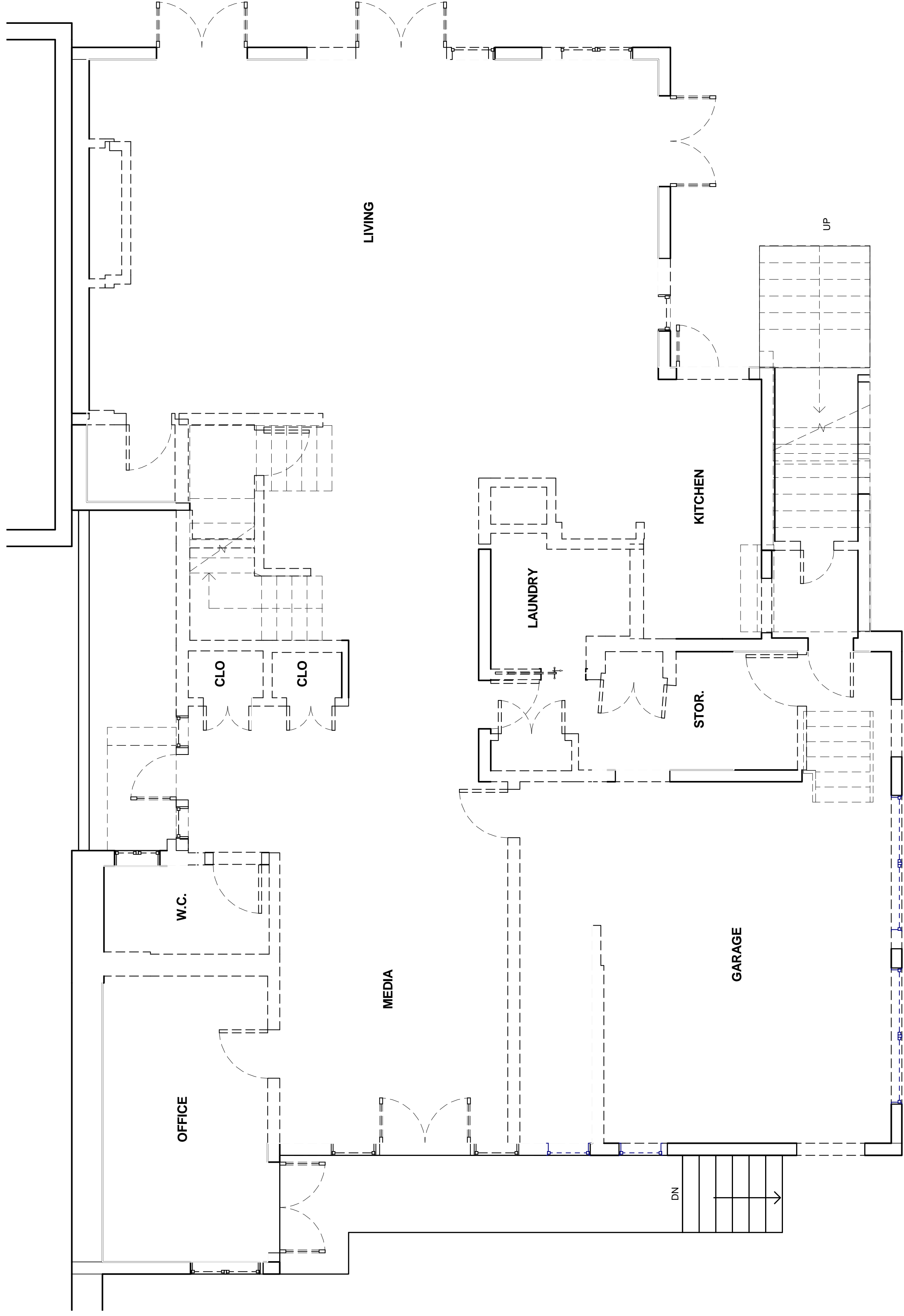
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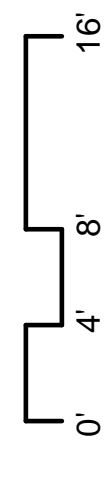
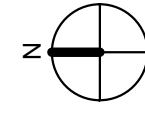
All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

(E) FIRST LEVEL  
PLAN

A1.2



1 (E) FIRST FLOOR  
1/4" = 1'-0"



260 GREEN ST.

San Francisco, CA

WALL LEGEND

- DEMOLISHED WALL
- (E) WALL
- PROPOSED WALL

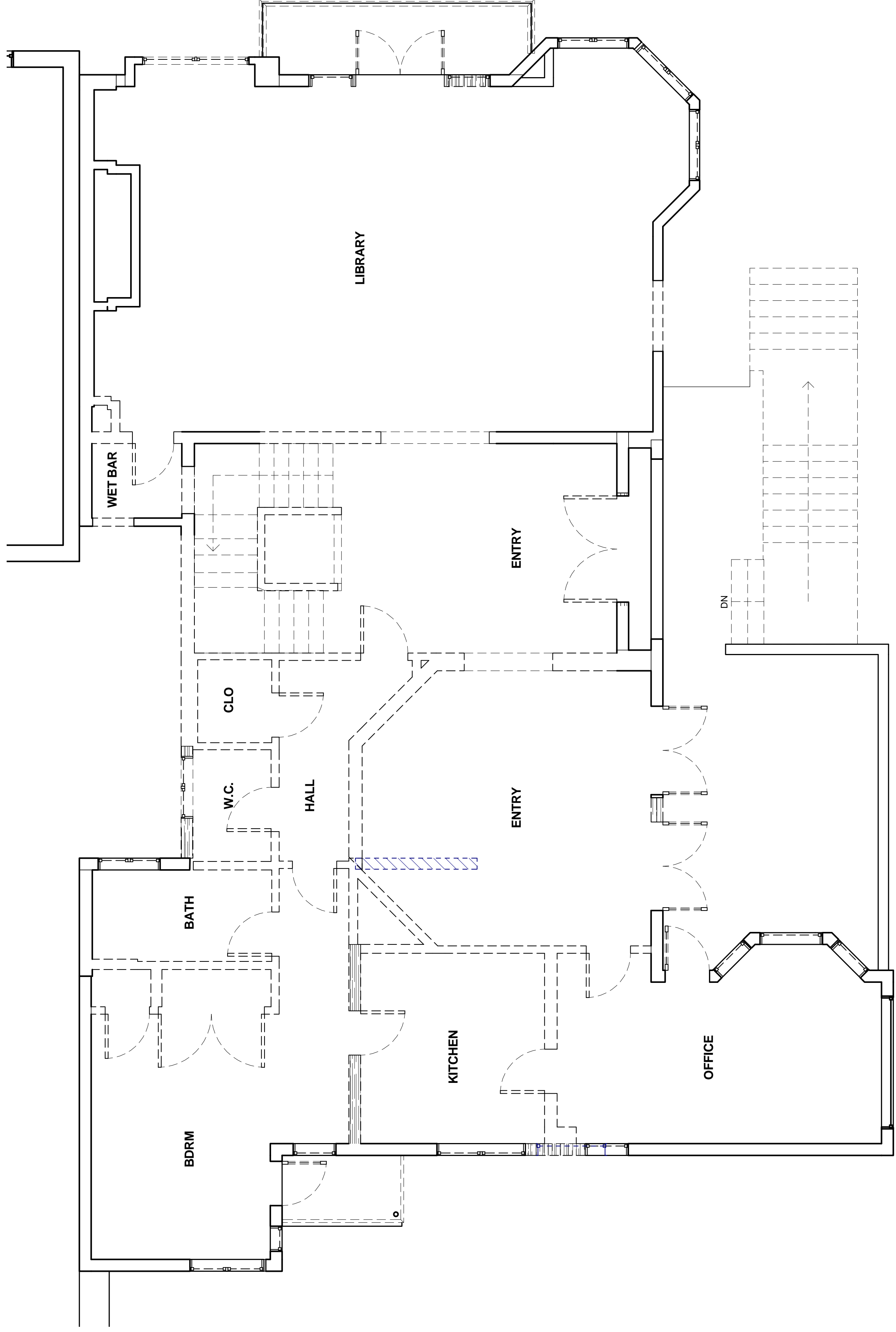
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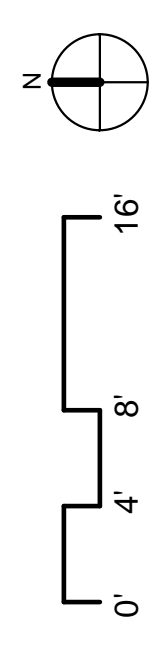
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(E) SECOND LEVEL PLAN

A1.3



1 (E) SECOND FLOOR  
1/4" = 1'-0"



260 GREEN ST.

San Francisco, CA

WALL LEGEND

- DEMOLISHED WALL
- (E) WALL
- PROPOSED WALL

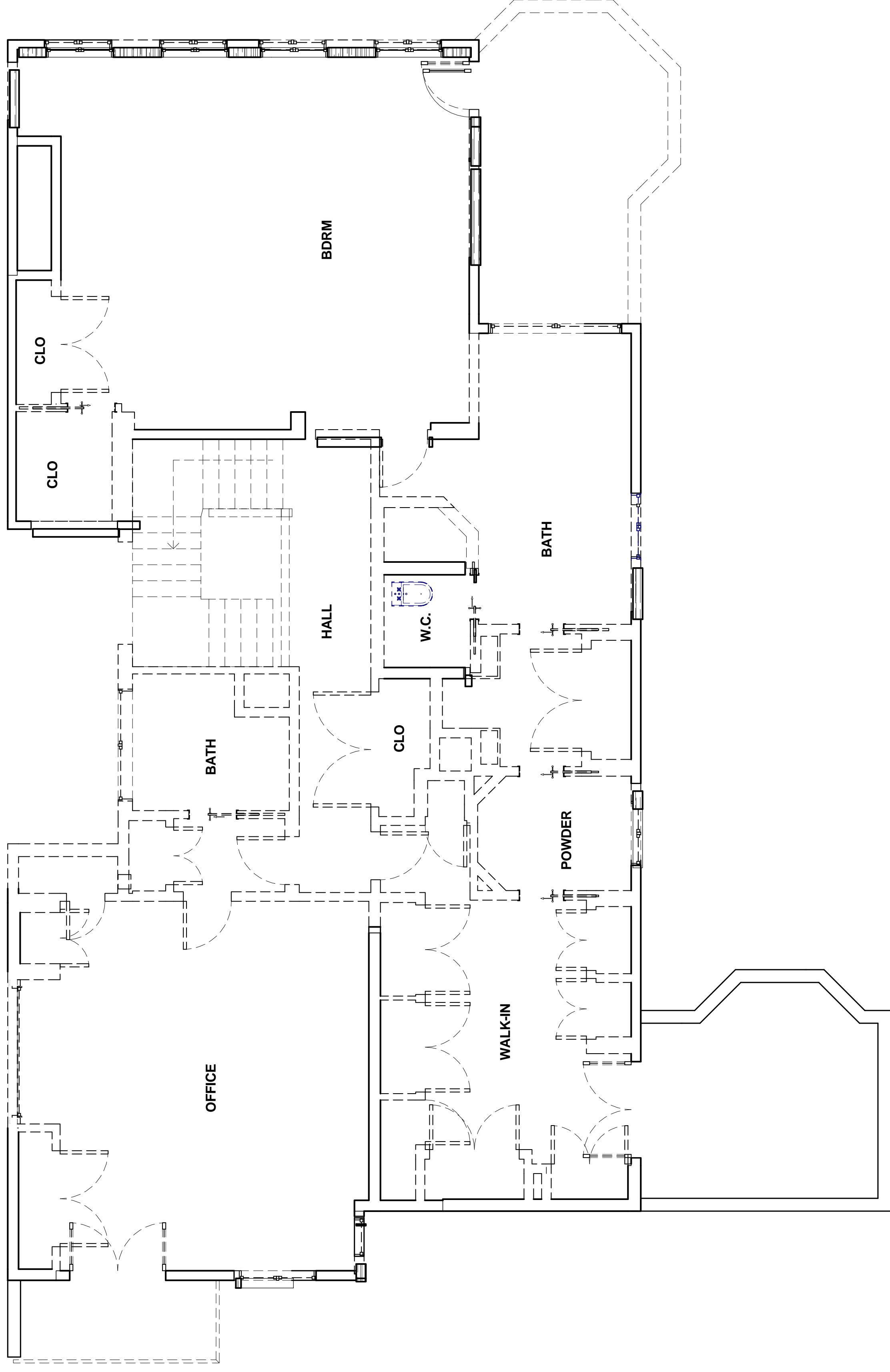
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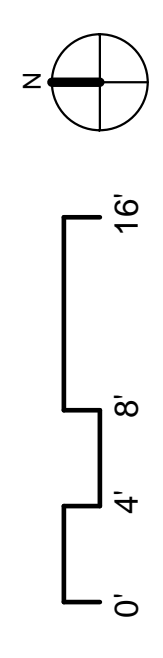
All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

(E) THIRD LEVEL  
PLAN

A1.4



1 (E) THIRD FLOOR  
1/4" = 1'-0"





CAREY & CO. INC.  
ARCHITECTURE

March 12, 2012

Dear Olle,

The following is in response to the Notice of Planning Department Requirements #1 and to your email request.

1. Survey of existing windows – Conducted in the field on February 28, 2012. See attached window survey report.
2. 1988 plans – See attached.
3. Request for information
  - a. Renovations to windows and railings and remaining historic fabric – All of the windows have been replaced, as documented in the window survey attached.

Wood picket railings occur on the east and west elevations. The 1988 drawings show a solid railing at the second floor balcony on the east elevation, which has since been replaced with the existing wood picket railing. Balconies with wood picket railings have been added to the west elevation.

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As described in the Impacts Assessment report, the house has undergone numerous major alterations and no longer retains any significant historic fabric.

- b. North Elevation Visibility – This elevation cannot be seen from surrounding streets, with the exception of the chimney on this elevation which is visible from Calhoun Terrace. Only the neighbor immediately to the north has limited visibility of this elevation, including the light well.

- c. Siding – The original 1935 building permit does not note siding. Original plans are not available. Carey & Co. observed several areas of exploratory shingle siding removal which showed that no previous siding materials exist.
- d. Visibility of Windows and Railings – The view of the house from Green Street at the South is very limited due to the setback from the street and the lush plantings. The only section readily visible is the pair of garage doors. The rest of the south elevation is screened by vegetation. The east elevation is the most visible, with available views from Green Street east of Sansome as well as from Calhoun Terrace to the north of the house. From below, the first floor is obscured by the hill, and from Calhoun Terrace, the view of the first floor is blocked by a wall.

Carey & Co. finds that the revised design of the south and east elevations are in keeping with the character of the house and the neighborhood with regard to window design. The revised east elevation features smaller, divided light windows at the second and third floors, and the revised south elevation features a deleted third floor window. With these changes, the elevations reflect the solid to void ratio and window design present in the district.

Please let me know if you have any questions.

Sincerely,

Jilian Cadouri

# PROJECT NOTES

1. ALL WORK TO BE IN CONFORMANCE WITH THE 2010 CALIFORNIA BUILDING CODE, 2010 CALIFORNIA FIRE CODE, 2010 CALIFORNIA ENERGY CODE, 2010 CALIFORNIA ELECTRICAL CODE, 2010 CALIFORNIA MECHANICAL CODE, 2010 CALIFORNIA PLUMBING CODE, SAN FRANCISCO AMENDMENTS, REQUIREMENTS OF ALL APPLICABLE AGENCIES HAVING JURISDICTION, AND ALL OTHER APPLICABLE CODES.

2. THE DOCUMENTS DESCRIBE INTENT. CONTRACTOR IS RESPONSIBLE TO PROVIDE COMPLETE, OPERATIONAL SYSTEMS AND INSTALLATIONS. NO CLAIMS FOR ADDITIONAL WORK WILL BE AWARDED FOR WORK WHICH IS DESCRIBED IN THESE DOCUMENTS OR WHICH IS REASONABLY INFERABLE FROM THEM.

3. ALL DIMENSIONS, NOTES AND DETAILS SHOWN ON A PORTION OF A DRAWING SHALL APPLY TYPICALLY TO ALL OPPOSITE HAND AND/OR SIMILAR CONDITIONS, U.O.N.

4. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS.

5. CONTRACTOR IS RESPONSIBLE FOR THE THOROUGH COORDINATION OF ALL TRADES. NO CLAIMS FOR ADDITIONAL WORK WILL BE AWARDED FOR WORK RELATED TO SUCH COORDINATION.

6. THE CONTRACTOR SHALL EXAMINE THE CONTRACT DOCUMENTS AND SHALL INFORM HIMSELF AS TO THE ENTIRE CONTENTS THEREOF BEFORE SUBMITTING HIS PROPOSAL. ANY ERRORS OR AMBIGUITIES NOTED BY HIM DURING SAID EXAMINATION SHOULD IMMEDIATELY BE CALLED TO THE ATTENTION OF THE ARCHITECT BEFORE SUBMITTING A BID THERETO. THE ARCHITECT WILL ISSUE AN ADDENDUM OR INTERPRETATION OF THE CITED ERROR OR AMBIGUITY. NO SUBSEQUENT CLAIM FOR EXTRA WORK WILL BE ALLOWED ON ACCOUNT OF CLAIMED MISUNDERSTANDING OF THE MEANING OR INTENT OF THE CONTRACT DOCUMENTS OR ANY PORTION THEREOF IF THE ITEM OCCASIONING THE CLAIM APPEARED IN, OR WAS INFERABLE FROM, SAID DOCUMENTS AS FURNISHED FOR BIDDING PURPOSES.

7. THE CONTRACTOR SHOULD VISIT THE WORK SITE TO ASCERTAIN BY INSPECTION PERTINENT LOCAL CONDITIONS SUCH AS LOCATION, CHARACTER AND ACCESSIBILITY OF THE SITE, AVAILABILITY OF THE FACILITIES, CHARACTER OF EXISTING BUILDING, ETC.

8. WHERE A STRUCTURAL ELEMENT IS REMOVED AS INDICATED ON DRAWINGS, VERIFY LOCATION AND DIMENSIONS WITH STRUCTURAL AND ARCHITECTURAL DOCUMENTS. SHORE AND BRACE AS REQUIRED.

9. ELECTRICAL, MECHANICAL DESIGN/BUILD SUBCONTRACTORS WILL BE RESPONSIBLE FOR OBTAINING PERMITS FOR THEIR SCOPE OF WORK FROM THE AGENCIES HAVING JURISDICTION.

10. ONE COPY OF ALL BUILDING PERMITS SHALL BE SUBMITTED TO THE ARCHITECT. ONE COPY OF THE PERMITS SHALL BE SUBMITTED TO THE PROPERTY MANAGER.

11. ALL DIMENSIONS ARE TO FINISH FACE OF MASONRY, FACE OF CONCRETE, CENTERLINE OF STEEL, FACE OF MILL WORK, OR FIXTURES U.O.N. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL UNLESS NOTED AS "-L". VERIFY DIMENSIONS MARKED "V.I.F." PRIOR TO COMMENCEMENT OF CONSTRUCTION AND NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENCIES.

12. CONTRACTOR SHALL NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. DRAWINGS AT A LARGE SCALE SHALL TAKE PRECEDENCE OVER DRAWINGS OF A SMALL SCALE. DETAILS SHALL GOVERN OVER PLANS, SECTIONS AND ELEVATIONS.

13. CONTRACTOR SHALL VERIFY ROUGH OPENING REQUIREMENTS WITH MANUFACTURERS UNIT DIMENSIONS AND PREVENT PROVISION OF REQUIRED ROUGH OPENING, SPECIFICS OF THE SITUATION SHALL BE REPORTED IN WRITING TO THE ARCHITECT.

14. NOT USED.

15. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ALL UTILITIES DETERMINED IN THE COURSE OF CONSTRUCTION AS BEING NECESSARY TO BE REMOVED WHICH HAVE NOT OTHERWISE BEEN NOTED FOR REMOVAL. CONTRACTOR SHALL REMOVE SUCH UTILITIES ONLY AFTER THE CONSULTATION WITH THE ARCHITECT AND OWNER. ALL UTILITIES REMOVED SHALL BE DISCONNECTED, CUT BACK TO SOURCE, AND CAPPED. ALL PENETRATIONS CREATED BY THE REMOVAL OF UTILITIES SHALL BE SEALED TO MATCH ADJACENT CONSTRUCTION AND FINISHES.

16. DELAYS RESULTING FROM FAILURE TO SUPPLY SUBMITTALS AND INFORMATION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. APPROPRIATE STEPS SHALL BE TAKEN TO MAKE UP FOR LOST TIME.

17. CONTRACTOR SHALL PROTECT AREA AND NEW OR EXISTING MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC. AND SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC., AS REQUIRED TO PROTECT THE PUBLIC DURING THE PERIOD OF CONSTRUCTION. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, AND THE EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE GENERAL CONTRACTOR.

18. WORK AREAS TO REMAIN SECURE AND LOCKABLE DURING CONSTRUCTION.

19. CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A DAILY BASIS AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING ANY FINISHED AREAS IN OR OUTSIDE THE JOB SITE. BURNING OF DEBRIS ON THE SITE SHALL NOT BE PERMITTED.

20. UPON COMPLETION, THE CONTRACTOR SHALL LEAVE THE PREMISES AND ALL AFFECTED AREAS CLEAN TO A BROOM CLEAN CONDITION AND IN AN ORDERLY MANNER READY FOR MOVE-IN.

21. SECURITY PROVISIONS ARE PART OF THIS CONTRACT. CONTRACTOR SHALL REVIEW WORK AND COORDINATION REQUIREMENTS PRIOR TO START OF CONSTRUCTION.

22. CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT OR OWNERS REPRESENTATIVE. FAILURE TO OBTAIN WRITTEN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION.

# PROJECT DIRECTORY

OWNER: JOHN AND ROBINA RICCIETIELLO  
737 BUENA VISTA AVENUE WEST  
SAN FRANCISCO, CA 94077

ARCHITECT: LUNDBERG DESIGN  
2620 THIRD STREET  
SAN FRANCISCO, CA 94107

CONTACT: CAROLINE NASSIF  
EMAIL: CAROLINE@LUNDBERGDDESIGN.COM  
T. 415.695.0110 x23

CONTRACTOR: VAN ACKER CONSTRUCTION ASSOCIATES  
33 REED BLVD.  
MILL VALLEY, CA 94941

CONTACT: GLEN SHERMAN  
EMAIL: GS@VANACKER.COM  
T. 415.250.2383

LANDSCAPE ARCHITECT: ANDREA COCHRAN LANDSCAPE ARCHITECTURE  
2325 THIRD STREET #210  
SAN FRANCISCO, CA 94107

CONTACT: SARAH KEIZER  
EMAIL: SARAH@ACOCCHRAN.COM  
T. 415.503.0060

# PROJECT DATA

PROJECT SITE: 260 GREEN STREET, SAN FRANCISCO, CA

PROPERTY OWNERS: JOHN AND ROBINA RICCIETIELLO

ASSESSOR'S NUMBER: BLOCK 0113 / LOT 42

ZONING: RH-3: RESIDENTIAL

HEIGHT & BULK DISTRICT: 40-X

LOT AREA: 8803 SF

BUILDING HEIGHT: +/- 29'-8"

PARKING: 2 PARKING SPACES

(E) NUMBER OF STORIES: 3 (OVER GARAGE)

(N) NUMBER OF STORIES: 3+ BASEMENT

(E) CONSTRUCTION TYPE: TYPE VB, NON-SPRINKLERED

(N) CONSTRUCTION TYPE: TYPE VB, SPRINKLERED

BUILDING FOOTPRINT: 2,338 GSF (NO PROPOSED CHANGE)

(E) GARAGE AREA: 433 GSF

(N) BASEMENT AREA: 1,595 GSF

(E) FIRST FLOOR AREA: 1,905 GSF

(N) FIRST FLOOR AREA: 2,422 GSF

(E) SECOND FLOOR AREA: 2,124 GSF (NO PROPOSED CHANGE)

(E) THIRD FLOOR AREA: 1,829 GSF (NO PROPOSED CHANGE)

(E) TOTAL AREA: 6,802 GSF

(N) TOTAL AREA: 7,970 GSF

# PROJECT DESCRIPTION

THE EXISTING SINGLE FAMILY RESIDENCE AT 260 GREEN STREET IS A THREE-STORY, 6,802 SF BUILDING AT THE CORNER OF GREEN STREET AND CALHOUN TERRACE. ITS EAST END PERCHES ON THE EDGE OF THE STEEP HILLSIDE OVERLOOKING SANSOME STREET. THE HOUSE IS SET BACK FROM GREEN STREET AND A LONG SLOPED DRIVEWAY APPROACHES THE TWO-CAR GARAGE, WHICH SITS HALF A LEVEL BELOW THE FIRST FLOOR. A BRICK SWITCHBACK WALKWAYS AND STAIRS, FLANKED BY PLANTING, LEAD UP TO THE MAIN ENTRY TERRACE ON THE SECOND STORY.

THE PROPOSED DESIGN INVOLVES ALTERATIONS BOTH IN PLAN AND ELEVATION. IN THE NEW DESIGN, THE GARAGE LEVEL WILL BE LOWERED BY 6 FEET, CREATING A NEW BASEMENT LEVEL THAT EXTENDS TO THE NORTH WALL OF THE HOUSE. THIS BASEMENT LEVEL SHALL BE EXCAVATED TO ACCOMMODATE STORAGE, TRASH, AND MECHANICAL ROOM. THE INHABITABLE AREA OF THE FIRST FLOOR WILL EXTEND ABOVE THE GARAGE TO ALIGN WITH THE GARAGE DOORS AT THE SOUTH WALL. THE MAIN ENTRY WILL REMAIN ON THE SECOND FLOOR, AND A NEW SWITCHBACK STAIR FROM THE DRIVEWAY TO THE SECOND FLOOR WILL REPLACE THE EXISTING BRICK PATH AND STAIR TO ACCOMMODATE THE NEW GRADE OF THE DRIVEWAY. THE FOOTPRINT OF THE NEW EXTERIOR STAIR WILL MIMIC THE EXISTING ENTRY SEQUENCE. A PROPOSED ELEVATOR LOCATED TO THE WEST OF THE LIGHTWELL WILL MAKE ALL FLOORS ACCESSIBLE, AND THE EXISTING INTERIOR STAIR SHALL BE SIMPLIFIED IN PLAN TO A STRAIGHT RUN STAIR.

**NO EXPANSION OF THE BUILDING ENVELOPE IS PROPOSED.**

# DRAWING INDEX

DRAWING SHEETS INDEX - HPC SET			
SHEET NUMBER	SHEET NAME	SHEET ISSUE DATE	CURRENT REVISION

## GENERAL

A 0.0	PROJECT DATA	06/21/2012	HPC HEARING
L 1.0	PROPOSED LANDSCAPE DESIGN	06/21/2012	HPC HEARING
SS 1.0	SITE SURVEY	12/16/2011	CoFA APPLICATION

GENERAL: 3

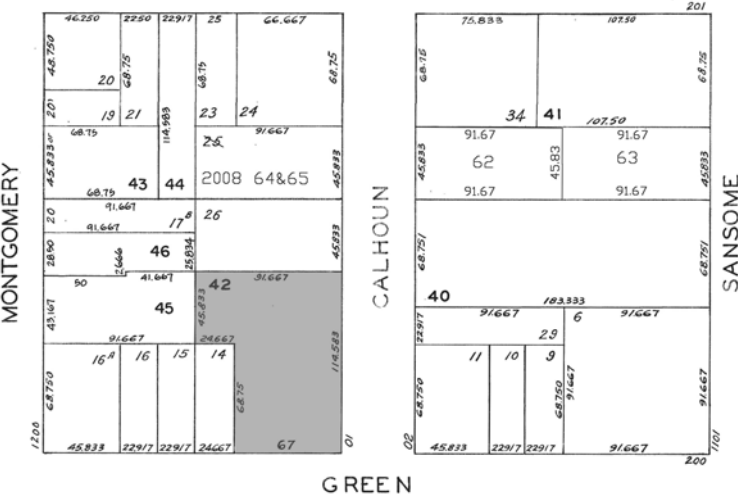
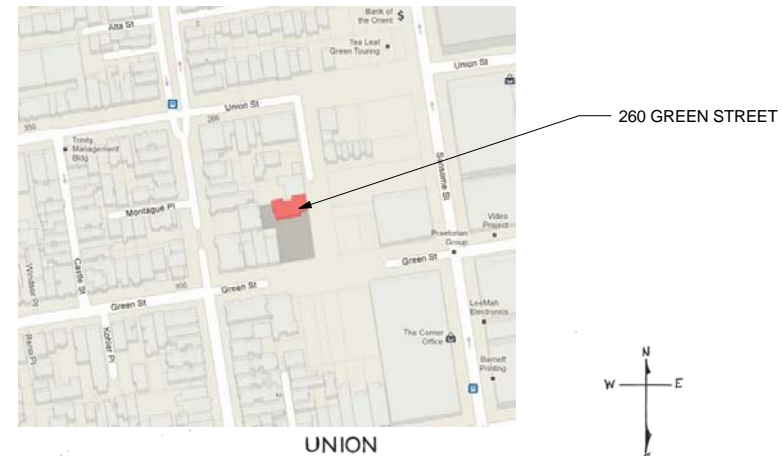
## ARCHITECTURAL

A 0.1	PHOTOS OF EXISTING	12/16/2011	CoFA APPLICATION
A 0.1a	PHOTOS OF EXISTING - NORTH FACADE	06/21/2012	HPC HEARING
A 0.2	HISTORIC PHOTOGRAPHS	12/16/2011	CoFA APPLICATION
A 0.3	RENDERINGS OF PROPOSED	06/21/2012	HPC HEARING
A 0.4	DEMOLITION CALCULATIONS	06/21/2012	HPC HEARING
A 1.1	(E) GARAGE	12/16/2011	CoFA APPLICATION
A 1.2	(E) FIRST LEVEL PLAN	12/16/2011	CoFA APPLICATION
A 1.3	(E) SECOND LEVEL PLAN	12/16/2011	CoFA APPLICATION
A 1.4	(E) THIRD LEVEL PLAN	12/16/2011	CoFA APPLICATION
A 1.5	(E) ROOF PLAN	12/16/2011	CoFA APPLICATION
A 2.0	PROPOSE SITE - ROOF LEVEL	12/16/2011	CoFA APPLICATION
A 2.1	PROPOSED BASEMENT PLAN	12/16/2011	CoFA APPLICATION
A 2.2	PROPOSED FIRST LEVEL PLAN	12/16/2011	CoFA APPLICATION
A 2.3	PROPOSED SECOND LEVEL PLAN	12/16/2011	CoFA APPLICATION
A 2.4	PROPOSED THIRD LEVEL PLAN	12/16/2011	CoFA APPLICATION
A 3.1	(E) SOUTH ELEVATION	12/16/2011	CoFA APPLICATION
A 3.2	(E) EAST ELEVATION	12/16/2011	CoFA APPLICATION
A 3.3	(E) NORTH ELEVATION	12/16/2011	CoFA APPLICATION
A 3.4	(E) WEST ELEVATION	12/16/2011	CoFA APPLICATION
A 3.5	(E) SECTIONS	12/16/2011	CoFA APPLICATION
A 4.1	PROPOSED SOUTH ELEVATION	06/21/2012	HPC HEARING
A 4.2	PROPOSED EAST ELEVATION	06/21/2012	HPC HEARING
A 4.3	PROPOSED NORTH ELEVATION	06/21/2012	HPC HEARING
A 4.4	PROPOSED WEST ELEVATION	12/16/2011	CoFA APPLICATION
A 4.5	(N) SECTIONS	12/16/2011	CoFA APPLICATION
A 9.0	EXTERIOR DETAILS	06/21/2012	HPC HEARING

ARCHITECTURAL: 26

Grand total: 29

# VICINITY MAP



# 260 GREEN ST.

San Francisco, CA

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1/2 SCALE

Issues/ Revisions		
Issue #	Description	Date
	CoFA / Env. Review	12/14/11
	HPC Hearing	06/20/12

Print Date: 6/8/2012 4:23:05 PM

Drawn By: Author

Checked By: Checker

Scale: As indicated

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# PROJECT DATA

# A 0.0



**GENERAL NOTES**

- (1) ALL DISTANCES: (RECORD) = MEASURED, UNLESS OTHERWISE NOTED.
  - (2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
  - (3) PRIOR TO ANY DIGGING, CALL U.S.A. (1-800-642-2444) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.
  - (4) GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.
  - (5) ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.
  - (6) CONSULTANT IS NOT RESPONSIBLE FOR AREAS MARKED AS "CLIFF NOT ACCESSIBLE."
  - (7) THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF JOHN RICCIETELLO AND HIS ARCHITECT/ENGINEER, USE BY ANY OTHER PARTY FOR ANY PURPOSE WHATSOEVER IS PROHIBITED.
  - (8) ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.
  - (9) THIS IS A BOUNDARY SURVEY.
  - (10) A RECORD OF SURVEY IS IN PROCESS IN ACCORDANCE WITH SECTION 8762 OF THE PROFESSIONAL LAND SURVEYORS' ACT, BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA AND LOCAL ORDINANCE(S).
  - (11) TREES WERE LOCATED BY ESTIMATING THE CENTER OF THE TREE WHERE IT ENTERS THE GROUND & IDENTIFYING THE DIAMETER AT BREAST HEIGHT. TREE TYPES MAY BE VERIFIED BY A CERTIFIED ARBORIST, IF NECESSARY.
  - (12) ONLY ACCESSIBLE SURFACE UTILITIES VISIBLE ON THE DATE OF THIS SURVEY ARE SHOWN.
  - (13) THIS SURVEY DOES NOT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE UTILITIES, FOOTING, FOUNDATIONS AND/OR BASEMENTS OF BUILDINGS.
- ALL USERS ARE ADVISED TO CONTRACT SEPARATELY WITH AN UNDERGROUND UTILITY LOCATION COMPANY AND TO REVIEW PUBLIC, QUASI-PUBLIC AND GIS UTILITY DATA SOURCES IF THEY WANT MORE INFORMATION.
- (13) THE SUBJECT PROPERTY FALLS WITHIN THE TELEGRAPH HILL HISTORIC DISTRICT PER THE DOCUMENT RECORDED IN REEL E259 IMAGE 629 AND MAY BE SUBJECT TO RESTRICTIONS. CONTACT THE PLANNING DEPARTMENT FOR MORE INFORMATION.

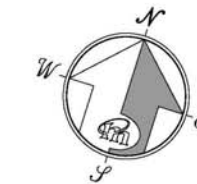
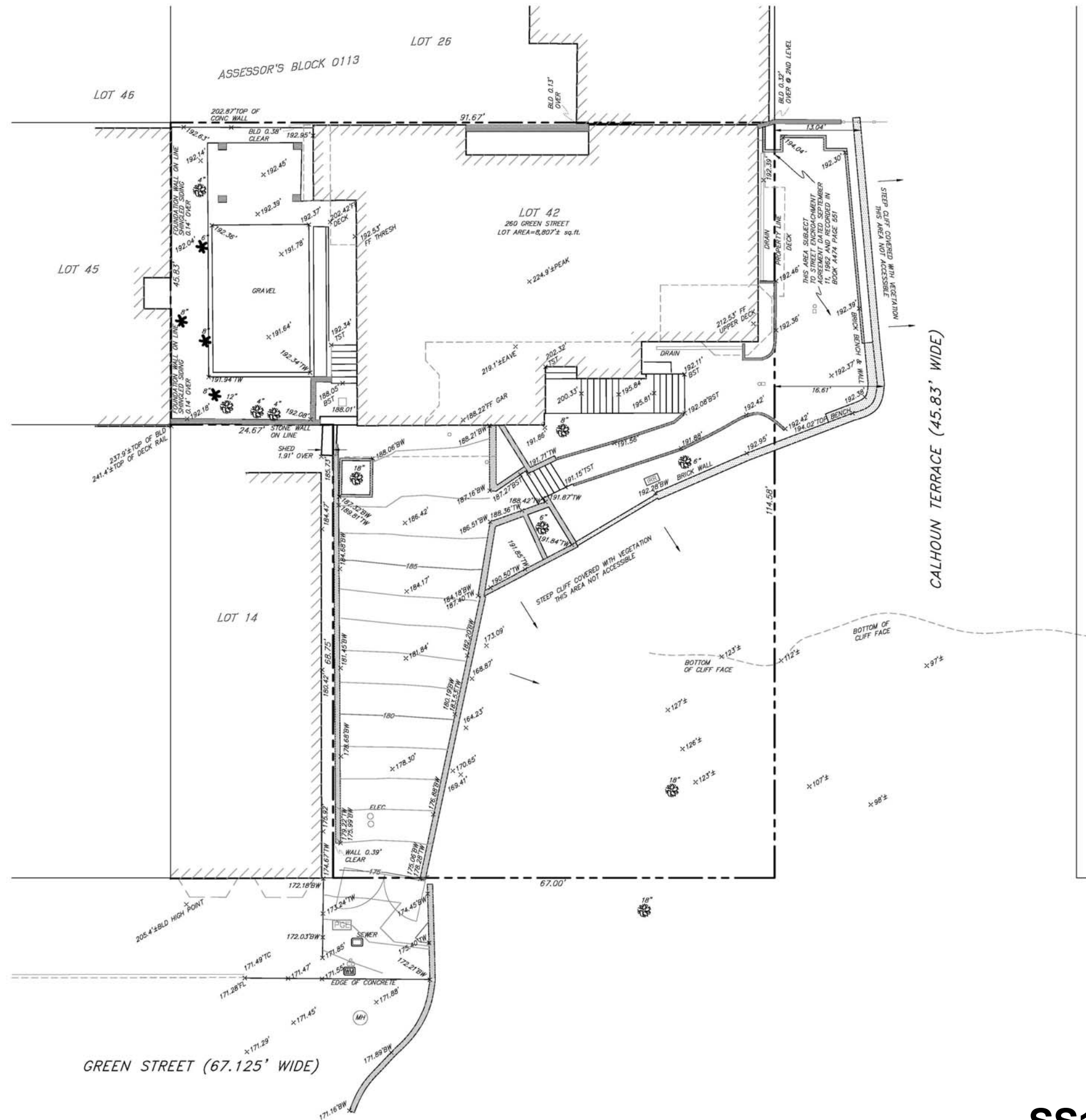
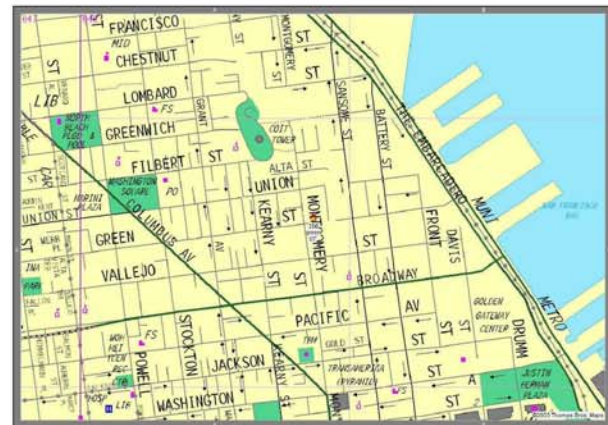
**BASIS OF SURVEY**

CHICAGO TITLE COMPANY PRELIMINARY REPORT ORDER NO. 10-35510353-B-RM, 2150 JOHN GLENN DRIVE SUITE 300, CONCORD, CALIFORNIA 94520. DATED MAY 11, 2011. (TEL: 415-788-0871, FAX: 415-896-9427)

**BASIS OF ELEVATION**

FOUND CROW CUT OUTER RIM AT THE SOUTH WEST CORNER OF GREEN AND MONTGOMERY STREETS. ELEVATION 169.648' CITY AND COUNTY OF SAN FRANCISCO VERTICAL DATUM.

**VICINITY MAP N.T.S.**



GRAPHIC SCALE



**DRAWING NOT PRINTED TO SCALE**

**LEGEND**

- TC TOP OF CURB
- FL FLOWLINE
- BW BOTTOM OF WALL
- TW TOP OF WALL
- BST BOTTOM OF STEP
- TST TOP OF STEP
- FF FINISHED FLOOR THRESHOLD
- DRAIN
- UNKNOWN UTILITY
- ⊙ CLEAN OUT
- ⊞ IRRIGATION BOX
- ⊞ WATER METER
- 12" TREE (DIAMETER IN INCHES)

**SITE SURVEY**

260 GREEN STREET  
BLOCK 0113 LOT 42

SAN FRANCISCO AUGUST CALIFORNIA 2011



**MERIDIAN SURVEYING ENGINEERING, INC.**  
1812 UNION STREET 777 GRAND AVENUE, #202  
SAN FRANCISCO 94123 SAN RAFAEL, CA 94901  
(415) 440-4131 (415) 456-5450

DRAWN BY	CS/MT	REVISION DATE	
DESIGNED BY	CS	PRINT DATE	11/08/11
APPROVED BY	STG	SHEET	1 OF 1
DATE	11/08/11		

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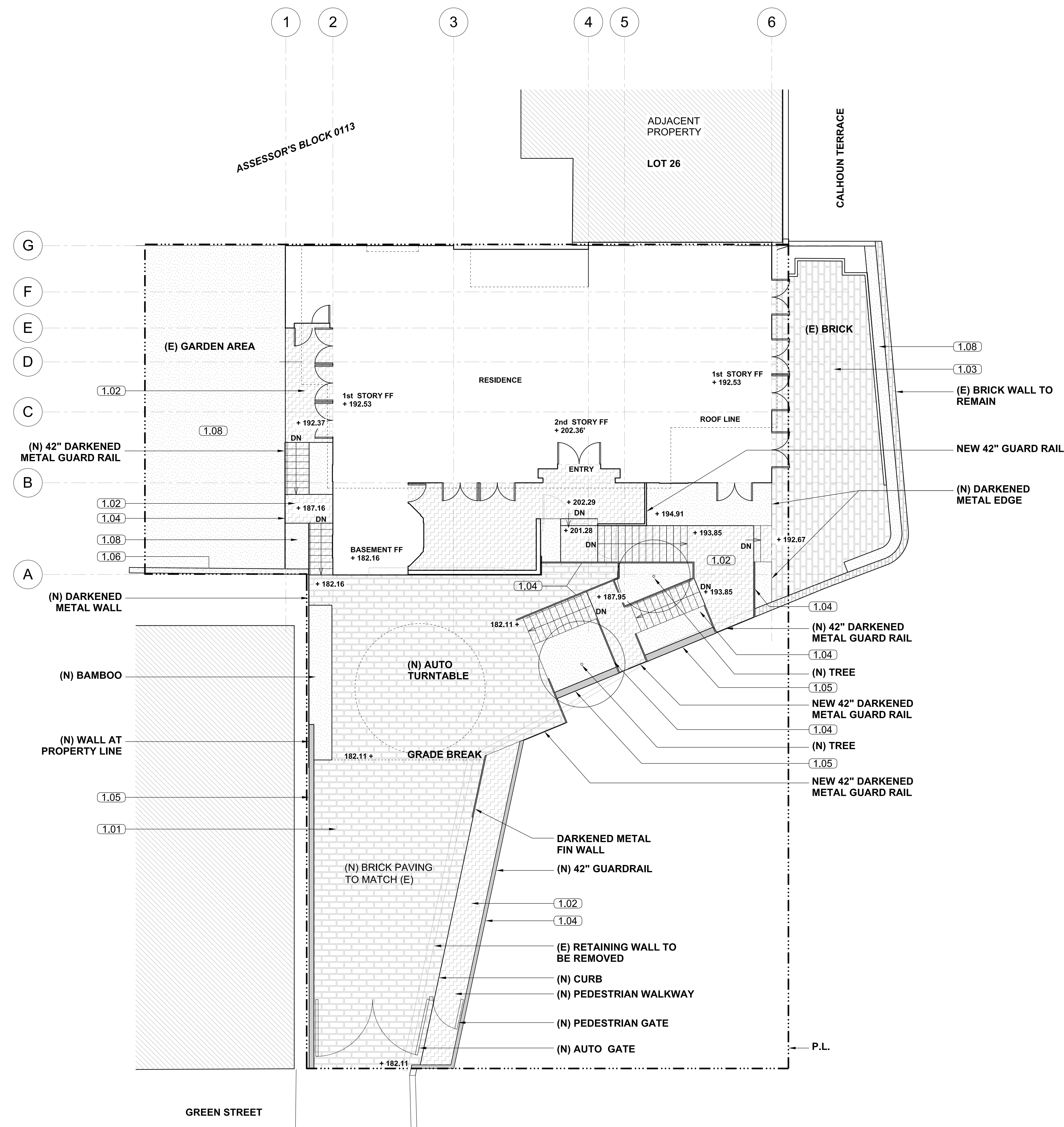
**SS1.0**



**260 GREEN ST.**  
San Francisco, CA

AC  
LA  
ANDREA COCHRAN  
LANDSCAPE ARCHITECTURE  
2325 Third Street #210  
San Francisco CA 94107  
415.503.0060

MATERIALS SCHEDULE	
SYMBOL	MATERIAL
1.01	BRICK PAVING
1.02	(N) STONE PAVING
1.03	(E) BRICK PAVING TO REMAIN
1.04	(N) DARKENED METAL WALL
1.05	(N) BOARD FORMED CONCRETE WALL
1.06	(E) CONCRETE WALL
1.08	PLANTING AREA



Issues/ Revisions		
Issue #	Description	Date
	Proposed Landscape Design	03.22.12

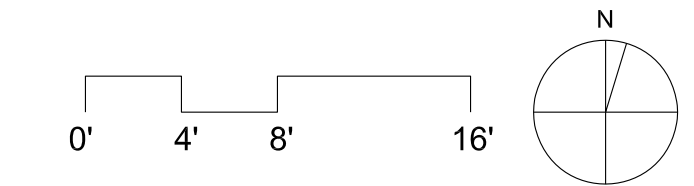
Print Date: \_\_\_\_\_  
 Drawn By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_  
 Scale: 1/8" = 1'-0"

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**PROPOSED LANDSCAPE DESIGN**

**L 1.0**

1 Site  
1/8" = 1'-0"



260 GREEN ST.

San Francisco, CA

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1/2 SCALE

Issues/ Revisions		
Issue #	Description	Date
	Co/A / Environmental Review	12/14/11

Print Date: 12/13/2011 12:37:31 PM  
 Drawn By: MK/CN/DD  
 Checked By: TOL  
 Scale: 1/16" = 1'-0"

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PHOTOS OF EXISTING

A0.1



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8



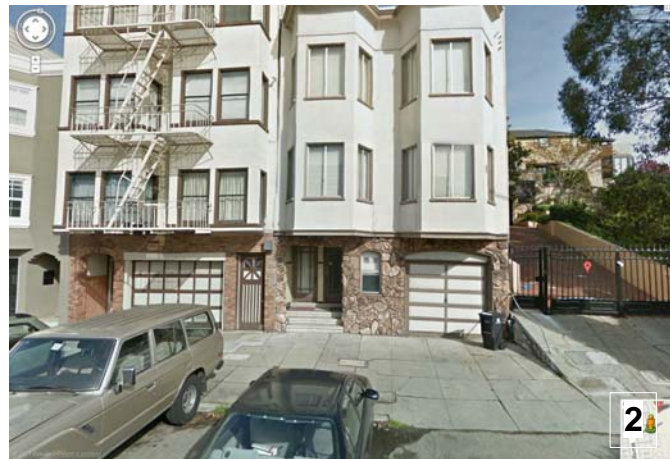
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4



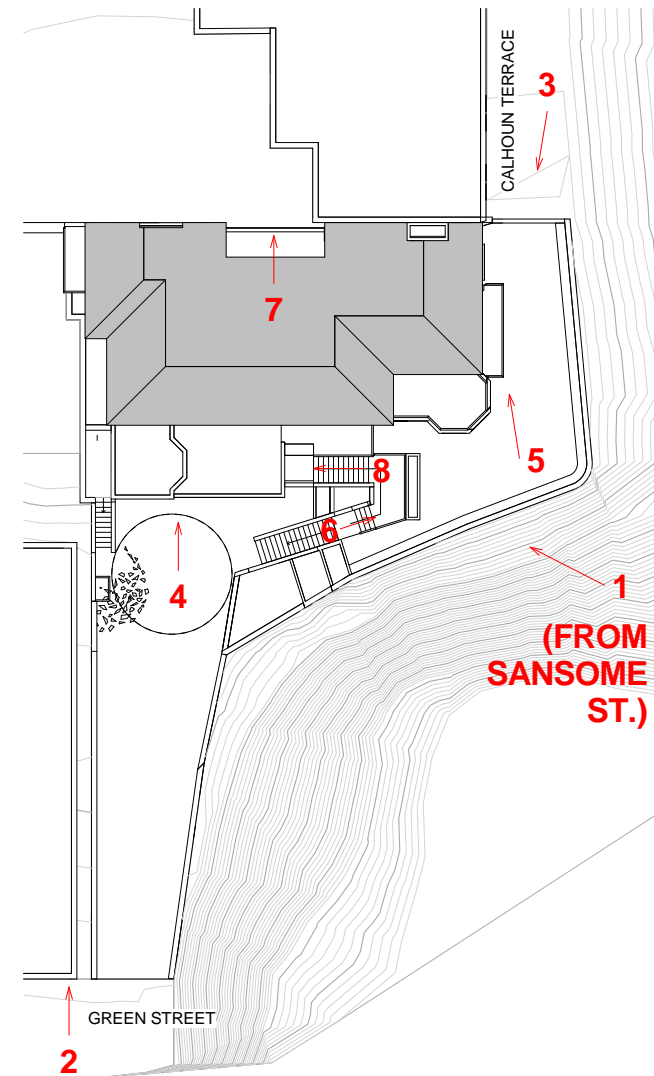
3



2



1



7



5

**GENERAL NOTE: MOST OF THE PHOTOS BELOW WERE TAKEN FROM ADJACENT NEIGHBOR'S ROOF, WHICH IS NOT ACCESSIBLE TO THE PUBLIC. AS SHOWN IN LOWER TWO PHOTOGRAPHS, NORTH FACADE IS NOT VISIBLE FROM CALHOUN TERRACE OR ANY PUBLIC STREET.**

**260 GREEN ST.**

San Francisco, CA

# NORTH VIEWS

260 GREEN STREET RESIDENCE



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**Issues/ Revisions**

Issue #	Description	Date
	HPC Hearing	06/20/12

Print Date: 6/8/2012 4:23:20 PM  
 Drawn By: Author  
 Checked By: Checker  
 Scale:

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**PHOTOS OF  
EXISTING -  
NORTH FACADE**

**A 0.1a**

**LD**  
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VIEW FROM GREEN STREET 1927



VIEW FROM GREEN STREET 1960's.

**260 GREEN ST.**

**San Francisco, CA**

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Issues/ Revisions		
Issue #	Description	Date
	CoA / Environmental Review	12/14/11

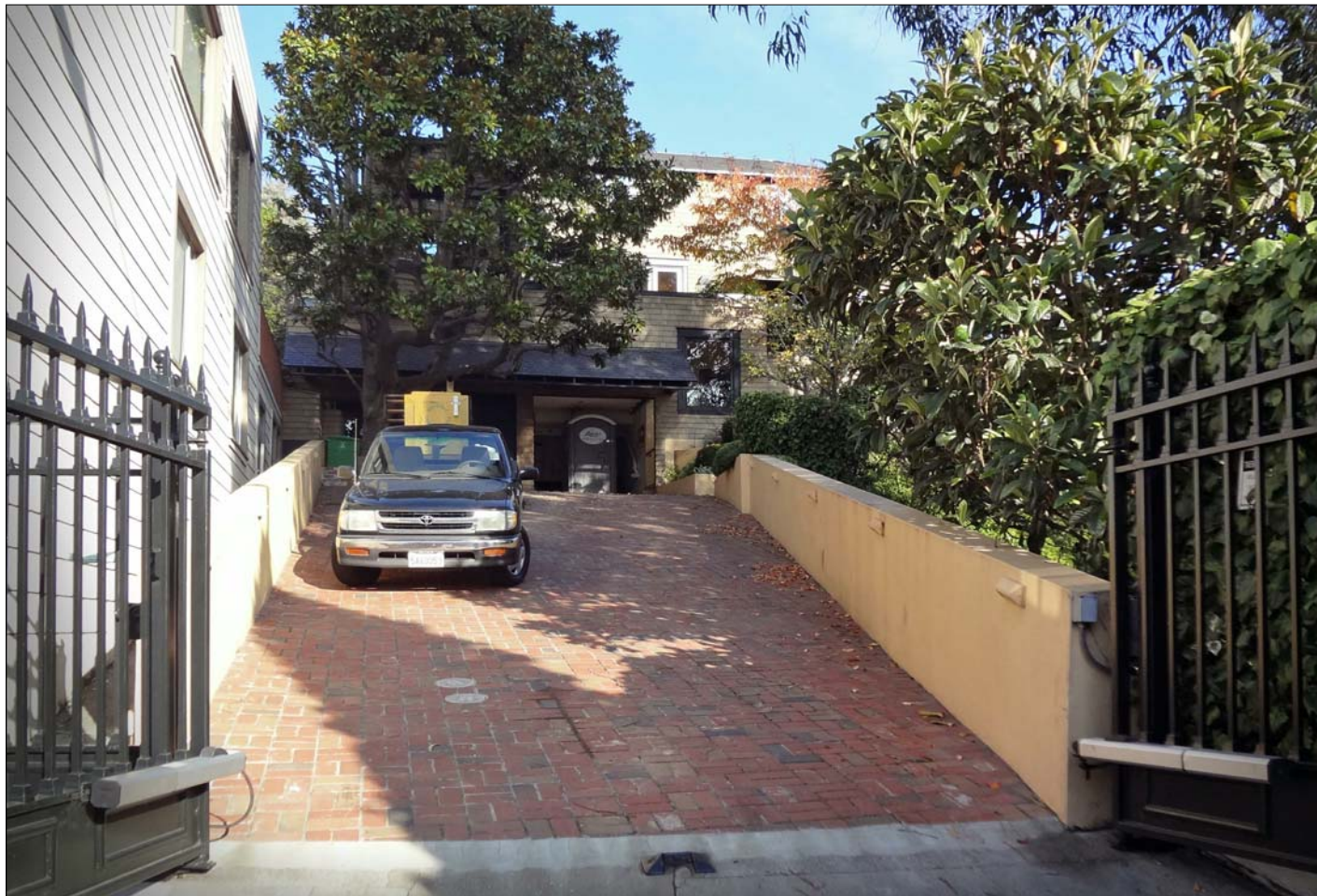
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 Scale:

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**HISTORIC  
PHOTOGRAPHS**

**A0.2**

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PHOTOGRAPH OF EXISTING VIEW FROM GREEN STREET



RENDERING OF PROPOSED VIEW FROM GREEN STREET

**260 GREEN ST.**

San Francisco, CA

**PRINTED AT  
1/2 SCALE**



SOUTHEAST BIRD'S EYE VIEW RENDERING OF PROPOSED DESIGN



RENDERING OF PROPOSED VIEW FROM DRIVEWAY

Issues/ Revisions		
Issue #	Description	Date
	ColA / Env. Review	12/14/11
	Site Permit	12/16/11

Print Date: 6/11/2012 11:50:51 AM  
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 Checked By: TOL  
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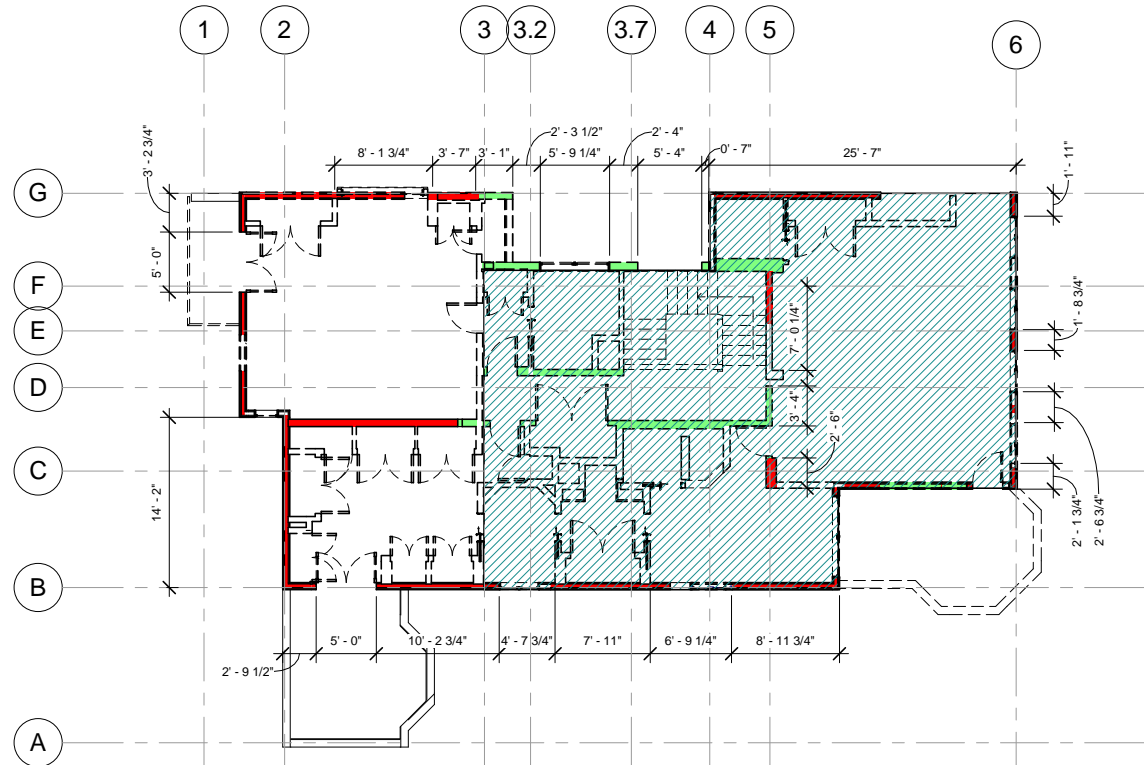
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**RENDERINGS OF  
PROPOSED**

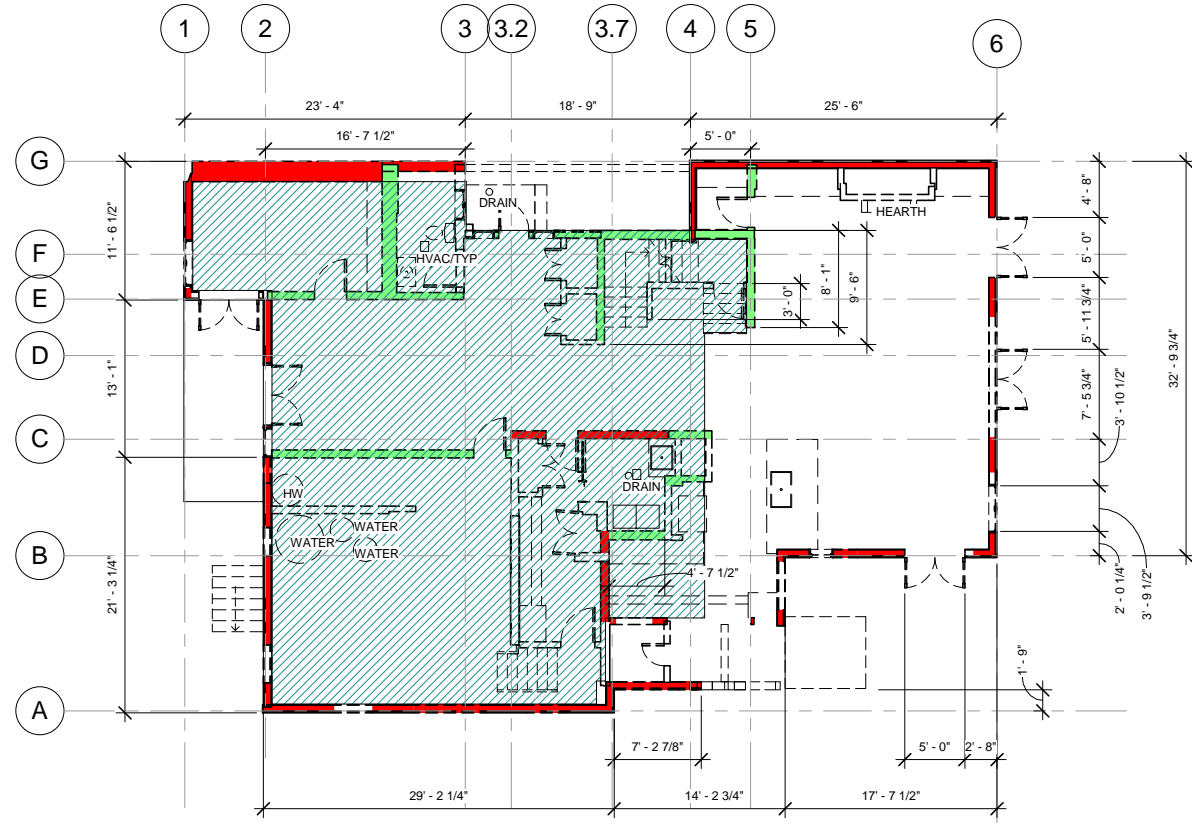
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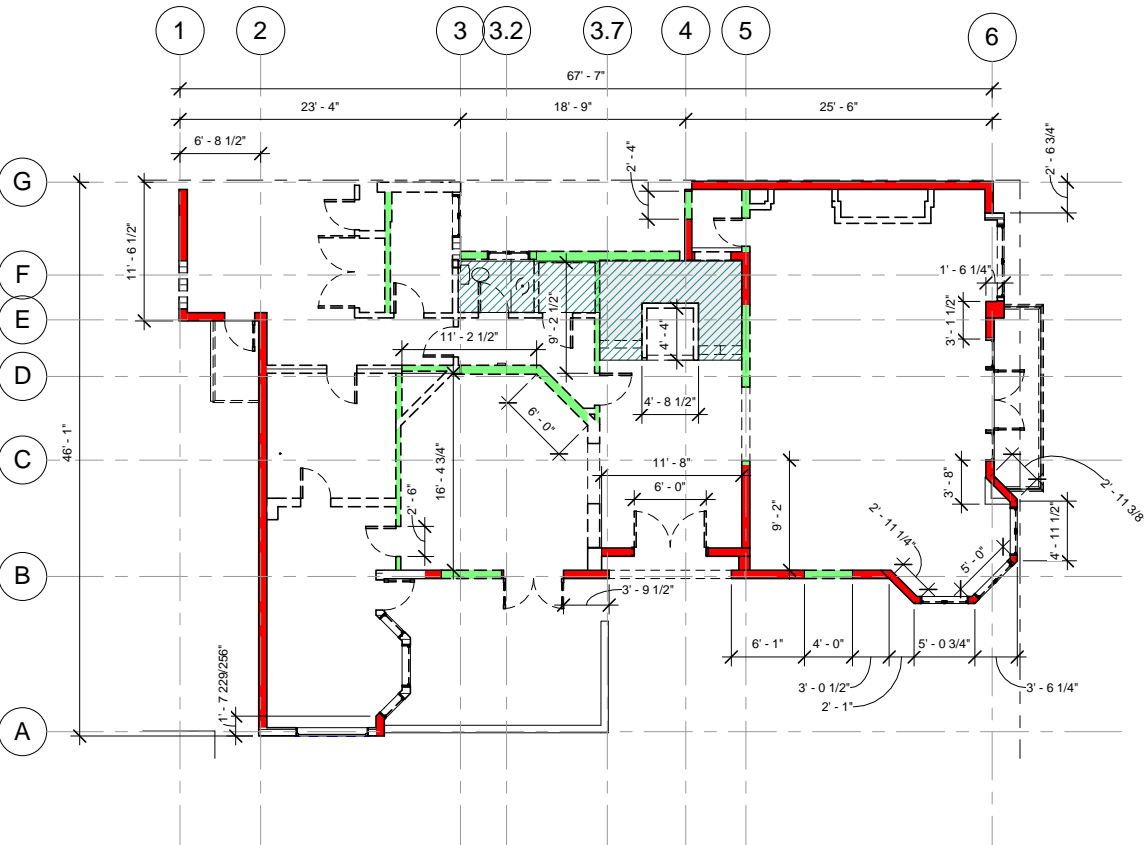
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1/2 SCALE



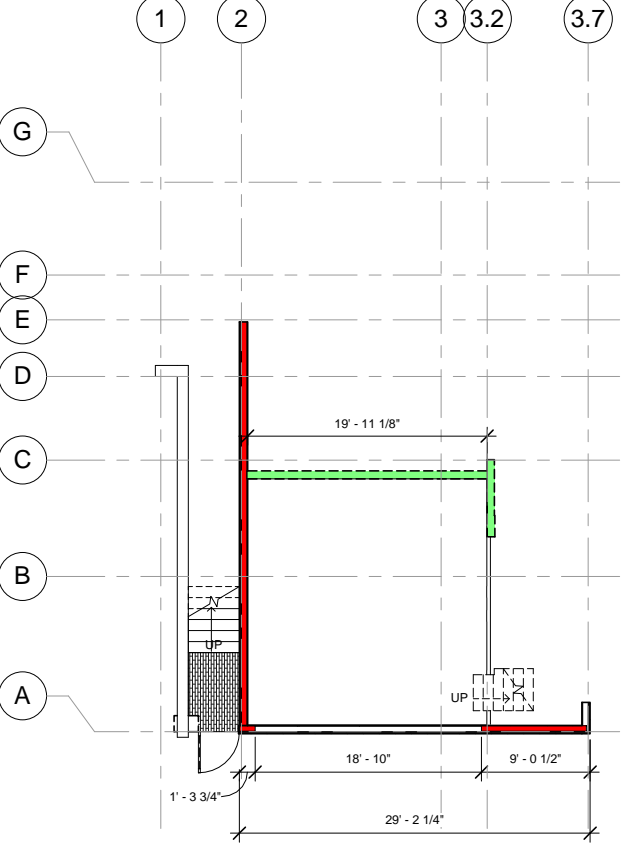
④ DEMO PLAN - THIRD FLOOR  
1/8" = 1'-0"



② DEMO PLAN - FIRST FLOOR  
1/8" = 1'-0"



③ DEMO PLAN - SECOND FLOOR  
1/8" = 1'-0"



① DEMO PLAN - GARAGE LEVEL  
1/8" = 1'-0"

**DEMOLITION PLAN LEGEND**  
1/4" = 1'-0"

- (E) BEARING WALL TO BE DEMOLISHED
- (E) BEARING WALL TO REMAIN
- (E) FLOOR AREA TO BE DEMOLISHED

**DEMOLITION CALCULATIONS**

LEVEL	(E) EXTERIOR BEARING WALL AREA (SF)	EXTERIOR WALL AREA TO BE DEMOLISHED (SF)	(E) INTERIOR BEARING WALL AREA (SF)	INTERIOR WALL AREA TO BE DEMOLISHED (SF)	(E) FLOOR AREA (SF)	FLOOR AREA TO BE DEMOLISHED (SF)
GARAGE	854	472	0	0	INCLUDED IN 1ST FLOOR CALCS	
1ST FLOOR	1713	115	166	66	2,297	1,510
2ND FLOOR	1830	120	738	637	1,900	126
3rd FLOOR	1346	364	592	365	1,580	1,215
<b>TOTAL</b>	<b>5,743</b>	<b>1,071</b>	<b>1,496</b>	<b>1,068</b>	<b>5,777</b>	<b>2,851</b>
<b>% DEMOLISHED</b>		<b>18.65%</b>		<b>71.39%</b>		<b>49.35%</b>

- PER PLANNING CODE SECTION 1005(f), ARTICLE 10 DEMOLITION REGULATIONS:
1. THE SURFACE OF ALL EXTERNAL WALLS WILL BE RESTORED TO PAINTED SHIPLAP WOOD SIDING.
  2. NO EXTERNAL WALLS SHALL BE REMOVED FROM THEIR FUNCTION AS ALL EXTERNAL WALLS.
  3. NO EXTERNAL WALLS SHALL BE REMOVED FROM THEIR FUNCTION AS EITHER EXTERNAL OR INTERNAL WALLS.
  4. LESS THAN 75% OF THE BUILDING'S EXISTING INTERNAL STRUCTURAL FRAMEWORK OR FLOOR PLATES SHALL BE REMOVED AS SHOWN IN CALCULATIONS AND DIAGRAMS ABOVE.

**Issues/ Revisions**

Issue #	Description	Date
	Co/A / Env. Review	12/14/11
	Site Permit	12/16/11
	Planning Response #1	03/26/12
	HPC Hearing	06/20/12

Print Date: 6/8/2012 4:35:58 PM  
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



**DEMOLITION CALCULATIONS**

**A 0.4**



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GRAPHICS LEGEND

-  DEMOLISHED WALL
-  (E) WALL TO REMAIN
-  PROPOSED WALL
-  AREA OF NEW FLOOR

PRINTED AT  
1/2 SCALE

Issues/ Revisions

Issue #	Description	Date
	CoA / Environmental Review	12/14/11

Print Date: 12/13/2011 12:37:36 PM  
 Drawn By: MK/CN/DD  
 Checked By: TOL  
 Scale: As indicated

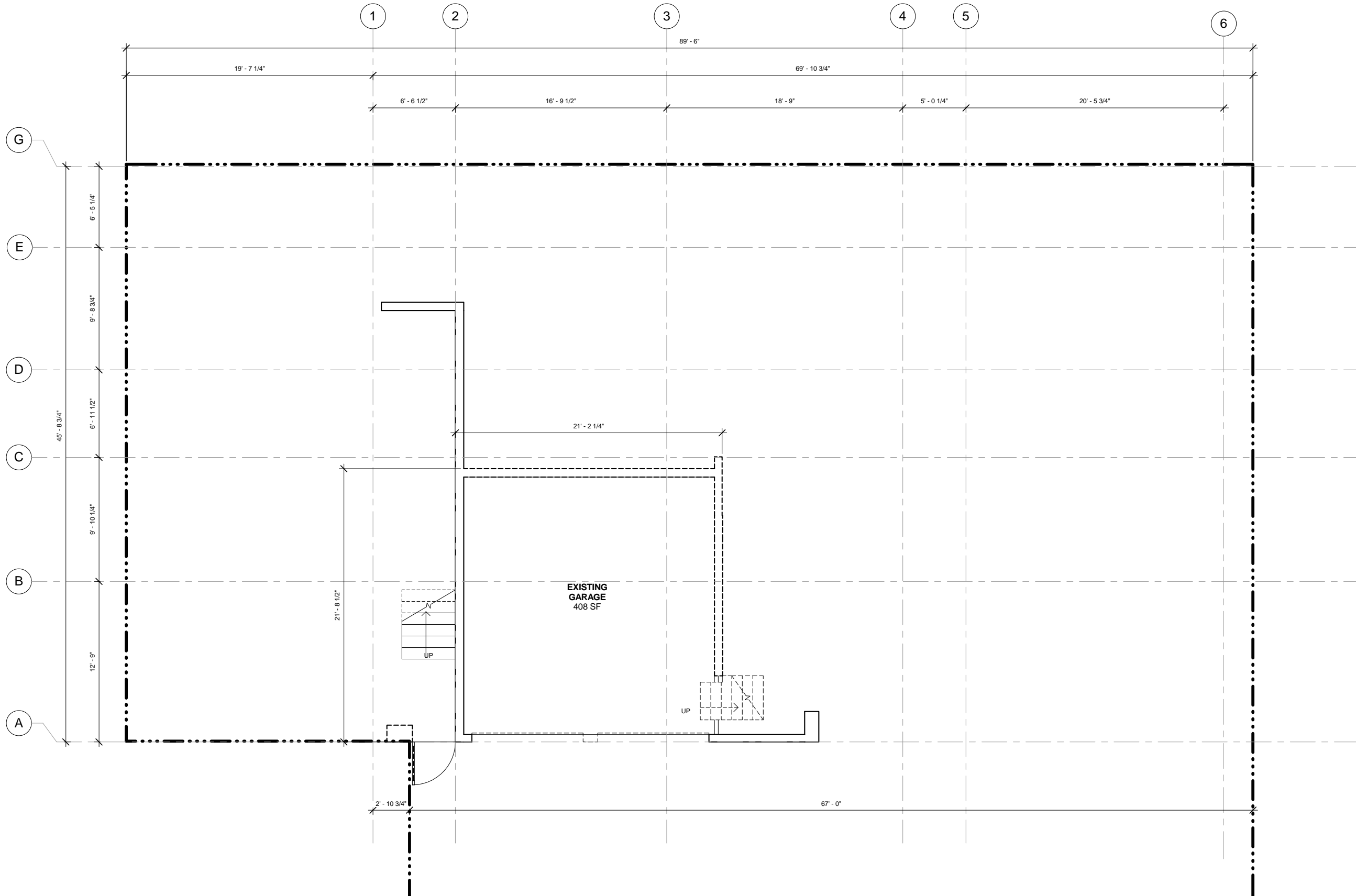
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(E) GARAGE

A1.1



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① (E) GARAGE  
1/4" = 1'-0"

GRAPHICS LEGEND

- - - DEMOLISHED WALL
- (E) WALL TO REMAIN
- PROPOSED WALL
- AREA OF NEW FLOOR

PRINTED AT 1/2 SCALE

Issues/ Revisions		
Issue #	Description	Date
1	Co/A / Environmental Review	12/14/11

Print Date: 12/13/2011 12:37:37 PM  
 Drawn By: MK/CN/DD  
 Checked By: TOL  
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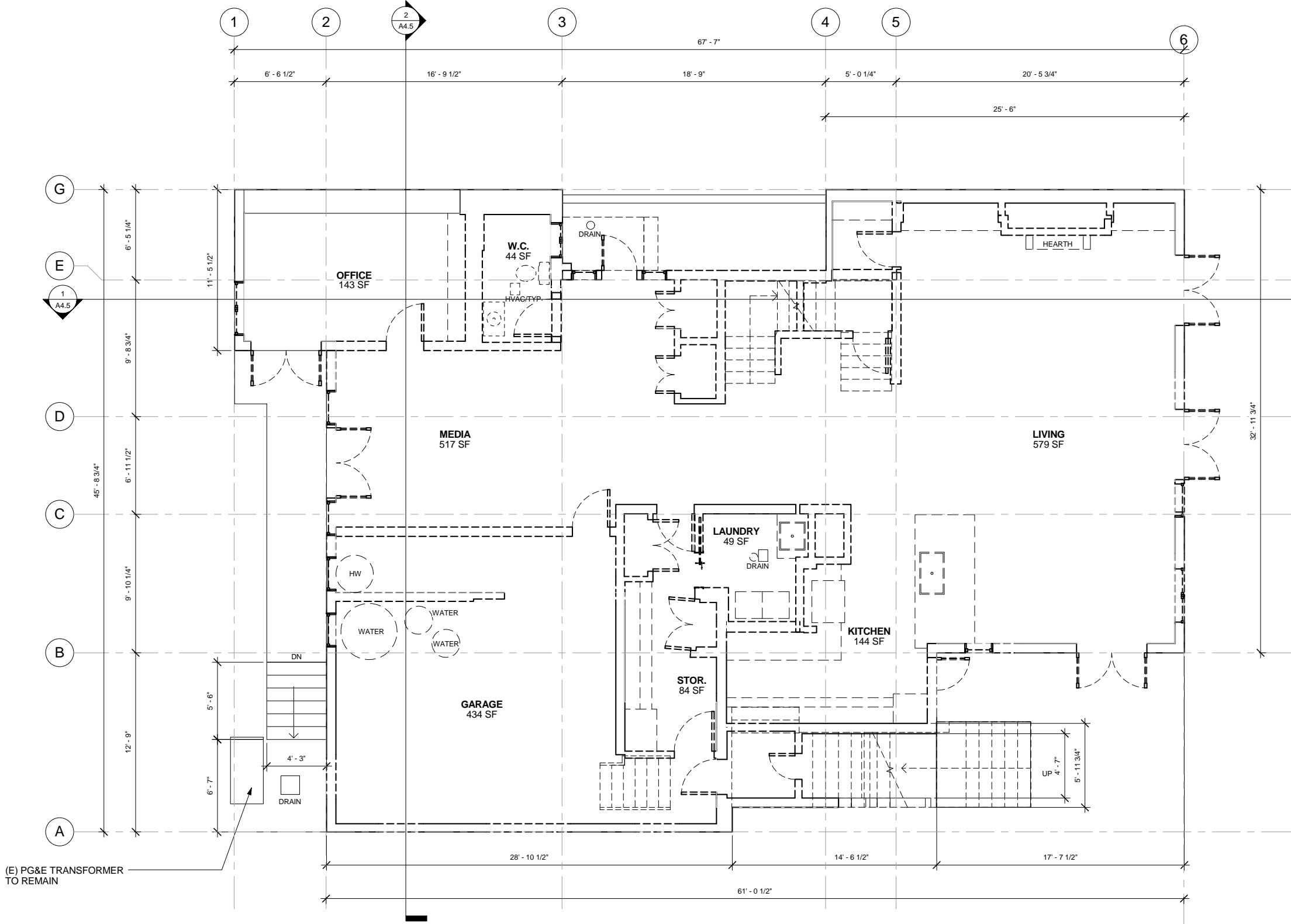
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(E) FIRST LEVEL PLAN

A1.2



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 SAN FRANCISCO CA 94107-3115  
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(E) PG&E TRANSFORMER TO REMAIN

1 (E) FIRST LEVEL PLAN  
1/4" = 1'-0"





GRAPHICS LEGEND

- - - DEMOLISHED WALL
- (E) WALL TO REMAIN
- PROPOSED WALL
- AREA OF NEW FLOOR

PRINTED AT  
1/2" SCALE

Issues/ Revisions

Issue #	Description	Date
1	Co/A / Environmental Review	12/14/11

Print Date: 12/13/2011 12:37:38 PM  
 Drawn By: MK/CN/DD  
 Checked By: TOL  
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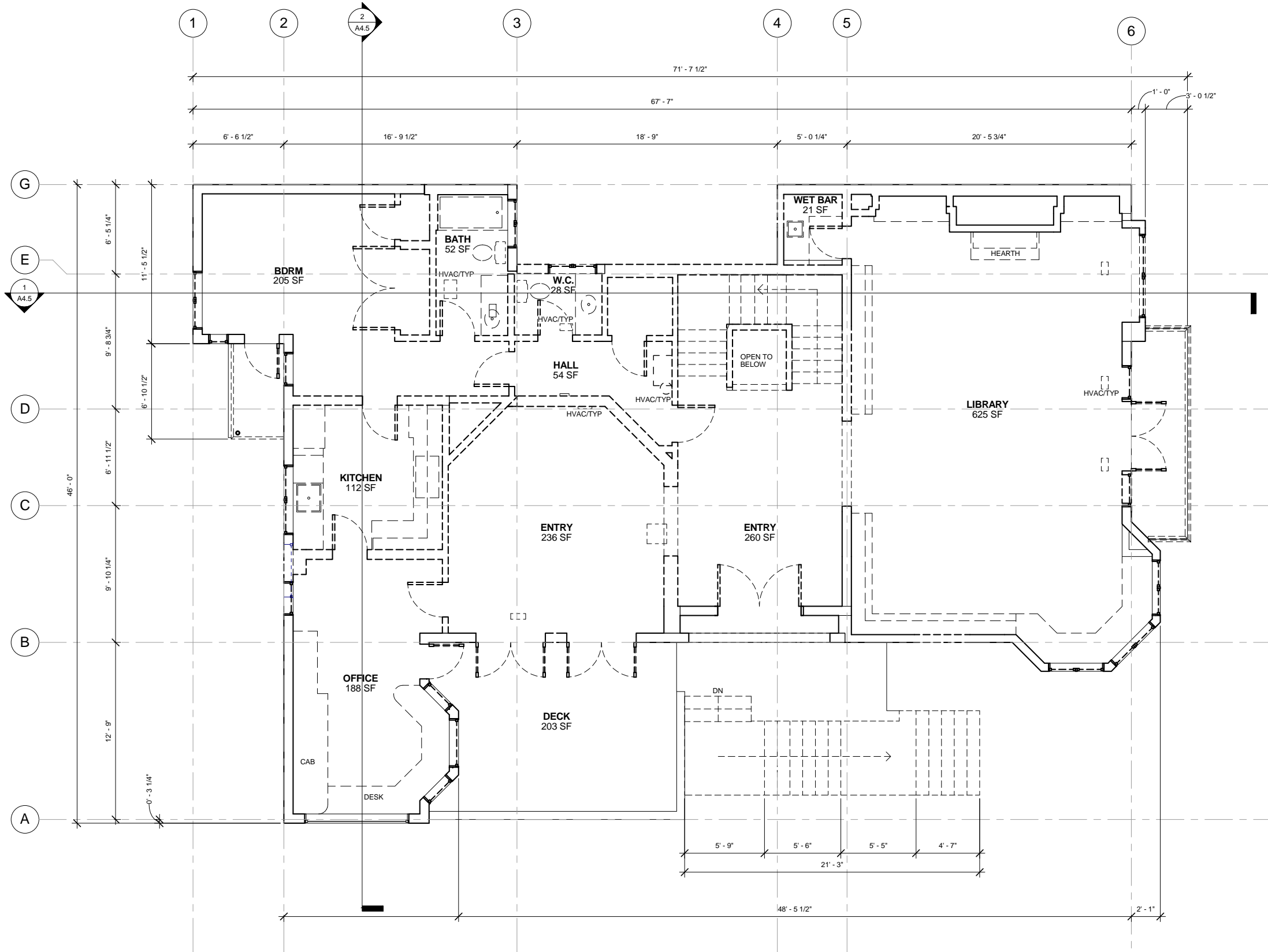
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(E) SECOND LEVEL PLAN

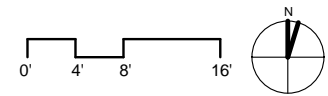
A1.3



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① (E) SECOND LEVEL PLAN  
 1/4" = 1'-0"



GRAPHICS LEGEND

- - - DEMOLISHED WALL
- (E) WALL TO REMAIN
- PROPOSED WALL
- AREA OF NEW FLOOR

PRINTED AT 1/2 SCALE

Issues/ Revisions		
Issue #	Description	Date
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Print Date: 12/13/2011 12:37:39 PM  
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 Scale: As indicated

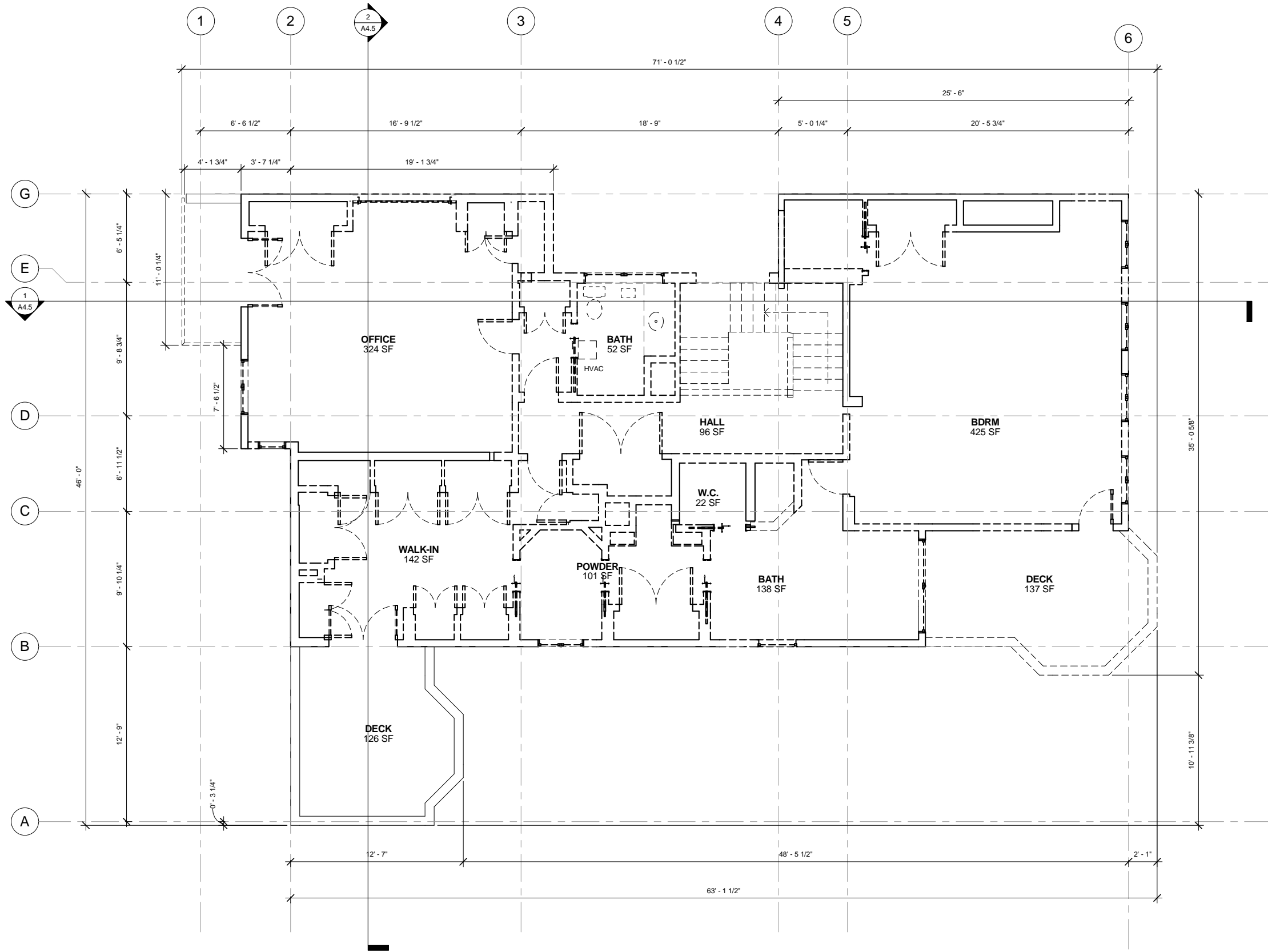
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(E) THIRD LEVEL PLAN

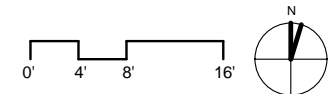
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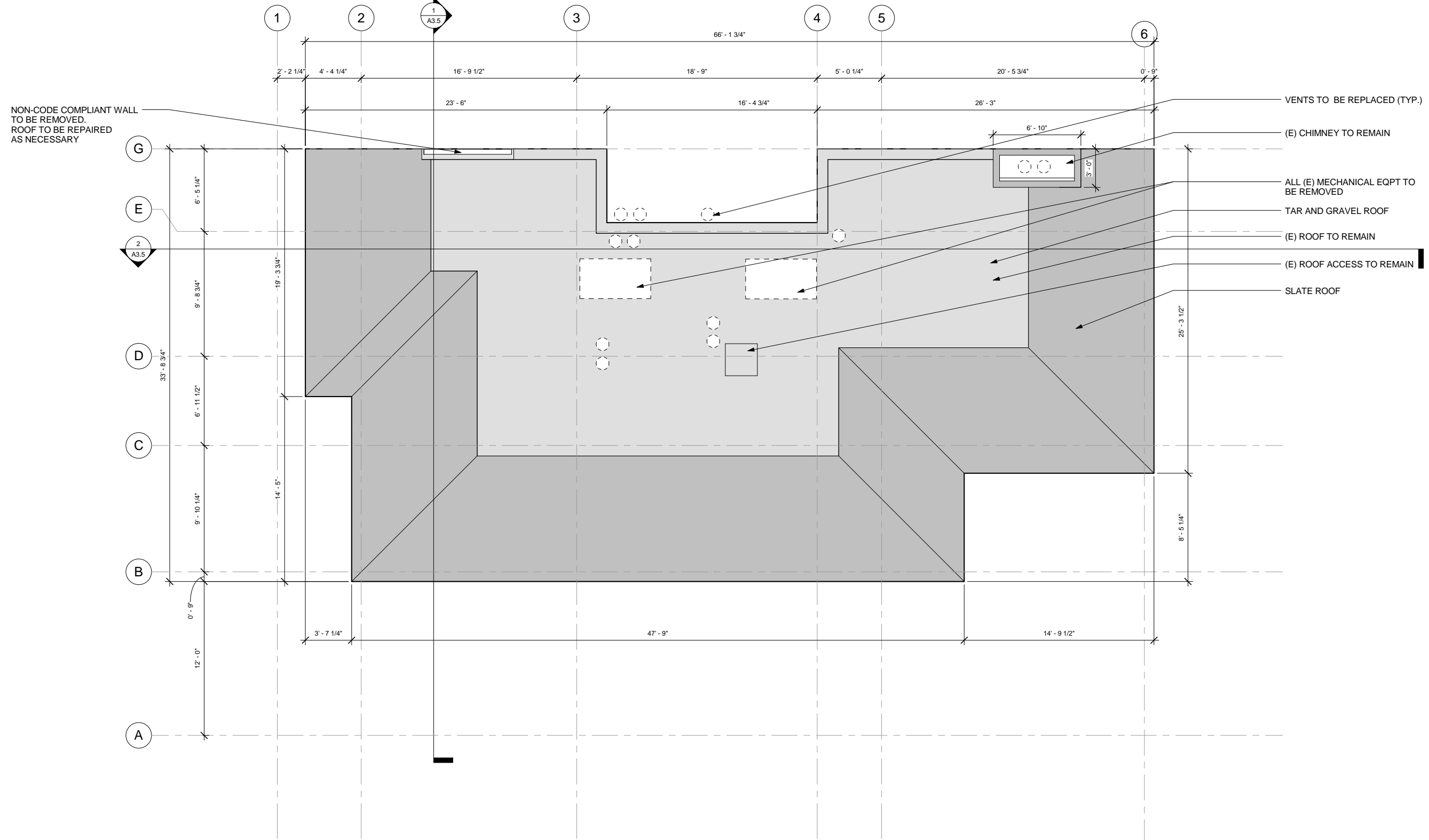


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1 (E) THIRD FLOOR  
1/4" = 1'-0"





**LEGEND**  
 [ ] TO BE REMOVED

PRINTED AT  
 1/2 SCALE

Issues/ Revisions		
Issue #	Description	Date
1	Co/A / Environmental Review	12/14/11

Print Date: 12/13/2011 12:37:39 PM  
 Drawn By: MK/CN/DD  
 Checked By: TOL  
 Scale: 1/4" = 1'-0"

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**(E) ROOF PLAN**

**A1.5**

**LUNBERG DESIGN**  
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 SAN FRANCISCO CA 94107-3115  
 T 415.695.0110 F 415.695.0379

① (E) ROOF PLAN  
 1/4" = 1'-0"

260 GREEN ST.

San Francisco, CA

LEGEND

(E) GP XXX.X (E) GROUND PLANE SPOT ELEVATION\*

\*USED TO CALCULATE (E) AVERAGE GROUND PLANE

PRINTED AT 1/2 SCALE

Issues/ Revisions		
Issue #	Description	Date
	Co/A / Environmental Review	12/14/11

Print Date: 12/13/2011 12:37:39 PM  
 Drawn By: MK/CN/DD  
 Checked By: TOL  
 Scale: 1/8" = 1'-0"

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PROPOSED SITE - ROOF LEVEL

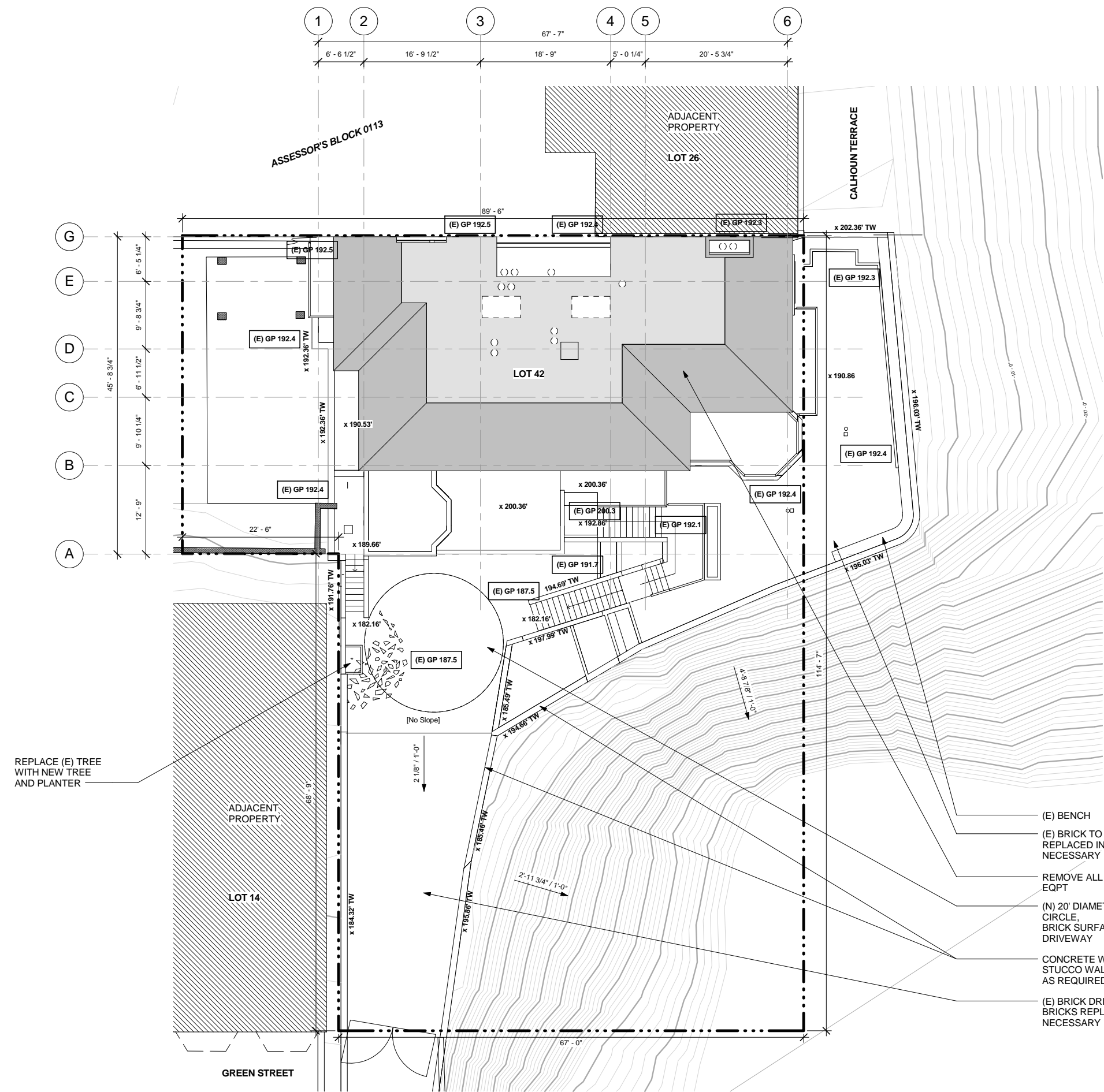
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LUNBERG DESIGN  
 2620 THIRD STREET  
 SAN FRANCISCO CA 94107-3115  
 T 415.695.0110 F 415.695.0379

GENERAL NOTES

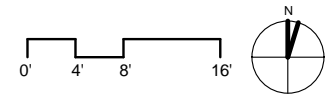
- 1 PROPOSED PROJECT WILL RESULT IN LESS THAN 5,000 SF OF GROUND DISTURBANCE.
- 2 (E) FIRST FLOOR FOUNDATION IS SLAB-ON-GRADE.
- 3 PROPOSED DESIGN CALLS FOR +/- 6'-0" EXCAVATION BELOW (E) GARAGE LEVEL AND +/- 10'-0" DEEP EXCAVATION BELOW (E) FIRST FLOOR LEVEL.
- 4 PROPOSED FOUNDATION: 12" THICK PERIMETER RETAINING WALL, 16" MAT SLAB BASE, THICKENED ALONG EAST SIDE, IN COMBINATION WITH DRILLED PIERS. MINIMUM 7'-0" OF LATERAL COVER SHALL BE PROVIDED BETWEEN BOTTOM OF MAT SLAB AT THE FACE OF THE SLOPE.



REPLACE (E) TREE WITH NEW TREE AND PLANTER

- (E) BENCH
- (E) BRICK TO REMAIN, REPLACED IN KIND WHERE NECESSARY
- REMOVE ALL (E) MECHANICAL EQPT
- (N) 20' DIAMETER DRIVEWAY TURNING CIRCLE, BRICK SURFACE TO MATCH (E) DRIVEWAY
- CONCRETE WALLS TO REPLACE (E) STUCCO WALLS, HEIGHT EXTENDED AS REQUIRED
- (E) BRICK DRIVEWAY LOWERED, BRICKS REPLACED IN KIND WHERE NECESSARY

1 Site 1/8" = 1'-0"



260 GREEN ST.

San Francisco, CA

GRAPHICS LEGEND

- - - DEMOLISHED WALL
- (E) WALL TO REMAIN
- PROPOSED WALL
- AREA OF NEW FLOOR

PRINTED AT 1/2 SCALE

Issues/ Revisions		
Issue #	Description	Date
1	Co/A / Environmental Review	12/14/11

Print Date: 12/13/2011 12:37:40 PM  
 Drawn By: MK/CN/DD  
 Checked By: TOL  
 Scale: As indicated

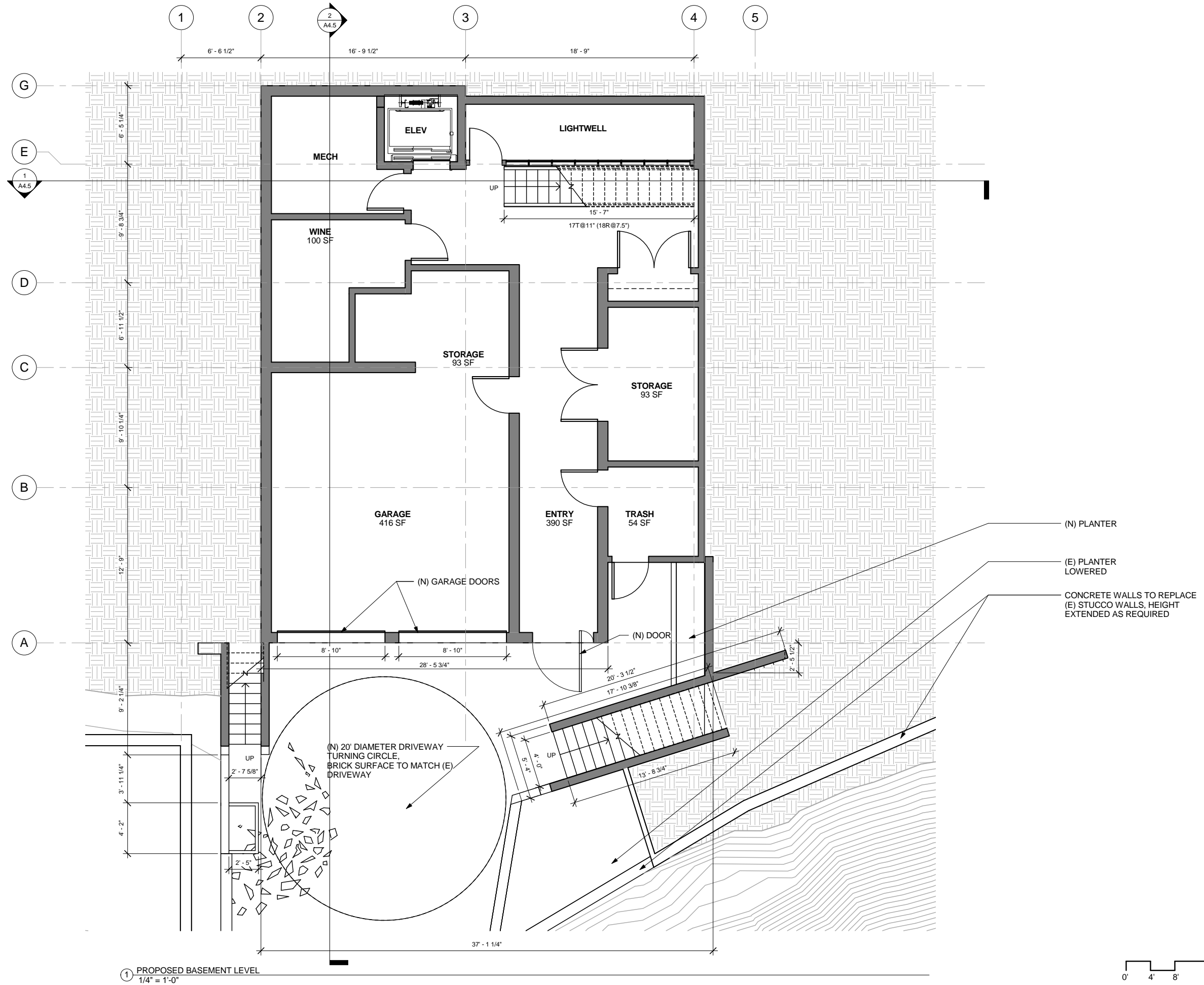
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PROPOSED BASEMENT LEVEL

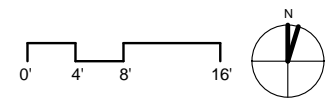
A2.1

**LD**  
LUNBERG DESIGN

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SAN FRANCISCO CA 94107-3115  
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1 PROPOSED BASEMENT LEVEL  
1/4" = 1'-0"



GRAPHICS LEGEND

- DEMOLISHED WALL
- (E) WALL TO REMAIN
- PROPOSED WALL
- AREA OF NEW FLOOR

PRINTED AT 1/2 SCALE

Issues/ Revisions

Issue #	Description	Date
1	Co/A / Environmental Review	12/14/11

Print Date: 12/13/2011 12:37:41 PM  
 Drawn By: MK/CN/DD  
 Checked By: TOL  
 Scale: As indicated

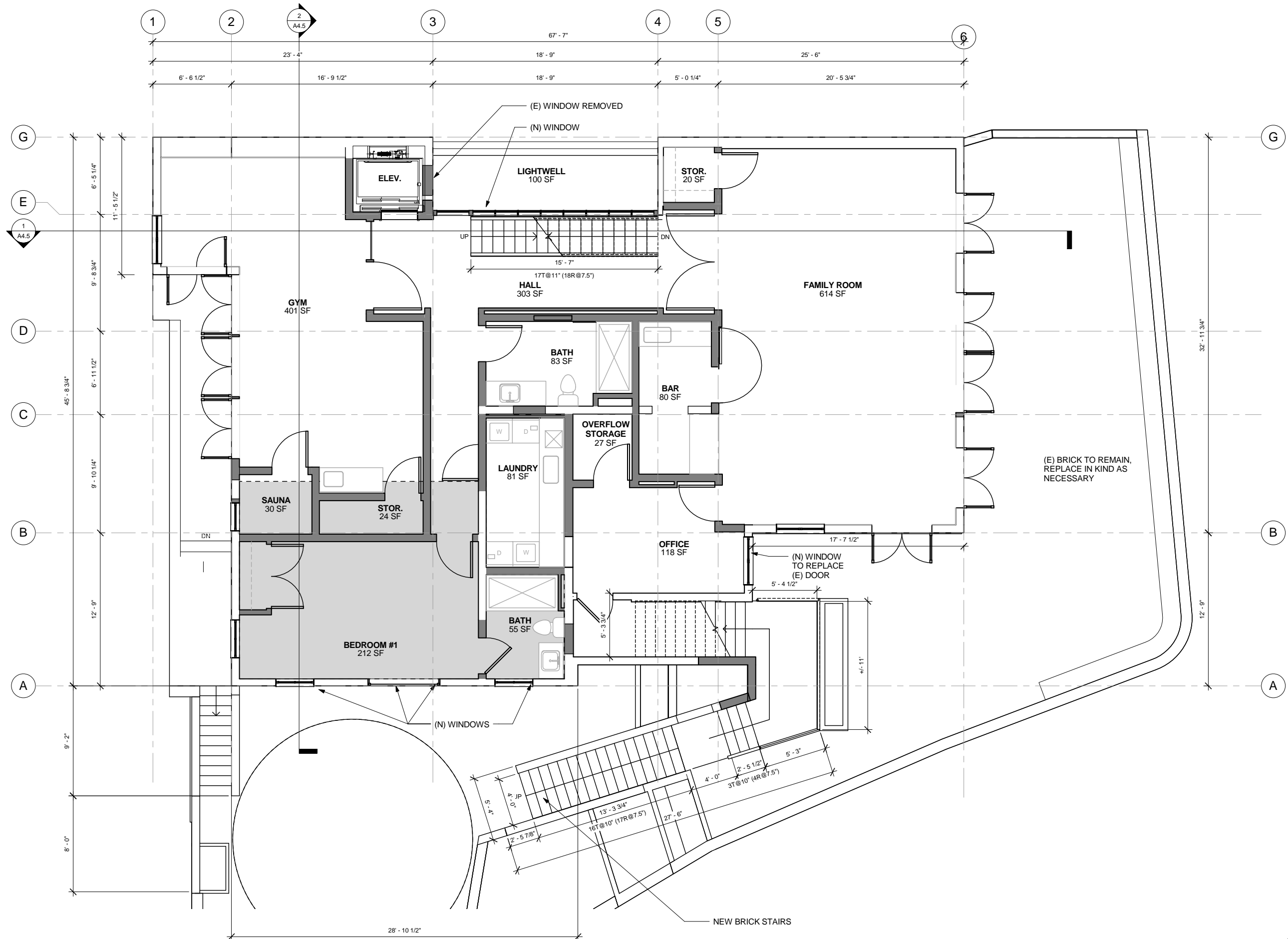
All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

PROPOSED FIRST LEVEL PLAN

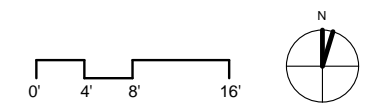
A2.2



2620 THIRD STREET  
 SAN FRANCISCO CA 94107-3115  
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1 PROPOSED FIRST LEVEL PLAN  
 1/4" = 1'-0"



GRAPHICS LEGEND

- DEMOLISHED WALL
- (E) WALL TO REMAIN
- PROPOSED WALL
- AREA OF NEW FLOOR

PRINTED AT 1/2 SCALE

Issues/ Revisions		
Issue #	Description	Date
1	Co/A / Environmental Review	12/14/11

Print Date: 12/13/2011 12:37:42 PM  
 Drawn By: MK/CN/DD  
 Checked By: TOL  
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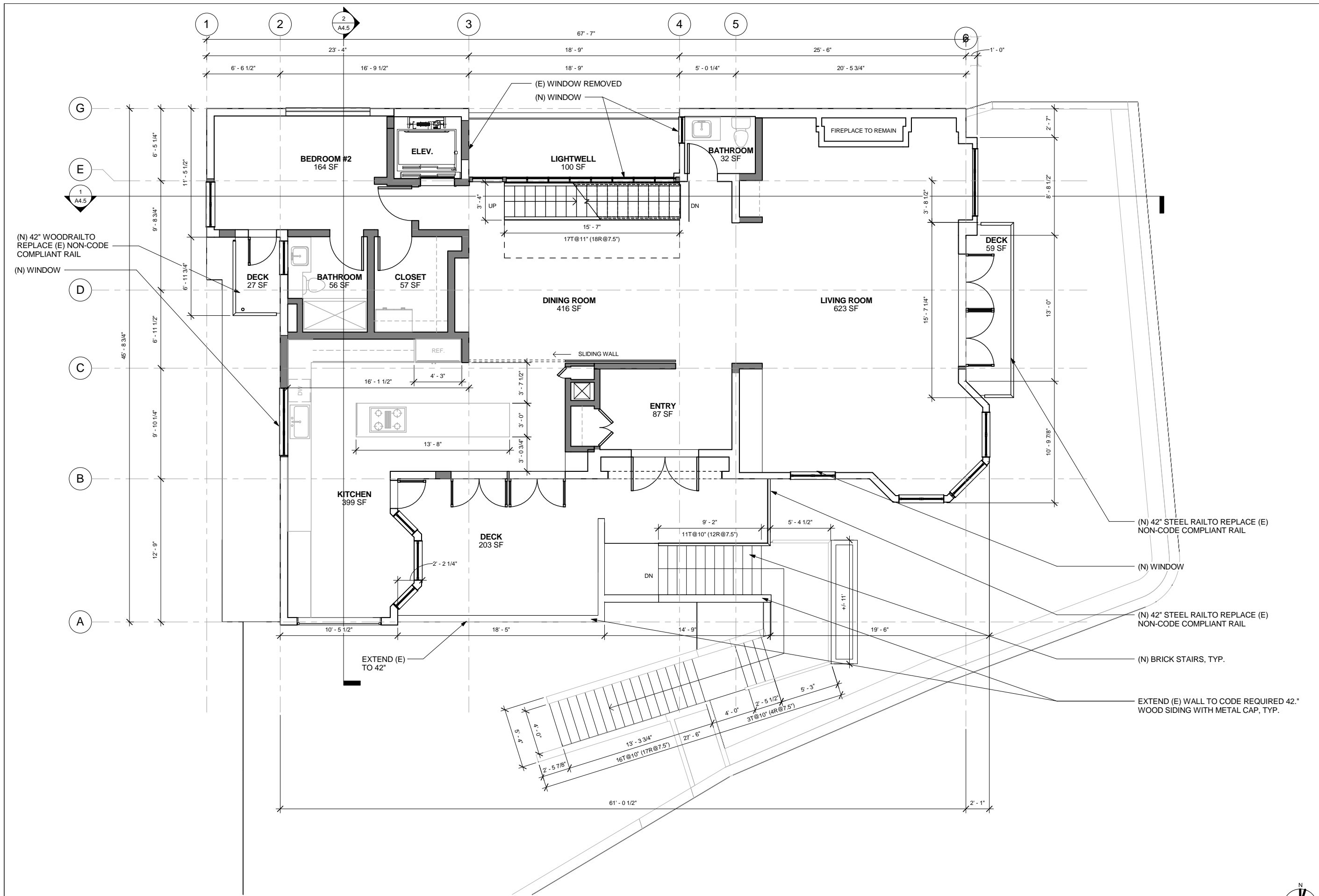
All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

PROPOSED SECOND LEVEL PLAN

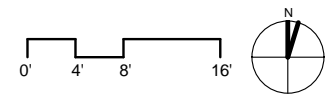
A2.3



2620 THIRD STREET  
 SAN FRANCISCO CA 94107-3115  
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1 PROPOSED SECOND LEVEL PLAN  
 1/4" = 1'-0"



GRAPHICS LEGEND

- DEMOLISHED WALL
- (E) WALL TO REMAIN
- PROPOSED WALL
- AREA OF NEW FLOOR

PRINTED AT  
1/2 SCALE

Issues/ Revisions

Issue #	Description	Date
1	CoA / Environmental Review	12/14/11

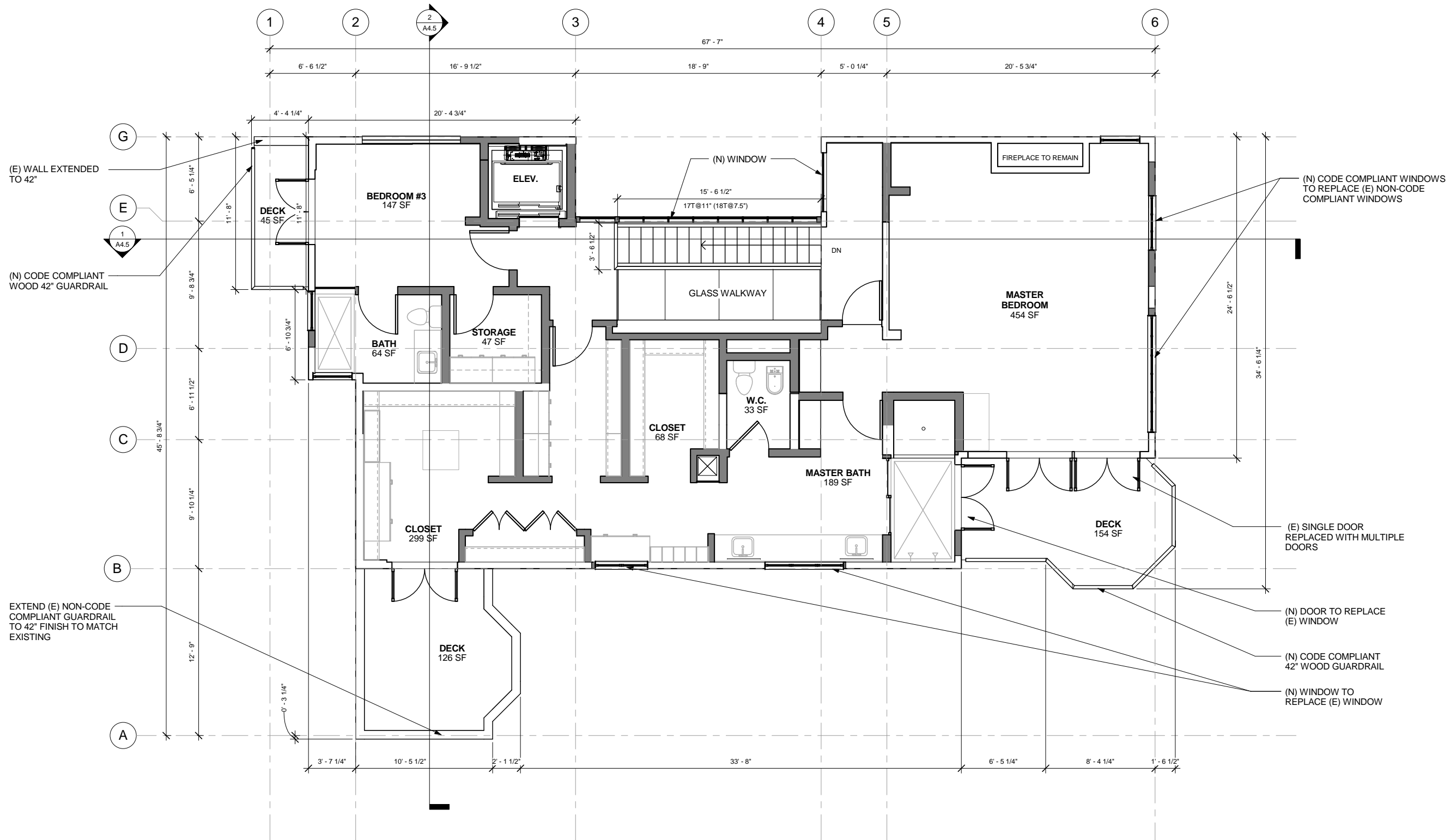
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 Checked By: TOL  
 Scale: As indicated

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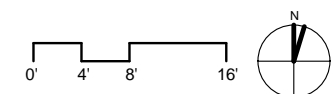
PROPOSED  
THIRD LEVEL  
PLAN

A2.4

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 SAN FRANCISCO CA 94107-3115  
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1 PROPOSED THIRD LEVEL PLAN  
1/4" = 1'-0"





260 GREEN ST.

San Francisco, CA

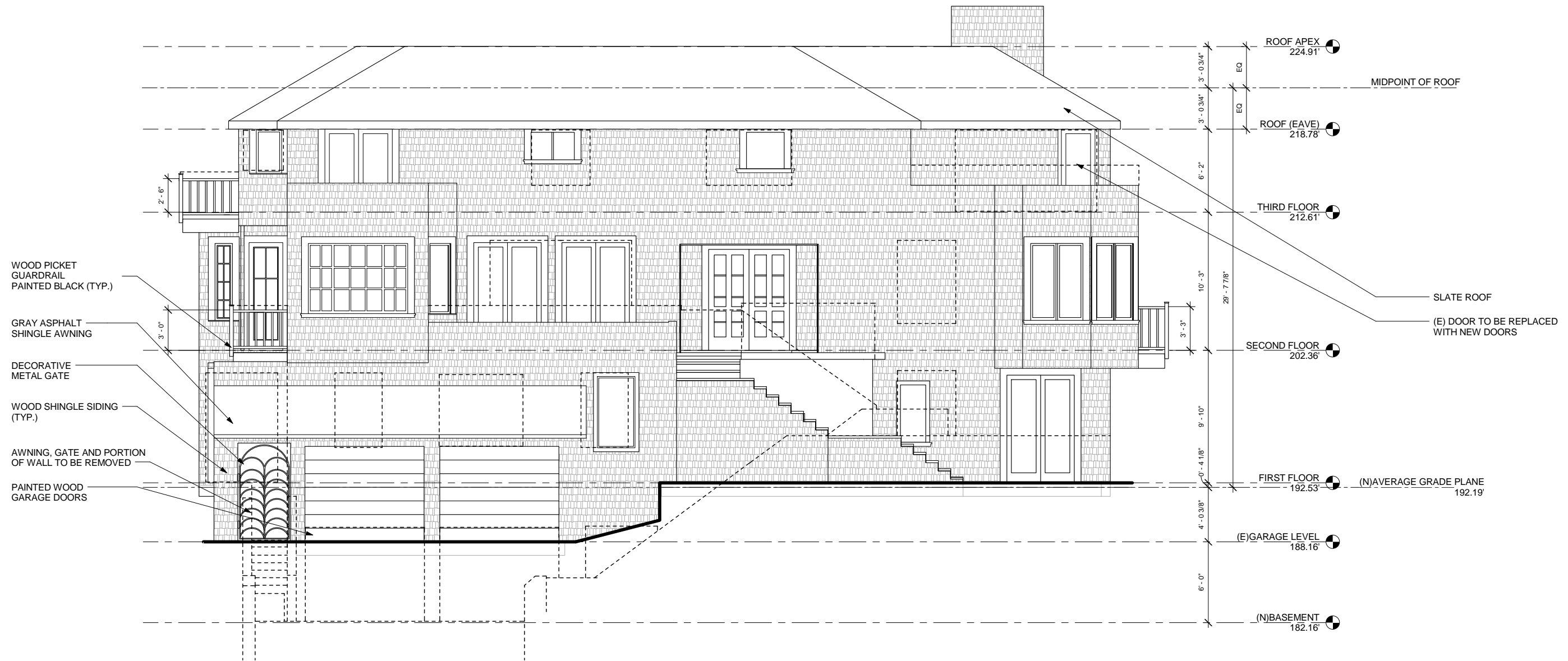
LEGEND

- NEW OPENING
- NEW RAIL HEIGHT

PRINTED AT 1/2 SCALE

GENERAL NOTES

- 1 U.O.N. DOORS AND WINDOWS REPLACED IN KIND WITH NEW DOUBLE PANE WOOD WINDOWS. FRAMES TO BE PAINTED BLACK.
- 2 ALL WOOD SHINGLES TO BE REPLACED WITH HORIZONTAL WOOD SIDING, PAINTED DARK BROWN.
- 3 ALL NON-CODE COMPLIANT RAILINGS TO BE REPLACED WITH (N) COMPLIANT WOOD RAILINGS (42" A.F.F., NO PICKET SPACING GREATER THAN 4)."
- 4 GUARDRAILS LOWER THAN 42" TO BE RAISED, PER THE CBC 2010.



② (E) SOUTH ELEVATION  
1/4" = 1'-0"

Issues/ Revisions

Issue #	Description	Date
	CoIA / Environmental Review	12/14/11

Print Date: 12/13/2011 12:37:44 PM  
 Drawn By: MK/CN/DD  
 Checked By: TOL  
 Scale: 1/4" = 1'-0"

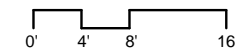
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(E) SOUTH ELEVATION

A3.1



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

260 GREEN ST.

San Francisco, CA

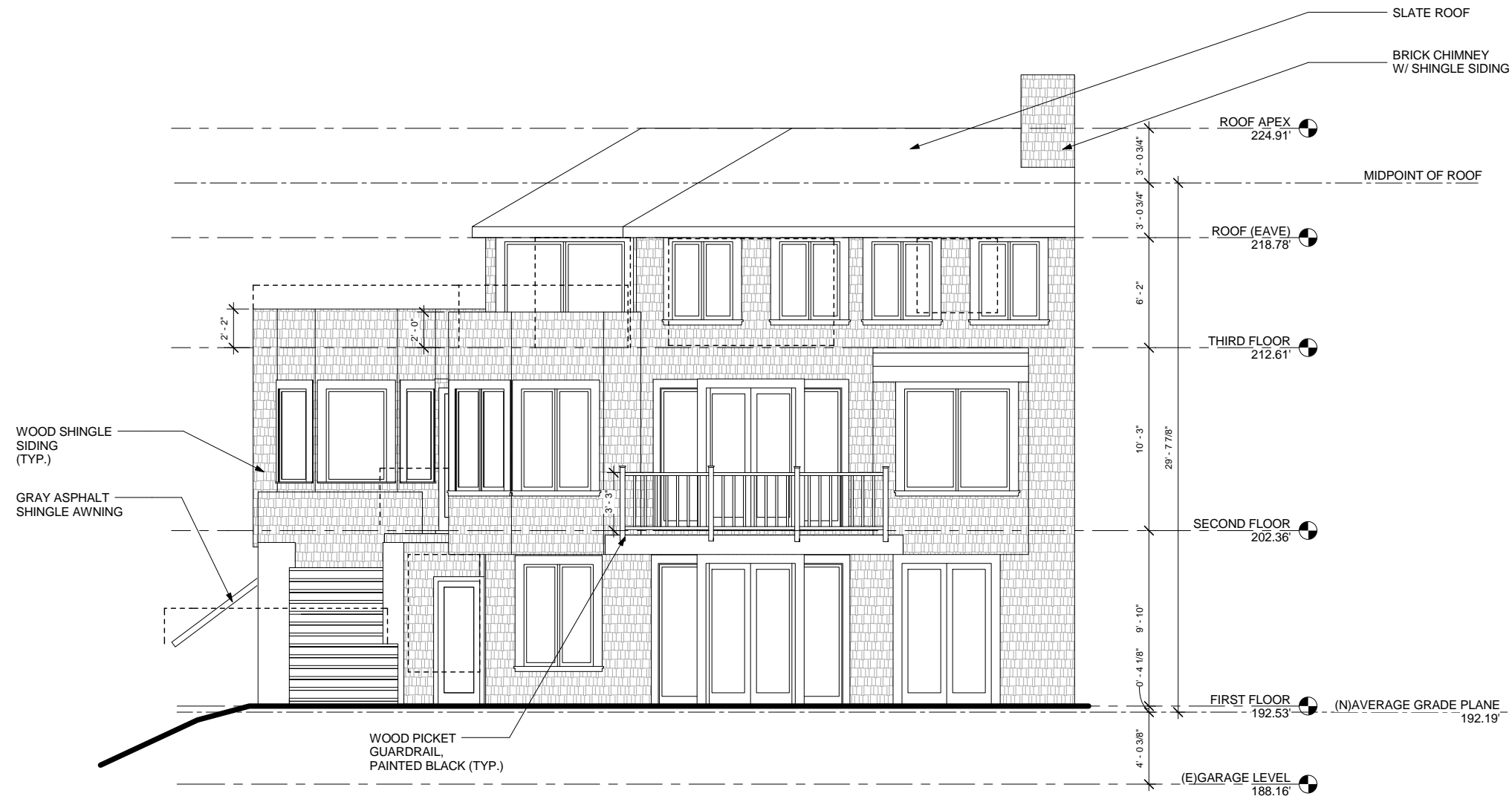
GENERAL NOTES

- 1 U.O.N. DOORS AND WINDOWS REPLACED IN KIND WITH NEW DOUBLE PANE WOOD WINDOWS. FRAMES TO BE PAINTED BLACK.
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- 4 GUARDRAILS LOWER THAN 42" TO BE RAISED, PER THE CBC 2010.

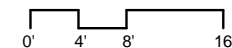
LEGEND

-  NEW OPENING
-  NEW RAIL HEIGHT

PRINTED AT 1/2 SCALE



① (E) EAST ELEVATION  
1/4" = 1'-0"



Issues/ Revisions

Issue #	Description	Date
	Co/A / Environmental Review	12/14/11

Print Date: 12/13/2011 12:37:45 PM  
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 Scale: 1/4" = 1'-0"

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(E) EAST ELEVATION

A3.2



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
260 GREEN ST.

San Francisco, CA

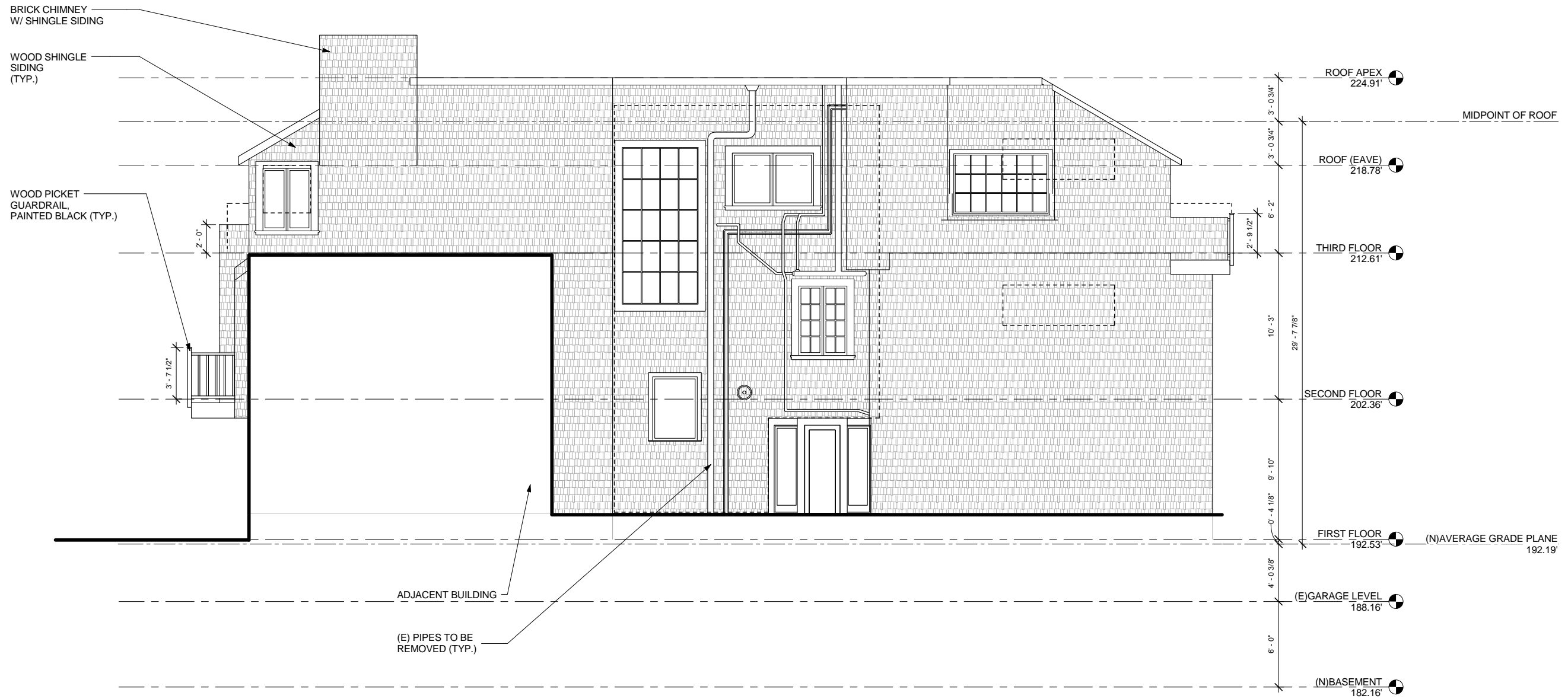
GENERAL NOTES

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- 4 GUARDRAILS LOWER THAN 42" TO BE RAISED, PER THE CBC 2010.

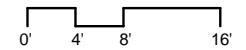
LEGEND

-  NEW OPENING
-  NEW RAIL HEIGHT

PRINTED AT 1/2 SCALE



③ (E) NORTH ELEVATION  
1/4" = 1'-0"



Issues/ Revisions		
Issue #	Description	Date
	CoIA / Environmental Review	12/14/11

Print Date: 12/13/2011 12:37:46 PM  
 Drawn By: MK/CN/DD  
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 Scale: 1/4" = 1'-0"

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(E) NORTH ELEVATION

A3.3



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LEGEND

- NEW OPENING
- NEW RAIL HEIGHT

PRINTED AT 1/2 SCALE

Issues/ Revisions		
Issue #	Description	Date
	Co/A / Environmental Review	12/14/11

Print Date: 12/13/2011 12:37:47 PM  
 Drawn By: MK/CN/DD  
 Checked By: TOL  
 Scale: 1/4" = 1'-0"

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(E) WEST ELEVATION

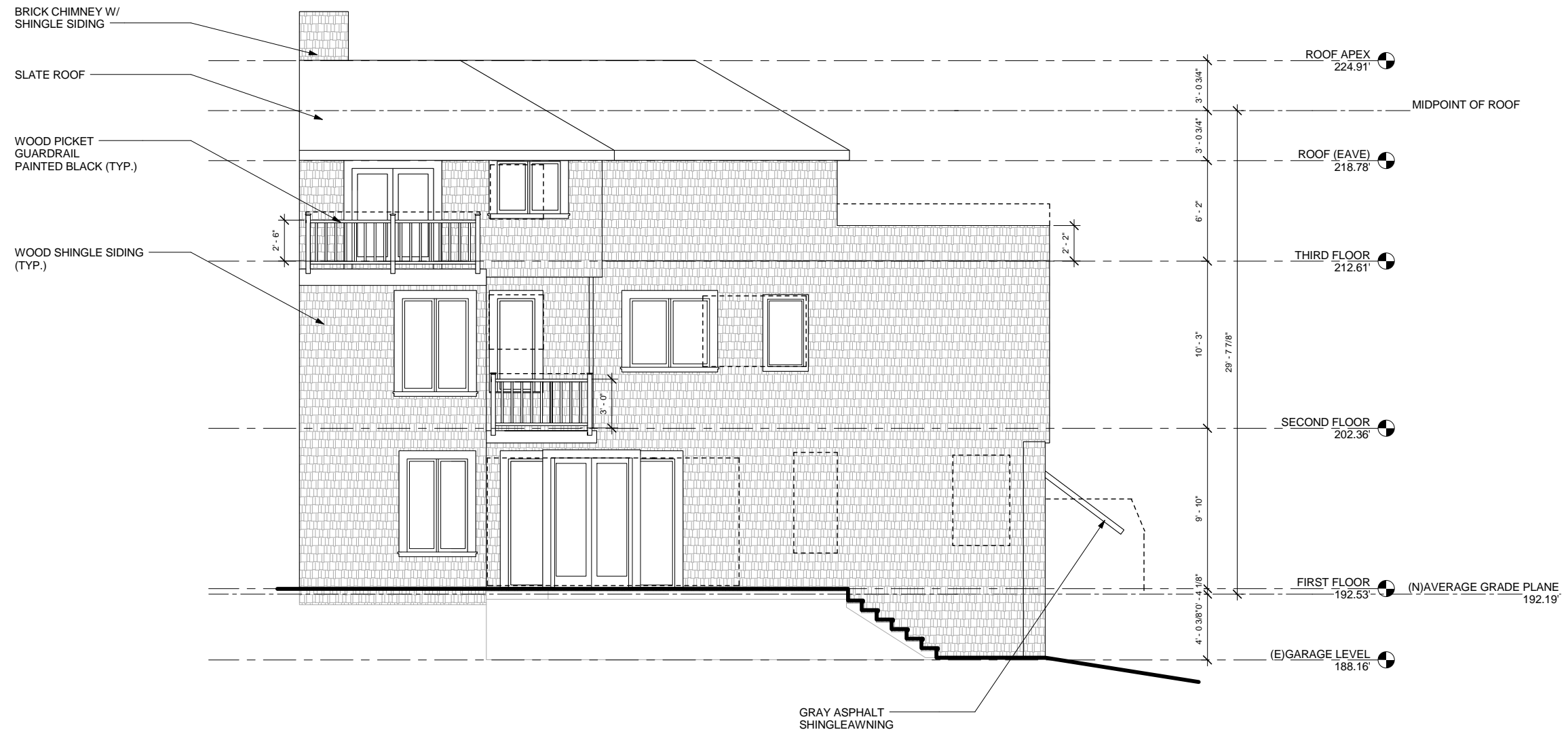
A3.4



LUNBERG DESIGN  
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GENERAL NOTES

- U.O.N. DOORS AND WINDOWS REPLACED IN KIND WITH NEW DOUBLE PANE WOOD WINDOWS. FRAMES TO BE PAINTED BLACK.
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- GUARDRAILS LOWER THAN 42" TO BE RAISED, PER THE CBC 2010.

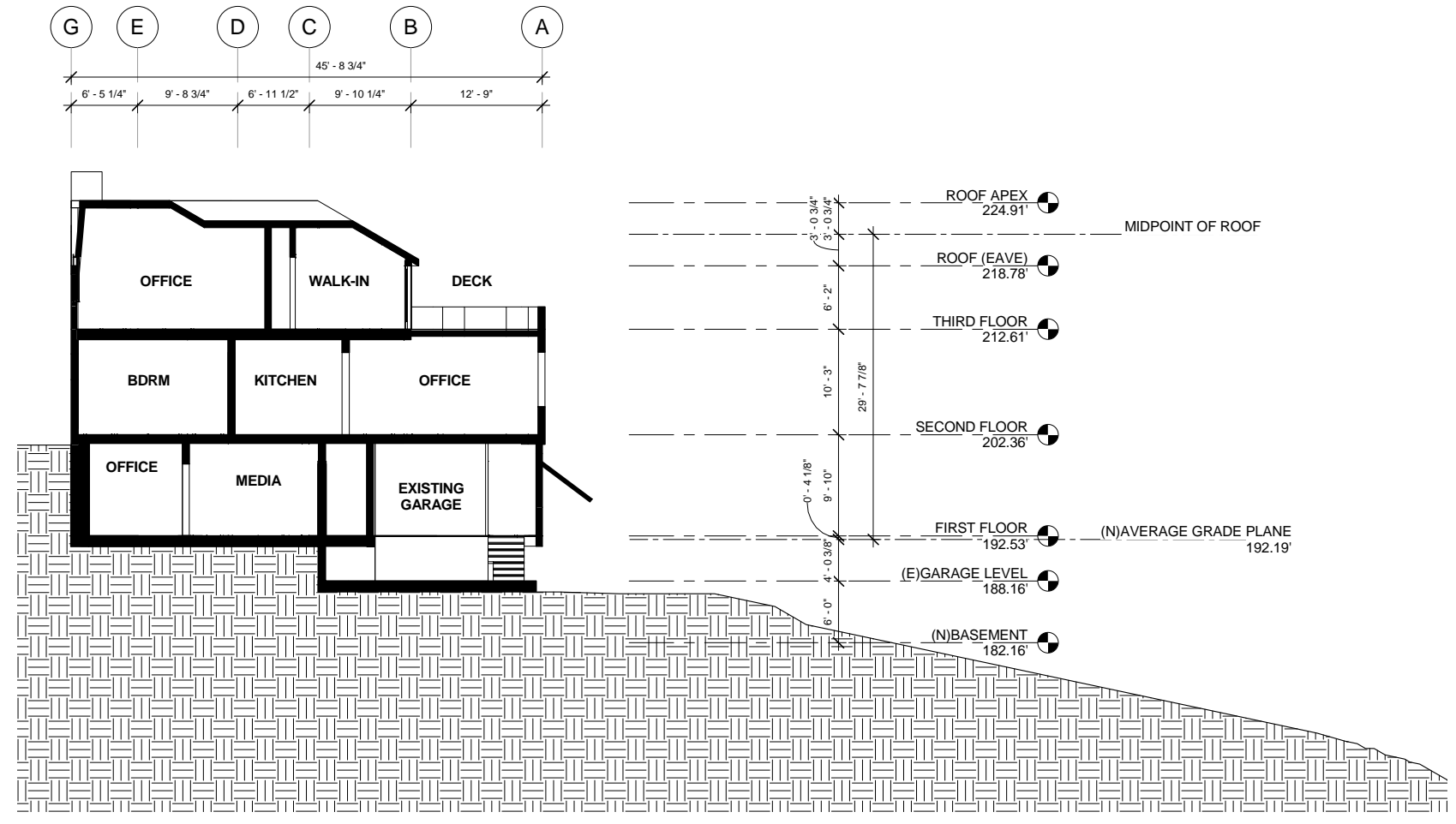


④ (E) WEST ELEVATION - DEMO  
1/4" = 1'-0"

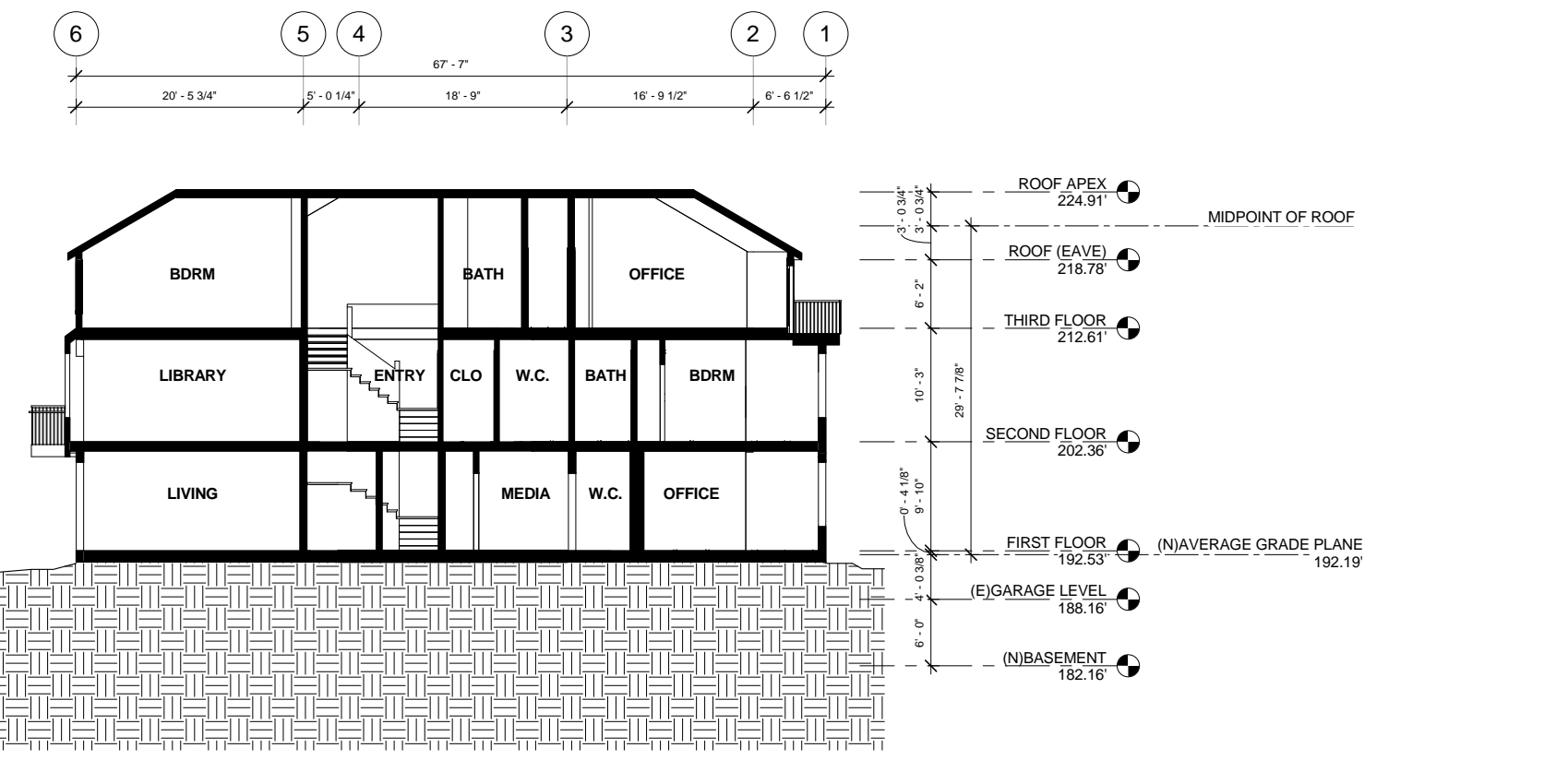
260 GREEN ST.

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PRINTED AT  
1/2 SCALE



① (E) NORTH-SOUTH SECTION  
1/8" = 1'-0"



② (E) EAST-WEST SECTION  
1/8" = 1'-0"

Issues/ Revisions		
Issue #	Description	Date
	CoIA / Environmental Review	12/14/11

Print Date: 12/13/2011 12:37:48 PM  
 Drawn By: MK/CN/DD  
 Checked By: TOL  
 Scale: 1/8" = 1'-0"

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(E) SECTIONS

A3.5



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GENERAL NOTES

- 1 U.O.N. DOORS AND WINDOWS REPLACED IN KIND WITH NEW DOUBLE PANE WOOD WINDOWS. FRAMES TO BE PAINTED BLACK.
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- 4 GUARDRAILS LOWER THAN 42" RAISED, PER THE CBC 2010.



Issues/ Revisions

Issue #	Description	Date
	Co/A / Env. Review	12/14/11
	Site Permit	12/16/11
	Planning Response #1	03/26/12
	Planning Response #2	05/25/12
	HPC Hearing	06/20/12

Print Date: 6/11/2012 1:00:24 PM

Drawn By: Author

Checked By: Checker

Scale: 1/4" = 1'-0"

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PROPOSED  
SOUTH  
ELEVATION

A 4.1



2620 THIRD STREET  
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1 PROPOSED SOUTH ELEVATION - REVISION 2  
1/4" = 1'-0"

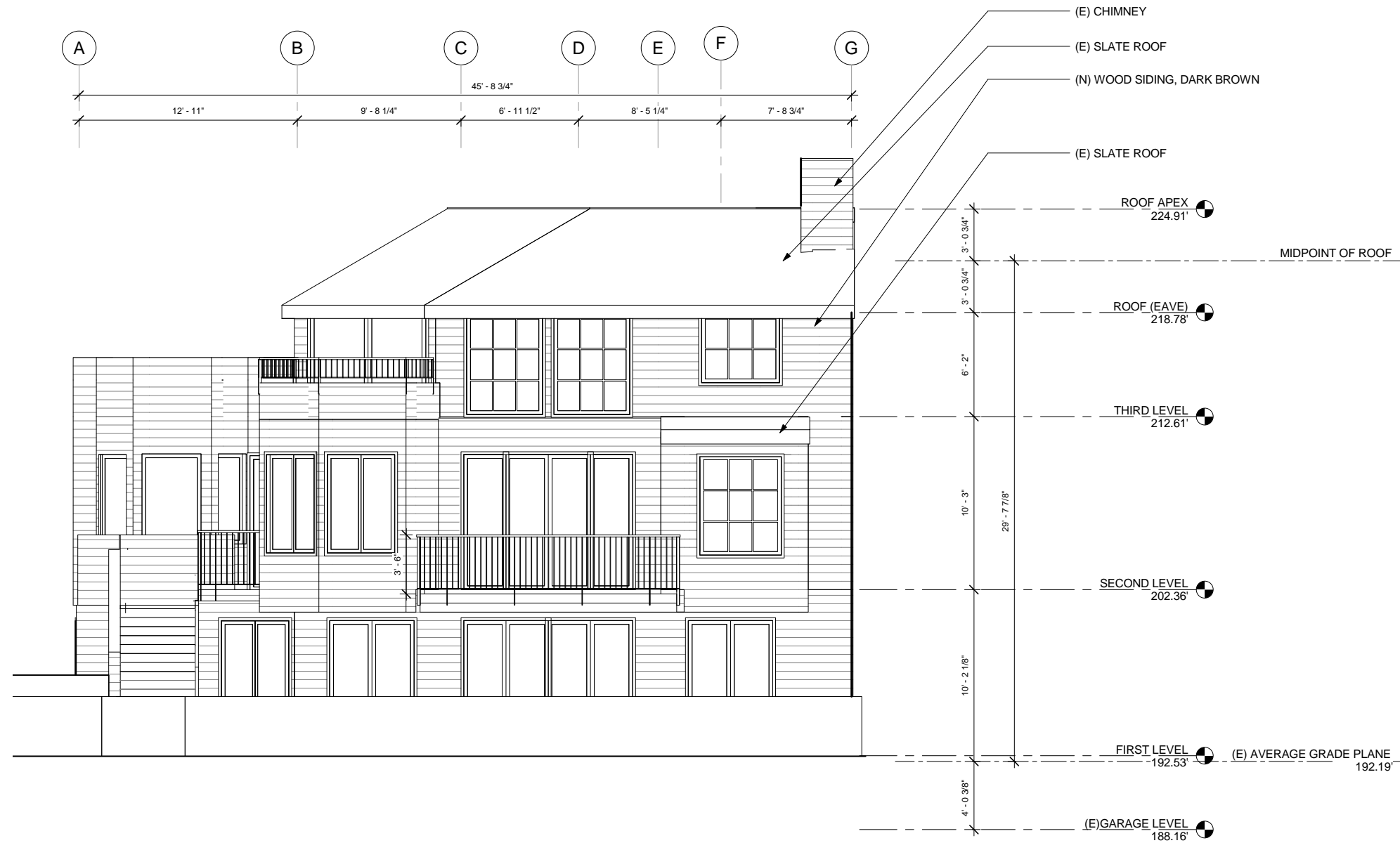
260 GREEN ST.

San Francisco, CA

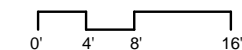
PRINTED AT  
1/2 SCALE

GENERAL NOTES

- 1 U.O.N. DOORS AND WINDOWS REPLACED IN KIND WITH NEW DOUBLE PANE WOOD WINDOWS. FRAMES TO BE PAINTED BLACK.
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1 PROPOSED EAST ELEVATION - REVISION 2  
1/4" = 1'-0"



Issues/ Revisions

Issue #	Description	Date
	Co/A / Env. Review	12/14/11
	Site Permit	12/16/11
	Planning Response #1	03/26/12
	Planning Response #2	05/25/12
	HPC Hearing	06/20/12

Print Date: 6/8/2012 4:50:41 PM  
 Drawn By: MK/CN/DD  
 Checked By: TOL  
 Scale: 1/4" = 1'-0"

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PROPOSED EAST ELEVATION

A 4.2

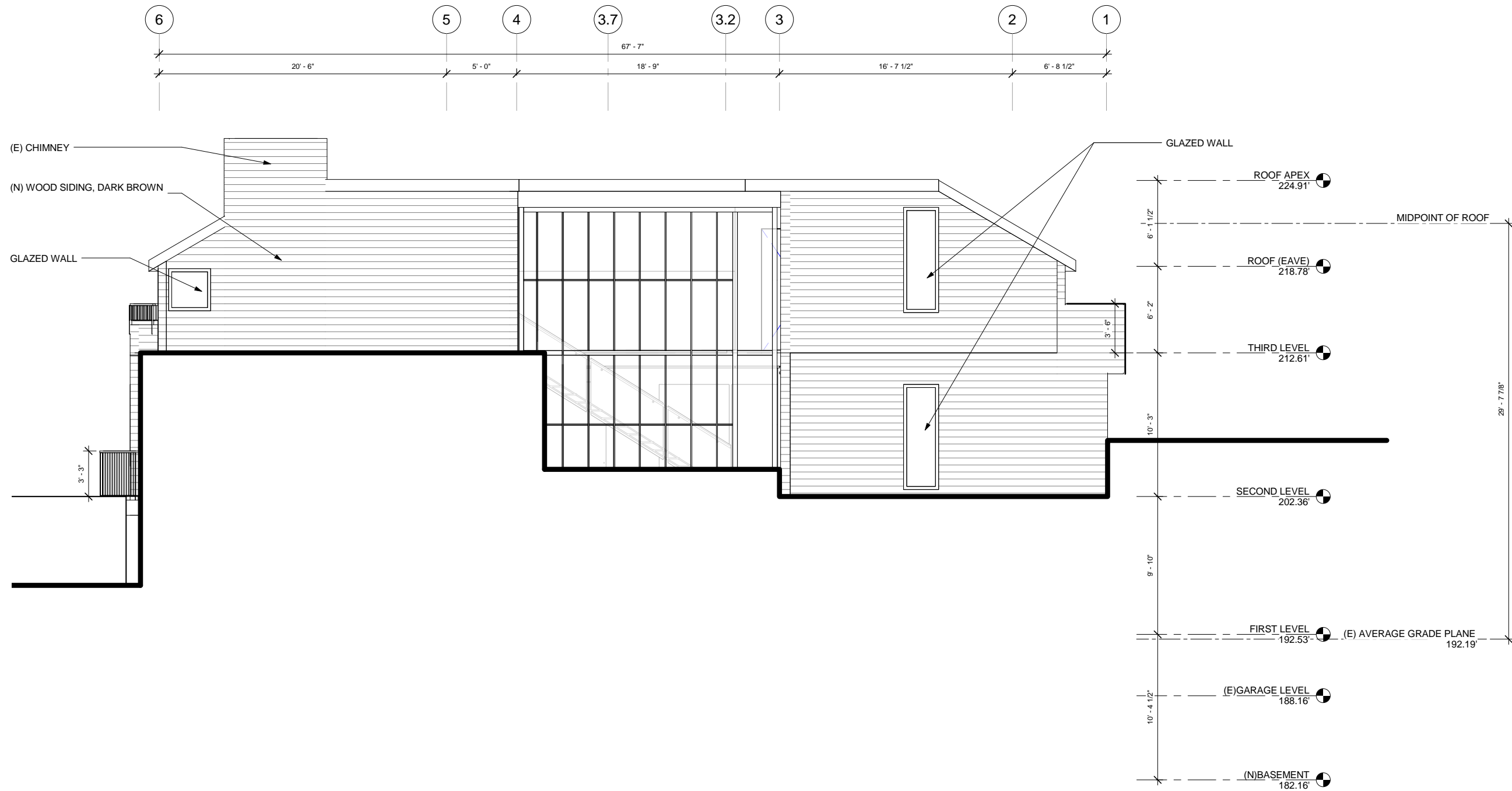


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1/2 SCALE



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

Issues/ Revisions		
Issue #	Description	Date
	CoA / Env. Review	12/14/11
	HPC Hearing	06/20/12

Print Date: 6/8/2012 4:28:47 PM  
 Drawn By: Author  
 Checked By: Checker  
 Scale: 1/4" = 1'-0"

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PROPOSED  
NORTH  
ELEVATION

A 4.3

**LUNBERG DESIGN**  
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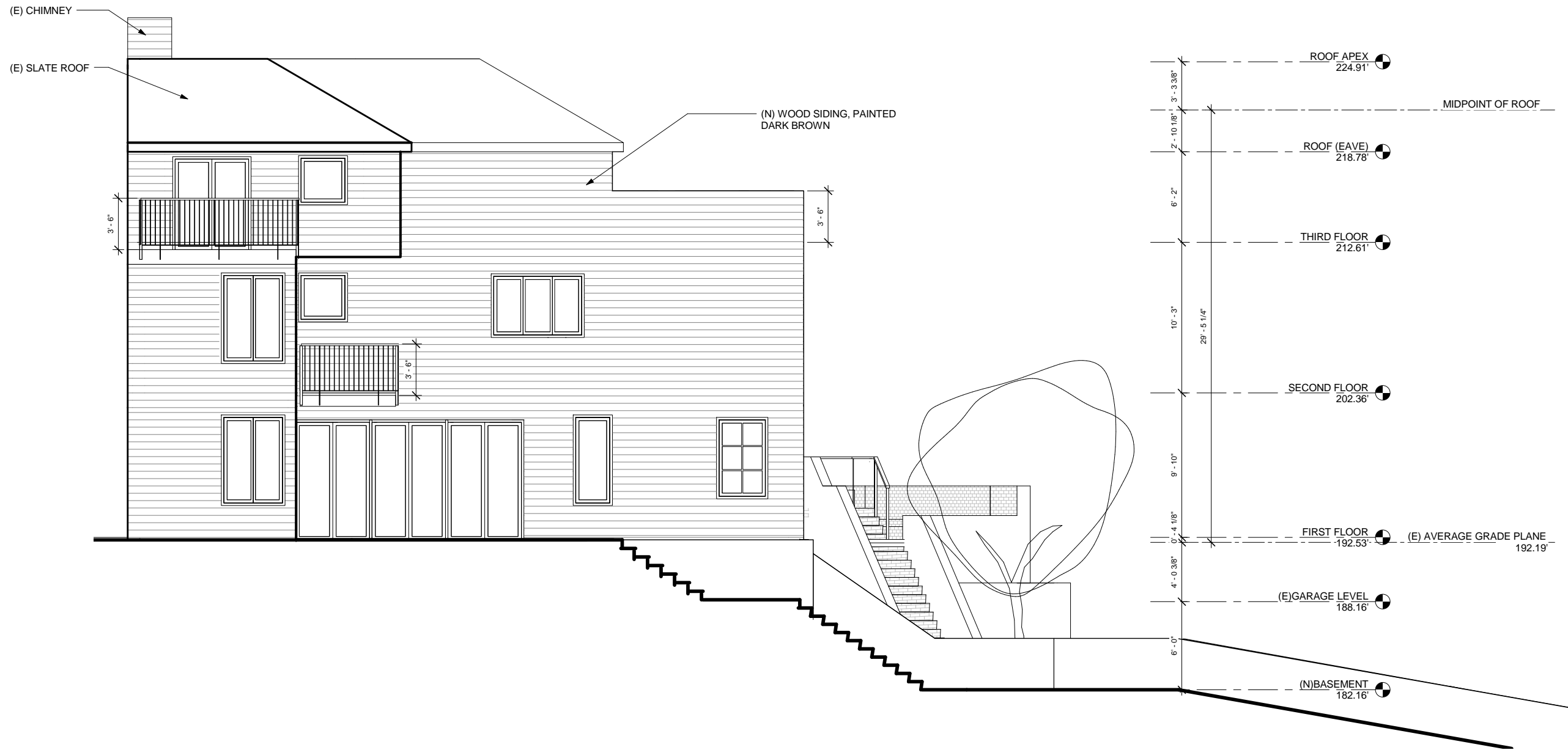
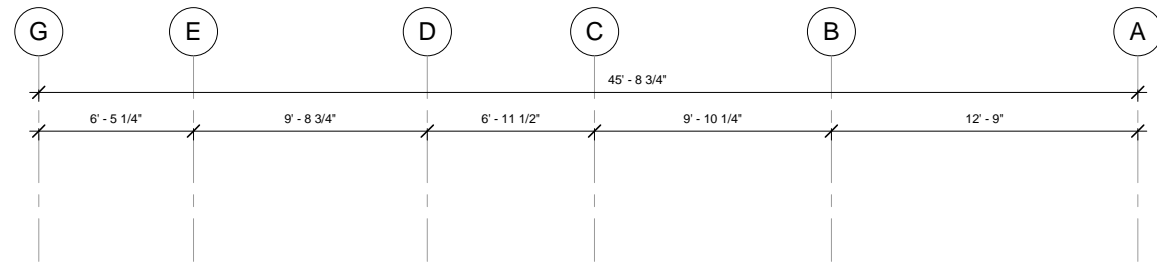


260 GREEN ST.

San Francisco, CA

GENERAL NOTES

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- 4 GUARDRAILS LOWER THAN 42" RAISED, PER THE CBC 2010.



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Issues/ Revisions		
Issue #	Description	Date
	Co/A / Environmental Review	12/14/11

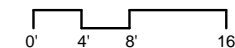
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 Drawn By: MK/CN/DD  
 Checked By: TOL  
 Scale: 1/4" = 1'-0"

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PROPOSED WEST ELEVATION

A4.4

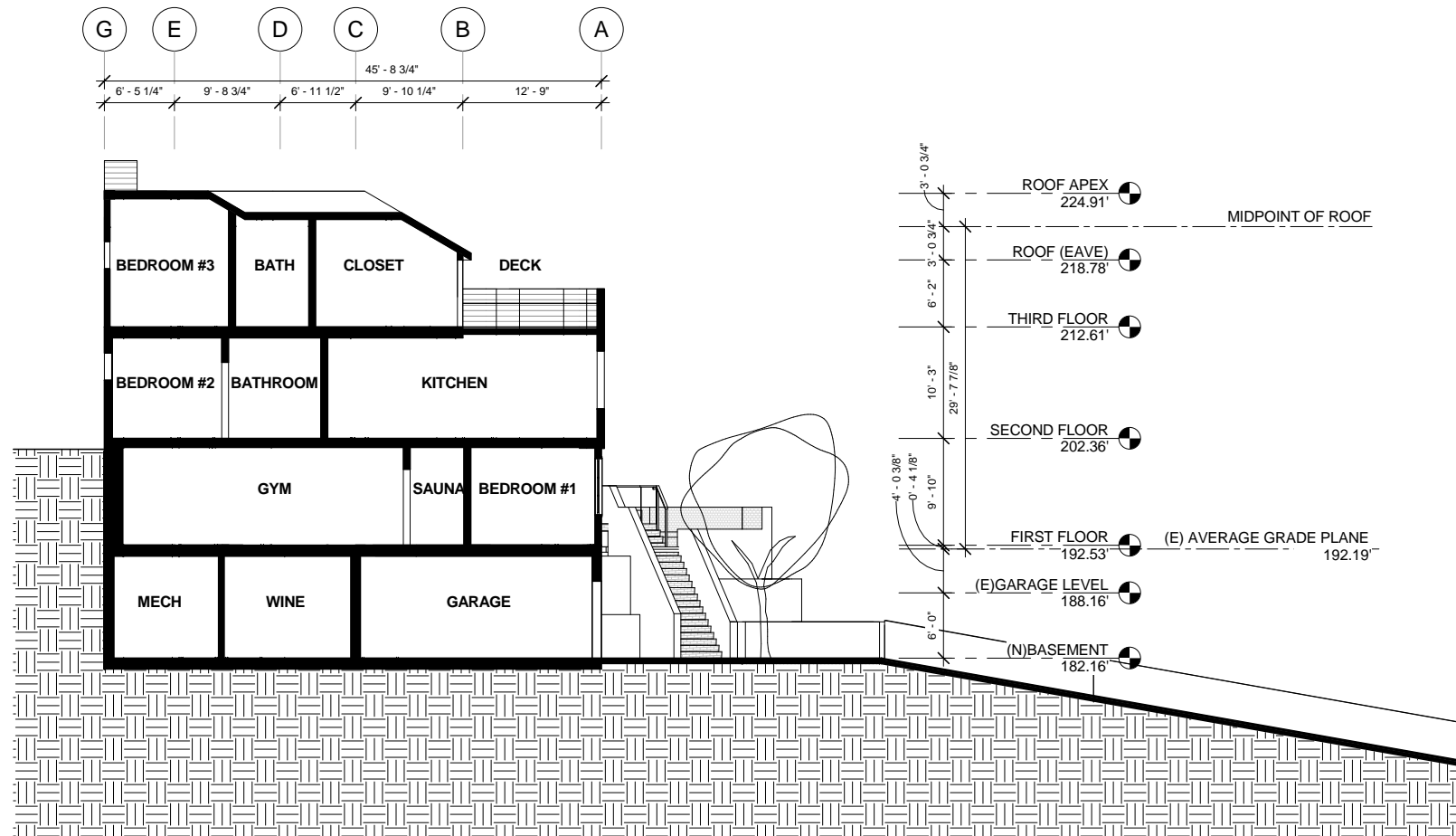
LUNBERG DESIGN  
 2620 THIRD STREET  
 SAN FRANCISCO CA 94107-3115  
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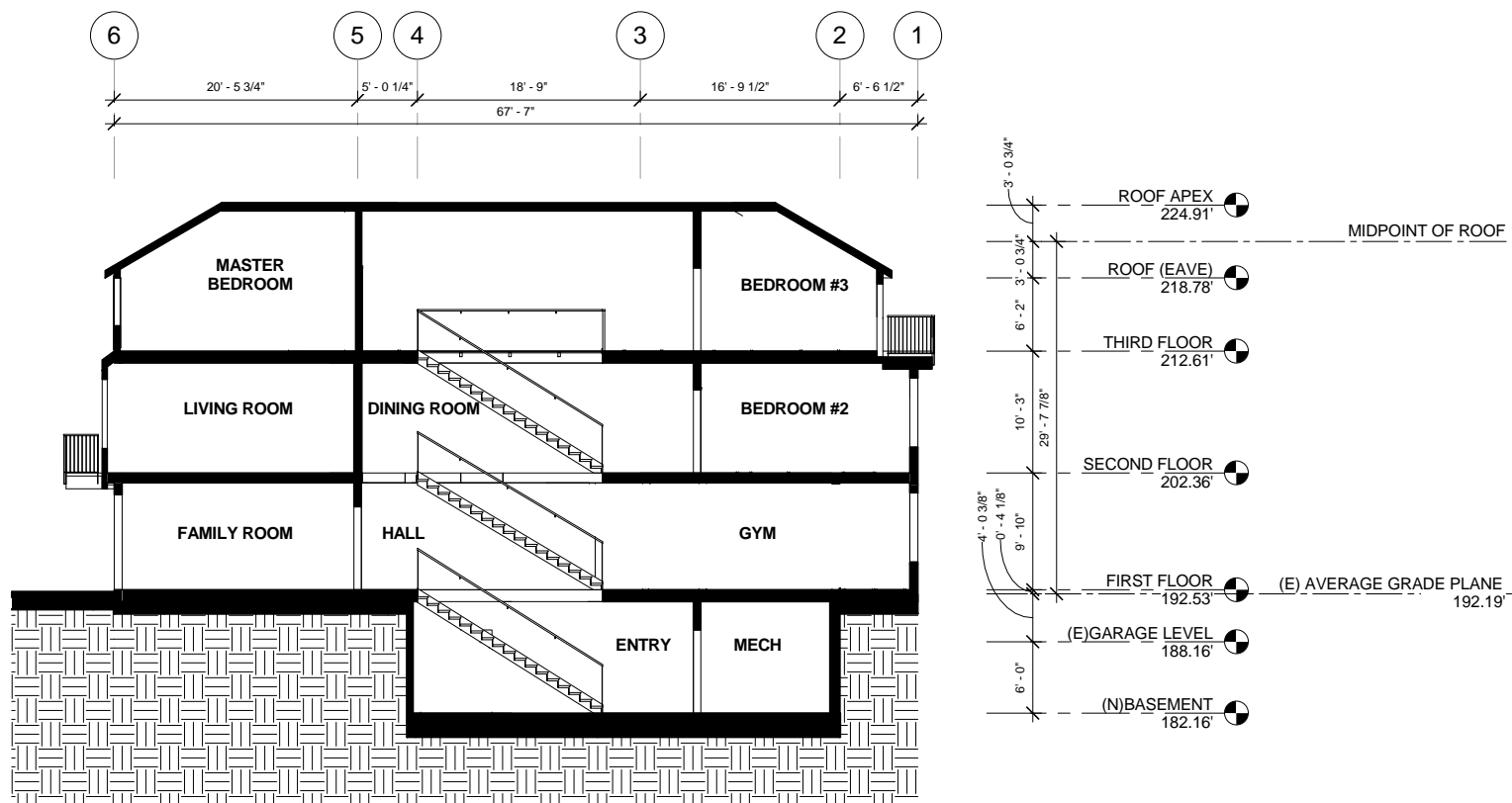
260 GREEN ST.

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PRINTED AT  
1/2 SCALE



② (N) NORTH-SOUTH SECTION  
1/8" = 1'-0"



① (N) EAST-WEST SECTION  
1/8" = 1'-0"

Issues/ Revisions		
Issue #	Description	Date
	Co/A / Environmental Review	12/14/11

Print Date: 12/13/2011 12:37:50 PM  
 Drawn By: MK/CN/DD  
 Checked By: TOL  
 Scale: 1/8" = 1'-0"

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(N) SECTIONS

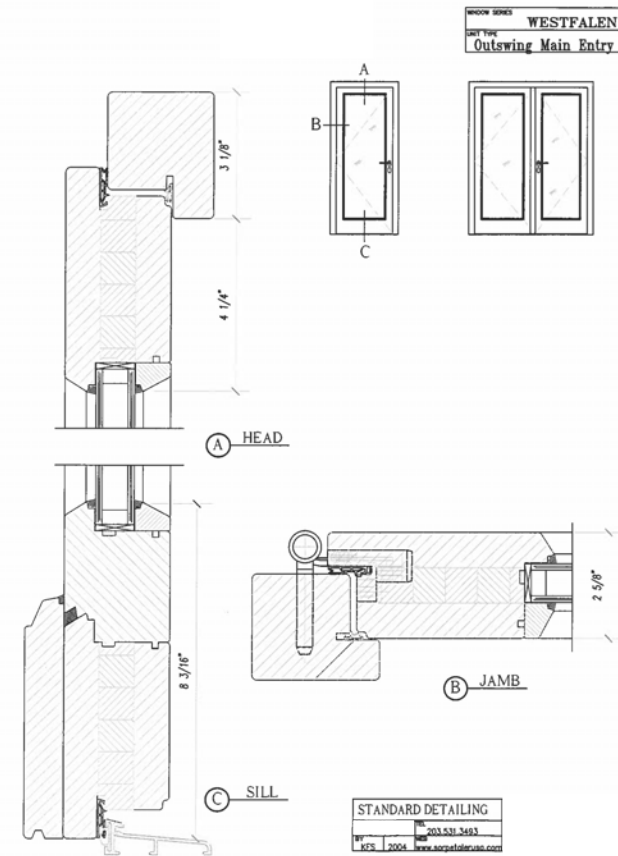
A4.5

LUNBERG DESIGN  
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 SAN FRANCISCO CA 94107-3115  
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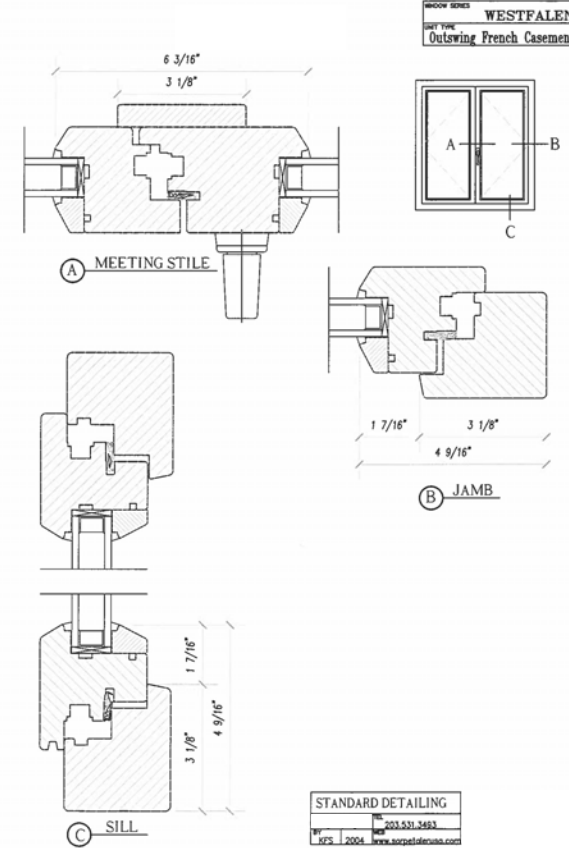
260 GREEN ST.

San Francisco, CA

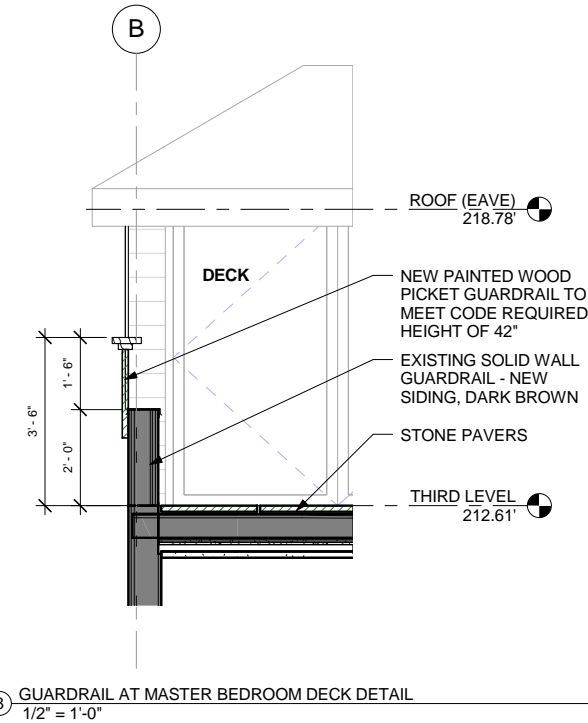
PRINTED AT  
1/2 SCALE



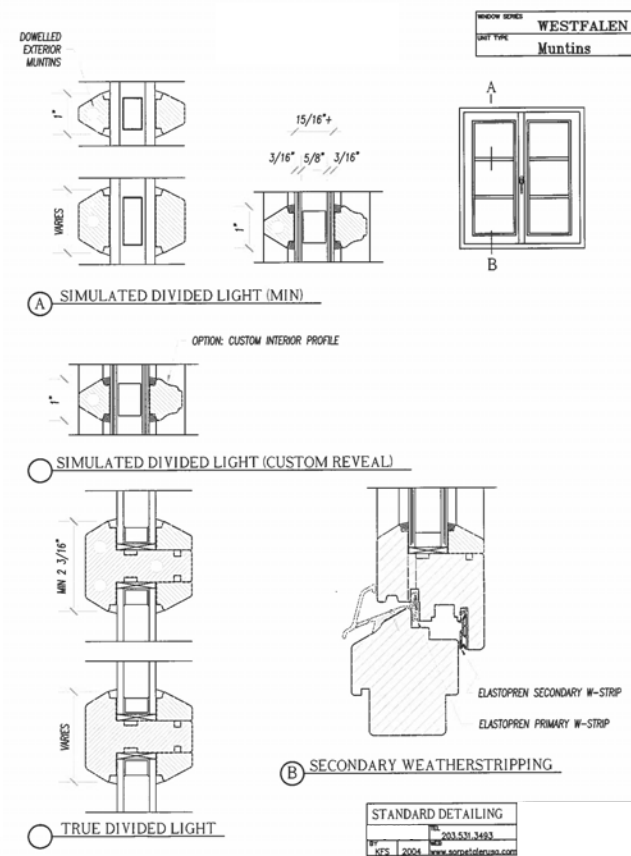
⑦ OUTSWING MAIN ENTRY DOORS  
NTS



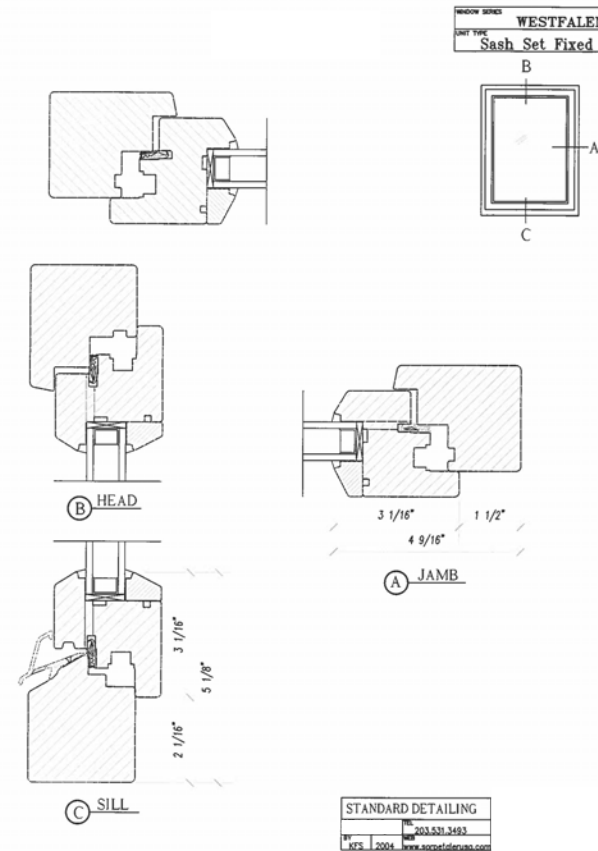
④ OUTSWING FRENCH CASEMENT  
WINDOW  
NTS



⑧ GUARDRAIL AT MASTER BEDROOM DECK DETAIL  
1/2" = 1'-0"

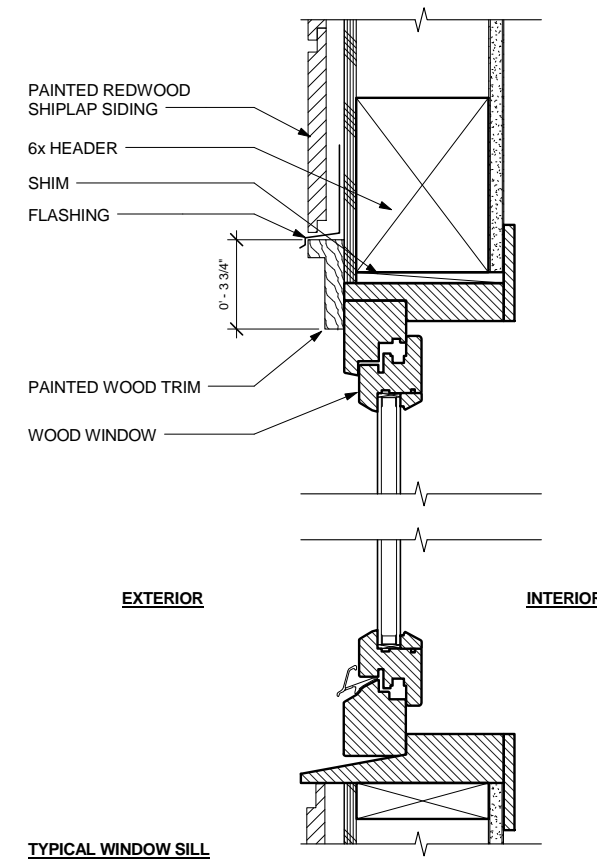


⑤ WINDOW MUNTINS  
NTS



② SASH SET FIXED WINDOW  
NTS

TYPICAL WINDOW HEAD (JAMB SIM.)



① TYPICAL WOOD WINDOW HEAD AND SILL  
3" = 1'-0"

Issues/ Revisions		
Issue #	Description	Date
	Co/A / Env. Review	12/14/11
	Site Permit	12/16/11
	Planning Response #1	03/26/12
	Planning Response #2	05/25/12
	HPC Hearing	06/20/12

Print Date: 6/8/2012 4:42:43 PM  
 Drawn By: MK/CN/DD  
 Checked By: TOL  
 Scale: As indicated

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EXTERIOR  
DETAILS

A 9.0

LUNBERG DESIGN  
 2620 THIRD STREET  
 SAN FRANCISCO CA 94107-3115  
 T 415.695.0110 F 415.695.0379