



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: JUNE 6, 2012

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Filing Date: February 16, 2012
Case No.: **2012.0154A**
Project Address: **3415 21ST STREET**
Historic Landmark: Liberty-Hill Historic District
Zoning: RM-2 (Residential, Mixed Districts, Moderate Density) Zoning District
40-X Height and Bulk District
Block/Lot: 3618/066
Applicant: Geoffrey Gainer, Actual Size Architecture
29 Liberty St
San Francisco, CA 94110
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Reviewed By Timothy Frye – (415) 575-6822
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PROPERTY DESCRIPTION

3415 21st STREET is located on the southeast corner of 21st and Ames Streets (Assessor's Block 3618, Lot 066). Constructed in 1911, the subject property is a two-story-over-basement, wood-frame, single-family, Edwardian-era, Classical Revival residence located on a lot measuring 28-ft by 66-ft. The subject property is clad in a beveled wood siding and possesses a prominent cornice, a hipped roof, two projecting hipped dormers, stylized wood-frame windows, and fluted wood columns on each corner of the front facade. The subject property is designated as a contributing resource to the Liberty-Hill Historic District and is located within the RM-2 (Residential, Mixed District, Moderate Density) District with a 40-X Height and Bulk Limit.

PROJECT DESCRIPTION

The proposed scope of work consists of removal of the existing fence, second-story deck, and non-historic rear addition; construction of a new curb cut along Ames Street; and, construction of a rear addition and a new garage entrance along Ames Street to accommodate a new off-street parking space (car port), an expanded kitchen, and a new deck on the second floor. All work would occur at the rear of the subject property and would not be visible from 21st Street. The new rear addition would be approximately 46 sq ft larger than the existing rear addition, and would accommodate an expanded roof deck. A new site wall, tree planters, and a garage door would be constructed along Ames Street. All new work would be constructed to match the existing wood siding and detailing of the historic property. Please see photographs and plans for details.

OTHER ACTIONS REQUIRED

Proposed work requires a Rear Yard Variance and 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 within a designated historic district for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

- a) The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.
- c) For applications pertaining to property in historic districts, other than on a designated landmark site, any new construction, addition or exterior change shall be compatible with the character of the historic district as described in the designating ordinance; and, in any exterior change, reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district. Notwithstanding the foregoing, for any exterior change where the subject property is not already compatible with the character of the historic district, reasonable efforts shall be made to produce compatibility, and in no event shall there be a greater deviation from compatibility. Where the required compatibility exists, the application for a Certificate of Appropriateness shall be approved.
- d) For applications pertaining to all property in historic districts, the proposed work shall also conform to such further standards as may be embodied in the ordinance designating the historic district.

Article 10, Appendix F – Liberty-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 Liberty-Hill Historic District as described in Appendix F of Article 10 of the Planning Code. Per Appendix F of Article 10, the character of the Historic District shall mean the exterior architectural features of the Liberty-Hill Historic 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 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.

The proposed project would maintain the building's historic use as a single-family residence.

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 would not impact the historic character of the subject property. The project does not involve the removal of historic materials or alterations of features and spaces that characterize the subject property. The existing rear fence, rear deck and rear addition are not historic features, and their removal will not impact any historic materials or features. The proposed project maintains the Classical Revival architectural style of the subject property and is minimally visible from the public right-of-way.

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 architectural elements from other buildings, shall not be undertaken.

The proposed project would not include the addition of conjectural features or architectural elements that create a false sense of development. The new work on the rear facade is sufficiently differentiated from the historic property in material and detail. Specifically, the new rear addition features a rounded lap wood siding, which is compatible, yet differentiated, with the beveled wood siding of the historic property.

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

The proposed project would not alter or impact changes to the subject property that have acquired historic significance in their own right. The existing rear deck and rear addition appear to be later alterations to the subject property and are not historically significant. Furthermore, this addition does not contribute to the surrounding historic district.

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

The proposed project is limited to the rear façade and would not alter or impact distinctive features, finishes, or construction and craftsmanship that characterize the subject property.

Standard 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.

The proposed project would not impact distinctive features of the subject property, including the Classical Revival ornamentation, the beveled wood siding, and wood-sash windows. Along the western edge of the rear façade, a portion of the beveled wood siding would be repaired, since the new second-story roof deck will be slightly narrower in width, as compared to the existing rear deck. This repair work would patch the existing wood siding or replace small sections to match.

Standard 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.

The proposed project would not involve chemical or physical treatments, such as sandblasting, that would cause damage to historic materials.

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

In general, the proposed project does not include significant excavation work. Some excavation work would be required to accommodate the new car port, which would be located below the new rear addition. If any archaeological material is encountered during this project, construction would be halted and an appropriate study/treatment would be undertaken, including consultation with the San Francisco Planning Department's Environmental Planning Division.

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 new rear deck, rear fence, and rear addition would be designed in a manner to sufficiently differentiate new materials from the historic, and would be of a design, scale, and materials that is compatible with the subject building. Specifically, the new addition, fence and rear deck are all constructed and clad with wood, and draw from the historic character in cladding and detailing. This addition would be consistent with the character of the rear façade and would be clad in wood siding similar to the subject property's wood siding. This new addition maintains the integrity of the subject property and the surrounding historic district.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Should any of the proposed work be removed and replaced in the future, the essential form and integrity of the building and historic district would be unimpaired.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public comments on the proposed project.

ISSUES & OTHER CONSIDERATIONS

The Department has no issues with the proposed project.

STAFF ANALYSIS

Based on the requirements of Article 10, Appendix F - Liberty-Hill Historic District, and the *Secretary of Interior's Standards*, staff has determined the following:

West Façade Alterations: The proposed project includes alterations to the west façade, including the insertion of a new garage door (measuring 8 ft 9 in wide) along Ames Street, and construction of a new rear fence, site walls, and planters. The insertion of new garage will not impact any significant character-defining feature of the subject property. This new garage door is designed to be compatible with the historic character of the subject property in its detailing and exterior cladding. Similarly, the new rear fence, site wall and planters also draw from the historic character of the subject property in its exterior siding (cove wood siding) and detailing. All work on this façade is designed to be compatible, yet differentiated, from the historic property, as evidenced by the materials, design, and detailing. The west façade alterations do not impact the historic character of the subject property or the surrounding historic district.

Rear Addition/South Façade Alterations: The proposed project would replace an existing rear deck and one-story rear addition with a new rear deck, addition and car port, which would be located on the rear (south) façade and would be larger than the existing addition by approximately 46 sq ft. The existing addition appears to be a latter alteration to the subject property and is considered a non-historic element that is compatible with the property's historic character and the surrounding historic district. As part of the proposed project, one wood-sash window on the south façade would be removed to accommodate the enlarged rear addition. Staff finds that the proposed rear addition would not detract from the historic character of the district, would not cause any significant removal or alteration of historic material, spaces or features which characterize the property, would be sufficiently distinguished from the surrounding historic buildings, and would be compatible with the character of the historic district in terms of scale, construction, detailing, and materials. The new rear addition draws from the historic character of the subject property in its cladding (rounded lapped wood siding) and detailing. Furthermore, staff finds that the Classical Revival architectural style and residential character of the subject property would be retained by the proposed project. The essential form and integrity of the historic district and its environment would be unimpaired if the proposed alterations and site work were to be removed at a future date.

Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, staff has determined that the proposed work is compatible with the subject building and the surrounding historic district.

ENVIRONMENTAL REVIEW STATUS

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class One categorical exemption because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards for Rehabilitation* and requirements of Article 10, Appendix F – Liberty-Hill Historic District.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation* and requirements of Article 10, Appendix F – Liberty-Hill Historic District.

ATTACHMENTS

Draft Motion
Parcel Map
Sanborn Map
Aerial Photo
Zoning Map
Site Photos
Architectural Drawings

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SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 066 IN ASSESSOR'S BLOCK 3618, WITHIN THE RM-2 (RESIDENTIAL, MIXED DISTRICTS, MODERATE DENSITY) ZONING DISTRICT, 40-X HEIGHT AND BULK DISTRICT, AND THE LIBERTY-HILL HISTORIC DISTRICT.

PREAMBLE

WHEREAS, on February 16, 2012, Geoffrey Gainer of Actual-Size Architecture (Applicant) on behalf of Julie Landau and Kenneth Young (Property Owners) filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness to alter the exterior of the west façade, insert a new garage entrance along Ames Street, and replace/enlarge a rear addition at the subject property located on Lot 066 in Assessor's Block 3618.

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

WHEREAS, on June 6, 2012, the Commission conducted a duly noticed public hearing on the current project, Case No. 2012.0154A (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 February 16, 2012 and labeled Exhibit A on file in the docket for Case No. 2012.0154A based on the following findings:

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the landmark as described in the designation report dated June 14, 2001.

- That proposed rear (south) façade alterations, including the replacement/enlargement of the rear addition and rear deck, and the removal of one wood-sash window, will not affect character-defining features of the subject building, and are compatible with the character-defining features of the Liberty-Hill Historic District.
 - That the new garage door, fence, site wall, and planters on the side (west) facade are compatible with the character-defining features of the subject building and historic district in height, scale, materials, and detailing.
 - That the essential form and integrity of the subject building and historic district would be unimpaired if the proposed alterations were removed and replaced at a future date.
 - That the proposal is in conformance with the requirements of Article 10.
 - The proposed project meets all of the relevant Secretary of the Interior's Standards for Rehabilitation.
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 3415 21st Street, a contributing resource to the Liberty-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 and will not impact existing 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.

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

The project will not impact or reduce the affordable housing supply, since no affordable housing is present on the project site.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking. It will provide sufficient off-street parking for the existing single-family residential use.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed will not have any impact on industrial and service sector jobs.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

All construction will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the *Secretary of Interior's Standards for Rehabilitation*, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 066 in Assessor's Block 3618 for proposed work in conformance with the architectural plans dated February 16, 2012, labeled Exhibit A on file in the docket for Case No. 2012.0154A.

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 6, 2012.

Linda D. Avery
Commission Secretary

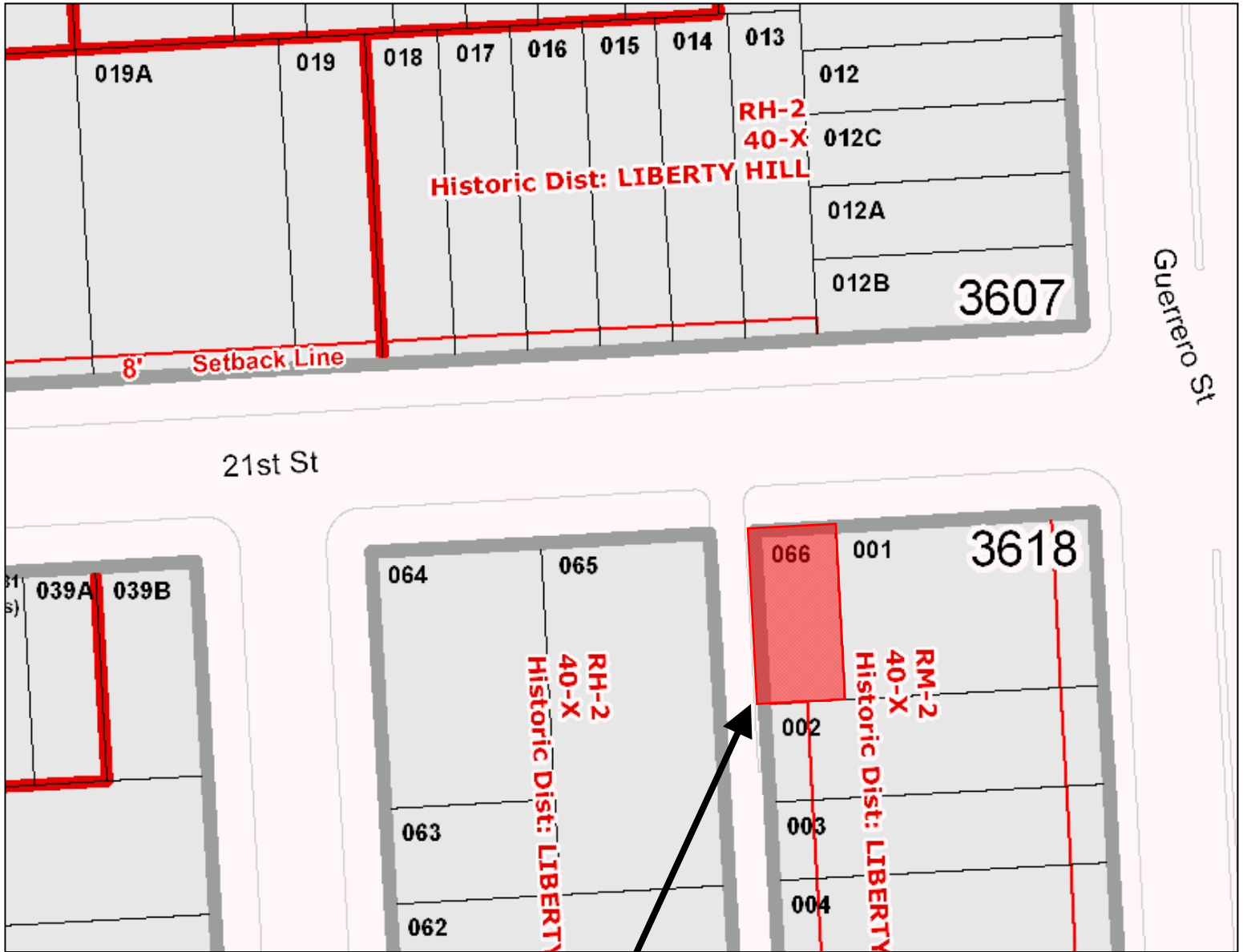
AYES:

NAYS:

ABSENT:

ADOPTED: June 6, 2012

Parcel Map



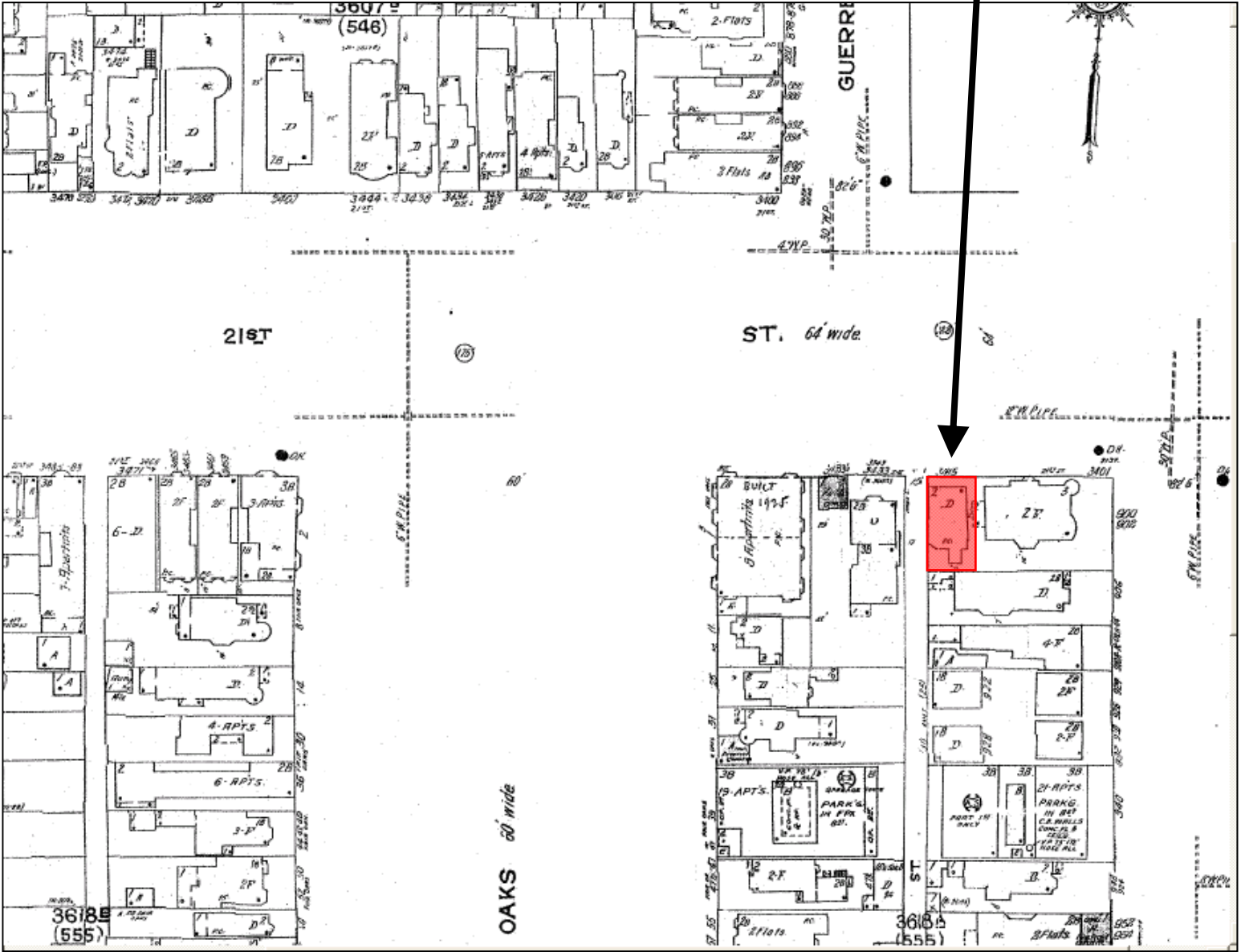
SUBJECT PROPERTY

Certificate of Appropriateness Hearing
Case Number 2012.0154A
3415 21st Street



Sanborn Map*

SUBJECT PROPERTY



*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 2012.0154A
3415 21st Street

Aerial Photo

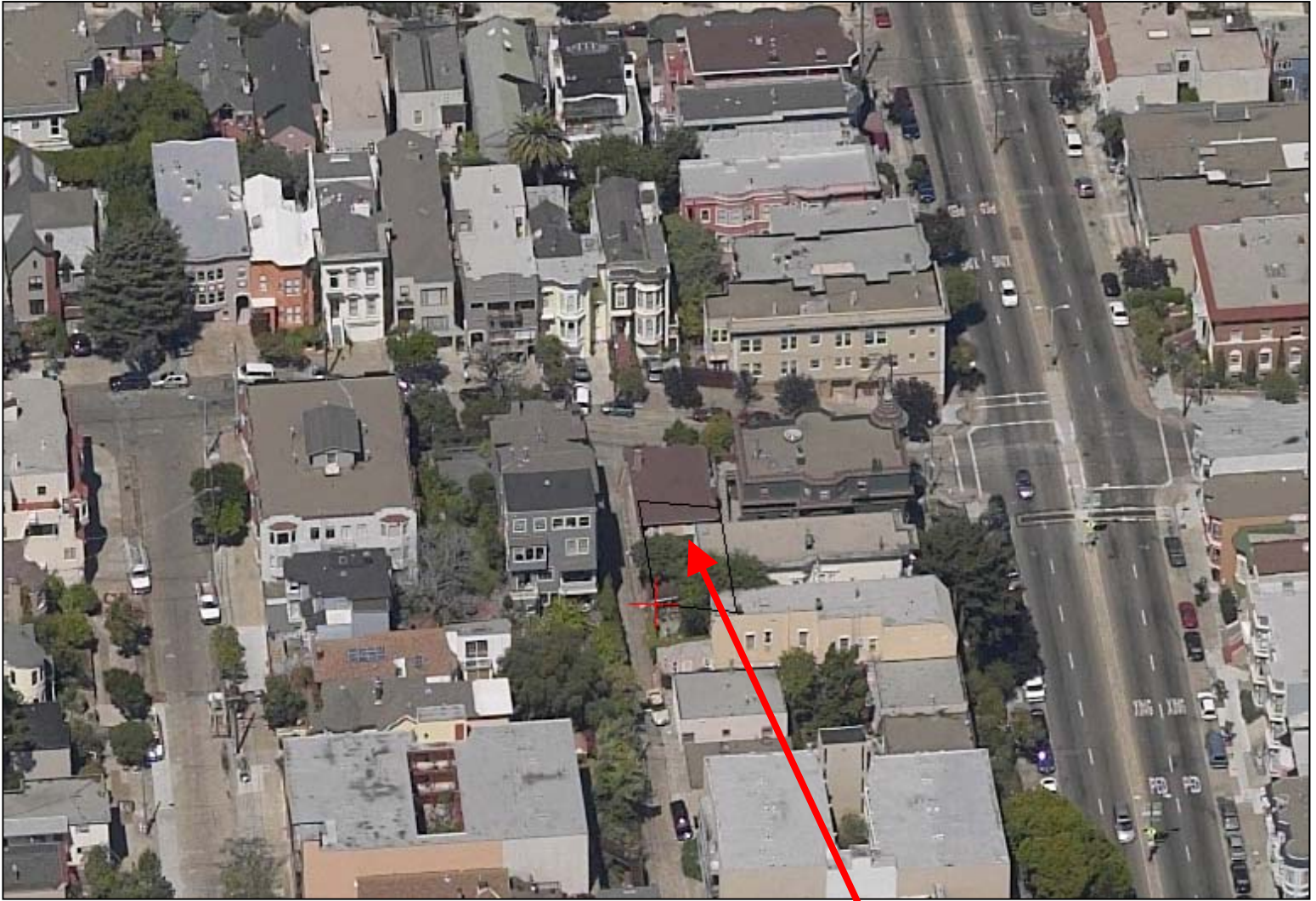


SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2012.0154A
3415 21st Street

Aerial Photo

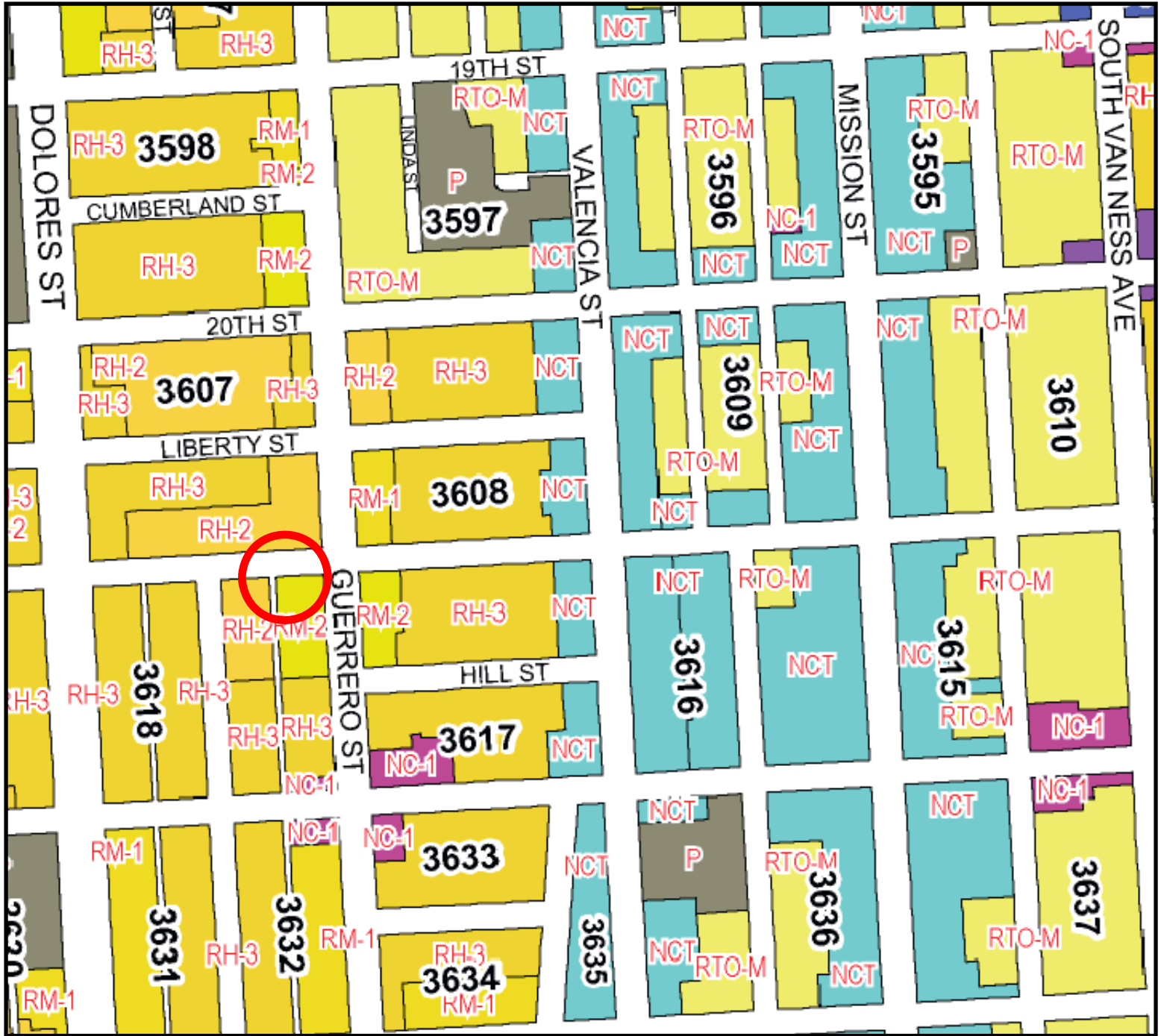


SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2012.0154A
3415 21st Street

Zoning Map



Certificate of Appropriateness Hearing
Case Number 2012.0154A
3415 21st Street



Site Photo

SUBJECT PROPERTY



3415 21st Street, View along 21st Street

Certificate of Appropriateness Hearing
Case Number 2012.0154A
3415 21st Street

Site Photo



3415 21st Street, View along 21st Street at Ames Street

Certificate of Appropriateness Hearing
Case Number 2012.0154A
3415 21st Street

Site Photo



3415 21st Street, View along Ames Street

Certificate of Appropriateness Hearing
Case Number 2012.0154A
3415 21st Street

Site Photo



3415 21st Street, View along Ames Street

Certificate of Appropriateness Hearing
Case Number 2012.0154A
3415 21st Street

Remodel of the Landau-Young Residence

3415 Twenty-first St. San Francisco, CA 94110

Scope of Work:
Remove existing fence and deck at rear of lot. Create new curb cut and 1 off-street parking space within rear setback. Expand existing laundry porch with roof deck by 46 sq. ft. Remodel interior.

Block/Lot: 3618/66
Zoning: RM-2
Occupancy: R-3, 1-unit
Construction: Type V
Lot dim's: 28 x 61 = 1708 s.f.
Year built: 1911

Owner:
Mary & Brian Landau-Young
3415 Twenty-first St.
San Francisco, CA 94110
(415) 648-7841

Architect:
Geoffrey S. Gainer
Actual-Size Architecture
29 Liberty Street
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Engineer:
Mike Hicks
Fulcrum Structural Engineering
665 Third St, Ste 333
San Francisco, CA 94107

Title-24



Project Initiated July 2010
REVISIONS:
5/18/11 PROJECT REVIEW
2/16/12 PLANNING SUBMITTAL
This sheet printed 2/15/12

ACTUAL-SIZE ARCHITECTURE
Geoffrey Scott Gainer, Architect
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ABBREVIATIONS

ADJ	Adjustable
ARCH	Architectural
BD	Board
BLDG	Building
BLK	Block
BLKG	Blocking
BM	Beam
B.O.	Bottom of
BSMT	Basement
CBT	Cabinet
C.J.	Control Joint
CLG	Ceiling
CLR	Clear
CL	Center line
CONC	Concrete
DET	Detail
D	Diameter
DIM	Dimension
DN	Down
DRWG	Drawing
DS	Downspout
(E)	Existing
EJ	Expansion Joint
EQ	Equal
FIN	Finish
FLUOR	Fluorescent
F.O.C.	Face of Concrete
F.O.F.	Face of Finish
F.O.S.	Face of Stud
G.I.	Galvanized Iron
GL	Glass
G.B.	Gypsum board
HB	Hose Bib
HDWD	Hardwood
HT	Height
LT	Light
MECH	Mechanical
MEMB	Membrane
MIN	Minimum
(N)	New
NIC	Not In Contract
NTC	Not To Scale
o /	Over
O.A.	Overall
P.L.	Property Line
PWD.	Plywood
R	Riser
RAD	Radius
REINF	Reinforced
RC	Resilient Channel
R.O.	Rough Opening
R.S.	Rough-sawn
RWL	Rain Water Leader
S.C.	Solid Core
SSD	See Structural Drawings
S.D.	Smoke Detector
SIM	Similar
SL	Slope
SS	Stainless Steel
STOR	Storage
T	Tread
T.O.P.	Top of Plate
TYP	Typical
UON	Unless Otherwise Noted
WH	Water Heater
W/I	Within

SYMBOLS

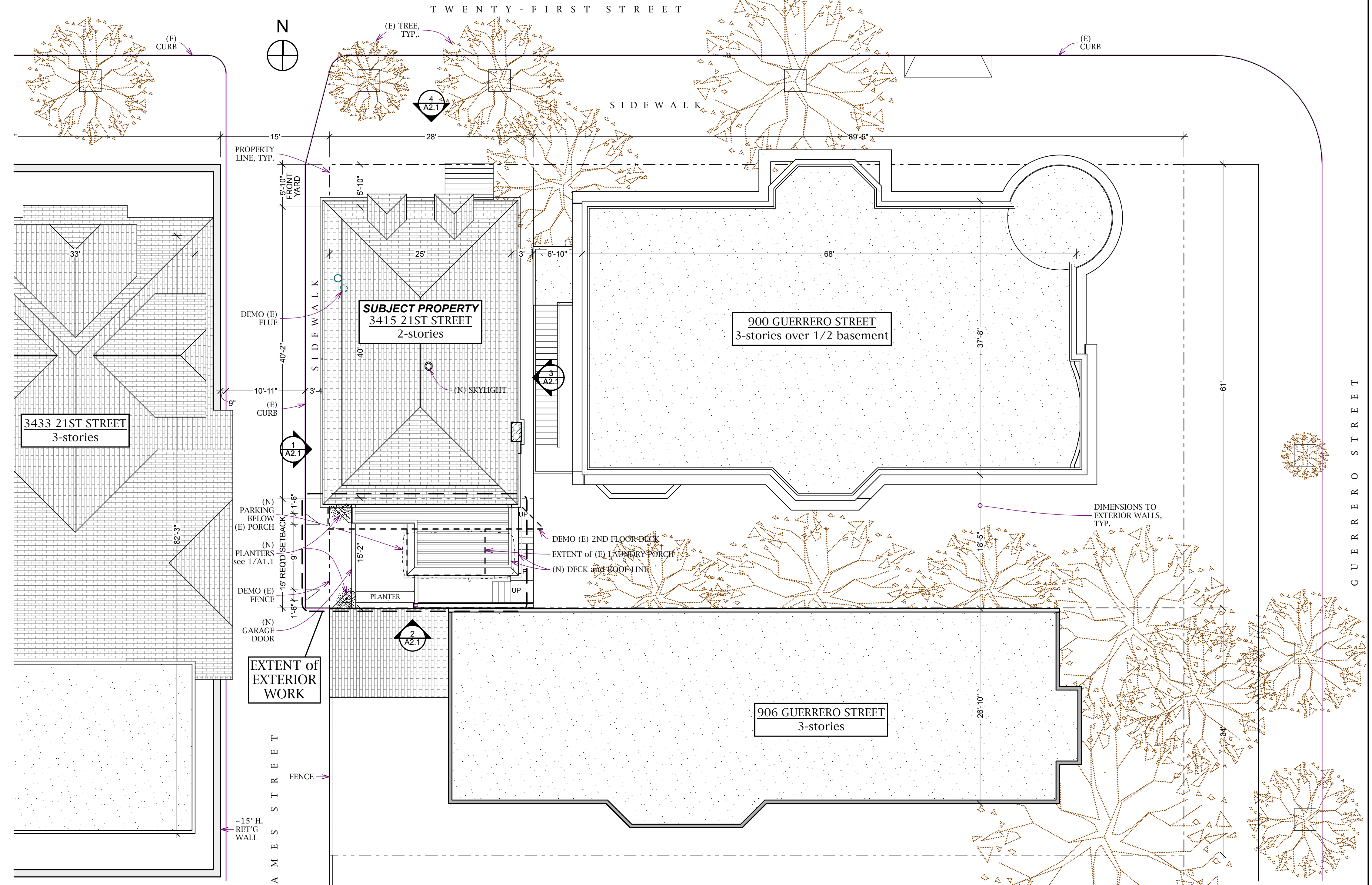
	Elevation 1, Sheet A2
	Section 1, Sheet A3
	Detail 1, Sheet A5
	Interior Elevations, Sheet A2
	Window 1
	Door 2
	Property Line
	Dimension to Centerline
	Dimension to Rough Frame
	Dimension to Finished Surface
	Existing Wall
	New Wall
	Wall to be Demolished
	1-Hr Fire-Rated Wall

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A2.1	Elevations
A3.1	Sections
A9	Photos

GENERAL NOTES

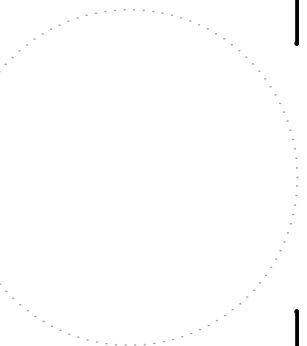
This project complies with the 2010 SFBC.



1 Site Plan
SCALE: 1/8" = 1'-0"

Area:

(E) 1st Floor	1029
(E) Porch (1st Flr)	81
(E) 2nd Floor	1120
	2230
(N) Porch (1st Flr)	46
Total (E) & (N)	2276

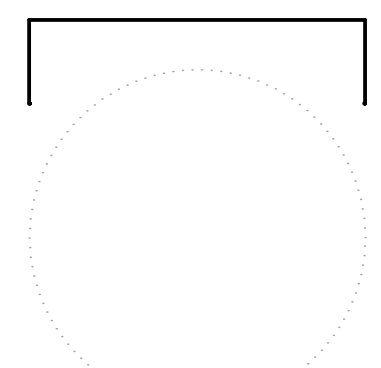


Site

Remodel of the
Landau-Young Residence
3415 Twenty-first St.
San Francisco, CA 94110

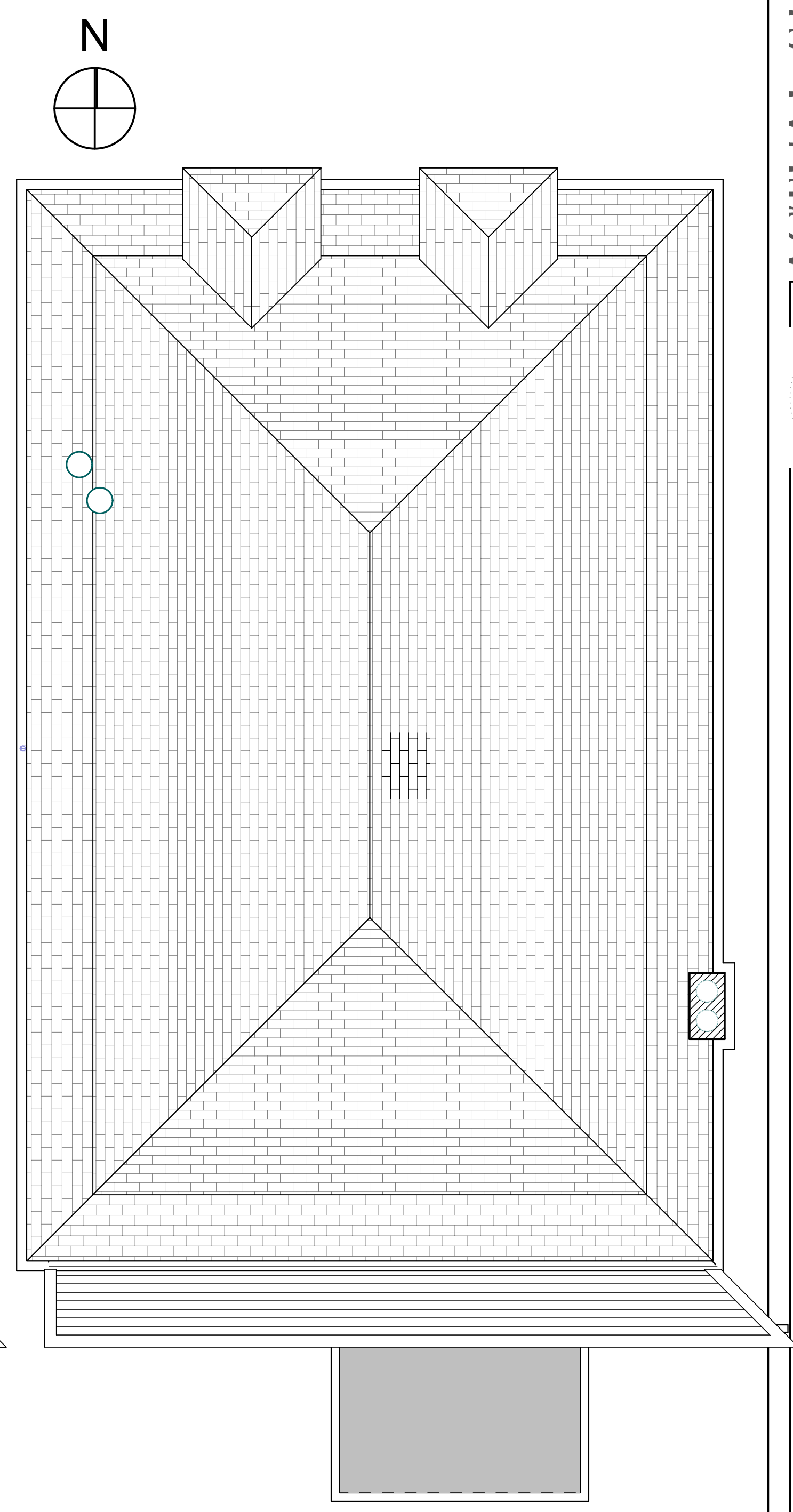
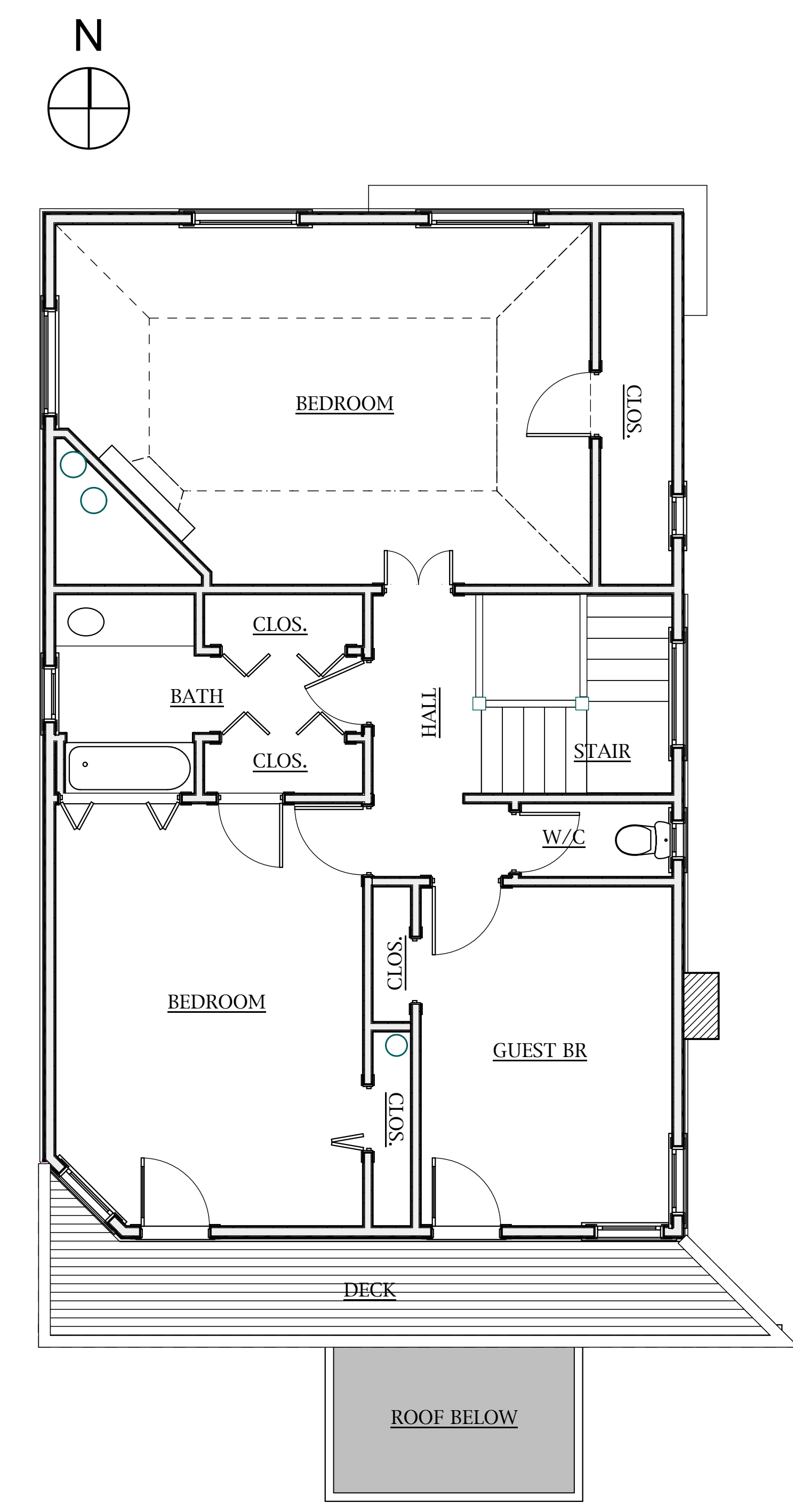
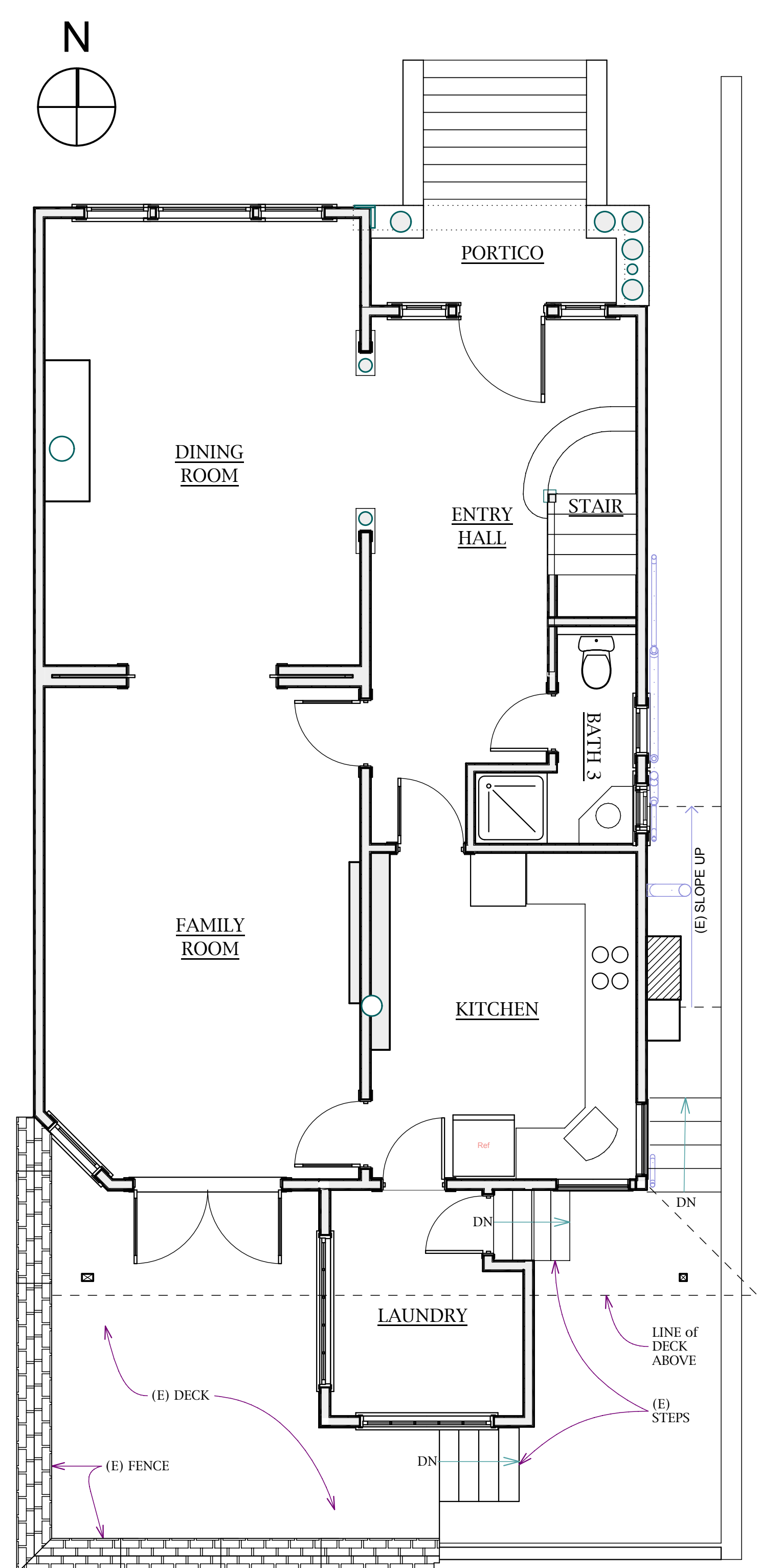
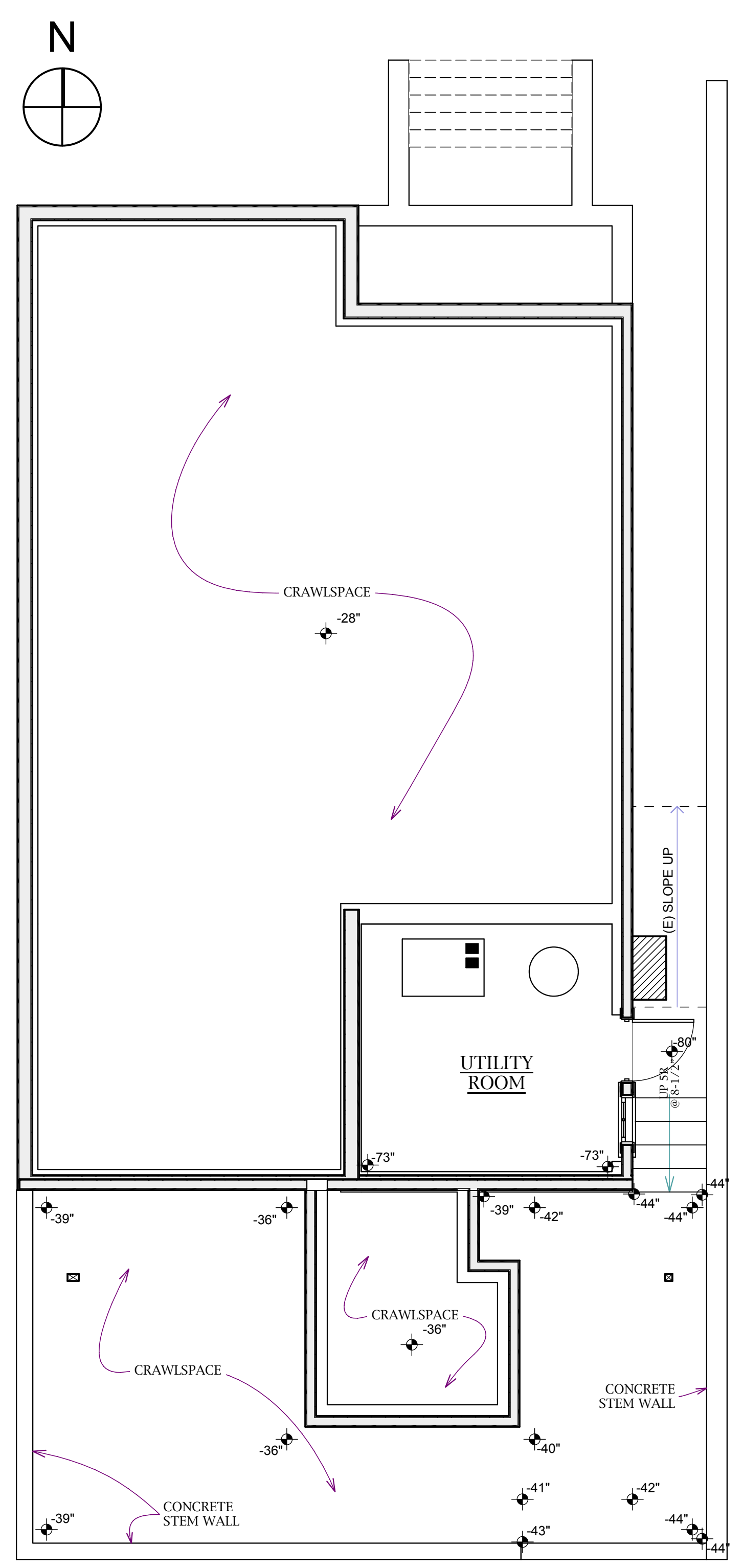
A0

Site



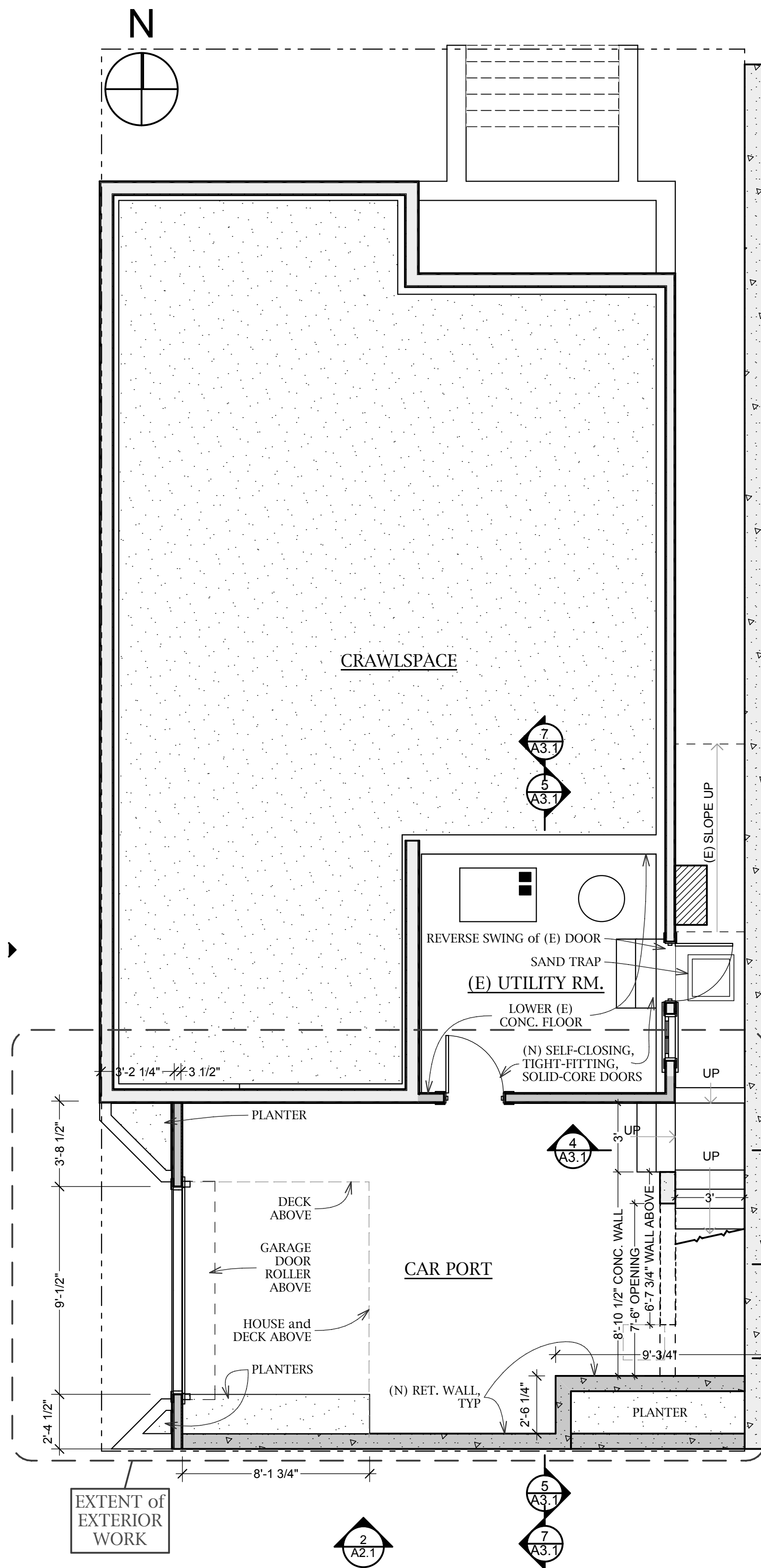
Existing Plans

Remodel of the
 Landau-Young Residence
 3415 Twenty-first St.
 San Francisco, CA 94110

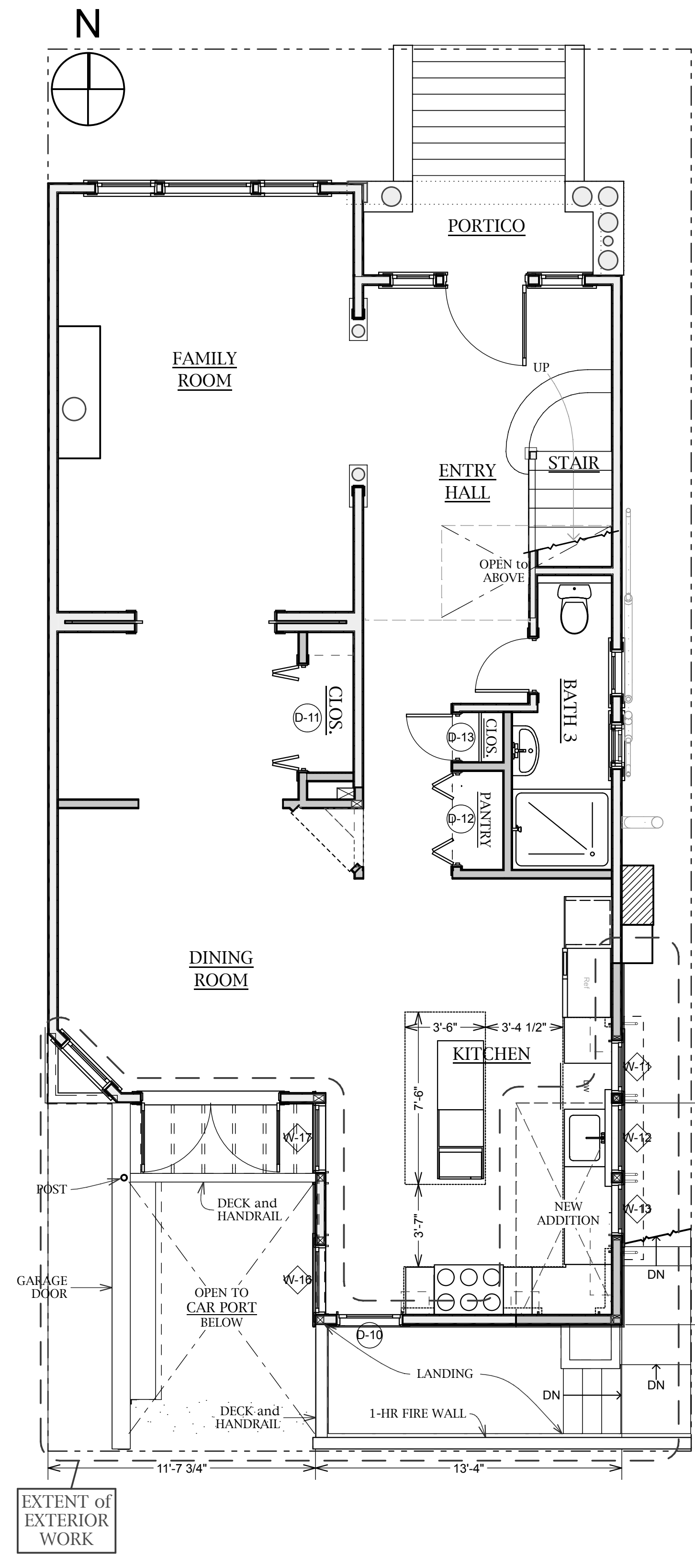


1003 Landau-Young Residence Plot Date: 2/15/12 1:34 PM

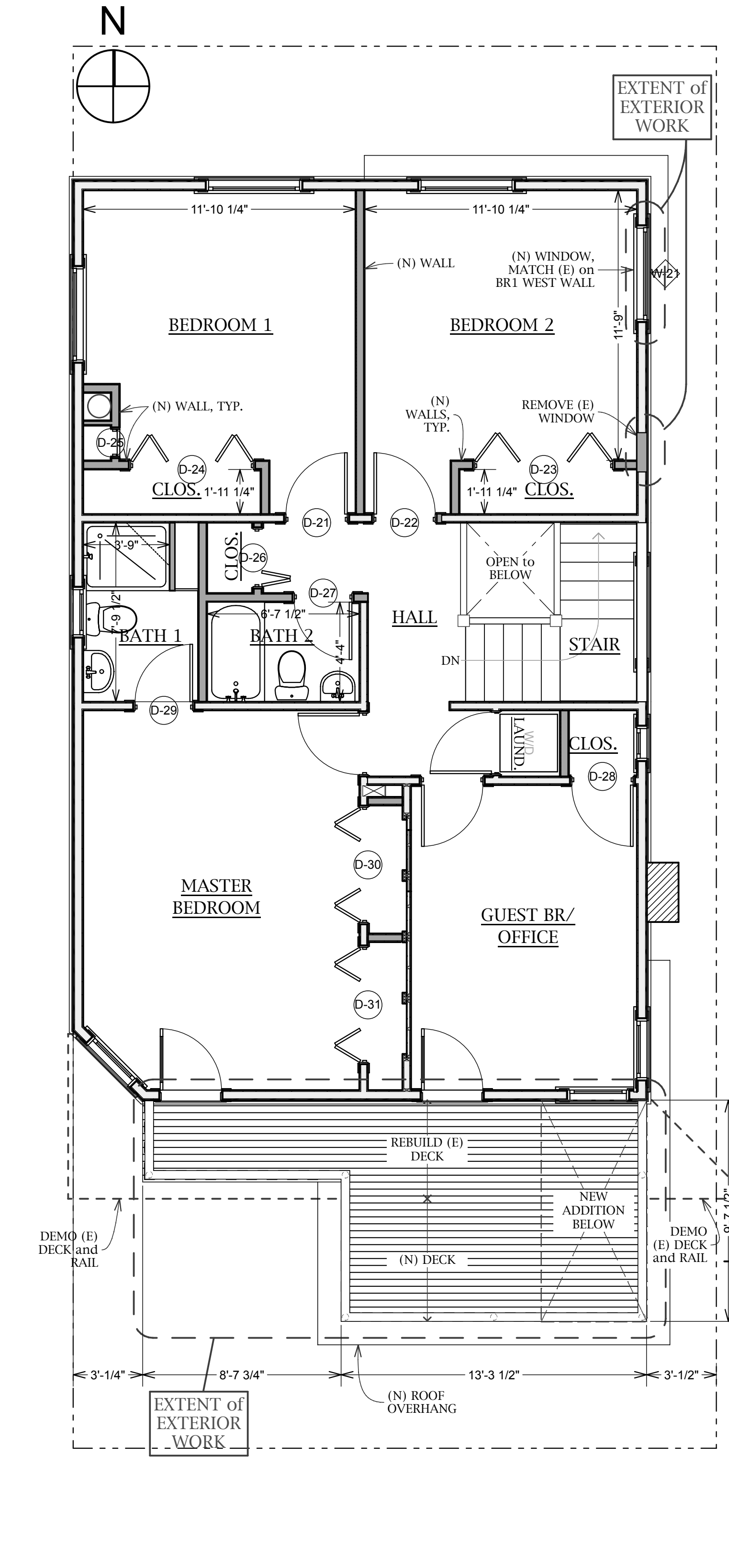
1003 Landau-Young Residence Plot Date: 2/15/12 1:34 PM



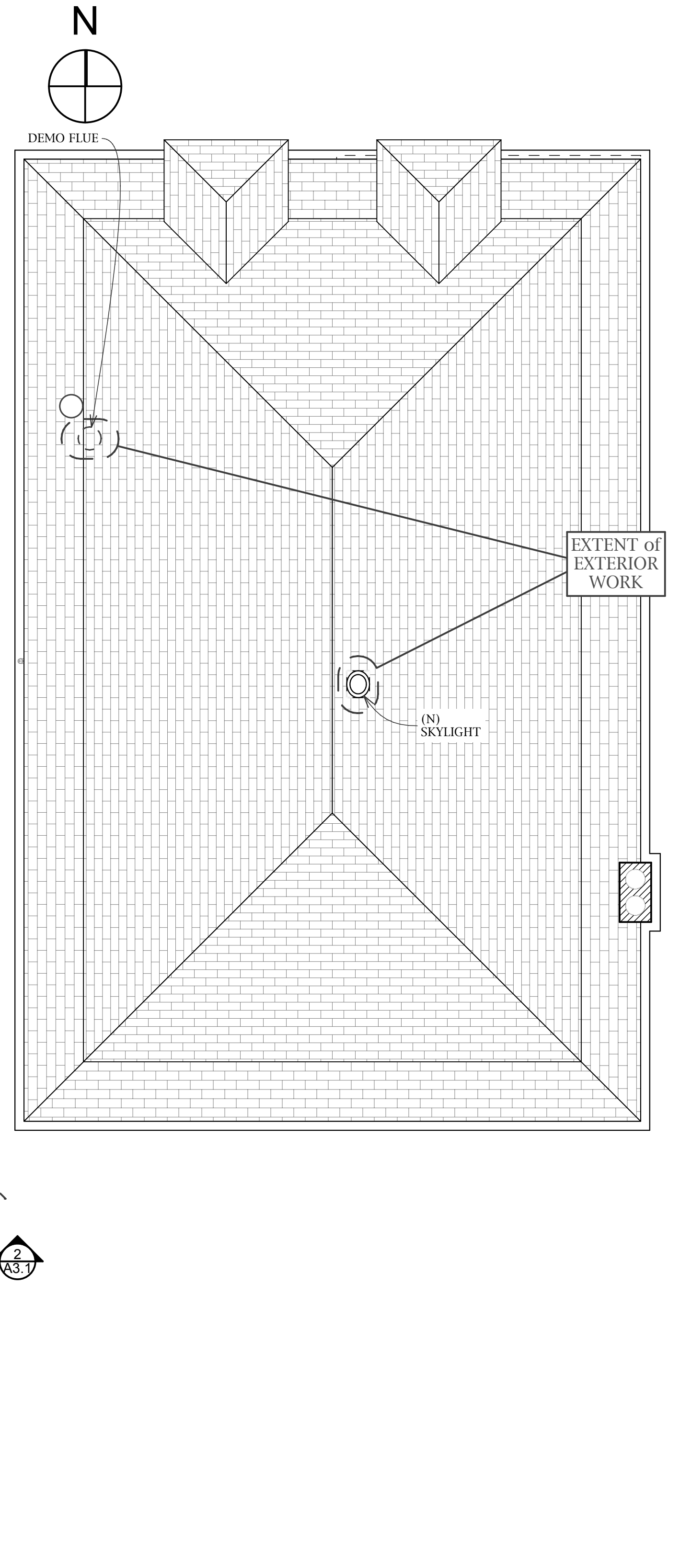
1 Basement
SCALE: 1/4" = 1'-0"



2 1st Floor
SCALE: 1/4" = 1'-0"



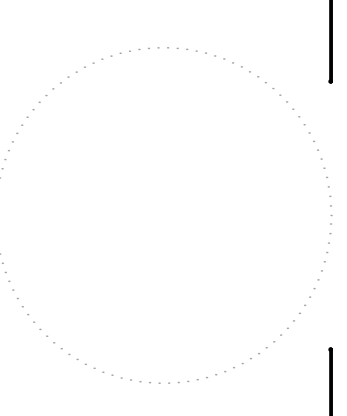
3 2nd Floor
SCALE: 1/4" = 1'-0"



4 Roof
SCALE: 1/4" = 1'-0"

Project Initiated July 2010
 REVISIONS:
 5/18/11 PROJECT REVIEW
 2/16/12 PLANNING SUBMITTAL
 This sheet printed 2/15/12

ACTUAL-SIZE ARCHITECTURE
 Geoffrey Scott Gainer, Architect
 29 Liberty St. San Francisco, CA 94110
 geo@actual-size.com ph/fax 643-3366



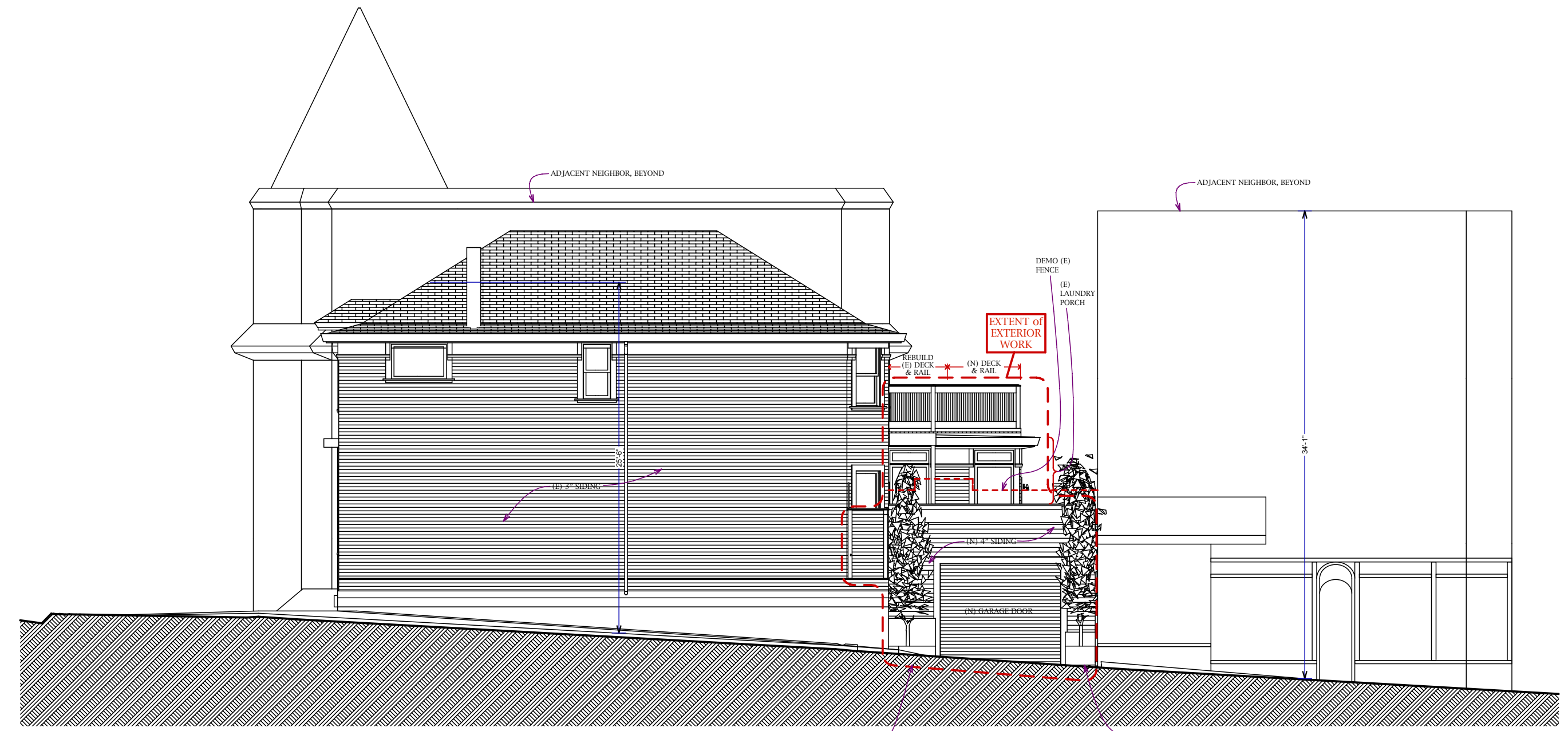
Plans

Remodel of the
 Landau-Young Residence
 3415 Twenty-first St.
 San Francisco, CA 94110

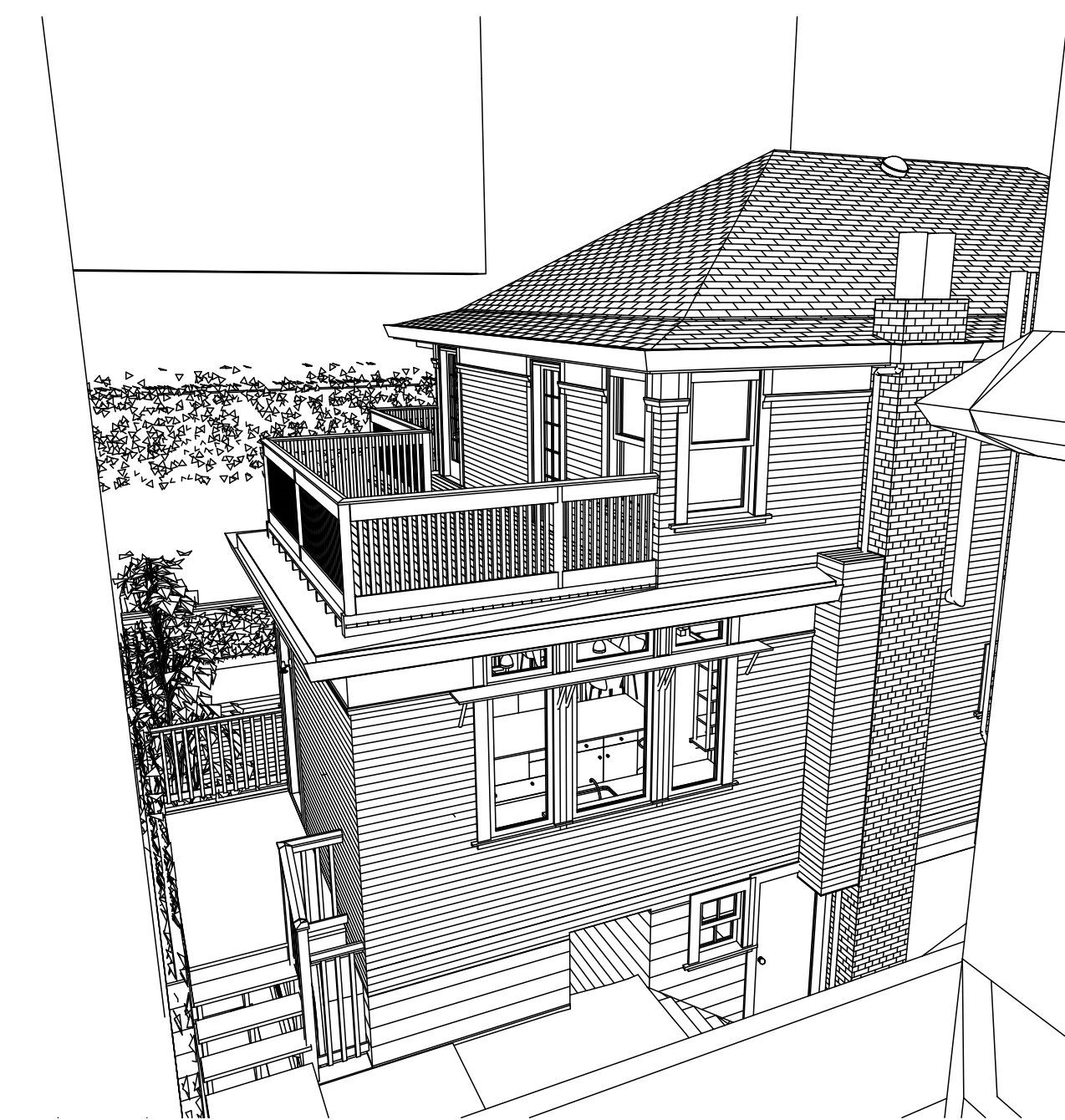
A1.1
 Plans



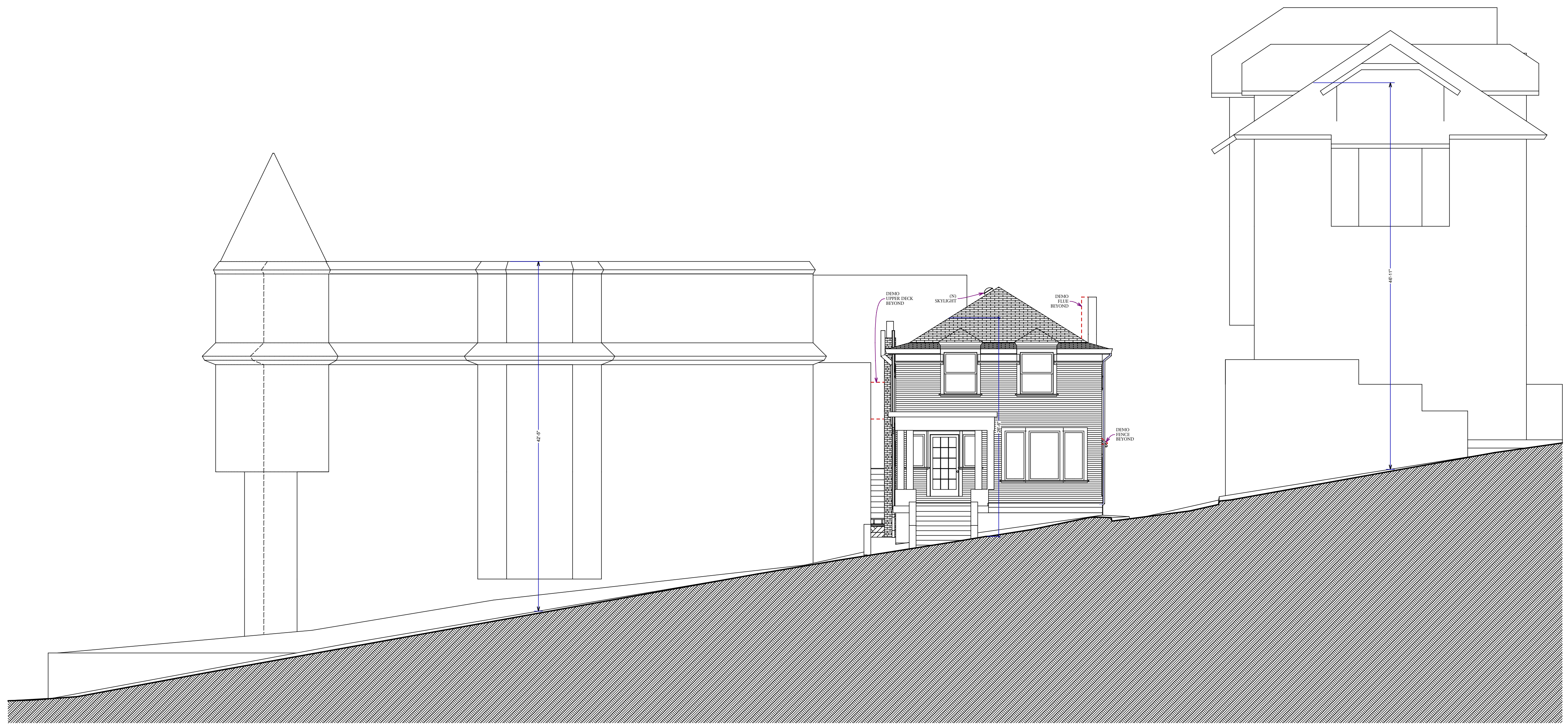
1 Sect'n looking East
 SCALE: 1/4" = 1'-0"



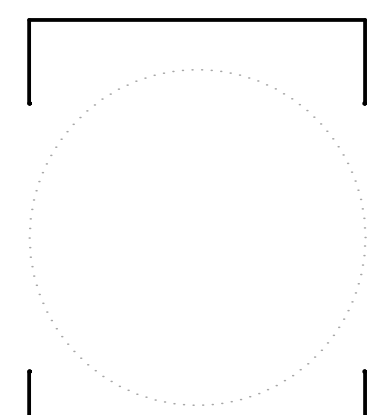
2 West Elevation
 SCALE: 1/8" = 1'-0"



4 Persp from Southeast

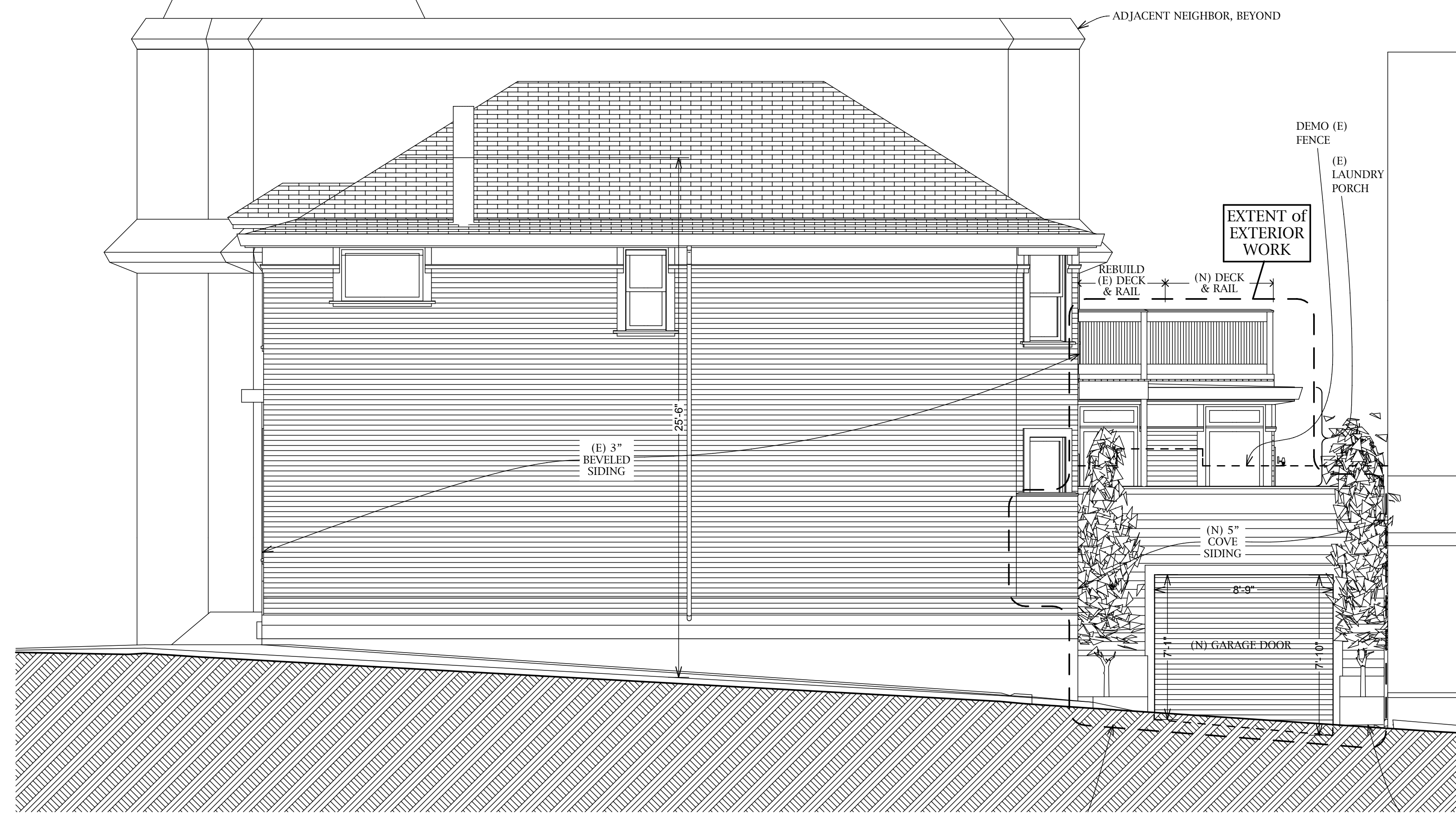


3 North Elevation
 SCALE: 1/8" = 1'-0"

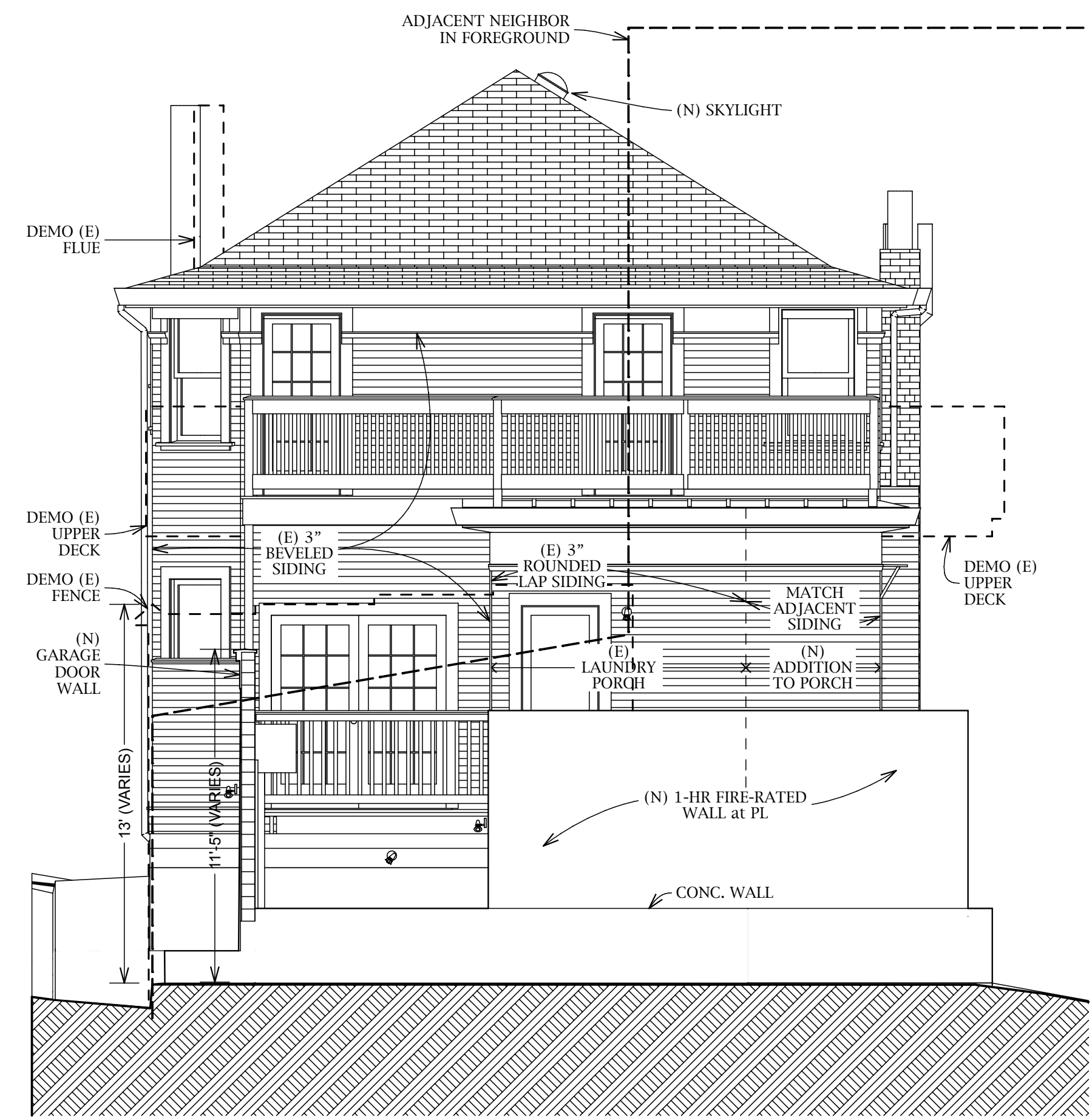


Elevations

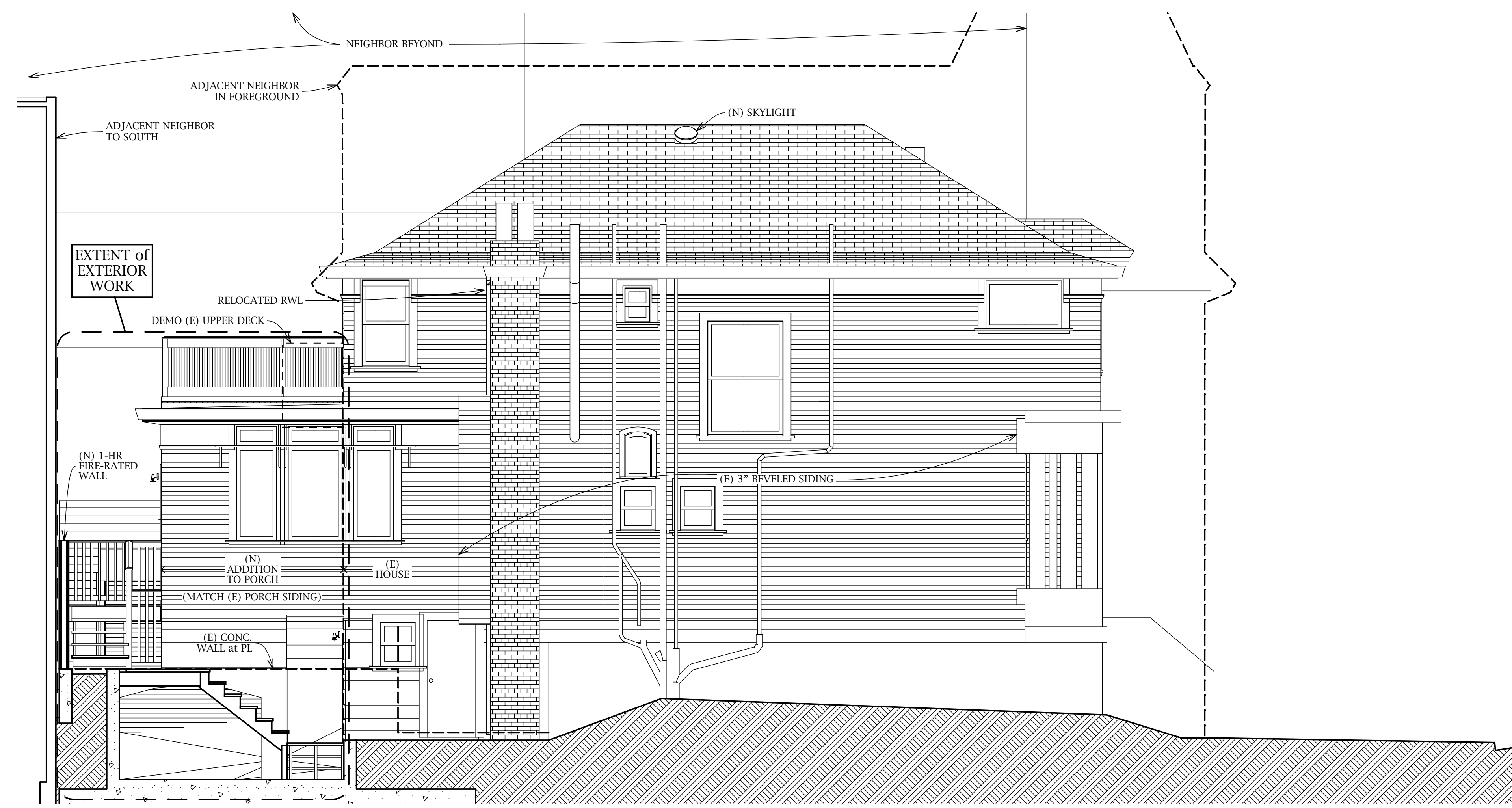
Remodel of the
 Landau-Young Residence
 3415 Twenty-first St.
 San Francisco, CA 94110



1 West Elevation
 SCALE: 1/4" = 1'-0"
 0 2 4 8'



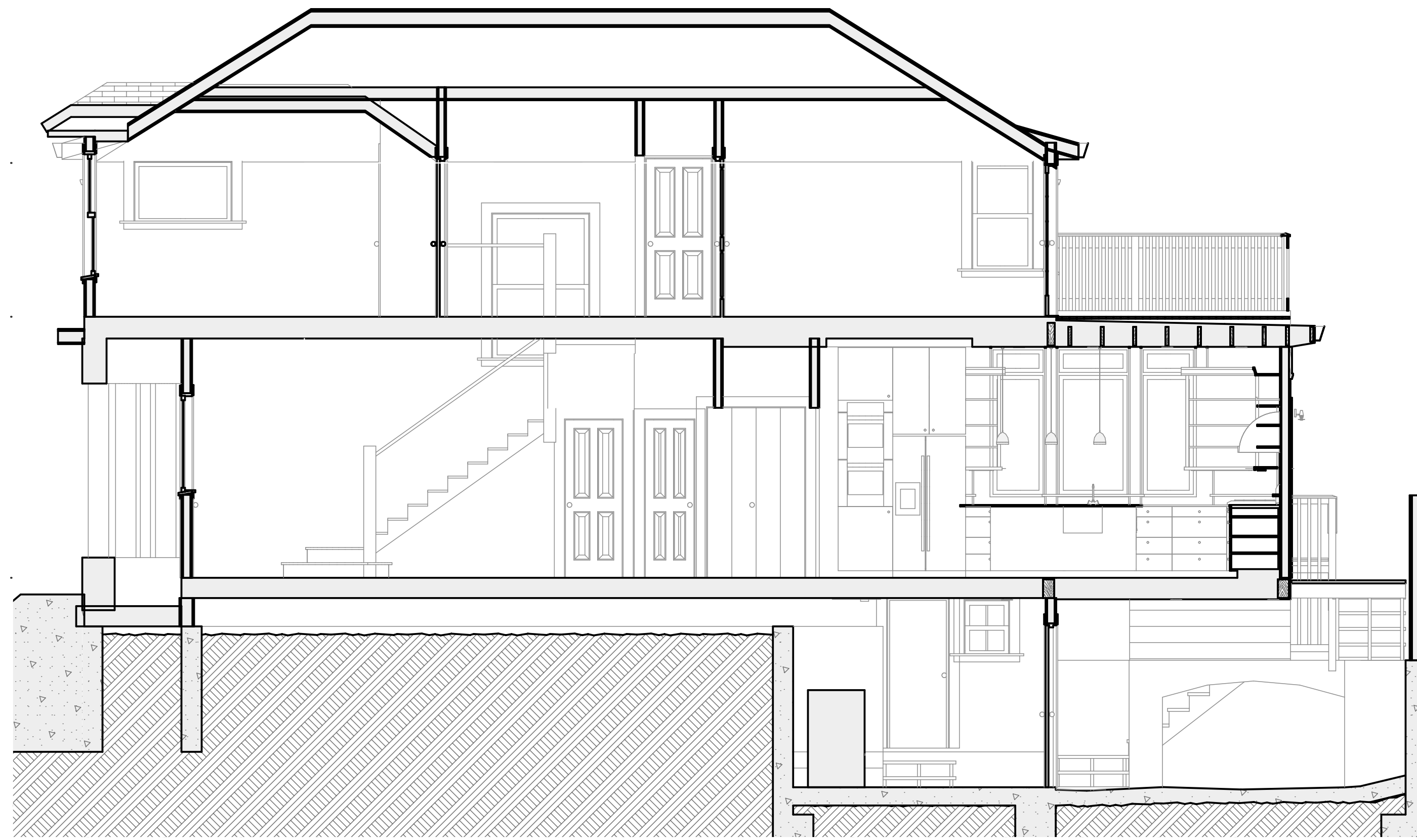
2 South Elevation
 SCALE: 1/4" = 1'-0"
 0 2 4 8'



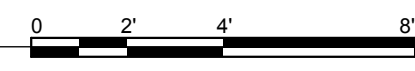
3 East Elevation
 SCALE: 1/4" = 1'-0"
 0 2 4 8'



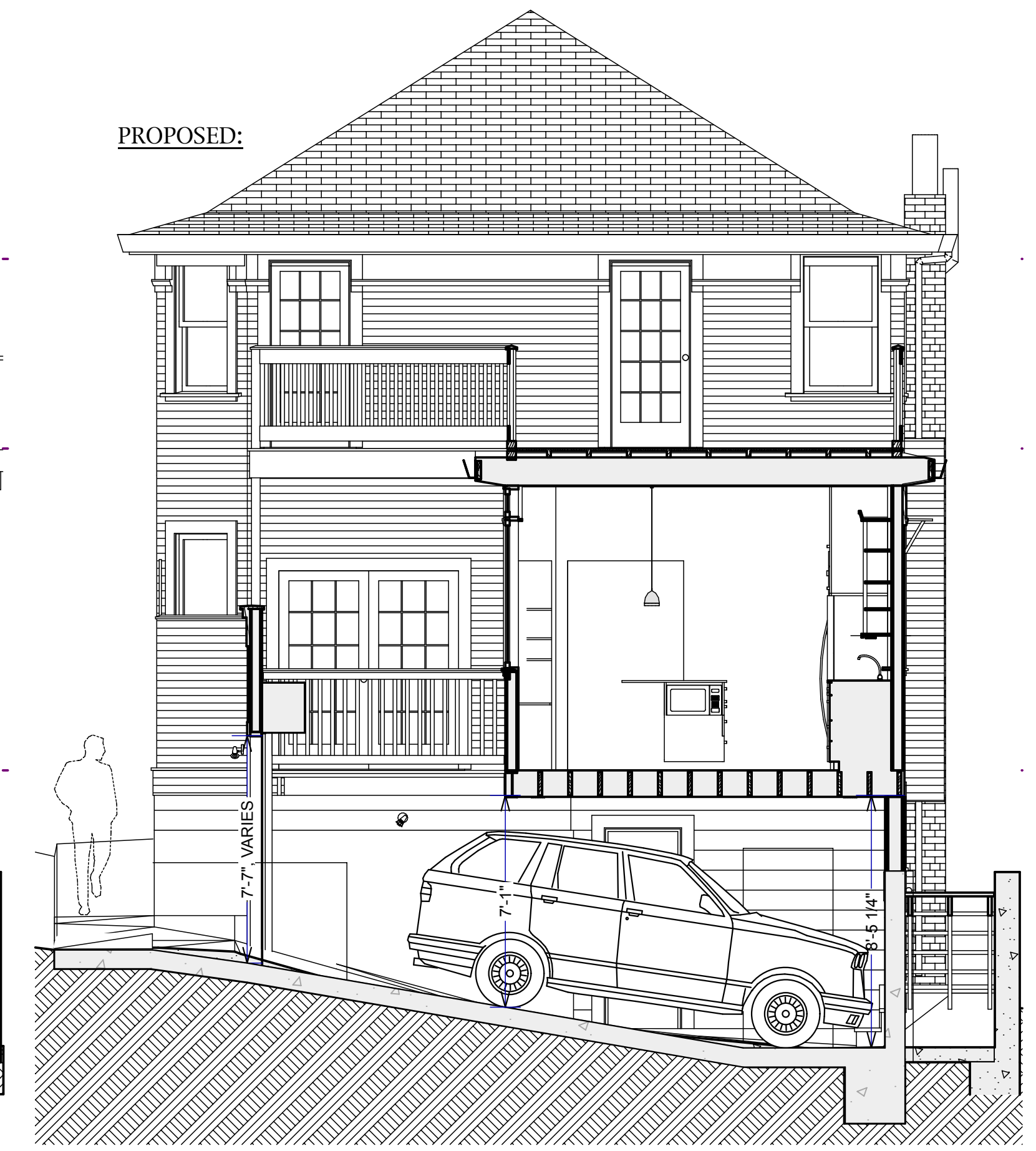
4 North Elevation
 SCALE: 1/4" = 1'-0"
 0 2 4 8'



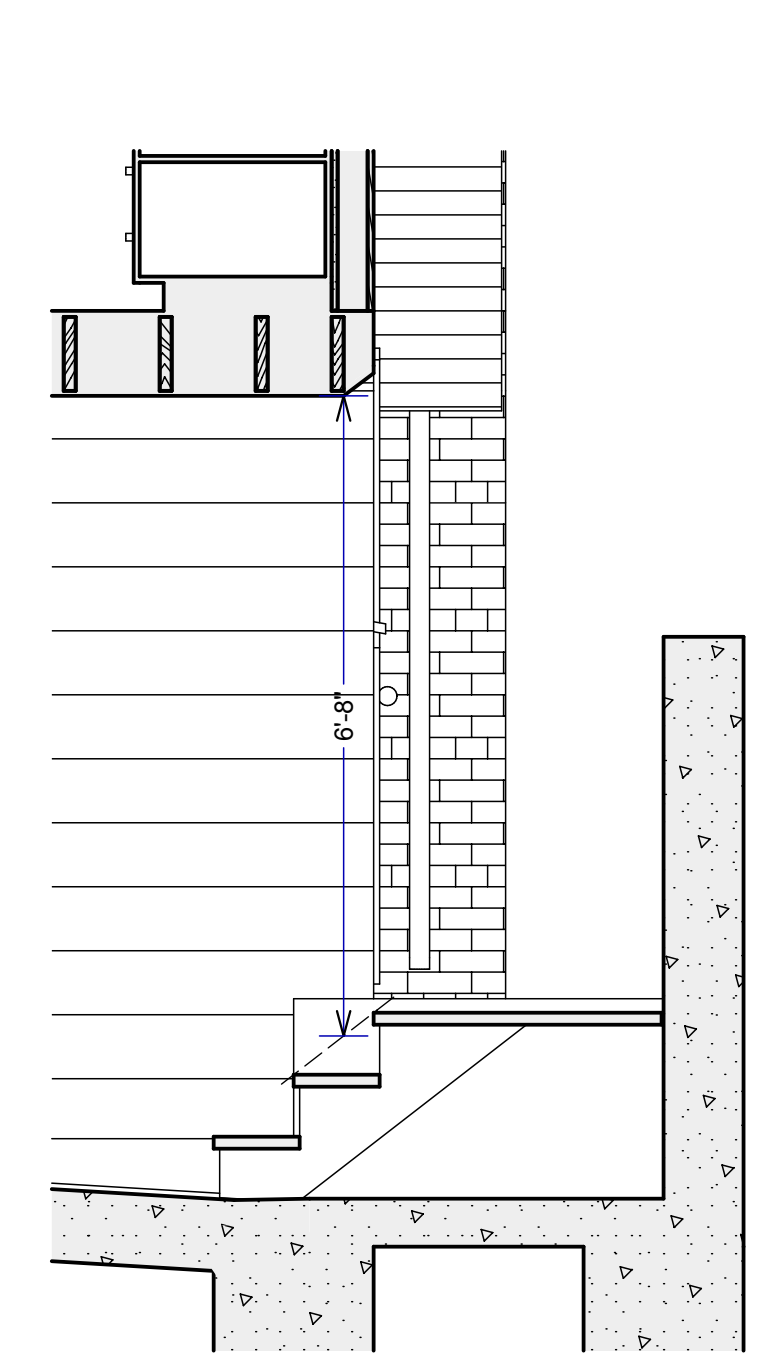
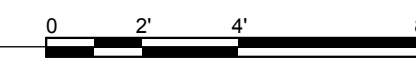
1 Sect'n looking East
 SCALE: 1/4" = 1'-0"



2 Section thro (E) Rear Yard
 SCALE: 1/4" = 1'-0"



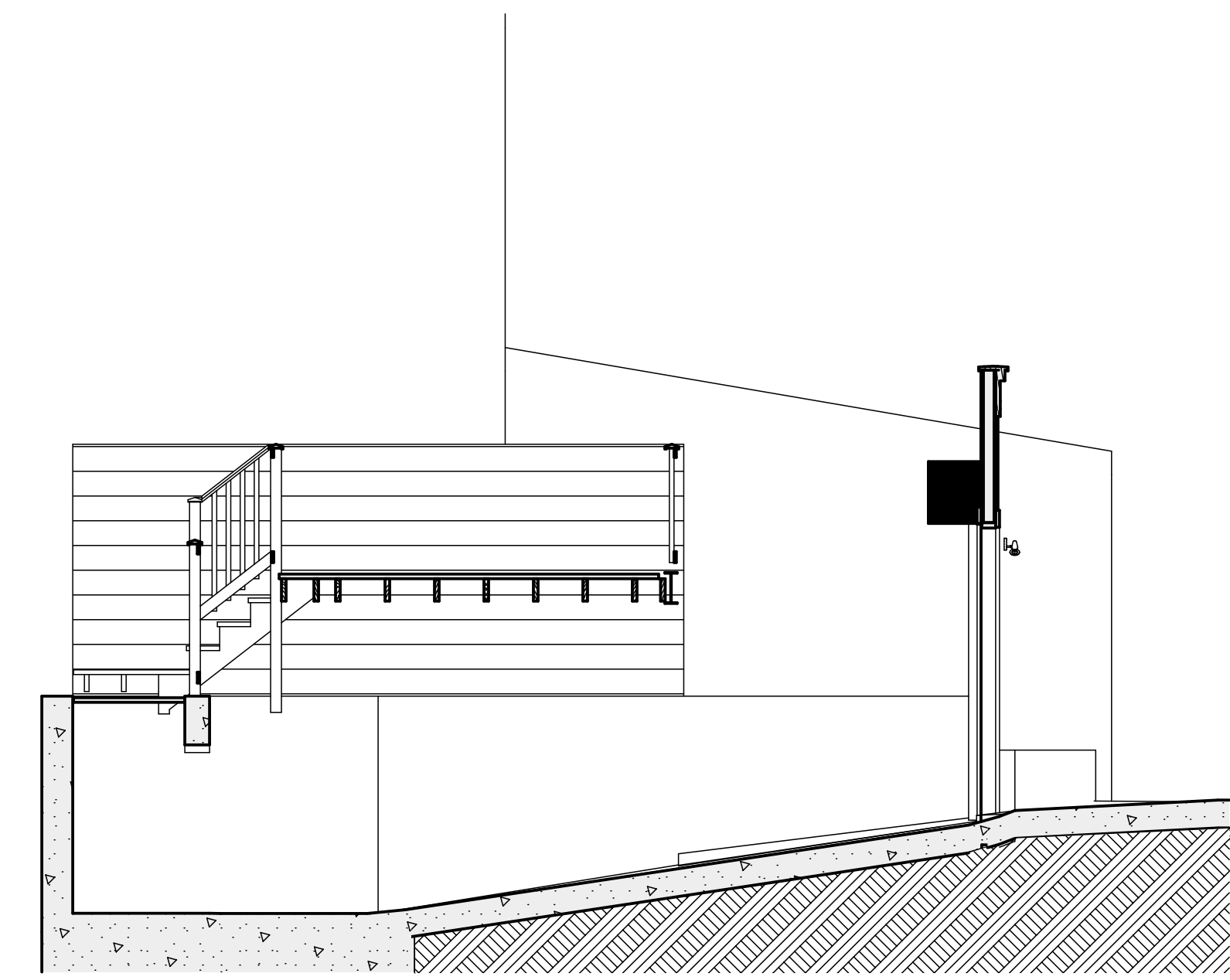
3 Section thro Car Port
 SCALE: 1/4" = 1'-0"



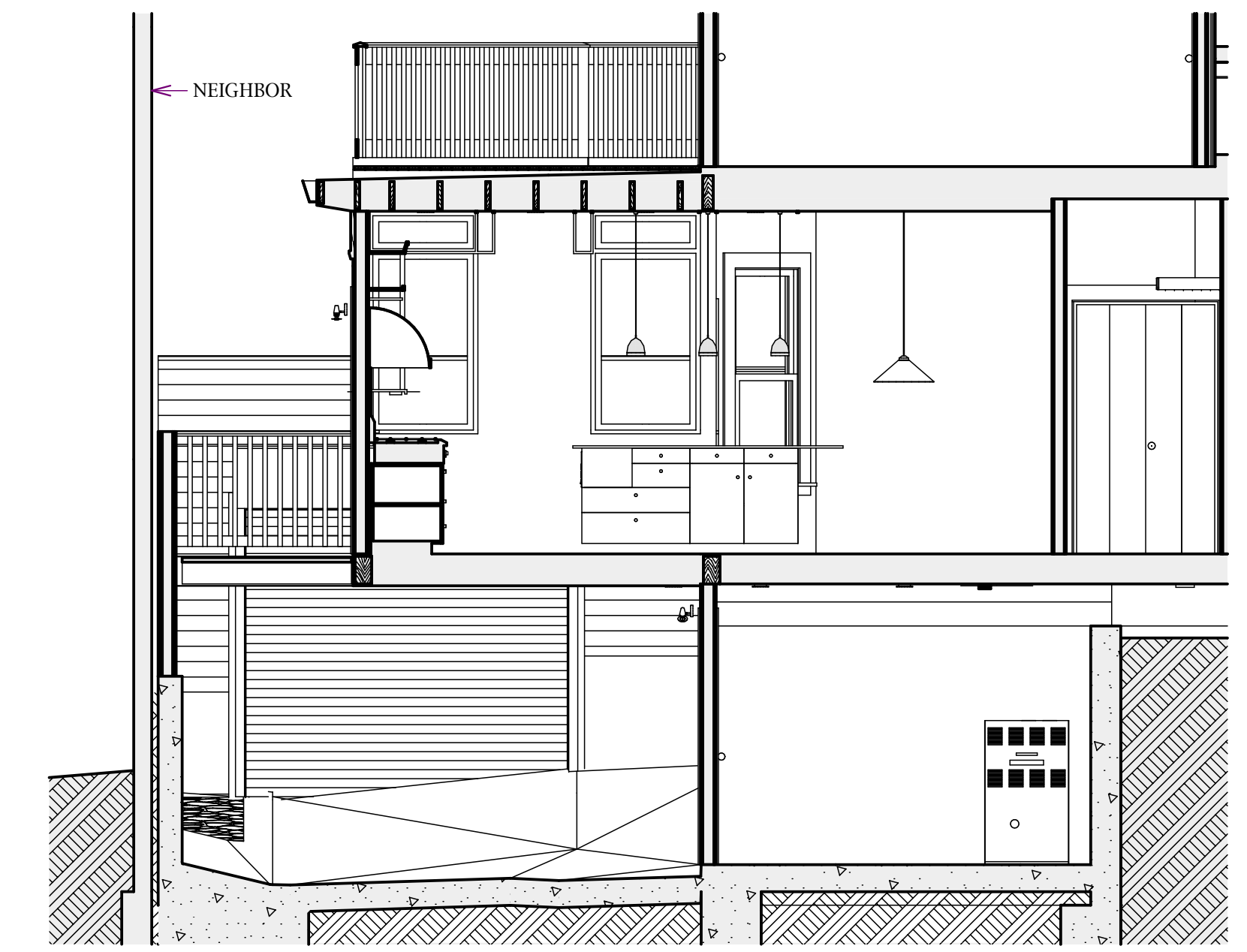
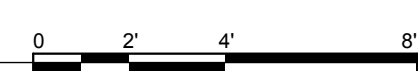
4 Section at Car Port Steps
 SCALE: 1/2" = 1'-0"



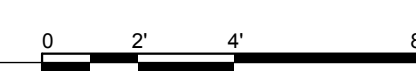
5 Addition looking East
 SCALE: 1/4" = 1'-0"



6 Addition looking South
 SCALE: 1/4" = 1'-0"



7 Addition looking West
 SCALE: 1/4" = 1'-0"



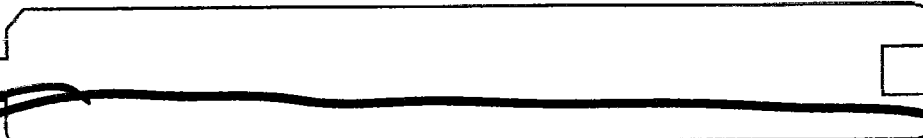
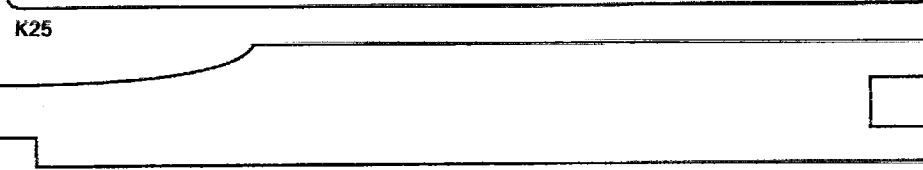
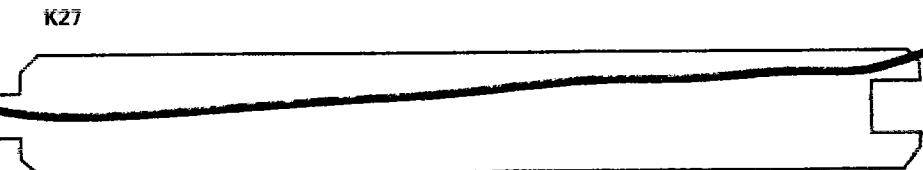
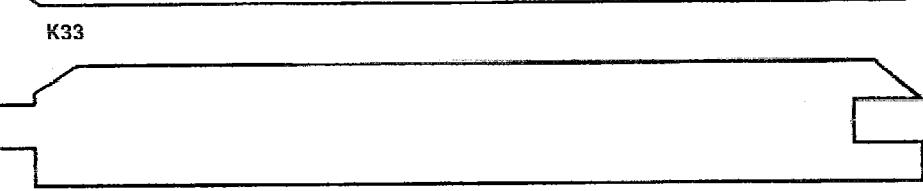
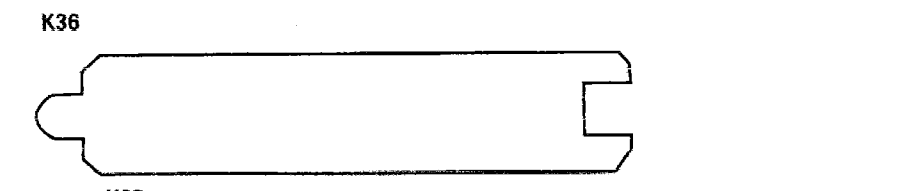
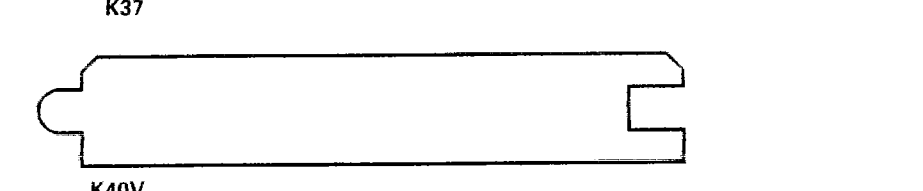
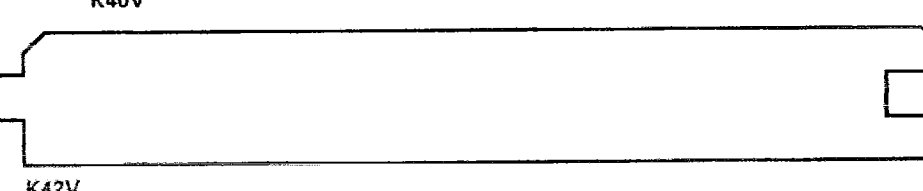
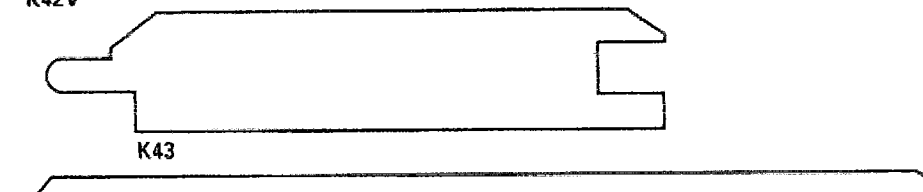
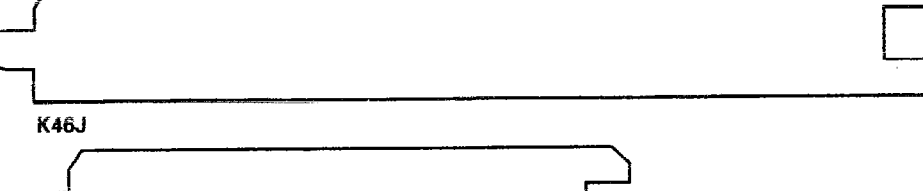
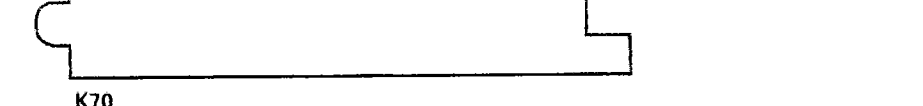
Sections

Remodel of the
 Landau-Young Residence
 3415 Twenty-first St.
 San Francisco, CA 94110

3415 21st St
Siding for Garage Door Wall

(415) 824-4300

Siding

	K25 Alaskan Yellow Cedar STK Smooth V/EE TG 1" x 6"
	K27 Redwood All Heart Rustic Knotty Dutch Cove 1" x 6"
	K33 Redwood All Heart Rustic Knotty Resawn TG 1" x 6"
	K36 Inland Red Cedar STK Soffit Resawn TG SE/Smooth V 1" x 6"
	K37 Redwood All Heart Rustic Knotty Sawtex TG V 1" x 4"
	K40V Western Red Cedar Clear Heart (10% B) VG R/S TG 5/8" x 4"
	K42V Western Red Cedar Clear Heart (10% B) VG R/S TG 1" x 6"
	K43 Inland Red Cedar D/Btr Clear "Fineline" TG 5/8" x 4"
	K46J House Reds FJ/EG VG "Flush Joint" TG Primed 1" x 6"
	K70 Iron Woods™ Ipe' Clear "Bead & Vee" TG 1" x 4"

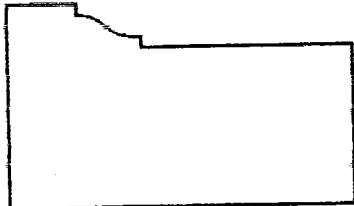
3415 21st St
 Cap for Garage Post Wall

(415) 824-4300

Panel, Shingle & Stucco Mouldings



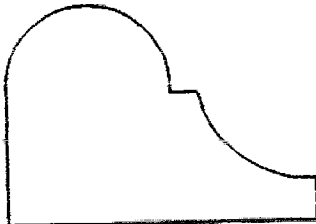
E16



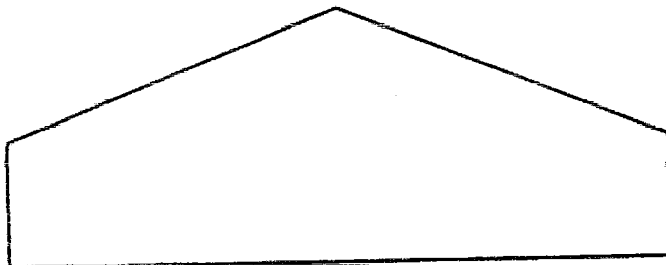
E17J
E17R



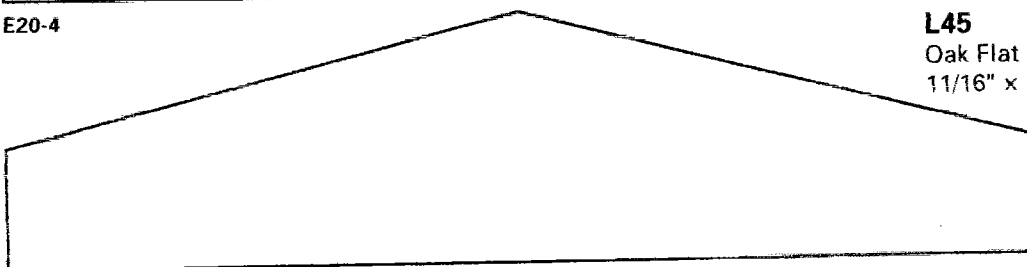
E23J



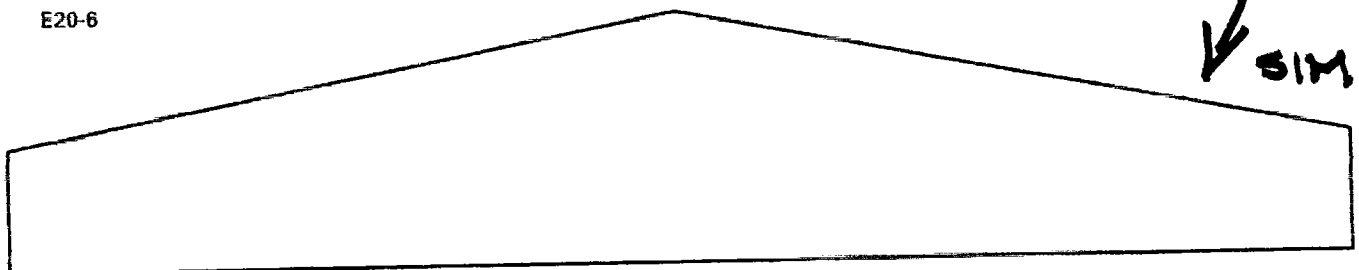
E21J



E20-4



E20-6



E20-8



L26



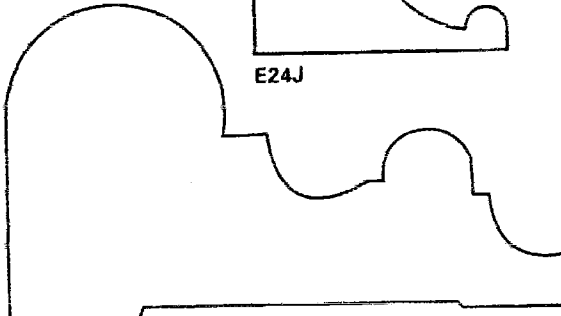
L27



L45



E24J



E25

E16
 Redwood Garage Stop
 1 1/16" x 2-1/2"

E17J
 Paint Grade Brick Moulding

E17R
 Redwood/Red Cedar Brick Moulding
 1-3/16" x 2"

~~**E20-10** (1-3/8" x 11-1/4") not shown~~
E20-10 (1-3/8" x 9-1/4") not shown

~~**E20-8** (1-3/8" x 7-1/4")~~

E20-6 (1-3/8" x 5-1/2")

E20-4 (1-3/8" x 3-1/2")

Redwood/Red Cedar Bevel Cap

E21J
 Paint Grade Panel Moulding
 1-1/4" x 1-3/4"

E23J
 Paint Grade Band Moulding
 5/8" x 1-7/8"

E24J
 Paint Grade Band Moulding
 1/2" x 1-1/2"

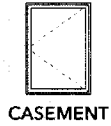
E25
 Poplar Window Band
 1-3/4" x 3-1/8"

L26
 Oak Crown Moulding
 3/4" x 7/8"

L27
 Oak Crown 1-5/8"

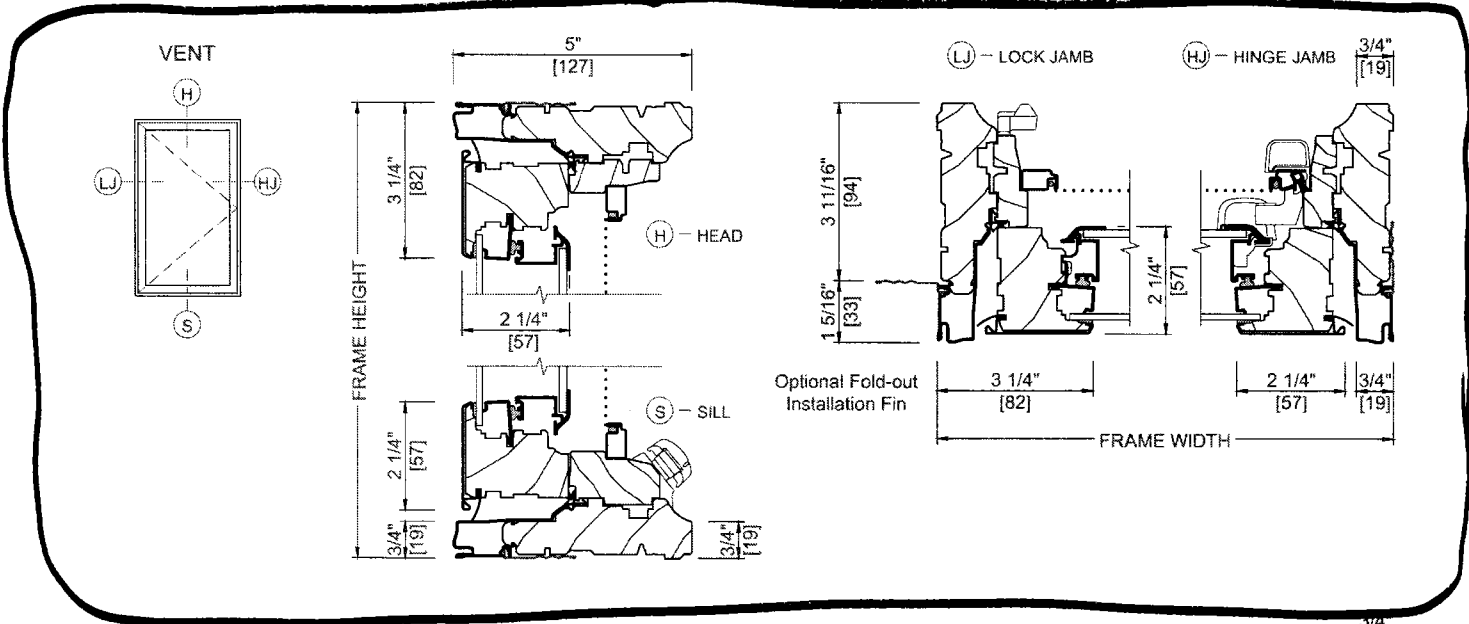
L45
 Oak Flat Astragal
 1 1/16" x 1-3/4"

↓ SIM.

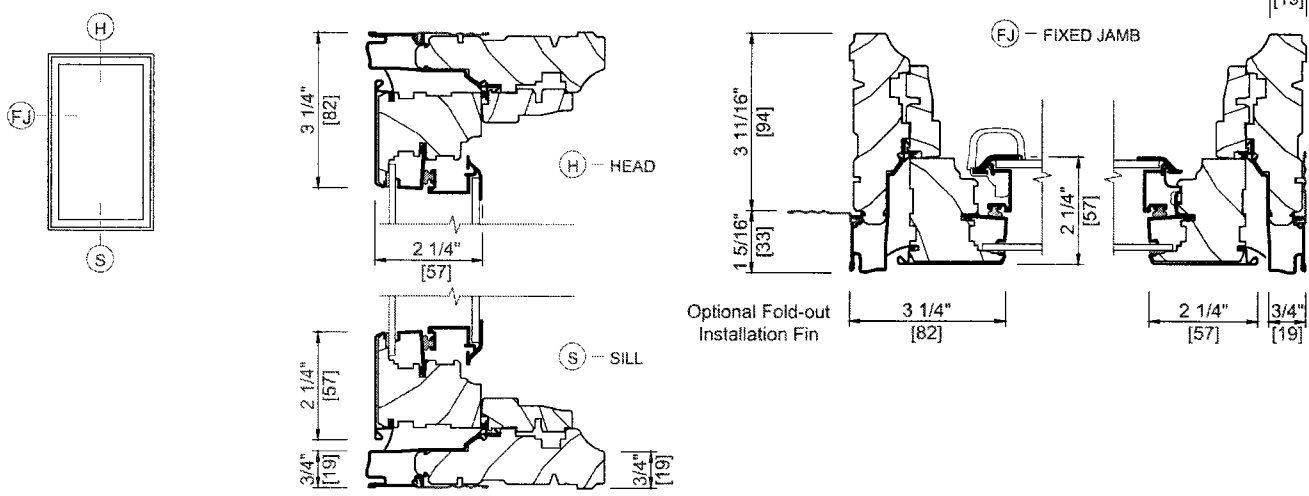


CASEMENT

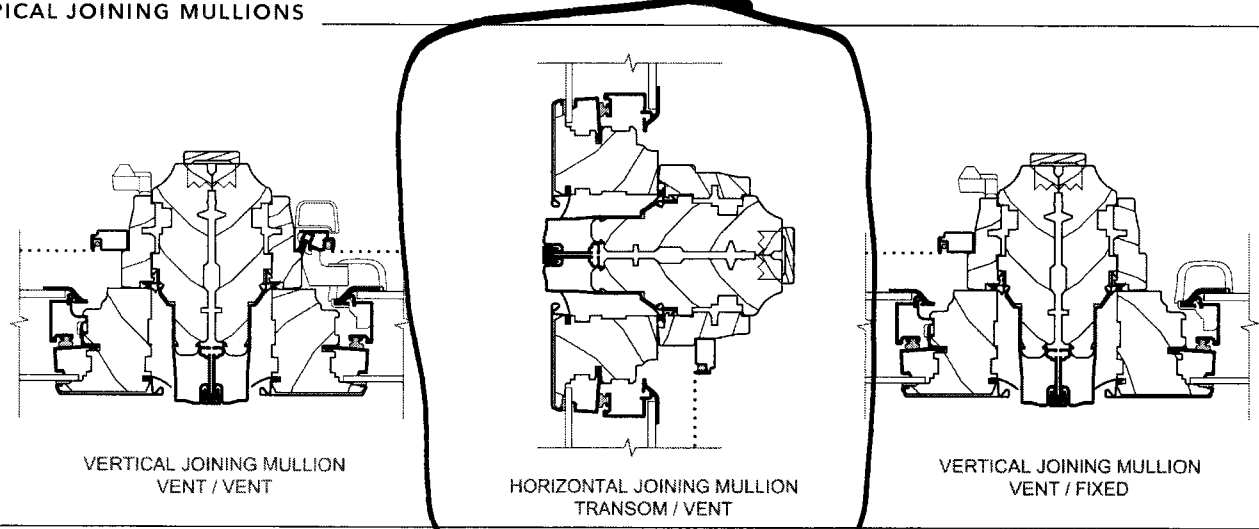
UNIT SECTIONS
 Aluminum-Clad Wood
 Double-Pane Glazing



FIXED



TYPICAL JOINING MULLIONS



Scale 3" = 1' 0"
 All dimensions are approximate.
 See Installation and Performance at www.PellaADM.com for mullion limitations and reinforcing requirements.