



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: SEPTEMBER 5, 2012

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San Francisco,
CA 94103-2479

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Filing Date: February 23, 2012
Case No.: **2012.0163A**
Project Address: **34 LIBERTY STREET**
Historic District: Liberty-Hill Historic District
Zoning: RH-3 (Residential, House, Three-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 3608/044
Applicant: Geoff Gainer, Actual-Size Architecture
29 Liberty Street
San Francisco, CA 94110
Staff Contact Richard Sucre - (415) 575-9108
richard.sucre@sfgov.org
Reviewed By Timothy Frye – (415) 575-6822
tim.frye@sfgov.org

PROPERTY DESCRIPTION

34 LIBERTY STREET is located on a rectangular lot (25 ft by 115 ft) on the north side of Liberty Street, between Valencia and Guerrero Streets (Assessor's Block 3608 Lot 044). Constructed in 1960, the subject property is a three-story, apartment building with a brick base, wood siding, and aluminum-sash windows. The subject property is a non-contributing resource in the Liberty-Hill Historic District and is located within the RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk Limit.

PROJECT DESCRIPTION

The proposed project includes alterations to the Liberty Street façade, including: replacement of the existing brick and wood cladding with new wood cladding, replacement of the garage door, addition of new wood trim around the existing windows, and the addition of a new wood cornice at the roofline. As part of the façade alterations, the project will create a wood clad base, belt course and a slightly projecting bay.

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

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a historic district, the Historic Preservation Commission must find that the proposed work is in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies, including Appendix F of Article 10 of the San Francisco Planning Code.

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 subject property's historic use as a multi-family apartment building. Therefore, the proposed project complies with Rehabilitation Standard 1.

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 surrounding historic district, as outlined within the designating ordinance, since the project will not remove any historic materials or features of the historic district. The proposed project involves façade alterations to a non-contributing resource located within the boundaries of the Liberty-Hill Historic District. The façade alterations are intended to strengthen the existing building's relationship to the surrounding historic district by drawing from historic materials and features found on district's contributing resources. Therefore, the proposed project complies with Rehabilitation Standard 2.

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.

Although the project involves the addition of new elements to the primary façade, these new elements will be detailed in such a way to distinguish them from original historic elements found

within the surrounding historic district. The new work will not create a false sense of historical development. Therefore, the proposed project complies with Rehabilitation Standard 3.

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 does not involve alterations to the historic district, which have acquired significance in their own right. The subject building is a non-contributing resource located within the Liberty-Hill Historic District and has not garnered significance in its own right. Therefore, the proposed project complies with Rehabilitation Standard 4.

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

The proposed project would not impact or remove any distinctive features, finishes and construction techniques that are characteristic of the surrounding historic district. Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will 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 or remove any historic features that are characteristic of the surrounding historic district. The proposed project is focused upon the removal of deteriorated non-historic elements of the subject property, which is a non-contributing resource located within a designated historic district. Therefore, the proposed project complies with Rehabilitation Standard 6.

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 does not involve chemical or physical treatments, which would impact or damage historic materials or features. Therefore, the proposed project complies with Rehabilitation Standard 7.

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

The proposed project does not include foundation work or any excavation work. Therefore, the proposed project complies with Rehabilitation Standard 8.

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 project includes the façade alterations to a non-contributing building located within the Liberty-Hill Historic District. The façade alterations will not destroy any historic materials, features or spatial relationships that are characteristic of the surrounding historic district. The new work alters the subject property in such a manner to reinforce its relationship to the surrounding historic district. The new work includes introduction of new wood siding, removal of the uncharacteristic brick base, construction of a new wood base and a slightly projecting bay, addition of new window trim and addition of a new roof cornice. All of these elements are found within the surrounding residential properties within the historic district. These elements are distinguished by their proportion and detailing, since the subject property is much wider and square in proportion in comparison to the surrounding Victorian-era residences.

Overall, the proposed project maintains the historic integrity of the surrounding historic district and introduces elements which are more compatible with the surrounding area's materials, details, and architectural features. Therefore, the proposed project complies with Rehabilitation Standard 9.

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

The proposed project does not include new additions or new construction. Since no historic materials or features will be impacted, the proposed project will not impact the integrity of the historic integrity. Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary: The Department finds that the overall project is consistent with the *Secretary of the Interior Standards for Rehabilitation*.

PUBLIC/NEIGHBORHOOD INPUT

As of August 29, 2012, the Department has received no public comment on the proposed project.

ISSUES & OTHER CONSIDERATIONS

None

STAFF ANALYSIS

Included as an exhibit are architectural drawings (plans, elevations and sections) of the existing building and the proposed project. Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, staff has determined the following:

Facade Alterations: The proposed project includes a number of facade alterations including: removal of the existing brick base and exterior wood cladding; installation of new wood cladding at the base and over the entire exterior; installation of a slightly projecting bay; replacement of the existing garage door with a new, more compatible garage door; addition of new wood trim around the existing aluminum-sash windows; and, addition of a new wood cornice at the roofline.

As noted above, these alterations are consistent with the *Secretary of the Interior's Standards for Rehabilitation*, and do not damage or destroy the exterior architectural features of the surrounding historic district. Further, these alterations are consistent with architectural features (wood siding, articulated bases, window trim, and roof cornices) that are found within the surrounding historic neighborhood. Many of the contributing residences in the district feature an articulated wood or stone base, wood siding, wood-sash windows with articulated window surrounds and trim, and well-defined rooflines and cornices. The proposed project provides reference to these architectural features in a more contemporary manner by altering the proportion and scale of these features, while keeping similar materials. For example, the new roof cornice would project a similar distance from the primary façade as other historic roof cornices, but is differentiated in form and detailing, since the actual shape of the cornice is somewhat different than the other nearby historic roof cornices. Similarly, the new wooden trim around the existing aluminum-sash windows is detailed in a manner akin to the other historic residences, though the actual form of the trim is simpler and more contemporary in character. The new wood base replaces an existing wood base, and is a feature found on many of the nearby historic properties, as evidenced by the articulated wood or rusticated stone found within the historic district. The proposed project assists in reinforcing the subject property's relationship to the surrounding historic district by referencing these historic features in a more contemporary manner and detailing.

As identified in Appendix F of Article 10 of the San Francisco Planning Code, the proposed project maintains an appropriate scale that is compatible with the surrounding historic district, as well as other characteristic features, including the district's sculptural qualities, entrance detailing, fenestration patterns, and materials.

Department staff finds that proposed work will be in conformance with the Secretary's Standards and requirements of Article 10, as the proposed work shall not adversely affect the special character or special historical, architectural, or aesthetic interest or value of the landmark and its site.

ENVIRONMENTAL REVIEW STATUS

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class One Categorical Exemption (CEQA Guideline Section 15301) because the project involves exterior and interior alteration to the existing building and meets the *Secretary of the Interior's Standards for Rehabilitation*.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation* and requirements of Article 10.

ATTACHMENTS

Draft Motion

Exhibits, including Parcel Map, Sanborn Map, Zoning Map, Aerial Photos, and Site Photos

Architectural Drawings

RS: G:\Documents\Certificate of Appropriateness\2012.0163A 34 Liberty St\CofA Case Report_34 Liberty St.doc



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 044 IN ASSESSOR'S BLOCK 3608, WITHIN THE LIBERTY-HILL HISTORIC DISTRICT, RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT, AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on February 23, 2012, Geoff Gainer of the Actual-Size Architecture on behalf of Roger Cardenas (Property Owner) filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness for facade alterations to the subject property located on Lot 044 in Assessor's Block 3608.

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 September 5, 2012, the Commission conducted a duly noticed public hearing on the current project, Case No. 2012.0163A (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 a Certificate of Appropriateness, in conformance with the project information dated August 8, 2012 and labeled Exhibit A on file in the docket for Case No. 2012.0163A 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 Liberty-Hill Historic District as described in Article 10 of the Planning Code.

- That the proposed project would not damage or destroy any exterior character-defining elements of the surrounding historic district.
- That new exterior features would be compatible with the district's character-defining features and would reinforce the subject property's relationship to the surrounding historic district.
- That the essential form and integrity of the district and its environment would be unimpaired if the alterations were removed at a future date.
- That the proposal respects the character-defining features of Liberty-Hill Historic District.
- The proposed project meets the requirements of Article 10.
- The proposed project meets the *Secretary of the Interior's Standards for Rehabilitation*, including:

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.

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 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 project will not have any impact on any 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 Liberty-Hill 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 have no impact to housing supply.

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

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- 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 unaffected by the proposed work. Any construction or alteration associated with the project will be executed in compliance with all applicable construction and safety measures.

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

The project as proposed 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 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 044 in Assessor's Block 3608 for proposed work in conformance with the project information dated August 8, 2012, labeled Exhibit A on file in the docket for Case No. 2012.0163A.

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, such as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on September 5, 2012.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 5, 2012

Parcel Map

SUBJECT PROPERTY

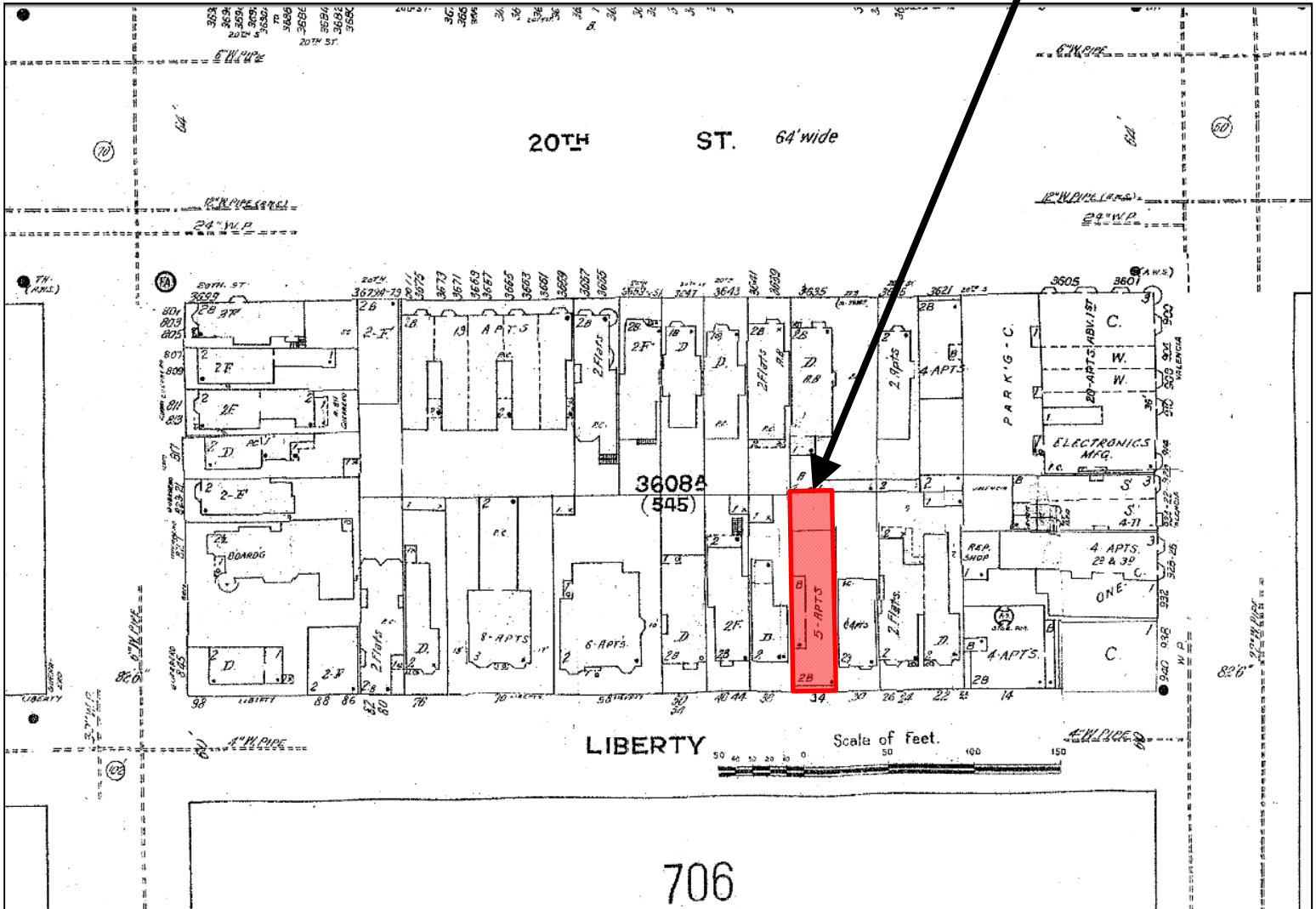


Certificate of Appropriateness Hearing
Case Number 2012.0163A
34 Liberty Street



Sanborn Map*

SUBJECT PROPERTY

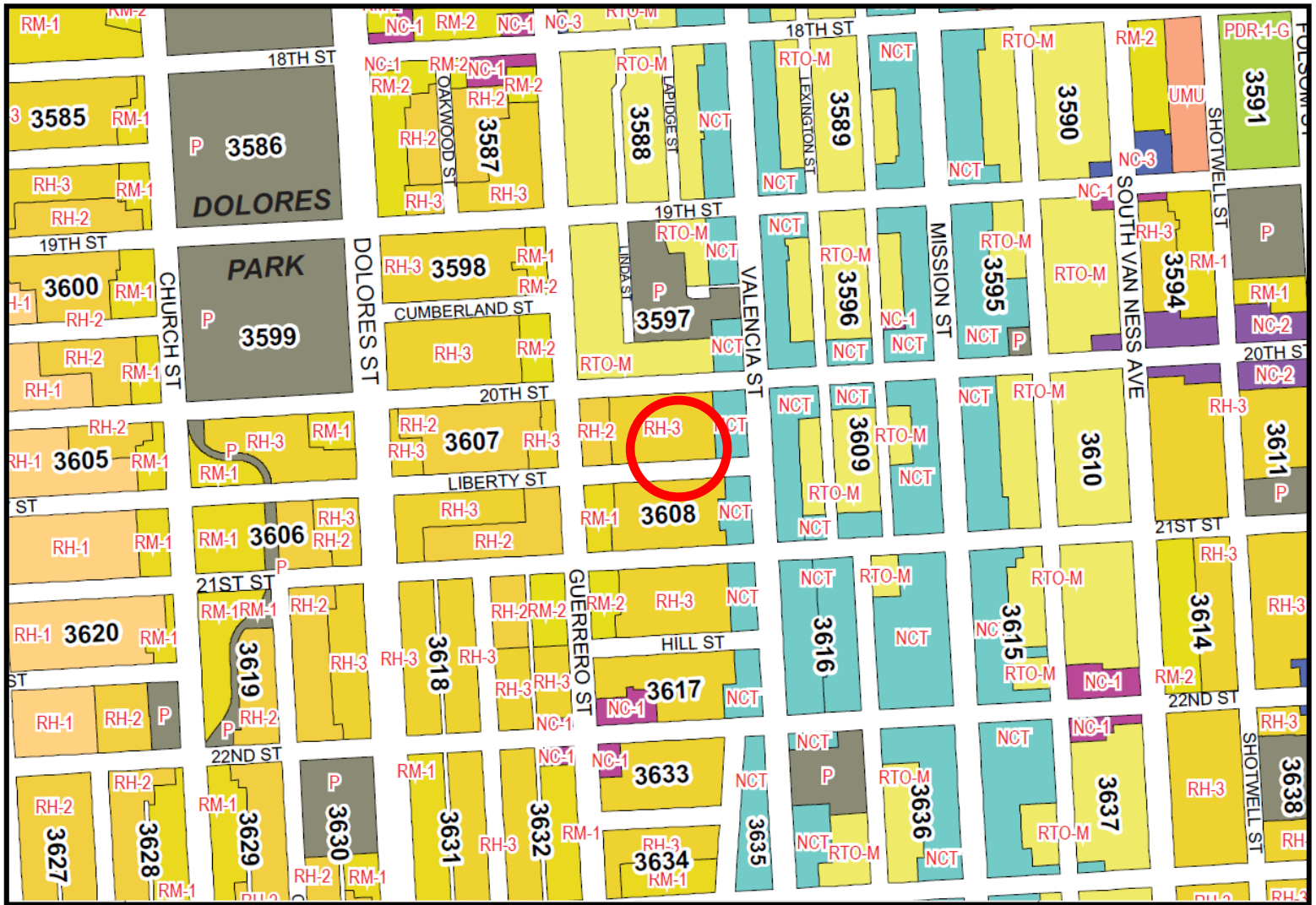


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



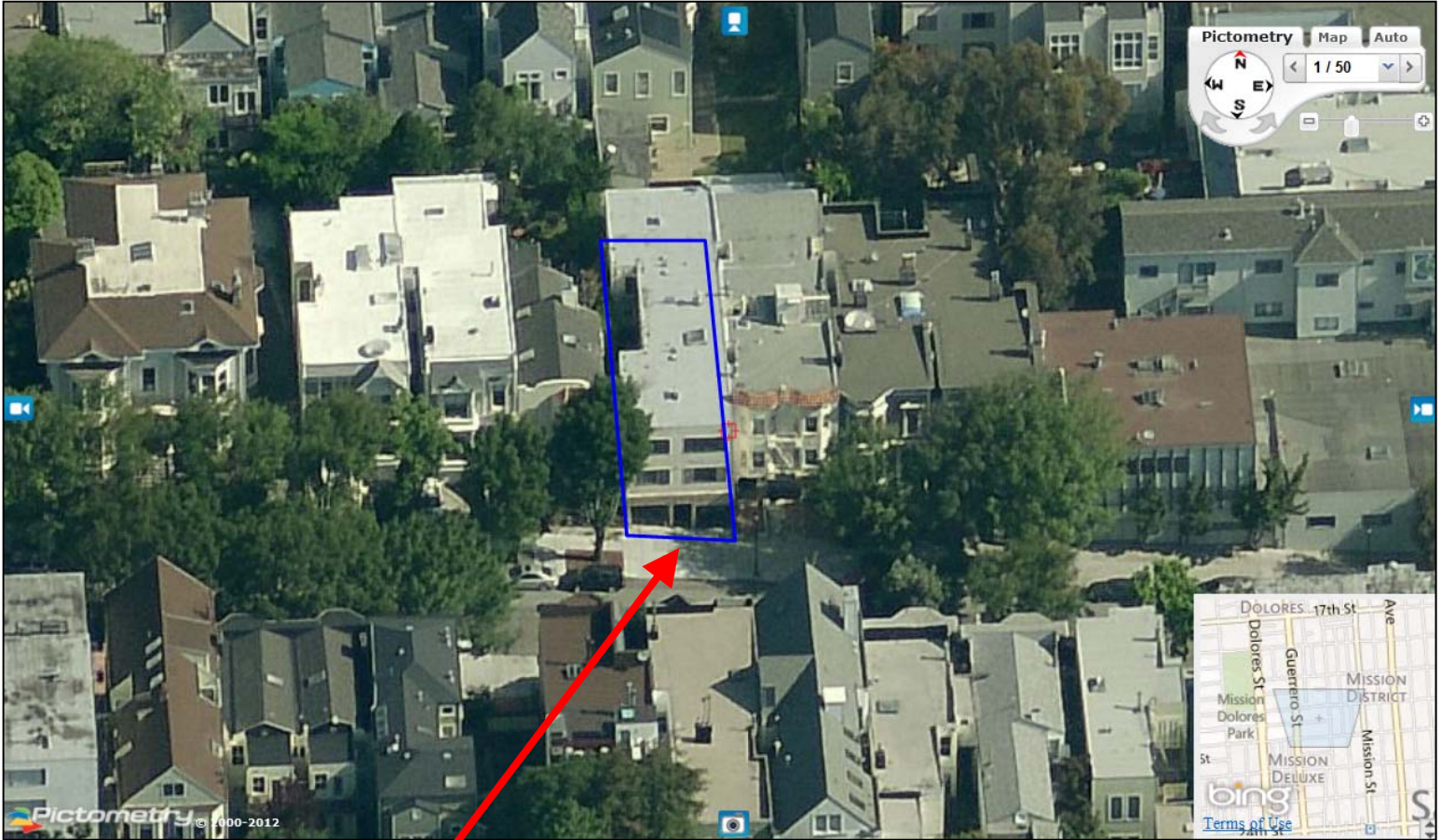
Certificate of Appropriateness Hearing
Case Number 2012.0163A
34 Liberty Street

Zoning Map



Certificate of Appropriateness Hearing
Case Number 2012.0163A
34 Liberty Street

Aerial Photo



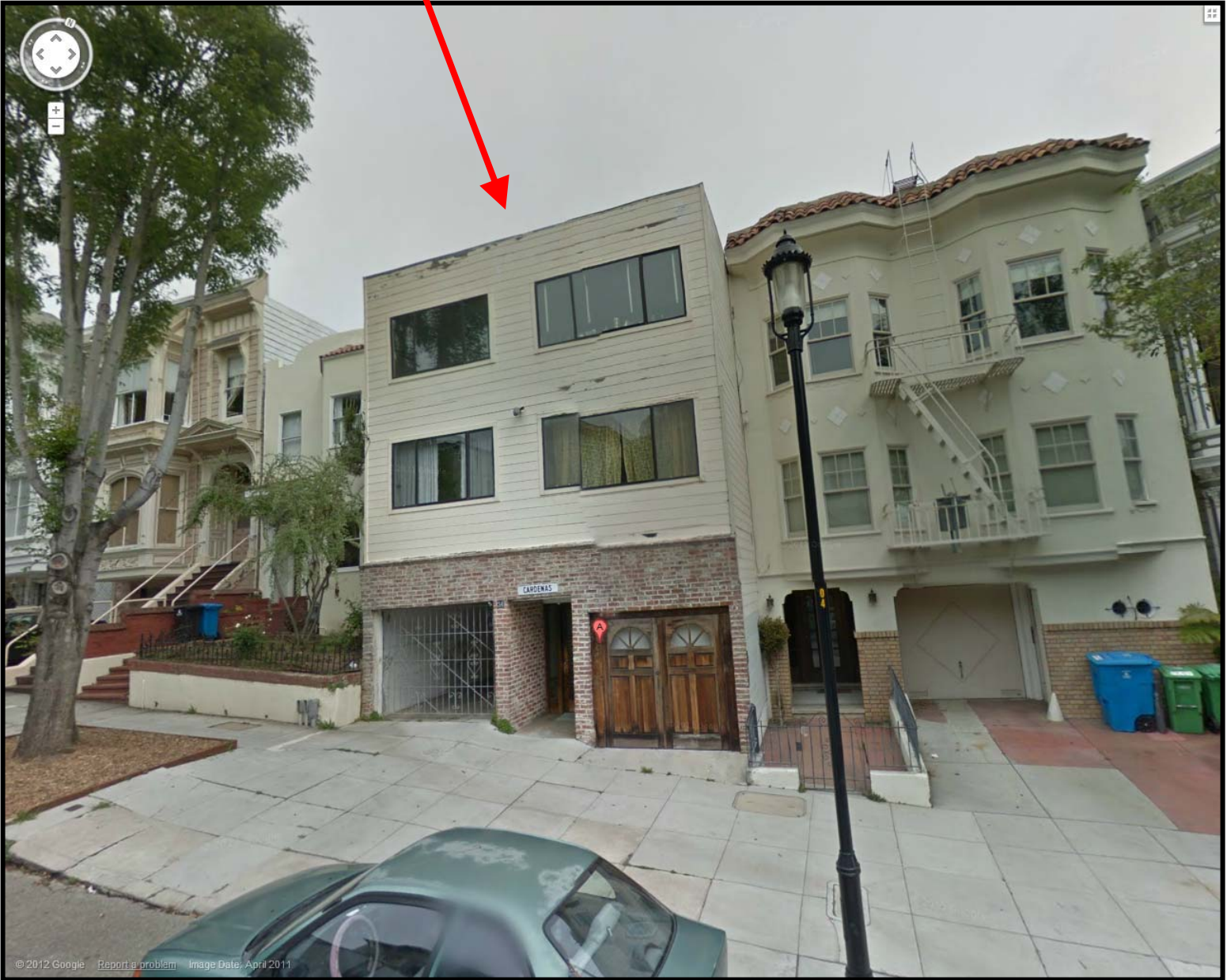
SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2012.0163A
34 Liberty Street

Site Photo

SUBJECT PROPERTY



34 Liberty Street

(Source: Google Maps, Image Date April 2011; Accessed August 6, 2012)

Certificate of Appropriateness Hearing
Case Number 2012.0163A
34 Liberty Street

Facade Renovation for the Cardenas Residence

34 Liberty St San Francisco, CA 94110

Scope of Work:
Remove unstable brick facade and rotted wood; replace with redesigned facade.

Block/Lot: 3608/44
Zoning: RH-3
Occupancy: R-1
Construction: Type V
Lot dim's: 25 x 114.96 = 2874 s.f.
Year built: 1960

Owner
Roger Cardenas
34 Liberty St
San Francisco, CA 94110
(415) 333-5050

Architect
Geoffrey S. Gainer
Actual-Size Architecture
29 Liberty Street
San Francisco, CA 94110
(415) 643-3366

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

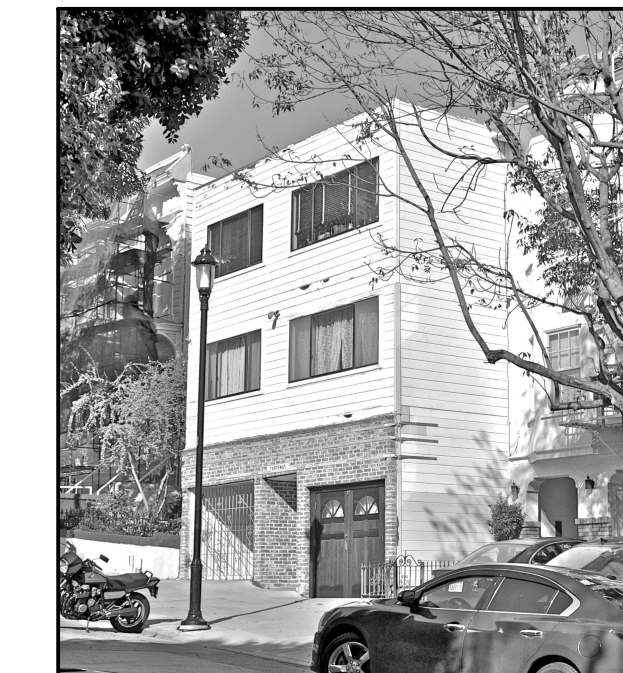
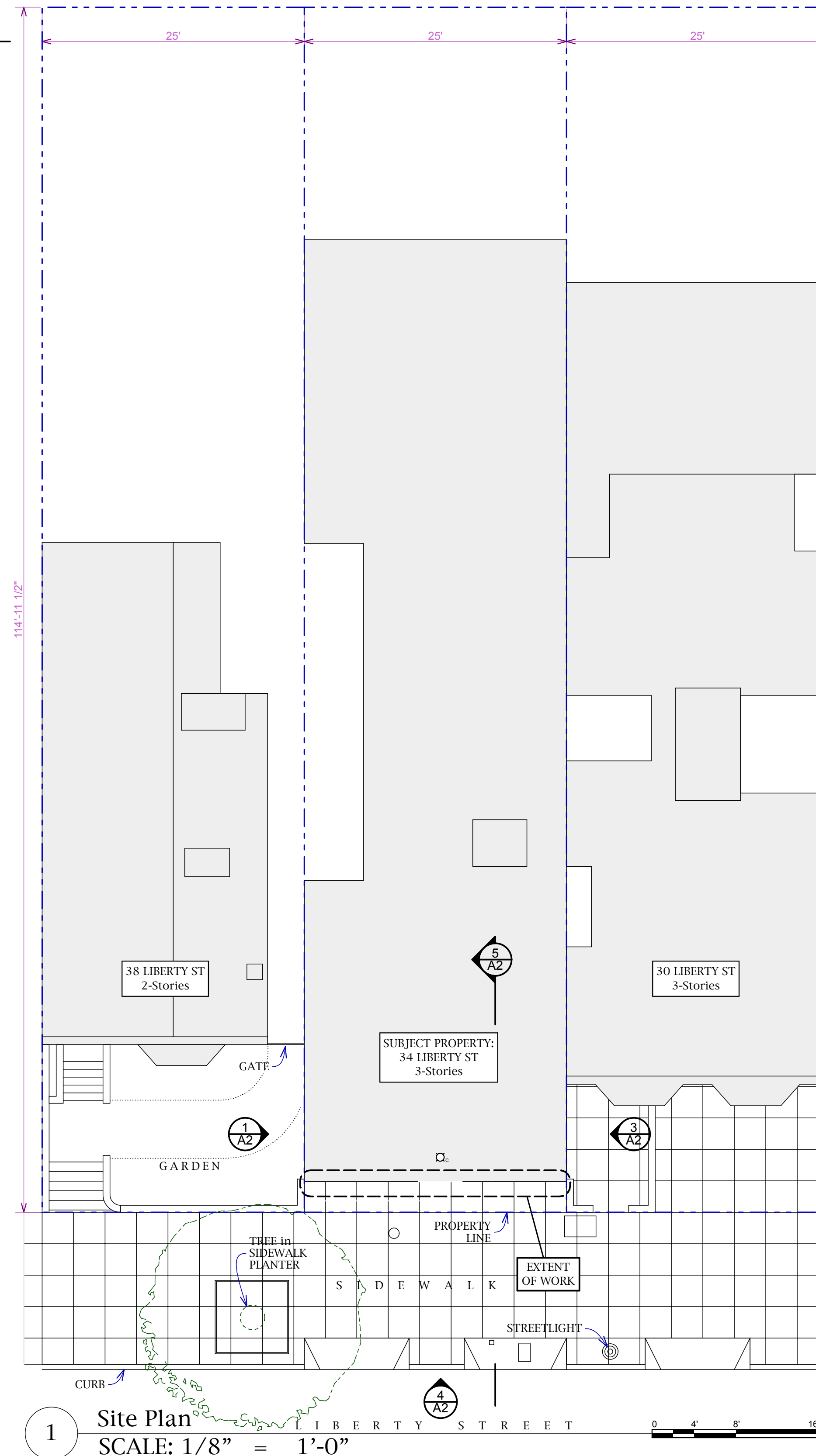
	Elevation 1, Sheet A2
	Section 1, Sheet A3
	Detail 1, Sheet A5
	Interior Elevations, Sheet A2
	Window 1
	Door 2
	Property Line
	Dimension to Centerline
	Dimension to Rough Frame
	Dimension to Finished Surface
	Existing Wall
	New Wall
	Wall to be Demolished

INDEX

A0	Site
A2	Elevations
Jun5	Existing, Proposed, Corr...
Jun5	LHHD Neighbors

GENERAL NOTES

This project complies with the 2010 SFBC.



Project Initiated 10/18/2011
REVISIONS:
 2-23-2012 PLANNING
 8-8-2012 SUBMITTAL
 PLANNING REVISION

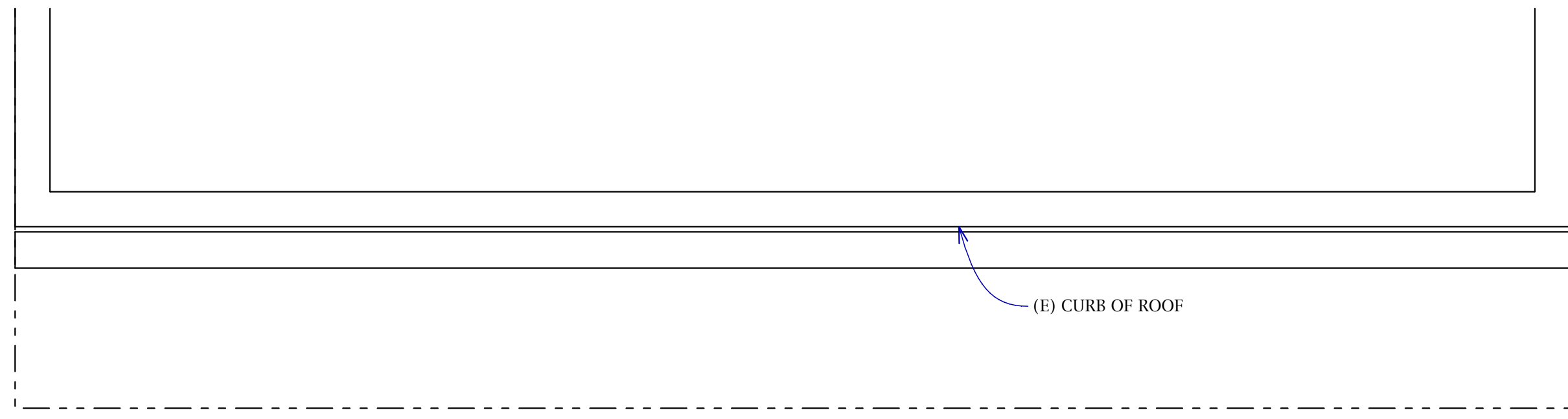
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ACTUAL-SIZE ARCHITECTURE
 Geoffrey Scott Gainer, Architect
 29 Liberty St. San Francisco, CA 94110
 geo@actual-size.com ph/fax 643-3366

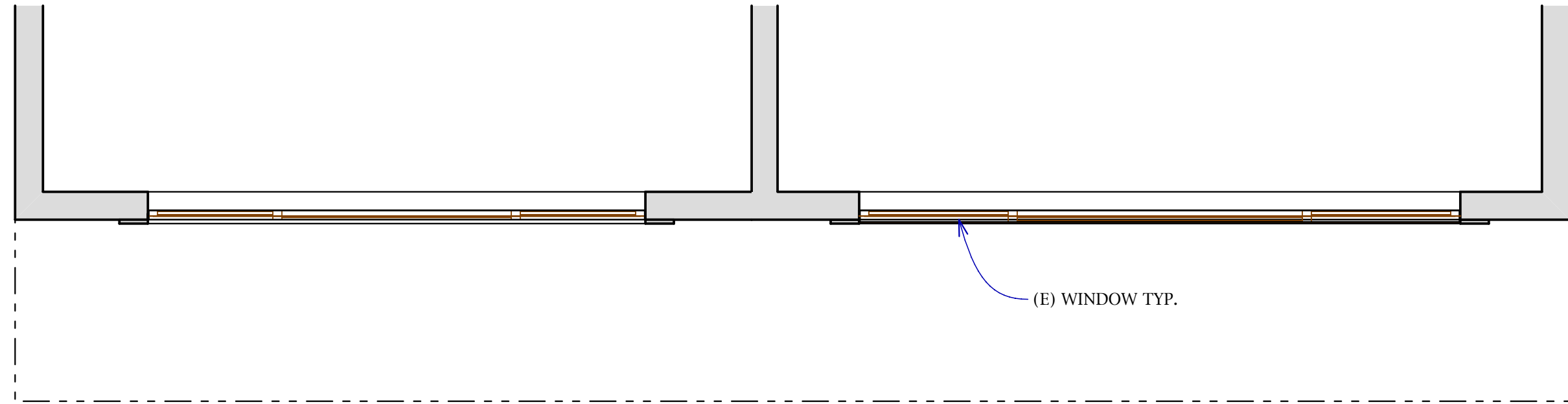
Site
 Facade Renovation for the
 Cardenas Residence
 34 Liberty St
 San Francisco, CA 94110

A0
Site

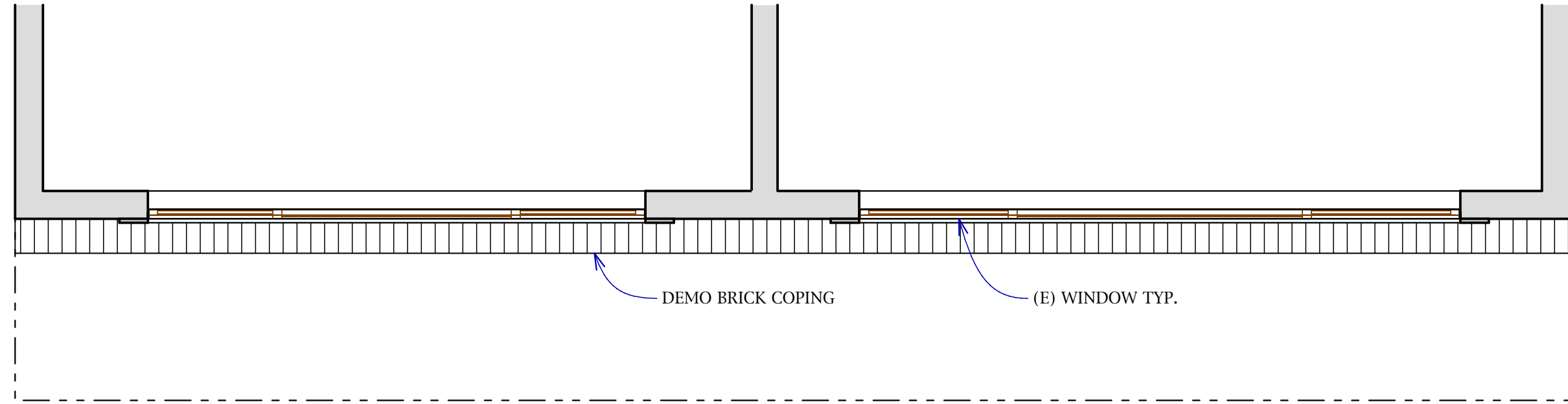
Existing



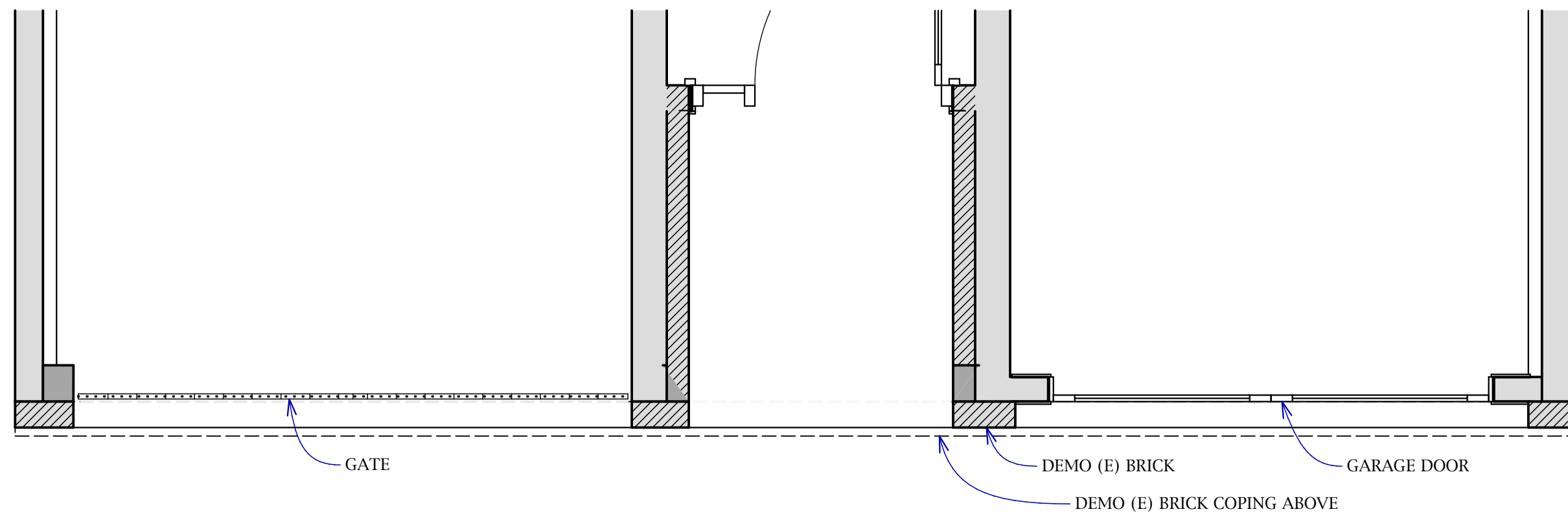
4 Existing Roof
1/2" = 1'-0"



3 Existing 3rd Floor
1/2" = 1'-0"

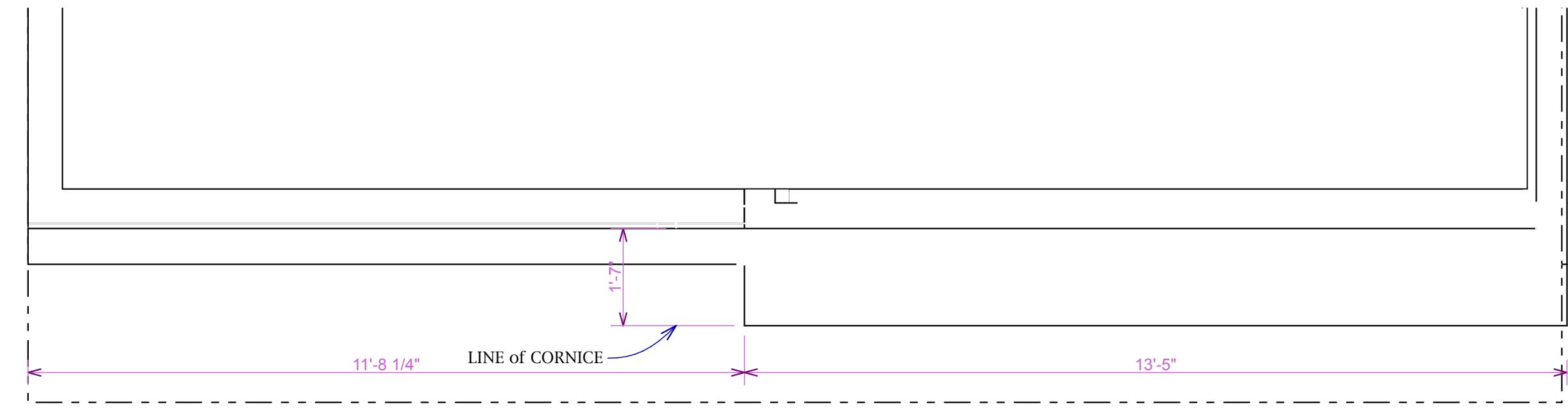


2 Existing 2nd Floor
1/2" = 1'-0"

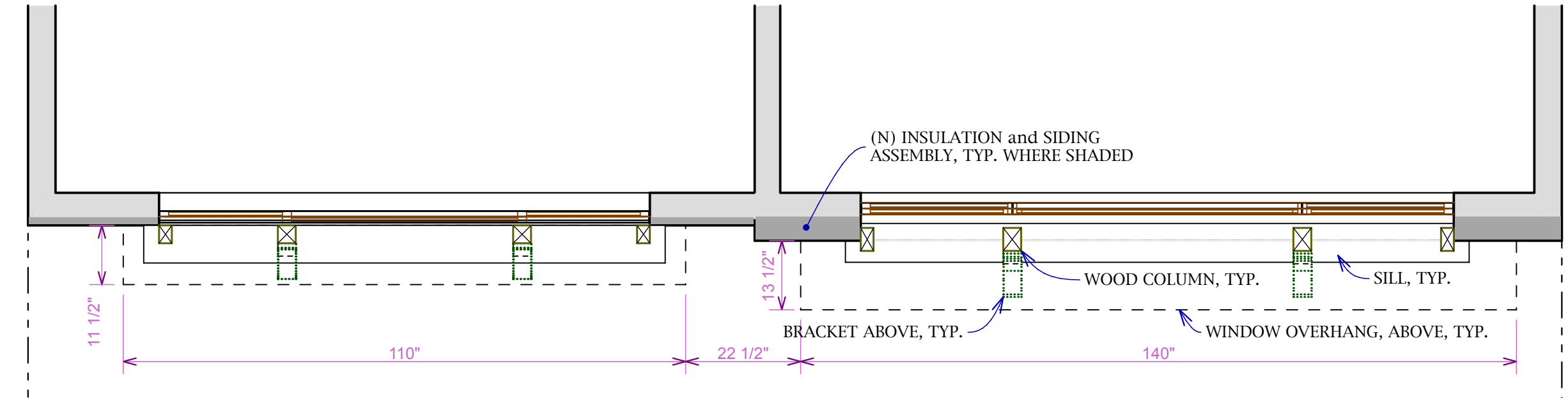


1 Existing Ground Floor
1/2" = 1'-0"

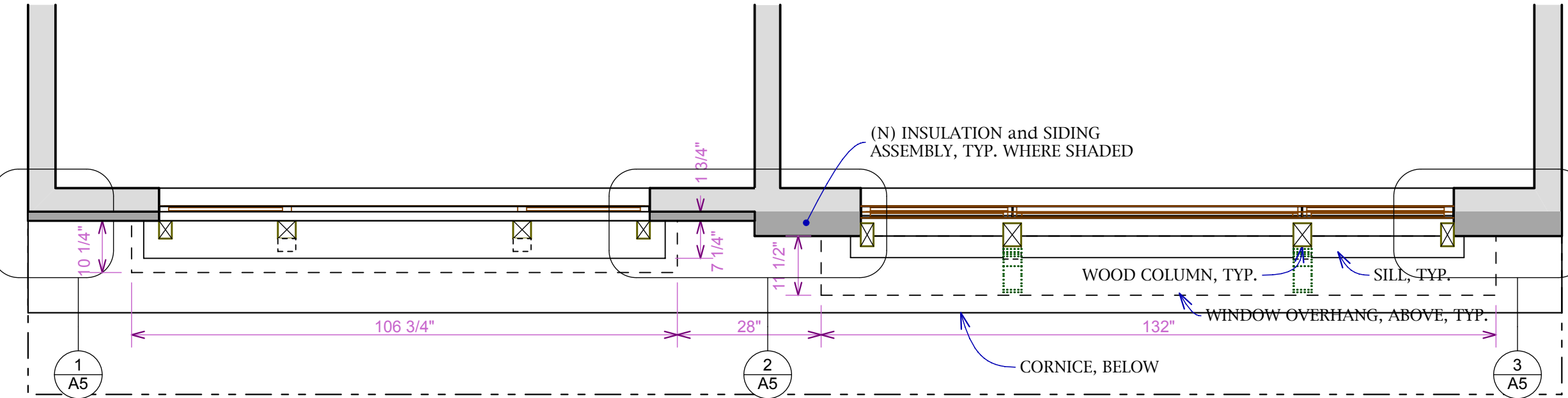
Proposed



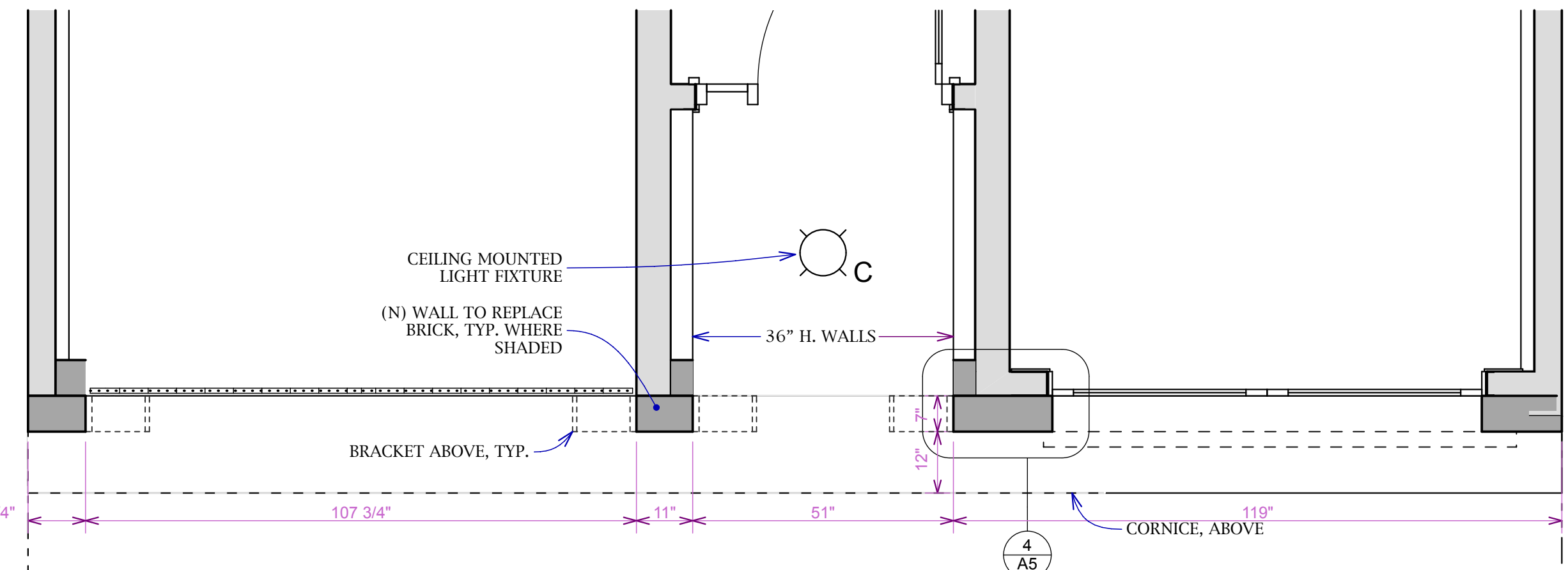
8 Roof
1/2" = 1'-0"



7 3rd Floor
1/2" = 1'-0"



6 2nd Floor
1/2" = 1'-0"



5 Ground Floor
1/2" = 1'-0"

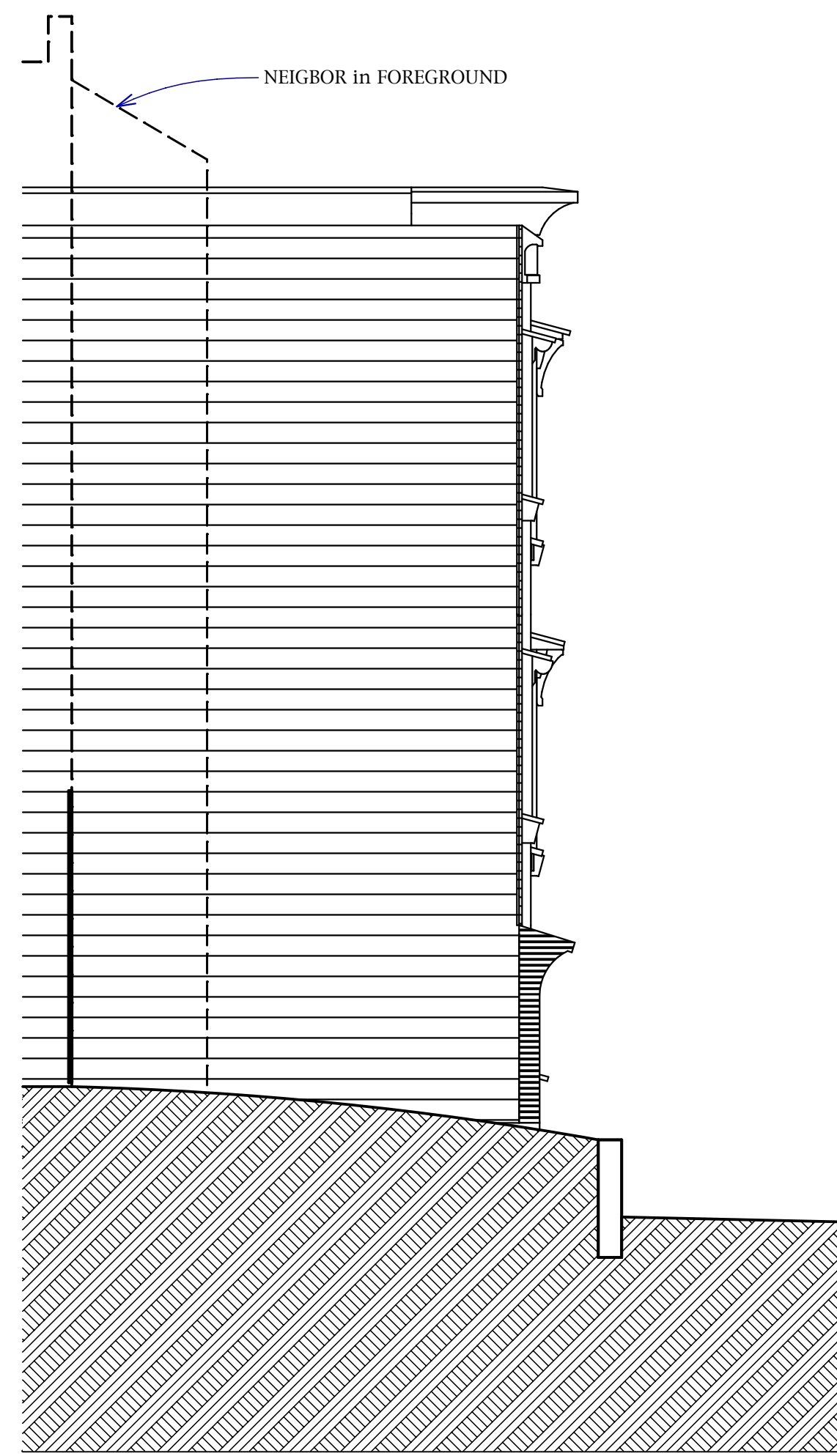
Project Initiated 10/18/2011
REVISIONS:
2-23-2012 PLANNING
8-8-2012 SUBMITTAL
REVISION REVISION
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Plans

Facade Renovation for the
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34 Liberty St
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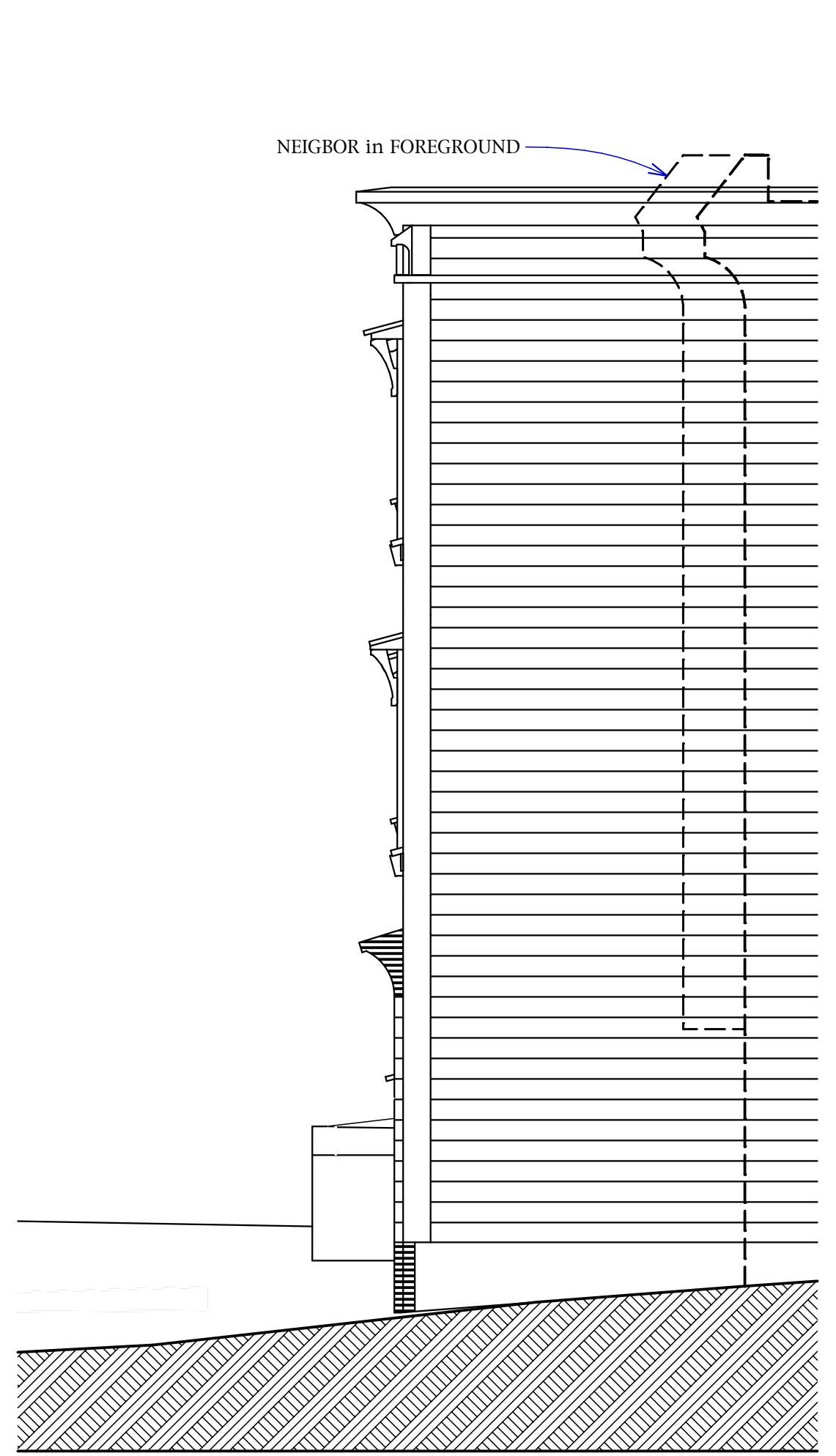
A1
Plans



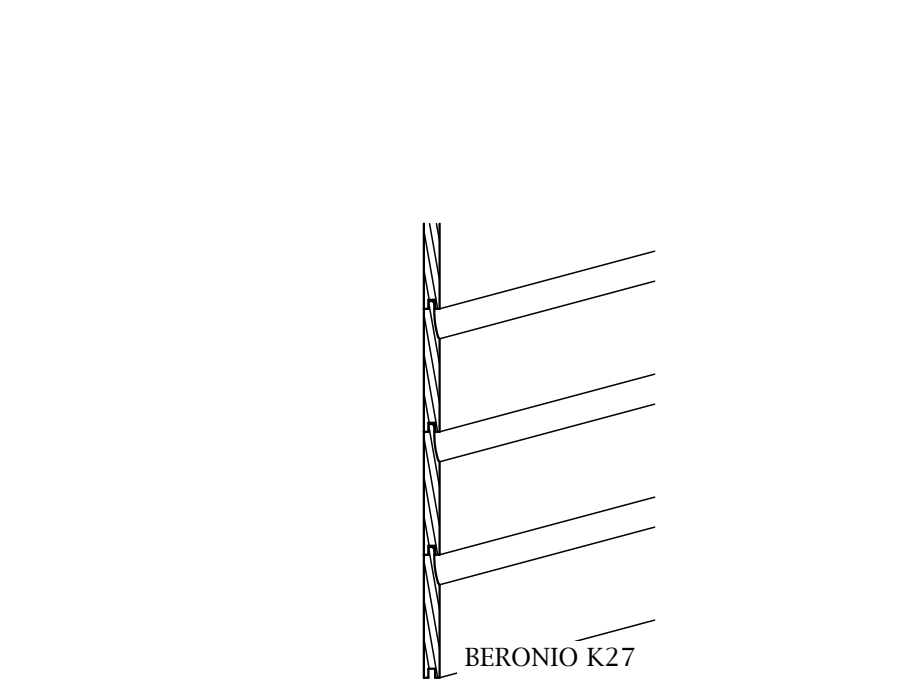
1 West Elevation
1/4" = 1'-0"



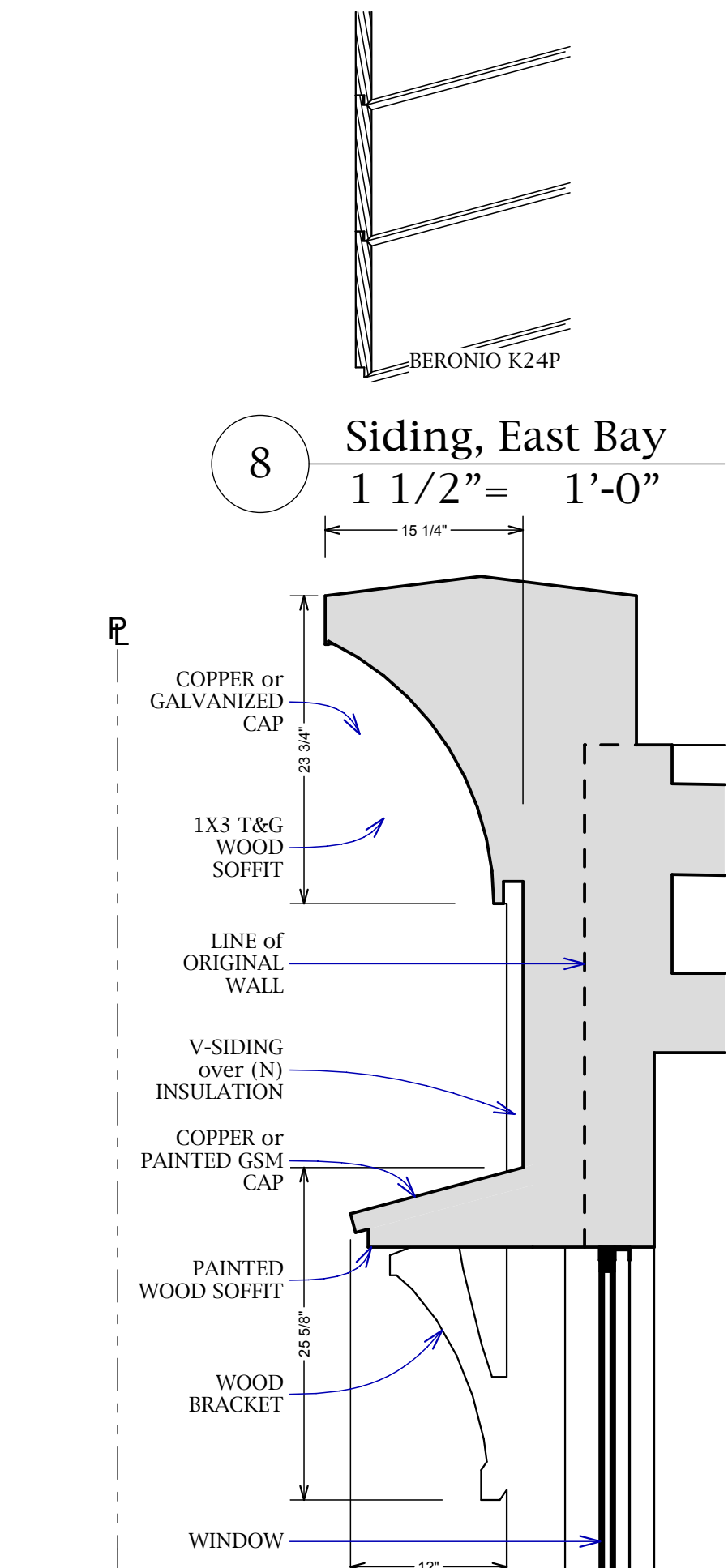
2 South Elevation
1/4" = 1'-0"



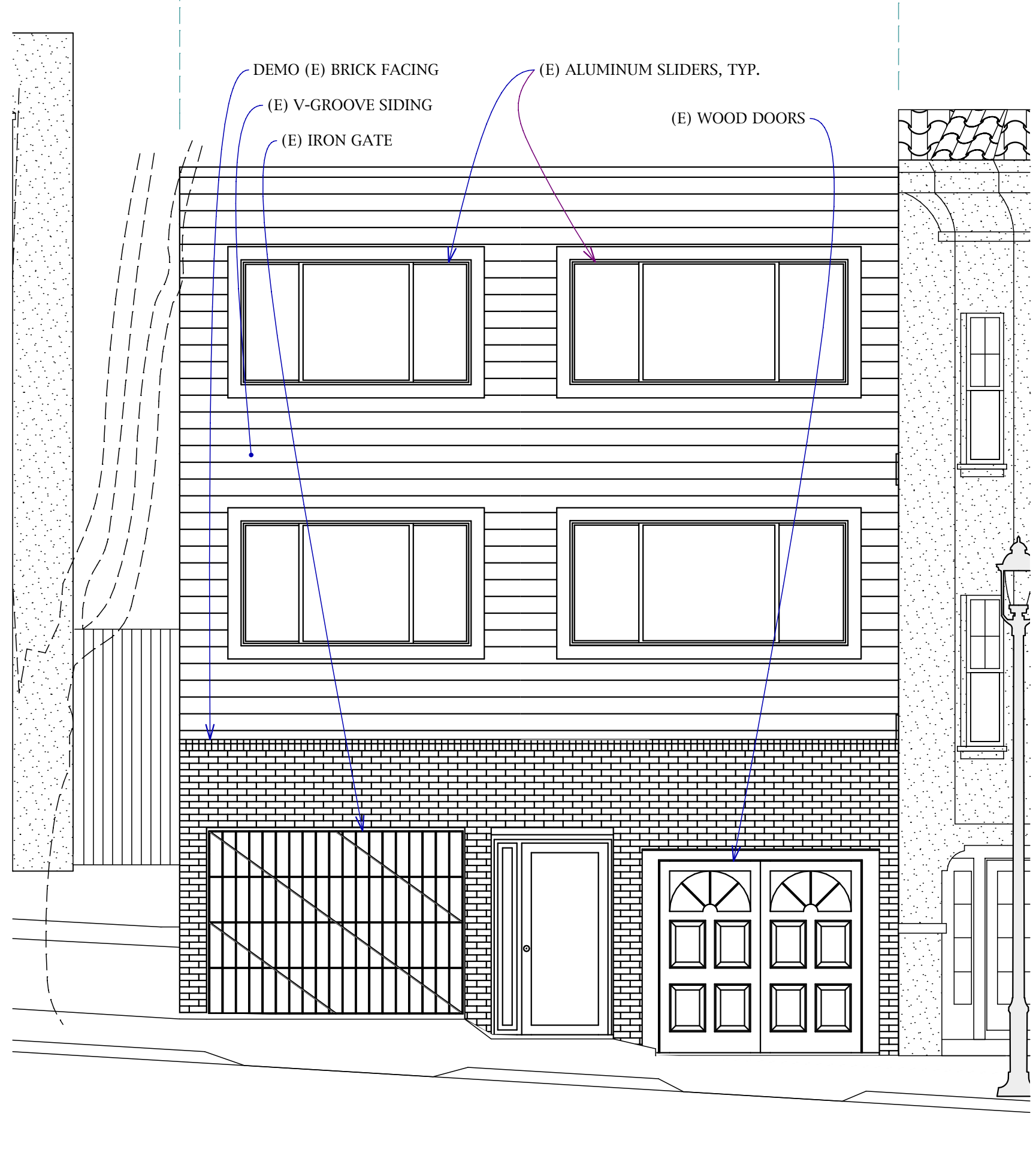
3 East Elevation
1/4" = 1'-0"



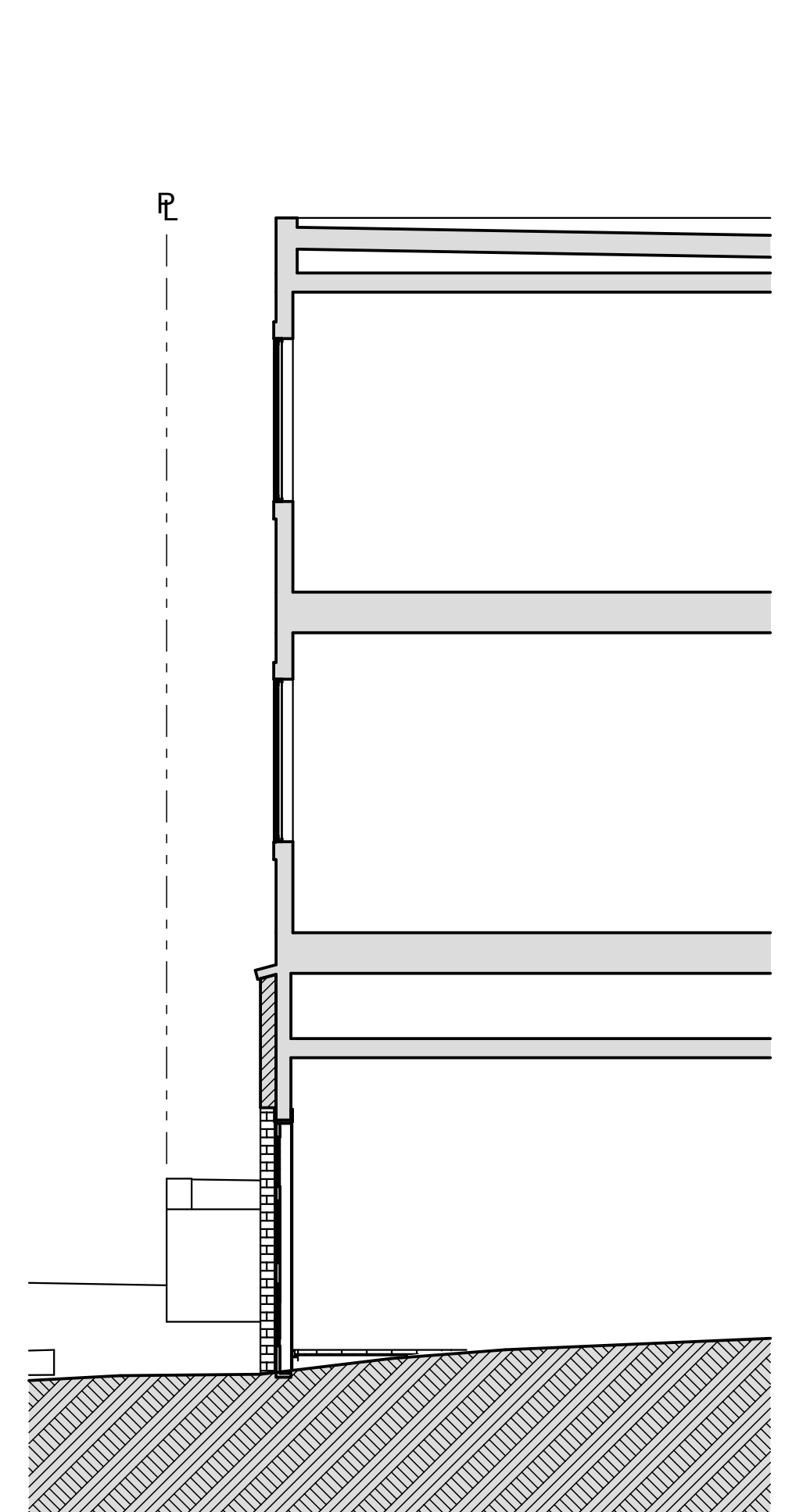
7 Siding, West Bay
1 1/2" = 1'-0"



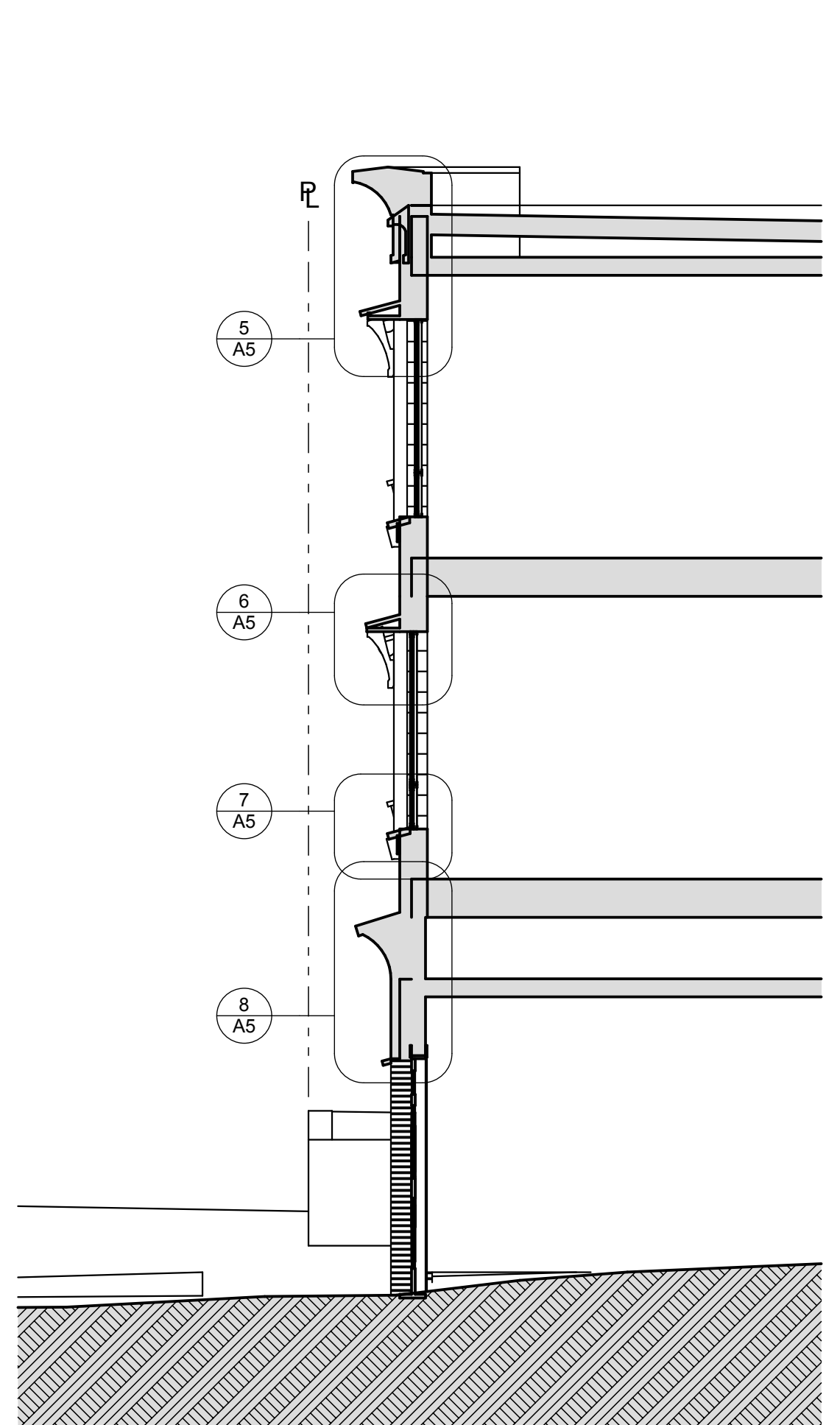
8 Siding, East Bay
1 1/2" = 1'-0"



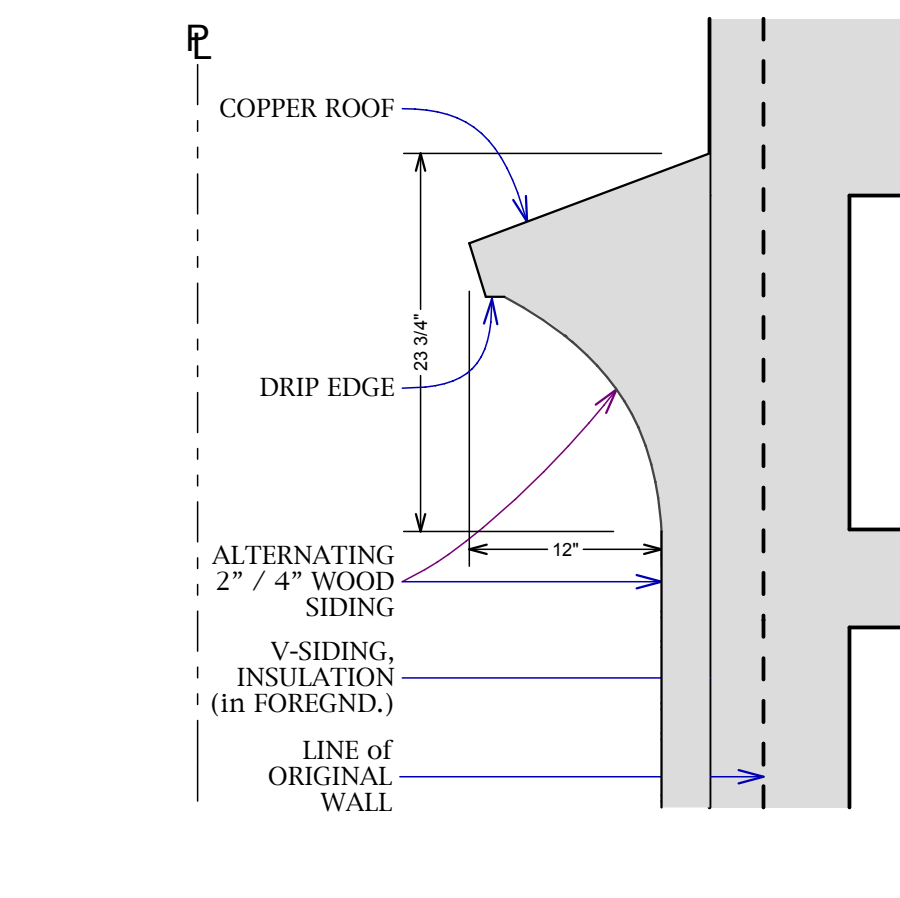
4 Existing South Elevation
1/4" = 1'-0"



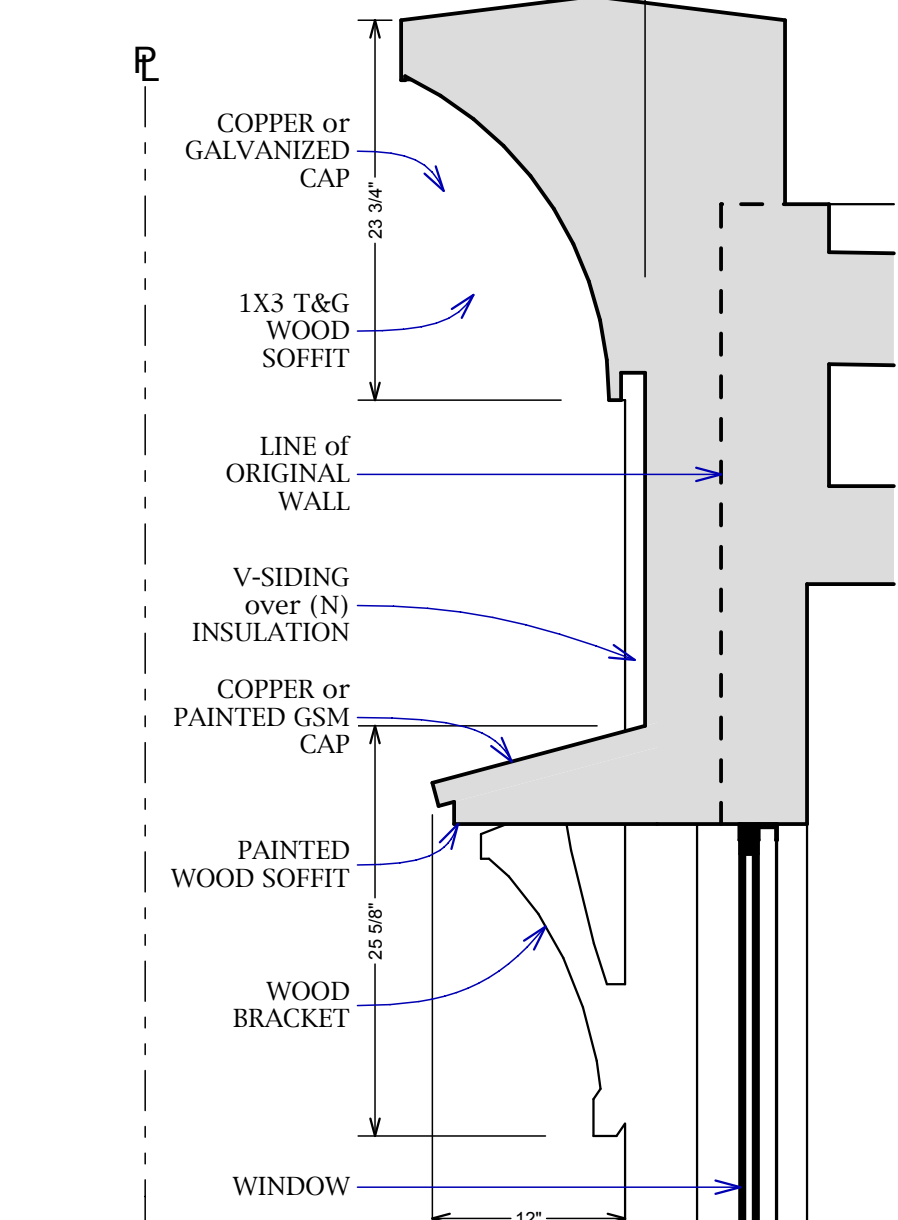
5 Existing Section looking West
1/4" = 1'-0"



6 Section looking West
1/4" = 1'-0"



9 Lower Cornice
1" = 1'-0"



10 Upper Cornice
1" = 1'-0"