



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: NOVEMBER 21, 2012

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Filing Date: September 21, 2012
Case No.: **2012.1076A**
Project Address: **3769 20th STREET**
Historic District: Liberty-Hill Landmark District
Zoning: RH-3 (Residential, House, Three-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 3607/062
Applicant: Viral Vithalani
Malcolm Davis Architecture
2130 Folsom Street
San Francisco, CA 94110
Staff Contact Tara Sullivan - (415) 558-6257
tara.sullivan@sfgov.org
Reviewed By Timothy Frye - (415) 575-6822
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PROPERTY DESCRIPTION

3769 20th STREET is located on a rectangular lot (25 ft by 114 ft) on the south side of 20th Street, between Dolores and Guerrero Streets, and a half-block to the east of Dolores Park. Constructed in 1871, the subject property is an upsloping lot, with a three-story building that is setback 19 feet from the front of the property, and with a one story two-car garage structure at the front property line. The building is designed in the Italianate style by an unknown architect, and features a detailed entry portico, an angled bay window on the western side of the second and third floors, a tall paneled cornice with a bracketed eave, horizontal wood siding, and one-over-one double hung windows. The rear of the building features a non-historic two-story addition on the western half of the building and a series of contemporary decks, landings, and landscape features. The subject property is a contributing resource in the Liberty-Hill Landmark 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 is for alterations at the non-historic portions of the rear of the building, including the installation of eight new window openings at the first and second floors, the installation of new sliding doors at the ground floor, the alteration of a contemporary entrance hood, the removal of the non-historic exterior wood siding with new horizontal wood lap siding, and landscape improvements, including the removal of non-historic stairs and replacement of deck materials. The proposal also calls for two alterations on the historic portion of the building, specifically, the installation of three new one-over-one double-hung wood windows at the non-visible portion of first floor on the east façade, and the

installation of a new five-light skylight system at the non-visible portion of the western roof of the historic building, which will be setback 17 feet from the front façade.

OTHER ACTIONS REQUIRED

The work is associated with Building Permit Application No. 2012.0724.5642.

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 landmark 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 single-family 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 property and of the surrounding landmark district, as outlined within the designating ordinance. There are no alterations proposed on the visible portions of the historic building, and the two components of the proposal that are on the

historic building are minor in scope. The majority of the work is at the non-historic portions of the rear of the property, including the removal of contemporary shingle siding and the replacement of the underlying and deteriorated horizontal lap siding. The project will not remove any historic materials or features of the building or the landmark district. 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 three new window openings on the non-visible portion of the historic building, they are designed in a manner that is appropriate to the original design and architecture of the Italianate structure but also are distinguished as contemporary through their simple detailing. The new elements on the non-visible rear façade are contemporary in design, but relate to the 1871 structure in their materials and operation. The new openings are located in a manner that is compatible with the historic building. 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 will not significantly alter the 1871 Italianate structure. The majority of the proposal is at the non-visible portions of the rear façade, on a non-historic addition. This addition has undergone several modifications over the decades and has not gained significance in its own right. The massing and shape of the addition will be retained, but the openings on the first and second floors will be reconfigured. The contemporary shingle siding will be removed and the underlying deteriorated horizontal lap siding will be replaced. In sum, 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 building or of the surrounding landmark district. As mentioned above, the majority of the work is at the non-historic rear addition, and includes the replacement of that structures' deteriorated wood siding. 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 building or of the surrounding landmark district. The majority of the proposed project is at the non-historic rear addition, and will remove deteriorated contemporary wood shingle siding and replace the underlying deteriorated horizontal wood lap siding. The landscape elements will help alleviate water runoff and infiltration at the rear of this downsloping portion of the site, thereby protecting the 1871 wood structure. In sum, 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 significant 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 primarily involves work to the non-historic rear addition. The proposal will not destroy any historic materials, features or spatial relationships that are characteristic of the building or of the surrounding Liberty-Hill landmark district. Although the project involves the addition of three new window openings on the non-visible portion of the historic building, they are designed in a manner that are appropriate to the original design and architecture of the Italianate building but also are distinguished as contemporary through their simple detailing. The new elements on the non-visible rear façade are contemporary in design, but relate to the 1871 structure in their materials and operation. The new openings are located in a manner that is compatible with the historic building.

Overall, the proposed project maintains the historic integrity of the historic building and the surrounding landmark district. 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. 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 November 14, 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 that the proposal is appropriate for the building and the landmark district.

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 1871 Italianate building. The majority of the work will occur at the non-visible rear addition, which itself is not original to the residence. The proposal will not destroy any historic materials, features or spatial relationships that are characteristic of the building or of the surrounding Liberty-Hill landmark district. Although the project involves the addition of three new window openings on the non-visible portion of the historic building, they are designed in a manner that are appropriate to the original design and architecture of the Italianate building but also are distinguished as contemporary through their simple detailing. The new skylights on the roof are located on the non-visible portion of the roof and will be minimal in size and profile and will be in a finish to match the surrounding roof surface. The new elements on the non-visible rear façade are contemporary in design, but relate to the 1871 structure in their materials and operation. The new openings are located in a manner that is compatible with the historic building.

Department staff finds that proposed work will be in conformance with the Secretary's Standards and requirements of Appendix F 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*.

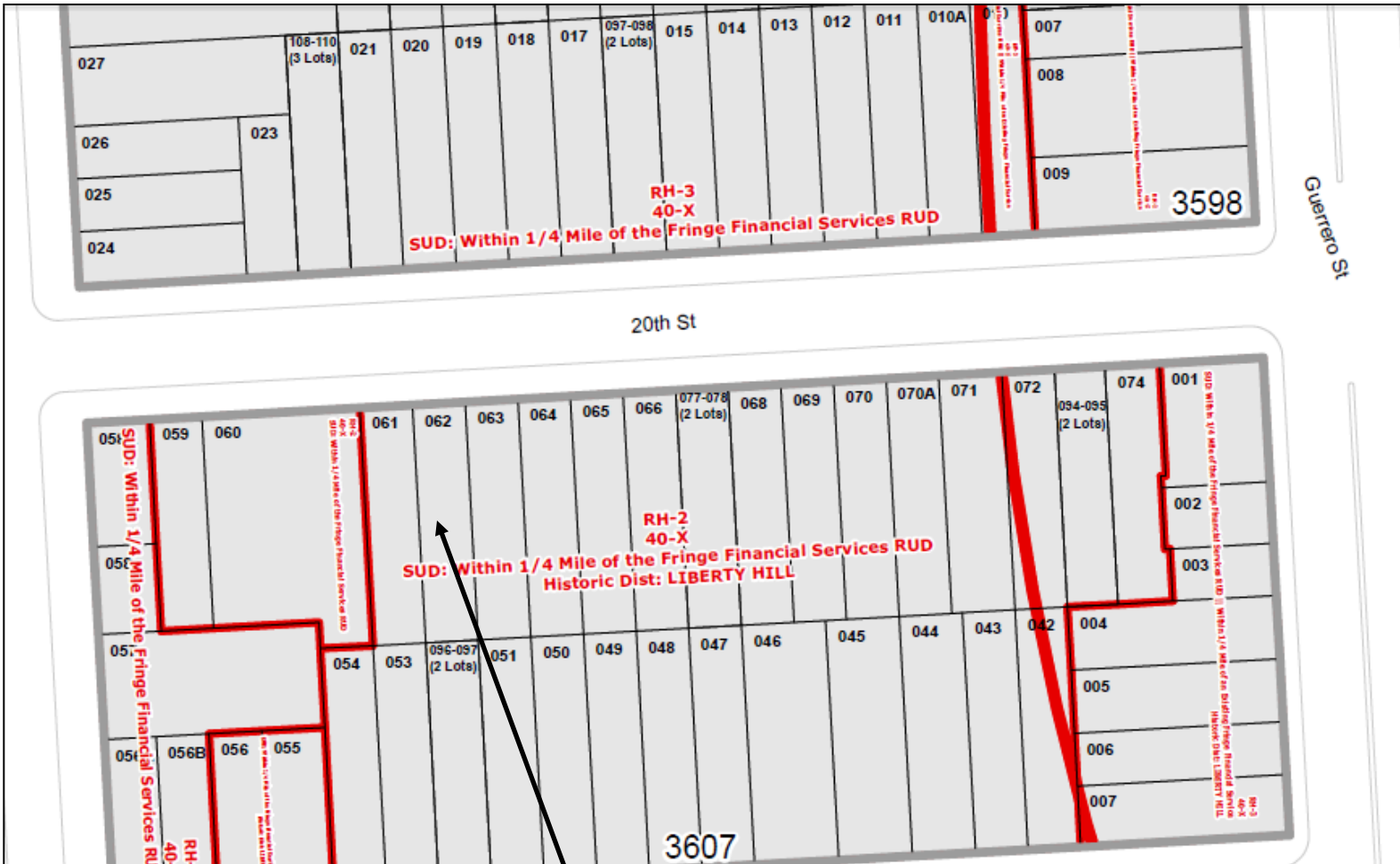
PLANNING DEPARTMENT RECOMMENDATION

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 Appendix F of Article 10.

ATTACHMENTS

Draft Motion
Exhibits, including maps and photographs
Architectural Drawings

Parcel Map

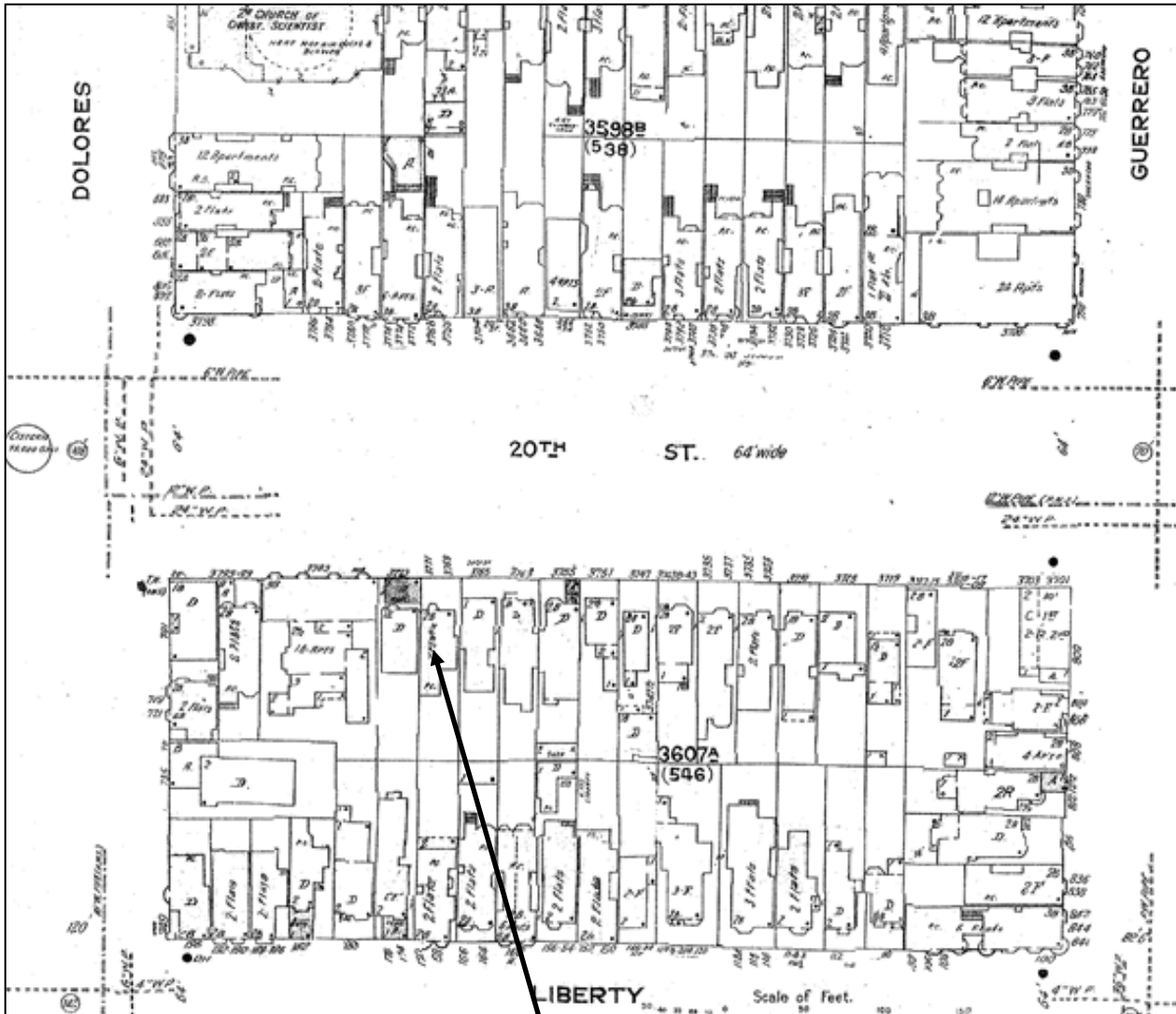


SUBJECT PROPERTY



Certificate of Appropriateness
 Case Number 2012.1076A
 3769 20th 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.

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3769 20th Street

Site Photo



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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 AT 3769 20TH STREET, LOCATED ON LOT 062 IN ASSESSOR'S BLOCK 3607, WITHIN THE LIBERTY-HILL LANDMARK DISTRICT, RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT, AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on September 21, 2012, Viral Vithalani of Malcolm Davis Architecture, on behalf of Thomas Ranese and Brian Jackson (Property Owners) 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 068 in Assessor's Block 3607.

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 November 21, 2012, the Commission conducted a duly noticed public hearing on the current project, Case No. 2012.1076A (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 approves a Certificate of Appropriateness, in conformance with the architectural plans dated November 21, 2012 and labeled Exhibit A on file in the docket for Case No. 2012.1076A 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 Landmark District as described in Appendix F of Article 10 of the Planning Code.

- That the proposed project would not damage or destroy any exterior character-defining elements of the building or the surrounding landmark district.
- That the proposed work is not visible from the public right-of-way and is minimal in scope.
- The majority of the proposed project is located on the non-historic portion of the building and is compatible with the buildings character-defining features.
- That the proposal respects the character-defining features of Liberty-Hill Landmark 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 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 architectural elements from other buildings, shall not be undertaken.

Standard 9.

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

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 1871 Italianate structure and the Liberty-Hill Landmark 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 structure at 3796 20th Street will remain a single-family residence. The proposed project is located at the non-visible portions of the building, and respects the character-defining features of the Liberty-Hill Landmark 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 3796 20th Street, Lot 068 in Assessor's Block 3607 for proposed work in conformance with the project information dated November 21, 2012, labeled Exhibit A on file in the docket for Case No. 2012.1076A.

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 November 21, 2012.

Linda D. Avery
Commission Secretary

AYES:

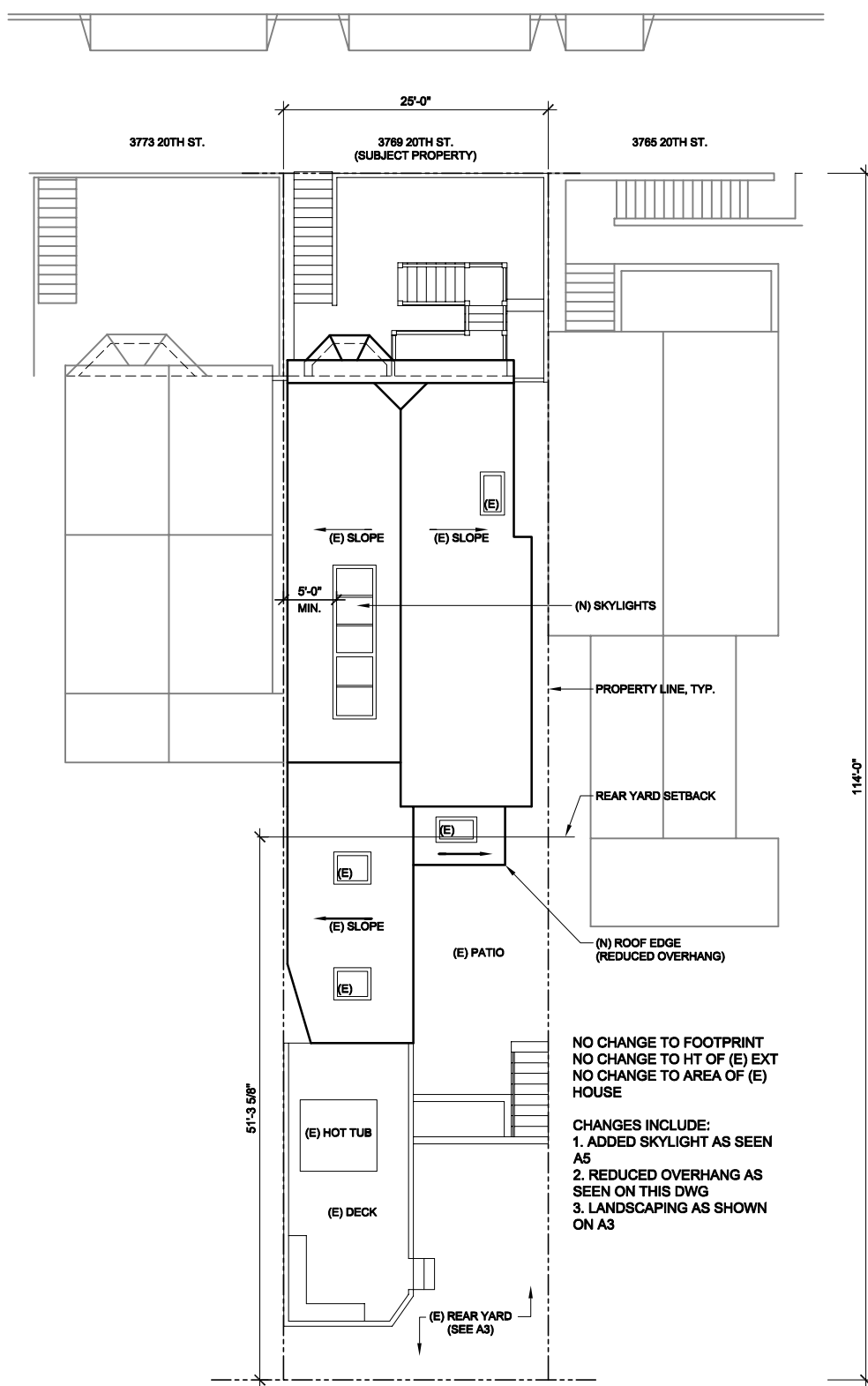
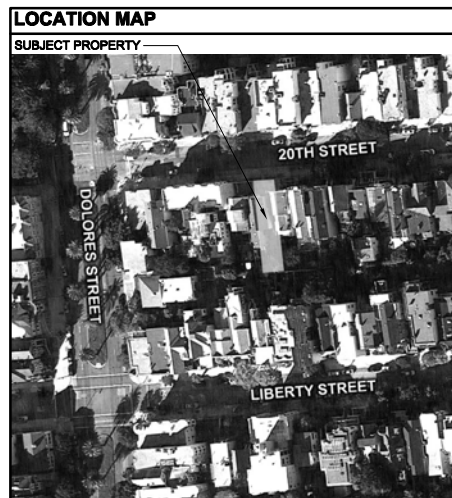
NAYS:

ABSENT:

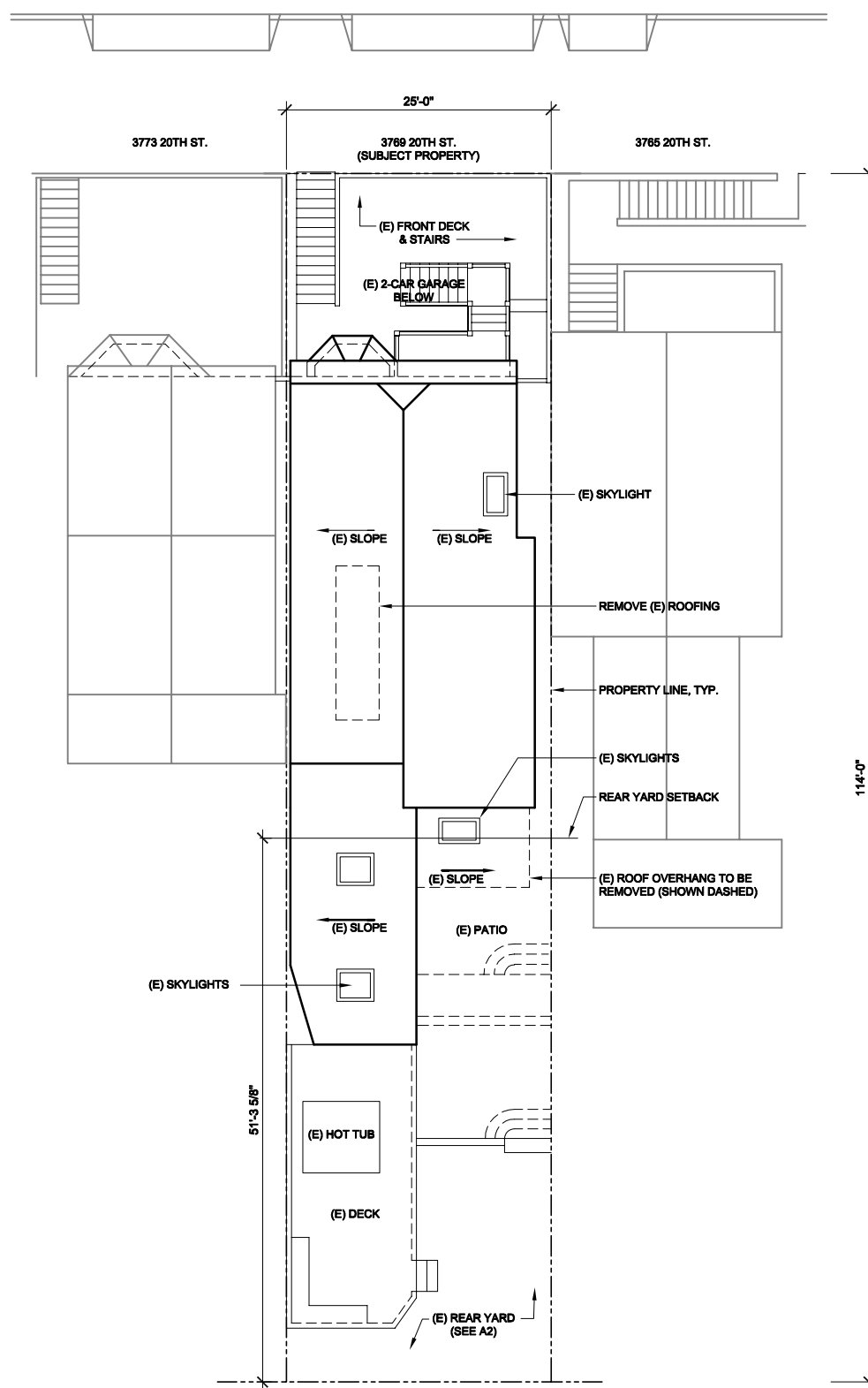
ADOPTED: November 21, 2012

PROJECT DATA			
ZONING: ZONING DISTRICT RH-2, HEIGHT & BULK DISTRICT 40-X			
BUILDING CODE: 2010 CALIFORNIA BUILDING CODE			
WITH SAN FRANCISCO AMENDMENTS			
CLASSIFICATION: OCCUPANCY R3, CONSTRUCTION TYPE VB			
NO. OF UNITS	EXISTING 1	PROPOSED (NO CHANGE)	PERMITTED 2
BUILDING AREA			
FIRST FLOOR	1165 GSF	(NO CHANGE)	N/A
SECOND FLOOR	1187 GSF	(NO CHANGE)	N/A
TOTAL	2352 GSF	(NO CHANGE)	N/A
NO. OF STORIES	2	(NO CHANGE)	3
BLDG. HEIGHT	37'-4"	(NO CHANGE)	40'
BLDG. DEPTH	63'-0"	(NO CHANGE)	N/A

DRAWING INDEX	
SHEET #	SHEET TITLE
A1	TITLE, PROJECT DATA, SITE PLAN, NOTES
A2	EXISTING/ DEMO PLANS
A3	FLOOR PLANS
A4	EXISTING ELEVATIONS
A5	PROPOSED ELEVATIONS
A6	EXISTING ELEVATIONS
A7	PROPOSED ELEVATIONS
A8	EXTERIOR DETAILS
A9	VEWS
A10	VEWS

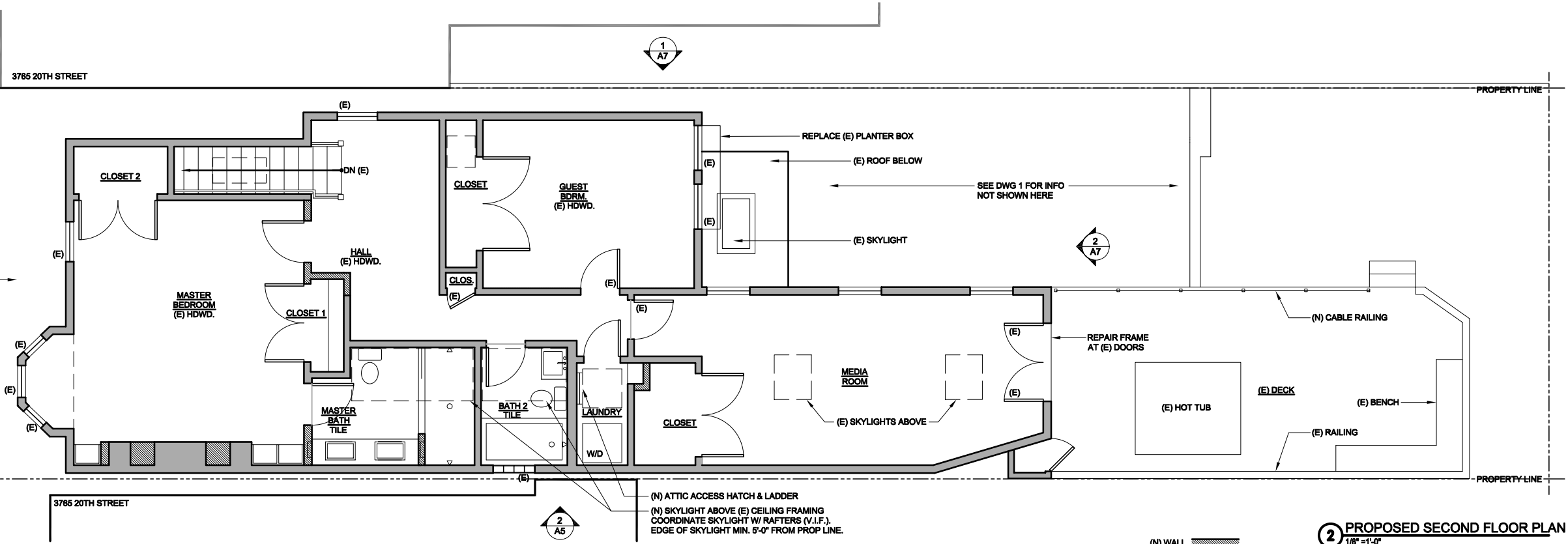


1 PROPOSED SITE/ROOF PLAN
1/16" = 1'-0"

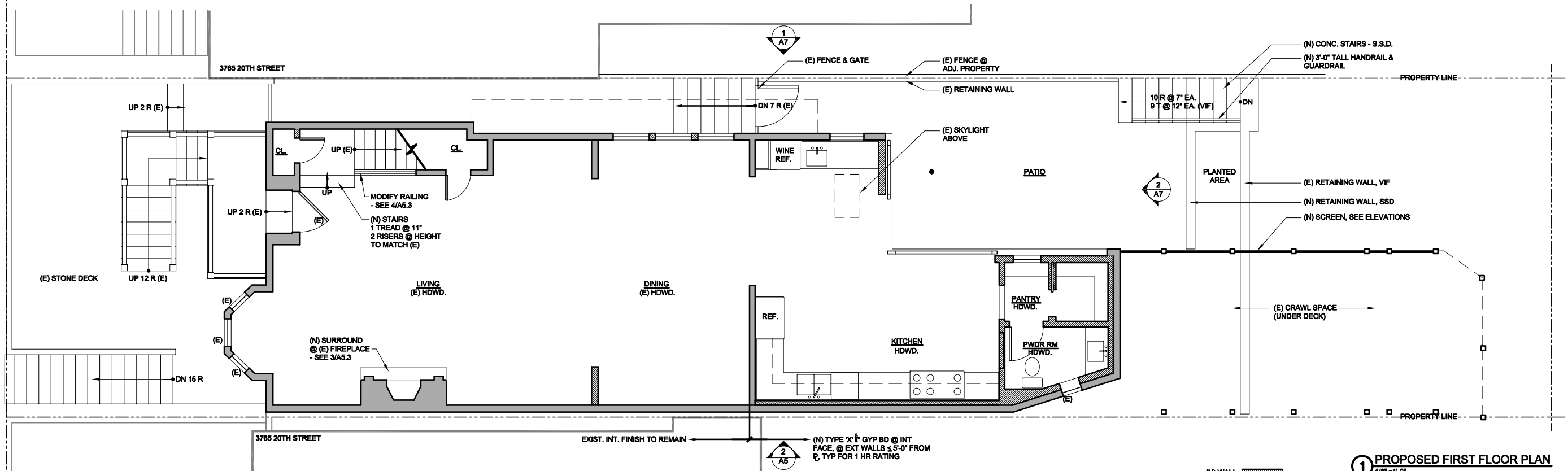
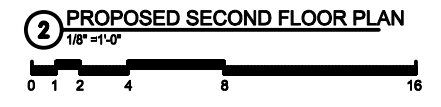


1 EXISTING SITE/ROOF PLAN
1/16" = 1'-0"

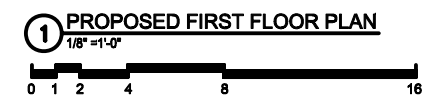


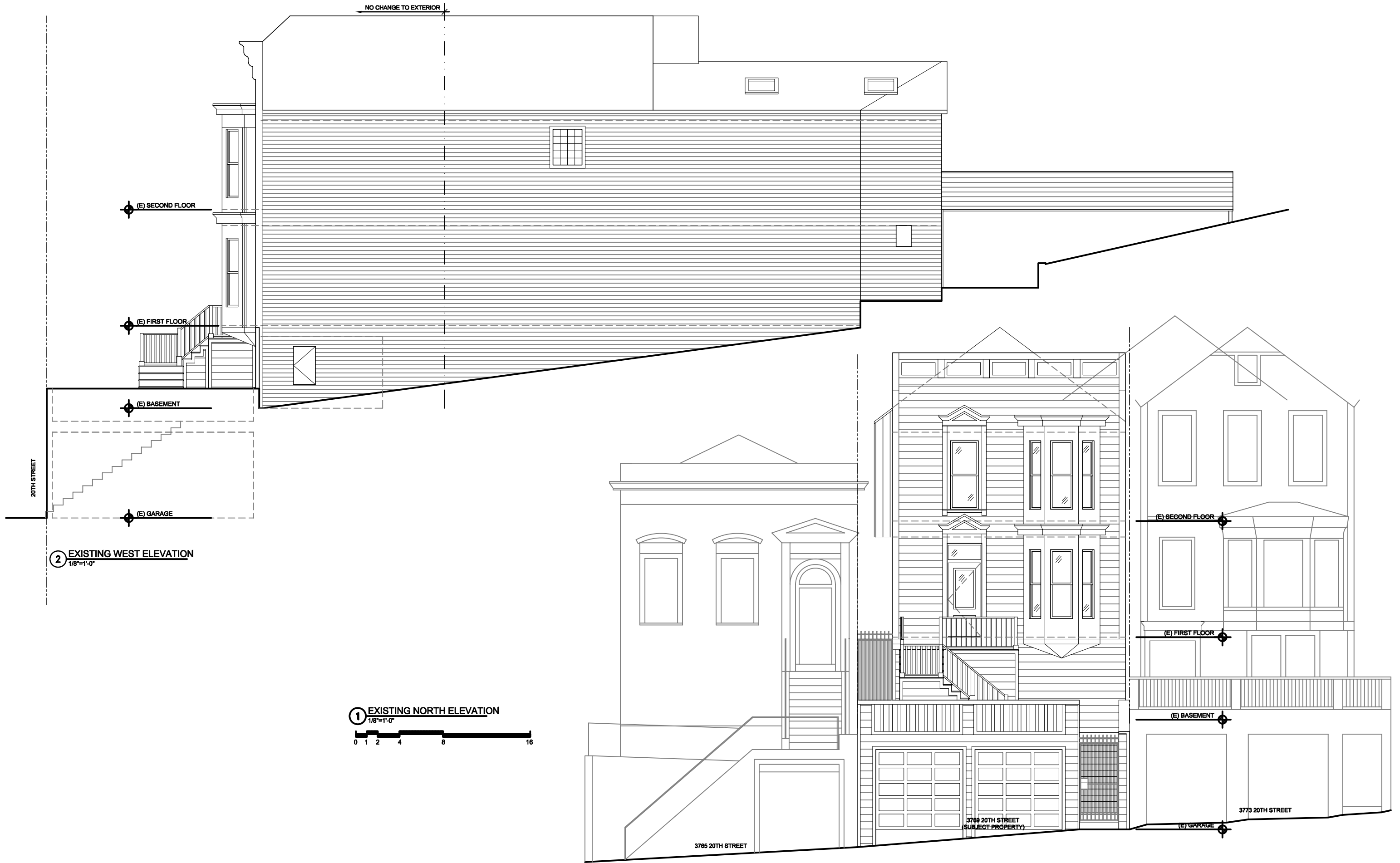


(N) WALL
(E) WALL



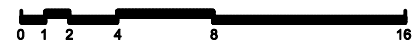
(N) WALL
(E) WALL





2 EXISTING WEST ELEVATION
1/8"=1'-0"

1 EXISTING NORTH ELEVATION
1/8"=1'-0"



NO CHANGE TO EXTERIOR

(N) SKYLIGHTS

(E)

(E)

(E)

(E)

(E) SECOND FLOOR

(E) FIRST FLOOR

(E) BASEMENT

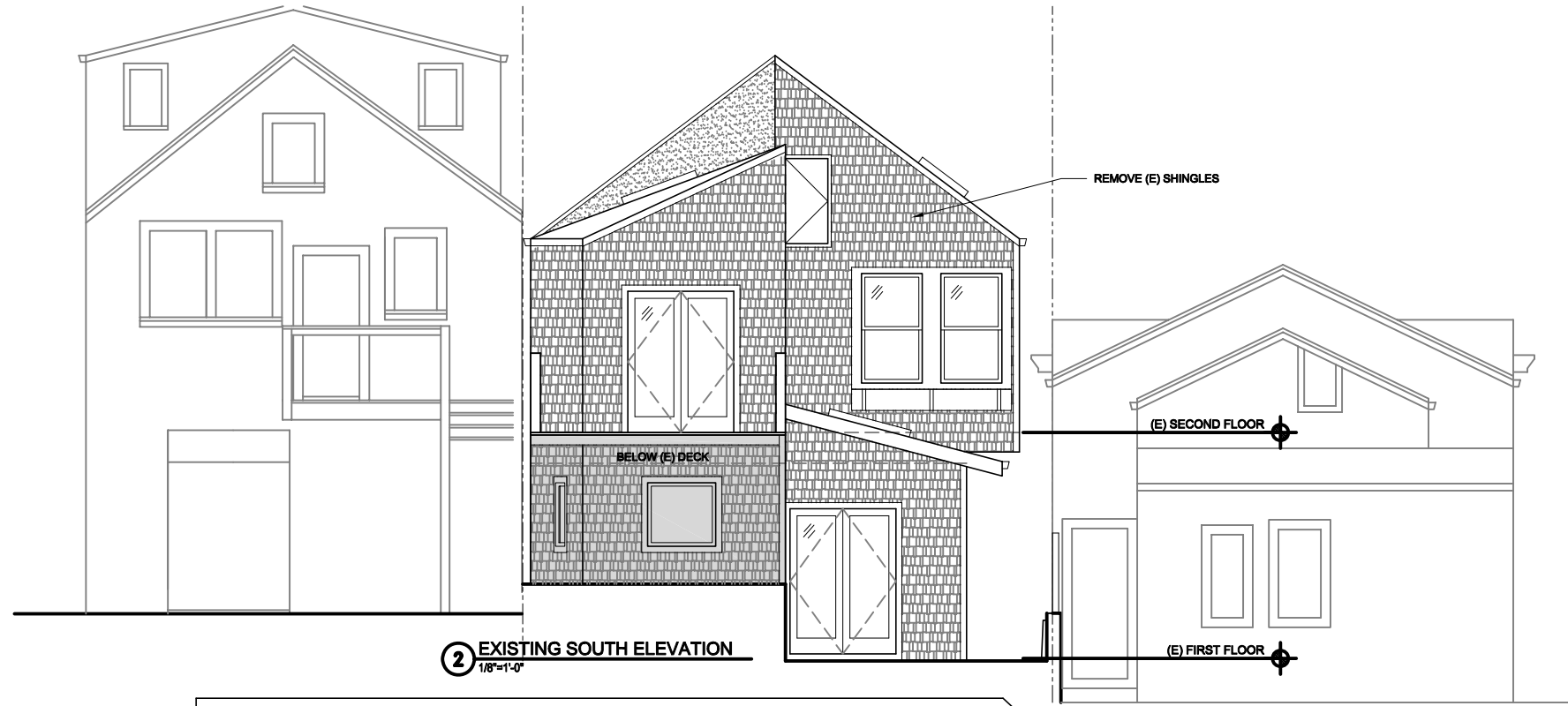
(E) GARAGE

20TH STREET

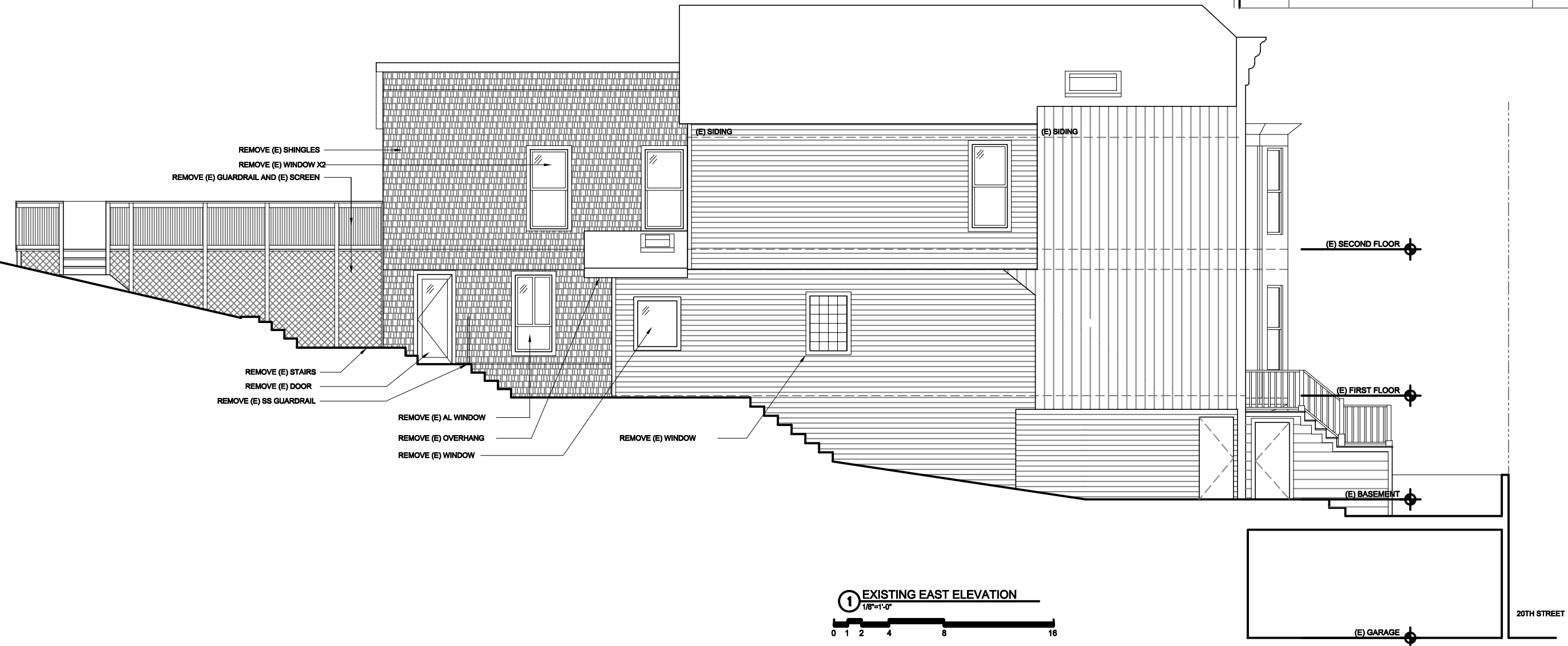
2 PROPOSED WEST ELEVATION
1/8"=1'-0"

1 PROPOSED NORTH ELEVATION
1/8"=1'-0"
0 1 2 4 8 16



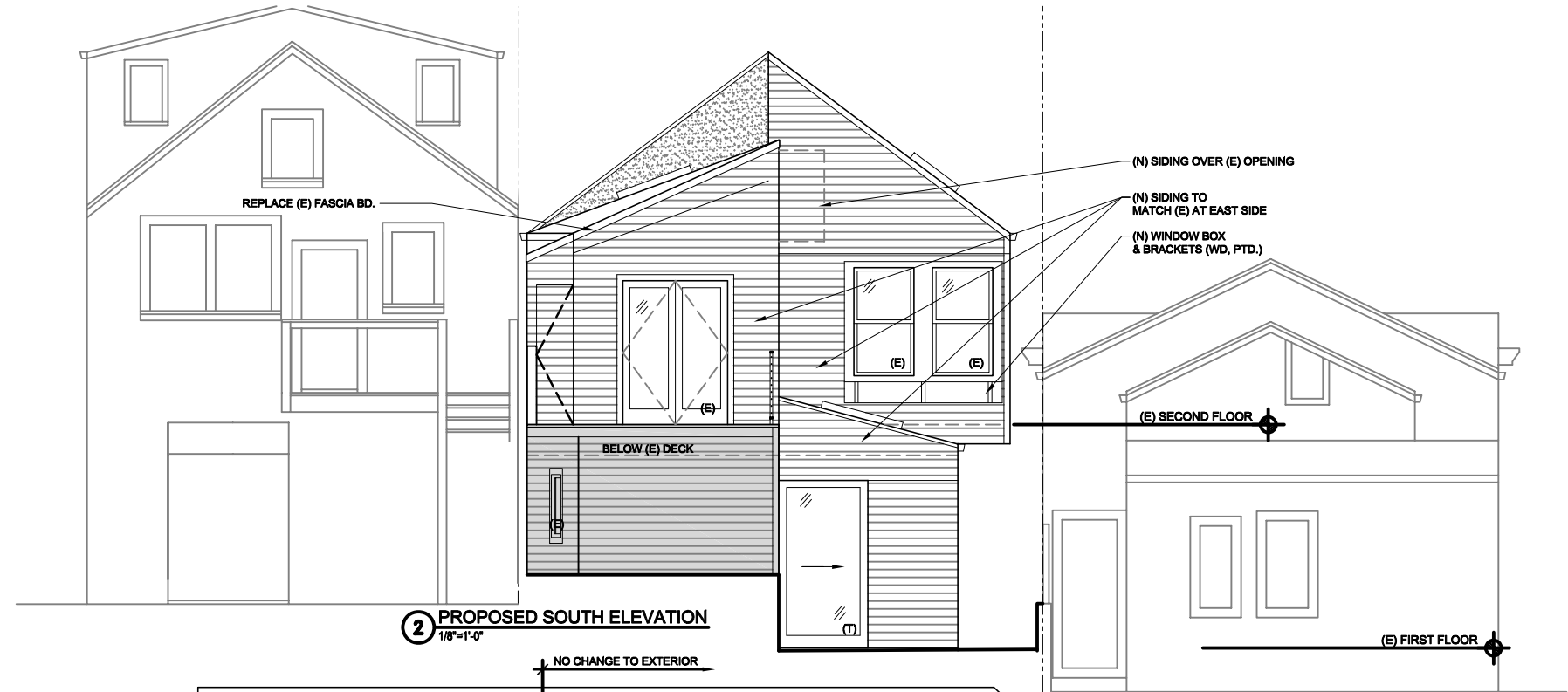


2 EXISTING SOUTH ELEVATION
1/8"=1'-0"

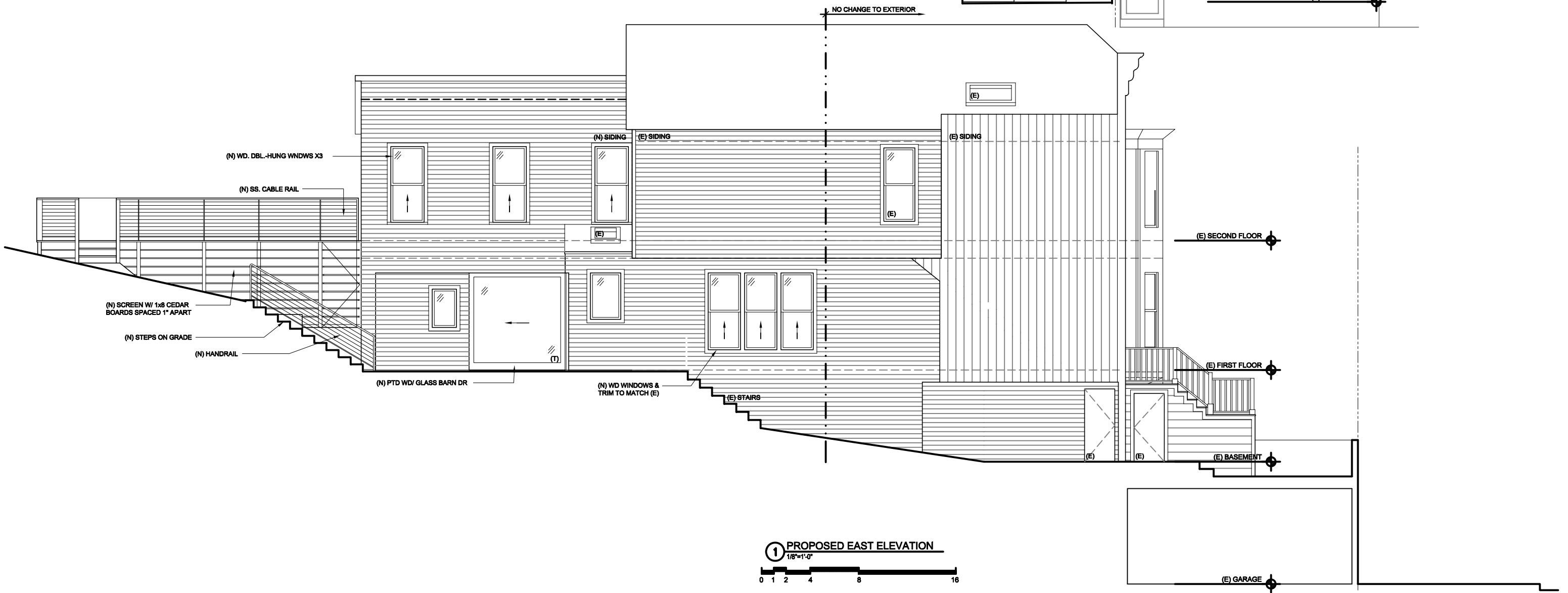


1 EXISTING EAST ELEVATION
1/8"=1'-0"



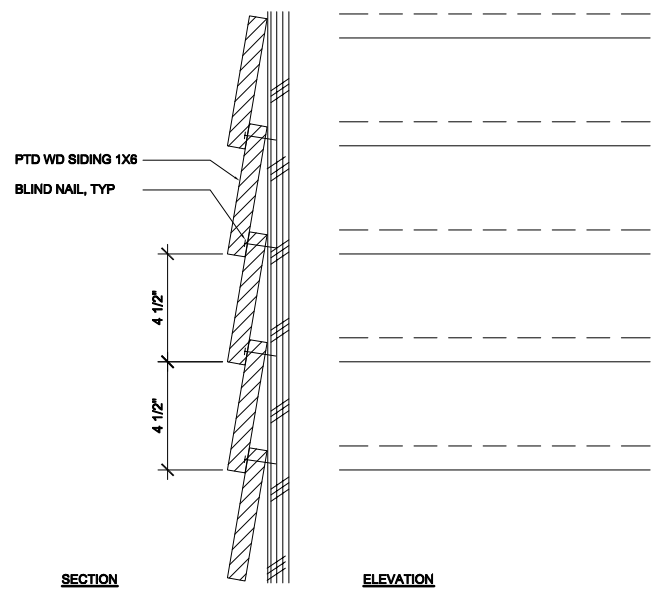


2 PROPOSED SOUTH ELEVATION
1/8"=1'-0"

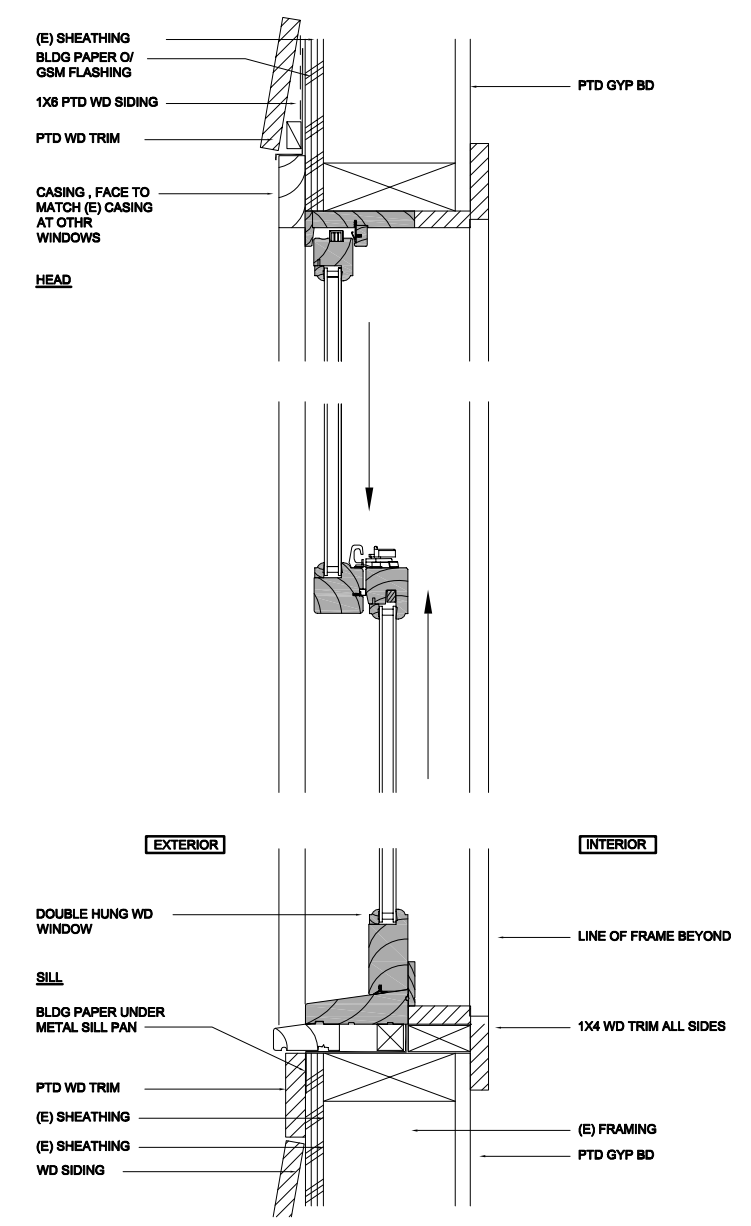


1 PROPOSED EAST ELEVATION
1/8"=1'-0"





② WD SIDING
1-1/2"=1'-0"



① WD DOUBLE HUNG WINDOW
1-1/2"=1'-0"



① VIEW FROM STREET



② VIEW OF REAR FACADE



① VIEW OF REAR YARD