



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: DECEMBER 4, 2013
CONTINUED FROM NOVEMBER 6, 2013

Filing Date: January 17, 2013
Case No.: **2012.1523A**
Project Address: **151-153 LIBERTY STREET**
Historic Landmark: Liberty-Hill Landmark District
Zoning: RH-3 (Residential, House, Three-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 3607/036A
Applicant: John Duffy, John Duffy Architect
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PROPERTY DESCRIPTION

151-153 LIBERTY STREET is a four-story, single-family residence designed in a Craftsman architectural style located on a rectangular lot (measuring approximately 25 ft x 114 ft) on the south side of Liberty Street between Dolores and Guerrero Streets. Constructed in 1913, the existing building features wood-frame construction, wood-sash windows, a gable roof, and is setback from the street edge on top of a steeply graded lot. Currently, the subject property does not have any off-street parking.

PROJECT DESCRIPTION

The proposed project consists of a change in use from one dwelling unit to two dwelling units, and exterior alterations including:

- **Construction of a New Garage:** The project would construct a new two-car garage to the east of the existing entry stairway. The new garage opening would be approx. 9-ft wide and would feature glazed, wood panel garage doors.
- **New Stairway and Handrail:** The project would replace the existing non-historic concrete stair and metal rail with a new stair, stair landing, and handrail. The project would maintain the rough configuration of the entry stair and provide for a new stair landing to the second dwelling unit. The new handrails would be constructed of wood, and would be designed in a Craftsman architectural style.
- **Primary Façade Alterations:** To accommodate the new residential unit, the project would alter the primary façade by cutting a pedestrian entryway into the existing stair wall off of the new

stair landing on the first floor. The project would replace an existing doorway and window with a new glazed, single panel wood door with transom and a new double-hung, wood-sash window. On the primary façade, the existing double-hung, wood-sash windows would be retained and repaired, as required. Similarly, the existing wood trellis would be reconstructed in-kind, due to extensive deterioration.

- **Construction of Horizontal and Vertical Rear Addition:** At the rear, the project would construct a new horizontal addition that would extend approximately 17-ft 6-in from the existing rear façade, as well as a new vertical addition, which would be constructed on top of an existing two-story portion of the existing residence. The new vertical addition would not extend past the peak of the existing gable roof.
- **Side and Rear Façade Alterations:** The project would add new window openings on the side facades, and would alter the rear façade to accommodate the new horizontal and rear additions. The rear façade would be clad in a smooth stucco finish, and would feature wood-sash casement windows.
- **Construction of a New Roof Deck:** The project would construct a new roof deck, which would measure approximately 10-ft 4-in by 27-ft 6-in (or approx. 250 sq ft), and would feature new metal cable rail guardrail.

OTHER ACTIONS REQUIRED

Proposed work requires 311 Notification and a Building Permit from the Department of Building Inspection (DBI).

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.

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 current and historic use as a residence. 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 subject property, as defined by its character-defining features, including, but not limited to, its overall mass and form, double-hung wood-sash windows, front facing gable, wood rafter tails, and wood trellis, as well as, other elements identified in the designating ordinance for the landmark.

The new stair and handrails on the primary facade would reinforce the subject property's historic character by introducing a handrail material (wood) and design that is compatible with the building's architectural style and surrounding district. The square pattern and rectilinear of the new handrails assists in enhancing the building's Craftsman architectural style. Wood handrails are a character-defining feature of the surrounding district.

The proposed project would also construct a new horizontal and vertical rear addition, which would be located at the rear of the subject property and would not be visible from the public rights of way. This new addition would maintain a sense of the existing building's form and massing, since it would be located behind the existing gable roof, would not extend past the existing roofline, and would not impact any significant historic characteristics of the subject property. The new addition would not impact any historic materials or features of the subject property or 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.

The proposed project does not include the addition of conjectural elements or architectural features from other buildings. Although designed in a Craftsman style, the new exterior handrails incorporate elements, which contemporary in nature, including the size, scale and dimension of the balustrades. This new work will not create a false sense of historical development and would be

compatible with the surrounding district. 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 subject building, which have acquired significance in their own right. The existing rear addition does not possess historical significance and does not contribute to the district's historic character. 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 maintains and preserves the subject property's distinctive finishes and character-defining features, including the overall form and massing, wood-sash windows, wood rafter tails, wood trellis, and front facing gable. The project would not impact any distinctive features of the subject property. New work is focused upon non-historic elements of the subject property, including the existing concrete stair, metal handrail, and two-story rear addition. 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 calls for the repair of the existing windows on the primary façade and the reconstruction of the existing wood trellis in-kind, due to extensive wood deterioration. Repair of the existing windows is limited to in-kind replacement of glazing, repair of wood sash, and repair of sash weights and cords. 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. 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 work, which may require excavation or uncovering any archaeological resource. 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 exterior alterations to the subject property, including façade alterations to accommodate a new residential unit and construction of a new two-car garage, main entry stairway, and horizontal and vertical addition.

The new two-car garage would be located east of the existing main entry stair. The roof of the new garage accommodates the new stair landing. Garages are common alterations to residences within the surrounding district. Relative to the site's existing setting, the project would still maintain the building's historic setback's and the overall site's steeply sloped character, as evidenced by the landscaping to the west and sloped landscaping to the east of the stair at the new stair landing. The construction of this new garage would not impact any character-defining features of the existing residence. The new garage would feature glazed, three-panel wood doors, which assist in reinforcing the property's Craftsman architectural character, thus are compatible with the overall character of the residence.

Above the new garage, the new stair landing would include a landscaped area, in order to echo the original sloped landscaped character of this portion of the subject lot. The existing residence is characterized by a steeply sloped topography that is currently heavily landscaped. This steeply sloped character is found among other properties on the same block. The project assist in maintain the existing residence's setback from the street and sloped character by providing for a new garage, which accommodates the slope of the site and landscaping.

Above the new garage, the façade alterations include three new steps and a narrow cutout to accommodate a pedestrian pathway to the new residential entry. This new residential entry occurs in the location of an existing secondary entry door and window. These façade alterations do not significantly impact any historic materials, since the existing door is not historic and the cutout is narrow and small in scale, thus minimally impacting the exterior façade materials. Further, the cutout would be adorned with simple wood trim, which is consistent with the trim found on the upper stories of the residence, thus relating this alteration to the rest of the residence. The alterations to the existing door and window are more consistent with the character of the residence, since the project would replace a non-historic door with a new more compatible doorway and would introduce a new double-hung wood-sash window, which is more consistent in size, scale and material with the common windows found on the residence.

At the rear, the new vertical and horizontal additions are clearly differentiated from the historic mass of the original residence, as noted by the roofline and the change in siding. The new

additions have a flat roof, while the existing historic residence features a gable roof. The new additions would be constructed on top of an existing non-historic addition currently located at the rear of the existing residence. The new additions and rear façade alterations are compatible with the subject property's overall historic character, since the new work is occurring on a rear and non-visible façade, the new smooth stucco is similar in material and design to the property's historic stucco siding (evident on the primary facades), and the mass of the new additions are differential to the historic mass of the original residence.

Overall, the proposed project maintains the historic integrity of the subject property and provides new additions, which are compatible, yet differentiated with the historic residence. 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 includes construction of a horizontal and vertical rear addition, which would be located behind and below the existing gable roof. These new additions would not affect the essential form and integrity of the landmark district, and do not impact any character-defining features of the subject property. 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 October 31, 2013, the Department has four public inquiries into the proposed project; however, the majority of these inquiries have expressed neither support nor opposition to the proposed. One public inquiry expressed support for the project.

STAFF ANALYSIS

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

151-153 Liberty Street & Liberty-Hill Historic District: Although the subject property is designed in a Craftsman architectural style, 151-153 Liberty Street is designated as a contributor to the Liberty-Hill Historic District, which is generally known for the strong collection of Victorian-era and Edwardian-era architectural resources. 151-153 Liberty Street does share common characteristics of the surrounding district, which include a raised first floor entrance, front-facing gables, and wood construction and detailing.

Construction of New Two-Car Garage: The project would construct a new two-car garage within a sloped area of the subject lot. This new garage would not impact any character-defining features of the subject property, and its mass and location assists in maintaining the residence's historic setting and characteristic steeply sloped lot. Given the character of the new garage doors, the project would assist in reinforcing the property's architectural style and its relationship to other properties on the street. This alteration would comply with the Secretary of the Interior's Standards for Rehabilitation and the requirements of Article 10 of the San Francisco Planning Code, since the new work would be compatible the existing historic features.

Façade Alterations (Window Repair, Trellis Restoration, and Access to New Residential Entryway): The proposed project includes minor repair of the existing double-hung wood-sash windows, restoration of the existing wood trellis, and a narrow cutout and stair to accommodate a new residential entry. The repair of the existing double-hung windows assists in furthering their longevity by rectifying minor issues, such as broken glazing and inoperable. Similarly, the restoration of the wood trellis would rectify a deteriorated character-defining feature. To ensure compatibility, the Department has included a condition of approval for a window schedule/window conditions assessment, and for specifications for the trellis restoration. The new residential entryway would occur within the location of an existing door and window, and be would consistent with the historic character of the overall residence. A small portion of the existing stucco located on the street façade in a non-visible location would be removed to accommodate a new pedestrian entry, thus minimizing the impact upon historic materials. These alterations would comply with the Secretary of the Interior's Standards for Rehabilitation and the requirements of Article 10 of the San Francisco Planning Code, since the deteriorated features would be repaired and replaced in-kind, would involve minimal removal of historic fabric in discrete locations, and new work would be compatible the existing historic features.

Replacement of the Main Stairway: The proposed project includes replacement of the existing concrete stair and metal handrails with a new stair with wood handrails. The new stair maintains the alignment and location of the existing non-historic stair, which appears to be in the same alignment and orientation as the historic stair, as noted by other properties on the same block that also have similar types of staircases. The replacement of the stair and handrails would remove a non-historic feature and introduce a more compatible element on the exterior facade. To ensure that the work is performed in conformance with Article 10 of the San Francisco Planning Code and Secretary of the Interior' Standards for Rehabilitation, Department staff has included a condition of approval for material sample of the stair tread and risers and handrails.

Horizontal and Vertical Addition/Side-Rear Façade Alterations: The proposed project includes a horizontal and vertical rear addition and side-rear façade alterations. This work would occur on the side (non-visible) and rear portions of the subject property and would not be visible from any public rights of way. The façade alterations on the side façades primarily consist of adding new windows, which are in a similar orientation, alignment and scale as the historic windows. The mass, scale and location of the new additions are consistent and compatible with the rear additions found on contributing properties within the surrounding district. Further, this work would not impact any character-defining features of the subject property or surrounding historic district. The new materials on the rear facade (stucco and aluminum-clad wood-sash windows) would be in alignment with the district's character-defining

features, which include wood siding and double-hung wood-sash windows. Therefore, this alteration would comply with the Secretary of the Interior's Standards for Rehabilitation and the requirements of Article 10 of the San Francisco Planning Code, since the new work would be compatible with the historic features.

Summary: 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 Department anticipates publication of a Class 32 Categorical Exemption for the proposed project. Copies of this exemption shall be provided to the Historic Preservation Commission at the public hearing.

PLANNING DEPARTMENT RECOMMENDATION

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

CONDITIONS OF APPROVAL

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

1. As part of the Site Permit, the Project Sponsor shall provide material samples, including the examples of the materials for the proposed stair tread and rise, handrails and rear stucco finish, to ensure compatibility with the surrounding landmark district. These material samples shall demonstrate the range of color, texture and finish for the identified materials. Generally, the materials should feature a matte or painted finish, and be consistent with the building's overall historic character.
2. As part of the Site Permit, the Project Sponsor shall provide a window schedule and conditions assessment. The window schedule shall detail the current issues with the existing windows on the primary façade, and shall outline the repair methodologies.
3. As part of the Site Permit, the Project Sponsor shall provide detailed drawings and specifications for the restoration of the existing wood trellis on the primary façade. The Project Sponsor shall provide detailed drawings of the existing trellis (including plan, section, elevations and details, as determined by Department staff) to assist in guiding the reconstruction. The specifications shall include a conditions assessment of the existing wood, as well as dimensions for the individual pieces of wood, in order to assist with the restoration.

ATTACHMENTS

Draft Motion

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

Architectural Drawings

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SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: DECEMBER 4, 2013

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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 036A 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 January 7, 2013, John Duffy of John Duffy, Architect (Project Sponsor) on behalf of Brendan McGrath (Property Owners), filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness for façade alterations and a new horizontal and vertical addition to the subject property located on Lot 036A in Assessor's Block 3607.

WHEREAS, the Project received an exemption from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption (CEQA Guideline Section 15332) on December XX, 2013.

WHEREAS, on December 4, 2013, the Commission conducted a duly noticed public hearing on the current project, Case No. 2012.1523A (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 a Certificate of Appropriateness, in conformance with the project information dated October 8, 2013 and labeled Exhibit A on file in the docket for Case No. 2012.1523A based on the following findings:

CONDITIONS OF APPROVAL

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

1. As part of the Site Permit, the Project Sponsor shall provide material samples, including the examples of the materials for the proposed stair tread and rise, handrails and rear stucco finish, to ensure compatibility with the surrounding landmark district. These material samples shall demonstrate the range of color, texture and finish for the identified materials. Generally, the materials should feature a matte or painted finish, and be consistent with the building's overall historic character.
2. As part of the Site Permit, the Project Sponsor shall provide a window schedule and conditions assessment. The window schedule shall detail the current issues with the existing windows on the primary façade, and shall outline the repair methodologies.
3. As part of the Site Permit, the Project Sponsor shall provide detailed drawings and specifications for the restoration of the existing wood trellis on the primary façade. The Project Sponsor shall provide detailed drawings of the existing trellis (including plan, section, elevations and details, as determined by Department staff) to assist in guiding the reconstruction. The specifications shall include a conditions assessment of the existing wood, as well as dimensions for the individual pieces of wood, in order to assist with the restoration.

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 Historic 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 features façade alterations and additions, which are compatible with the Liberty-Hill Landmark District, since these alterations and additions maintain the

historic form of the residence, do not destroy historic materials, and provide for new construction, which is compatible, yet differentiated.

- That the proposed project maintains the historic character of the subject property, as defined by its character-defining features, including, but not limited to, its overall mass and form, double-hung wood-sash windows, front facing gable, wood rafter tails, and wood trellis, as well as, other elements identified in the designating ordinance for Liberty-Hill Landmark District.
- That the essential form and integrity of the landmark 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 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 9.

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

Standard 10:

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

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the South End 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, since there are no retail uses located on the project site.

- 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 would not impact any existing housing, and will strengthen neighborhood character by respecting the character-defining features of 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 upon affordable housing, since there are no identified affordable housing units 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. The proposed project is located within a transit-rich neighborhood with walkable access to bus, light rail and train lines. The project provides two off-street parking spaces, thus accommodating the allowable amount of parking for the two dwelling units.

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

The proposed will not have any impact on industrial and service sector jobs, since there is no commercial or industrial uses on the project site.

- 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 WITH CONDITIONS a Certificate of Appropriateness** for the property located at Lot 036A in Assessor's Block 3607 for proposed work in conformance with the project information dated October 8, 2013, labeled Exhibit A on file in the docket for Case No. 2012.1523A.

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 Historic Preservation Commission ADOPTED the foregoing Motion on December 4, 2013.

Jonas P. Ionin
Commission Secretary

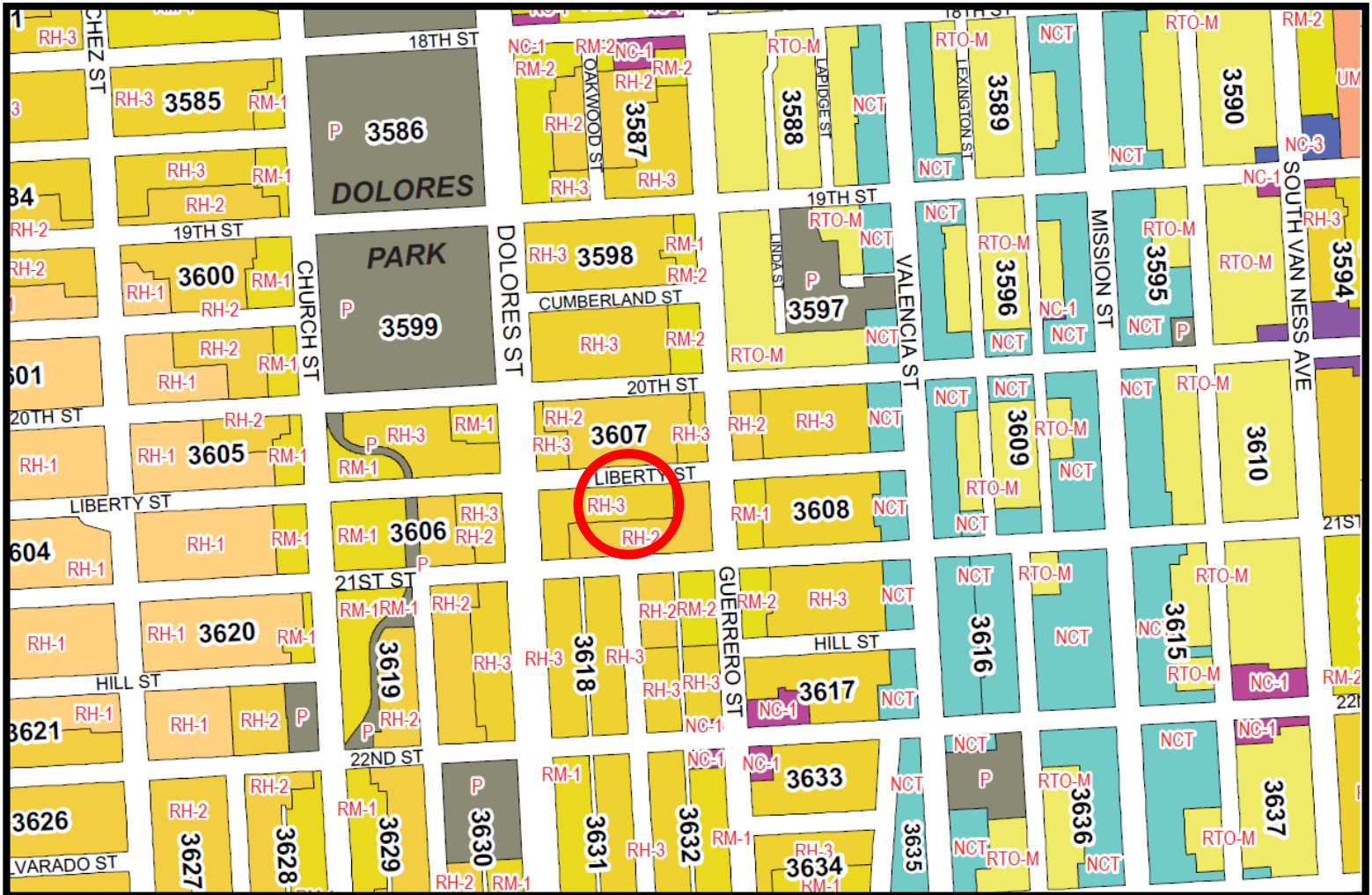
AYES:

NAYS:

ABSENT:

ADOPTED: December 4, 2013

Zoning Map



Certificate of Appropriateness Hearing
Case Number 2012.1523A
151-153 Liberty Street

Aerial Photo

SUBJECT PROPERTY

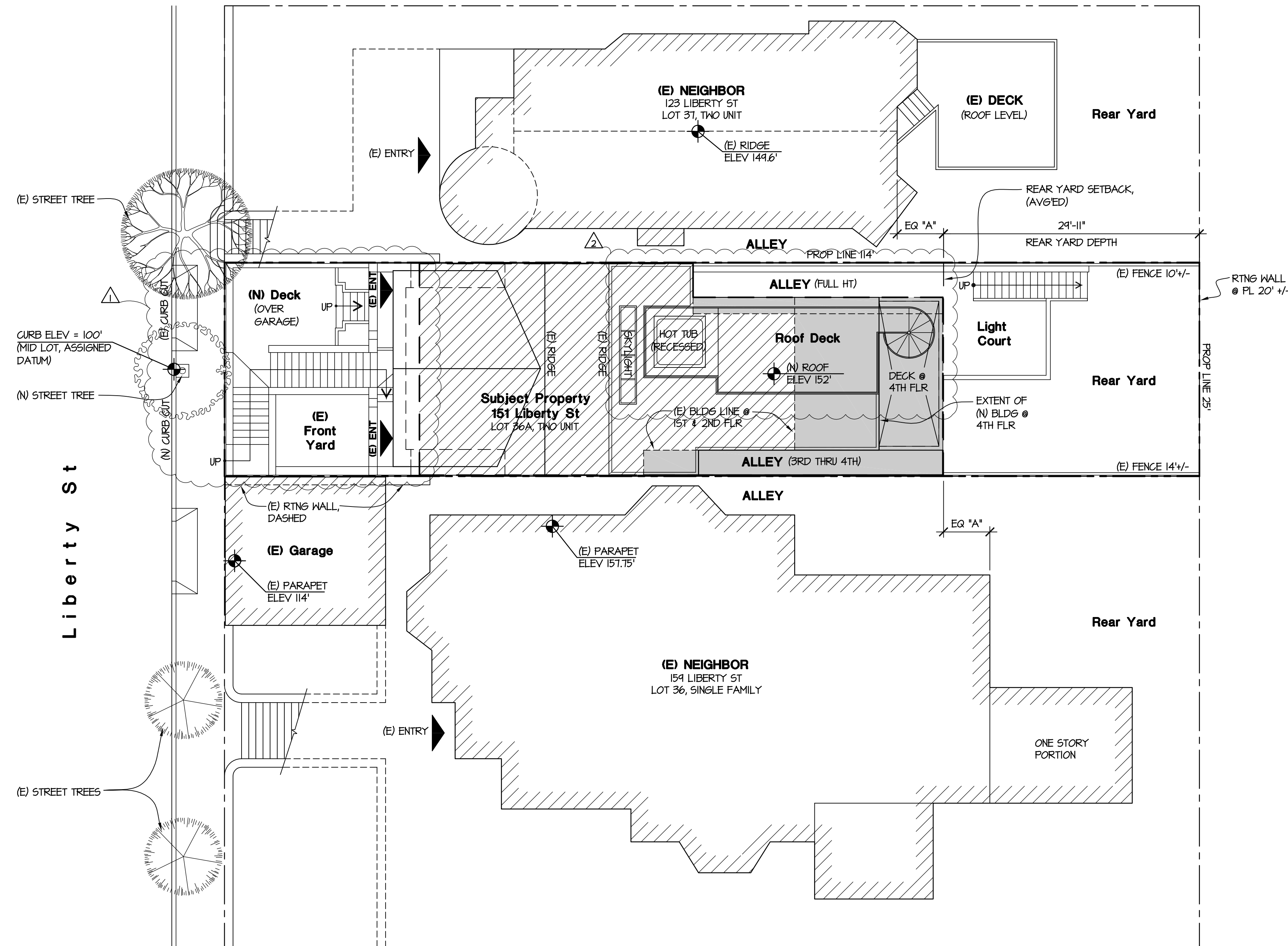


Site Photo



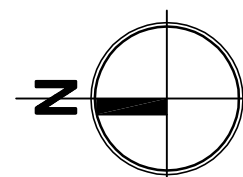
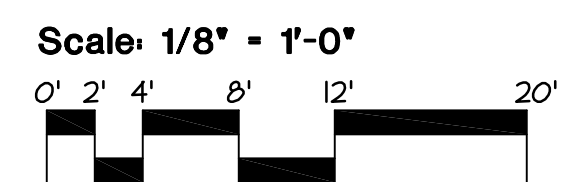
151-153 Liberty Street (Source: Google Maps)

Certificate of Appropriateness Hearing
Case Number 2012.1523A
151-153 Liberty Street



PROPOSED PLOT PLAN

1/8" = 1'-0"



CONSTRUCTION LEGEND	
	SUBJECT PROPERTY (NEW CONST)
	SUBJECT PROPERTY (EXISTING)
	ADJACENT PROPERTY

PROJECT INFORMATION:

DRAWINGS INDEX

- ARCHITECTURAL DRAWINGS
- A1.0 COVER SHEET - NEW PLOT PLAN, PROJECT INFORMATION
 - A1.1 NEW FLOOR PLANS: BSMT & FIRST
 - A1.2 NEW FLOOR PLANS: SECOND & THIRD
 - A1.3 NEW FLOOR PLANS: FOURTH & ROOF
 - A1.4 NEW DEMOLITION PLANS: BSMT - THIRD
 - A2.1 NEW ELEVATIONS: NORTH
 - A2.2 NEW ELEVATIONS: EAST
 - A2.3 NEW ELEVATIONS: WEST
 - A2.4 NEW ELEVATIONS: SOUTH
 - A2.5 NEW LONG SECTION
 - A2.6 NEW PART ELEVATION - UNIT 151 & TYP RAILING ELEV & DETAILS
 - A3.1 EXISTING PLANS: BSMT & FIRST
 - A3.2 EXISTING PLANS: SECOND & THIRD
 - A3.3 EXISTING ELEVATIONS: NORTH & EAST
 - A3.4 EXISTING ELEVATIONS: SOUTH & WEST
 - A4.1 STREETSCAPE PHOTOS

BUILDING DATA

BLOCK 3607
 LOT 036A
 ZONING RH-3
 HT LIMIT 40'
 OCCUPANCY: R3
 UNITS U
 GARAGE U
 CONST TYPE 5B
 STORIES 3
 LOT AREA 2850 SF

HABITABLE AREAS (1)			
	EXISTING	PROPOSED	DIFF
BSMT (2)	406	1343	937
FIRST	940	1306	366
SECOND	870	1345	475
THIRD	468	1060	592
TOTAL	2684	5054	2370

MISC AREAS (1)			
	EXISTING	PROPOSED	DIFF
GARAGE	N/A	1028	N/A
ROOF DECK	N/A	250	N/A

(1) AREAS INDICATED ARE TO OUTSIDE FACE OF STUD WALLS TYP
 (2) EXCEPTION - EXIST BSMT FLOOR AREA IS NON HABITABLE SPACE

SCOPE OF WORK *

EXCAVATE BASEMENT LEVEL TO PROVIDE RELOCATED UNIT ONE & NEW GARAGE. PROVIDE NEW HORIZONTAL ADDITION @ 1ST & 2ND FLOORS & NEW VERTICAL ADDITION @ 3RD. PROVIDE COMPLETE STRUCTURAL UPGRADE THROUGHOUT.

CONTACT INFO

ARCHITECT
 JOHN DUFFY, ARCHITECT
 5234 CRYSTAL AIRE DR
 MARIPOSA, CA 95338
 CONTACT: JOHN DUFFY
 TEL: 415 304-8846

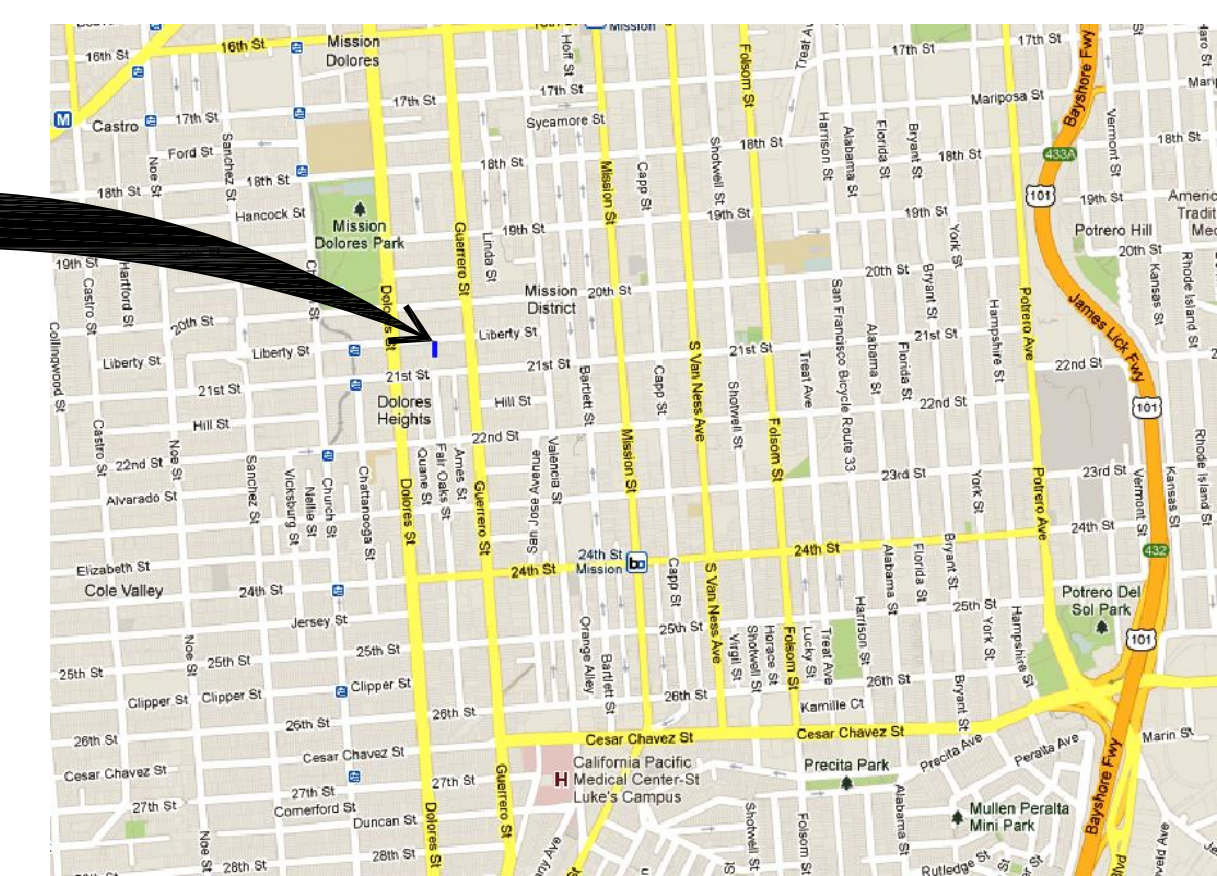
OWNER
 BRENDAN MCGRATH
 151 LIBERTY ST
 SAN FRANCISCO, CA 94110
 CONTACT: BRENDAN MCGRATH
 TEL: 415 571-8422

CODE NOTES

ALL CONSTRUCTION AND INSTALLATION SHALL CONFORM TO THE CURRENT EDITIONS OF ALL STATE, AND LOCAL REGULATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING CALIFORNIA CODES: BUILDING (2010 CBC, & SF BUILDING CODE), MECHANICAL (2010 CM), PLUMBING (2010 CPC), ELECTRICAL (2010 CEC), ENERGY (2010 CALIF ENERGY CODE)

VICINITY MAP (NOT TO SCALE)

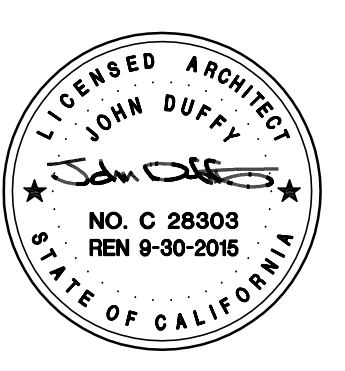
Project Location:
 151-153 Liberty St
 San Francisco



ARCHITECTURAL SYMBOLS

- BUILDING ELEVATION NUMBER SHEET NUMBER
- BUILDING SECTION NUMBER SHEET NUMBER
- INTERIOR ELEVATION NUMBERS SHEET NUMBER
- DETAIL NUMBER SHEET NUMBER
- WALL RATING SHEET NUMBER
- REFERENCE NOTE
- FLOOR ELEVATION OR DIMENSION POINT
- REVISION

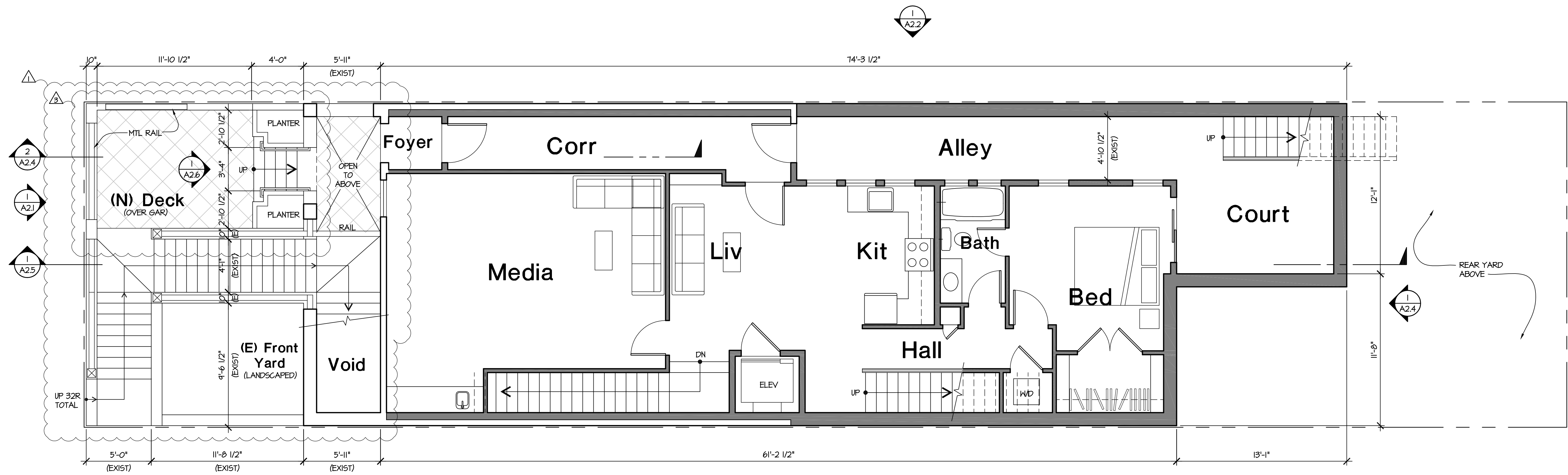
John Duffy
 Architect



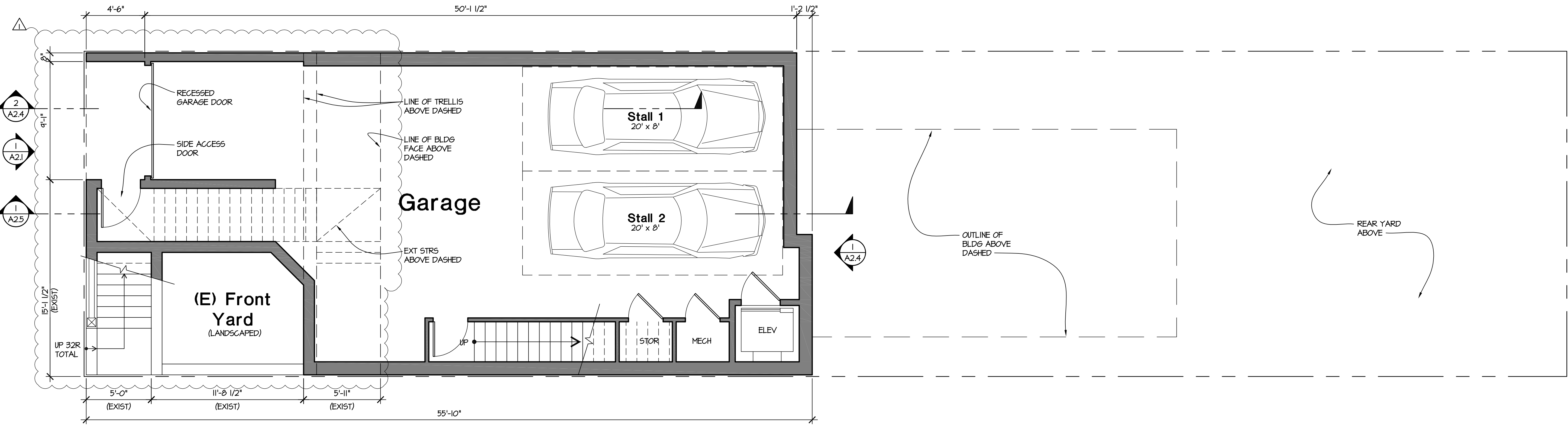
Project: **REMODEL & ADDITION**
 151-153 Liberty St
 San Francisco, CA 94110
 Block # 3607 Lot # 036A

Contents:
PROPOSED PLOT PLAN, PROJECT INFO

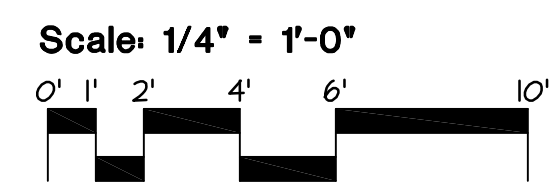
Sheet #
A1.0



2 New Bsmt Floor Plan - Unit 151 (1220 sf)
1/4"=1'-0"



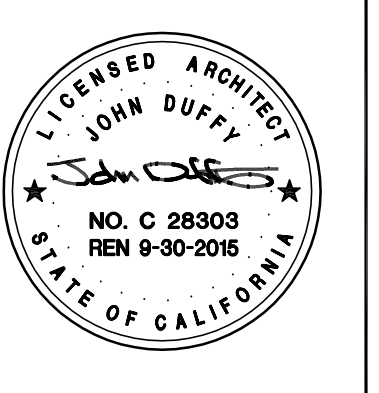
1 New Garage Plan (1028 sf)
1/4"=1'-0"



CONSTRUCTION LEGEND	
	(E) ITEMS / WALLS TO REMAIN
	(N) ITEMS / WALL CONSTRUCTION

Date: _____
Job: _____
Drawn: _____
Revised: _____

John Duffy
Architect
5934 CRYSTAL AVE DR
MARIPOSA, CA 95368
TEL: 415 309 8896

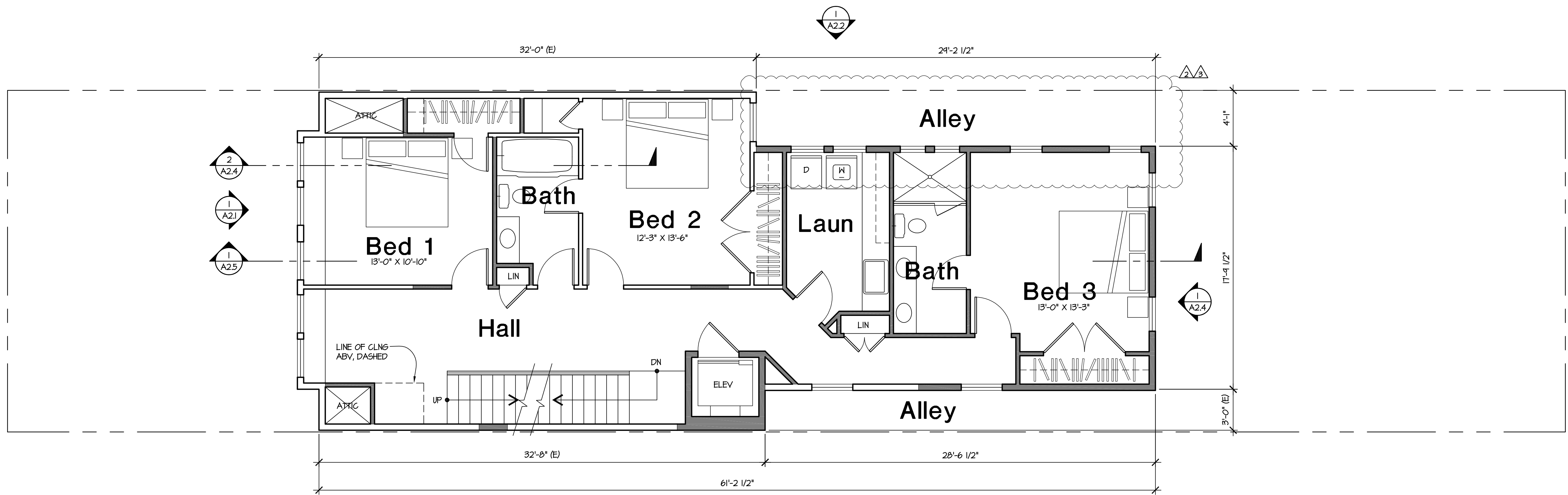


Project: REMODEL & ADDITION
151-153 Liberty St
San Francisco, CA 94110
Block # 3607 Lot # 036A

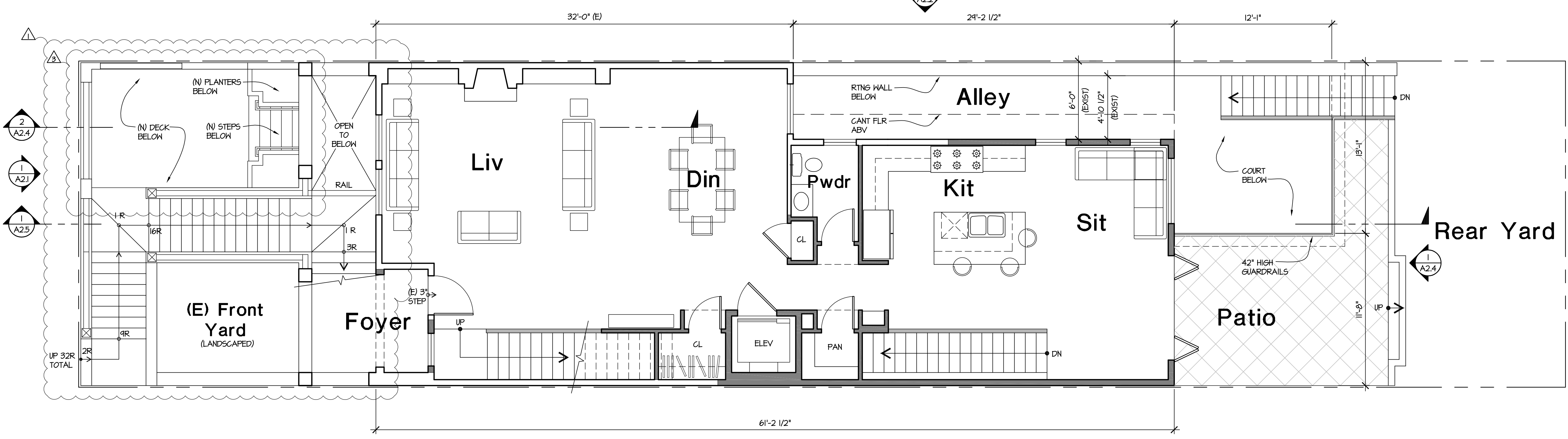
Contents: PROPOSED FLOOR PLANS: GARAGE & FIRST FLOOR

Sheet #

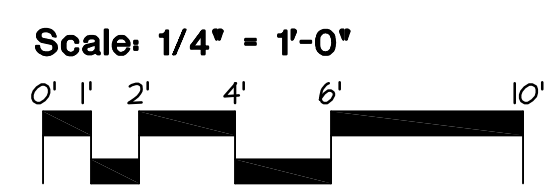
A1.1



2 New Second Floor Plan - Unit 153 (1345 sf)
1/4"=1'-0"



1 New First Floor Plan - Unit 153 (1306 sf)
1/4"=1'-0"



HABITABLE AREAS (1)			
	EXISTING	PROPOSED	DIFF
BSMT (2)	406	1343	937
FIRST	940	1306	366
SECOND	870	1345	475
THIRD	468	1060	592
TOTAL	2684	5054	2370

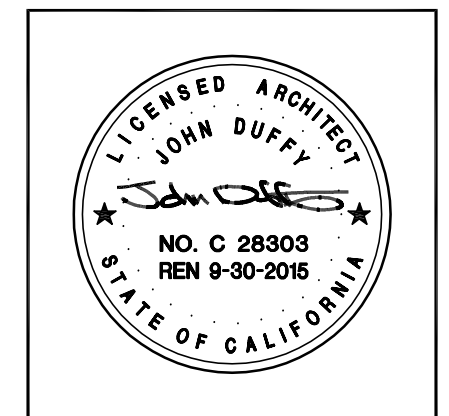
MISC AREAS			
	N/A	1028	N/A
GARAGE	N/A	1028	N/A
ROOF DECK	N/A	250	N/A

(1) AREAS INDICATED ARE TO OUTSIDE FACE OF STUD WALLS TYP
(2) EXCEPTION - EXIST BSMT FLOOR AREA IS NON HABITABLE SPACE

CONSTRUCTION LEGEND	
	(E) ITEMS / WALLS TO REMAIN
	(N) ITEMS / WALL CONSTRUCTION

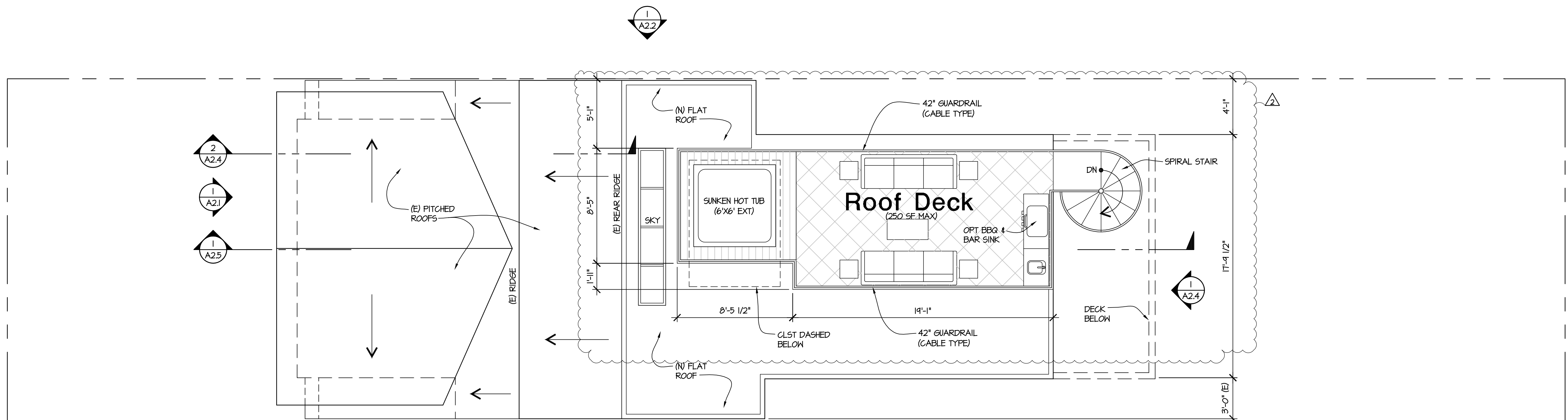
DATE: 12-02-12
JOB: LIBERTY ST
DRAWN: JLD
REVISED: JLD
PROJECT: 151-153 LIBERTY ST
ARCHITECT: JOHN DUFFY ARCHITECT
5934 CRYSTAL AVE DR
MARIPOSA, CA 95368
TEL: 415 309 8896

Project: REMODEL & ADDITION
151-153 Liberty St
San Francisco, CA 94110
Block # 3607 Lot # 036A

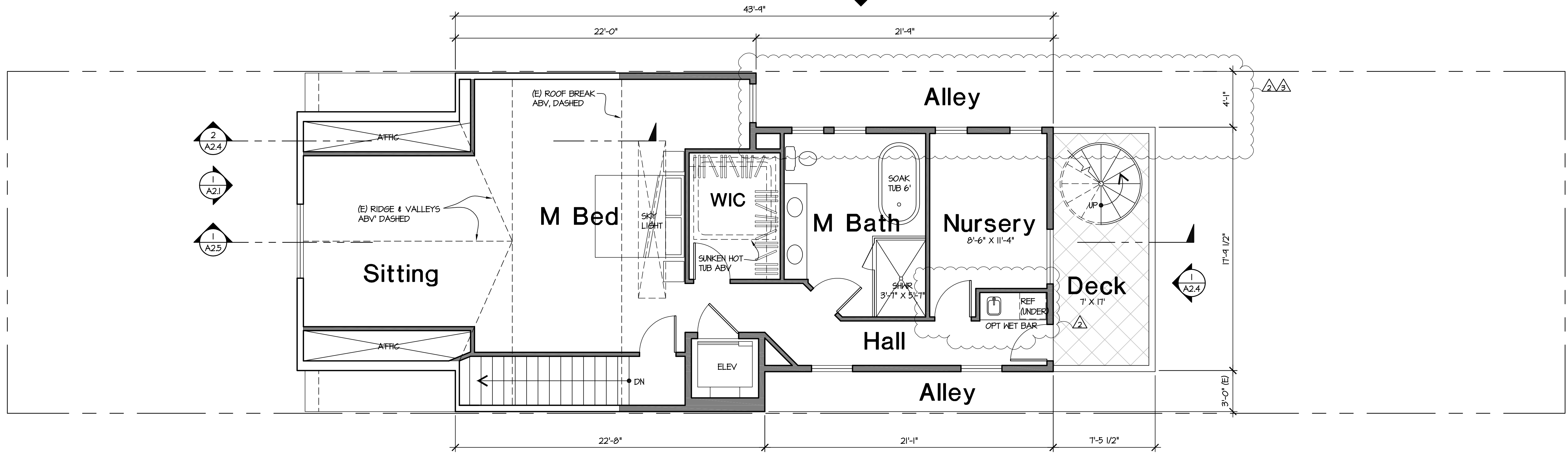


Contents:
PROPOSED FLOOR PLANS: SECOND & THIRD FLOOR

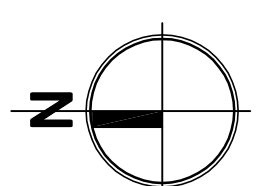
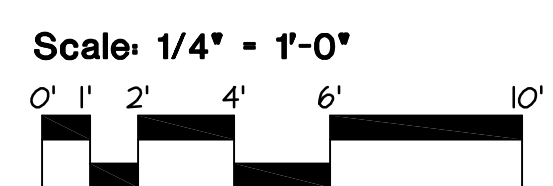
Sheet #
A1.2
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2 New Roof Deck Plan - Unit 153
1/4"=1'-0"



1 New Third Floor Plan - Unit 153 (1060 sf)
1/4"=1'-0"



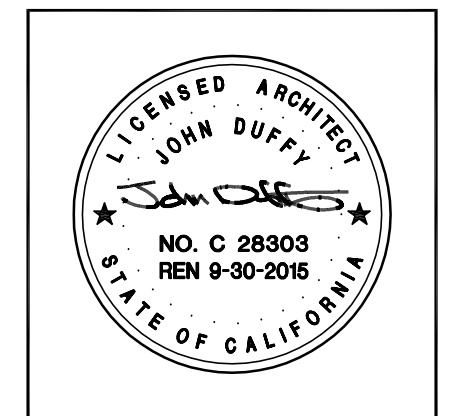
HABITABLE AREAS (1)			
	EXISTING	PROPOSED	DIFF
B5MT (2)	406	1343	937
FIRST	940	1306	366
SECOND	870	1345	475
THIRD	468	1060	592
TOTAL	2684	5054	2370

MISC AREAS			
	N/A	1028	N/A
GARAGE	N/A	1028	N/A
ROOF DECK	N/A	250	N/A

(1) AREAS INDICATED ARE TO OUTSIDE FACE OF STUD WALLS TYP
 (2) EXCEPTION - EXIST B5MT FLOOR AREA IS NON HABITABLE SPACE

CONSTRUCTION LEGEND	
	(E) ITEMS / WALLS TO REMAIN
	(N) ITEMS / WALL CONSTRUCTION

Date: _____
 Job: _____
 Drawn: _____
 Revised: _____
 Architect: John Duffy
 5934 CRYSTAL AVE DR
 MARIPOSA, CA 95368
 TEL: 415 309 8896



Project: REMODEL & ADDITION
 151-153 Liberty St
 San Francisco, CA 94110
 Block # 3607 Lot # 036A

Contents:
 PROPOSED FLOOR PLANS:
 FOURTH FLOOR & ROOF DECK

Sheet #
A1.3
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DEMO CALCS PER SF PLANNING CODE, ARTICLE 10, SECTION 1005(f).
FOR THE PURPOSES OF ARTICLE 10, DEMOLITION SHALL BE DEFINED AS ANY ONE OF THE FOLLOWING:

1. REMOVAL OF EXT WALLS FACING PUBLIC STREET (25% MAX DEMO)

EXISTING WALLS 24.5 LF X 4 = 98 LF
PROPOSED DEMO 6.5 LF
% DEMO = 6.6% (COMPLIES)

2. REMOVAL OF EXT WALLS FROM FUNCTION AS EXT WALLS (50% MAX DEMO)

EXIST WALLS 441 LF
MAX DEMO @50% X 5 = 245.5 LF
PROPOSED DEMO 128.5 LF
% DEMO 26% (COMPLIES)

3. REMOVAL OF EXTERNAL WALLS FROM FUNCTION AS EXTERNAL OR INTERNAL WALLS (MAX 25% DEMO)

N/A - ALL EXTERIOR WALLS SHALL RETAIN THEIR FUNCTION AS EXTERIOR WALLS

4. REMOVAL OF INTERNAL STRUCTURAL FRAMEWORK OR FLOOR PLATES (75% MAX REMOVAL)

INT WALLS 212.5 LF
PROPOSED DEMO 150 LF
% DEMO 70.5%

FLOOR PLATES 227.5 SF
PROPOSED DEMO 30 SF
% DEMO 13%
TOTAL 71.8% (COMPLIES)

FLOOR PLATE AREAS			
	EXISTING	PROPOSED	DIFF
BSMT	0	0	0
FIRST	937	932	-5
SECOND	864	845	-24
THIRD	464	460	-1
TOTAL	2275	2245	-30

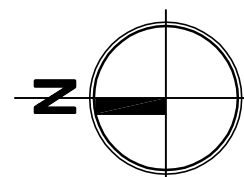
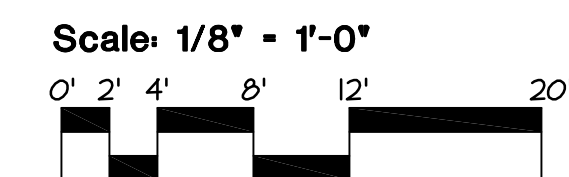
WALL TABULATION									
EXIST COND									
EXTERIOR WALLS (LF)									
WALL	LENGTH	WALL	LENGTH	WALL	LENGTH	WALL	LENGTH	WALL	LENGTH
PERIM	108	PERIM	140	PERIM	140	PERIM	97		
TOTAL	108	TOTAL	140	TOTAL	140	TOTAL	97		

DEMO CALCS									
EXTERIOR WALLS (LF)									
WALL	LENGTH	WALL	LENGTH	WALL	LENGTH	WALL	LENGTH	WALL	LENGTH
EW 1.1	17	EW 2.1	17	EW 3.1	17	EW 4.1	17		
EW 1.2	17	EW 2.2	17	EW 3.2	17	EW 4.2	17		
EW 1.3	17	EW 2.3	17	EW 3.3	17	EW 4.3	17		
EW 1.4	17	EW 2.4	17	EW 3.4	17	EW 4.4	17		
EW 1.5	17	EW 2.5	17	EW 3.5	17	EW 4.5	17		
EW 1.6	17	EW 2.6	17	EW 3.6	17	EW 4.6	17		
EW 1.7	17	EW 2.7	17	EW 3.7	17	EW 4.7	17		
EW 1.8	17	EW 2.8	17	EW 3.8	17	EW 4.8	17		
EW 1.9	17	EW 2.9	17	EW 3.9	17	EW 4.9	17		
EW 1.10	17	EW 2.10	17	EW 3.10	17	EW 4.10	17		
EW 1.11	17	EW 2.11	17	EW 3.11	17	EW 4.11	17		
EW 1.12	17	EW 2.12	17	EW 3.12	17	EW 4.12	17		
EW 1.13	17	EW 2.13	17	EW 3.13	17	EW 4.13	17		
EW 1.14	17	EW 2.14	17	EW 3.14	17	EW 4.14	17		
EW 1.15	17	EW 2.15	17	EW 3.15	17	EW 4.15	17		
EW 1.16	17	EW 2.16	17	EW 3.16	17	EW 4.16	17		
EW 1.17	17	EW 2.17	17	EW 3.17	17	EW 4.17	17		
EW 1.18	17	EW 2.18	17	EW 3.18	17	EW 4.18	17		
EW 1.19	17	EW 2.19	17	EW 3.19	17	EW 4.19	17		
EW 1.20	17	EW 2.20	17	EW 3.20	17	EW 4.20	17		
TOTAL	0	TOTAL	68	TOTAL	117	TOTAL	273		212.5

DEMO CALCS									
INTERIOR WALLS (LF)									
WALL	LENGTH	WALL	LENGTH	WALL	LENGTH	WALL	LENGTH	WALL	LENGTH
IW 1.1	17	IW 2.1	17	IW 3.1	17	IW 4.1	17		
IW 1.2	17	IW 2.2	17	IW 3.2	17	IW 4.2	17		
IW 1.3	17	IW 2.3	17	IW 3.3	17	IW 4.3	17		
IW 1.4	17	IW 2.4	17	IW 3.4	17	IW 4.4	17		
IW 1.5	17	IW 2.5	17	IW 3.5	17	IW 4.5	17		
IW 1.6	17	IW 2.6	17	IW 3.6	17	IW 4.6	17		
IW 1.7	17	IW 2.7	17	IW 3.7	17	IW 4.7	17		
IW 1.8	17	IW 2.8	17	IW 3.8	17	IW 4.8	17		
IW 1.9	17	IW 2.9	17	IW 3.9	17	IW 4.9	17		
IW 1.10	17	IW 2.10	17	IW 3.10	17	IW 4.10	17		
IW 1.11	17	IW 2.11	17	IW 3.11	17	IW 4.11	17		
IW 1.12	17	IW 2.12	17	IW 3.12	17	IW 4.12	17		
IW 1.13	17	IW 2.13	17	IW 3.13	17	IW 4.13	17		
IW 1.14	17	IW 2.14	17	IW 3.14	17	IW 4.14	17		
IW 1.15	17	IW 2.15	17	IW 3.15	17	IW 4.15	17		
IW 1.16	17	IW 2.16	17	IW 3.16	17	IW 4.16	17		
IW 1.17	17	IW 2.17	17	IW 3.17	17	IW 4.17	17		
IW 1.18	17	IW 2.18	17	IW 3.18	17	IW 4.18	17		
IW 1.19	17	IW 2.19	17	IW 3.19	17	IW 4.19	17		
IW 1.20	17	IW 2.20	17	IW 3.20	17	IW 4.20	17		
TOTAL	0	TOTAL	68	TOTAL	68	TOTAL	56		28

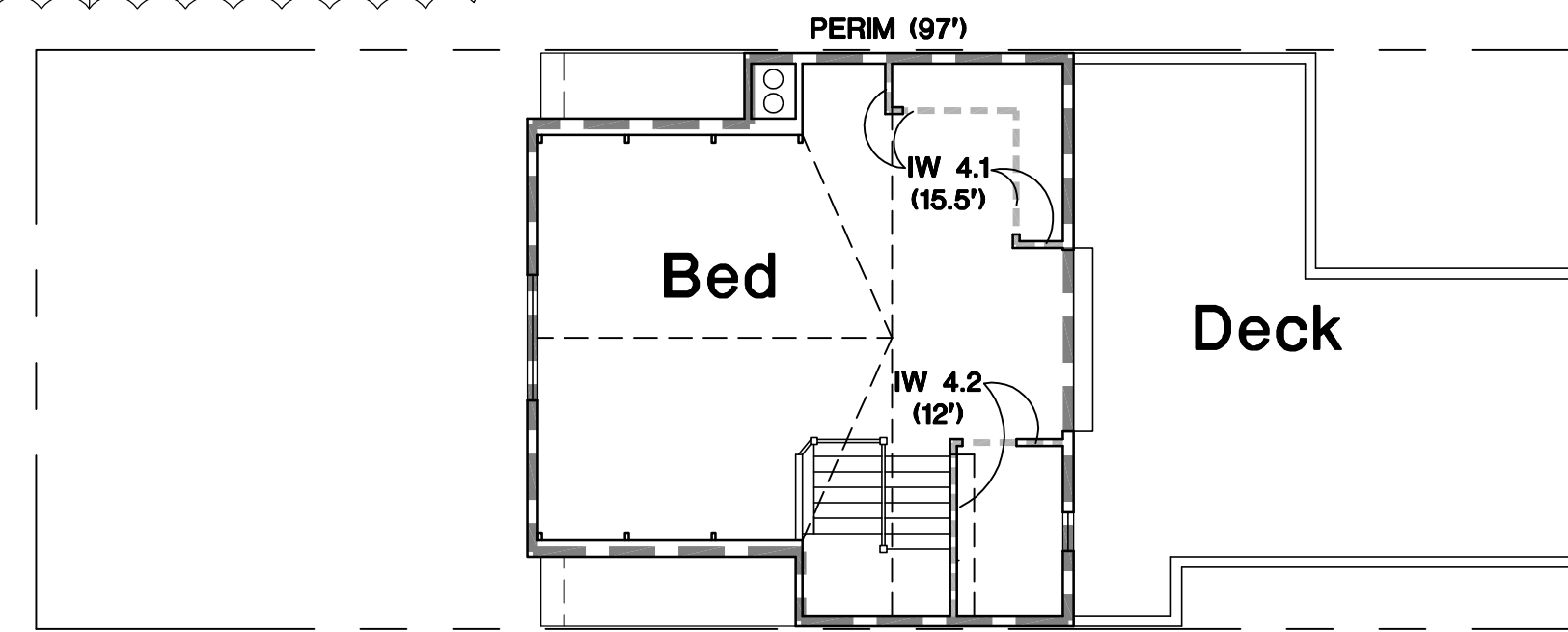
CONSTRUCTION LEGEND

- (E) ITEMS / WALLS TO REMAIN
- (E) ITEMS / WALLS TO BE REMOVED
- - - - (E) ITEMS / WALLS TO BE REMOVED & REPLACED



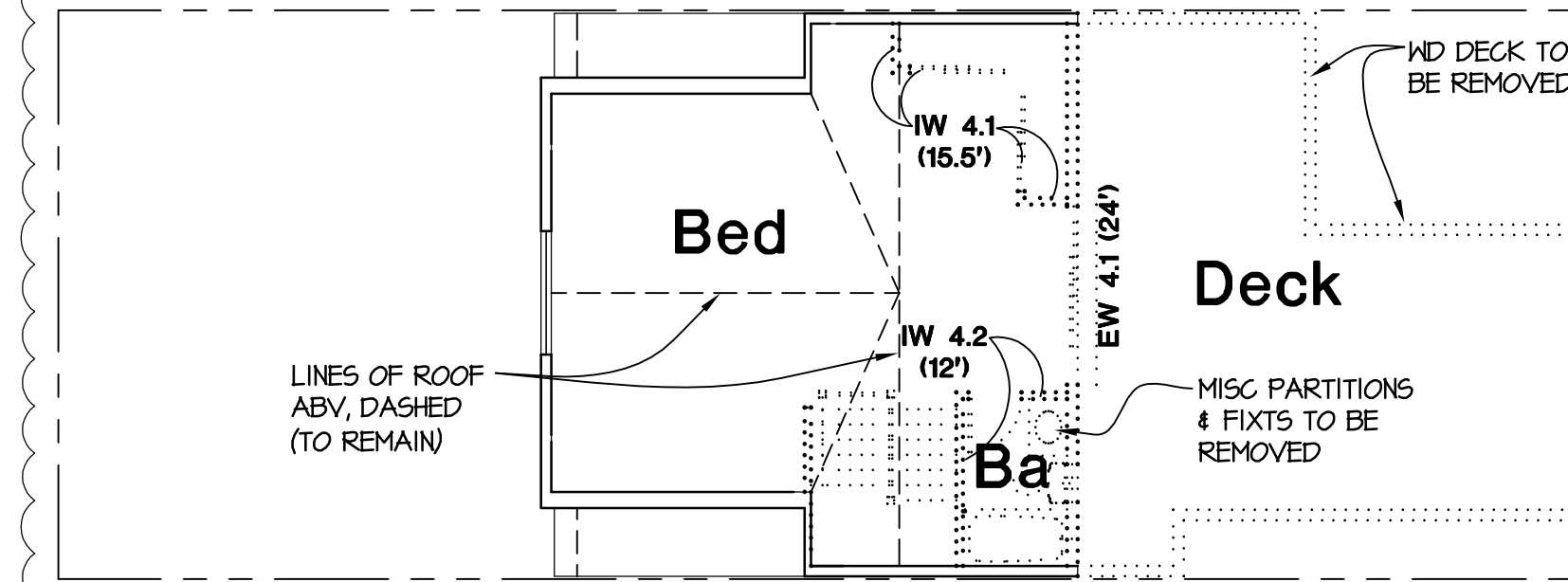
DEMOLITION CALCULATIONS & ANALYSIS

EXISTING CONDITIONS

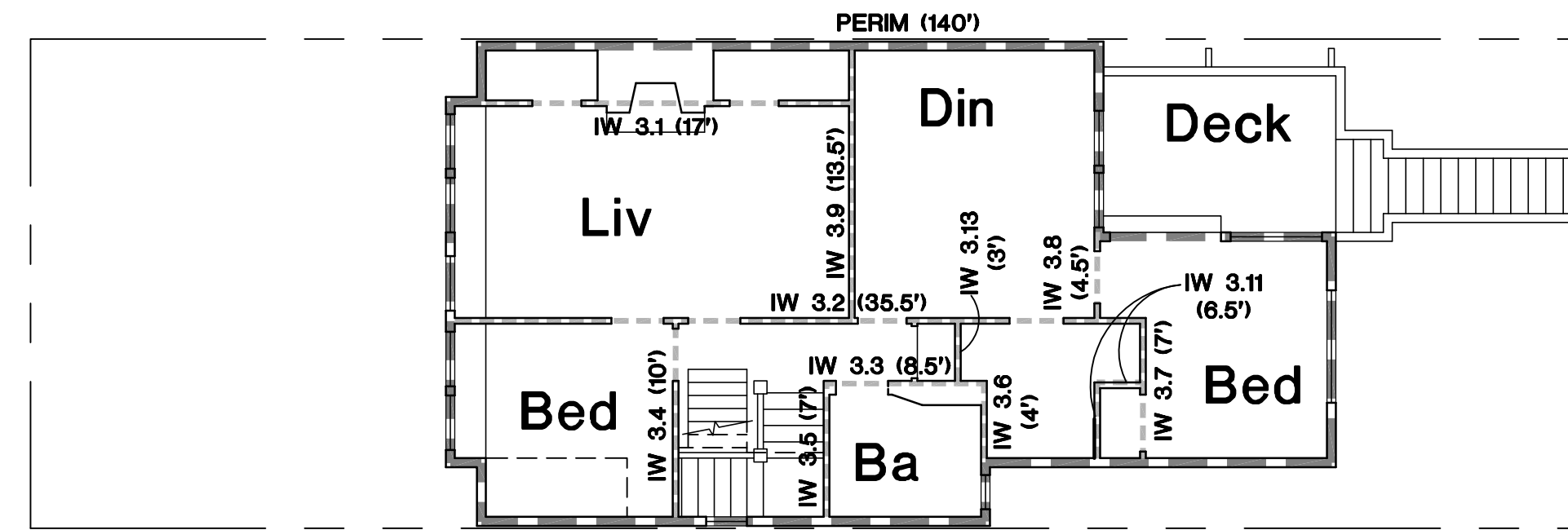


4 Exist Plan - Third Floor
1/8"=1'-0"

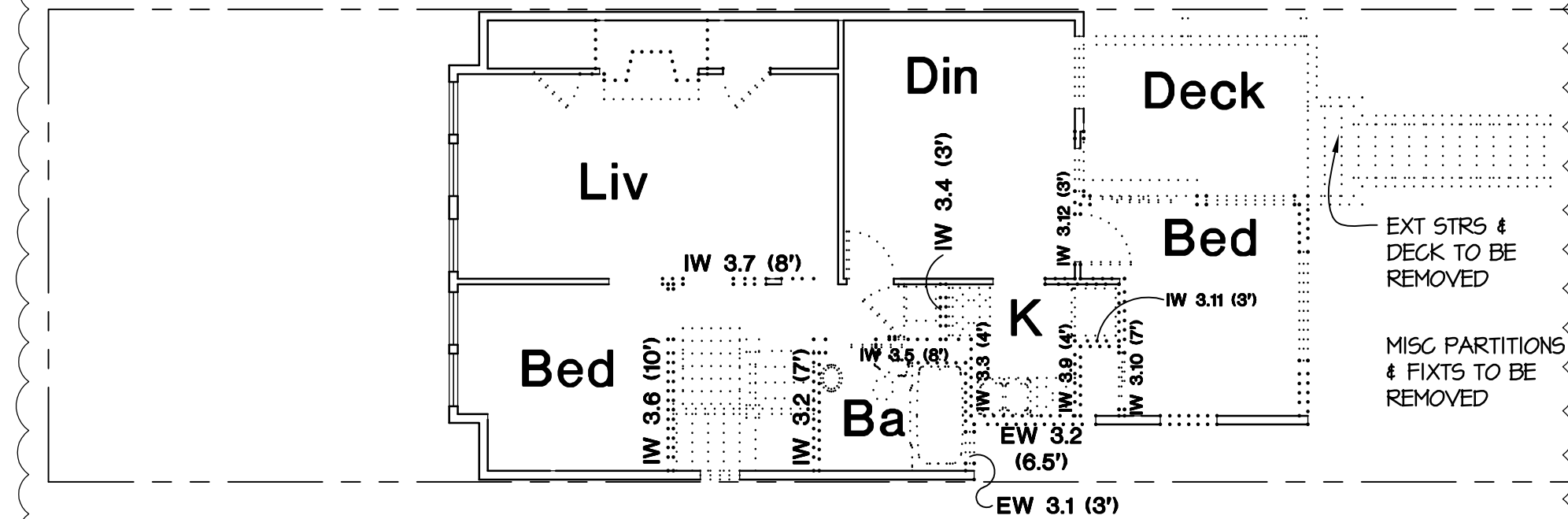
PROPOSED DEMOLITION



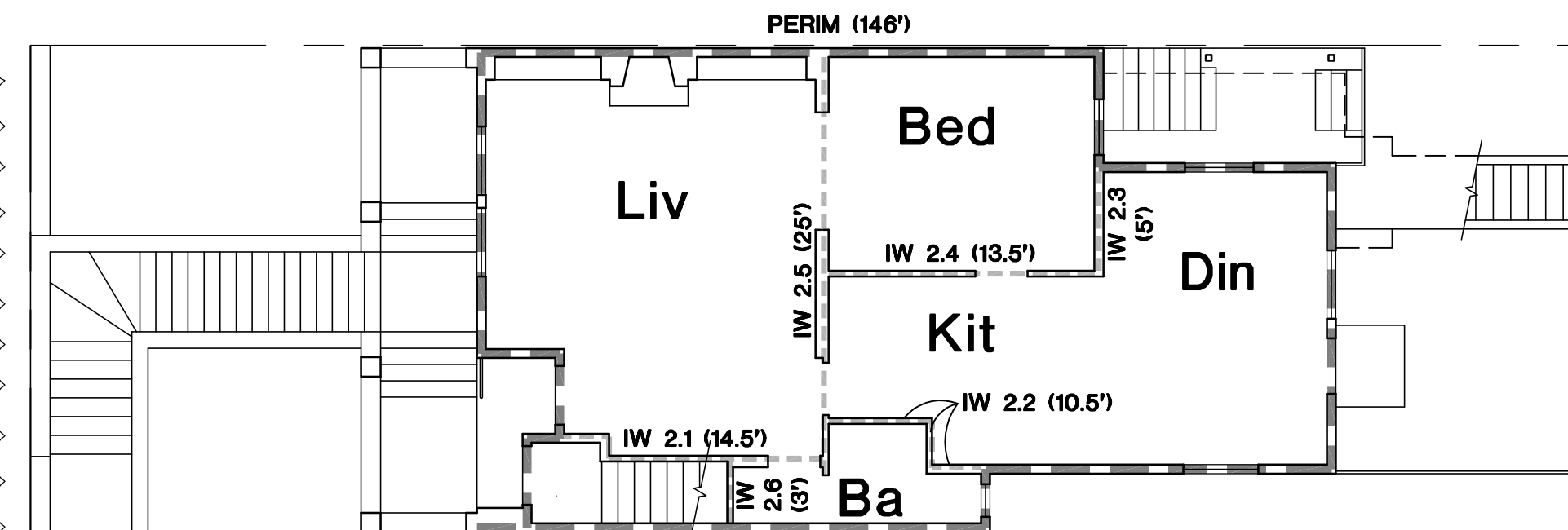
4 Demo Plan - Third Floor
1/8"=1'-0"



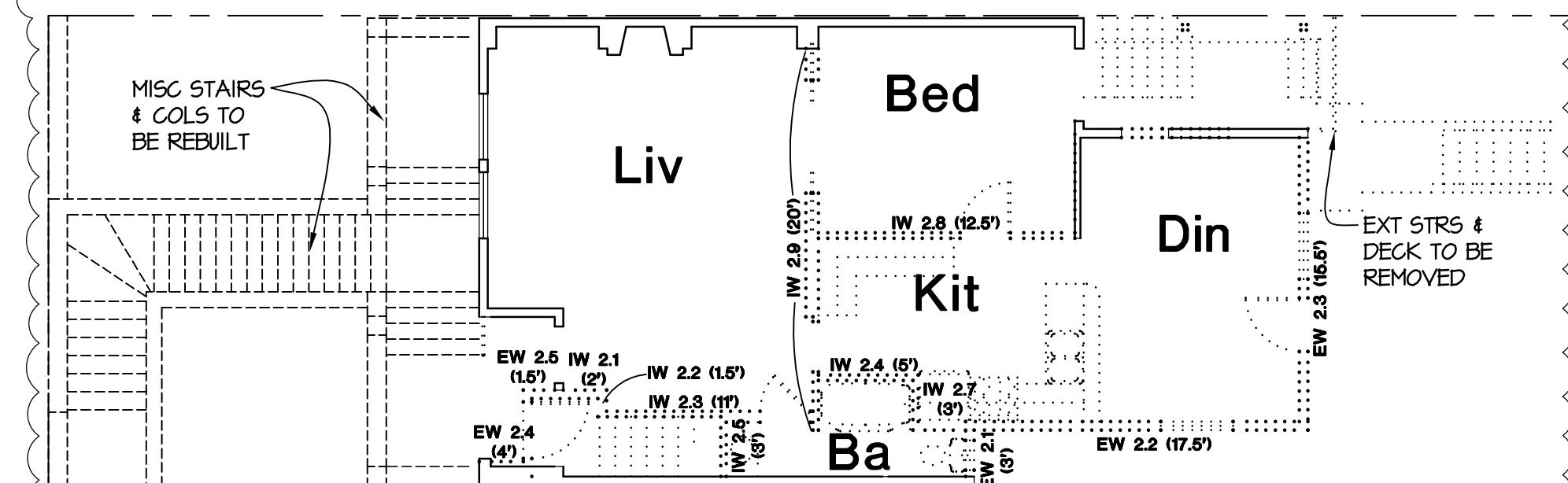
3 Exist Plan - Second Floor
1/8"=1'-0"



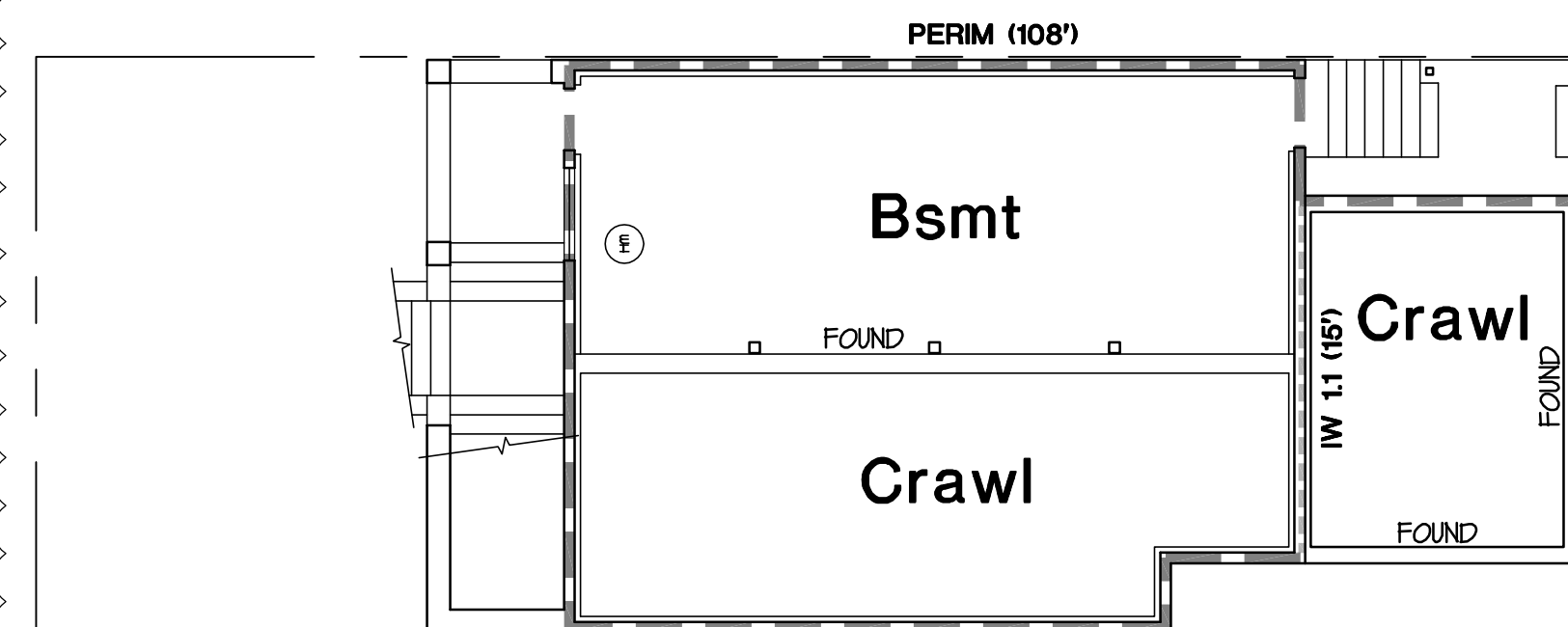
3 Demo Plan - Second Floor
1/8"=1'-0"



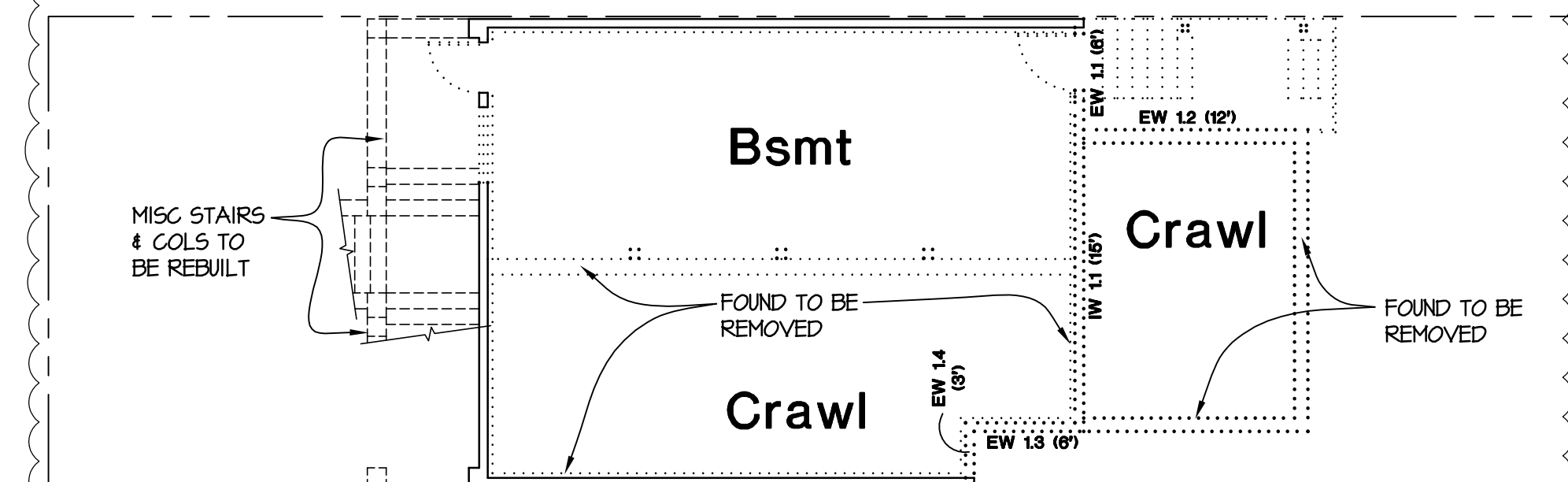
2 Exist Plan - First Floor
1/8"=1'-0"



2 Demo Plan - First Floor
1/8"=1'-0"



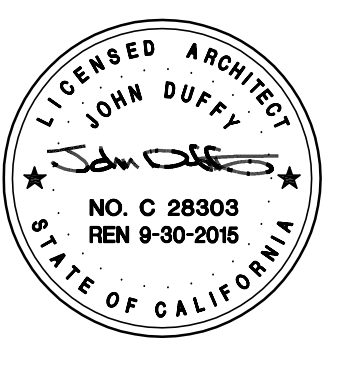
1 Exist Plan - Bsmt
1/8"=1'-0"



1 Demo Plan - Bsmt
1/8"=1'-0"

Date: _____
Job: _____
Drawn: _____
Revised: _____

John Duffy
Architect

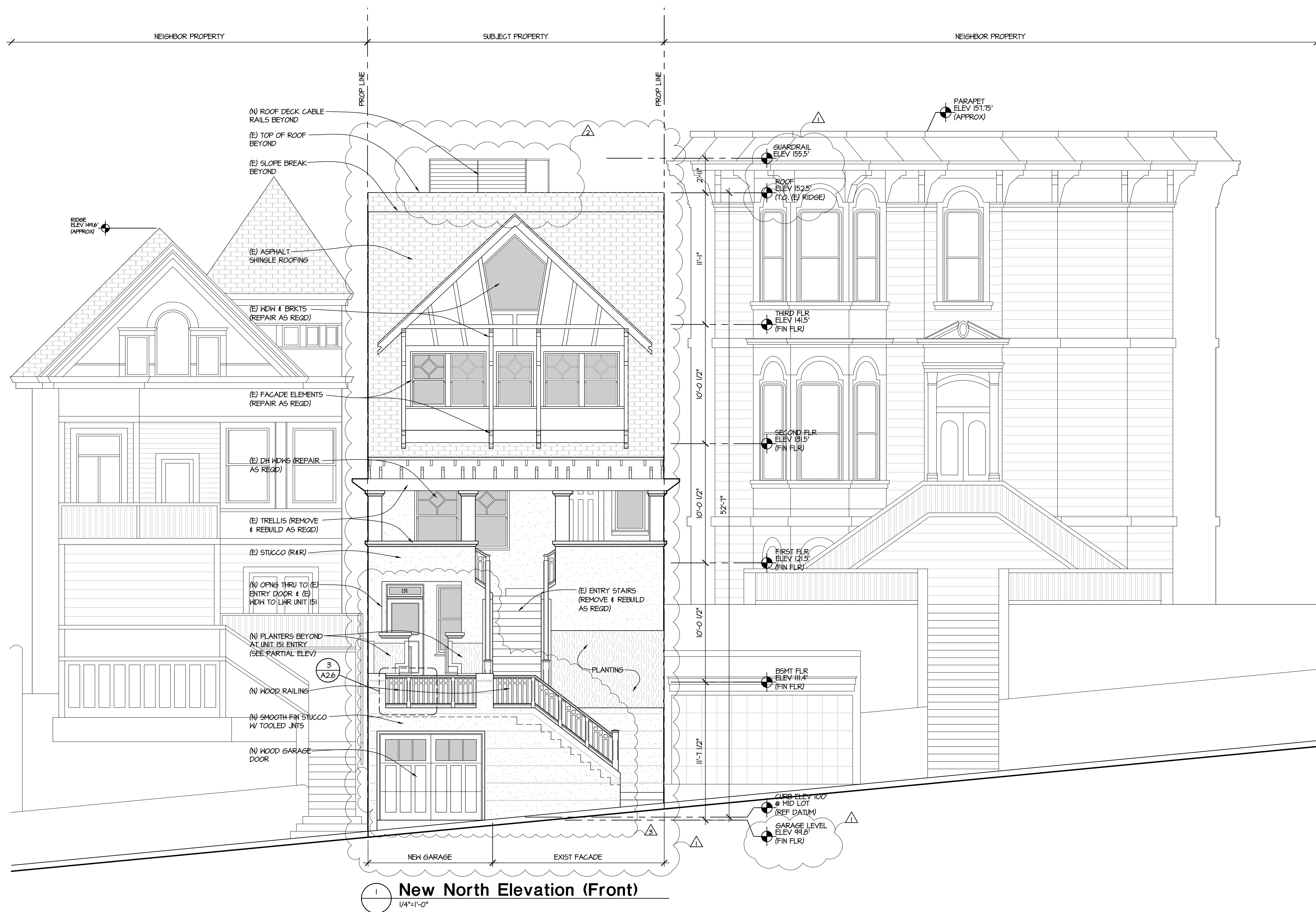


Project: REMODEL & ADDITION
151-153 Liberty St
San Francisco, CA 94110
Block # 3607 Lot # 036A

Contents: DEMOLITION PLANS & CALCS

Sheet #

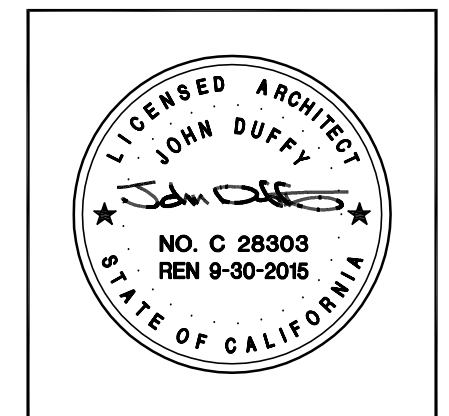
A1.4



1 New North Elevation (Front)
1/4"=1'-0"

Date:	12-02-2012
Job:	LIBERTY ST
Drawn:	JDC
Revised:	ARCHIT COMMENTS 07-24-13 ARCHIT COMMENTS 08-27-13

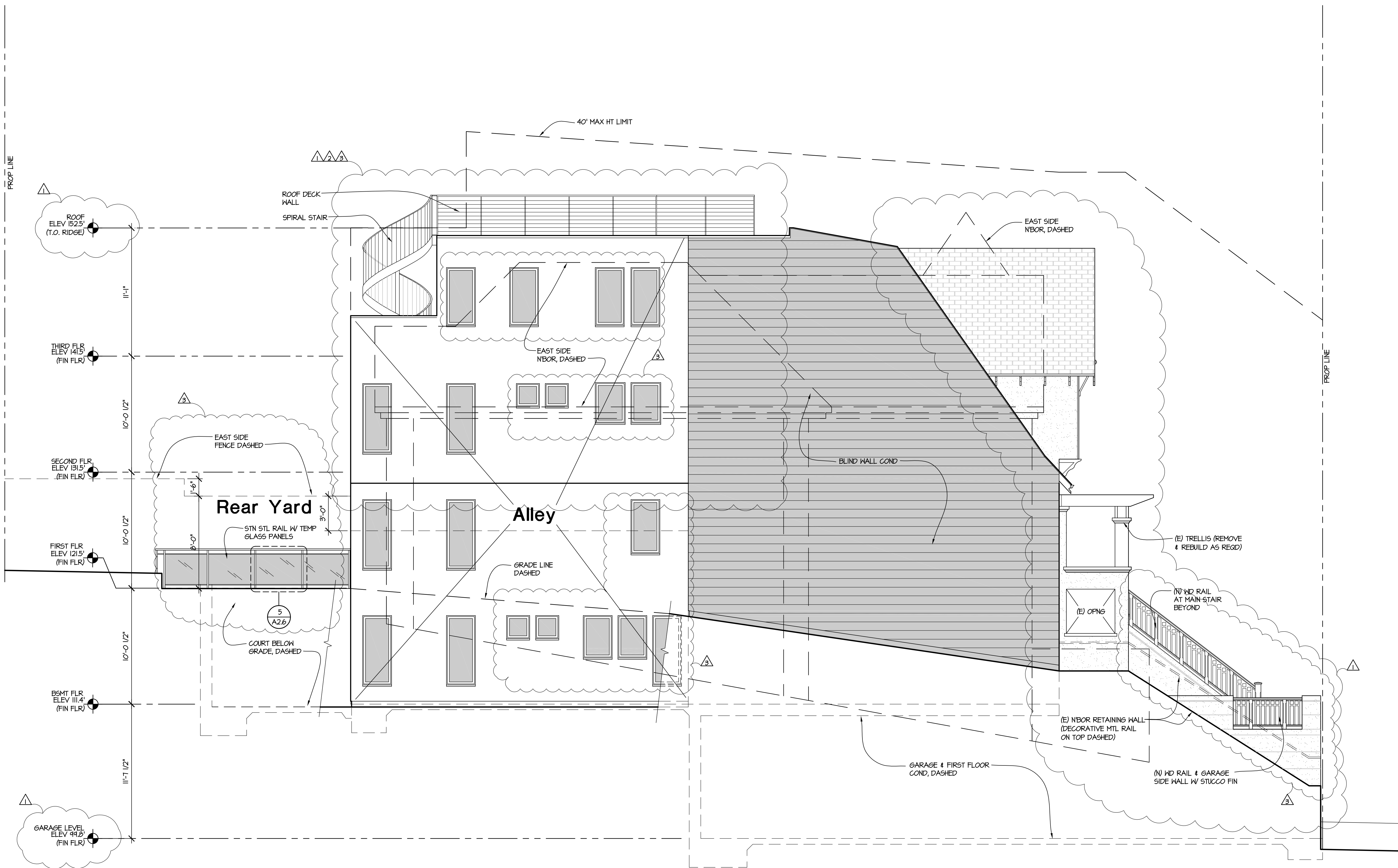
John Duffy
Architect
5934 CRYSTAL AVE DR
MARIPOSA, CA 95368
TEL: 415 309 8896



Project: REMODEL & ADDITION
151-153 Liberty St
San Francisco, CA 94110
Block # 3607 Lot # 036A

Contents: NEW ELEVATION:
NORTH

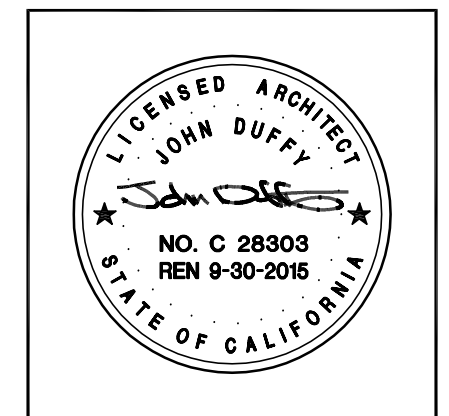
Sheet #
A2.1
© 2012 - John Duffy, Architect



1 New East Elevation (Side)
1/4"=1'-0"

Date: _____
 Job: 12-02 Liberty St
 Drawn: JD
 Revised: _____
 ARCHITECT COMMENTS OF 2/4/18
 ARCHITECT COMMENTS OF 2/18

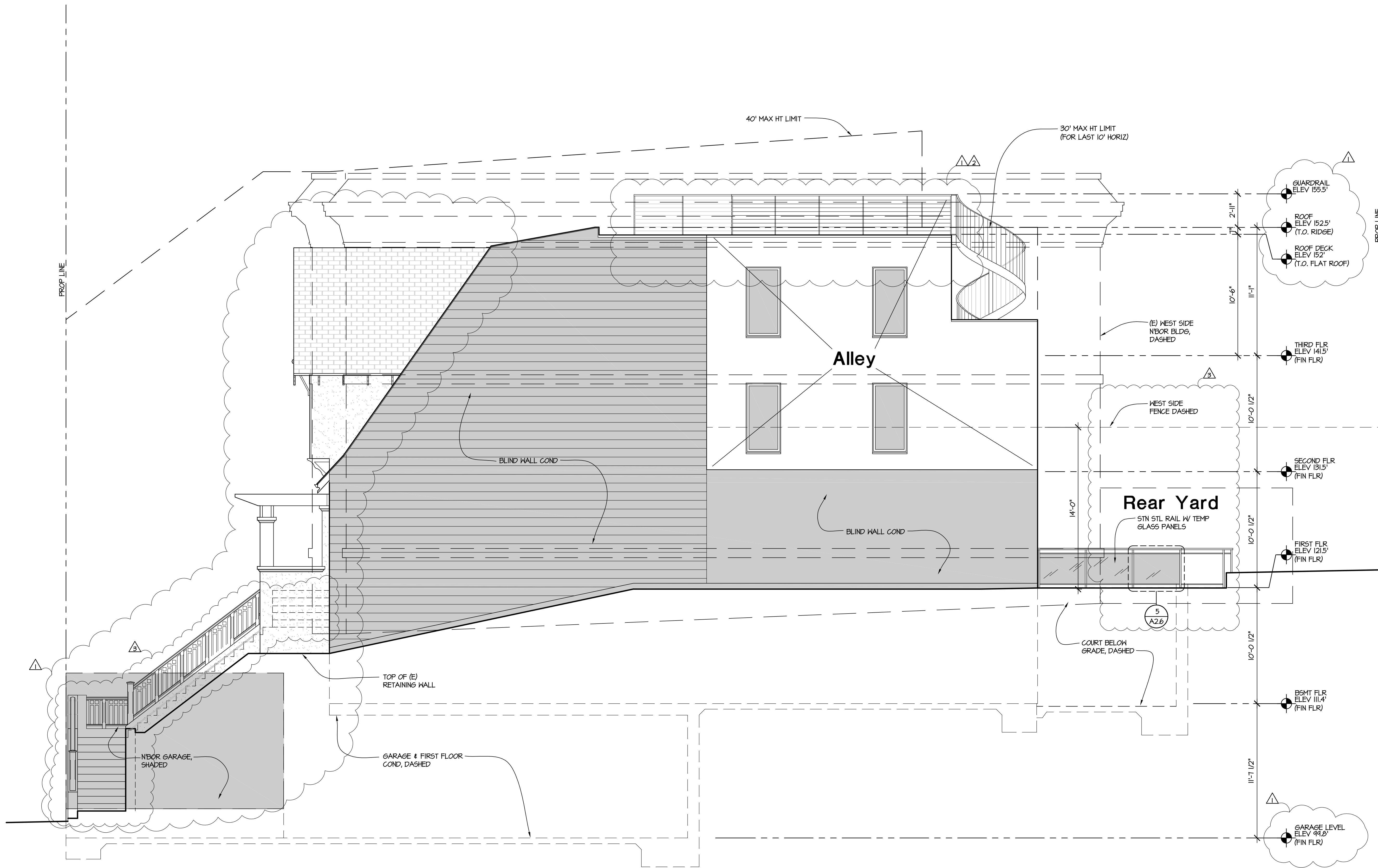
John Duffy
 Architect
 5034 CRYSTAL AVE DR
 MARIPOSA, CA 95368
 TEL: 415 309 8896



Project: REMODEL & ADDITION
 151-153 Liberty St
 San Francisco, CA 94110
 Block # 3607 Lot # 036A

Contents: NEW EAST ELEV

Sheet # A2.2
 © 2012 - John Duffy, Architect



1 New West Elevation (Side)
1/4"=1'-0"

Date: _____
 Job: 12-02 Liberty St
 Drawn: JD
 Revised: _____
 ARCHITECT COMMENTS 01-24-13
 ARCHITECT COMMENTS 02-28-13

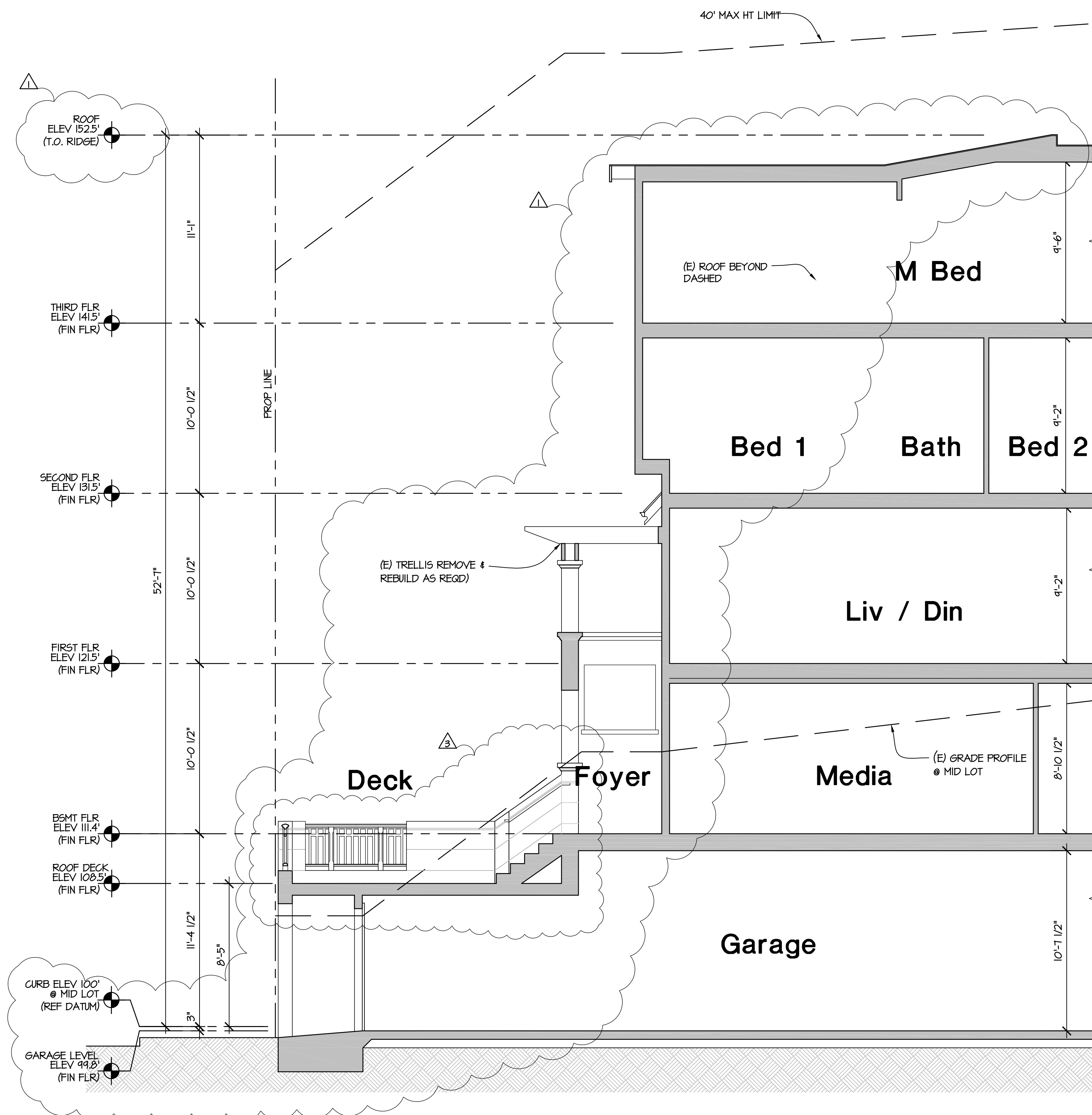
John Duffy Architect
 5034 CRYSTAL AVE DR
 MARIPOSA, CA 95368
 TEL: 415 309 8896



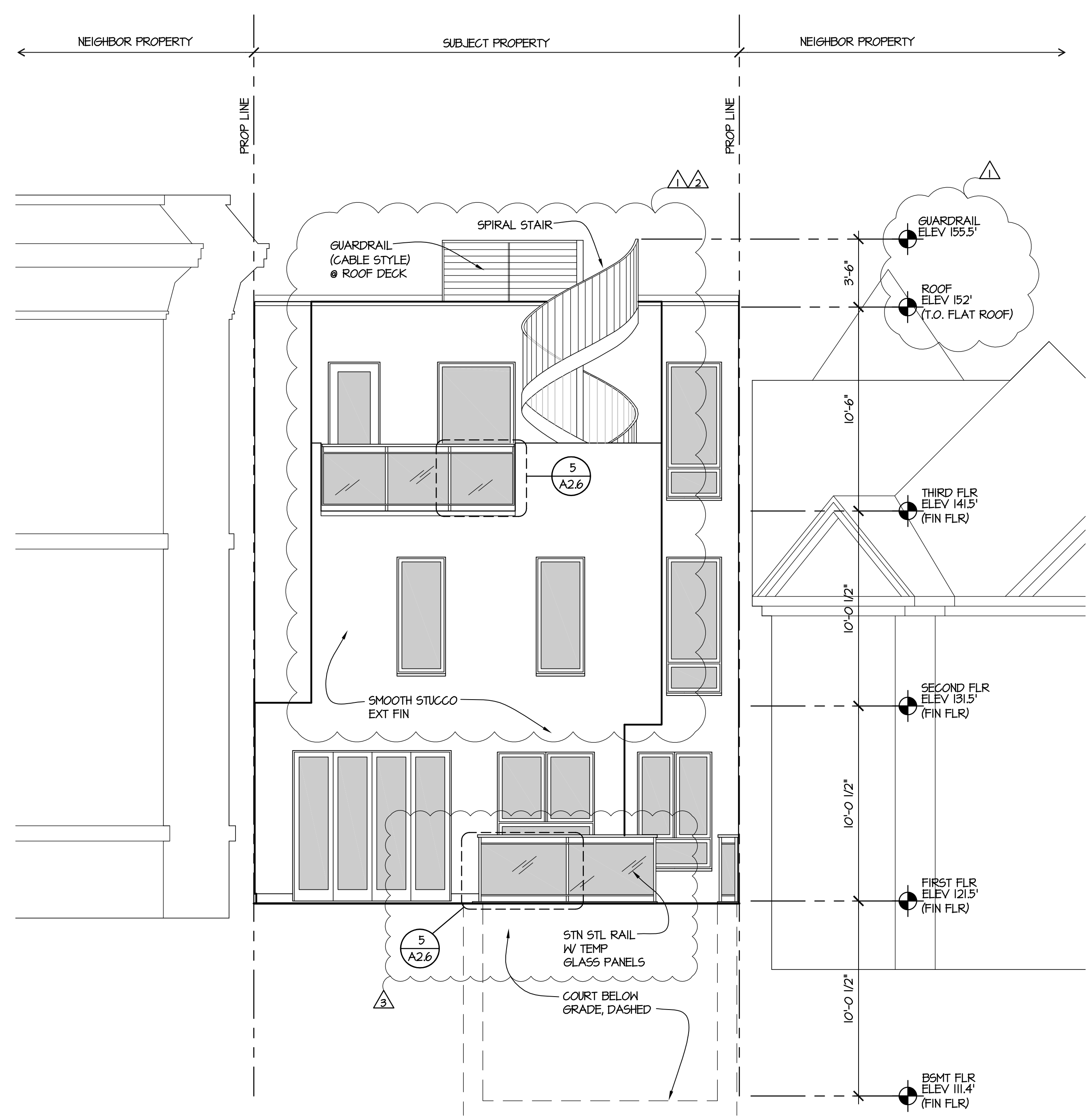
Project: REMODEL & ADDITION
 151-153 Liberty St
 San Francisco, CA 94110
 Block # 3607 Lot # 036A

Contents: NEW WEST ELEV

Sheet # A2.3
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2 New Partial Longitudinal Section
1/4"=1'-0"

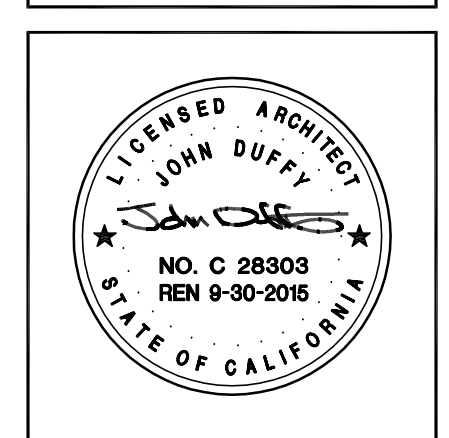


1 New South Elevation (Rear)
1/4"=1'-0"

Project:	REMODEL & ADDITION
Address:	151-153 Liberty St
City:	San Francisco, CA 94110
Block:	Block # 3607 Lot # 036A

Date: _____
 Job: _____
 Drawn: _____
 Revised: _____

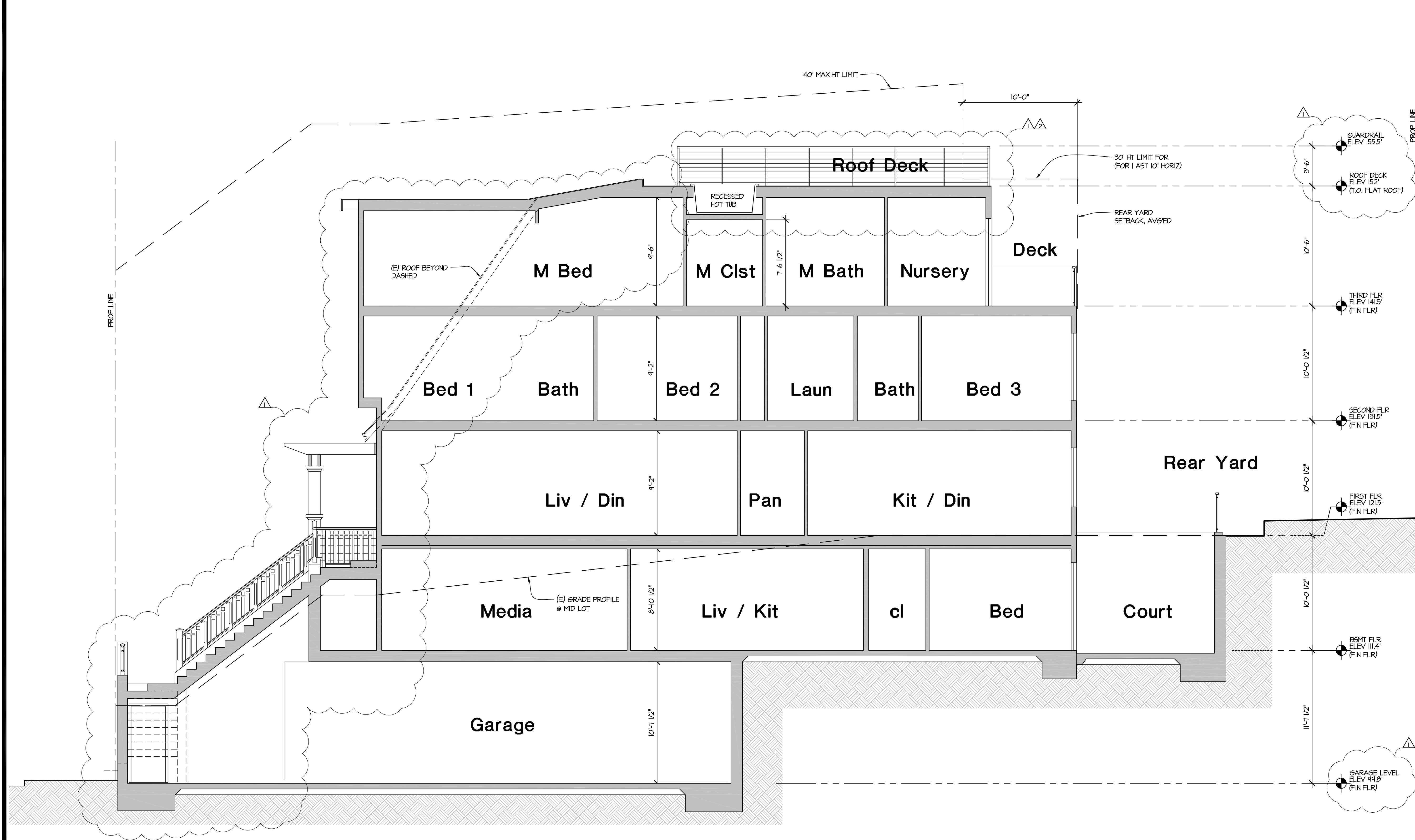
John Duffy
 Architect



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 MARIPOSA, CA 95368
 TEL: 415 309 8896

Contents:
NEW SOUTH ELEV & CROSS SECTION

Sheet #
A2.4



1 New Longitudinal Section
1/4"=1'-0"

Date: _____
 Job: 12-02 Liberty St
 Drawn: JD
 Revised: _____
 ARCHITECT COMMENTS 01-24-13
 ARCHITECT COMMENTS 02-27-13

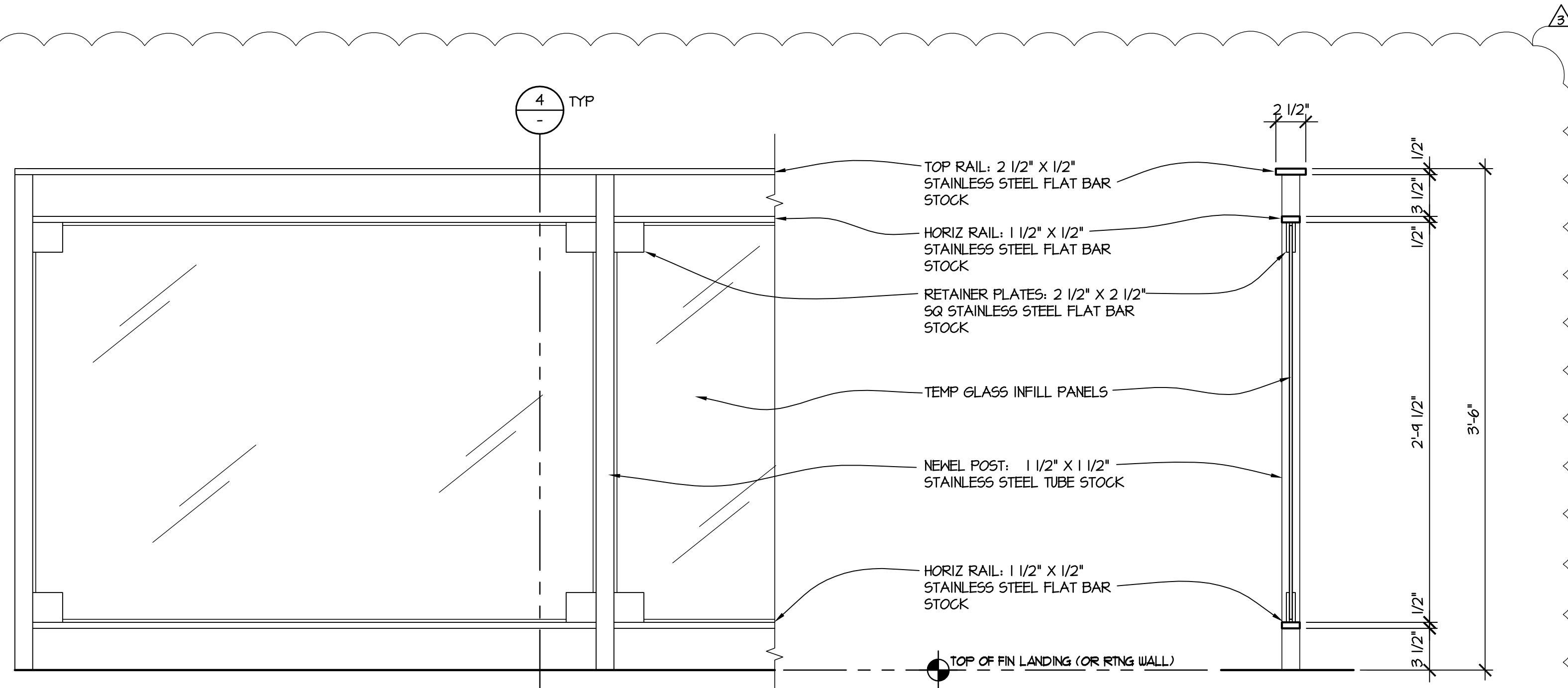
John Duffy
 Architect
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 MARIPOSA, CA 95368
 TEL: 415 309 8896



Project: REMODEL & ADDITION
 151-153 Liberty St
 San Francisco, CA 94110
 Block # 3607 Lot # 036A

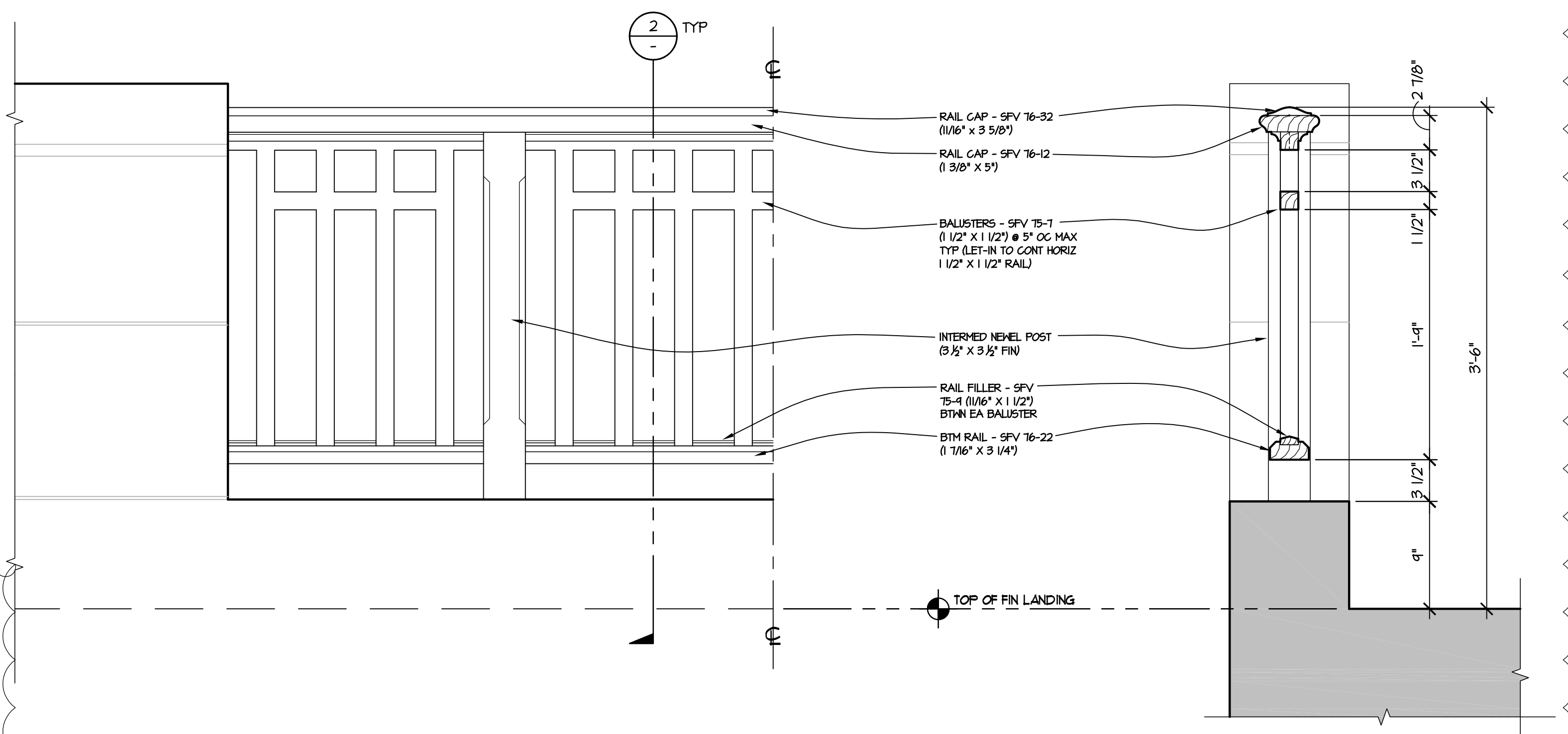
Contents: NEW LONG SECTION

Sheet # A2.5
 © 2012 - John Duffy, Architect



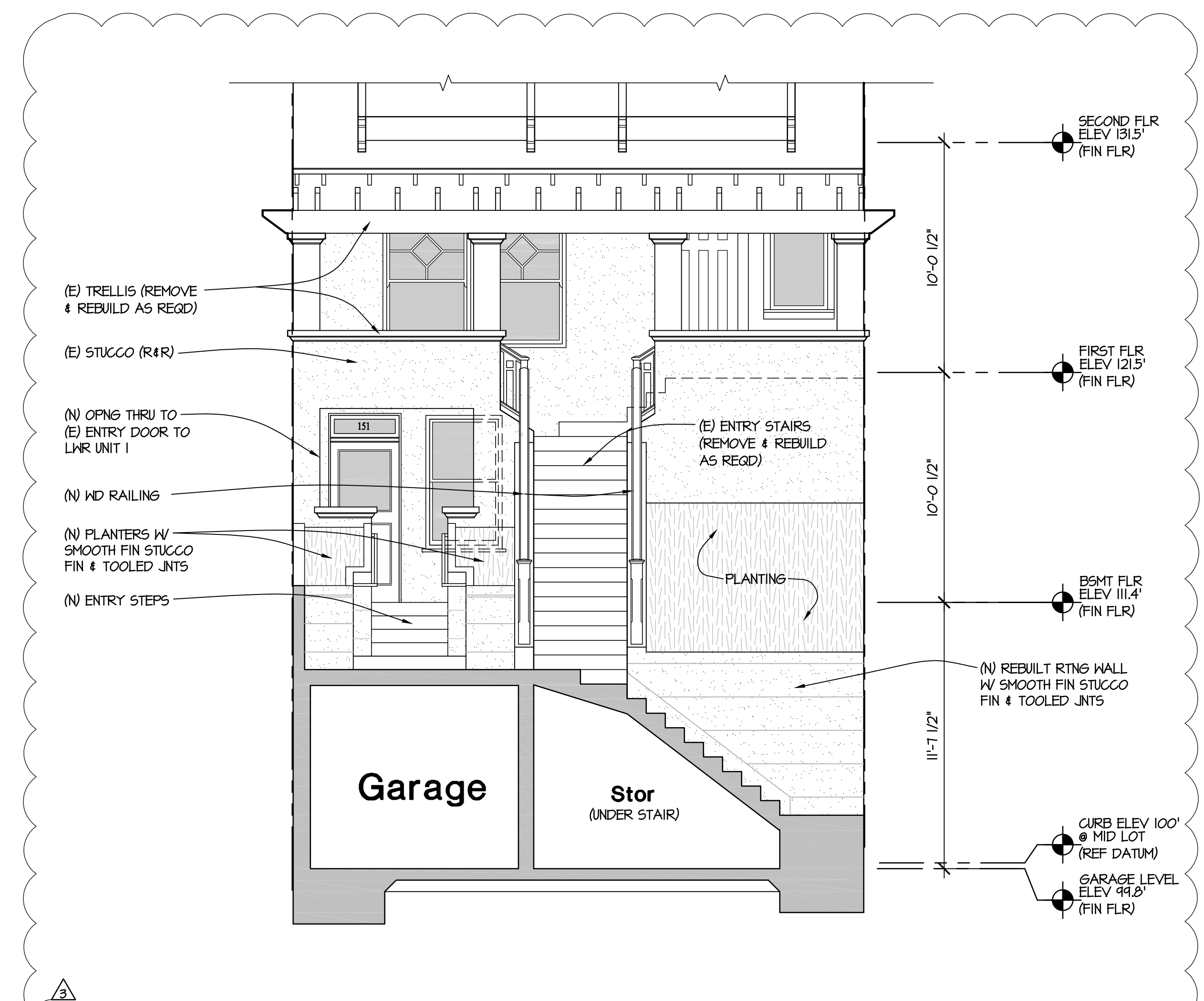
4 Glass Railing - Cross Section
1/2"=1'-0"

5 Glass Railing - Elevation
1/2"=1'-0"



2 Craftsman Railing - Cross Section
1/2"=1'-0"

3 Craftsman Railing - Elevation
1/2"=1'-0"



1 New Partial North Elevation - Unit 1 Entry
1/4"=1'-0"

Date:	12-22-2012
Job:	LIBERTY ST
Drawn:	JJD
Revised:	ARCHIT COMMENTS 04-26-13

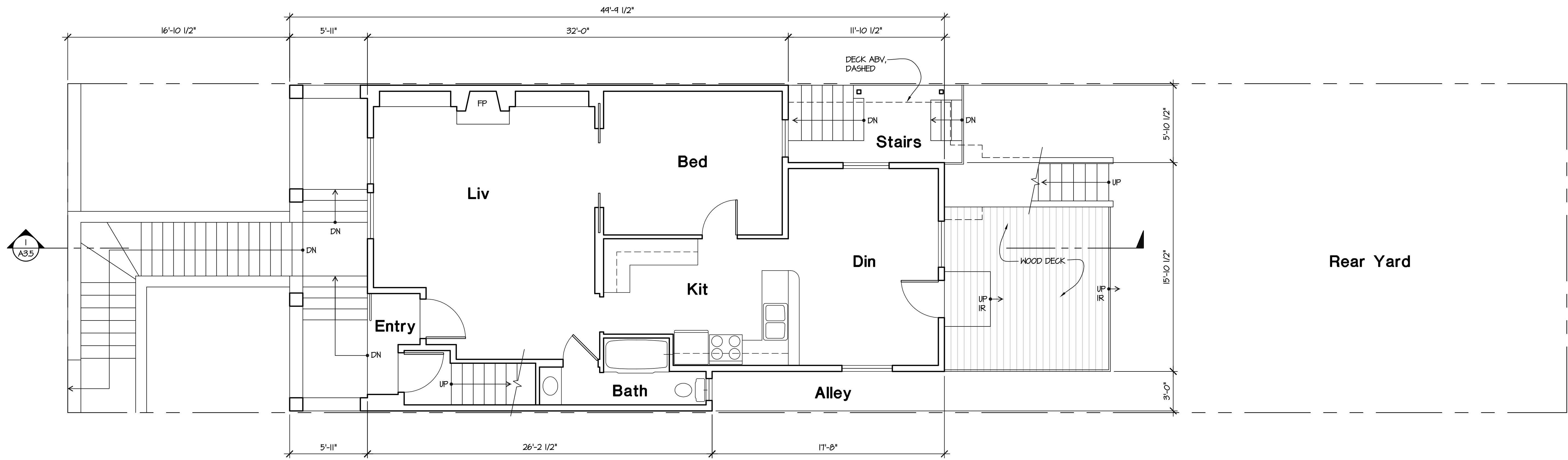
John Duffy
Architect
5934 CRYSTAL AVE DR
MARIPOSA, CA 95368
TEL: 415 309 8896



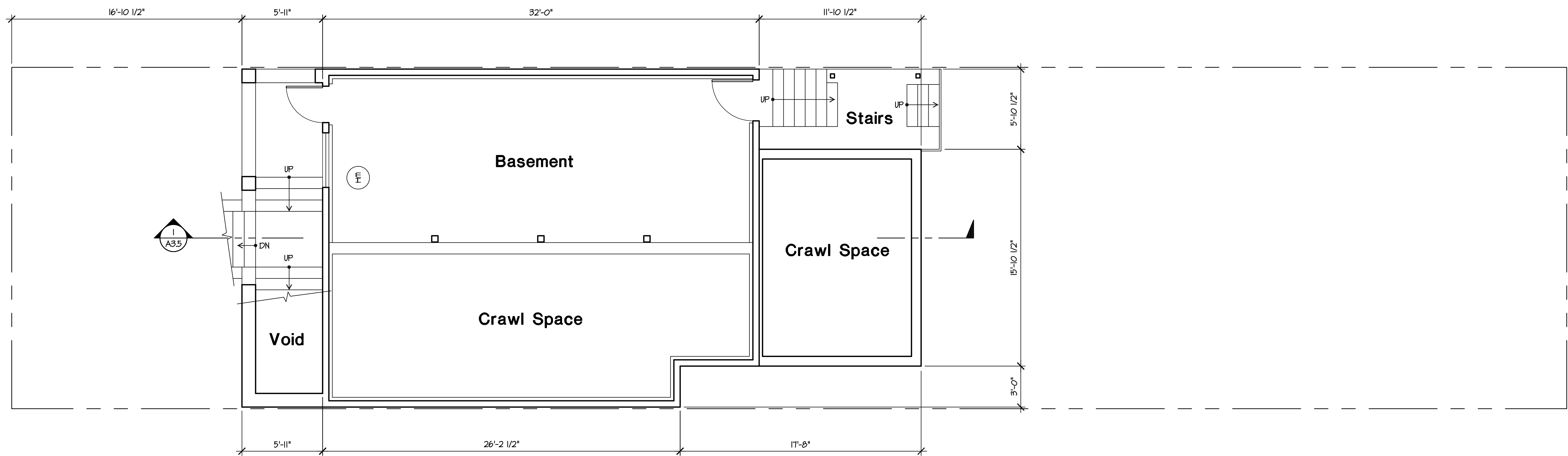
Project:
REMODEL & ADDITION
151-153 Liberty St
San Francisco, CA 94110
Block # 3607 Lot # 036A

Contents:
NEW PARTIAL NORTH
ELEV, RAIL DETAILS

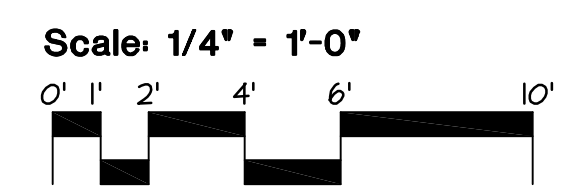
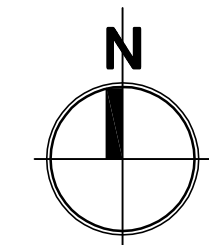
Sheet #
A2.6
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2 EXIST FIRST FLOOR PLAN - UNIT 1
 1/4"=1'-0" (Area: 940 sf)

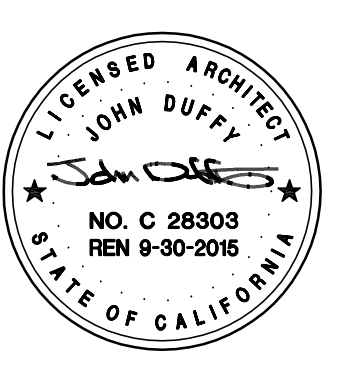


1 EXIST BASEMENT PLAN
 1/4"=1'-0" (Stor Area: 406 sf)



Date:	12-22-2016
Job:	151-153 Liberty St
Drawn:	JJD
Revised:	ELL

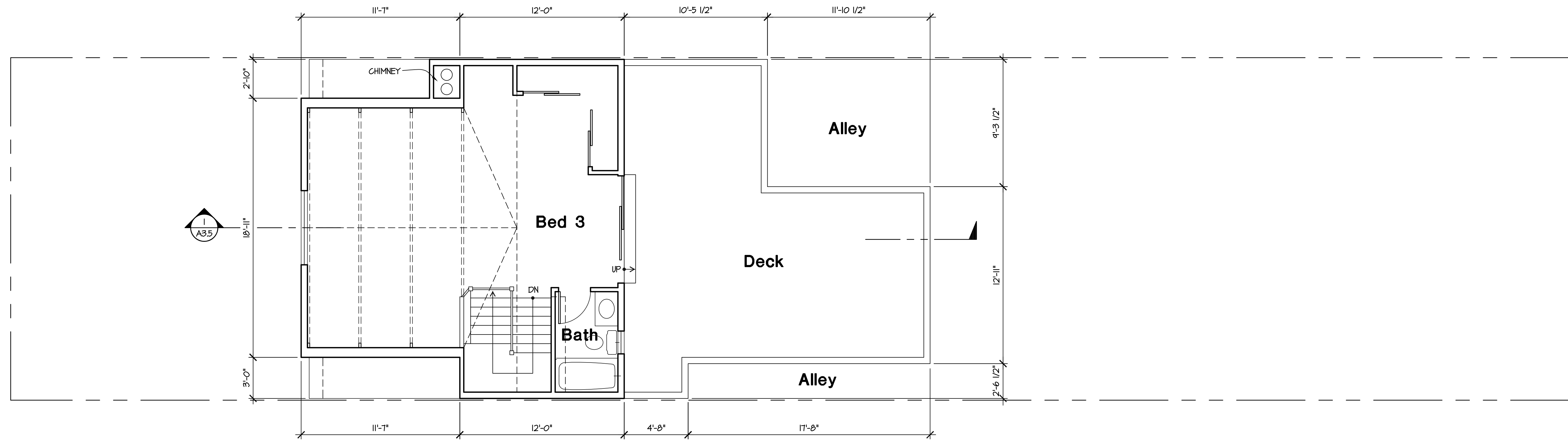
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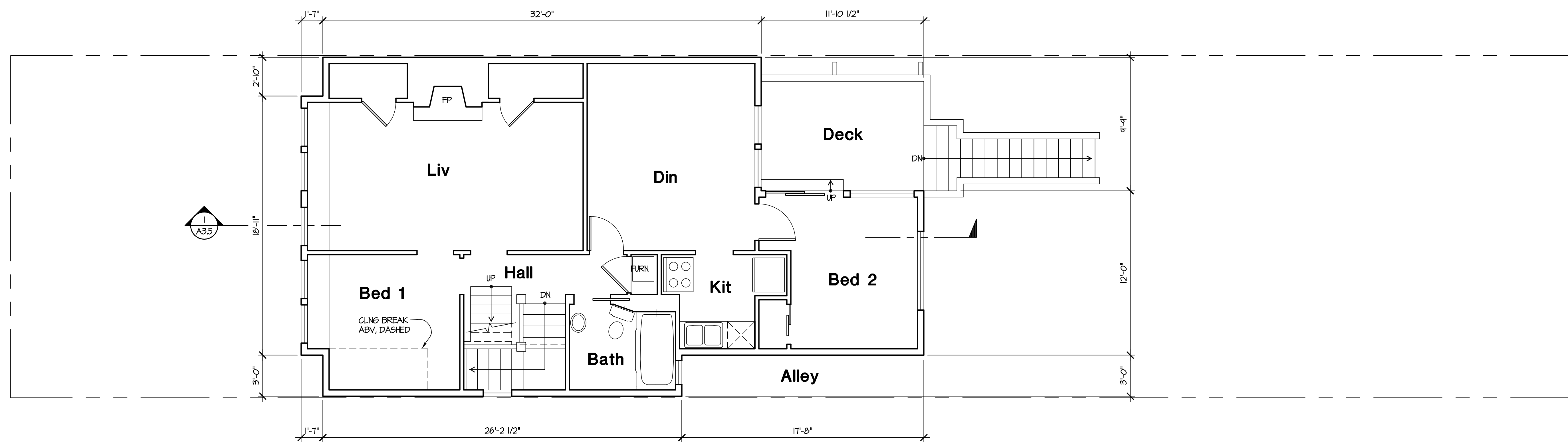
Project:
REMODEL & ADDITION
 151-153 Liberty St
 San Francisco, CA 94110
 Block # 3607 Lot # 036A

Contents:
**EXIST CONDS:
 FIRST & SECOND
 FLOOR PLANS**

Sheet #
A3.1

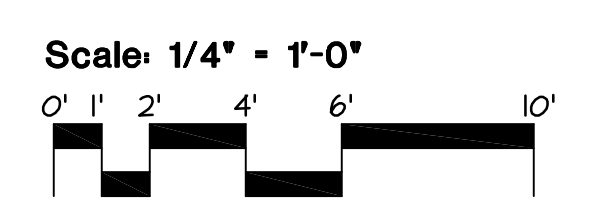
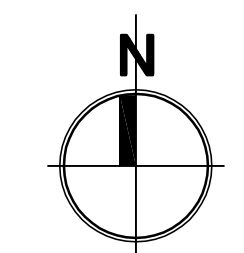


2 **EXIST THIRD FLOOR PLAN - UNIT 2**
 1/4"=1'-0" (Area: 468 sf)



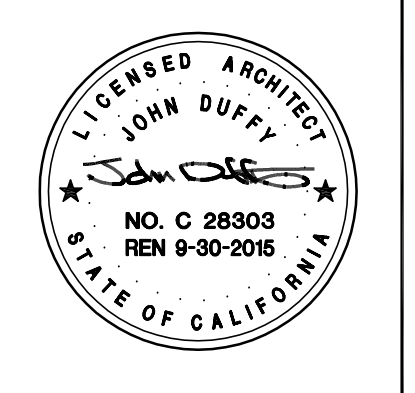
1 **EXIST SECOND FLOOR PLAN - UNIT 2**
 1/4"=1'-0" (Area: 870 sf)

NOTE: ALL DIMENSIONS ARE TO FACE OF ROUGH STUDS TYP.



DATE: 12-02-12	APPLICATOR: JLD
JOB: 151-153 LIBERTY ST	DATE: 12-02-12
DRAWN: JLD	DATE: 12-02-12
REVISION: 1	DATE: 12-02-12

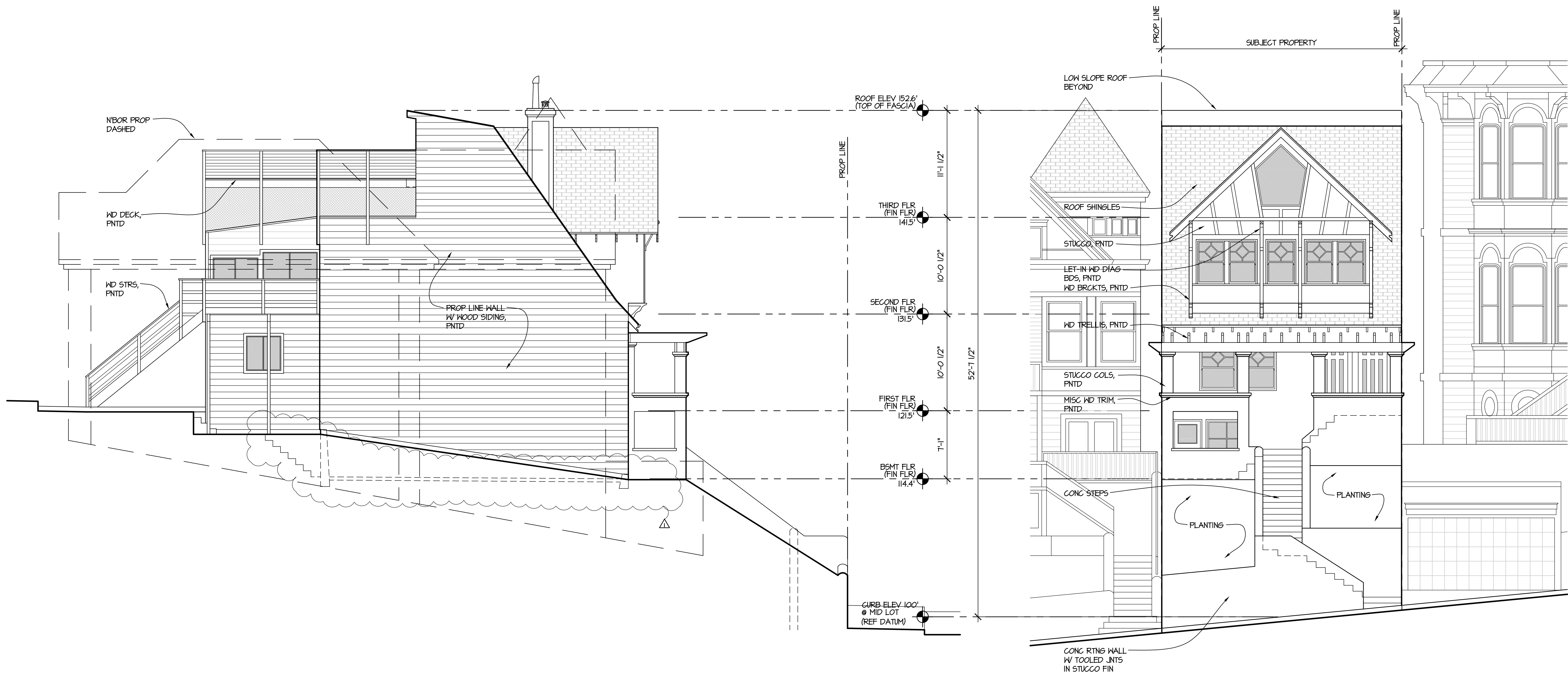
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Project: **REMODEL & ADDITION**
 151-153 Liberty St
 San Francisco, CA 94110
 Block # 3607 Lot # 036A

Contents:
**EXIST CONDS:
 THIRD & FOURTH
 FLOOR PLANS**

Sheet #
A3.2
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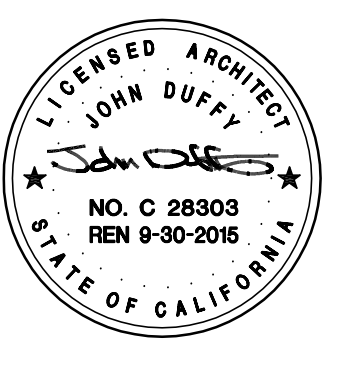


2 Existing East Elevation (Side)
 3/16"=1'-0"

1 Existing North Elevation (Front)
 3/16"=1'-0"

DATE	12-22-2012
JOB	151-153 LIBERTY ST
DRAWN	JJD
REVISIONS	

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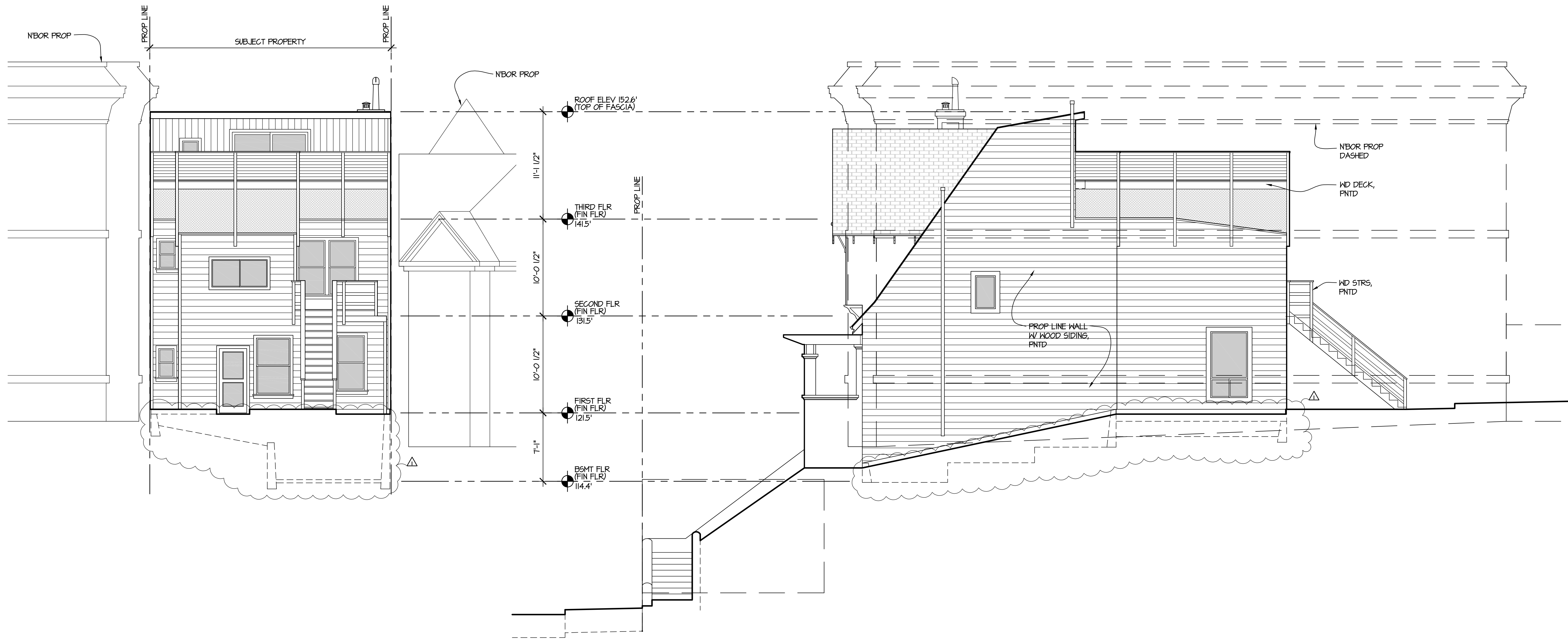


Project:
REMODEL & ADDITION
 151-153 Liberty St
 San Francisco, CA 94110
 Block # 3607 Lot # 036A

Contents:
EXISTING ELEVATIONS
NORTH & EAST

Sheet #

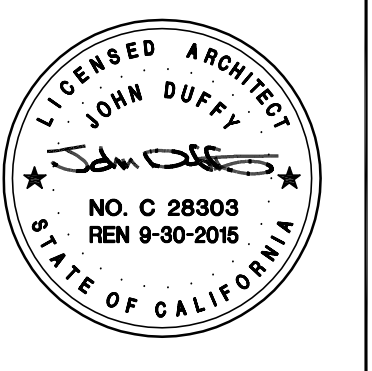
A3.3



2 Existing South Elevation (Rear)
3/16"=1'-0"

1 Existing West Elevation (Side)
3/16"=1'-0"

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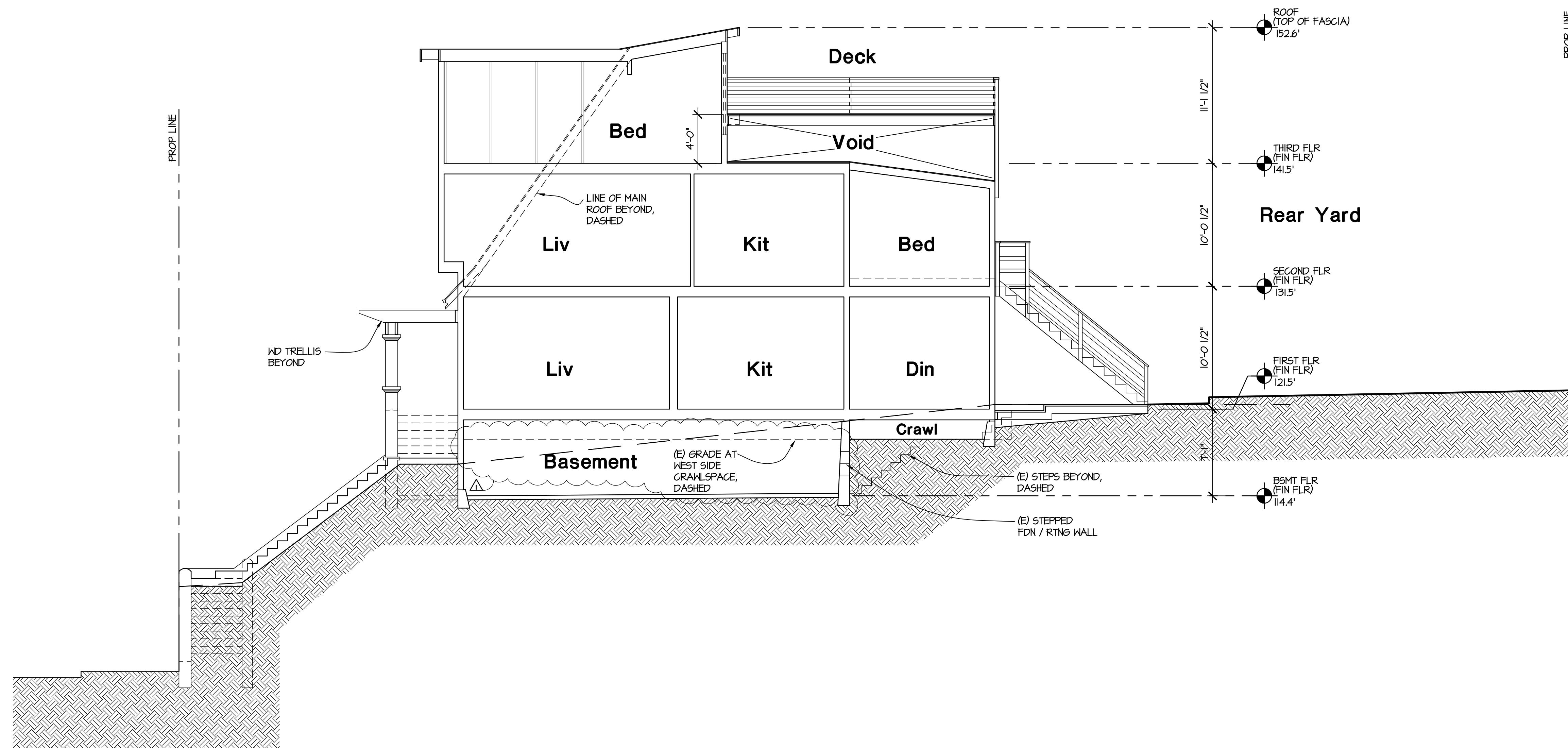


Project: REMODEL & ADDITION
151-153 Liberty St
San Francisco, CA 94110
Block # 3607 Lot # 036A

Contents:
EXIST ELEVS:
SOUTH & WEST

Sheet #
A3.4

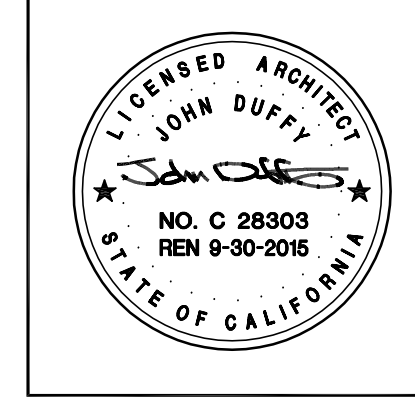
Date:	12-22-2012
Job:	151-153 Liberty St
Drawn:	JJD
Revised:	ZZZ



1 Existing Long Section
3/16"=1'-0"

Date:	12-22-12
Job:	151-153 Liberty St
Drawn:	JJD
Revised:	ZZZ

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Project:
REMODEL & ADDITION
151-153 Liberty St
San Francisco, CA 94110
Block # 3607 Lot # 036A

Contents:
EXISTING LONG SECTION

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A3.5
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5 Subject Property - Rear Yard (View North)



4 Subject Property - Rear Yard (View South)



3 Liberty St - Streetscape North Side



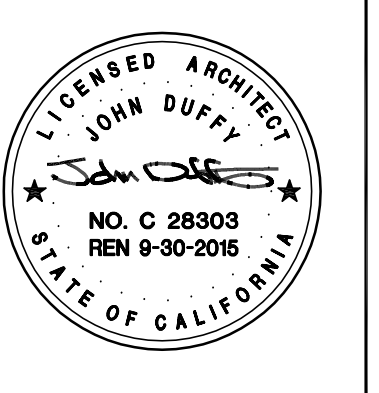
2 Liberty St - Streetscape South Side (part 2)



1 Liberty St - Streetscape South Side (part 1)

DATE OF THE APPLICATION
12-02-2012
JOB
151-153 LIBERTY ST
DRAWN
JD
REVISED
-/-

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Project:
REMODEL & ADDITION
151-153 Liberty St
San Francisco, CA 94110
Block # 3607 Lot # 036A

Contents:
STREETSCAPE
PHOTOS

Sheet #

A4.1



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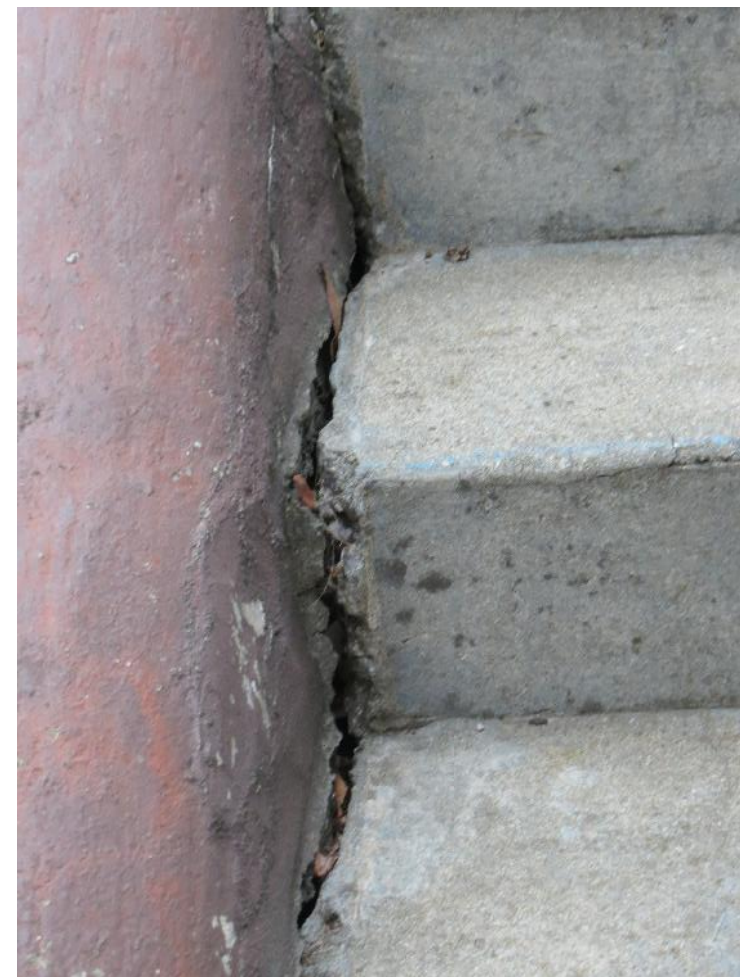
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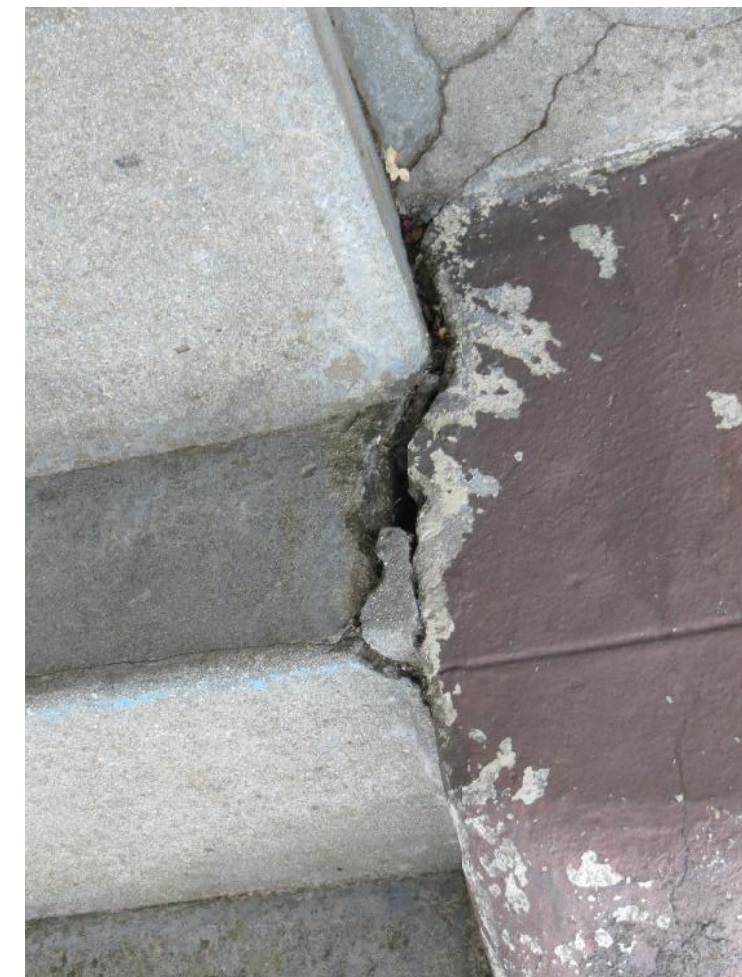
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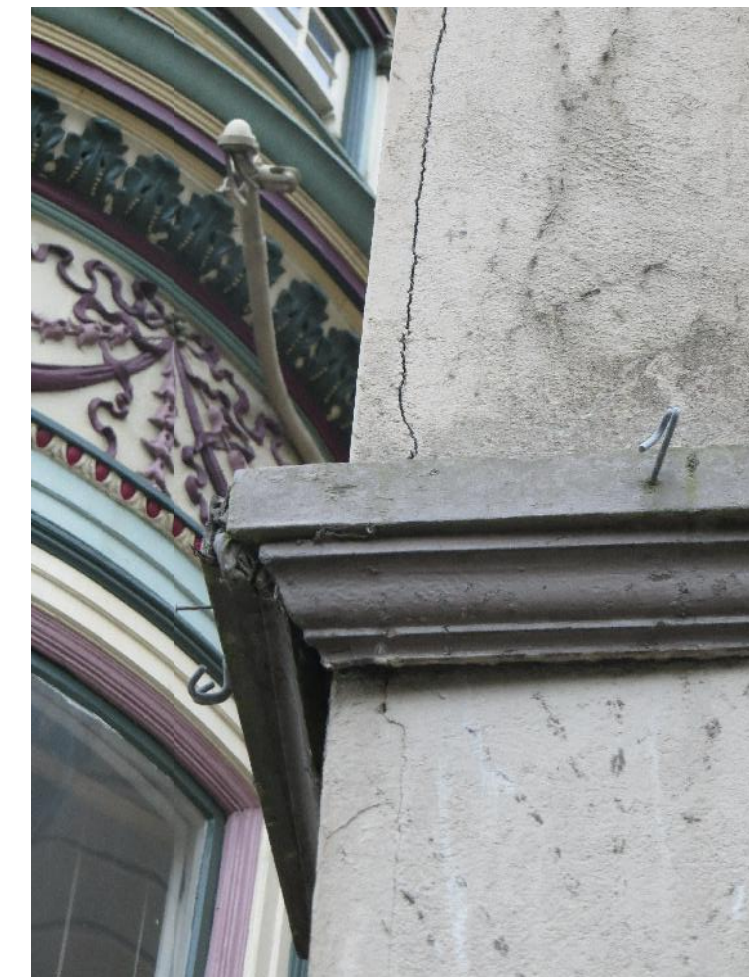
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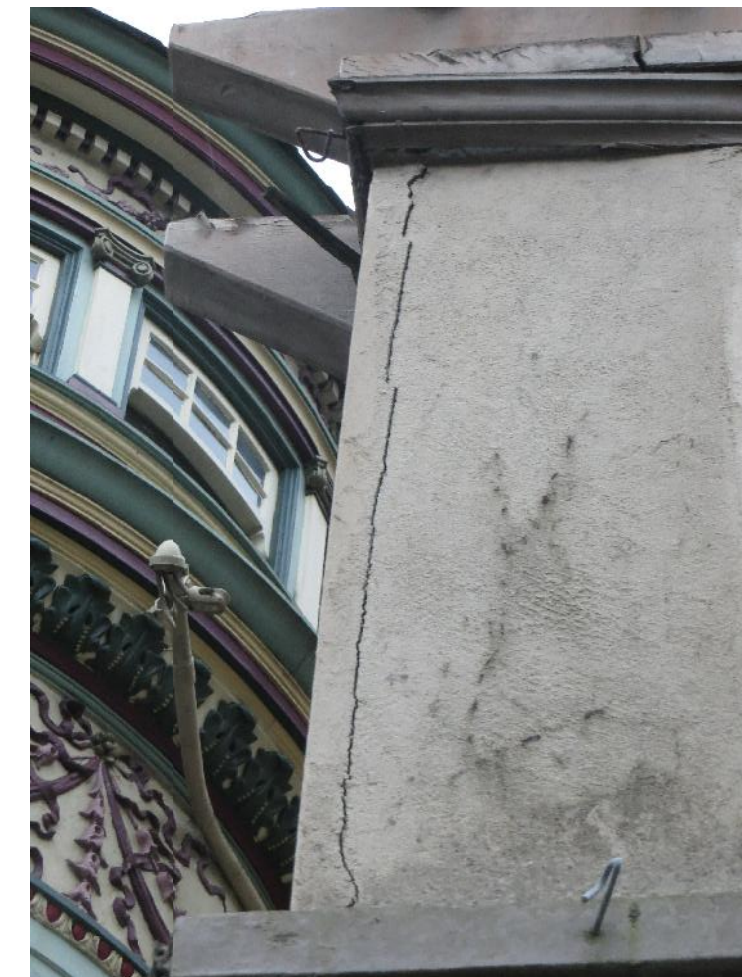
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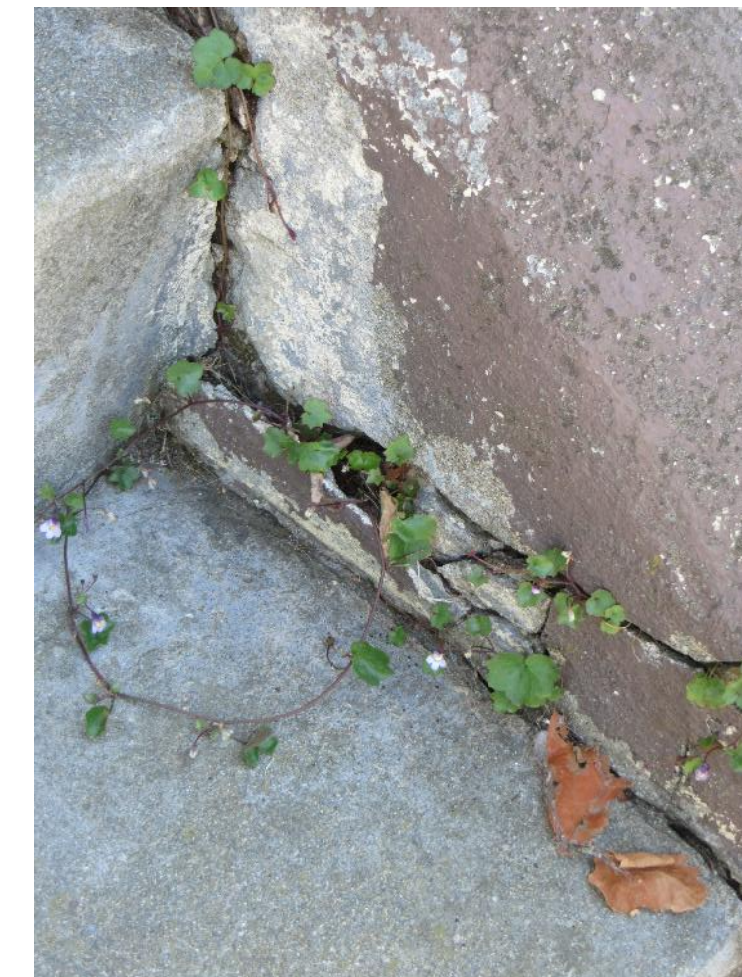
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9



8



7



6



5



4



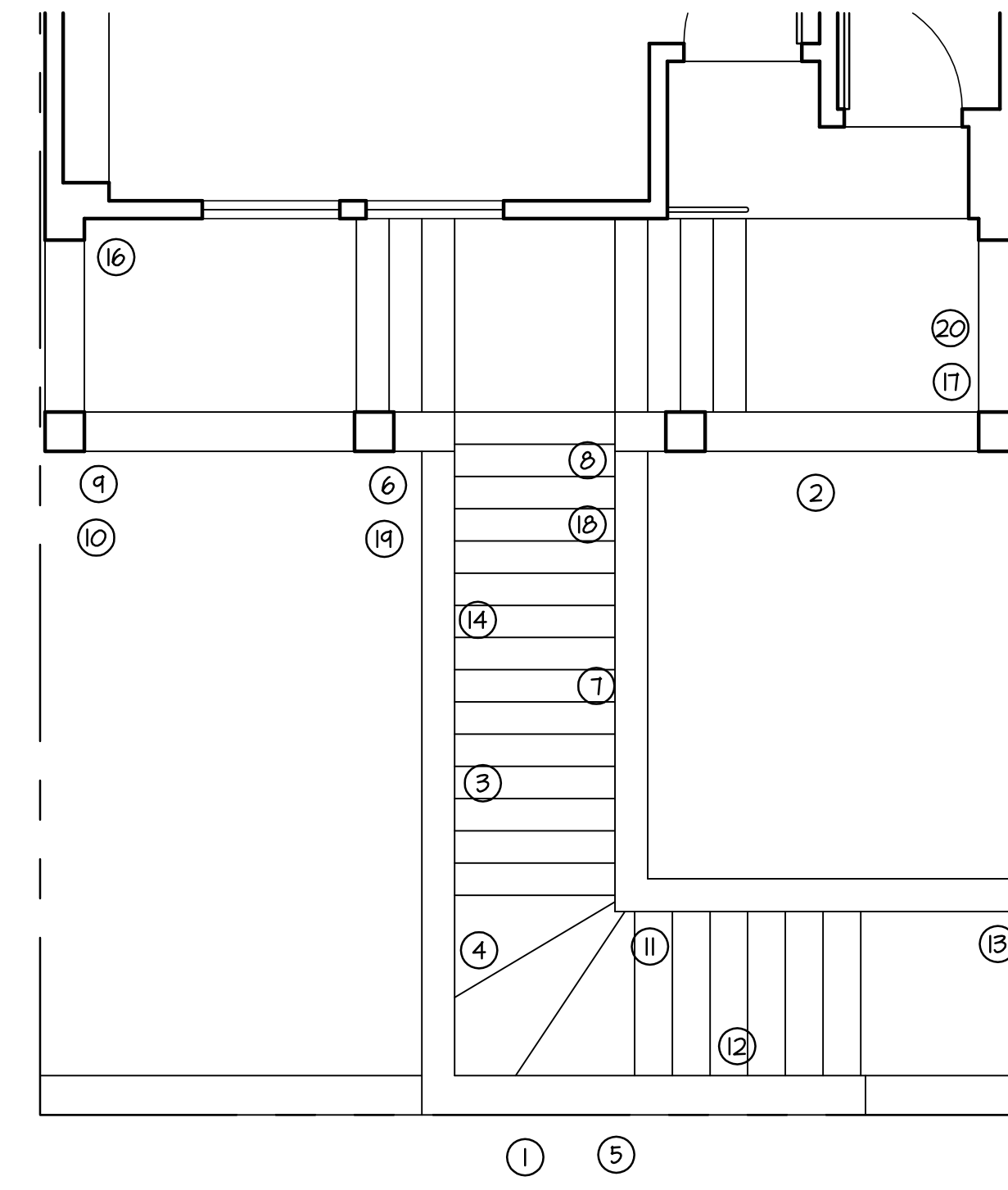
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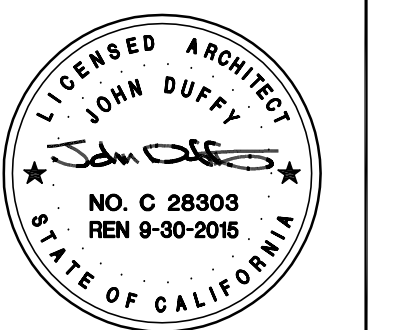


1



(E) STAIR PLAN - PHOTO LOCATION
1/4"=1'-0"

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Project:
REMODEL & ADDITION
151-153 Liberty St
San Francisco, CA 94110
Block # 3607 Lot # 036A

Contents:
SSTAIRWAY PHOTOS

Sheet #
NEW SHEET
A4.2
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