



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

Hearing Date: January 20, 2010
Filing Date: August 25, 2009
Case No.: **2009.0412A**
Project Address: **1338 Filbert Street**
Historic Landmark: No. 232: 1338 Filbert Street Cottages
Zoning: RH-2 (Residential, House, Two-Family)
40-X Height and Bulk District
Block/Lot: 0524/031-034
Applicant: Andrew Junius, Reuben & Junius
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San Francisco, CA 94104
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PROPERTY DESCRIPTION

1338 FILBERT STREET, north side of the street on the block bound by Greenwich, Filbert, Polk, and Larkin Streets. The property is subdivided into four parcels, which are oriented east-to-west, each containing a single cottage (referred to in this report as Cottages A through D). The parcel closest to the street also contains the Studio structure, which is attached to Cottage A. The cottages are oriented to the west and are placed in a uniform row with equal space between each (approximately 7.5 feet). In total, the five structures contain ten units and the property provides no off-street parking. The property is San Francisco Landmark No. 232: 1338 Filbert Street Cottages, designated in 2001. The property is zoned RH-2 (Residential, House, Two-Family) District and is in a 40-X Height and Bulk District.

PROJECT DESCRIPTION

The proposed project involves the rehabilitation and expansion of the five existing structures (referred to as Cottages A, B, C, and D and the Studio) located on the subject property for use as four single-family residences. The work includes construction of a single continuous structure in the space located to the east of the cottages (the rear of the cottages) and to the north of the Studio; installation of a below-grade garage; and, restoration of the contributing features of the cottages, studio, and landscape. In total, the project would add approximately 5,895.6 square feet to the existing 5,590.3- square-foot building complex for a total 11,485.9 square feet of residential building space.

- At all cottages, the existing rear (non-contributing) additions would be removed and replaced by a three-story structure, running continuously along the east property line from the north wall of the historic studio to the rear (north) property line. The structure would be attached to the rear (east) wall of all four cottages and would contain separate living spaces for each cottage.

- Three of the cottages would also be raised approximately 6-12 inches in order to accommodate new concrete foundations and to lift the buildings slightly above grade.
- The currently sloped grade between Cottages A and B and Cottages C and D would be lowered and flattened to match grade at the front of the cottages. Also, gates and a privacy wall would be added in the spaces between the cottages.
- Several new window openings would be created at the side elevations of each cottage, and several non-historic windows/doors would be replaced within the historic openings.
- The roof of the Studio would be raised approximately 14.5 inches to accommodate a new stair where the Studio wall meets the roof of Cottage A. Both the historic slope of the Studio roof and the historic window would be retained.
- The site would be excavated beneath the cottages to create a sub-grade, single-level, eight-car garage, which would be accessed from a car lift located at the south property line. The garage would require a curb cut but would not require the removal of any street trees.
- The historic landscaping and grape-stake fence, which were both contributory features of the site that have since been removed, would be recreated based upon archival and photographic evidence.
- Finally, the project would include historic documentation of the site and construction monitoring by a qualified historic preservation engineer or architect. The existing historic buildings would be documented through either laser scanning or HABS Level II documentation prior to the issuance of building permits to guarantee accurate reconstruction of any historic buildings damaged during construction.

BACKGROUND

The project was previously reviewed by the Landmarks Preservation Advisory Board (LPAB) on December 19, 2007 and by the Architectural Review Committee (ARC) of the Historic Preservation Commission on September 16, 2009. Comments from the ARC were mixed and included recommendations to further articulate the façade of the addition so that it relates more strongly to the separation of space between the cottages and to use a more neutral color palette for the addition.

OTHER ACTIONS REQUIRED

The project will require rear yard and non-complying structure Variances for approval as well as a Conditional Use authorization in order to exceed the parking space requirement and to reduce the dwelling unit count from ten units to four units. The project will also require Planning Code Section 311 notification prior to approval of the building permit application.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

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

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

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

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

The proposed work shall be compatible with the historic structure in terms of design, materials, form, scale, and location. The proposed project will not detract from the site's architectural character as described in the designating ordinance. For all of the exterior and interior work proposed, reasonable efforts have been made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which contribute to its significance.

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.

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Standard 4.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Standard 5.

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

Standard 6.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires

replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Standard 7.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

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.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public input on the project at the date of this report.

ISSUES & OTHER CONSIDERATIONS

None.

STAFF ANALYSIS

Based on the requirements of Article 10 and the Secretary of Interior's Standards, staff has determined that the proposed work will not adversely affect the landmark site.

- The proposed project would retain the residential uses of the historic cottages while reducing the number of units from ten to four, which would bring the buildings more closely into conformance with the prescribed density for the property as well as the historic density at the time that the cottages were constructed in 1907 (four units). While this project would cause a reduction in the number of units associated with the second period of significance (1930s-1972), neither the interior layouts nor the specific residential uses are character-defining features of the property and, therefore, changes to these aspects of the buildings would not negatively impact the site.
- The proposed location of the addition would utilize space on the site that does not currently contribute to the historic character of the landmark and that would require minimal removal of historic materials. Where the addition meets the rear walls of the cottages, the historic openings would be retained and used to access the new spaces.
- The proposed scale of the addition would be compatible with the existing scale of the site and setting. The addition would rise to approximately the same height as the existing retaining wall at the east property line, which currently acts as a backdrop for the historic cottages. It appears

that the simple rectangular form and minimally detailed façade of the addition would likewise serve as a backdrop to the cottages. This spatial relationship would allow the addition to recede as a subordinate element of the site.

- The design of the addition would be sufficiently differentiated from the historic buildings through the use of contemporary architectural details while maintaining a compatible appearance through the use of elements such as horizontal wood cladding and framed window openings.
- The proposed changes in height (approximately 6-12 inches at the cottages and 15 inches at the Studio) and grade between the buildings would have a minimal visual and material impact to the primary facades of the buildings and the improved flashing details would increase the longevity of the historic materials.
- The proposed excavation of the site to provide for the below-grade garage would have minimal visual impact to the site upon its completion. The changes to the historic landscaping and brick stairs at the location of the car lift would be in keeping with the character of the site and would not detract from the setting.
- Historic features dating from the periods of significance (cladding, windows, doors, paving, etc.) would be retained in situ wherever possible and severely deteriorated materials would be replaced with features matching the original in terms of design, details, material composition, color, and finish. A conditions survey of the buildings has been conducted to inform the decisions regarding retention and repair or replacement of deteriorated elements and the buildings would be fully documented prior to construction ensure the accurate reconstruction of any elements damaged during renovation of the property. The work would also be monitored by a qualified historic architect or engineer to ensure compliance with historic preservation standards.
- The proposed project would not add any conjectural historical features or features that add a false sense of historical development. The design of the new addition and other new features such as windows and cladding would be clearly distinguished as contemporary features of the site.
- The project would retain distinctive materials and finishes from the period of significance, including the wood siding and wood-frame structure. The project would also salvage and reuse materials taken from the existing rear additions in keeping with the tradition of Marian Hartwell who used salvaged materials in the alterations she made to the cottages.
- If the proposed additions were removed in the future, the essential form and integrity of the site would remain intact.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One-Minor Alteration of Existing facility) because the project is a minor alteration of an existing structure and would not cause a substantial adverse change in the significance of the historical resource.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project. Staff is concerned that the proposed addition does not sufficiently comply with the intent of Standard 9 with regard to its massing and spatial relationship to the historic cottages. As proposed, the addition would be positioned flush against the full width of the rear cottage walls and would require removal of the entire rear eave. This relationship would alter the characteristic spatial arrangement of the site which currently consists of primarily independent structures. By visually obscuring the rear corners of the cottages, the addition acts to integrate the structures in a manner that is not consistent with their individualized character. Furthermore, staff is concerned that the monolithic massing of the addition does not respond adequately to the scale and proportions of the cottages and the voids that separate them. Therefore, staff recommends the following condition of approval:

- That the wall of the addition be set back approximately 1-2 feet from the rear corner of each cottage for the full height of the addition and full width of the “alley”.

These spatial hyphens would provide greater visual separation between the cottages and would reduce the project’s impact to historic material at the rear of the cottages. They would also create punctuations in the addition’s façade that would respond to the scale and proportions of the cottages.

ATTACHMENTS

Draft Motion and Exhibit A: Certificate of Appropriateness
Plans, Photos, and Renderings

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ATTACHMENT



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: JANUARY 20, 2010

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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 LOTS 031-034 IN ASSESSOR'S BLOCK 0524, WITHIN AN RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on August 25, 2009, Andrew Junius of Reuben & Junius (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to rehabilitate and expand the five existing structures (referred to as Cottages A, B, C, and D and the Studio) located on the subject property located on lots 031-034 in Assessor's Block 0524 for use as four single-family residences. The work includes construction of a single continuous structure in the space located to the east of the cottages (the rear of the cottages) and to the north of the Studio; installation of a below-grade garage; and, restoration of the contributing features of the cottages, studio, and landscape. In total, the project would add approximately 5,895.6 square feet to the existing 5,590.3-square-foot building complex for a total 11,485.9 square feet of residential building space.

- At all cottages, the existing rear (non-contributing) additions would be removed and replaced by a three-story structure, running continuously along the east property line from the north wall of the historic studio to the rear (north) property line. The structure would be attached to the rear (east) wall of all four cottages and would contain separate living spaces for each cottage.

- Three of the cottages would also be raised approximately 6-12 inches in order to accommodate new concrete foundations and to lift the buildings slightly above grade.
- The currently sloped grade between Cottages A and B and Cottages C and D would be lowered and flattened to match grade at the front of the cottages. Also, gates and a privacy wall would be added in the spaces between the cottages.
- Several new window openings would be created at the side elevations of each cottage, and several non-historic windows/doors would be replaced within the historic openings.
- The roof of the Studio would be raised approximately 14.5 inches to accommodate a new stair where the Studio wall meets the roof of Cottage A. Both the historic slope of the Studio roof and the historic window would be retained.
- The site would be excavated beneath the cottages to create a sub-grade, single-level, eight-car garage, which would be accessed from a car lift located at the south property line. The garage would require a curb cut but would not require the removal of any street trees.
- The historic landscaping and grape-stake fence, which were both contributory features of the site that have since been removed, would be recreated based upon archival and photographic evidence.
- Finally, the project would include historic documentation of the site and construction monitoring by a qualified historic preservation engineer or architect. The existing historic buildings would be documented through either laser scanning or HABS Level II documentation prior to the issuance of building permits to guarantee accurate reconstruction of any historic buildings damaged during construction.

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 January 20, 2010, the Commission conducted a duly noticed public hearing on the current project, Case No. 2009.0412A ("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 the Certificate of Appropriateness, in conformance with the architectural plans dated received January 13, 2010 and labeled Exhibit B on file in the docket for Case No. 2009.0412A based on the following findings:

FINDINGS

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

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

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

- The proposed project would retain the residential uses of the historic cottages while reducing the number of units from ten to four, which would bring the buildings more closely into conformance with the prescribed density for the property as well as the historic density at the time that the cottages were constructed in 1907 (four units). While this project would cause a reduction in the number of units associated with the second period of significance (1930s-1972), neither the interior layouts nor the specific residential uses are character-defining features of the property and, therefore, changes to these aspects of the buildings would not negatively impact the site.
- The proposed location of the addition would utilize space on the site that does not currently contribute to the historic character of the landmark and that would require minimal removal of historic materials. Where the addition meets the rear walls of the cottages, the historic openings would be retained and used to access the new spaces.
- The proposed scale of the addition would be compatible with the existing scale of the site and setting. The addition would rise to approximately the same height as the existing retaining wall at the east property line, which currently acts as a backdrop for the historic cottages. It appears that the simple rectangular form and minimally detailed façade of the addition would likewise serve as a backdrop to the cottages. This spatial relationship would allow the addition to recede as a subordinate element of the site.
- The design of the addition would be sufficiently differentiated from the historic buildings through the use of contemporary architectural details while maintaining a compatible appearance through the use of elements such as horizontal wood cladding and framed window openings.
- The proposed changes in height (approximately 6-12 inches at the cottages and 15 inches at the Studio) and grade between the buildings would have a minimal visual and material impact to the primary facades of the buildings and the improved flashing details would increase the longevity of the historic materials.
- The proposed excavation of the site to provide for the below-grade garage would have minimal visual impact to the site upon its completion. The changes to the historic

- landscaping and brick stairs at the location of the car lift would be in keeping with the character of the site and would not detract from the setting.
- Historic features dating from the periods of significance (cladding, windows, doors, paving, etc.) would be retained in situ wherever possible and severely deteriorated materials would be replaced with features matching the original in terms of design, details, material composition, color, and finish. A conditions survey of the buildings has been conducted to inform the decisions regarding retention and repair or replacement of deteriorated elements and the buildings would be fully documented prior to construction ensure the accurate reconstruction of any elements damaged during renovation of the property. The work would also be monitored by a qualified historic architect or engineer to ensure compliance with historic preservation standards.
 - The proposed project would not add any conjectural historical features or features that add a false sense of historical development. The design of the new addition and other new features such as windows and cladding would be clearly distinguished as contemporary features of the site.
 - The project would retain distinctive materials and finishes from the period of significance, including the wood siding and wood-frame structure. The project would also salvage and reuse materials taken from the existing rear additions in keeping with the tradition of Marian Hartwell who used salvaged materials in the alterations she made to the cottages.
 - If the proposed additions were removed in the future, the essential form and integrity of the site would remain intact.
 - The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

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Standard 9.

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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 1338 Filbert Street Cottages for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project is for the restoration of a residential property and will not have any impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the landmark in conformance with the Secretary of the Interior's Standards.

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

The project will not reduce the affordable housing supply as the existing ten units at the property are uninhabitable.

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

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

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

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

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

Preparedness against injury and loss of life in an earthquake is improved by the proposed work. The work will eliminate unsafe conditions at the site and all construction will be executed in compliance with all applicable construction and safety measures.

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

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

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS Certificate of Appropriateness No. 2009.0412A** attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: APPEAL: Any aggrieved person may appeal this Motion to the Board of Appeals within fifteen (15) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion. For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call 575-6880.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on January 6, 2010.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 20, 2010

EXHIBIT A

Certificate of Appropriateness

Case No: 2009.0412A

Assessor's Block: Lot: 0524/031-034

Address of Property: 1338 Filbert Street

Date Application Filed: August 25, 2009

Historic Landmark: No. 232: 1338 Filbert Street Cottages

Description of Work Proposed:

The proposed work is to rehabilitate and expand the five existing structures (referred to as Cottages A, B, C, and D and the Studio) located on the subject property located on lots 031-034 in Assessor's Block 0524 for use as four single-family residences. The work includes construction of a single continuous structure in the space located to the east of the cottages (the rear of the cottages) and to the north of the Studio; installation of a below-grade garage; and, restoration of the contributing features of the cottages, studio, and landscape. In total, the project would add approximately 5,895.6 square feet to the existing 5,590.3-square-foot building complex for a total 11,485.9 square feet of residential building space.

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- Finally, the project would include historic documentation of the site and construction monitoring by a qualified historic preservation engineer or architect. The existing historic buildings would be documented through either laser scanning or HABS Level II documentation prior to the issuance of building permits to guarantee accurate reconstruction of any historic buildings damaged during construction.

Final Action by the Historic Preservation Commission on January 20, 2010:

The Commission has reviewed the proposed work and has determined that the work would not have a significant impact upon and would not be potentially detrimental to the landmark site. A motion to APPROVE WITH CONDITIONS the work was passed X-X by the Historic Preservation Commission in conformance with the drawings stamped Exhibit B, on file in the docket for **Case No. 2009.0412A**, based upon the following findings:

Condition:

- That the wall of the addition be set back approximately 1-2 feet from the rear corner of each cottage for the full height of the addition and full width of the “alley”.

Findings of the Historic Preservation Commission:

- The proposed project would retain the residential uses of the historic cottages while reducing the number of units from ten to four, which would bring the buildings more closely into conformance with the prescribed density for the property as well as the historic density at the time that the cottages were constructed in 1907 (four units). While this project would cause a reduction in the number of units associated with the second period of significance (1930s-1972), neither the interior layouts nor the specific residential uses are character-defining features of the property and, therefore, changes to these aspects of the buildings would not negatively impact the site.
- The proposed location of the addition would utilize space on the site that does not currently contribute to the historic character of the landmark and that would require minimal removal of historic materials. Where the addition meets the rear walls of the cottages, the historic openings would be retained and used to access the new spaces.
- The proposed scale of the addition would be compatible with the existing scale of the site and setting. The addition would rise to approximately the same height as the existing retaining wall at the east property line, which currently acts as a backdrop for the historic cottages. It appears that the simple rectangular form and minimally detailed façade of the addition would likewise serve as a backdrop to the cottages. This spatial relationship would allow the addition to recede as a subordinate element of the site.
- The design of the addition would be sufficiently differentiated from the historic buildings through the use of contemporary architectural details while maintaining a compatible

appearance through the use of elements such as horizontal wood cladding and framed window openings.

- The proposed changes in height (approximately 6-12 inches at the cottages and 15 inches at the Studio) and grade between the buildings would have a minimal visual and material impact to the primary facades of the buildings and the improved flashing details would increase the longevity of the historic materials.
- The proposed excavation of the site to provide for the below-grade garage would have minimal visual impact to the site upon its completion. The changes to the historic landscaping and brick stairs at the location of the car lift would be in keeping with the character of the site and would not detract from the setting.
- Historic features dating from the periods of significance (cladding, windows, doors, paving, etc.) would be retained in situ wherever possible and severely deteriorated materials would be replaced with features matching the original in terms of design, details, material composition, color, and finish. A conditions survey of the buildings has been conducted to inform the decisions regarding retention and repair or replacement of deteriorated elements and the buildings would be fully documented prior to construction ensure the accurate reconstruction of any elements damaged during renovation of the property. The work would also be monitored by a qualified historic architect or engineer to ensure compliance with historic preservation standards.
- The proposed project would not add any conjectural historical features or features that add a false sense of historical development. The design of the new addition and other new features such as windows and cladding would be clearly distinguished as contemporary features of the site.
- The project would retain distinctive materials and finishes from the period of significance, including the wood siding and wood-frame structure. The project would also salvage and reuse materials taken from the existing rear additions in keeping with the tradition of Marian Hartwell who used salvaged materials in the alterations she made to the cottages.
- If the proposed additions were removed in the future, the essential form and integrity of the site would remain intact.
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Standard 4.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Standard 5.

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

Standard 6.

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

Standard 7.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

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.

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, the General Plan and Prop M Findings of the Planning Code.

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. Implementation of this Certificate of Appropriateness is accomplished by completion of construction work (verified through a job card signed by a District Building Inspector) after issuance of an appropriate Building Permit.

APPEAL: Any aggrieved person may appeal the action on this Certificate of Appropriateness by appeal of the issuance of the Building Permit required to implement the proposed work. Contact the Board of Appeals (575-6880) for instructions on filing a permit appeal.

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.

ATTACHMENT

GENERAL NOTES

- These drawings are submitted to the Planning Department for planning approvals and entitlements. It is anticipated that minor modifications to these drawings will be required over the normal course of the project in order to accommodate such issues as existing site conditions, infrastructure requirements, and Building Department requirements.
- For additional documentation on this project, please see: Geotechnical Investigation, dated May 9, 2009, by Rollo and Ridley, and Historic Resource Evaluation, dated July 22, 2009, by Page + Turnbull.
- The design for this project is unique and is used with permission from the Architect to the Owner solely for this project. These design documents may not be reproduced without the expressed consent of the Architect.
- Written dimensions take precedence. Do not scale drawings.

ABBREVIATIONS

(I)	EXISTING	LAM.	LAMINATED
@	AT	LAV.	LAVATORY
ABV.	ABOVE	LOUVR.	LOUVER
ABT.	ABOUT	L.P.	LOW POINT
ACDUST.	ACOUSTICAL	LONGIT.	LONGITUDINAL
A.D.	ADJUSTABLE	LT.	LIGHT
ADJ.	ADJUSTABLE	MATL.	MATERIAL
AGGR.	AGGREGATE	MAX.	MAXIMUM
A.F.	ALTERNATE	MECH.	MECHANICAL
ALT.	ALTERNATE	M.C.	MEDICINE CABINET
ASPH.	ASPHALT	MID.	MIDDLE
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
AWN.	AWNING	MIR.	MIRROR
		MFR.	MANUFACTURER
BD.	BOARD	M.P.R.	MULTI-PURPOSE ROOM
BI-FO. DR.	BI-FOLDING DOOR	MTL.	METAL
BIT.	BITUMEN	MW.	MICROWAVE
BLDG.	BUILDING	(N)	NEW
BLK.	BLOCK	N.I.C.	NOT IN CONTRACT
BLKG.	BLOCKING	NLG.	NAILING
BM.	BEAM	No.	NUMBER
B.O.	BOTTOM OF	N.T.S.	NOT TO SCALE
BTM.	BOTTOM		
BTWN	BETWEEN	OBS.	OBSCURE
		O.C.	ON CENTER
CAB.	CABINET	O.D.	OUTSIDE DIAMETER
C.B.	CATCH BASIN	OPP	OPPOSITE
C.C.	CENTER TO CENTER	OPN'G	OPENING
CEM.	CEMENT	OV.	OVEN
C.J.	CONSTRUCTION JOINT		
CLG.	CEILING	P.LAM	PLASTIC LAMINATED
C.L.	CENTER LINE	PERP.	PERPENDICULAR
CL.	CLOSET	P.L.	PROPERTY LINE
CRL	CLEAR	PLAS.	PLASTIC
CMU	CONCRETE MASONRY UNIT	PLY or PW	PLYWOOD
C.O.	CLEAN OUT	FR.	PAIR
COL	COLUMN	P.S.I.	POUNDS PER SQUARE INCH
CONC.	CONCRETE	PT.	POINT
COND.	CONDITION	P.T.	PRESSURE TREATED
CONN.	CONNECTION	PREFAB.	PREFABRICATED
CONSTR.	CONSTRUCTION		
CONTR.	CONTRACTOR	QTY.	QUANTITY
CPT.	CARPET	R.	RISER
C.S.	COUNTERSUNK	RAD.	RADIUS
CSMT.	CASEMENT	R.A.G.	RETURN AIR GRILL
CTR.	CENTER	REF.	REFRIGERATOR
C.T.	CERAMIC TILE	REINF.	REINFORCED, REINFORCING
CTP.	COOKTOP	REQ'D	REQUIRED
		RET.	RETAINING
D	DRYER	S	SINK
DBL	DOUBLE	S.A.G.	SUPPLY AIR GRILL
DEMO	DEMOLITION	SCHED.	SCHEDULE
D.F.	DOUGLAS FIR	SEP.	SEPARATE
D.H.	DOUBLE HUNG	S.H.	SINGLE HUNG
DIA.	DIAMETER	SHT.	SHEET
DIAG.	DIAGONAL	SHWR.	SHOWER
DIM.	DIMENSION	SIM.	SIMILAR
DTL	DETAIL	SLDR.	SLIDER
DWG.	DRAWING	SLGLDR.	SLIDING GLASS DOOR
DN	DOWN	SLT.	SEALANT
(E)	EXISTING	S.M.	SHEET METAL
EA.	EACH	S.O.G.	SLAB ON GRADE
ELEC.	ELECTRICAL	SPEC.	SPECIFICATION
ELEV.	ELEVATION OR ELEVATOR	SQ.	SQUARE
EQ.	EQUAL	S.S.D.	SEE STRUC. DRAWINGS
EQUIP.	EQUIPMENT	STD	STANDARD
EXPN.	EXPANSION	STG.	STORAGE
EXT.	EXTERIOR	STL.	STEEL
FB.O.	FURNISHED BY OWNER	ST.STL.	STAINLESS STEEL
F.D.	FLOOR DRAIN	STRUC.	STRUCTURAL
FF.	FINISH FLOOR	S.V.	SHEET VINYL
FDN.	FOUNDATION	SYMM.	SYMMETRICAL
FIN.	FINISH		
FLR.	FLOOR	T	TREAD
FLT.	FLUORESCENT LIGHT FIXTURE	T.B.C.	TOP BACK OF CURB
F.O.B.	FREIGHT ON BOARD	T.J.	TRUSS JOIST
F.O.C.	FACE OF CONCRETE	T&G	TONGUE AND GROOVE
F.O.S.	FACE OF STUD	T.O.	TOP OF
F.O.W.	FACE OF WALL	T.O.C.	TOP OF CONCRETE
FRMG.	FRAMING	T.O.D.	TOP OF DECK
FR.DR.	FRENCH DOOR	T.O.E.	TOP OF EARTH
FT.	FOOT	T.O.P.	TOP OF PAVING
FTG.	FOOTING	T.O.PL.	TOP OF PLATE
		T.O.ST.	TOP OF STEEL
GA.	GAUGE	T.O.S.	TOP OF SLAB
GALV.	GALVANIZED	T.O.W.	TOP OF WALL
G.C.	GENERAL CONTRACTOR	T.S.	TUBE STEEL
GEN.	GENERAL	TYP.	TYPICAL
GL.	GLASS	U.B.C.	UNIFORM BUILDING CODE
GLU.LAM.	GLUE LAMINATED	U.O.N.	UNLESS OTHERWISE NOTED
G.S.M.	GALVANIZED SHEET METAL		
GWB	GYPSPUM WALL BOARD	VERT.	VERTICAL
		V.B.	VAPOR BARRIER
H.B.	HOSE BIB	V.I.F.	VERIFY IN FIELD
H.C.	HANDICAPPED	W	WASHER
HGT.	HEIGHT	W/	WITH
H.M.	HOLLOW METAL	W.C.	WATER CLOSET
H.P.	HEIGHT POINT	WD.	WOOD
HWH	HOT WATER HEATER	WDW.	WINDOW
HDR.	HEADER	WP.	WATERPROOF
HGR.	HANGER	W.P.	WORK POINT
HORIZ.	HORIZONTAL	WT	WEIGHT
HT	HEIGHT		
I.D.	INTERIOR DIMENTION		
INFO	INFORMATION		
INSUL.	INSULATION		
INT.	INTERIOR		
J.B.	JUNCTION BOX		
JT.	JOINT		

DRAWING KEYS + LEGEND

CENTER LINE	
PROPERTY LINE	
EXISTING SPOT ELEVATION	
NEW SPOT ELEVATION	
GRID LINE	
BUILDING SECTION	
WALL SECTION	
ELEVATION	
DETAIL	
WINDOW	
DOOR	

PROJECT SCOPE

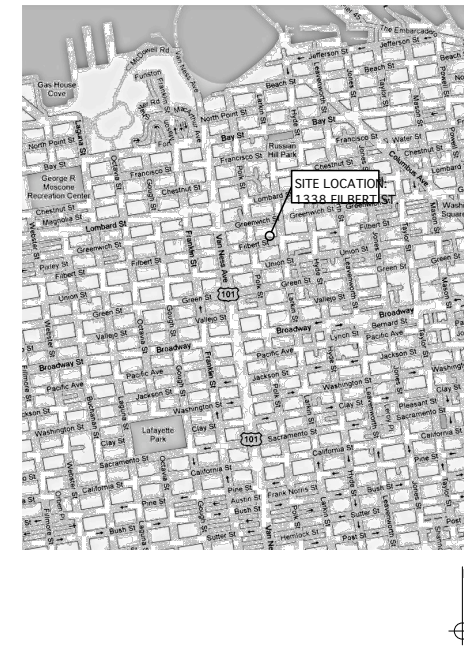
REHABILITATION AND RESTORATION OF 4 EXISTING LANDMARKED (S.F. LANDMARK#232) COTTAGES, ARTIST'S STUDIO, AND LANDSCAPING.
ADDITION OF SUBTERRANEAN GARAGE AND 3-LEVEL, ADJACENT SUPPLEMENTARY LIVING AREA TO EACH OF FOUR EXISTING COTTAGES.

PLANNING DEPARTMENT INFO

ZONING DISTRICT	RH2 (One or two family dwelling) (SFPC 209.1)
NO OF UNITS (Proposed)	4 UNITS
DENSITY (Allowed)	2 UNITS, UP TO ONE UNIT PER 1500 SF OF LOT WITH C.U.P.
LOT AREA	8,593 SQ.FT.
FRONT YARD (As Allowed)	AVERAGE OF ADJACENT BUILDINGS @ FILBERT LOT LINE.
REAR YARD (Required)	45% LOT DEPTH, OR AVERAGE IF AVG'D LAST 10' LTD TO 30' HT. (SFPC 134)
REAR YARD (Proposed)	0% LOT DEPTH, PER LOCATION OF EXISTING COTTAGES (VARIANCE REQUIRED)
HEIGHT + BULK DISTRICT (As Allowed, Except @ Rear Yard)	40-X 40' MAX. HEIGHT, 30' MAX HEIGHT AT FRONT PROPERTY LINE THEN 45' ANGLE UNTIL 40' (SFPC 261.c.1) MEASURE FROM WHERE THE BUILDINGS STEPS RELATIVE TO THE STREET (SFPC 102.12.c)
PARKING (Proposed)	8 SPACES TOTAL
PARKING (Required)	6 SPACES ALLOWED AS ACCESSORY; CU REQUIRED FOR ADDITIONAL TWO SPACES
OPEN SPACE (Required)	125 SF / UNIT x 4 UNITS = 500 SF (SFPC 135)

BUILDING AREA CALCULATIONS:						
	UNIT D	UNIT C	UNIT B	UNIT A	TOTAL	(E) AREA
LEVEL 1	1345.0	1123.0	1123.0	1025.0	4616.0	1481.0
LEVEL 2	1208.0	1075.0	1075.0	1709.0	5067.0	4109.3
LEVEL 3	497.0	439.0	439.0	519.0	1894.0	-0-
TOTAL	3050.0	2637.0	2637.0	3253.0	11577.0	5590.3
NET INCREASE IN CONDITIONED SQUARE FOOTAGE:					5986.7	
NET INCREASE IN UNCONDITIONED SF (GARAGE)					5455.0	
TOTAL LOT AREA:			8,593.8			
GARDEN OPEN SPACE TO REMAIN:			3,170.0			
% OPEN AREA			36.9 %			

VICINITY MAP



PROJECT DIRECTORY

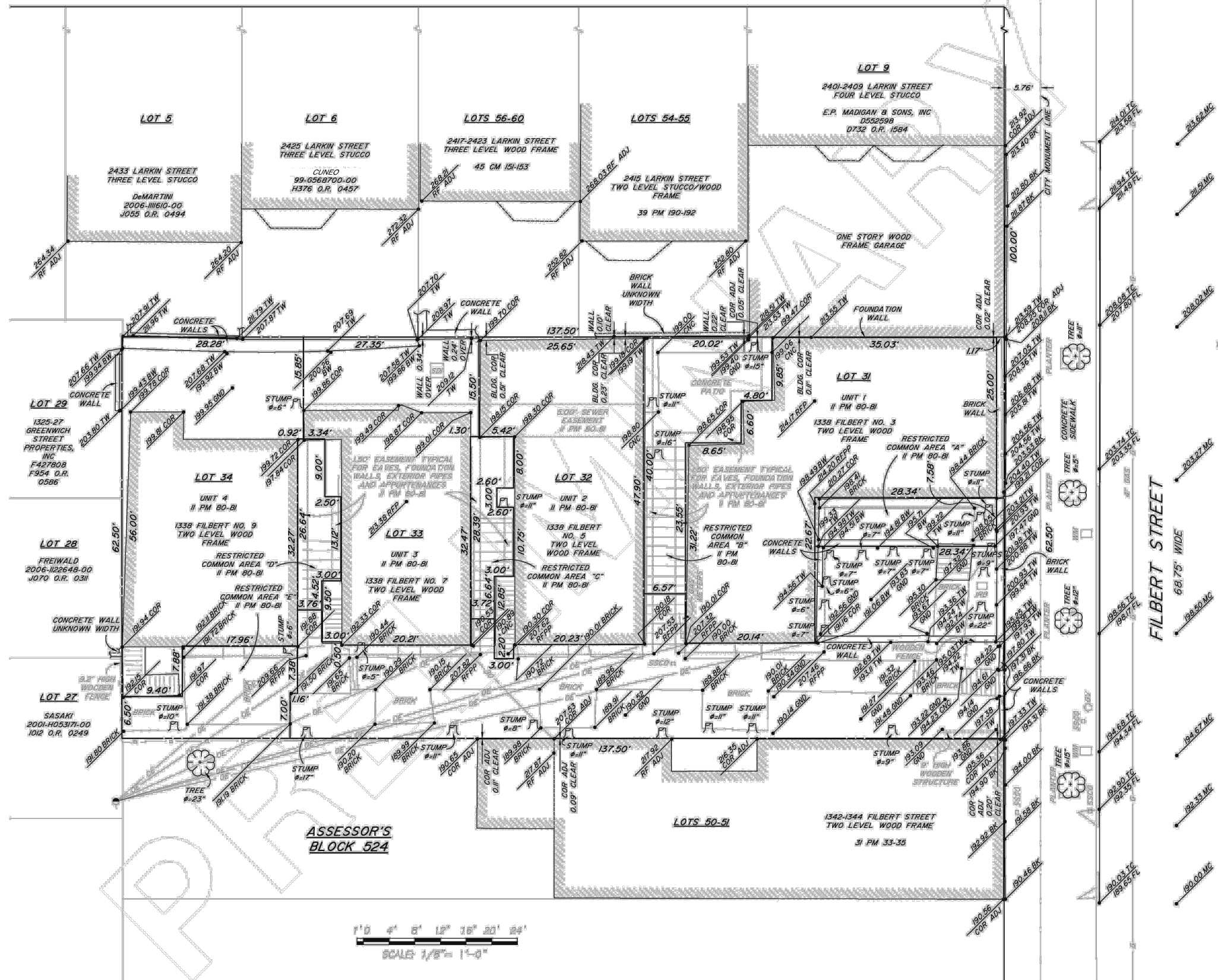
OWNER: DOMINIQUE LAHAUSSOIS DAVID LOW 30 BLACKSTONE COURT SAN FRANCISCO, CA 94123	contact: T/ 415.346.6683
ARCHITECT: BUTTRICK WONG ARCHITECTS 1144 65TH STREET UNIT E EMERYVILLE, CA 94608	contact: JEROME BUTTRICK x15 IVOR BROWN x16 T/ 510.594.8700 F/ 510.594.5702 jerome@buttrickwong.com ivor@buttrickwong.com
HISTORICAL ARCHITECT: PAGE + TURNBULL ARCHITECTS 724 PINE STREET SAN FRANCISCO, CA 94108	contact: RUTH TODD T/ 415.362.5154 ruthtodd@page-turnbull.com
STRUCTURAL ENGINEER: GFDS ENGINEERS 543 HOWARD STREET, FIRST FLOOR SAN FRANCISCO, CA 94105	contact: KRIS JOHNSON x24 RUSSELL FUDGE x13 T/ 415.512.1301 F/ 415.512.1302 kjohnson@gfdseng.com rfudge@gfdseng.com
GEOTECHNICAL ENGINEER: ROLLO & RIDLEY 360 POST STREET, SUITE 500 SAN FRANCISCO, CA 94108	contact: FRANK J. ROLLO T/ 415.999.1431 frankjrollo@rolloandridley.com
LANDSCAPE ARCHITECT: MARTA FRY LANDSCAPE ASSOCIATES 577 SECOND STREET, SUITE 204 SAN FRANCISCO, CA 94107	contact: MARTA FRY JAMIE WHITE T/ 415.543.8202 x 202 F/ 415.543.8203 marta@mfri.com jamiewhite@mfri.com
REAL ESTATE ATTORNEY: REUBEN & JUNIUS LLP ONE BUSH STREET, SUITE 600 SAN FRANCISCO, CA 94104	contact: ANDREW JUNIUS, LEED AP T/ 415.567.9000 F/ 415.399.9480 ajunius@reubenlaw.com

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A0.3	EXISTING COTTAGE PHOTOS	12.9.09
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LARKIN STREET

68.50' WIDE



NOTES: TO ANYONE HAVING ANY TYPE OF INTEREST IN THIS MAP PLEASE BE ADVISED AS FOLLOWS:

1. THAT ALL TITLE INFORMATION HEREON INCLUDING EASEMENTS WAS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OUR CLIENTS OR HIS AGENTS REQUIREMENTS AND TITLE INFORMATION SUPPLIED TO FREDERICK T. SEHER & ASSOCIATES; FURTHERMORE, WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITY ON THIS JOB.
2. THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OF SERVICE FOR DOMINIQUE LAHAUSSOIS AND DAVID LOW ON MARCH 24, 2006 AND THAT IT REMAINS THE PROPERTY OF FREDERICK T. SEHER & ASSOCIATES WHETHER THE PROJECT (IF ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.
3. THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENT(S) PREPARED BY FREDERICK T. SEHER & ASSOCIATES IN RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR: BUILDING PERMIT; FURTHERMORE, THE USE OF THIS MAP FOR ANY OTHER PURPOSES WHATSOEVER INCLUDING ENGINEERING DESIGNS OF OFFSITE OR ONSITE IMPROVEMENTS IS BEYOND THIS MAP PURPOSES INTENT A CONTRACT FOR WHICH FREDERICK T. SEHER & ASSOCIATES DISCLAIMS ANY AND ALL RESPONSIBILITIES, LIABILITIES WHICH SHALL REST UPON THE PARTY USING OUR INFORMATION BEYOND ESTABLISHED LIMITATION ABOVE.
4. THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE ADJACENT SITE THEREOF AS WELL AS TITLE TRANSFERS OF THE PROPERTY IN QUESTION (EXCEPT FOR ALTA MAPS) AND/OR THE LAPSE OF 3 OR MORE YEARS FROM THE DATE OF THE MAP (WHICHEVER COMES FIRST) SHALL VOID ALL INFORMATION, HEREON UNLESS A RE-SURVEY IS ORDERED TO RECTIFY, UPDATE OR RE-CERTIFY THIS MAP.
5. THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 3 ABOVE.
6. THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENT OF ALL CLIENTS OBLIGATIONS TO FREDERICK T. SEHER & ASSOCIATES UNLESS OTHERWISE AGREED TO.
7. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREOF.

LEGEND

- ADJ ADJACENT BUILDING
 - BK BACK OF WALK
 - BW BOTTOM OF WALK
 - CNC CONCRETE
 - COR CORNER
 - FL FLOW LINE
 - GRND GROUND
 - GV GAS VALVE
 - IRB IRRIGATION BOX
 - MC MIDDLE OF CURVE
 - MH MANHOLE
 - RF ROOF
 - RFP ROOF PEAK
 - RFPF ROOF PARAPET
 - SDI STORM DRAIN INLET
 - SS SANITARY SEWER
 - SSCO SANITARY SEWER CLEAN OUT/VENT
 - TC TOP OF CURB
 - TW TOP OF WALL
 - WM WATER METER
-
- WOODEN FENCE
 - GAS LINE
 - SANITARY SEWER LINE
 - OVERHEAD ELECTRIC LINE
 - UNDERGROUND ELECTRIC LINE
-
- POWER POLE
 - ELEV DESC SPOT ELEVATION
 - TREE
 - TREE STUMP

BOUNDARY NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
2. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

DATE OF SURVEY: APRIL 20, 2006

PROJECT BENCHMARK - DESCRIPTION:

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A GROUP OF CITY BENCHMARKS, LOCATED AT THE INTERSECTION OF GREENWICH AND LARKIN STREETS. ELEVATIONS ARE BASED ON CITY AND COUNTY OF SAN FRANCISCO DATUM, S.E. CORNER, + CUT CENTER LOWER CONC STEP. ELEVATION = 237.225'

UTILITY NOTE:

UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

GENERAL NOTES:

THE FOLIAGE LINES OF ALL TREES PLOTTED HEREON ARE SHOWN IN A GRAPHICAL FORM ONLY, AND ARE NOT INTENDED TO REPRESENT ACTUAL DRIFLINES THEREOF.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

DATE _____ FREDERICK T. SEHER, PLS
 LICENSE NO. 6216
 LICENSE EXPIRES MARCH 31, 2008



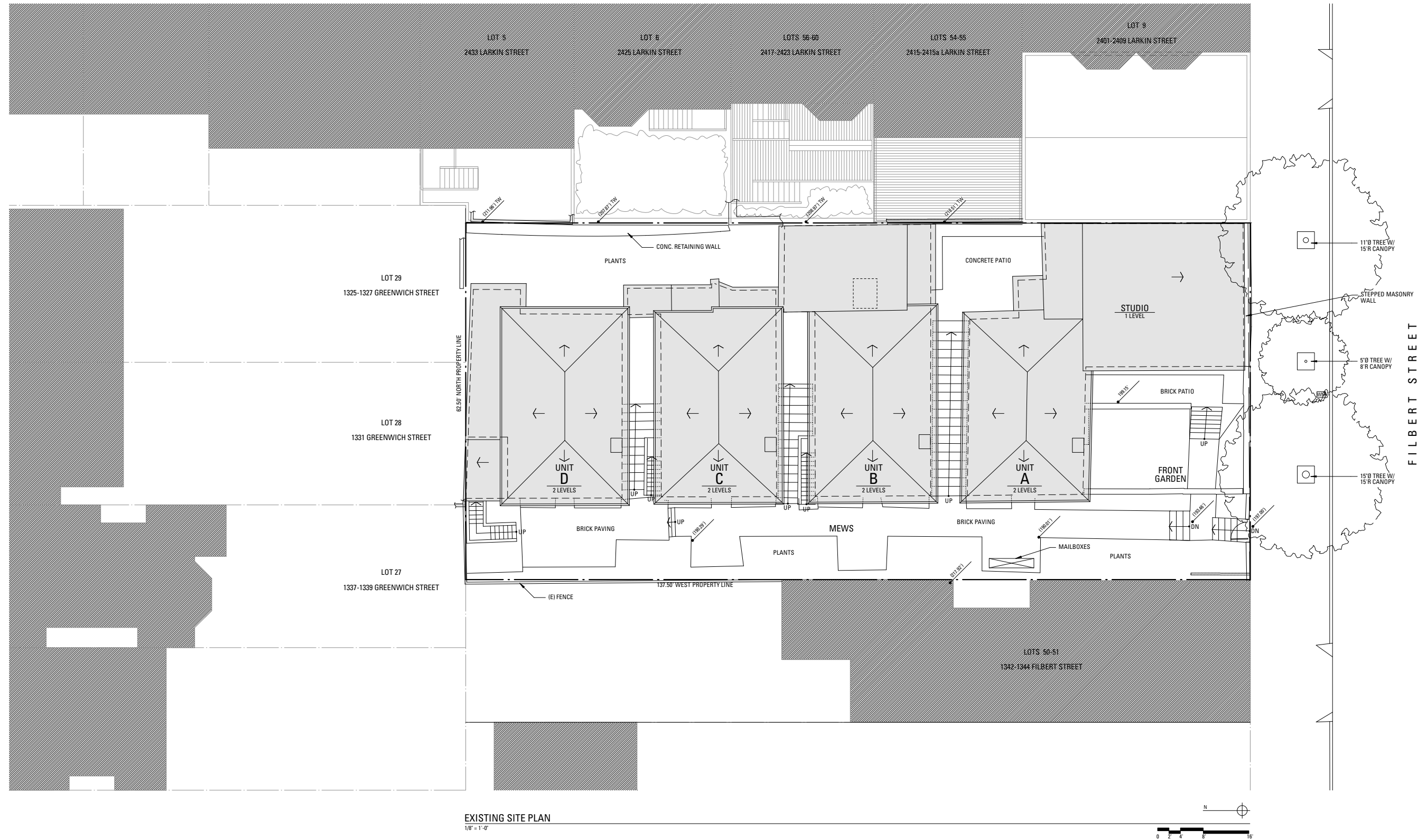
BUTTRICK WONG Architects
 1144 65th Street Unit E Emeryville, CA 94608 P/ 510 594.8700

FILBERT STREET COTTAGES
 1338 FILBERT STREET, SAN FRANCISCO, CA 94109

SITE SURVEY

SV1

description	rev	issued	set	sheet
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EXISTING SITE PLAN
1/8" = 1'-0"

BUTTRICK WONG Architects
1144 65th Street Unit E Emeryville, CA 94608 P/510.594.8700

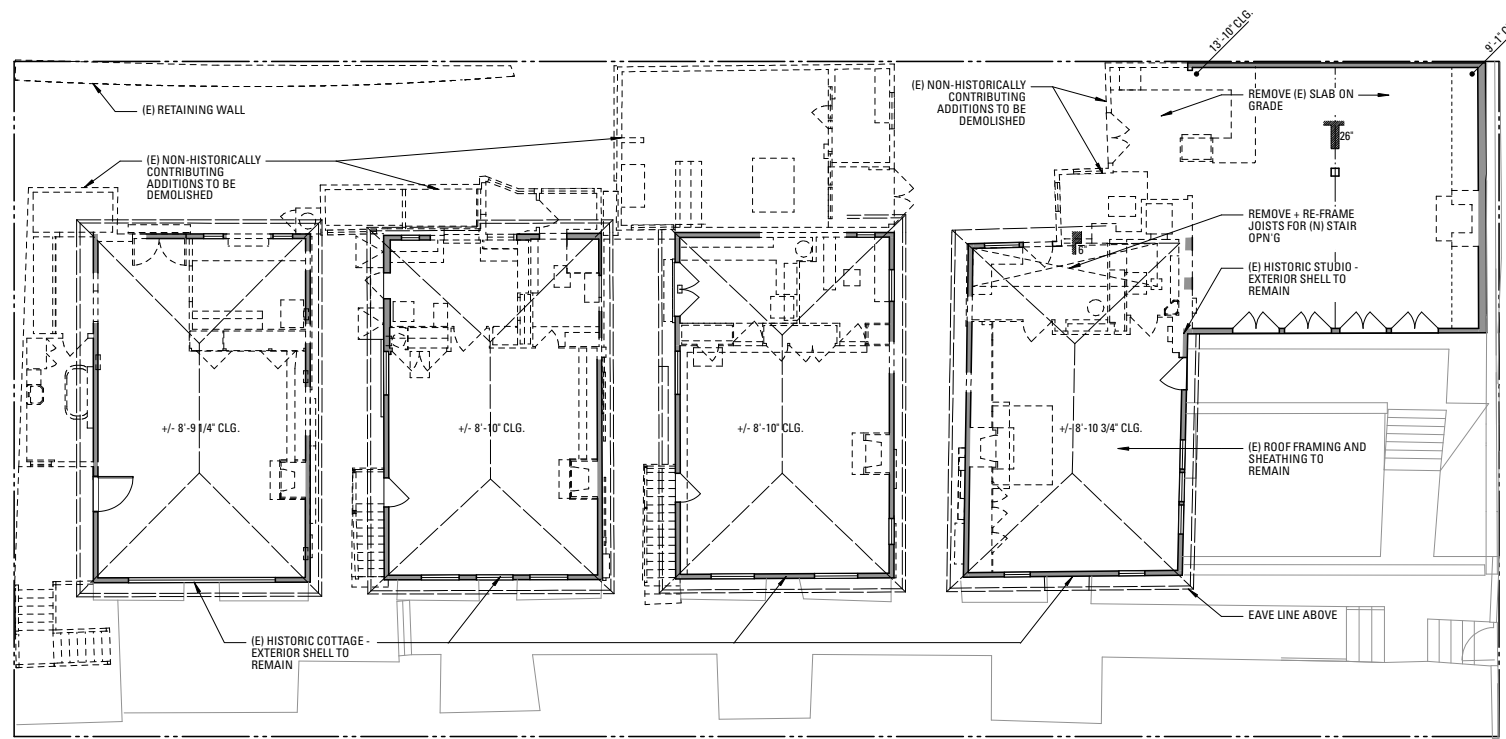
FILBERT STREET COTTAGES
1338 FILBERT STREET, SAN FRANCISCO, CA 94109

EXISTING SITE PLAN

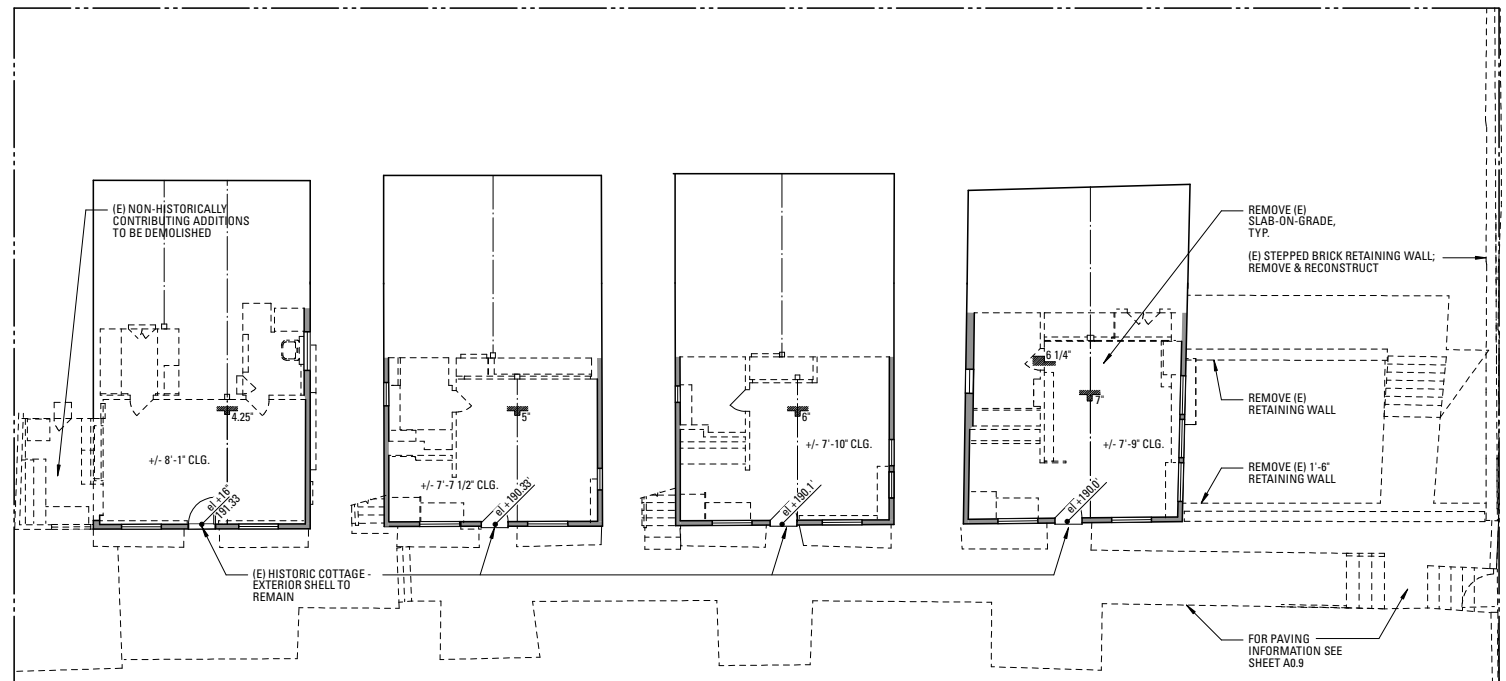
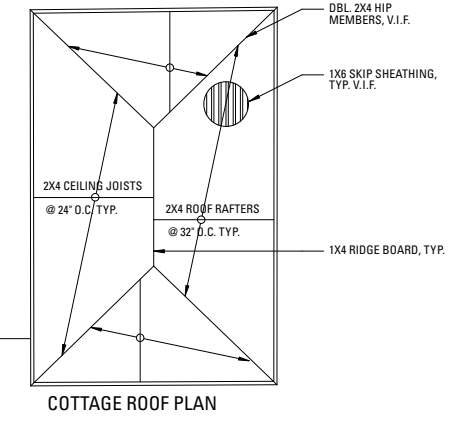
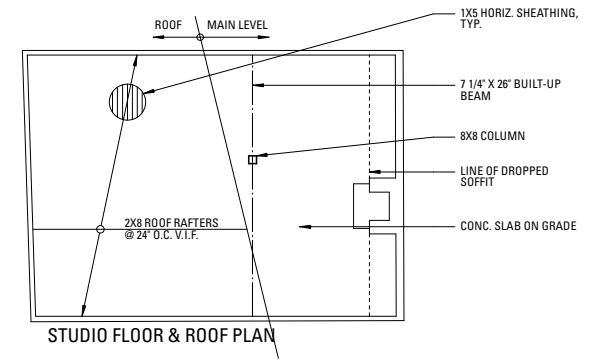
12.9.09	Planning submittal #3
9.9.09	Planning submittal #2
7.20.09	Preliminary pricing
6.5.09	Heritage submittal
5.18.09	Planning submittal
5.5.09	Neighbor review

X1.1

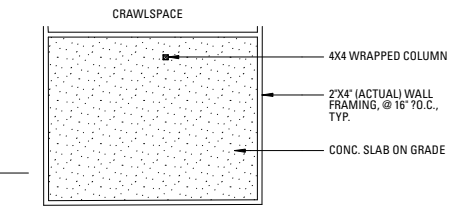
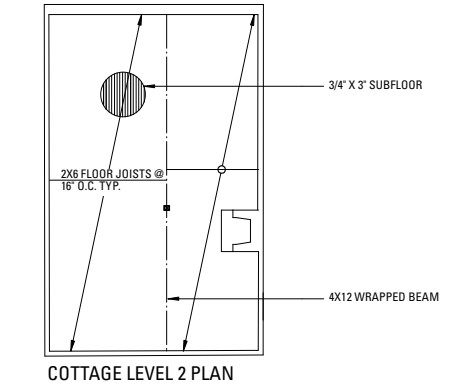
description	rev	issued	set	sheet



2
EXISTING LEVEL 2 1/8" = 1'-0"



1
EXISTING LEVEL 1 1/8" = 1'-0"



TYPICAL (E) FRAMING 1/8" = 1'-0"

- NOTES:**
1. CONSULT PRESERVATION ARCHITECT PRIOR TO COMMENCING ANY WORK.
 2. ALL CEILING DIMENSIONS ARE FINISH TO FINISH EXCEPT FOR COTTAGE A. COTTAGE A DIMENSIONS ARE F.F. TO B.O. JOIST.
 3. FOR EXTERIOR DOOR + WINDOW INFORMATION SEE UNIT ELEVATIONS.
 4. ALL EXISTING HISTORIC MATERIAL TO REMAIN SHALL BE PRESERVED IN PLACE, OR REPLACED IN KIND IF DRYROT OR SIGNIFICANT DETERIORATION IS IDENTIFIED DURING CONSTRUCTION.
- LEGEND:**
- EXISTING WALLS TO REMAIN
 - - - - EXISTING WALLS TO BE DEMOLISHED



ROOF BETWEEN COTTAGE A + STUDIO



NON-CONTRIBUTING ADDITIONS @ COTTAGES B, C + D



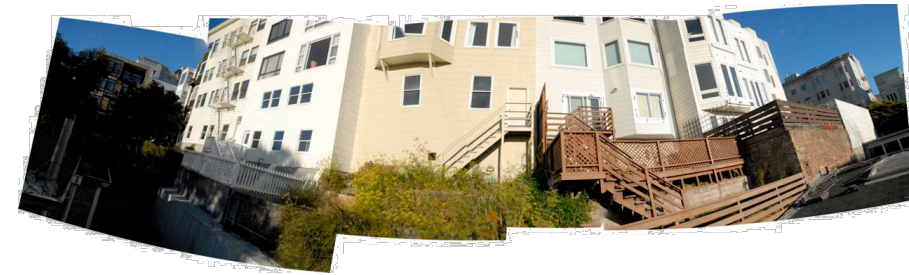
VIEW FROM STREET



COTTAGE B



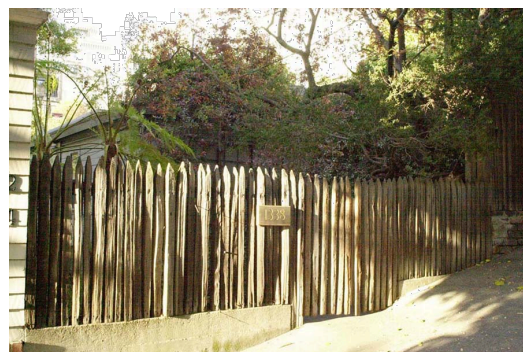
COTTAGE C



LOOKING EAST TOWARDS LARKIN ST NEIGHBORS



DOOR SILL COTTAGE A



HISTORIC (NON LONGER EXISTING) GATE



VIEW FROM INSIDE GATE



STUDIO

West



North



COTTAGE A

South



West



North



East



COTTAGE B

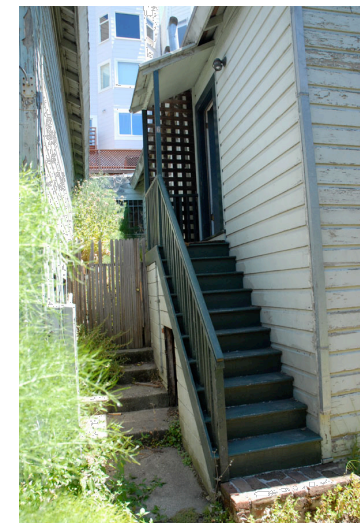
South



South



West



North



COTTAGE C South



West



North



East



COTTAGE D South



West

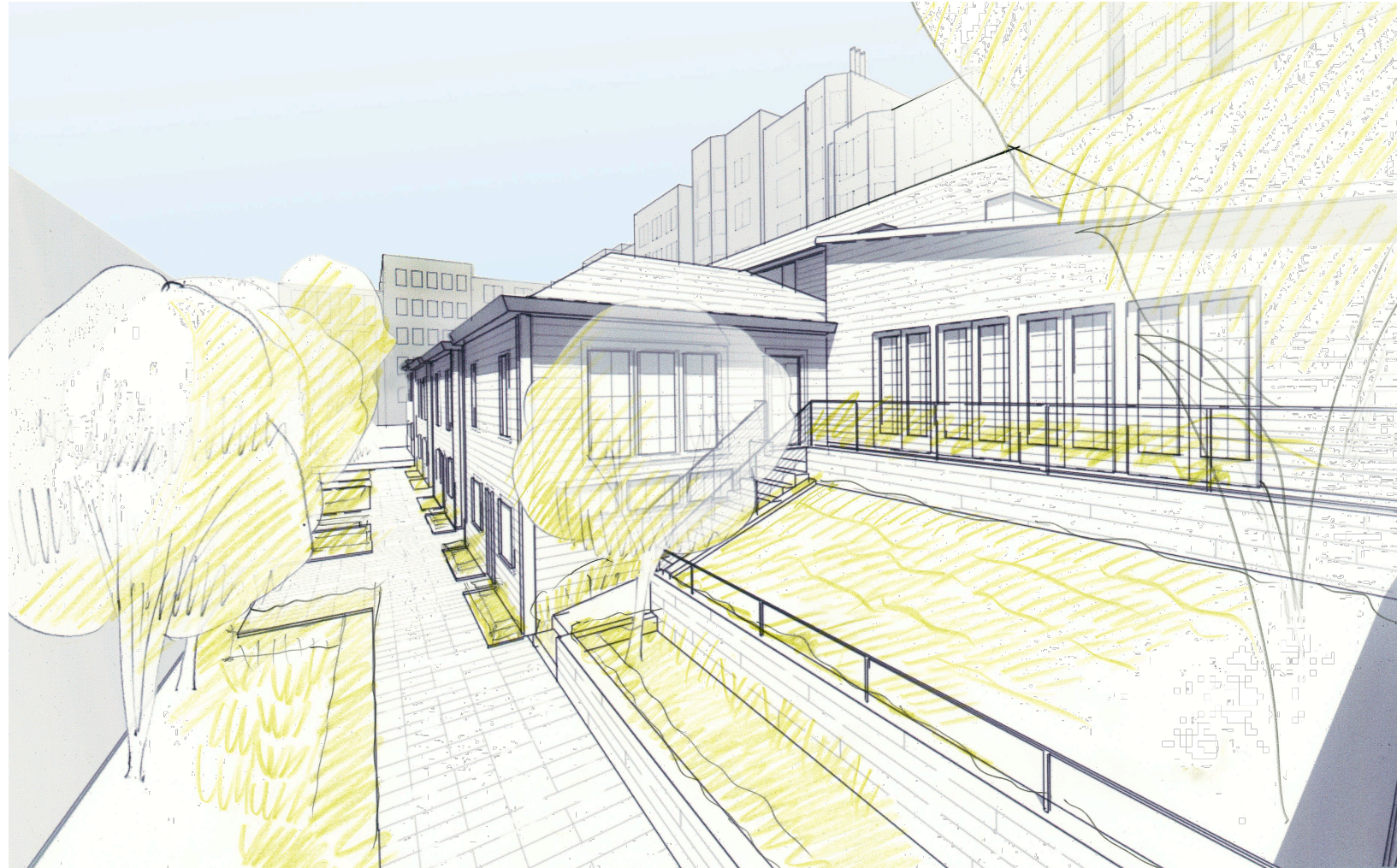


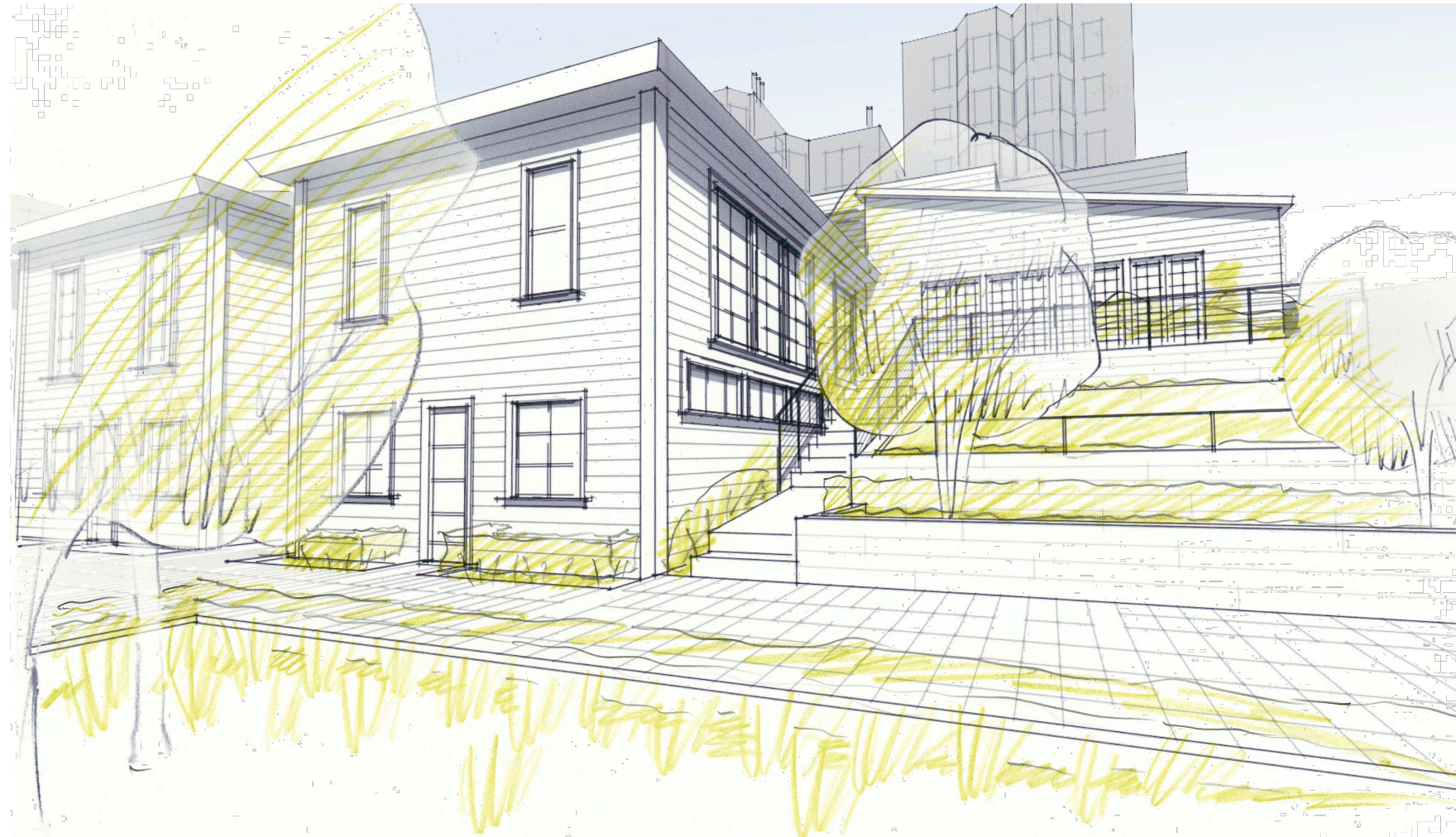
North



East







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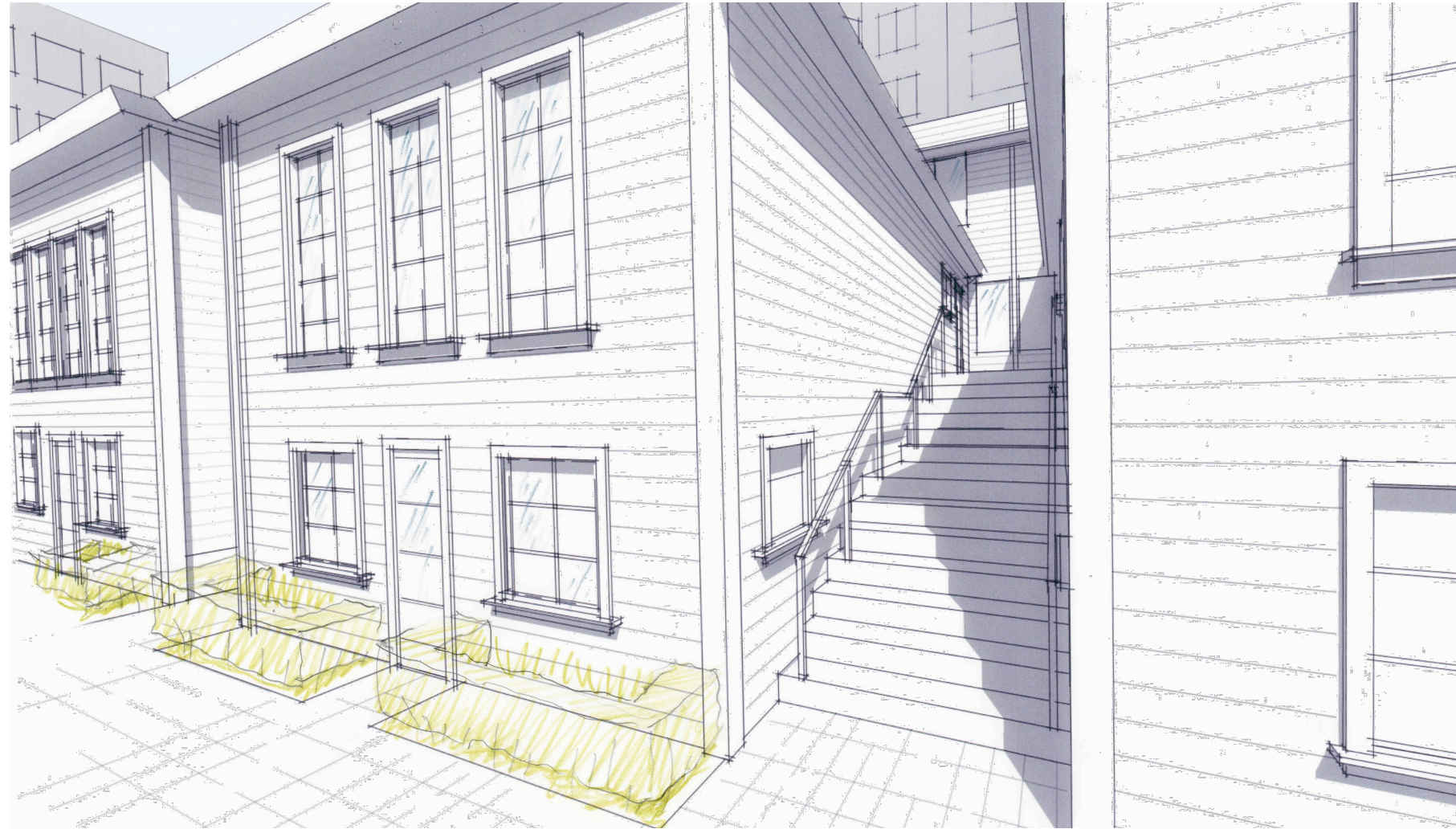
FILBERT STREET COTTAGES
 1338 FILBERT STREET, SAN FRANCISCO, CA 94109

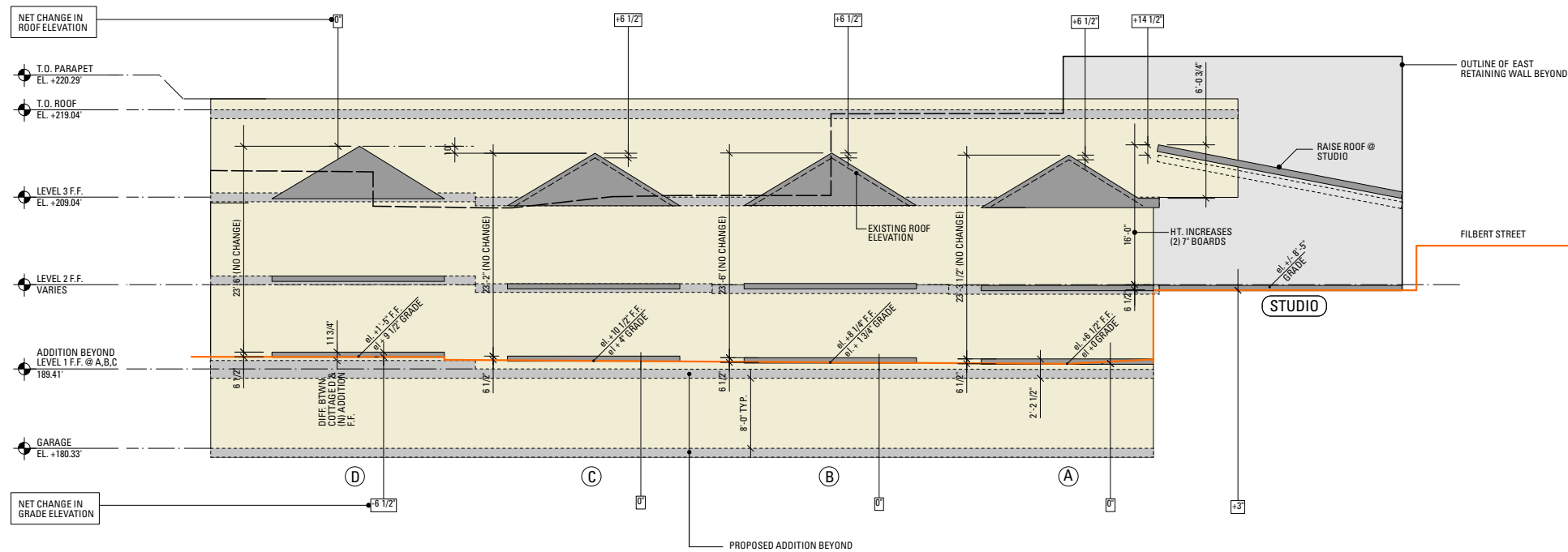
VIEW OF FRONT GARDEN

1.12.10	HPC Submittal
9.9.09	HPC ARC Submittal
7.20.09	Preliminary pricing
6.5.09	Heritage submittal
5.18.09	Planning submittal
5.5.09	Neighbor review

A.61

description	rev	issued	set	sheet
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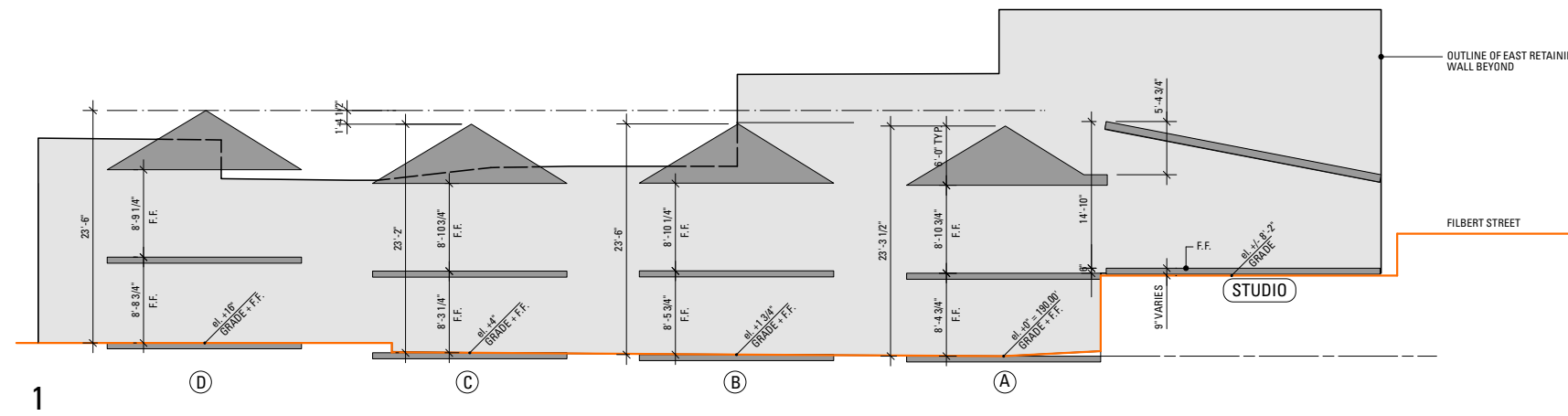
NOTES:

- FLOOR TO FLOOR MEASUREMENTS AS TAKEN BY BWA ON 1.26.09. MEASUREMENTS ARE AVERAGES, AND VARY BY +/- ONE INCH.
- ROOF HEIGHTS ARE ASSUMED AND HAVE NOT BEEN FIELD VERIFIED.
- FOR MORE INFORMATION SEE SECTIONS A3.1

HOW BLDG HEIGHT ADJUSTMENTS ARE DETERMINED:

- FLOOR TO FLOOR AND OVERALL HEIGHTS OF ALL 4 EXISTING COTTAGES ARE MAINTAINED.
- EXISTING GRADE @ COTTAGE A IS THE DATUM WORKPOINT. THIS ASSUMES THAT BRICK PAVING WILL BE RETAINED IN PLACE.
- COTTAGES A, B + C ARE RAISED 6 1/2" ABOVE GRADE. GRADE AT COTTAGE D IS LOWERED 6 1/2".
- THE NEW GARAGE CEILING LEVEL IS DETERMINED BY A 10" SLAB THICKNESS, PLUS ADDITIONAL DEPTH REQUIRED FOR PAVING AND DRAINAGE.
- LEVEL 1 OF THE ADDITION IS DETERMINED BY ADDING A 3" TOPPING SLAB ABOVE THE 10" GARAGE SLAB.
- LEVEL 2 OF THE ADDITION VARIES FROM COTTAGE TO COTTAGE AND IS DETERMINED BY THE INDIVIDUAL LEVEL 2 AT EACH COTTAGE.
- THE STUDIO FLOOR IS RAISED SLIGHTLY TO ALIGN WITH LEVEL 2 OF COTTAGE A. THE STUDIO ROOF IS RAISED TO ACCOMMODATE NEW FLASHING AT THE CLERESTORY WINDOWS.

2
PROPOSED SCHEMATIC SECTION - LOOKING EAST 1/8" = 1'-0"



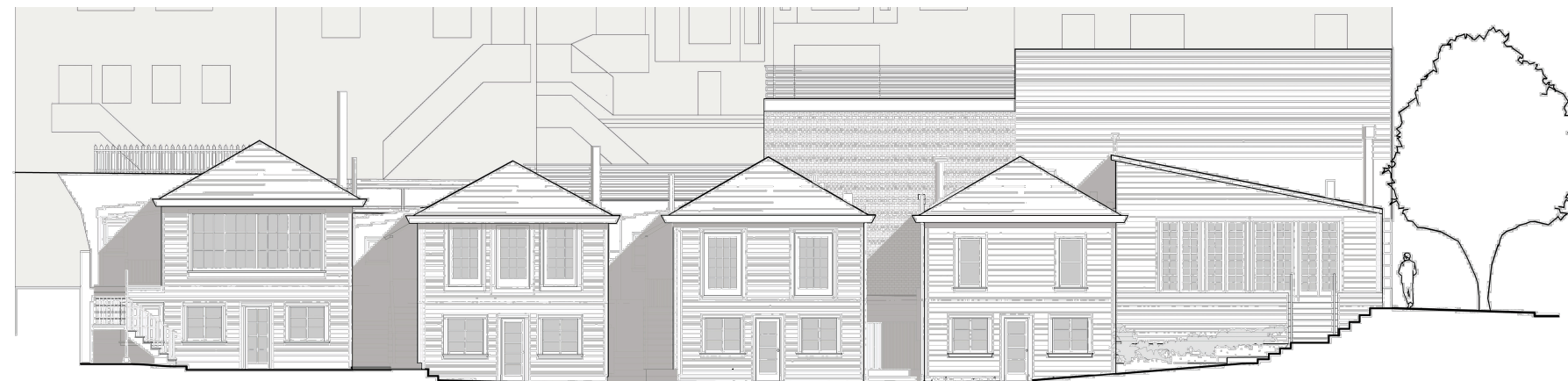
1
EXISTING SCHEMATIC SECTION - LOOKING EAST 1/8" = 1'-0"

12.9.09	Planning submittal #3
9.9.09	Planning submittal #2
7.20.09	Preliminary pricing
6.5.09	Heritage submittal
5.18.09	Planning submittal
5.5.09	Neighbor review

description	rev	issued	set	sheet
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2
 PROPOSED WEST ELEVATION 1/8" = 1'-0"



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

NOTES:
 1. FOR ADDITIONAL INFORMATION SEE ELEVATIONS A3.2



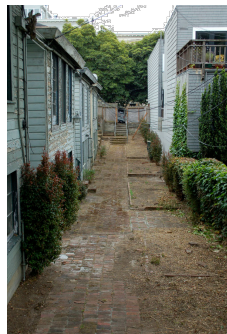
A
VIEW OF ENTRY



B
VIEW OF STUDIO STAIR



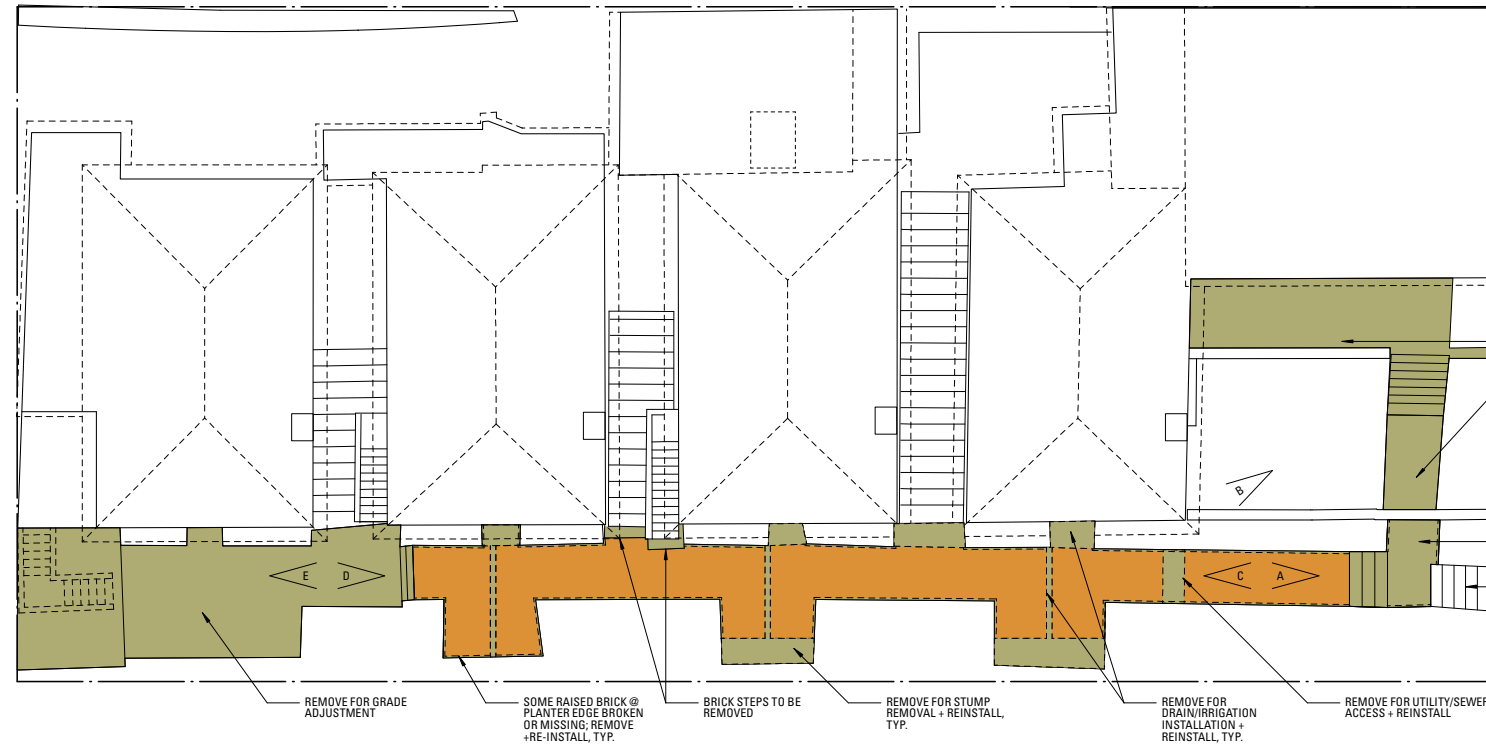
C
VIEW OF MEWS LOOKING NORTH



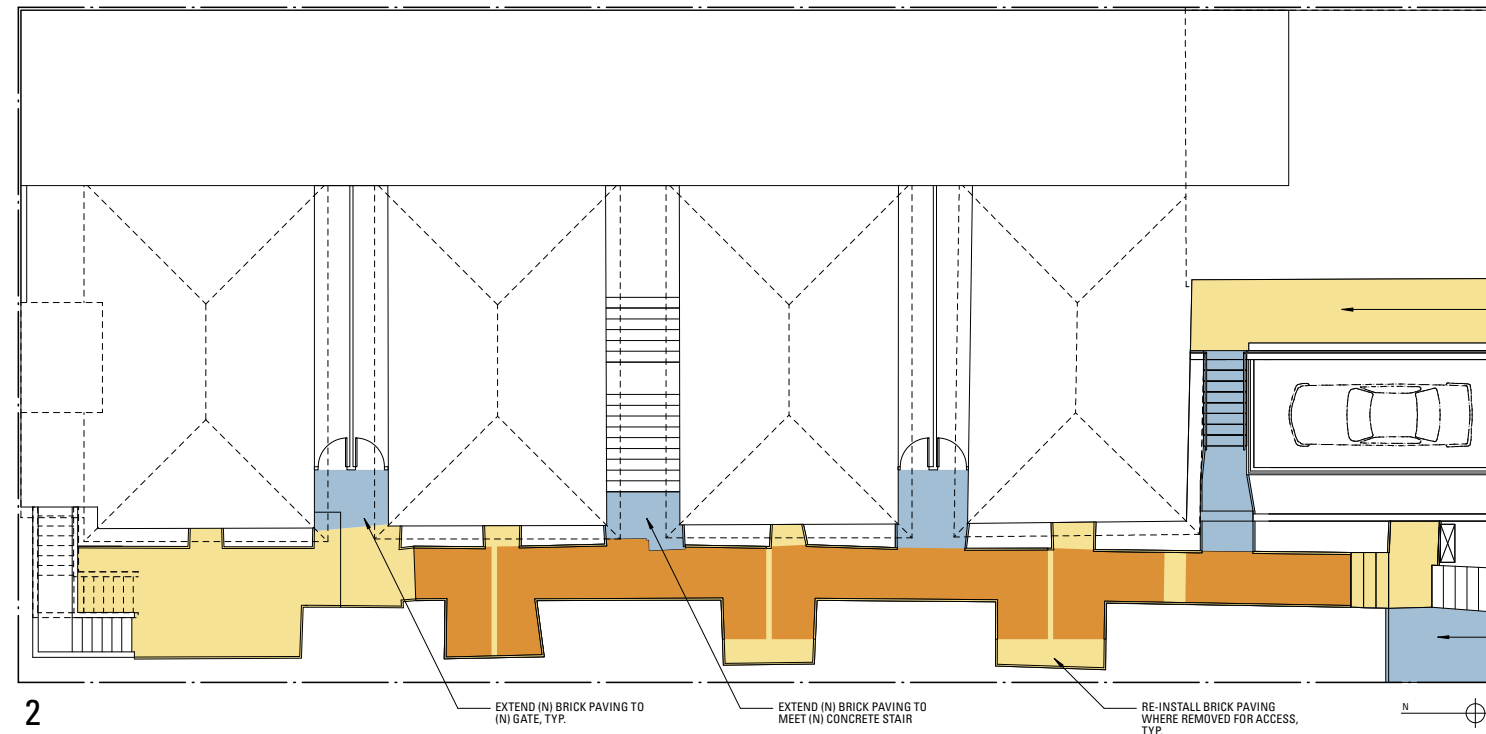
D
VIEW OF MEWS LOOKING SOUTH



E
VIEW OF MEWS IN FRONT OF COTTAGE D



1
BRICK PAVING REMOVAL PLAN
1/8" = 1'-0"



2
BRICK PAVING RESTORATION PLAN
1/8" = 1'-0"

NOTES	
FOR ADDITIONAL INFORMATION SEE SITE PLAN A1.1	
LEGEND	
	EXISTING BRICK PAVING TO REMAIN
	EXISTING BRICK PAVING TO BE REMOVED
	EXISTING BRICK PAVING TO BE RE-INSTALLED
	NEW BRICK PAVING TO BE ADDED
	PHOTO + DIRECTION OF VIEW

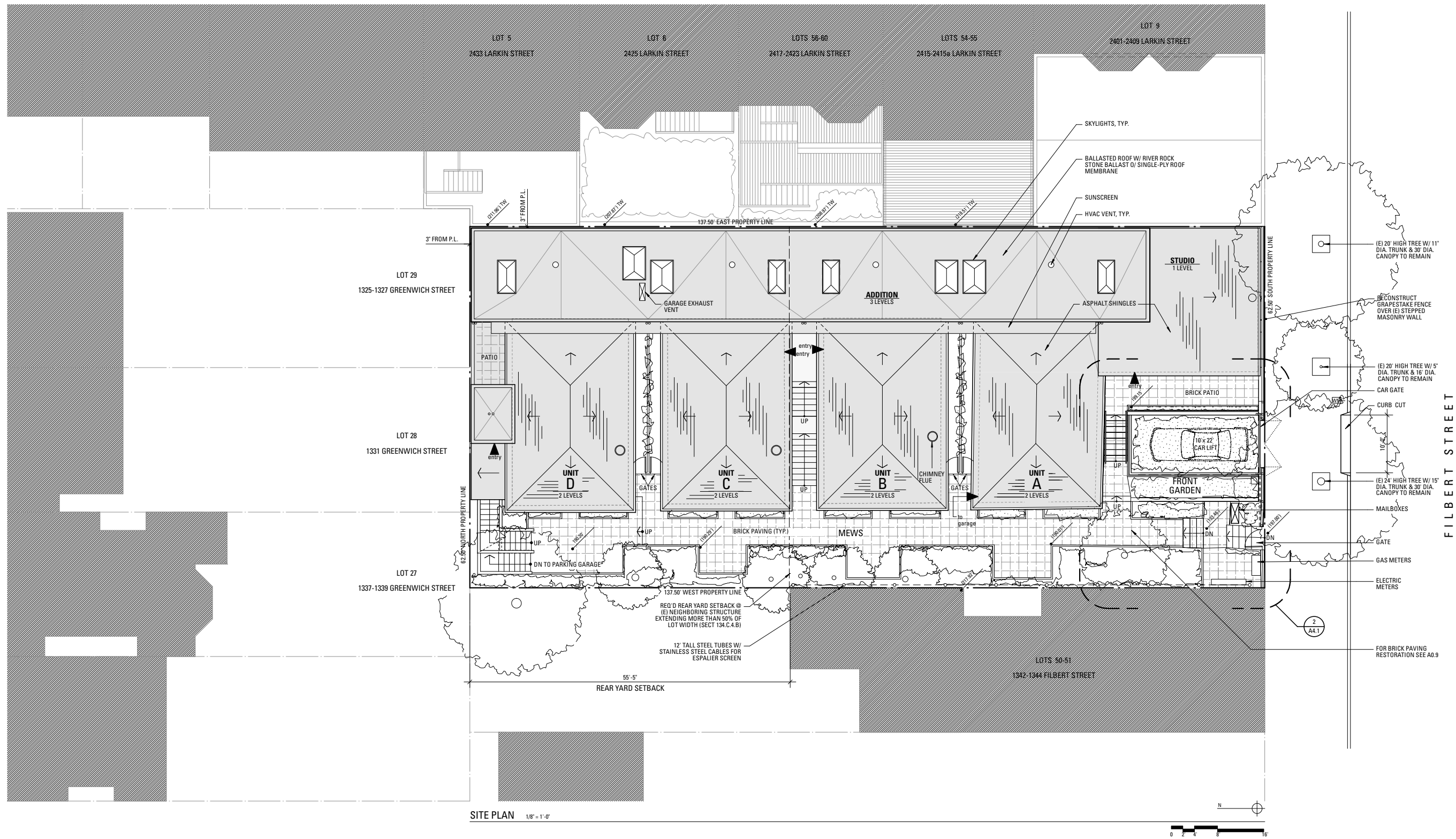
REMOVE FOR EXCAVATION

REMOVE FOR SITE ACCESS

(E) CONCRETE STAIR TO BE REMOVED AND REBUILT

BRICK PAVING TO BE RE-INSTALLED

(N) BRICK PAVING @ UTILITY METERS



SITE PLAN 1/8" = 1'-0"

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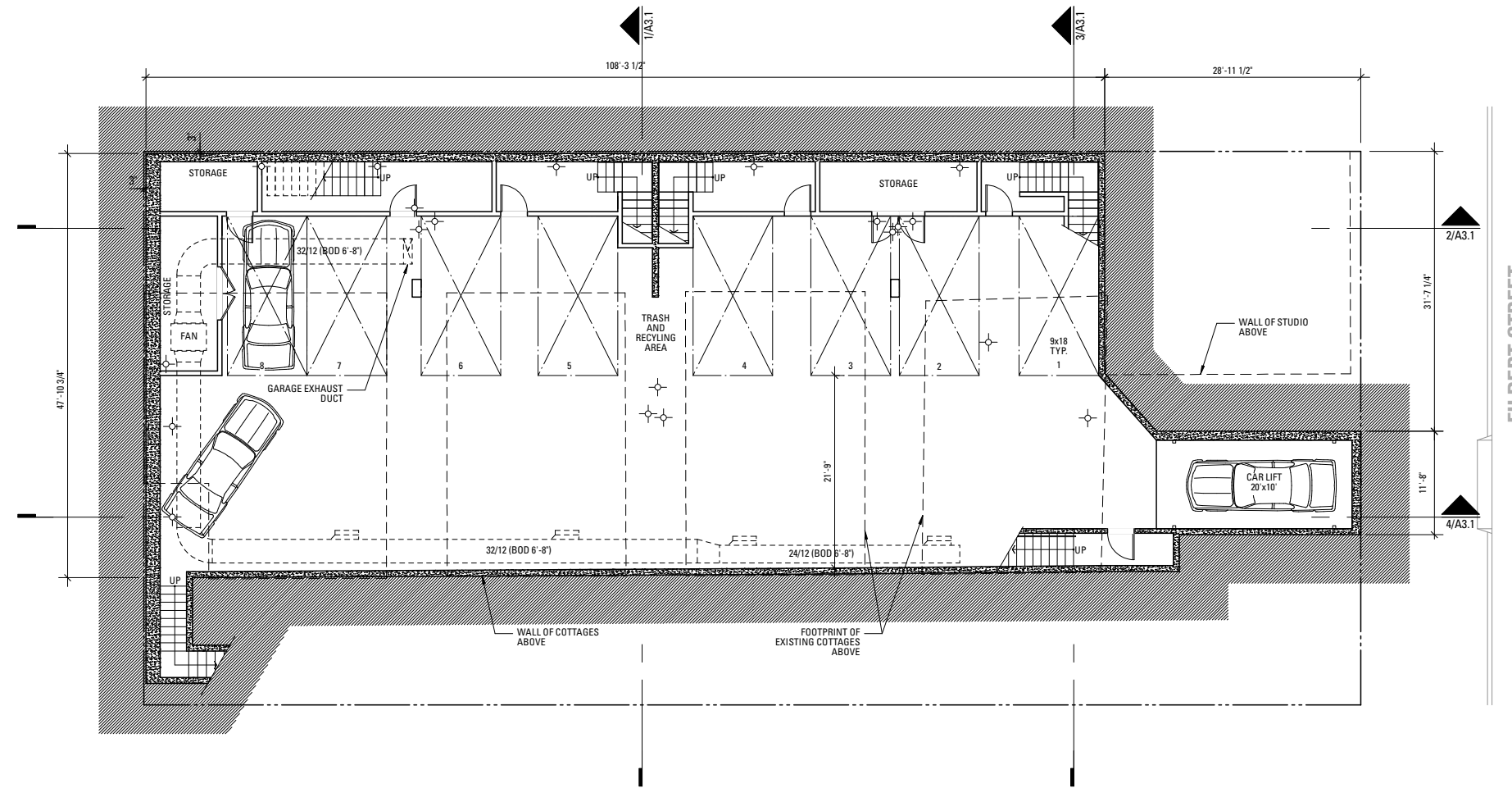
FILBERT STREET COTTAGES
 1338 FILBERT STREET, SAN FRANCISCO, CA 94109

SITE PLAN

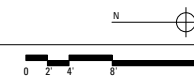
12.9.09	Planning submittal #3
9.9.09	Planning submittal #2
7.20.09	Preliminary pricing
6.5.09	Heritage submittal
5.18.09	Planning submittal
5.5.09	Neighbor review

A1.1

description	rev	issued	set	sheet



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



LEGEND	
	EXISTING WALLS TO REMAIN
	NEW CONCRETE WALLS
	NEW 2X4 OR 2X6 WALLS
	HISTORIC WINDOW/DOOR
	EXISTING, NON-HISTORIC WINDOW/DOOR
	NEW WINDOW/DOOR
	DRAIN FROM ABOVE
	WASTE LINE FROM ABOVE

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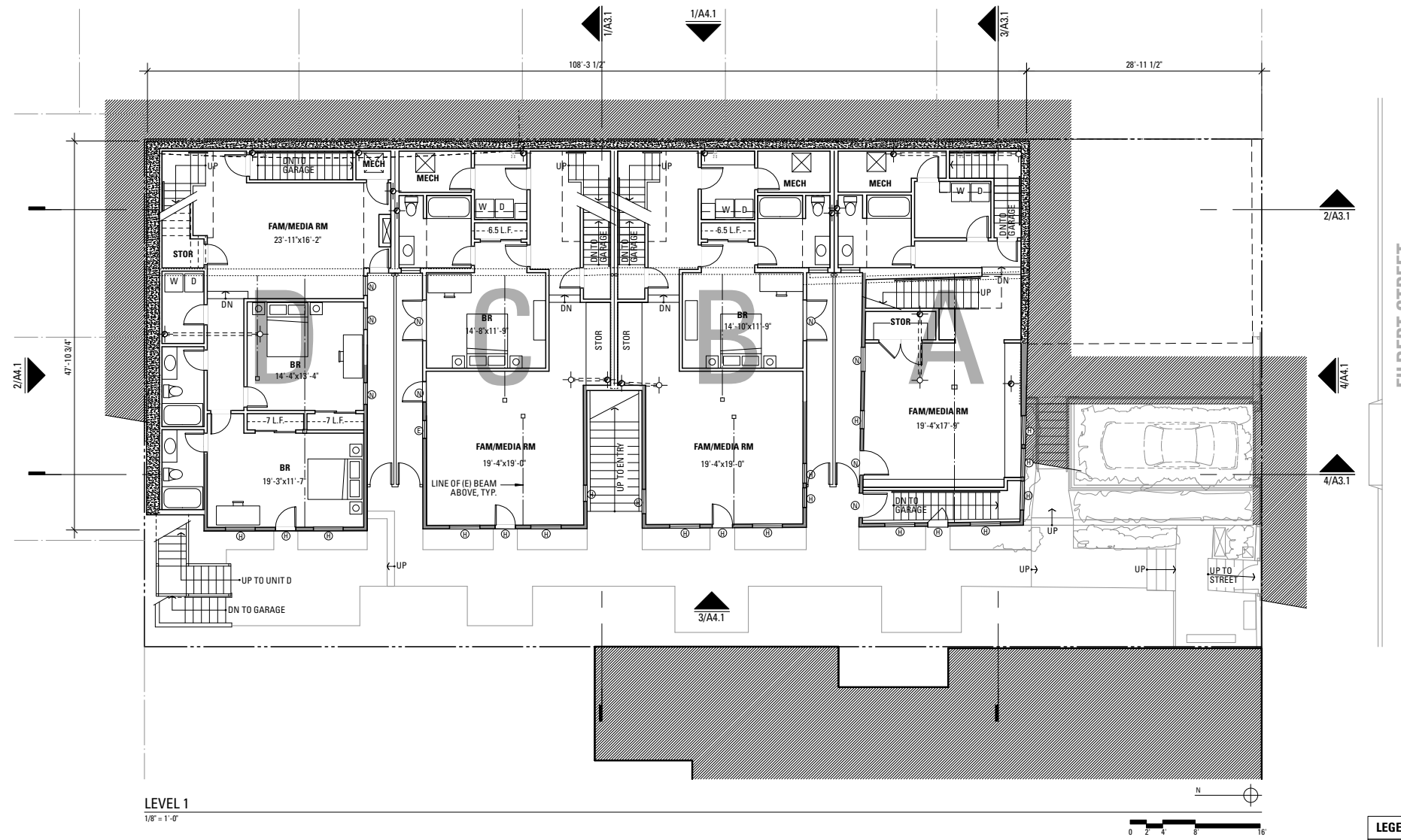
FILBERT STREET COTTAGES
1338 FILBERT STREET, SAN FRANCISCO, CA 94109

GARAGE PLAN

12.9.09 Planning submittal #3
9.9.09 Planning submittal #2
7.20.09 Preliminary pricing
6.5.09 Heritage submittal
5.18.09 Planning submittal
5.5.09 Neighbor review

A2.0

description	rev	issued	set	sheet



LEGEND	
	EXISTING WALLS TO REMAIN
	NEW CONCRETE WALLS
	NEW 2X4 OR 2X6 WALLS
	HISTORIC WINDOW/DOOR
	EXISTING, NON-HISTORIC WINDOW/DOOR
	NEW WINDOW/DOOR
	DRAIN FROM ABOVE
	WASTE LINE FROM ABOVE

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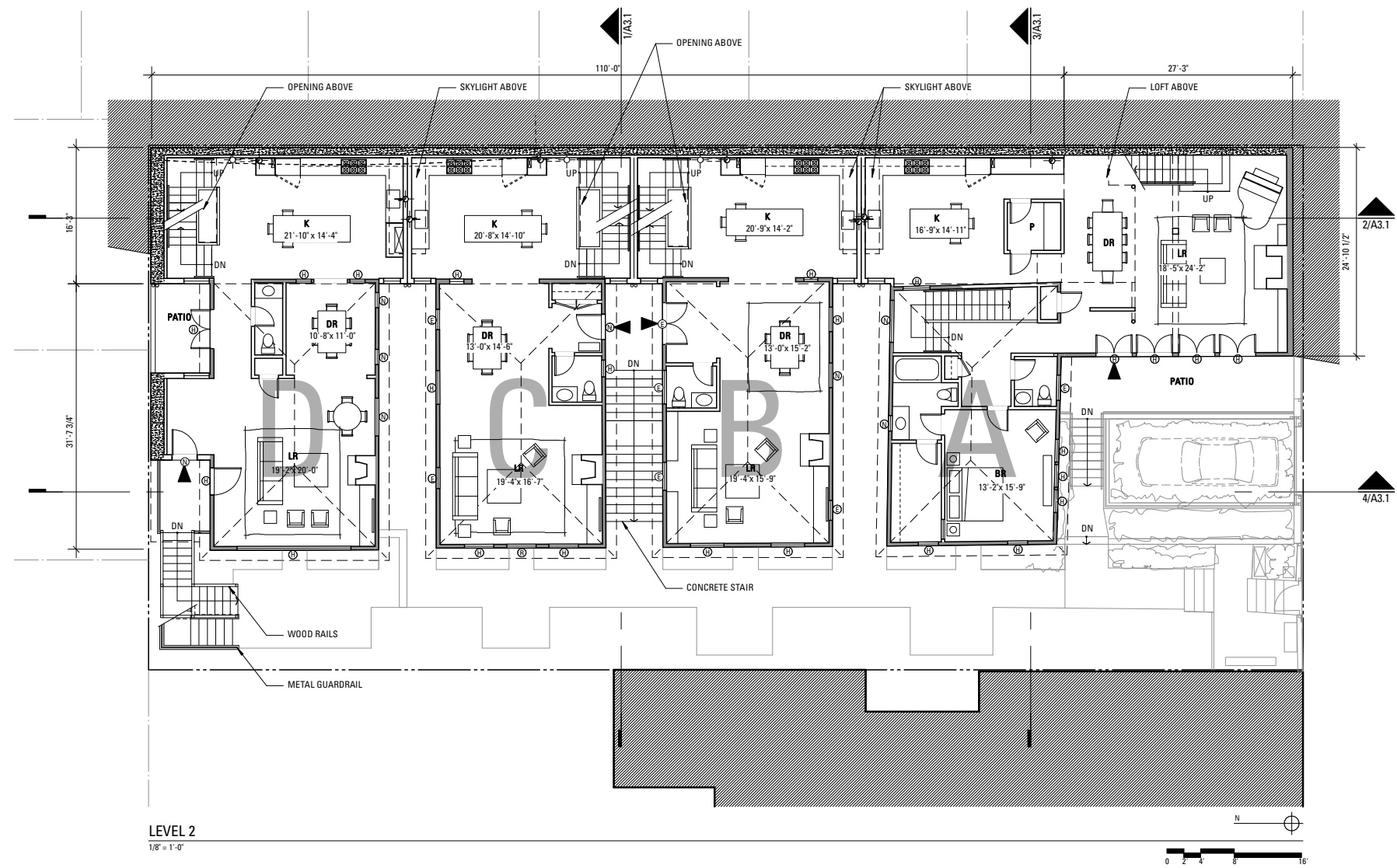
FILBERT STREET COTTAGES
 1338 FILBERT STREET, SAN FRANCISCO, CA 94109

LEVEL 1 PLAN

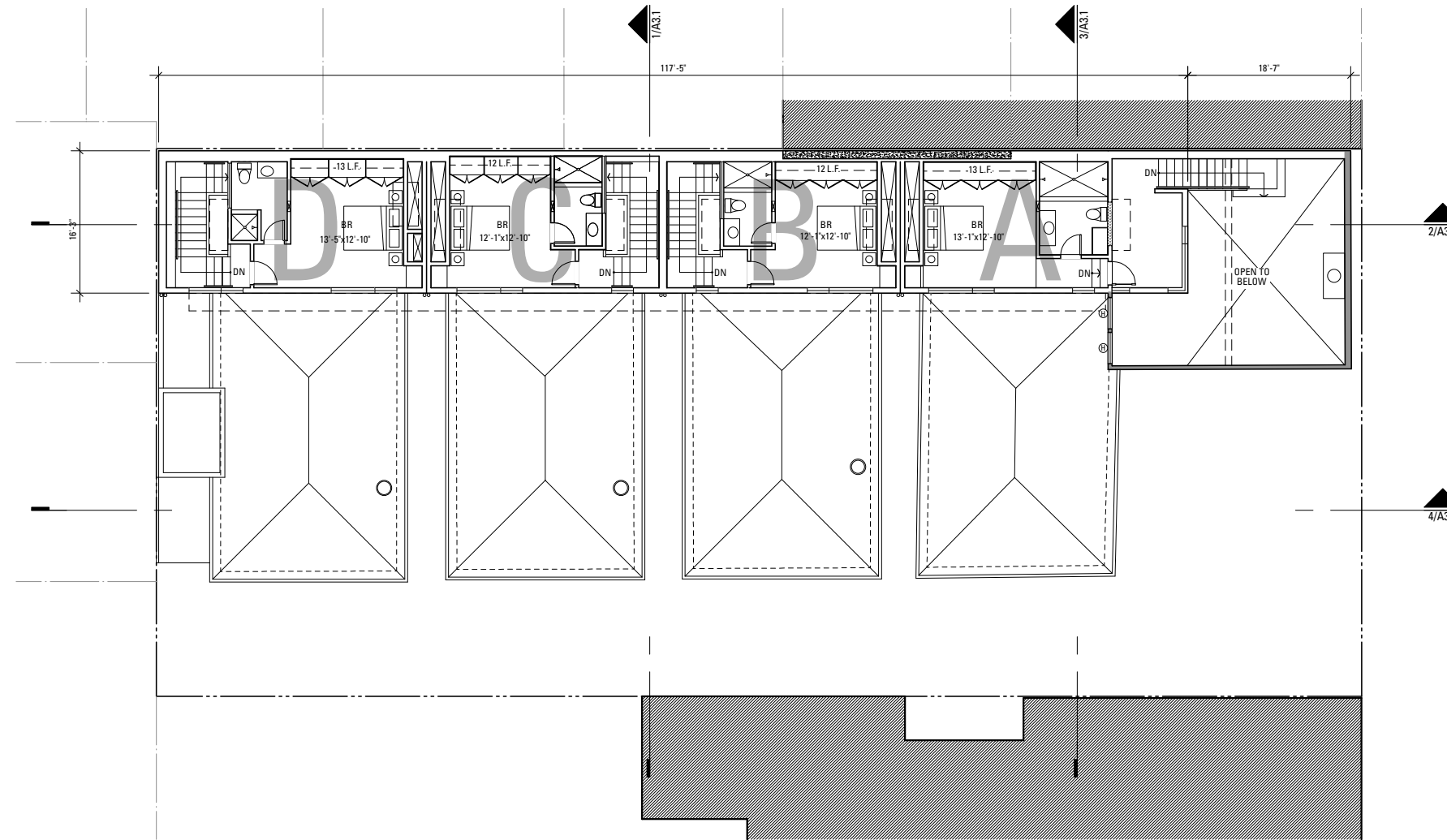
12.9.09	Planning submittal #3
9.9.09	Planning submittal #2
7.20.09	Preliminary pricing
6.5.09	Heritage submittal
5.18.09	Planning submittal
5.5.09	Neighbor review

A2.1

description	rev	issued	set	sheet



LEGEND	
	EXISTING WALLS TO REMAIN
	NEW CONCRETE WALLS
	NEW 2X4 OR 2X6 WALLS
	HISTORIC WINDOW/DOOR
	EXISTING, NON-HISTORIC WINDOW/DOOR
	NEW WINDOW/DOOR
	DRAIN FROM ABOVE
	WASTE LINE FROM ABOVE



LEVEL 3
1/8" = 1'-0"

LEGEND	
	EXISTING WALLS TO REMAIN
	NEW CONCRETE WALLS
	NEW 2X4 OR 2X6 WALLS
	HISTORIC WINDOW/DOOR
	EXISTING, NON-HISTORIC WINDOW/DOOR
	NEW WINDOW/DOOR
	DRAIN FROM ABOVE
	WASTE LINE FROM ABOVE

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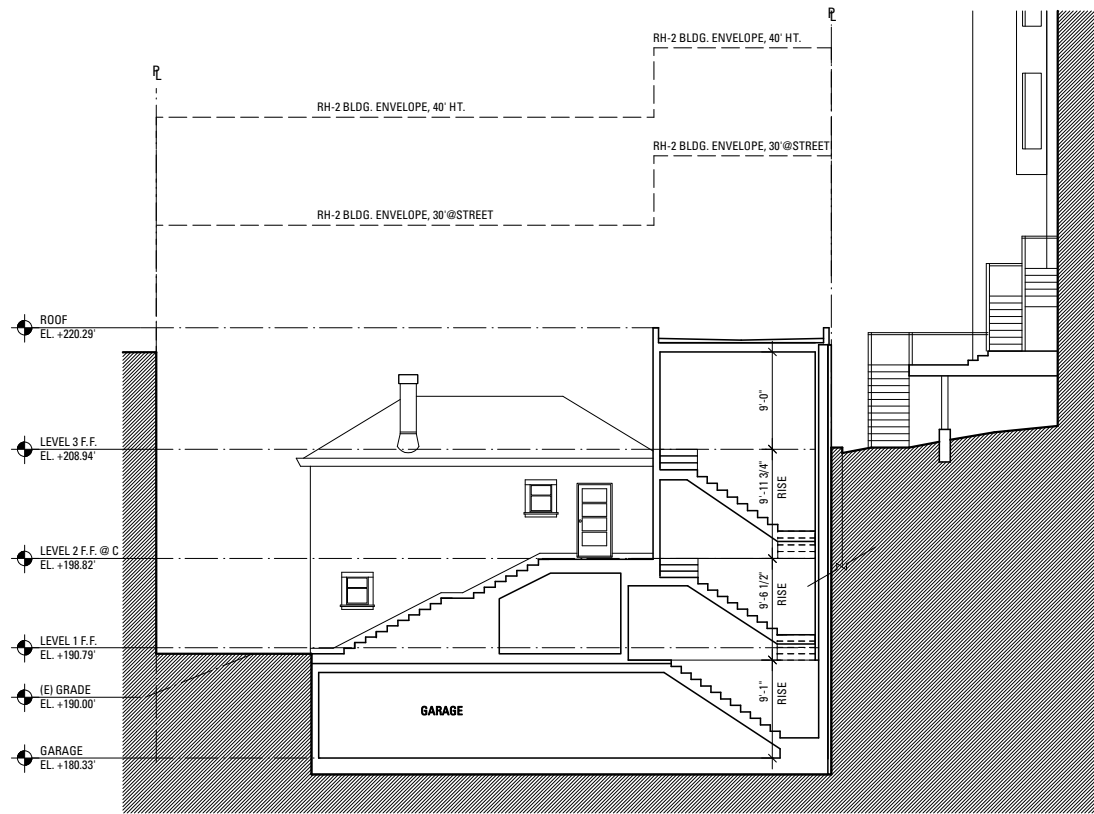
FILBERT STREET COTTAGES
1338 FILBERT STREET, SAN FRANCISCO, CA 94109

LEVEL 3 PLAN

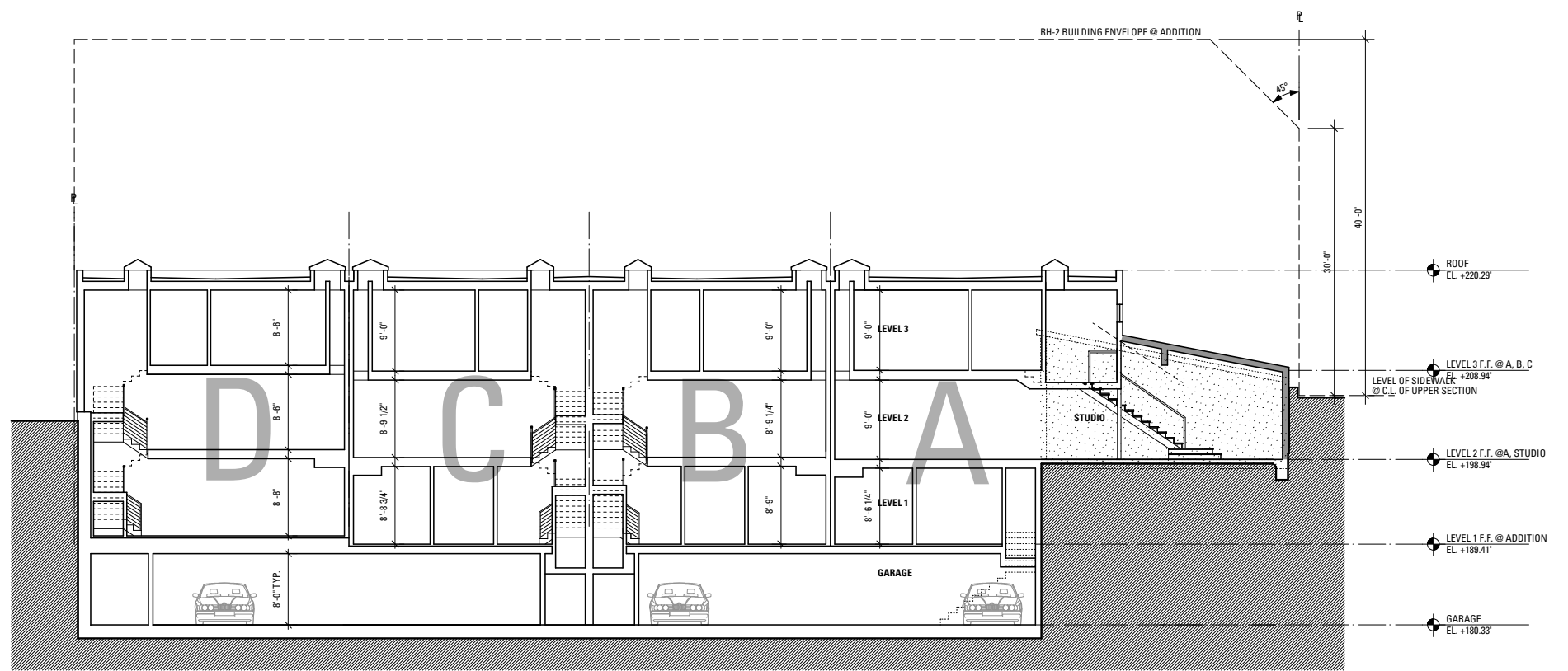
12.9.09	Planning submittal #3
9.9.09	Planning submittal #2
7.20.09	Preliminary pricing
6.5.09	Heritage submittal
5.18.09	Planning submittal
5.5.09	Neighbor review

A2.3

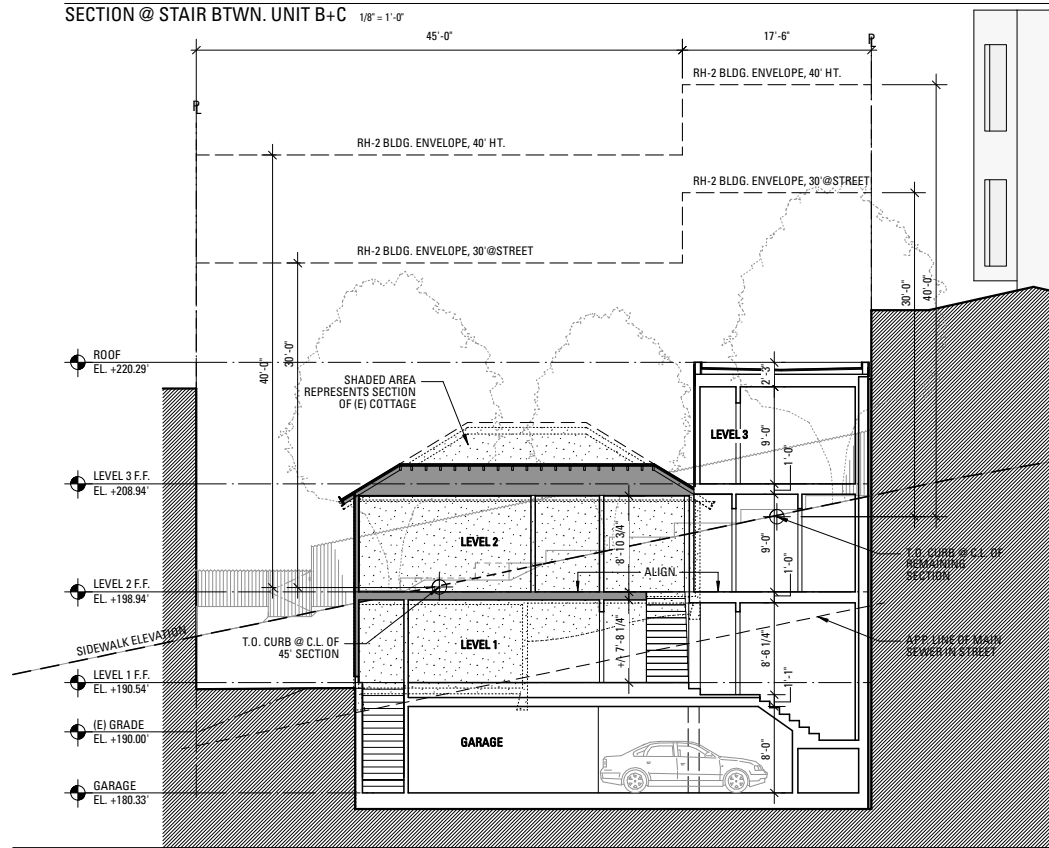
description	rev	issued	set	sheet



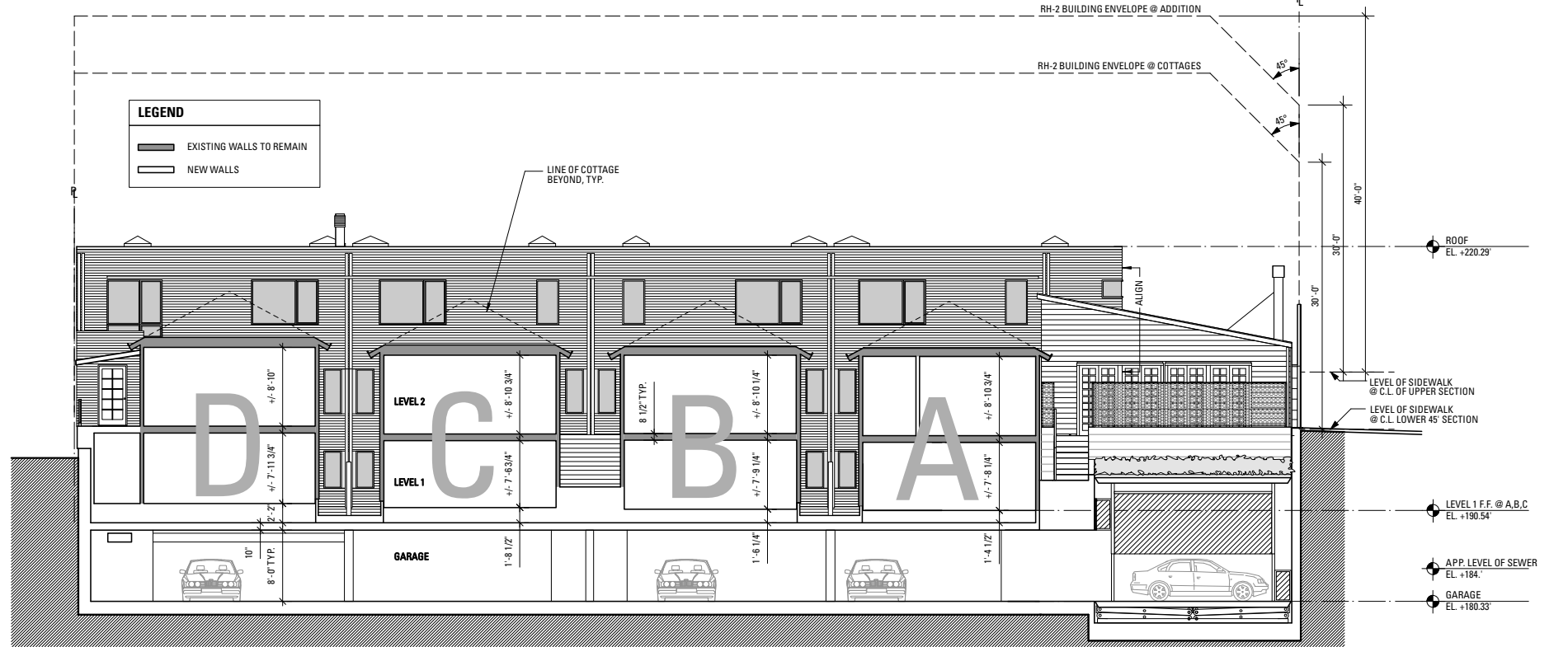
1
SECTION @ STAIR BTWN. UNIT B+C 1/8" = 1'-0"



2
SECTION THROUGH ADDITION 1/8" = 1'-0"



3
SECTION @ UNIT A 1/8" = 1'-0"



4
LONGITUDINAL SECTION 1/8" = 1'-0"

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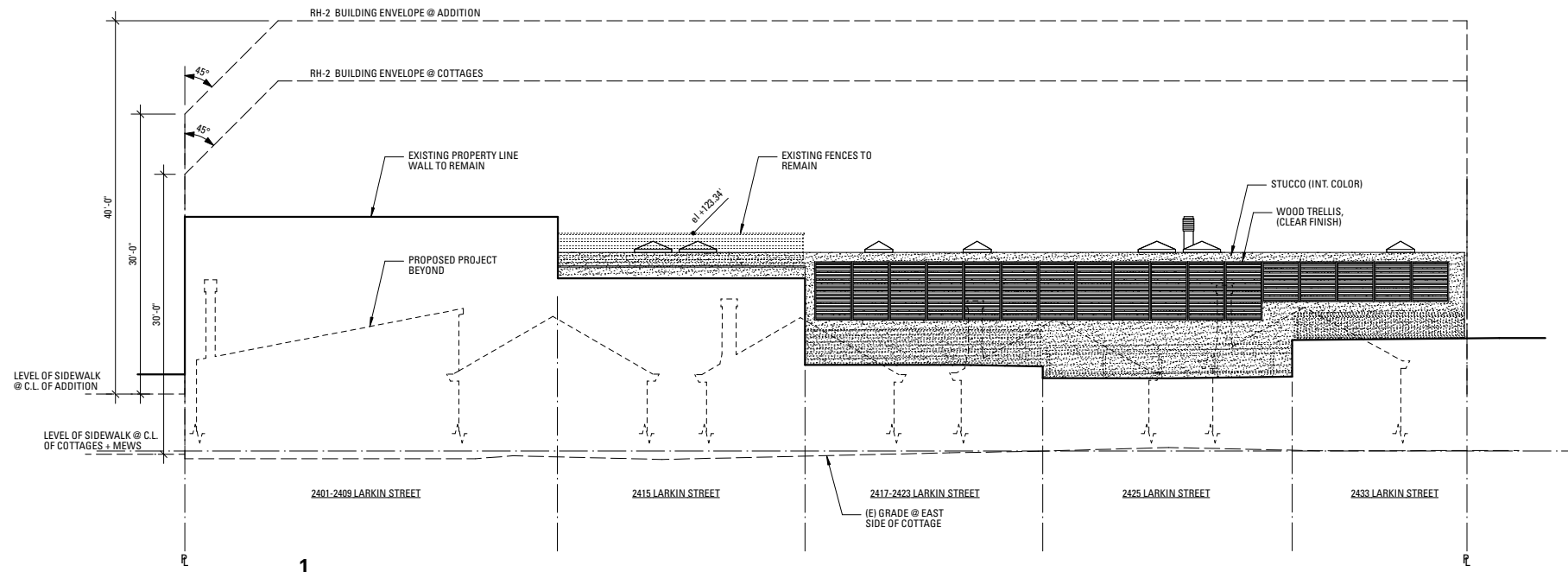
FILBERT STREET COTTAGES
1338 FILBERT STREET, SAN FRANCISCO, CA 94109

SECTIONS

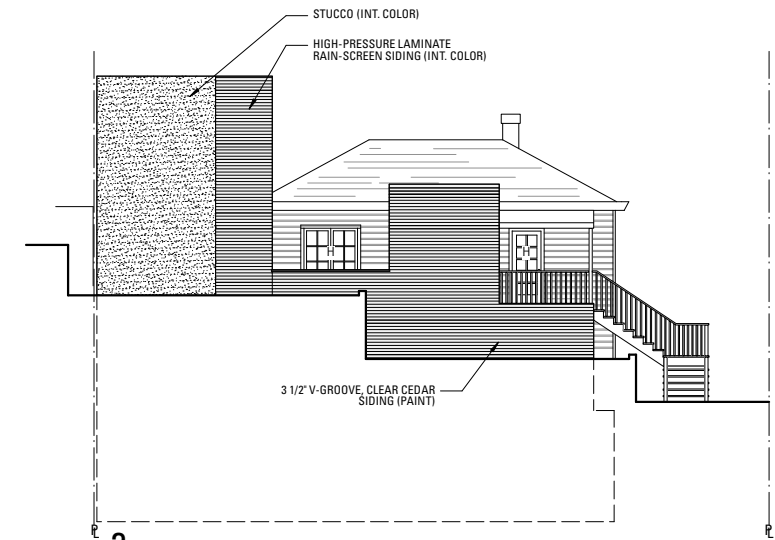
12.9.09	Planning submittal #3
9.9.09	Planning submittal #2
7.20.09	Preliminary pricing
6.5.09	Heritage submittal
5.18.09	Planning submittal
5.5.09	Neighbor review

A3.1

description	rev	issued	set	sheet



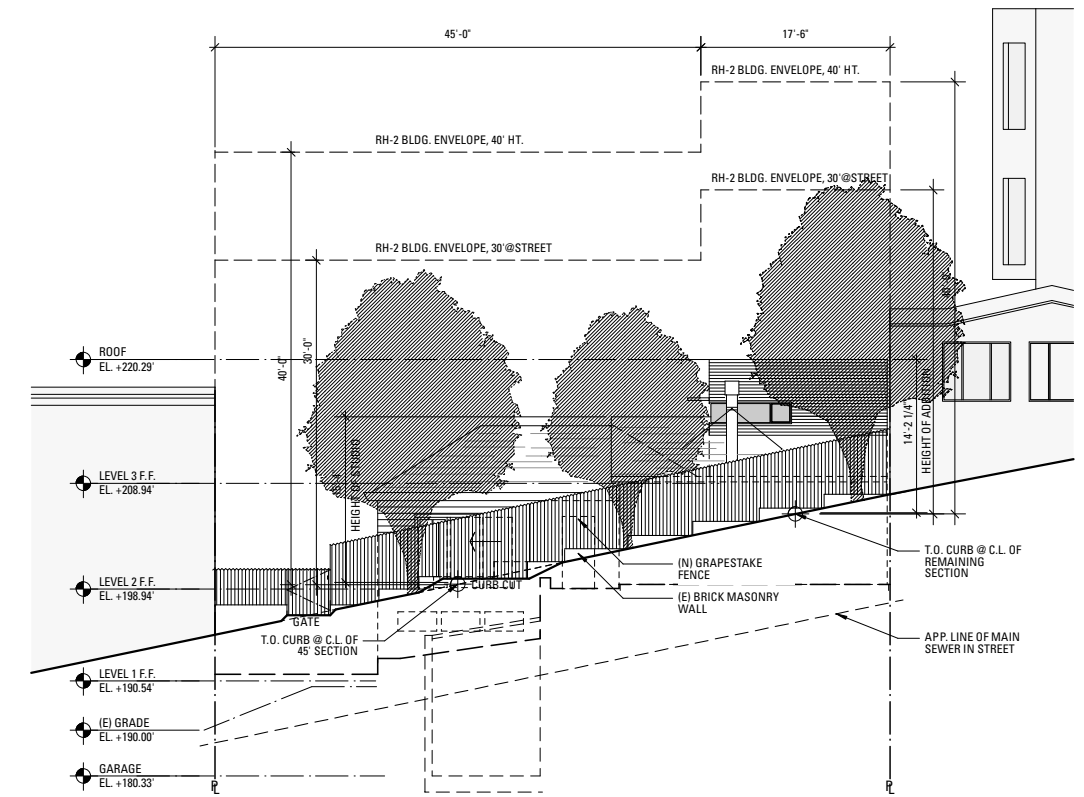
1
EAST ELEVATION 1/8" = 1'-0"



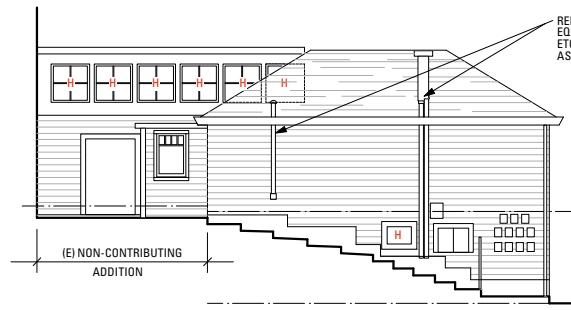
2
NORTH ELEVATION 1/8" = 1'-0"



3
WEST ELEVATION 1/8" = 1'-0"



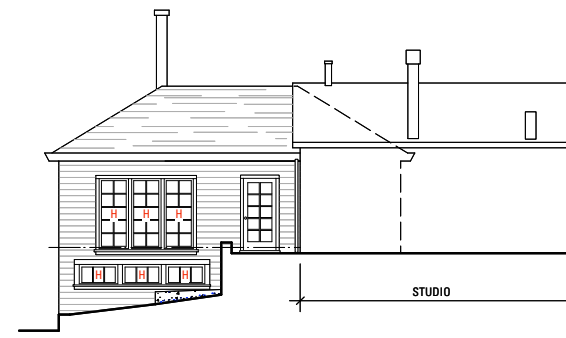
4
SOUTH ELEVATION 1/8" = 1'-0"



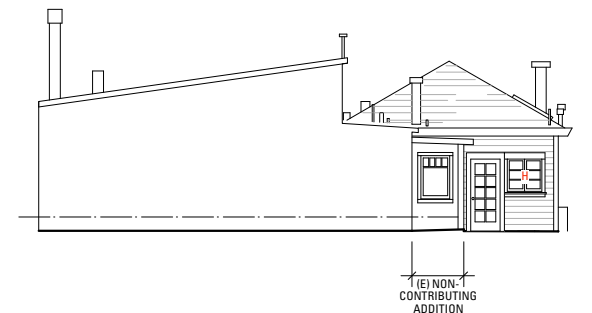
NORTH
EXISTING COTTAGE A 1/8" = 1'-0"



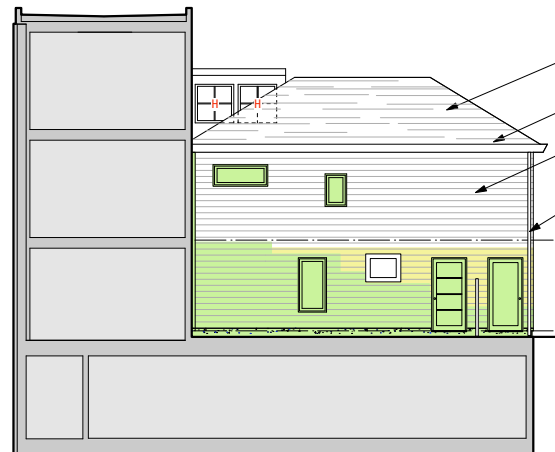
WEST



SOUTH



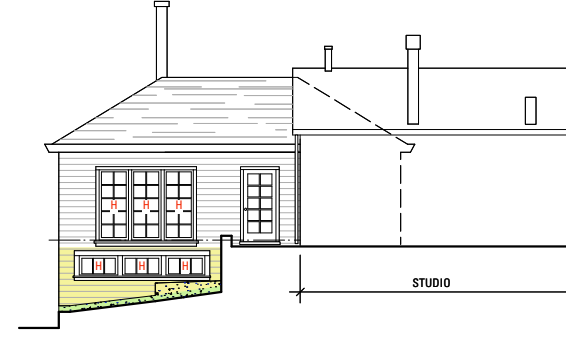
EAST



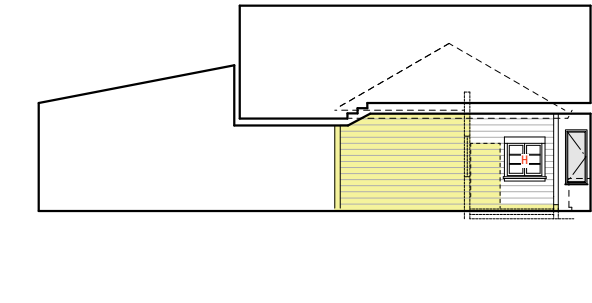
NORTH
PROPOSED COTTAGE A 1/8" = 1'-0"



WEST



SOUTH



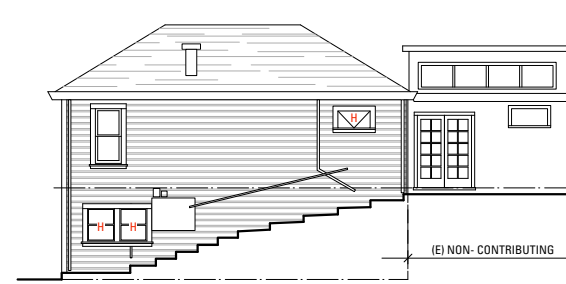
EAST



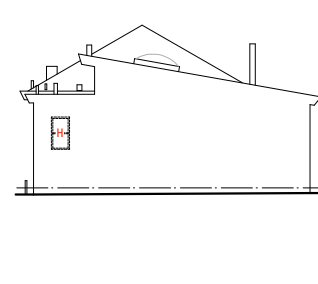
NORTH
EXISTING--COTTAGE B 1/8" = 1'-0"



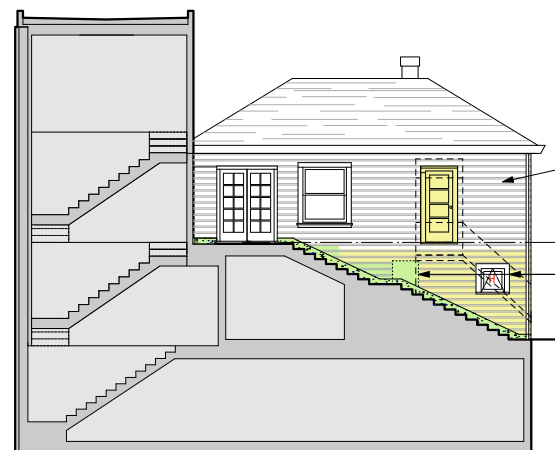
WEST



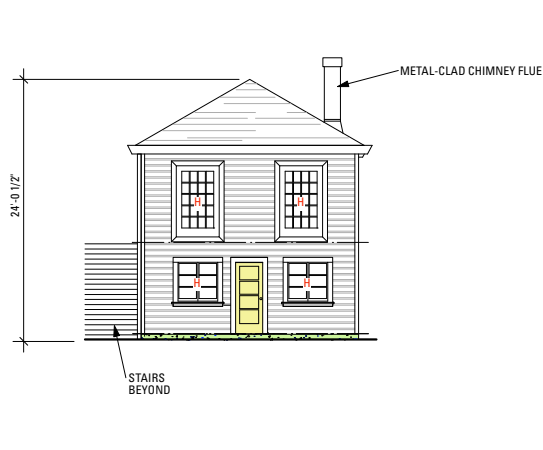
SOUTH



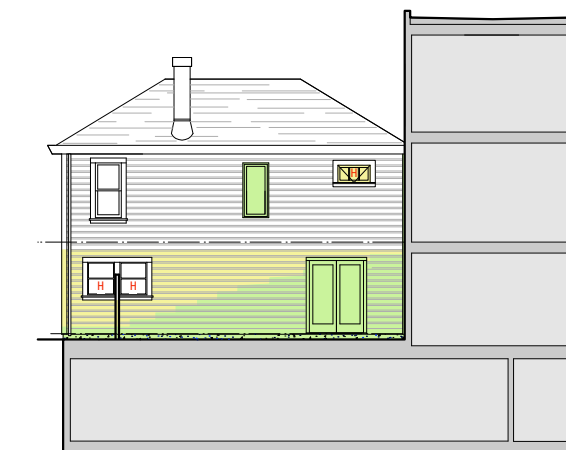
EAST



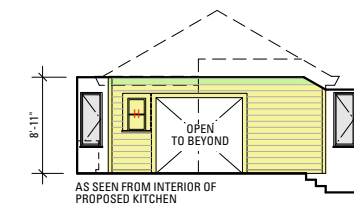
NORTH
PROPOSED--COTTAGE B 1/8" = 1'-0"



WEST



SOUTH



EAST

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LEGEND			
	(E) OPENING OR SIDING TO BE RESTORED		NEW OPENING OR SIDING
	NEW REAR ADDITION		H = HISTORIC WINDOW

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1338 FILBERT STREET, SAN FRANCISCO, CA 94109

UNIT A+B ELEVATIONS

12.9.09	Planning submittal #3
9.9.09	Planning submittal #2
7.20.09	Preliminary pricing
6.5.09	Heritage submittal
5.18.09	Planning submittal
5.5.09	Neighbor review

A3.3

description	rev	issued	set	sheet





NORTH
EXISTING--COTTAGE C 1/8" = 1'-0"

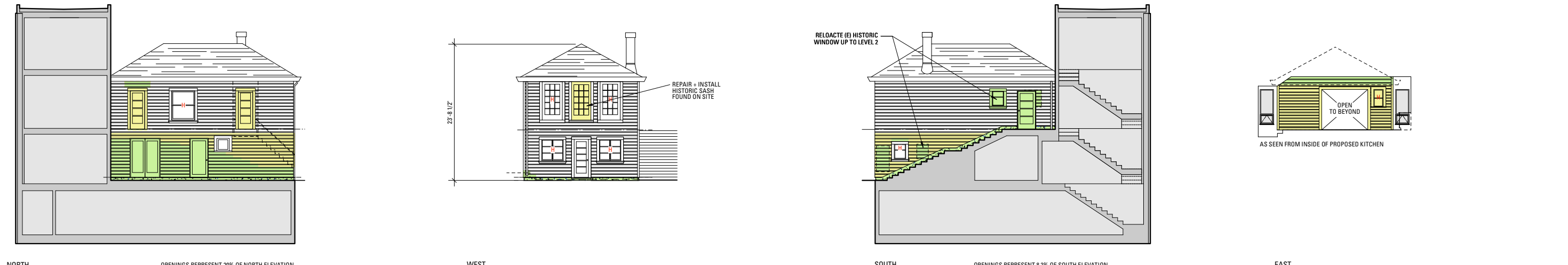
OPENINGS REPRESENT 18% OF NORTH ELEVATION

WEST

SOUTH

OPENINGS REPRESENT 6% OF SOUTH ELEVATION

EAST



NORTH
PROPOSED--COTTAGE C 1/8" = 1'-0"

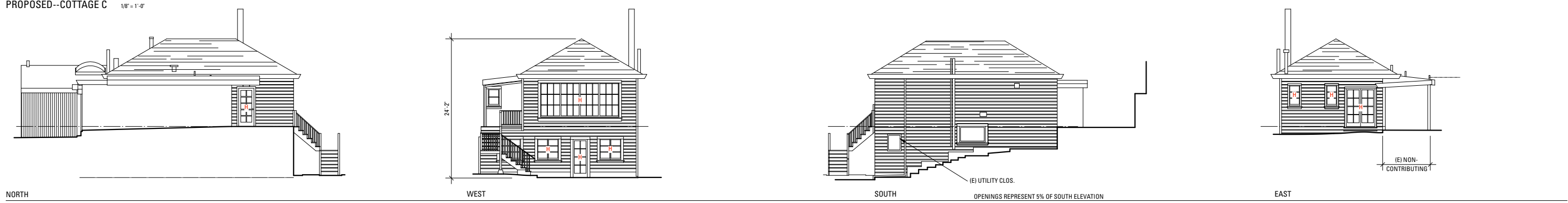
OPENINGS REPRESENT 20% OF NORTH ELEVATION

WEST

SOUTH

OPENINGS REPRESENT 8.3% OF SOUTH ELEVATION

EAST



NORTH
EXISTING--COTTAGE D 1/8" = 1'-0"

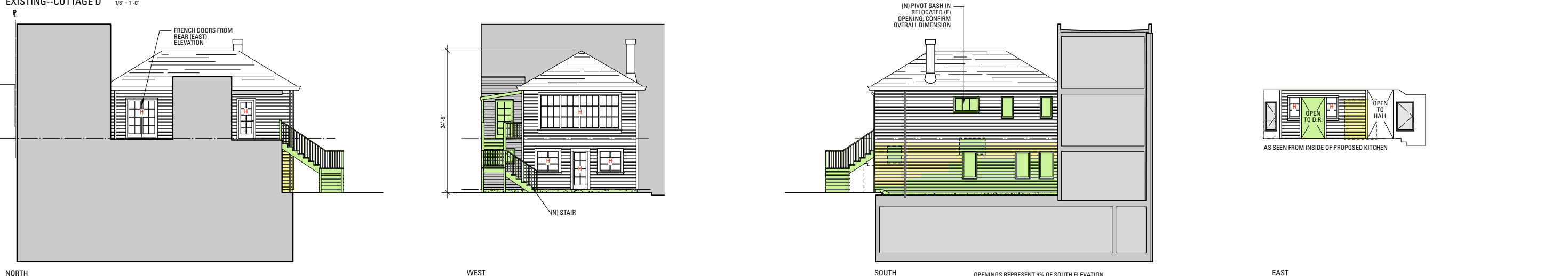
FRENCH DOORS FROM REAR (EAST) ELEVATION

WEST

SOUTH

OPENINGS REPRESENT 5% OF SOUTH ELEVATION

EAST



NORTH
PROPOSED--COTTAGE D 1/8" = 1'-0"

FRENCH DOORS FROM REAR (EAST) ELEVATION

WEST

SOUTH

OPENINGS REPRESENT 9% OF SOUTH ELEVATION

EAST

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LEGEND			
	(E) OPENING OR SIDING TO BE RESTORED		NEW OPENING OR SIDING
	NEW REAR ADDITION	H	= HISTORIC WINDOW

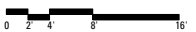
FILBERT STREET COTTAGES
1338 FILBERT STREET, SAN FRANCISCO, CA 94109

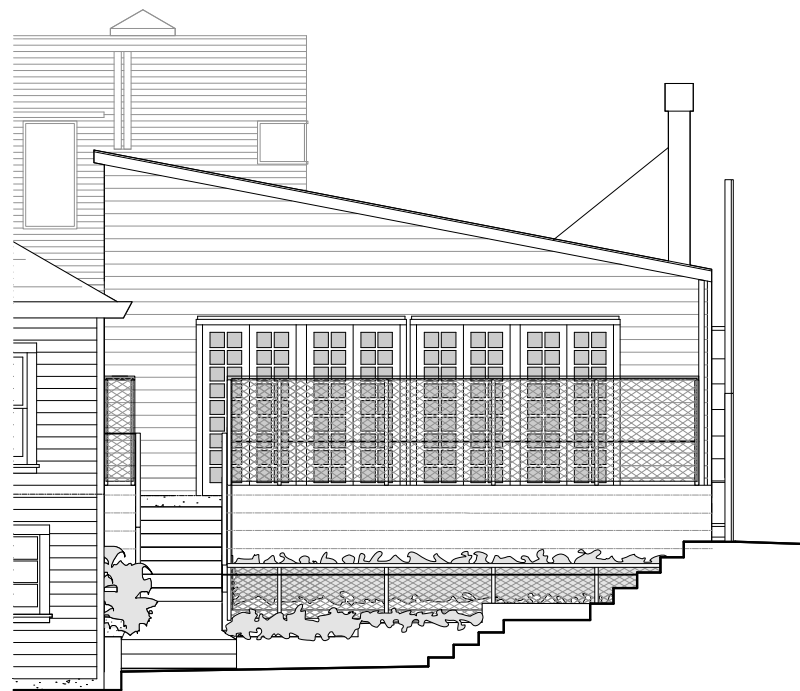
UNIT C+D ELEVATIONS

12.9.09	Planning submittal #3
9.9.09	Planning submittal #2
7.20.09	Preliminary pricing
6.5.09	Heritage submittal
5.18.09	Planning submittal
5.5.09	Neighbor review

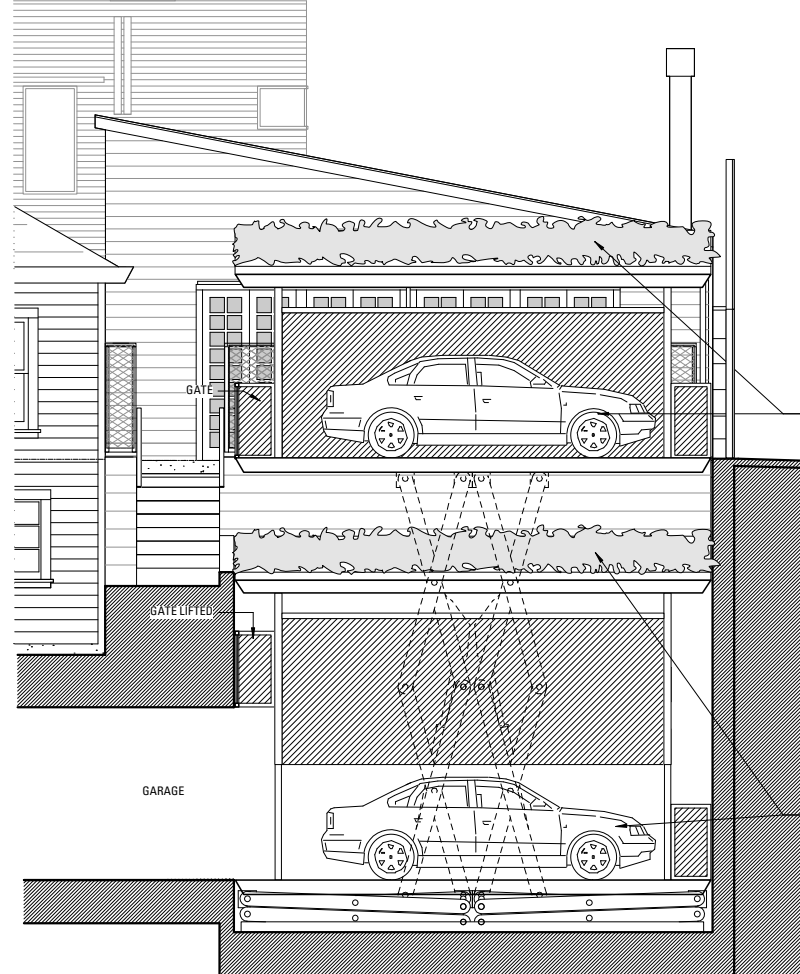
A3.4

description	rev	issued	set	sheet





1
LIFT ELEVATION (CAR DOWN) 1/4" = 1'-0"



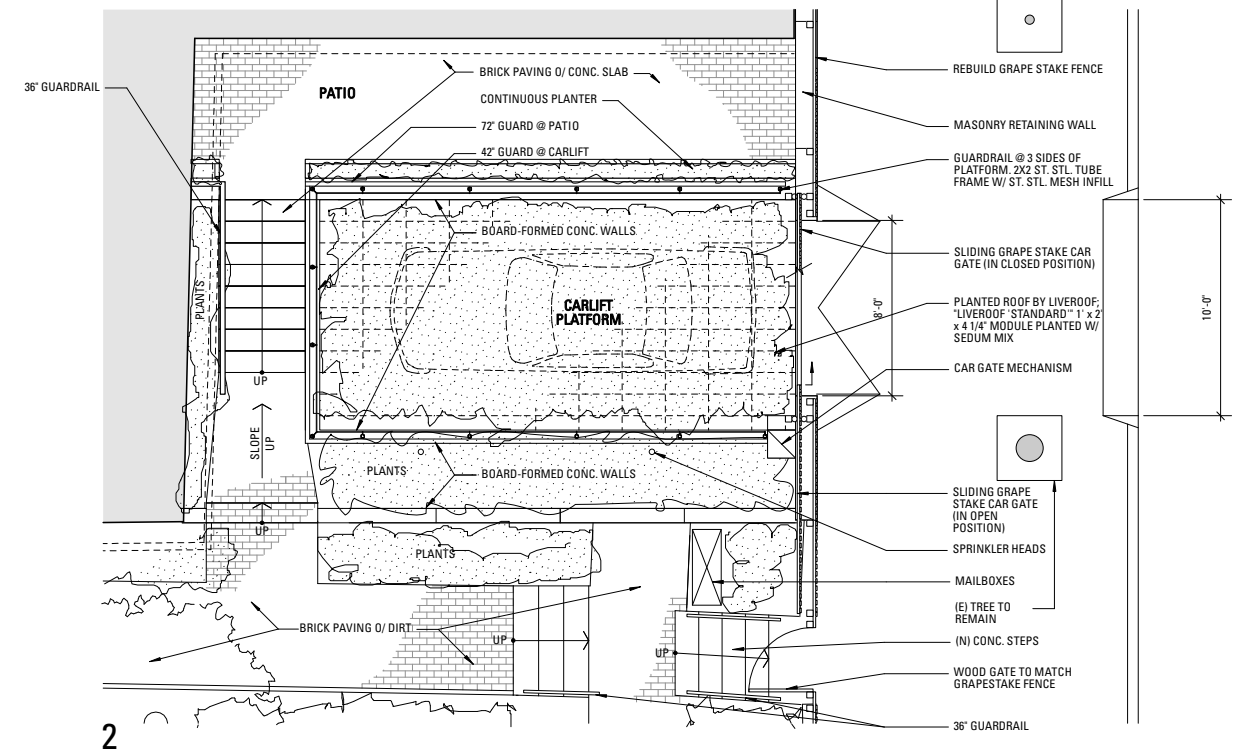
3
LIFT SECTION (CAR SHOWN UP+DOWN) 1/4" = 1'-0"



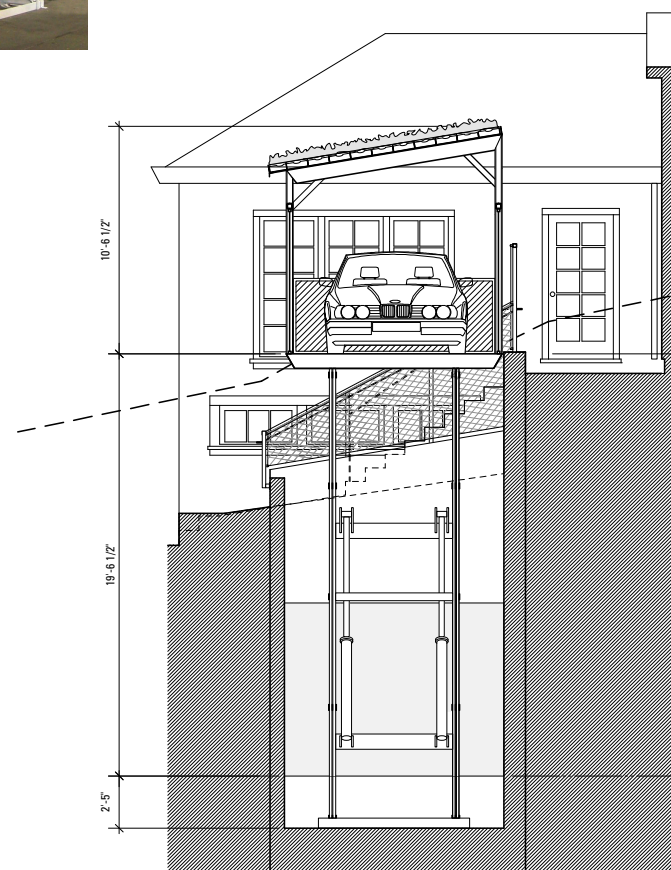
SIMILAR 'LIVEROOF' PLANTED ROOF



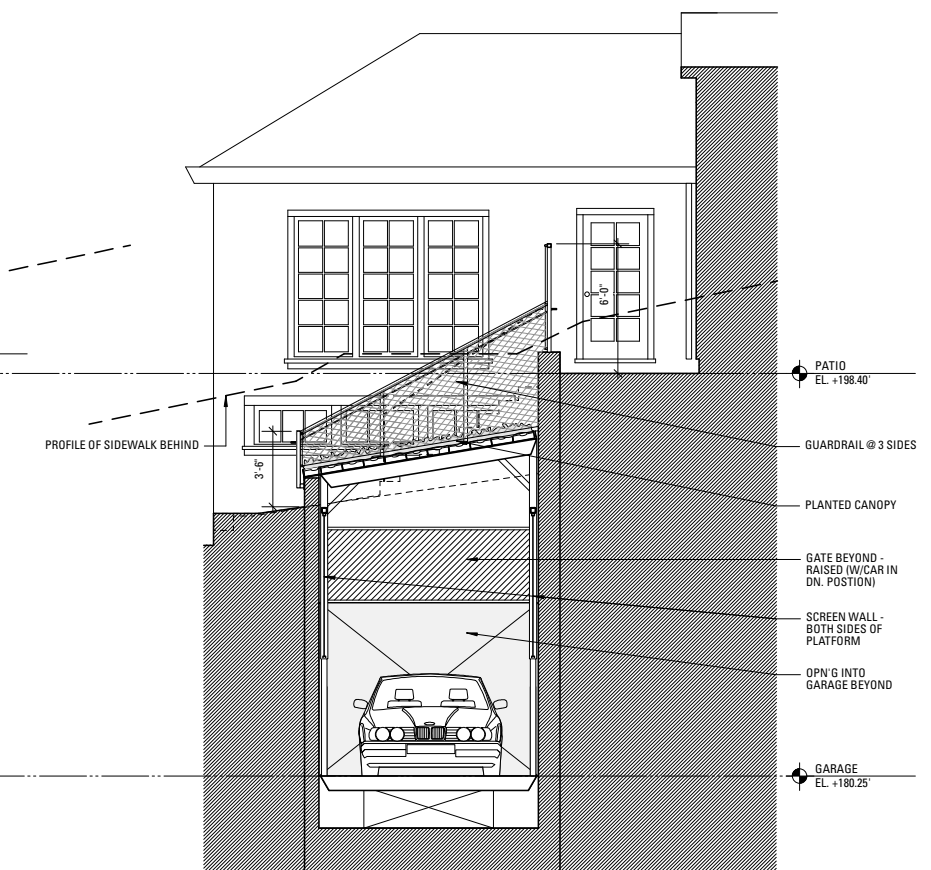
SIMILAR LIFT ASSEMBLY W/ CANOPY



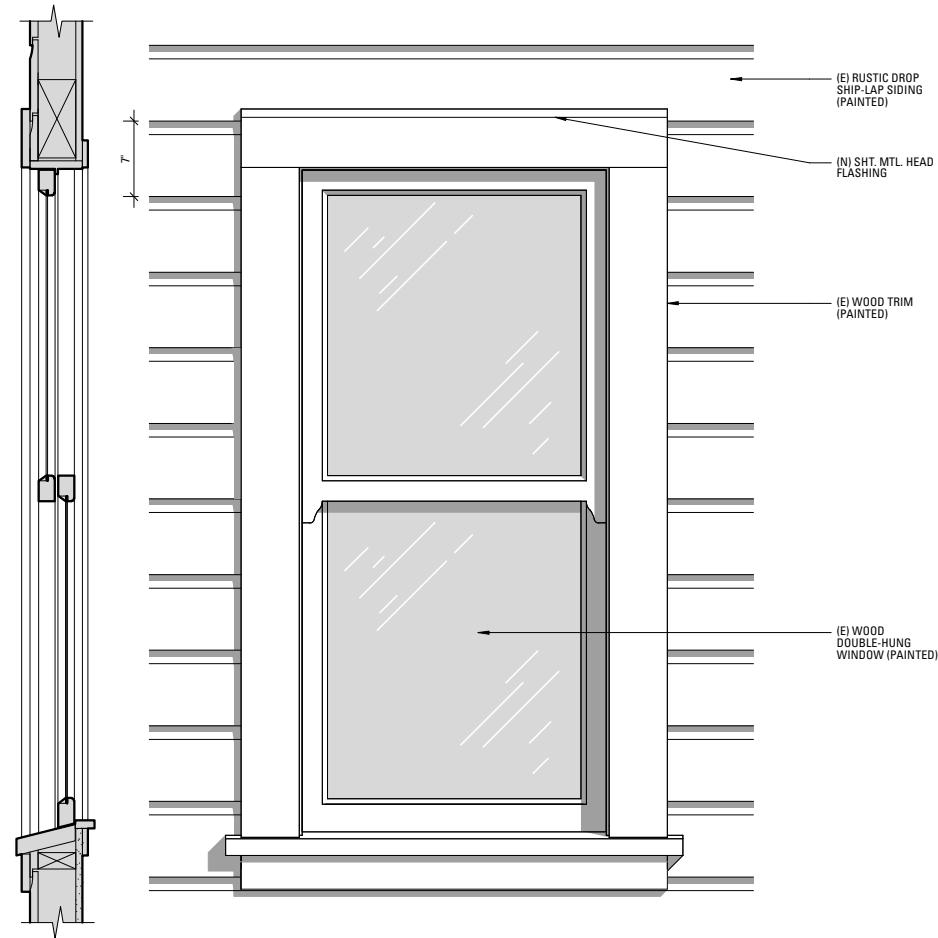
2
LIFT PLAN 1/4" = 1'-0"



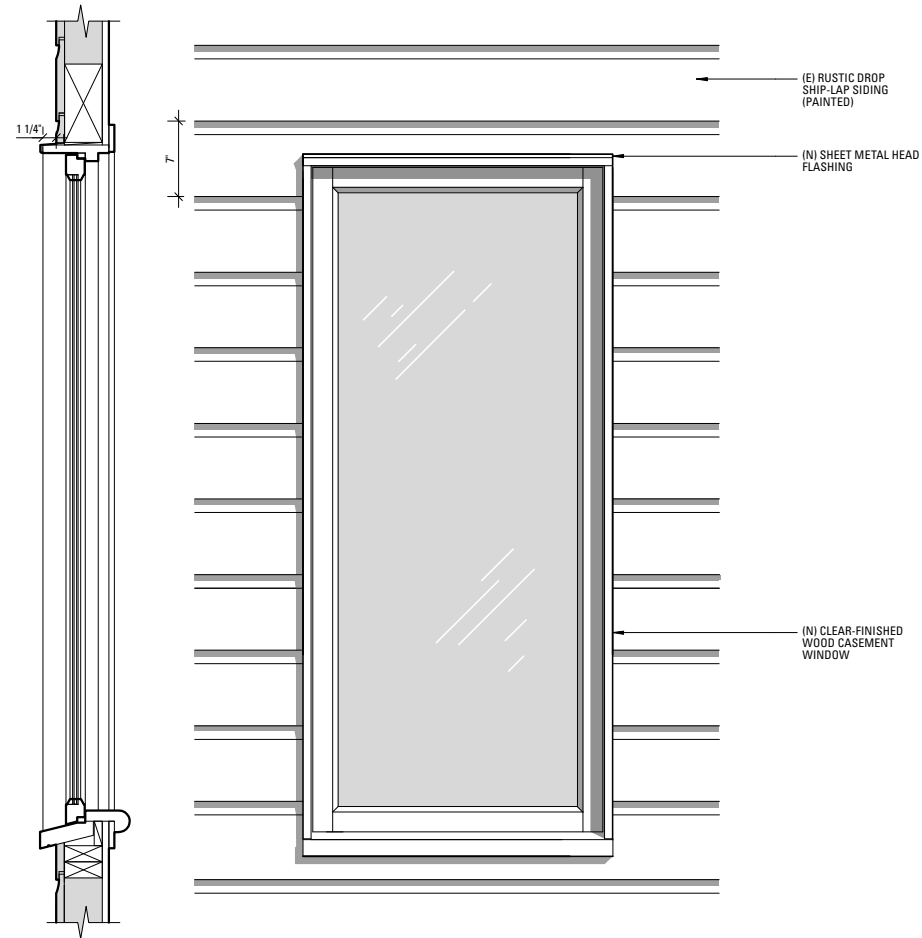
4
LIFT SECTION - (CAR UP WHEN IN USE ONLY) 1/4" = 1'-0"



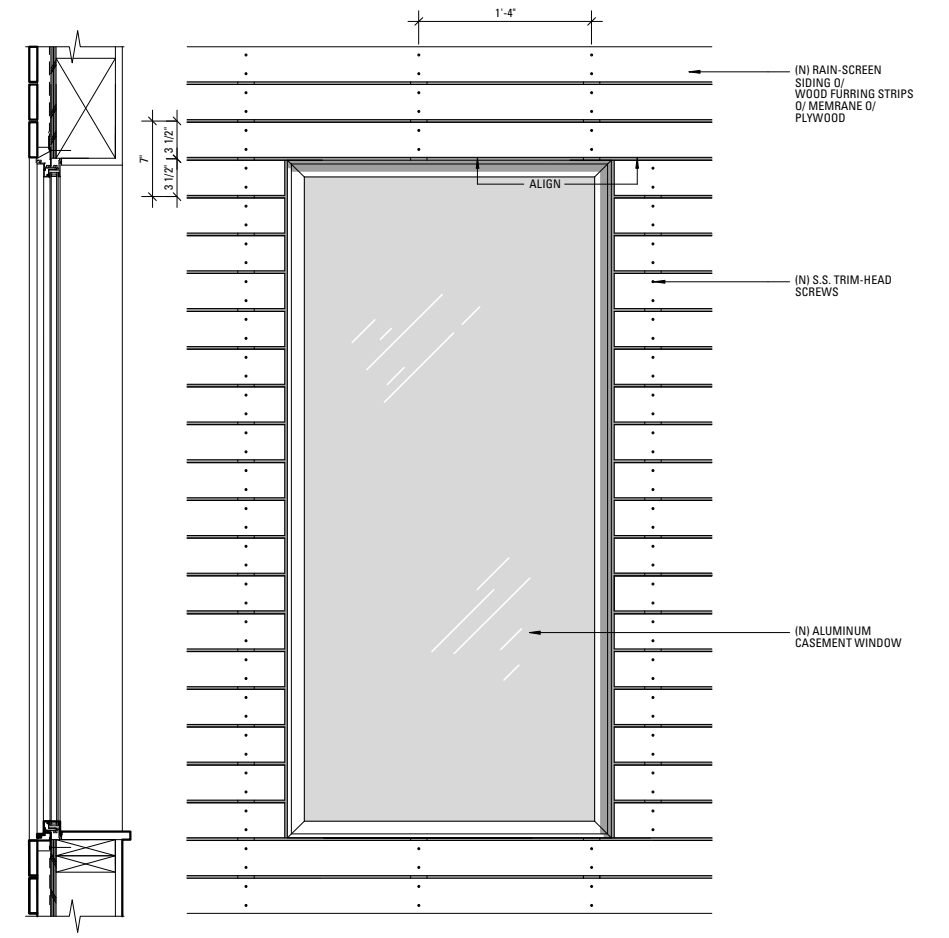
5
LIFT SECTION - (CAR DOWN WHEN NOT IN USE) 1/4" = 1'-0"



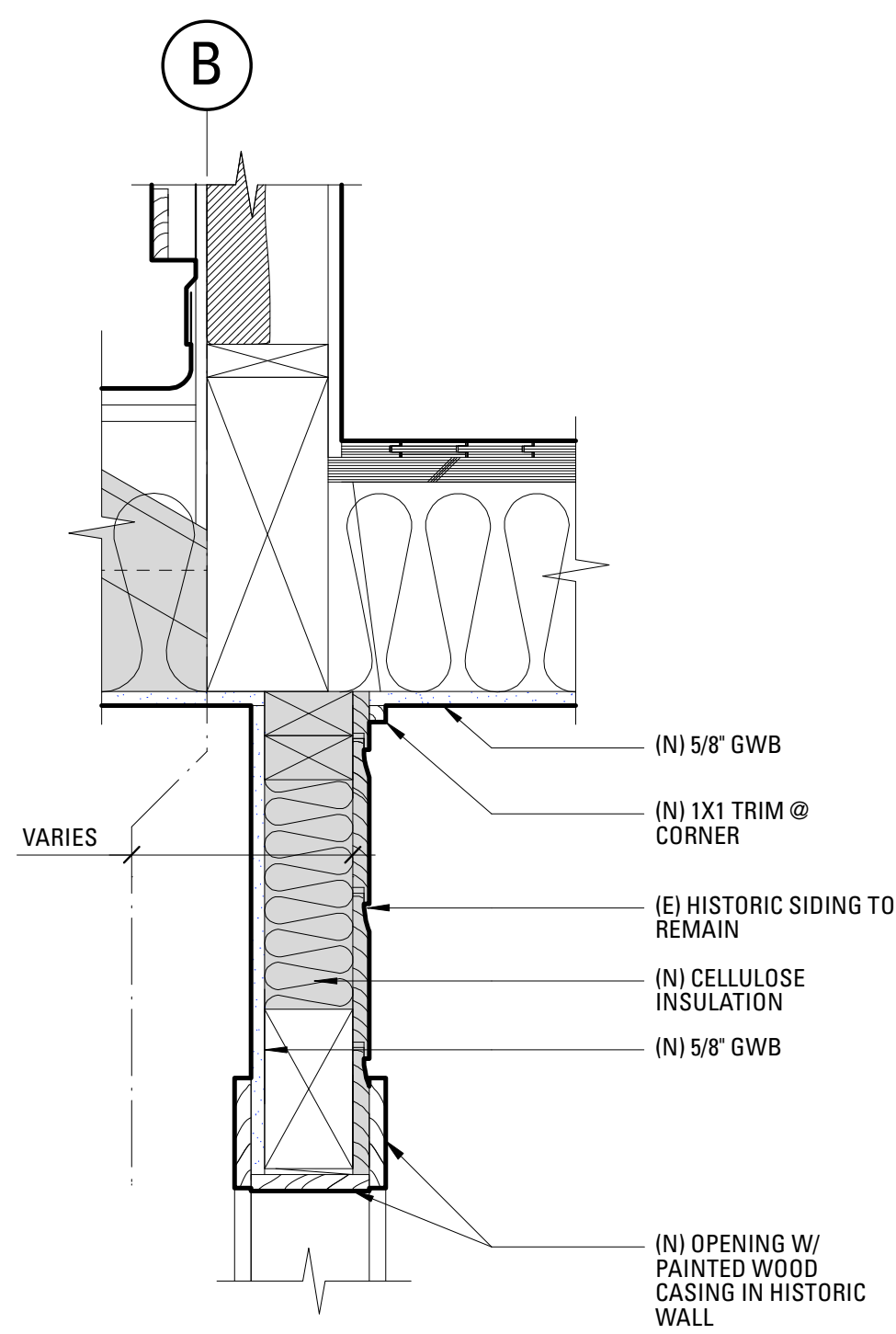
1
 (E) WINDOW IN HISTORIC WALL 3'-1'-0"



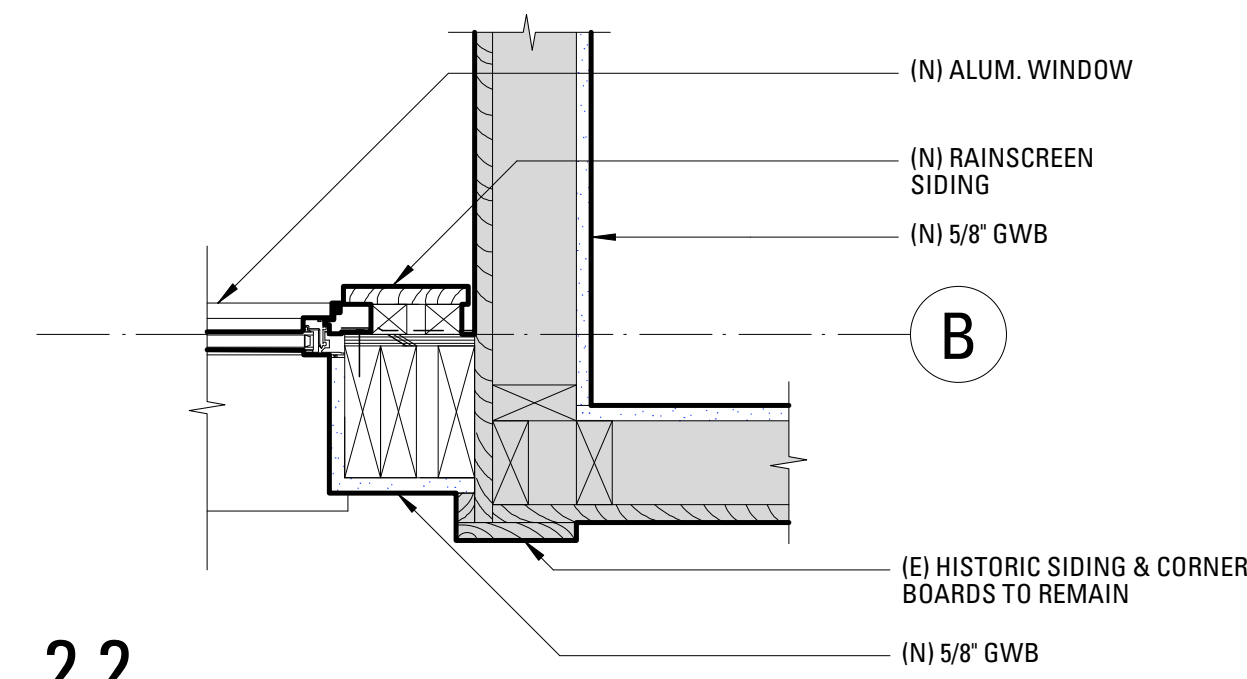
2
 (N) WINDOW IN HISTORIC WALL 3'-1'-0"



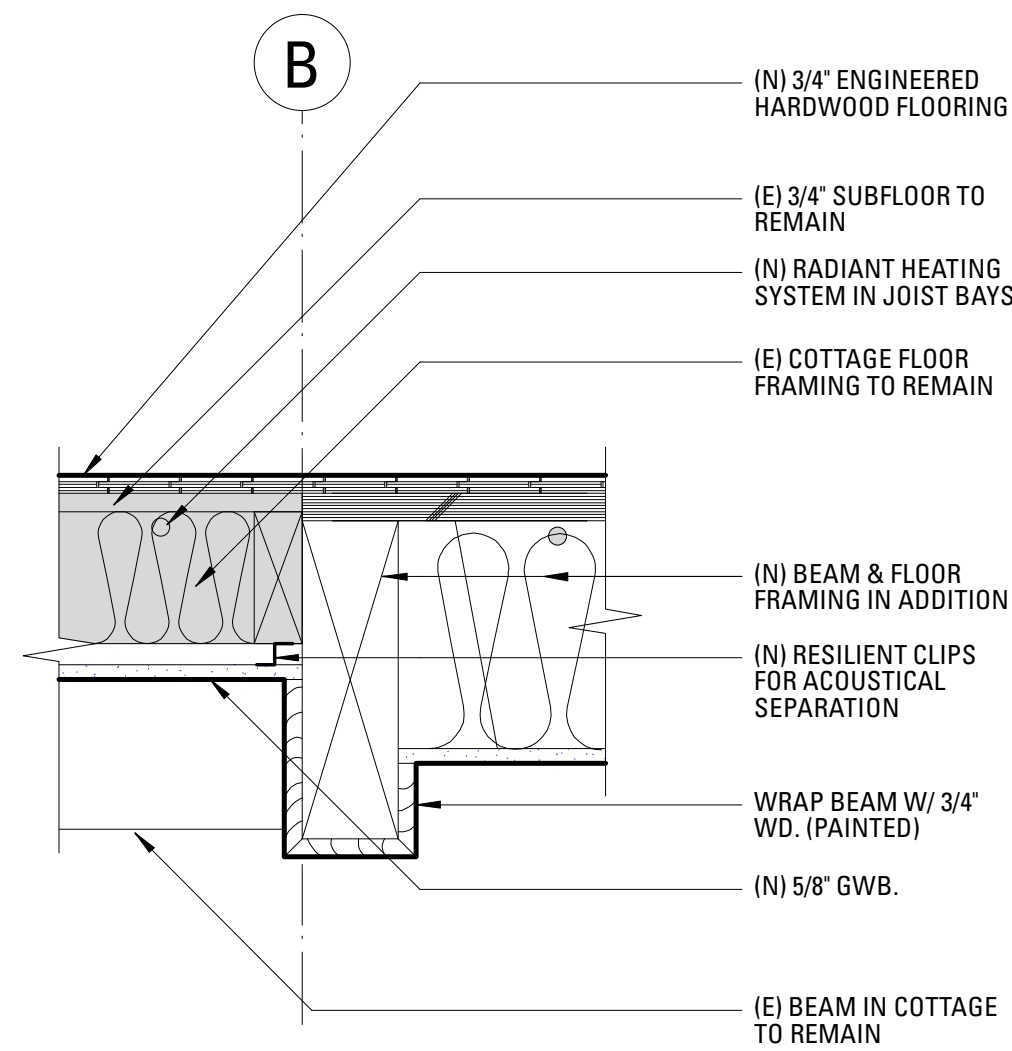
3
 (N) WINDOW IN (N) WALL 3'-1'-0"



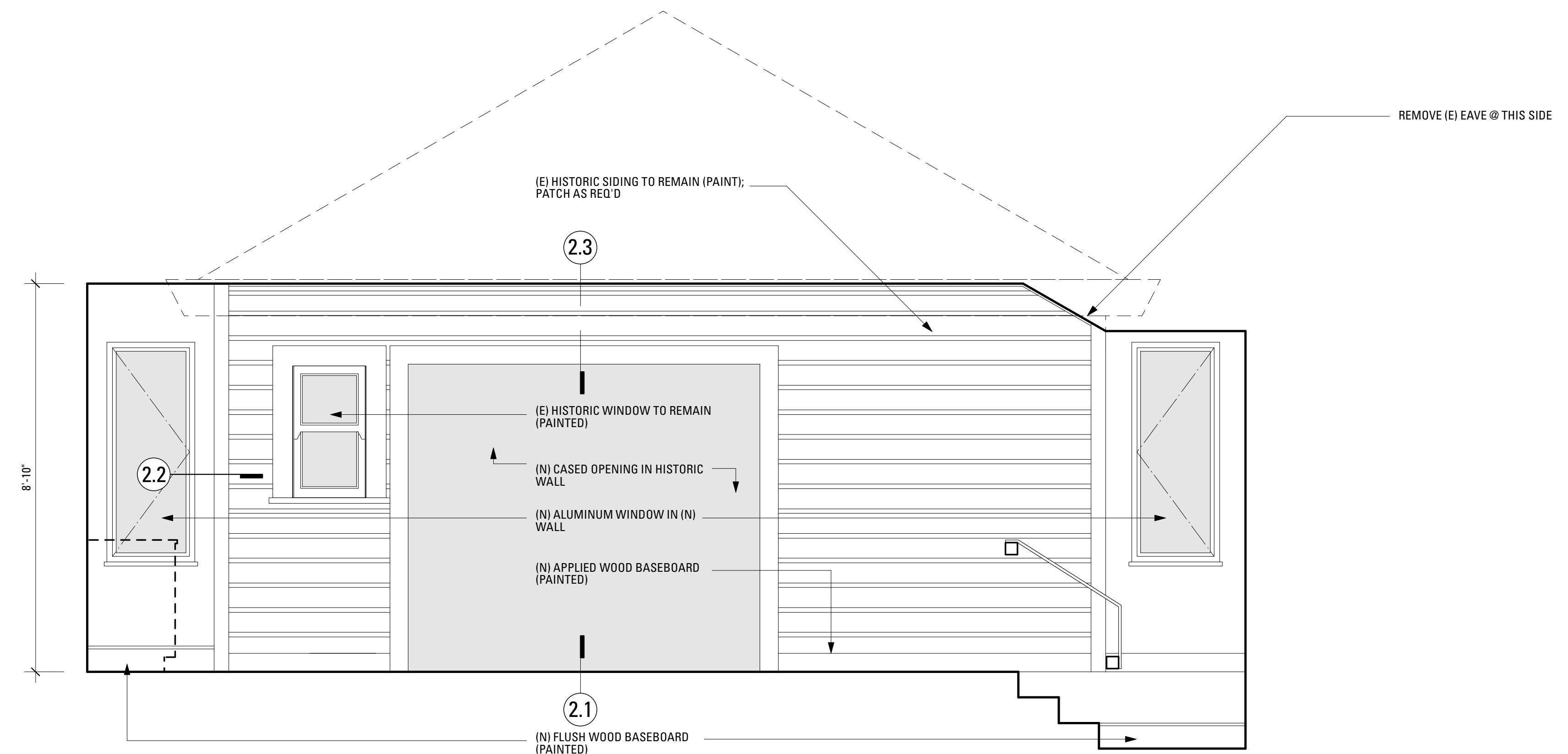
2.3
SECTION @ CEILING 1 1/2" = 1'-0"



2.2
PLAN DETAIL 1 1/2" = 1'-0"



2.1
SECTION @ FLOOR 1 1/2" = 1'-0"



1
TYPICAL COTTAGE EAST INTERIOR ELEVATION 1/2" = 1'-0"

NOTES:
1. ALL EXISTING HISTORIC MATERIAL TO REMAIN SHALL BE PRESERVED IN PLACE, OR REPLACED IN KIND IF DRYROT OR SIGNIFICANT DETERIORATION IS IDENTIFIED DURING CONSTRUCTION.



MEWS AND COURT



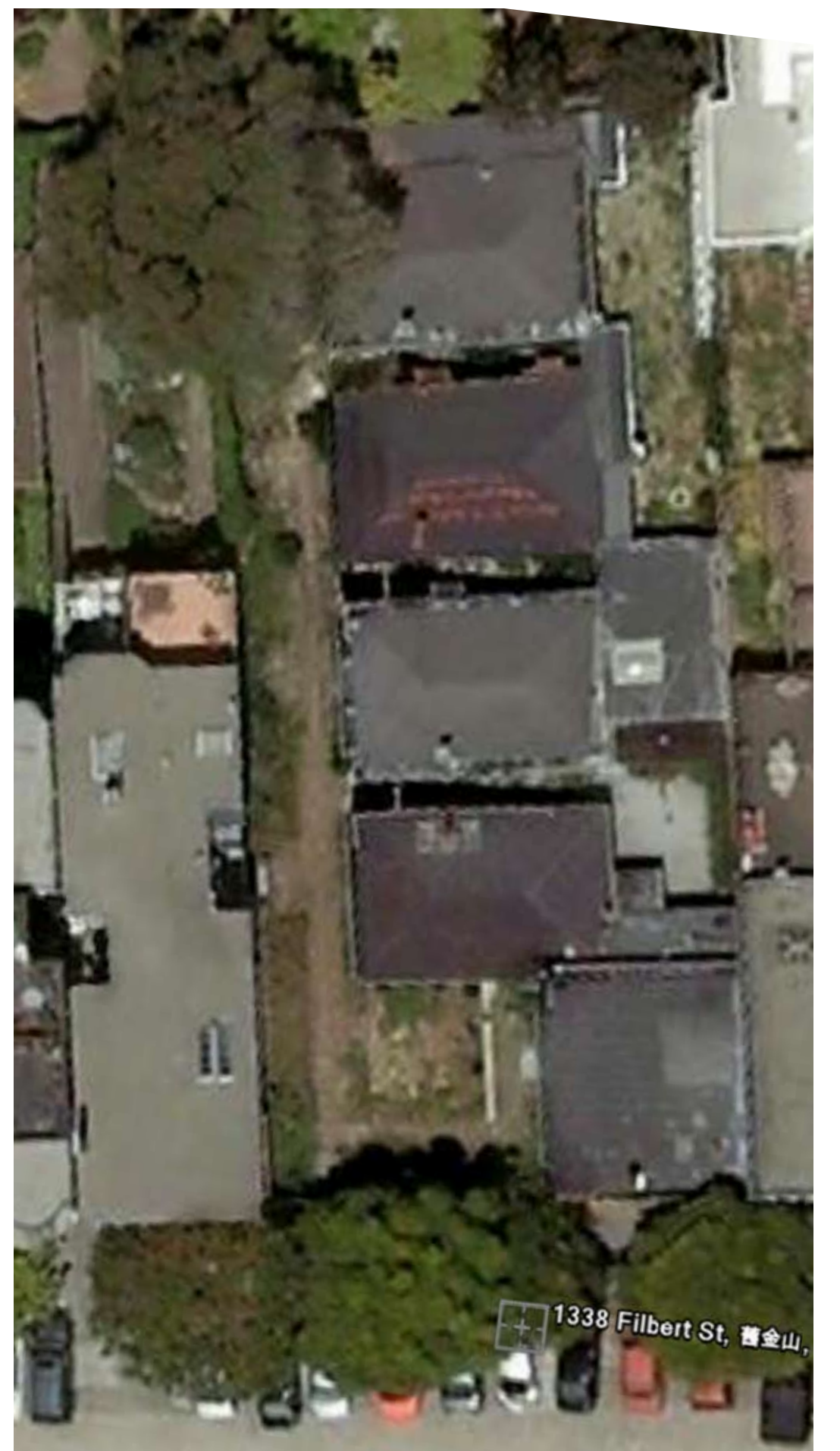
WEST OF LOT MASSING



FILBERT STREET SCAPE



EXISTING CONDITIONS



AERIAL

HISTORIC LANDSCAPE PALETTE



a
Prunus cerasifera var "*Atropurpurea*",
Purple cherry plum

Constraints: Wind burn, weak wood and breakage, a 'trash tree'



b
Leptospermum laevigatum,
Australian Tea Tree



c
Acer palmatum,
Japanese Maple



e
Pittosporum tobira,
Pittosporum



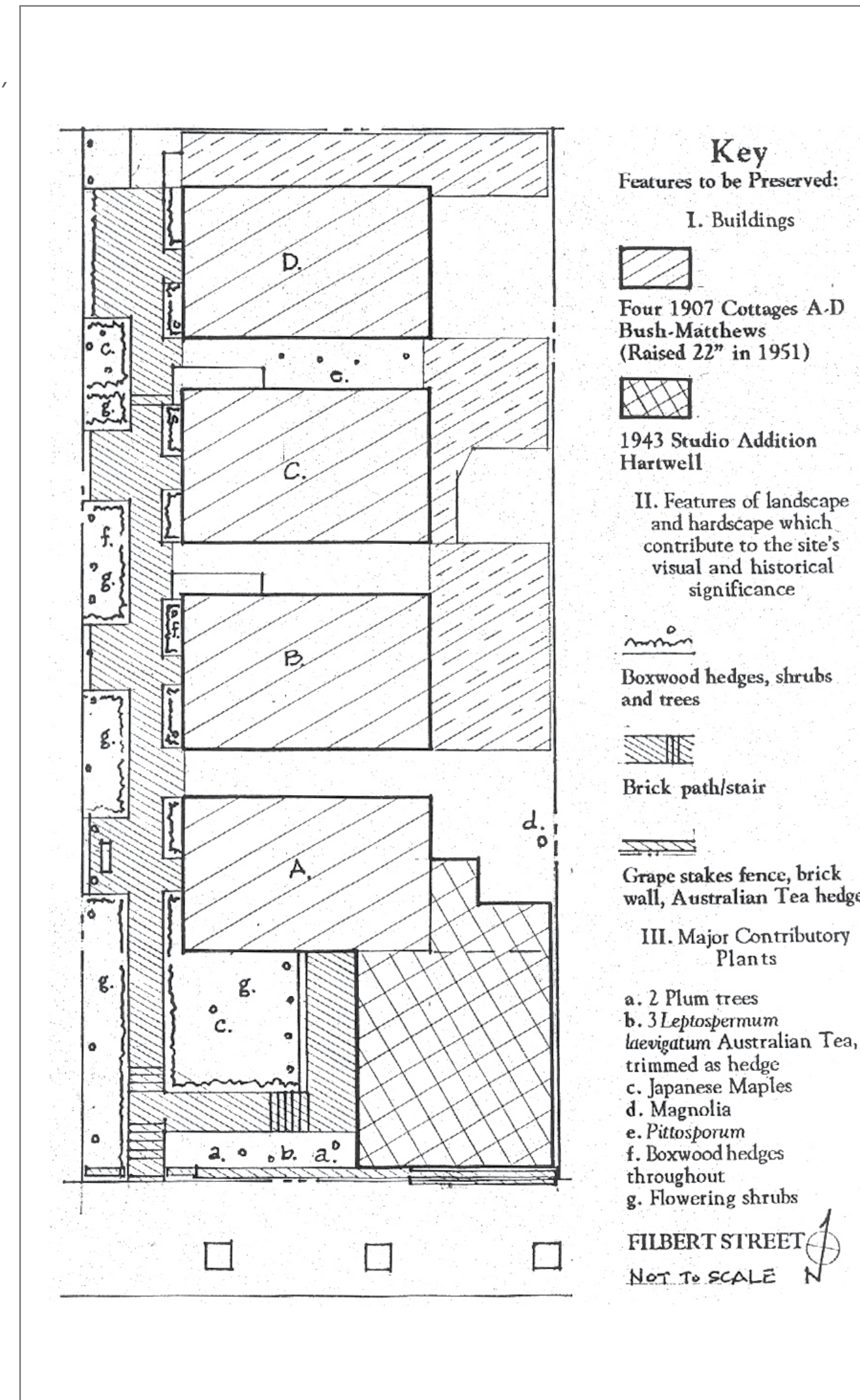
f
Buxus sempivirens,
Boxwood



g
Flowering Shrubs
[Understory]

Not specifically prescribed
in the Report.

* SOURCE : LANDMARK DESIGNATION REPORT, JULY 21, 2001. CASE NO.: 2001.0232L



HISTORIC KEY PLAN*

PROPOSED LANDSCAPE PALETTE



a alt. I
Cercis canadensis,
Redbud var. 'Forest pansy'

Shared Value: Purple leaves, pink spring flowers



a alt. II
Cotinus coggyria, 'Royal purple',
Purple smoke tree

Shared Value: Purple leaves, prolific ornamental panicles



b
Leptospermum laevigatum [cultivar],
Australian Tea Tree



c
Acer palmatum,
Japanese Maple



e
Pittosporum tobira,
Pittosporum



f
Buxus sempivirens,
Boxwood



g
Shrubs [UNDERSTORY]



h
Vines and Espaliers [SCREENING]



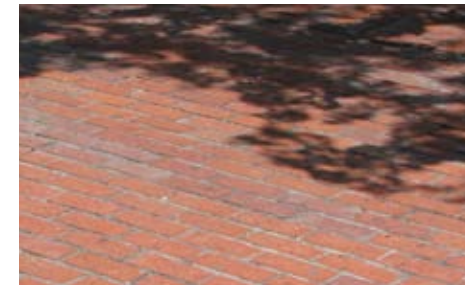
NOTE REGARDING RECOMMENDED ALTERNATE TREE SPECIES :

SPECIES RECOMMENDED AS ALTERNATES TO THOSE LISTED IN THE CULTURAL LANDSCAPE REPORT ARE SELECTED TO SHARE VALUES AND CHARACTERISTICS (E.G., COLOR, TEXTURE, PATTERN, FORM) OF THOSE IN THE REPORT AND DO NOT AMOUNT TO A SIGNIFICANT IMPACT ON THE CULTURAL RESOURCE. THESE RECOMMENDED SPECIES ARE SELECTED BASED ON THEIR HORTICULTURAL VALUES RELATING TO SUITABILITY TO SAN FRANCISCO'S CLIMATE AND URBAN ENVIRONMENT, AND THEIR DISEASE RESISTANCE.

PROPOSED LANDSCAPE MATERIALS AND FINISHES PALETTE



GRAPE STAKE FENCE



BRICK PATHS AND STAIRS



PLANTED RAILINGS



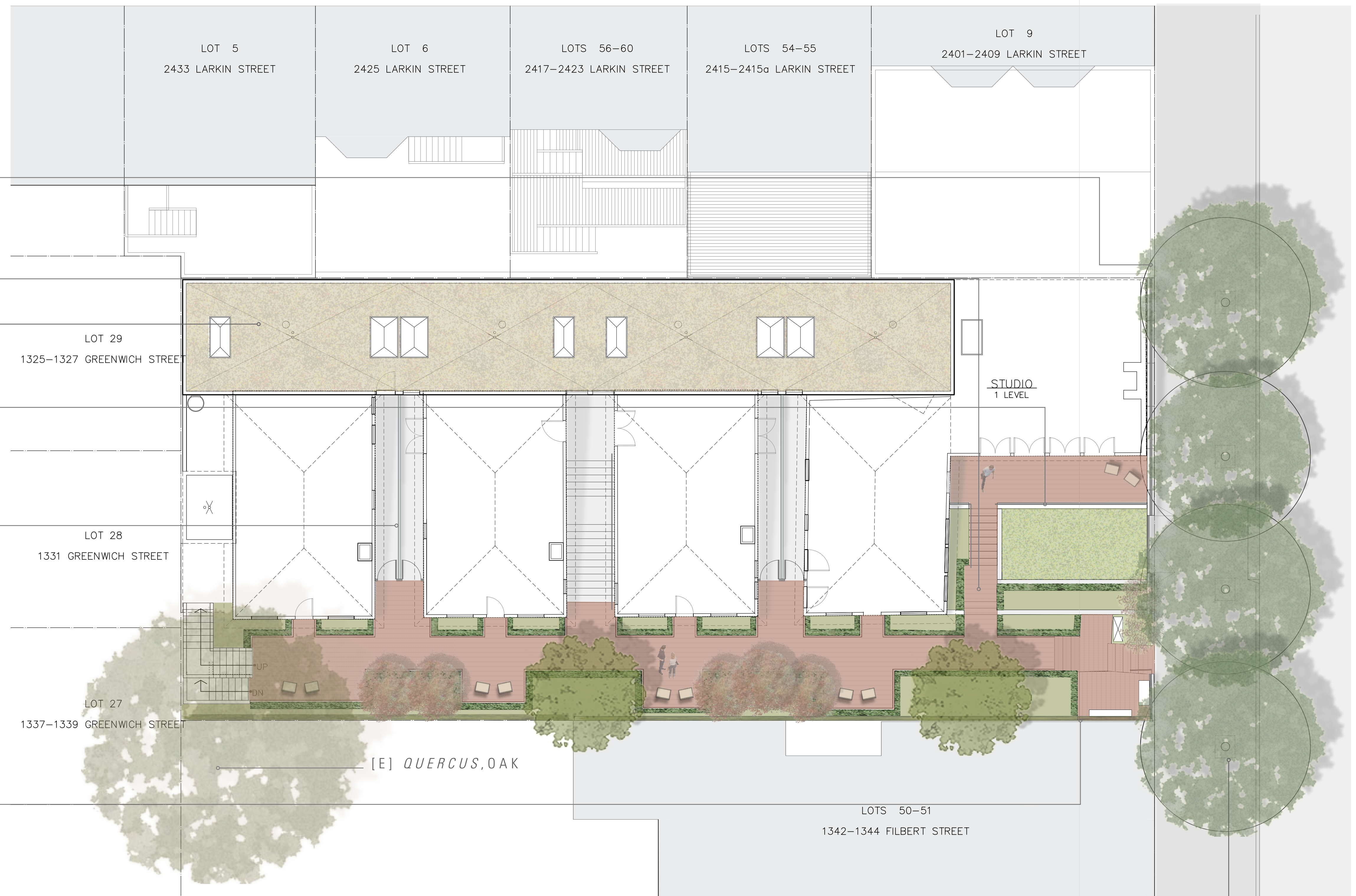
TRANSLUCENT SCREENS

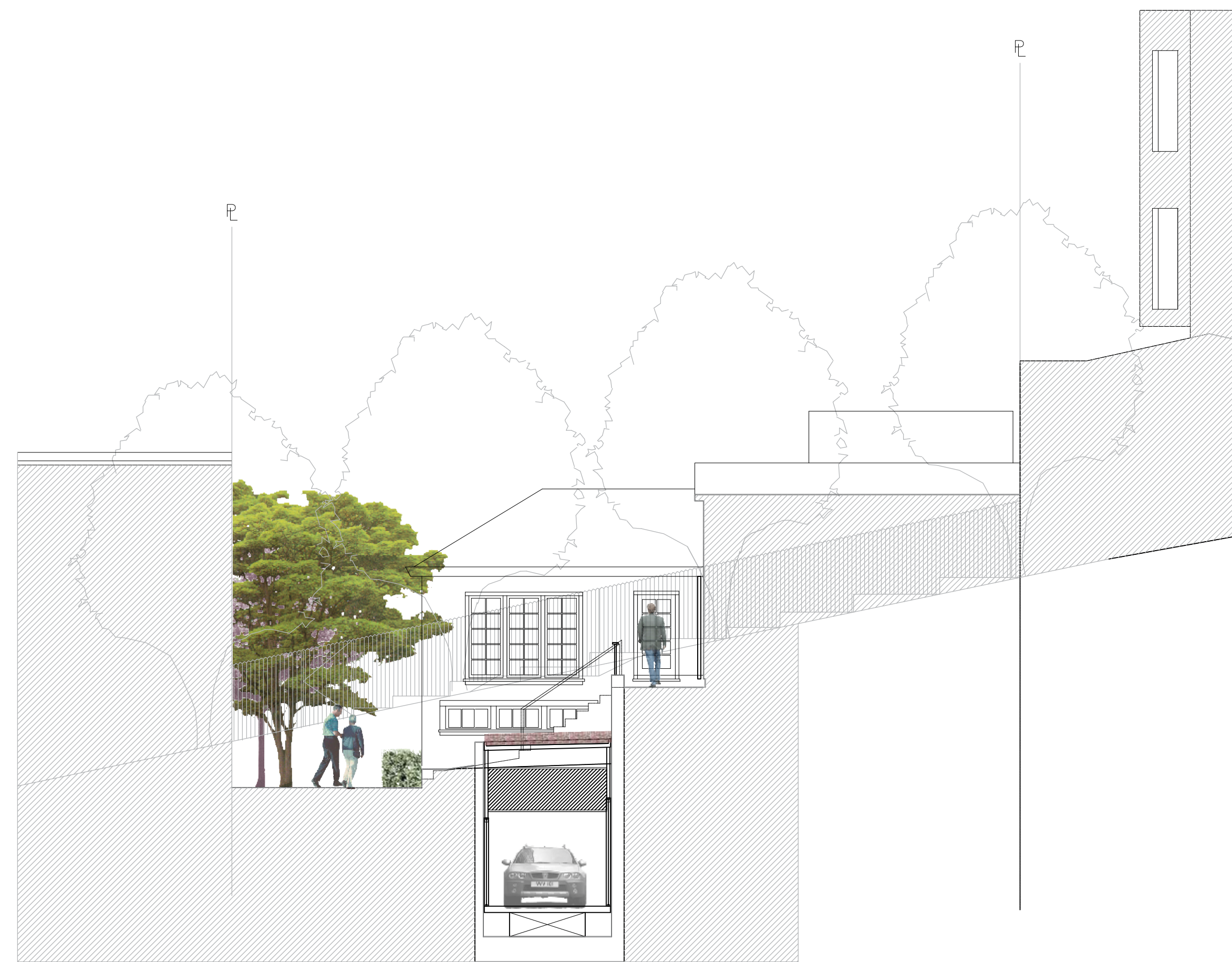


ORNAMENTAL BALLAST ROOF ROOF

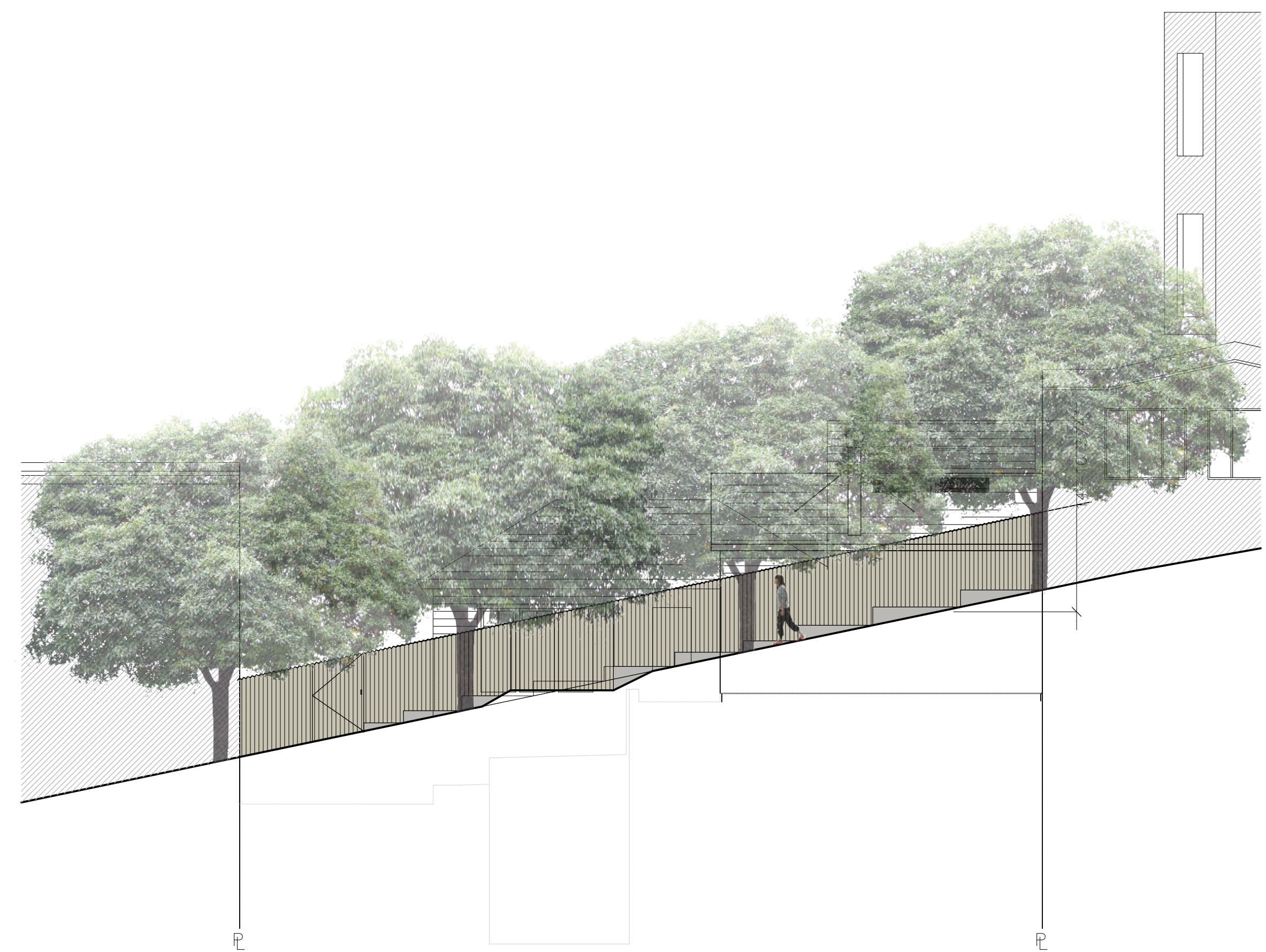


VERTICAL SCREEN WITH ESPALIER





ENTRY SECTION ELEVATION



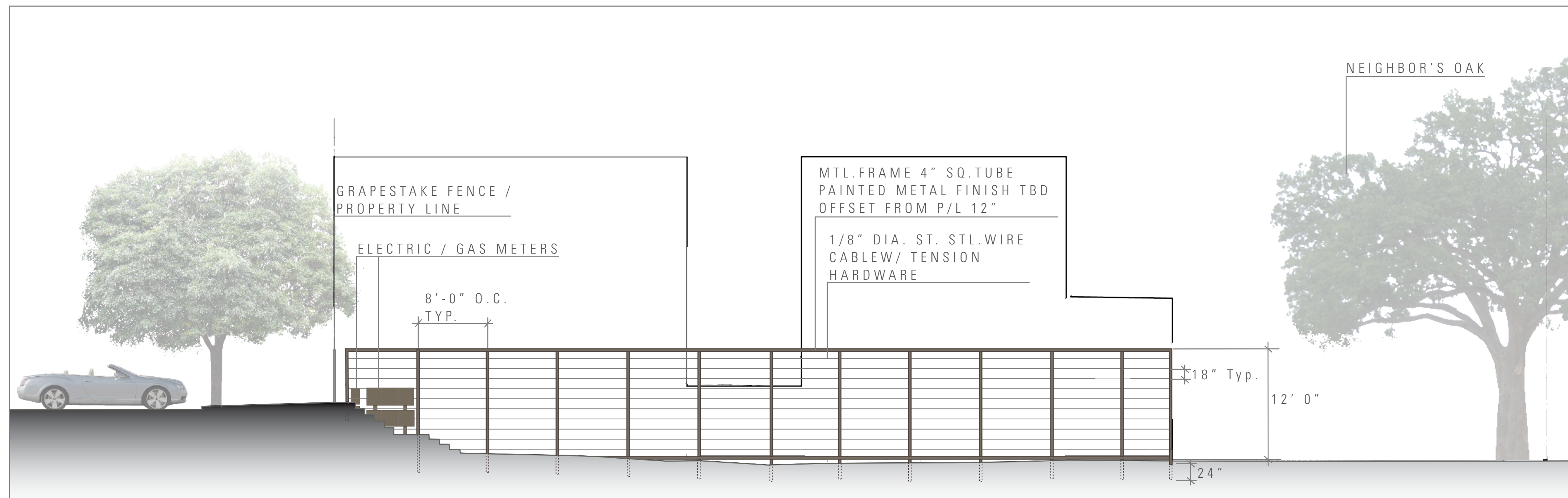
STREETScape AND FRONT ELEVATION



EAST MEWS ELEVATION



EAST MEWS ELEVATION ALTERNATIVE
Maple at Garage Lift [TBD]



WEST MEWS ELEVATION - STRUCTURE



WEST MEWS ELEVATION - VEGETATION OVERLAY