



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report Consent Calendar

HEARING DATE: DECEMBER 1, 2010

Filing Date: September 14, 2010
Case No.: **2009.0827A**
Project Address: **126 – 27th Avenue**
Historic Landmark: No. 196 – Alfred G. Hanson Residence
Zoning: RH-1 (Residential, House, Single-Family)
40-X Height and Bulk District
Block/Lot: 1332 / 049
Applicant: Tony Kim
100 Clement Street, 3rd Floor
San Francisco, CA 94118
Staff Contact Aaron Starr - (415) 558-6362
aaron.starr@sfgov.org
Reviewed By Tim Frye – (415) 575-6822
tim.frye@sfgov.org

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PROPERTY DESCRIPTION

126 – 27th AVENUE, east side between El Camino Del Mar and Lake Street. Assessor's Block 1332, Lots 049 and 050. The wood-framed, shingle-style, two-story, single-family residence was built in 1907 by John Charles Flugger. The building's most striking features are the building's complex roof form and dramatically flared eaves. The subject property contains two lots, both 25' wide by 100' deep. From the street, the building appears as a single-family detached house with a large side yard on its south side. A small garage structure constructed in 1917 is located at the rear, south east corner of the lot. The subject property is located in a RH-1 (Residential, House, Single-Family) Zoning District and a 40-X Height and Bulk District.

PROJECT DESCRIPTION

The proposed project involves converting the existing noncontributing garage structure at the rear of the lot into a residential unit and enlarging the garage structure from 266 sq. ft. to 395 sq. ft. (an addition of 129 sq. ft.) by extending the front wall approximately 4' toward the front property line; extending the rear wall approximately 2' toward the rear property line; and adding an approximately 16' by 7' addition onto the structure's west façade. The roof would be altered as a result of increasing the bulk of the structure, but would maintain the same basic form.

OTHER ACTIONS REQUIRED

The proposed project requires rear yard, exposure and non-conforming structure Variances. These items will be heard and decided on by the Zoning Administrator at a public hearing.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project requires a rear yard, exposure and non-conforming structure Variances; therefore it does not comply with Planning Code Sections 134, 140 or 188. However, the proposed project complies in all other aspects 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 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 historic property is retaining its residential character and use. The garage structure is not mentioned in the landmark designation report, has no pre-existing historic rating and was not found to be character-defining feature of the property or eligible for the California Register. The proposed structure is de minimis in size and will not adversely impact the building's setting as it will not be visible from the street and will not impact the building's appearance as a single-family detached structure.

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 existing garage is not indentified in the Landmark Designation and was found to not be a character-defining feature to the existing historic building. The detailing on the proposed structure is differentiated enough from the historic building as to not create a false sense of history; however it is compatible with regard to materials detailing and massing. The proposed building would be clad in wood horizontal siding as opposed to shingles and would have simple wood trim where the main house is more ornate.

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.

Were the proposed residential structure to be removed in the future, the essential form and integrity of the historic property would not be impaired.

PUBLIC/NEIGHBORHOOD INPUT

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

ISSUES & OTHER CONSIDERATIONS

STAFF ANAYLSIS

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 subject landmark site.

Staff finds that the historic character and use of the property will be retained and preserved.

Staff finds that the garage structure was not mentioned in the landmark designation report, has no pre-existing historic rating and was not found to be character-defining feature of the property nor eligible for the California Register.

Staff finds that the proposed structure is de minimis in size and will not adversely impact the building’s setting as it will not be visible from the street and will not impact the building’s appearance as a single-family detached structure. Further, the building will still retain a generous rear and side yard.

Staff finds that the proposed project would not impact any of the character-defining features of the Landmark building and the proposal is reversible.

Staff finds that the detailing on the proposed structure is differentiated from the historic building; however it is compatible with regard to materials, detailing and massing. The proposed building is clad in wood horizontal siding as opposed to shingles and would have simple wood trim where the main house is more ornate.

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 meets the *Secretary of the Interior's Standards*.

PLANNING DEPARTMENT RECOMMENDATION

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

ATTACHMENTS

Draft Motion
Photographs
Plans
Renderings
Designation Report

AS: G:\DOCUMENTS\CofA\126 - 27th Avenue\126 - 27th Ave. Case Report.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: DECEMBER 1, 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 049-050 IN ASSESSOR'S BLOCK 1332, WITHIN AN RH-1 (RESIDENTIAL, HOUSE, ONE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on September 14, 2010, Tony Kim (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to convert the garage structure at the rear into a residential unit and to enlarging the garage structure from 266 sq. ft. to 395 sq. ft. (an addition of 129 sq. ft.) by extending the front wall approximately 4' toward the front property line; extending the rear wall approximately 2' toward the rear property line; and adding an approximately 16' by 7' addition onto the structure's west façade.

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 December 1, 2010, the Commission conducted a duly noticed public hearing on the current project, Case No. 2009.0827A ("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 September 19, 2010 and labeled Exhibit A on file in the docket for Case No. 2009.0827A 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 July 19, 1989.

- The historic character and use of the property will be retained and preserved.
- The garage structure is not mentioned in the landmark designation report, has no pre-existing historic rating and was not found to be character-defining feature of the property or eligible for the California Register.
- The proposed structure is de minimis in size and will not adversely impact the building's setting as it will not be visible from the street and will not impact the Landmark building's appearance as a single-family detached structure. Further, the building will still retain a generous rear and side yard.
- The proposed project would not impact any of the character-defining features of the Landmark building and the proposal is reversible.
- The detailing on the proposed structure is differentiated enough from the historic building as to not cause a false sense of history; however it is compatible with regard to materials, detailing and massing.
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

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 126 – 27th Avenue 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 alteration 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.

- 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. Parking will be provided on site for the new unit.

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

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

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

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lots 049 and 050 in Assessor's Block 1332 for proposed work in conformance with the renderings and architectural sketches dated September 14, 2010 and labeled Exhibit A on file in the docket for Case No. 2009.0827A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

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

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

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on December 1, 2010.

Linda D. Avery
Commission Secretary

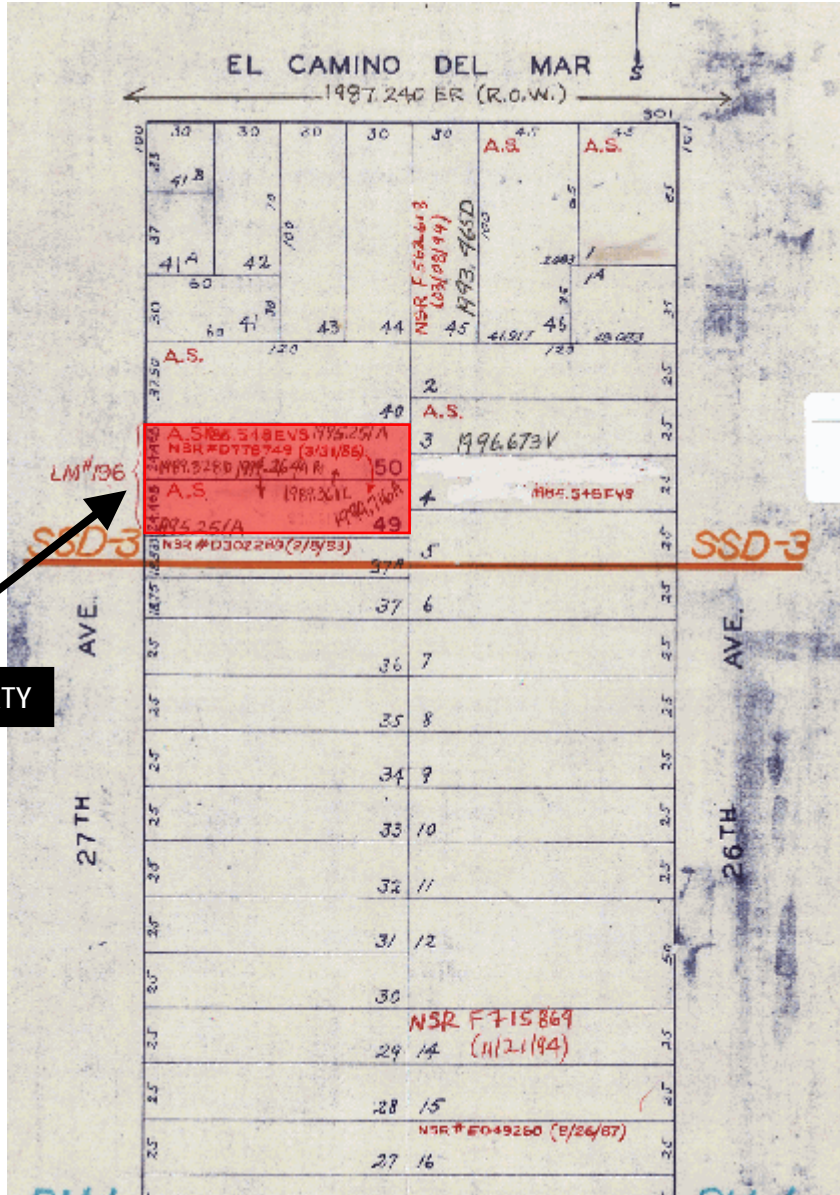
AYES: X

NAYS: X

ABSENT: X

ADOPTED: December 1, 2010

Parcel Map



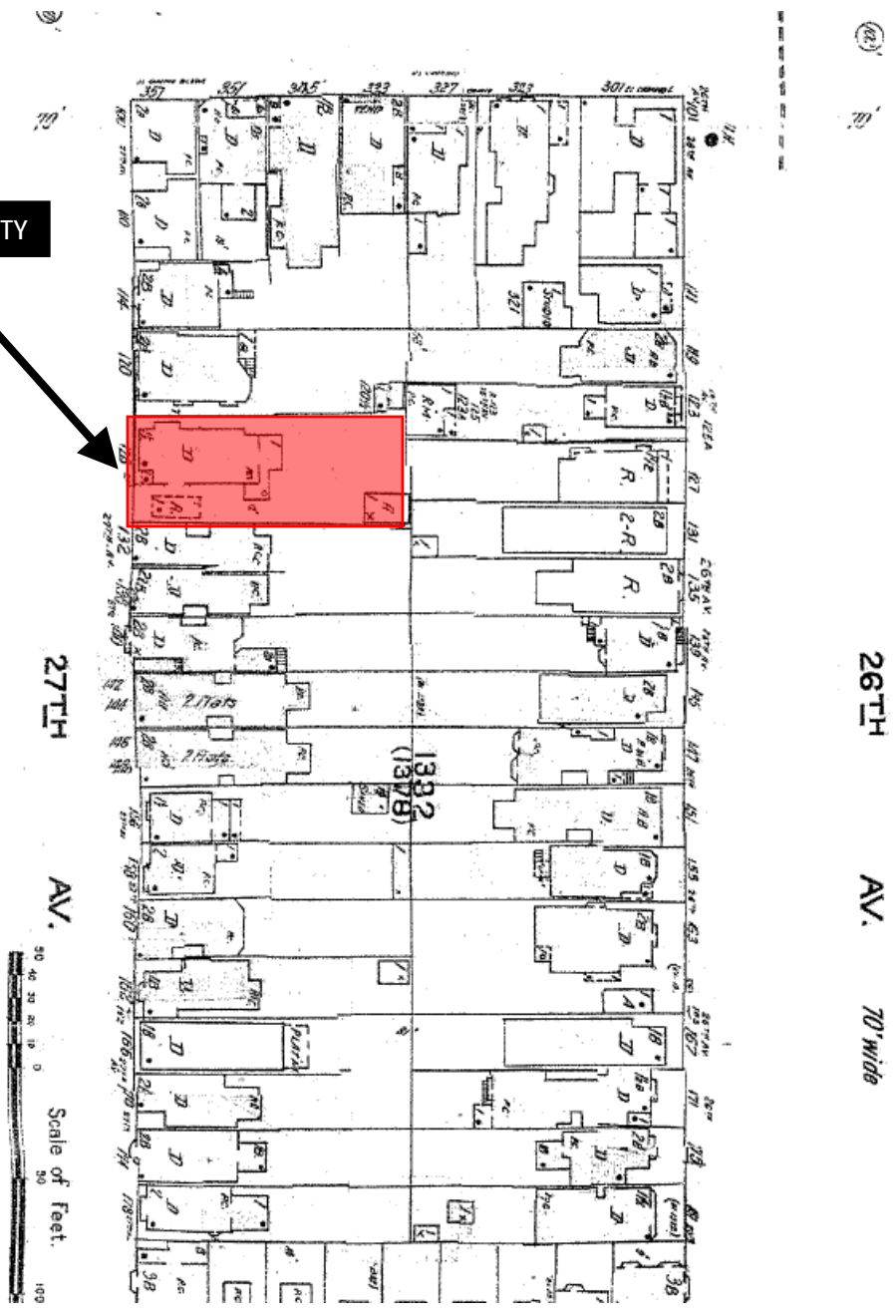
SUBJECT PROPERTY

Certificate of Appropriateness
 Case Number 2009.0827A
 126 - 27th Avenue
 City Landmark #196



Sanborn Map*

SUBJECT PROPERTY

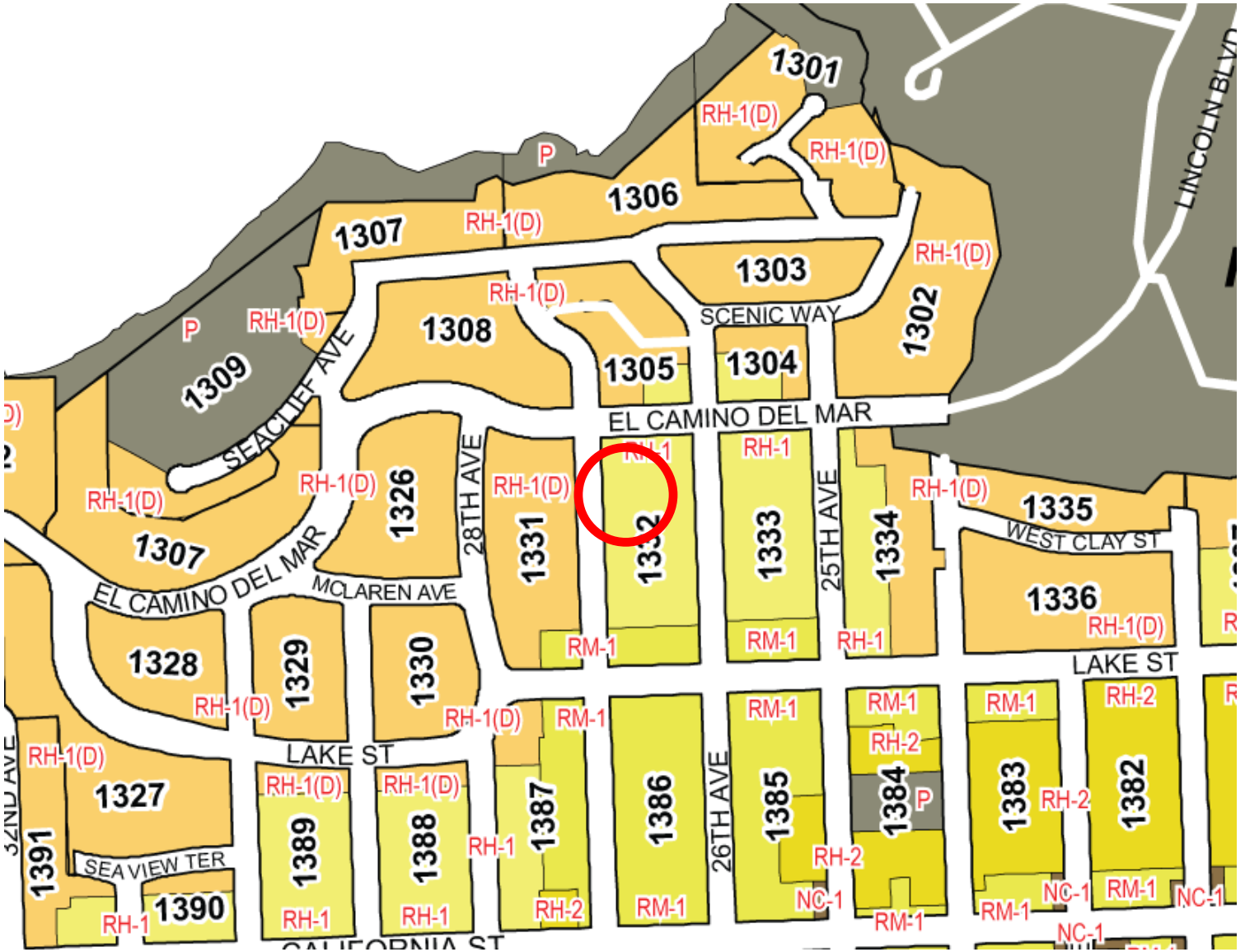


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Certificate of Appropriateness
Case Number 2009.0827A
126 - 27th Avenue
City Landmark #196

Zoning Map



Certificate of Appropriateness
Case Number 2009.0827A
126 – 27th Avenue
City Landmark #196

Aerial Photo

GARAGE STRUCTURE



SUBJECT PROPERTY



Certificate of Appropriateness
Case Number 2009.0827A
126 – 27th Avenue
City Landmark #196

Site Photo



Certificate of Appropriateness
Case Number 2009.0827A
126 – 27th Avenue
City Landmark #196

REEL F164 IMAGE 1165

FILE NO 90-89-6.2

ORDINANCE NO. 430-89

(Landmarks)
DESIGNATING THE ALFRED G. HANSON RESIDENCE AT 126 - 27TH AVENUE AS A LANDMARK
PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Be it ordained by the People of the City and County of San Francisco:

Section 1. The Board of Supervisors hereby finds that the Alfred G. Hanson Residence located at 126 - 27th Avenue, being Lot(s) 49 and 50 in Assessor's Block 1332, has a special character and special historical, architectural and aesthetic interest and value, and that its designation as a Landmark will further the purposes of, and conform to the standards set forth in Article 10 of the City Planning Code.

(a) Designation: Pursuant to Section 1004 of the City Planning Code, Chapter II, Part II of the San Francisco Municipal Code, the Alfred G. Hanson Residence is hereby designated as a Landmark, this designation having been fully approved by Resolution No. 418 of the Landmarks Preservation Advisory Board but disapproved by Resolution No. 11758 by the City Planning Commission, said Resolutions are on file with the Clerk of the Board of Supervisors under File No. 90-89-6

(b) Required Data: The description of the location and boundaries of the Landmark site, of the characteristics of the Landmark which justify its designation, and of the particular features that should be preserved are included in the said Resolution, and incorporated in this designating ordinance as though fully set forth.

APPROVED AS TO FORM:

LOUISE H. RENNE
CITY ATTORNEY

By Judith A. Boyajian
Deputy City Attorney

RECOMMENDED:

CITY PLANNING COMMISSION

By Dean L. Macris
Dean L. Macris

RECEIVED

DEC 6 1989

CITY & COUNTY OF S.F.
PLANNING

Board of Supervisors, San Francisco

Passed for Second Reading

November, 13, 1989

Ayes: Supervisors Alioto Britt Ward
Gonzalez Hallinan Hongisto Hsieh
Maher Nelder Walker

Noes: Supervisors Kennedy

§ Finally Passed

§ November 20, 1989

§ Ayes: Supervisors Alioto Gonzalez
§ Hallinan Hongisto Hsieh Maher
§ Nelder Walker Ward

§ Noes: Supervisors Kennedy

§ Absent: Supervisors Britt

I hereby certify that the foregoing ordinance was finally passed by the Board of Supervisors of the City and County of San Francisco

File No.
90-89-6.2

NOV 22 1989

Date Approved

John L. Taylor
Clerk
John L. Taylor
Mayor

File No. 89.361L
126 27th Avenue

SAN FRANCISCO
CITY PLANNING COMMISSION
RESOLUTION NO. 11758

WHEREAS, A proposal to designate the Alfred G. Hanson Residence as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on July 19, 1989 and said Advisory Board, after due consideration, has recommended approval of this proposal; and

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on September 7, 1989 to consider the proposed designation and the report of said Advisory Board; and

WHEREAS, This Commission believes that the proposed Landmark has a special character, historical value and architectural interest, but is not, by itself, worthy of designation as a Landmark;

THEREFORE BE IT RESOLVED, That this City Planning Commission does hereby DISAPPROVE the designation of the Alfred G. Hanson Residence at 126 27th Avenue as a Landmark, including all of Lots 49 and 50 in Assessor's Block 1332 as a Landmark site.

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission on September 21, 1989.

Lori Yamauchi
Secretary

AYES: Commissioners Tom, Engmann, Hu, and Karasick

NOES: Commissioner Bierman

ABSTAIN: Commissioner Morales

ABSENT: Commissioner Dick

ADOPTED: September 21, 1989

VFM:atm/mj/585

FINAL CASE REPORT APPROVED July 19, 1989 LANDMARKS PRESERVATION ADVISORY BOARD

BUILDING NAME: ALFRED G. HANSON
RESIDENCE

OWNER: ANATOLY AND ALLA KOSOY
AND BELLA DUBROVSKY

BUILDING ADDRESS: 126 27TH AVENUE

BLOCK & LOT: 1332/49,50

ZONING: RH-1

ORIGINAL USE: RESIDENCE

NO. OF STORIES: 1 1/2 LPAB VOTE: 6-2

CURRENT USE: RESIDENCE

EXTERIOR MATERIALS: WOOD SHINGLES

STATEMENT OF SIGNIFICANCE:

The Hanson house is significant in that it is one of the very early houses built in the middle Richmond, with the owner signalling his intention to build his own residence even before the Earthquake & Fire of 1906, generally considered the event which precipitated development in the Richmond. The house is also significant as an early and outstanding example of (cont.)

EVALUATION CRITERIA

A. ARCHITECTURE

1. Style: Shingle
2. Construction Type: Wood Frame
3. Construction Date: 1907
4. Design Quality: Highly picturesque and unusual massing.
5. Architect: John Charles Flugger. Like the owner and contractor, architect John Charles Flugger was closely identified with the Richmond district. He grew up on Point Lobos Avenue (later Geary Boulevard) between Arguello and Second Avenue. His father owned a dairy at Point Lobos and Tenth, while another relative ran a saloon in the neighborhood. Flugger commenced his architectural (cont.)
6. Interior Quality: Not Applicable

B. HISTORY

7. Persons: The first verifiable resident of the tract was John H. Baker, proprietor of the Golden Gate [dairy] Ranch. Baker (cont.)
8. Events: None known.
9. Patterns of History: Very little took place in the vicinity of the Baker Ranch to disturb its serenity until after the turn of the (cont.)

C. ENVIRONMENT

10. Continuity: The subject property is the smallest and lowest (cont.)
11. Setting: This residence is similar to its streetscape as it (cont.)
12. Importance as a Visual Landmark: Visually striking due to its detached position on a wide lot and its unique roofline.

D. INTEGRITY

13. Unaltered; extant as built.

RATINGS

DCP: 1
HERE TODAY:
SPLENDID SURV.:
NAT'L REGISTER:
NAT'L LANDMARK:
STATE LANDMARK:

BIBLIOGRAPHY: see page 3.

PREPARED BY: Vincent Marsh, Secretary
ADDRESS: Landmarks Preservation
Advisory Board
450 McAllister Street,
5th Floor
San Francisco, CA 94102

PHONE: (415) 558-6345
DATE: April 14, May 25, June 23,
July 14, July 25, 1989 and
August 8, 1989



shingle style architecture, with numerous flared edges (in the front wall, in the gable ends, and at the tips of the gables), and with a complex roofline (cross gables and ski-slope side gable). Whether the unusual design results from the owner, Alfred G. Hanson, or the architect, John Charles Flugger, is unknown. The house is further significant as an early structure built on land which was undivided and undeveloped until after the turn of the century.

A. ARCHITECTURE: (cont.)

5. Architect (cont.) career in 1903 and continued this work until 1919. He lived variously at his original family home and on Second Avenue near Fulton, but he designed houses all over San Francisco, including Shingle style and Edwardian designs. Aside from the 27th Avenue houses, Flugger's other extant residential works include 127-131 Steiner Street, 2426 Bryant Street, (D.C.P. Rating "0"), 144-146 Lake Street, 1401-1405 Hyde Street/1514 Washington Street, (D.C.P. Rating "3"), 37-39 Carl Street, 2827 Union Street, (D.C.P. Rating "0"), and 451-455 Clement Street/302-308 Sixth Avenue, (D.C.P. Rating "1").

B. HISTORY: (cont.)

7. Persons: (cont.) bought property from James C. Garner on July 11, 1860 (date recorded). Garner was a Constable of the Twelfth District, later proprietor of the Original Place on the corner of Polk and Filbert. Baker's property ran from the Presidio to Lincoln Park west, from the Pacific Ocean approximately to Geary Boulevard.

The Richmond Banner for May 9, 1952 listed original settlers in the Richmond, including "John Baker, Baker's Beach, 1860," the date being when settled there. A call to the Banner from Baker's granddaughter confirmed the date of 1860. She said that her father, the late Adam Baker, was born in 1861 at the ranch. The Banner for May 30, 1952 noted that "so far as is known, he was the first child to be born in the [Richmond] district."

Baker died in 1863, leaving his widow Maria and six children. An Act of Congress in 1866 for the first time gave San Francisco clear title to property within its limits, and on December 9, 1872 the Outside Lands Committee confirmed Maria's title. In about 1873, Maria married David F. Batchelder, a "special policeman." The Batchelders did not live on the Baker Ranch. The Batchelders took out several mortgages with John Brickell, the first in June of 1874 for \$36,000. A default in payment of taxes for the fiscal year 1877-78 (amount \$580.45) allowed Brickell to foreclose.

As late as the Block Book of October, 1901, the tract, which included Sea Cliff, was "assessed in acres," not blocks and lots. What use John Brickell made of the property, if any, is unknown. The John Brickell Co. (by now operated by his son) apparently started to sell in about 1904. Alfred G. Hanson bought two lots in 1904-05, and built his first residence at 120 27th Avenue, probably completed just before the Earthquake of 1906.

Although there is a Baker Beach in the Presidio, named for Colonel Edward Dickinson Baker, John Baker's Beach is still called after him, the Baker Beach.

The first owner of the house, Alfred G. Hanson, was a master mariner and from 1903 to 1908, an instructor at the U. S. Naval Training Station on Yerba Buena Island. Hanson briefly resided next door (120 27th Avenue) and lived in this house from 1907 to 1912. Henning P. Otten was a Richmond district contractor from 1897 to the late 1920's. He also built the adjacent buildings (120, 132, and 136 27th Avenue).

9. Patterns of History: (cont.) century. The Richmond District was slow to build up. Early maps refer to the Richmond and Sunset Districts as "Great Sand Wastes." Until the last quarter of the 19th century even the inner Richmond was without water systems, sewers, lighting, street

grading, and fire protection. The middle and outer Richmond remained an area of horse and cattle raising and amusements such as race tracks. The main deterrent to development was perceived to be the cemeteries clustered around Lone Mountain, barriers to access to the Richmond District, and believed to be unhealthy neighbors. One of the most insistent voices for the removal of the cemeteries was J.H. Bond, editor of the Richmond Banner, who in 1894 repeated the common belief of the day that cemeteries "plant germs of disease in the organs of breathing life." In 1900 the Board of Supervisors passed an ordinance prohibiting further burials in the city, but the last two cemeteries were not removed until 1939-40. Although John Brickell began to sell his properties as early as 1904, it was the earthquake of 1906, and perhaps the recognition that the cemeteries were to be removed, that led to development of the Richmond. Refugee camps had introduced the area to many. However, by the second decade of the 20th century, the middle and outer Richmond were still sparsely built up. The Hanson house is one of the earlier houses in the middle Richmond.

Ansel Adams grew up at 129 24th Avenue, a house that was begun in 1902, the year he was born. In his autobiography, Adams wrote of the post-1906 development of the Richmond in which "contractors spawned houses on 25-foot lots. Just east of our house, two blocks of sand and scrub were graded by scrapers powered by mules and sweating, yelling men... a new street, paralleling Lake Street, was graded in, paved, with a strip of lawn and a sidewalk on each side and given the glamorous name of West Clay Street [Camino del Mar]. The basic Clay ended a mile away to the east... We became an instant neighborhood, a part of San Francisco, [we were] no longer loners on the sandy outskirts. Most thought it progress; I wistfully remembered the sand, sea grass and lupines." It was at this time that Alfred Hanson built his second house, his residence at 126 27th Avenue. By 1915 only about half his block had been built on.

C. ENVIRONMENT: (cont.)

10. Continuity (cont.) house on the block, it contains the most complex roof; it relates well to other similar-age shingle houses located to the north.
11. Setting (cont.) touches the front lotline; different and outstanding because it is detached, with a large side garden, a nonconforming garage in the rear yard, an interesting fence and significant light and view corridors.

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SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 126 – 27th Avenue
Block/Lot: 1332/049 & 050
Case No.: 2009.0827E
Date of Review: April 27, 2010
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT Demolition Alteration

For the purposes of the historic review only, the project qualifies as a demolition because it meets the definition of a demolition under Article 10 of the Planning Code.

PROJECT DESCRIPTION

The proposed project involves converting the garage into a residential unit and enlarging the garage structure by extending the front wall approximately 4' toward the front property line; extending the rear wall approximately 2' toward the rear property line; and adding an approximately 16' by 7' addition onto the structure's west façade. The roof would be altered as a result of increasing the bulk of the structure, but would maintain the same basic form.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is San Francisco Landmark No. 196: the Alfred G. Hanson Residence, designated in 1989. The building is considered a "Category A" (Historic Resource) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures. The property is not listed on the Here Today survey but is included in the Planning Department's 1976 Architectural Survey with a rating of "1" on a scale which ranged from "-2" to "5". Buildings included in the AS survey were rated by number for individual features and an overall rating which was an average of those numbers. The garage, which was constructed in 1917 and is the subject of the proposed alterations is not mentioned anywhere in the landmark designation report and has no pre-existing historic rating.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is made up of two legal lots of record both approximately 25' wide by 120' deep. The majority of the main building is located on lot 50 with some spillover onto lot 49. The garage is located entirely on lot 49. The subject property is located on the east side of 27th Avenue between Lake Street and El Camino Del Mar. The property is located within a RH-1 (Residential, House, Single-Family) Zoning District and a 40-X Height and Bulk District. The immediate area is visually mixed and consists largely of single-family homes constructed primarily between 1900 and 1950. Geary Boulevard to the north is predominately lined with commercial properties. The subject property does not appear to be located within a potential historic district.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or Yes No Unable to determine
Persons: or Yes No Unable to determine
Architecture: or Yes No Unable to determine
Information Potential: Further investigation recommended.
District or Context: Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject property located at 126 – 27th Avenue is City Landmark No. 196 and also appears to be eligible for listing on the California Register under Criterion 3 (Architecture), however the garage subject to the proposed changes is not included in the landmark designation report and does not appear eligible for the California Register. Below is a brief description of the subject property's historical significance per the criteria for inclusion on the California Register. This summary is based upon the Historic Resources Evaluation Report, dated March 2010, provided by Kelley and VerPlanck (attached). Staff concurs fully with the findings of the Kelley and VerPlanck report and refers the reader to this report for a more thorough evaluation of the property's significance.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Neither building on the property is associated with any significant events in the history of San Francisco or the State of California. They have an association with the early development of the Richmond District but their relationship to that development pattern is insignificant. Neither building is individually eligible for listing on the California Register under this criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Research does not indicate that any of the owners or others associated with these buildings were historically important persons. Thus the buildings are not eligible for listing in the California Register under this criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The main building is eligible for listing in the California Register under Criterion 3 as an important example of vernacular shingle style architecture. This building embodies characteristics of the style including flared eaves, flared overhangs and a ski-slope gable. Shingle style characteristics also present include: multiple gables that intersect and multi-pane double-hung or casement windows. This the main building is eligible for listing in the California Register under Criterion 3.

The garage building, added in 1917, is a utilitarian vernacular structure. Although it has been in place sufficient time to have acquired significance in its own right, it does not rise individually to a

level sufficient to make it eligible for listing in the California Register. Nor is it indentified as a character defining part of the local Landmark. Thus the garage is neither eligible for listing in the California Register under Criterion 3, nor a character defining feature of the property as a whole.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: Retains Lacks
Association: Retains Lacks
Design: Retains Lacks
Workmanship: Retains Lacks

Setting: Retains Lacks
Feeling: Retains Lacks
Materials: Retains Lacks

The main building retains all seven aspects of integrity. Alterations that happened to the rear and south side elevation of the main building, as well as the construction of the detached garage, do not seriously affect the integrity of the building.

The garage structure is not eligible to be listed in the California Register; therefore an investigation into its integrity was not performed.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

No Resource Present (*Go to 6 below.*)

Historical Resource Present (*Continue to 4.*)

-
4. **If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

Staff has reviewed the project proposal and largely concurs with Kelley and VerPlanck's Secretary of the Interior Standards for Rehabilitation (Standards) analysis (see pages 21-23 of the HRER). Based upon this analysis, staff finds that the project would not cause a substantial adverse change in the

resource such that the significance of the building would be materially impaired. The following is an analysis of the proposed project impacts to the historic resource.

- The proposed project would retain historic residential use at the site and would not alter the main building.
- The proposed project would retain the historic character of the main building. The important spatial relationship of the main building to the garage is not adversely affected and the spatial relationship of the garage to the landscape is not adverse.

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

The character-defining features of the landmark are described under the Statement of Significance Section of the Landmark Designation Staff Report:

- The numerous flared edges in the front wall, in the gable ends and at the tips of the gables.
- The complex roofline: cross gables and ski-slope gable.

In addition to these characteristics, staff finds that the shingle cladding, fenestration pattern, the buildings relationship to the street and the buildings setting (its detached nature on a double wide lot with green space on the side and at the rear) are all character defining features of the subject property.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

Yes No Unable to determine

The subject property does not appear to be located within an historical district. The adjacent building to the north is listed on the City's 1976 Architectural Survey, and is a potential historic resource; however because of the garage's location on the lot and its relatively small scale, the proposed alterations would have no impact on the adjacent building.

PRESERVATION COORDINATOR REVIEW

Signature: 
Sophie Hayward, Acting Preservation Coordinator

Date: 04.30.2010

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

Attachments: Historic Resource Evaluation Report prepared by Kelley and VerPlank and dated March 2010.

AS: G:\DOCUMENTS\Preservation\HRERs\126 - 27th Avenue.HRER.doc

HISTORICAL RESOURCE EVALUATION

126 27TH AVENUE

SAN FRANCISCO, CALIFORNIA



KELLEY & VERPLANCK

HISTORICAL RESOURCES CONSULTING

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@KVPCONSULTING.COM

A. Status of Existing Building as a Historical Resource

126 27TH Avenue is San Francisco Landmark No. 196 and appears eligible for listing in the California Register under Criterion 3 (Architecture). However, the detached garage is not a character defining feature of the resource as described in the Case Report

B. Proposed Project

The proposed project would convert the existing garage to living space by adding horizontal extensions. The addition would be set back from the plane of the current façade and extend six feet north into the existing yard. It would have two multi-light windows in the north elevation, and a door in the new west elevation. New double doors would also be inserted in the existing north elevation. The existing west elevation would be moved forward four feet two and one half inches, the pedestrian door eliminated, and the existing garage doors centered on the elevation. In addition, the rear elevation would be moved east two feet four inches. A new cross hipped roof would be constructed for the building. The project does not propose any alterations to the Landmark main building

None of the proposed garage alterations would be visible from the public way with the existing driveway gates closed. The gates are an identified character defining feature of the Landmark. With the gates open, only the alterations to the existing façade of the garage would be visible—the removal of the pedestrian door and slight repositioning of the garage doors.



Figure 1. Existing one-story garage, west elevation, July 2009

TOWN CONSULTING

November 23, 2010

San Francisco Historic Preservation Commission
1650 Mission Street, 4th floor
San Francisco, CA 94103

RE: 126 – 27th Avenue - Case No. 2009.0827A

Dear Honorable Commissioners:

INTRODUCTION

Francis DeRosa and Janice Roudebush have filed a Certificate of Appropriateness application to physically alter and change the use of a non-historic detached one-story garage at 126 – 27th Avenue. The proposed project will require a variety of variances that will be considered by the Zoning Administrator.

SUBJECT PROPERTY

The subject property consists of two independent legal lots both zoned RH-1 (Residential – House, One-Family). The primary single-family structure is Landmark No. 196, approved in December 22, 1989. The single-family dwelling straddles the interior property line between lots 049 & 050 but the majority of the house is situated on lot 050. The detached garage that was constructed in 1917 is not mentioned in the Landmark Case Report, nor does it appear to be a character-defining feature of the historic resource as it is not original to the property.

PROPOSAL

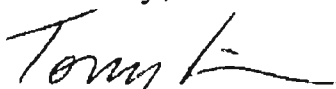
The project sponsor proposes to convert the detached garage into a habitable independent dwelling unit. The detached garage cannot practically accommodate a modern automobile but ample off-street parking space exists on lot 049 and thus the garage has remained vacant and underutilized. The subject lots are principally permitted to have one dwelling unit on each lot. Since the single-family dwelling encroaches onto lot 049, a new independent dwelling cannot be easily designed or constructed without negatively impacting the Landmark building. Therefore, the property owners and the project architect with guidance from Tim Kelley have carefully developed a proposal that meets the property owners needs and does not alter the spatial relationship between the garage and the main building.

CONCLUSION

Francis DeRosa and Janice Roudebush purchased the property in 1995. The owner-occupied property has been well maintained to preserve the Landmark/historic status. The project sponsor seeks to create a new dwelling unit to accommodate practical living space for immediate and extended family members. The proposal complies with the Secretary of the Interior's Standards and Proposition M.

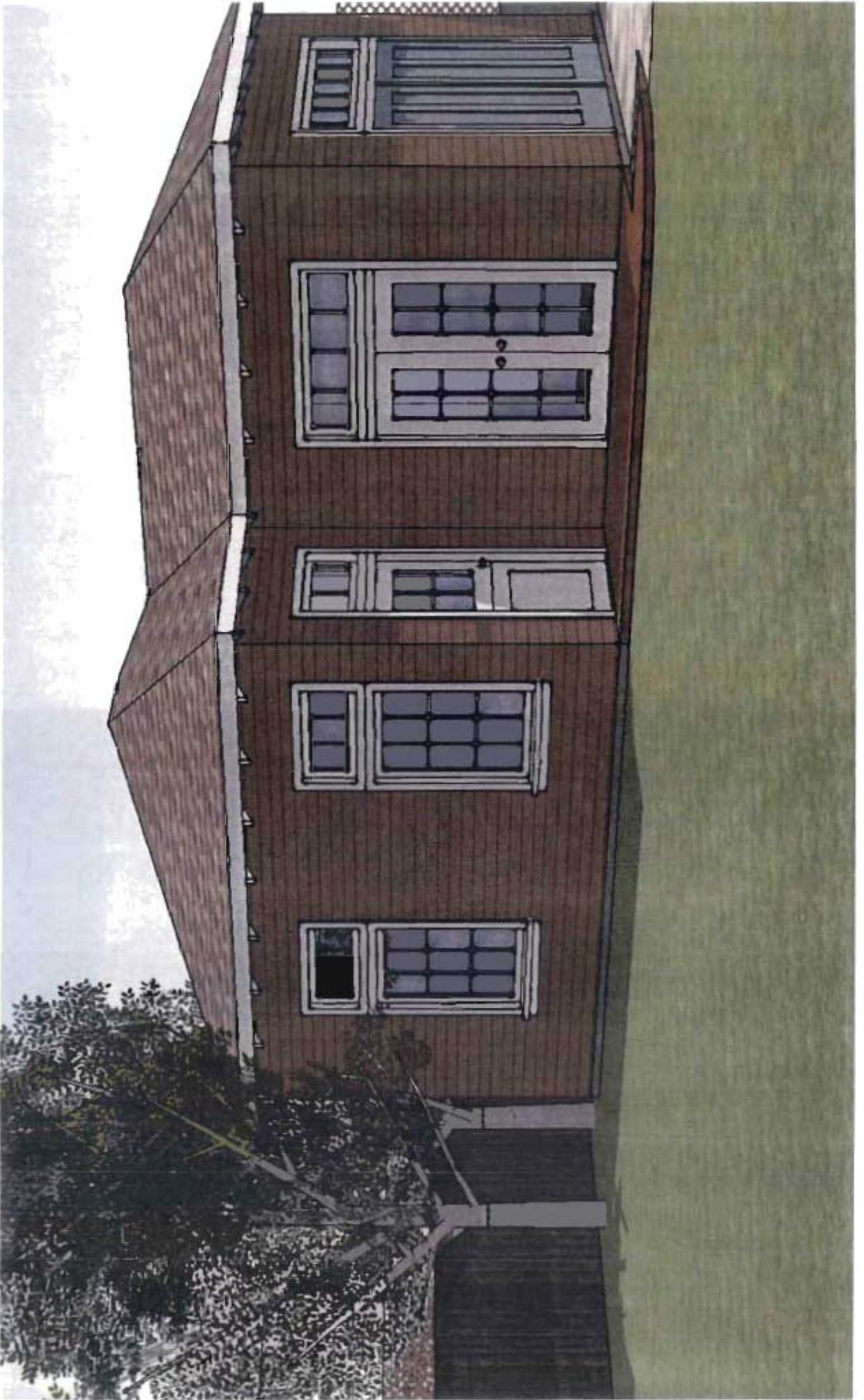
We respectfully request that you approve the Certificate of Appropriateness application.

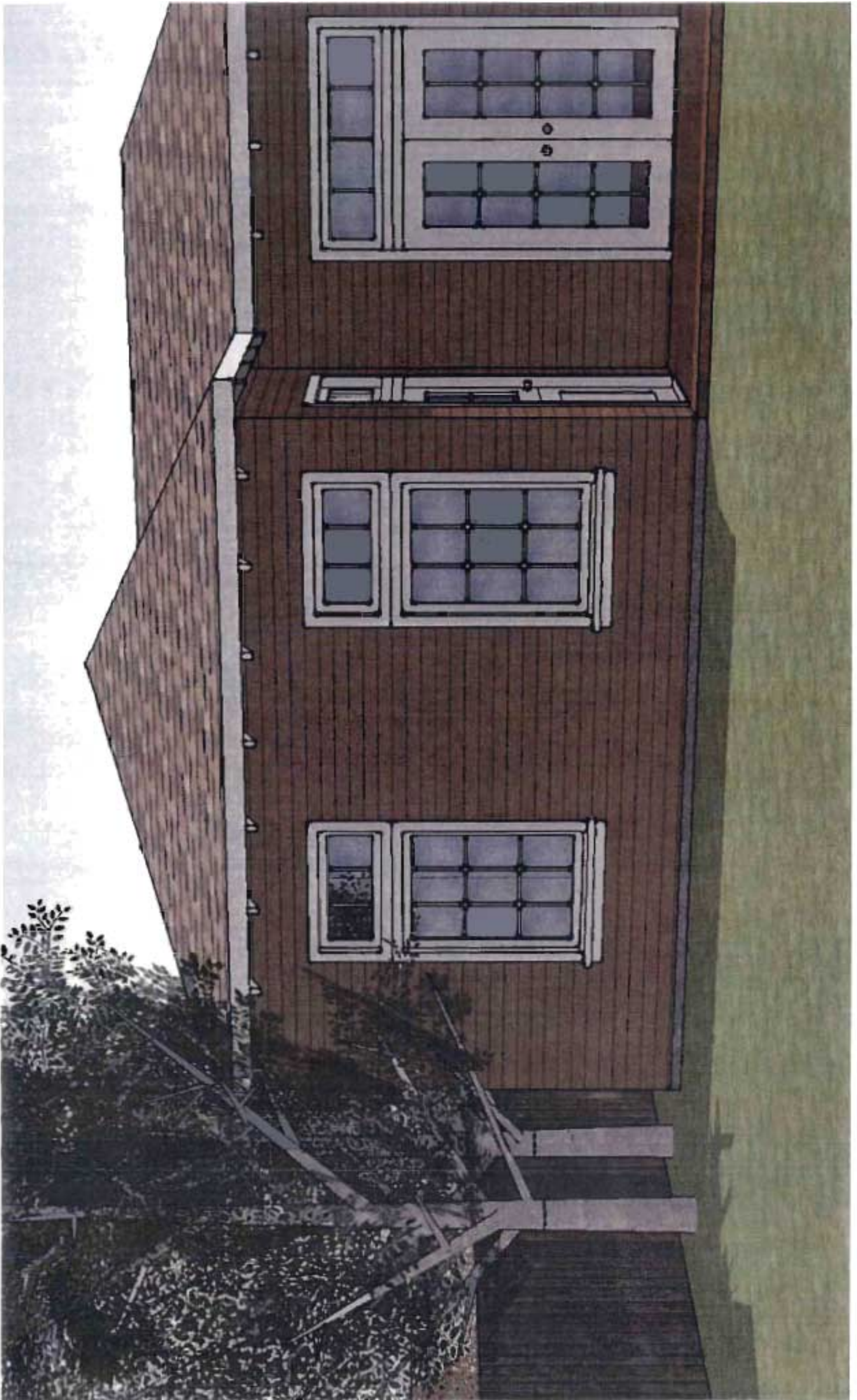
Sincerely,

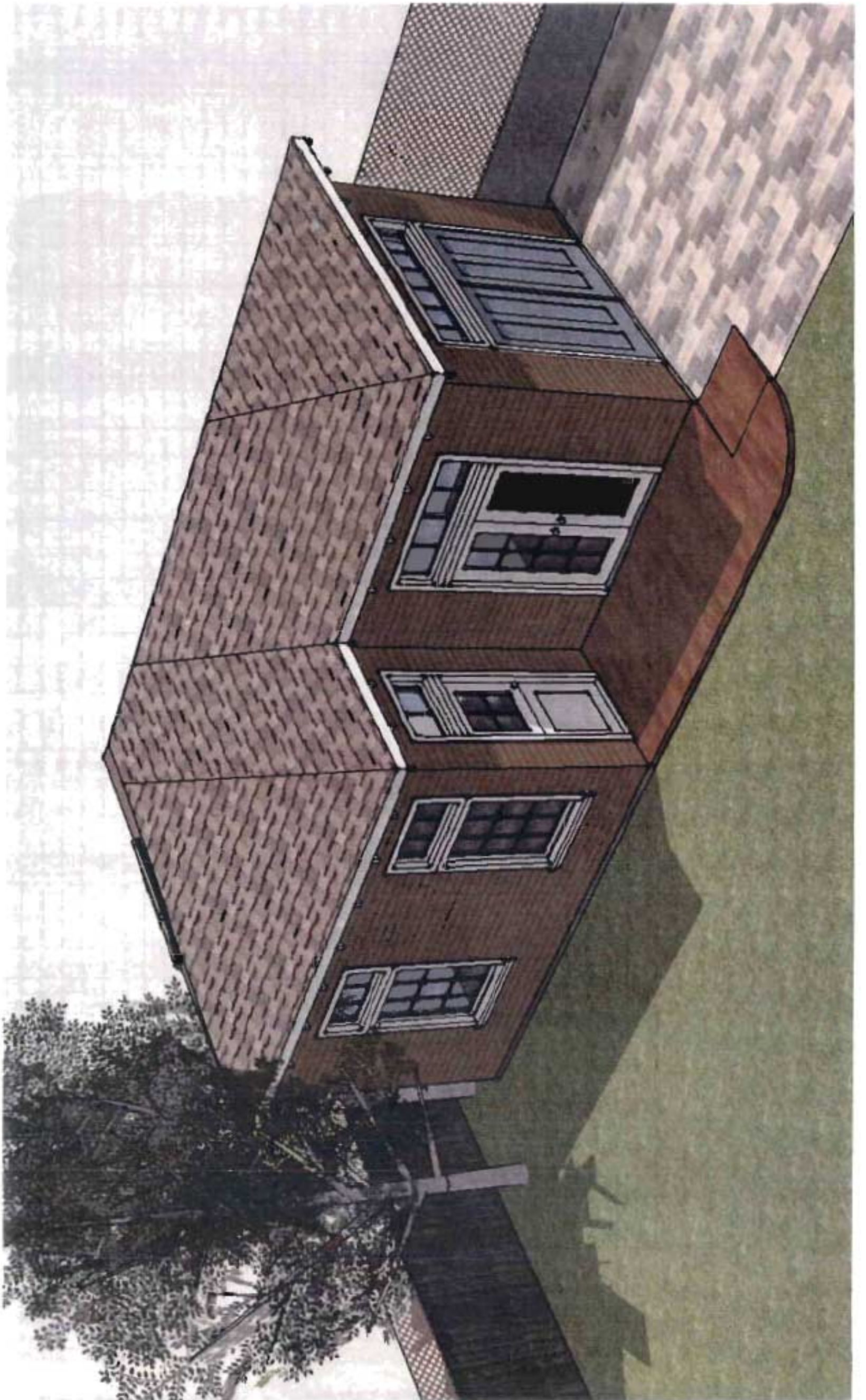

Tony B. Kim











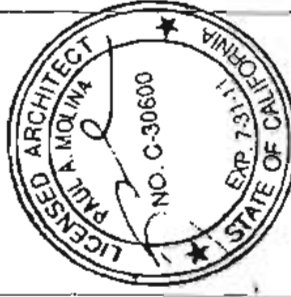
ROUDEBUSH-DEROSA RESIDENCE

ROUDEBUSH-DEROSA RESIDENCE

126 27th Avenue
San Francisco, CA
94121

ADAMSON MOLINA DESIGN

231 Greenwich Ave. Unit B
San Francisco, Ca. 94133
PH. 415.576.1010
F. 415.576.1011
amy@adamson-molina.com
paul@adamson-molina.com



COA
06.30.10
03.27.2010 SFPD HIRE REVIEW
DESIGN DEVELOPMENT
03.03.10



COVER SHEET
SCALE AS SHOWN
06.30.10

A0.0

CONTRACTOR AND ALL SUBCONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS OF THE 2007 CALIFORNIA CODE OF REGULATIONS (TITLE 24), AND ALL OTHER APPLICABLE CODES, ORDINANCES, STATUTES AND SUPPLEMENTAL REQUIREMENTS HAVING JURISDICTION. CONFLICTS BETWEEN THE CONSTRUCTION DOCUMENTS AND THE CODES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR OBTAINING PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

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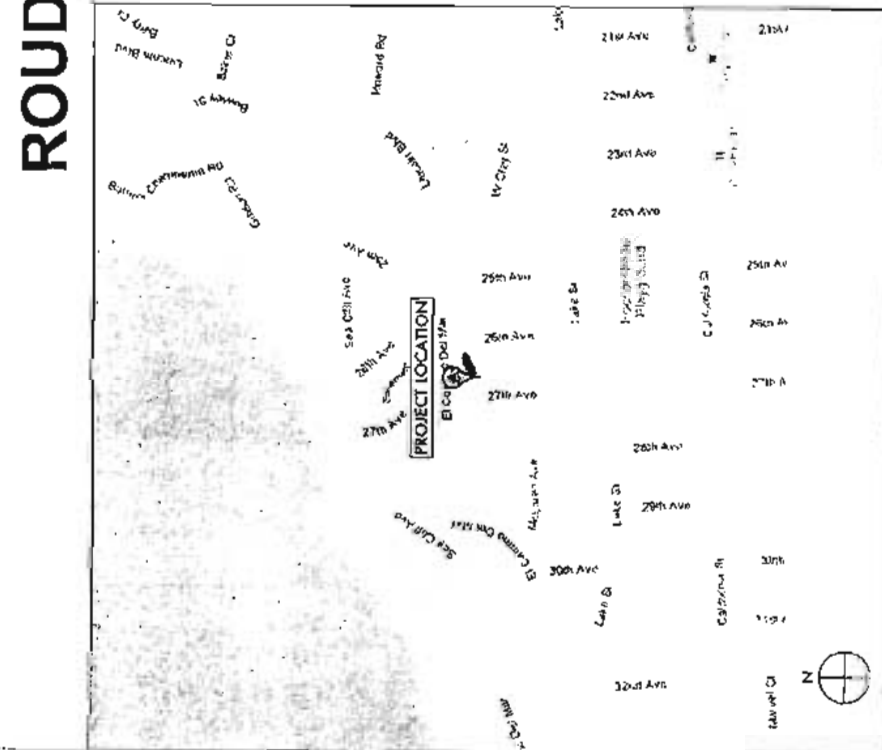
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1 VICINITY MAP SCALE=1"=500'

A0.0.....COVER SHEET
A0.1.....SITE PHOTOS
A1.0.....EXISTING SITE PLAN
A1.1.....PROPOSED SITE PLAN
A2.0.....EXISTING GARAGE PLAN AND ELEVATIONS
A2.1.....PROPOSED DWELLING UNIT PLAN AND ELEVATIONS

OWNER:
ROUDEBUSH-DEROSA
126 27TH AVE.
SAN FRANCISCO, CA 94121

ARCHITECT:
PAUL MOLINA
231 GREENWICH ST SUITE B
SAN FRANCISCO, CA 94133
PH: 415.576.1010
FX: 415.576.1011

GENERAL CONTRACTOR:
T.B.D.

STRUCTURAL ENGINEER:
T.B.D.

PROJECT DESCRIPTION
THIS PROJECT CONSISTS OF AN ALTERATION AND CONVERSION OF AN EXISTING REAR GARAGE TO A DISABLED ADAPTABLE DWELLING UNIT.

PLANNING DATA
PROJECT ADDRESS: 126 27TH AVE., SAN FRANCISCO, CA 94121
BLOCK AND LOT: BLOCK 1332, LOT 049 050
ZONING DISTRICT: RH-1
HEIGHT & BULK DISTRICT: 40-X
PLANNING DISTRICT: 5
QUADRANT: NORTHWEST

LOT AREA: 2,996 SQUARE FEET
FRONT SET BACK: 0'-0"
REAR SET BACK: 56'-8"
SIDE YARD SET BACK: NORTH 0'-0", SOUTH 11'-1"
BUILDING HEIGHT: 38'-1"

BUILDING DATA:
EXISTING TYPE V
PROPOSED TYPE V
CONSTRUCTION TYPE V
STORIES OF OCCUPANCY: 3
BASEMENTS: 0
BUILDING USE: SINGLE UNIT DWELLING
OCCUPANCY GROUP: R-3
NO. OF DWELLING UNITS: 1
OFF-STREET PKG. SPACES: 1

GARAGE DATA:
EXISTING TYPE V
PROPOSED TYPE V
CONSTRUCTION TYPE V
STORIES OF OCCUPANCY: 0
BASEMENTS: 0
BUILDING USE: GARAGE
OCCUPANCY GROUP: R-3
NO. OF DWELLING UNITS: 0
OFF-STREET PKG. SPACES: 1
GROSS DRIVE HEIGHT: 11'-6 1/2"

EXISTING TYPE V
PROPOSED TYPE V
CONSTRUCTION TYPE V
STORIES OF OCCUPANCY: 0
BASEMENTS: 0
BUILDING USE: GARAGE
OCCUPANCY GROUP: R-3
NO. OF DWELLING UNITS: 0
OFF-STREET PKG. SPACES: 1
GROSS DRIVE HEIGHT: 11'-6 1/2"

EXISTING TYPE V
PROPOSED TYPE V
CONSTRUCTION TYPE V
STORIES OF OCCUPANCY: 0
BASEMENTS: 0
BUILDING USE: GARAGE
OCCUPANCY GROUP: R-3
NO. OF DWELLING UNITS: 0
OFF-STREET PKG. SPACES: 1
GROSS DRIVE HEIGHT: 11'-6 1/2"

EXISTING TYPE V
PROPOSED TYPE V
CONSTRUCTION TYPE V
STORIES OF OCCUPANCY: 0
BASEMENTS: 0
BUILDING USE: GARAGE
OCCUPANCY GROUP: R-3
NO. OF DWELLING UNITS: 0
OFF-STREET PKG. SPACES: 1
GROSS DRIVE HEIGHT: 11'-6 1/2"

EXISTING TYPE V
PROPOSED TYPE V
CONSTRUCTION TYPE V
STORIES OF OCCUPANCY: 0
BASEMENTS: 0
BUILDING USE: GARAGE
OCCUPANCY GROUP: R-3
NO. OF DWELLING UNITS: 0
OFF-STREET PKG. SPACES: 1
GROSS DRIVE HEIGHT: 11'-6 1/2"

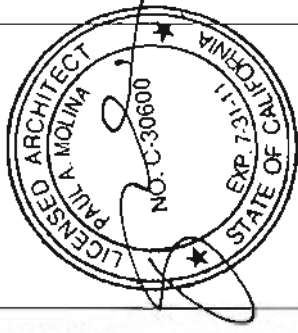
2	DRAWING INDEX	3	PROJECT DIRECTORY	4	PROJECT DATA	5	KEY SYMBOLS	7	GENERAL NOTES
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**ROUDEBUSH-
DEROSA
RESIDENCE**

126 27th Avenue
San Francisco, CA
94121

**ADAMSON
MOLINA
DESIGN**

231 Greenwich Ave. unit B
San Francisco, Ca. 94133
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F. 415.576.1011
amy@adamsonmollina.com
paul@adamsonmollina.com



06.30.10 COA
03.27.2010 SFPD HRE REVIEW
03.00.10 DESIGN DEVELOPMENT

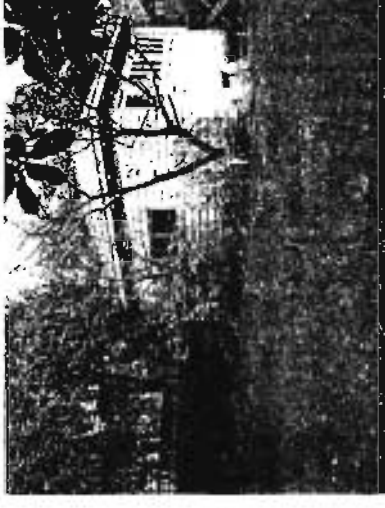


(E) SITE PHOTOS
SCALE AS SHOWN
03.27.10

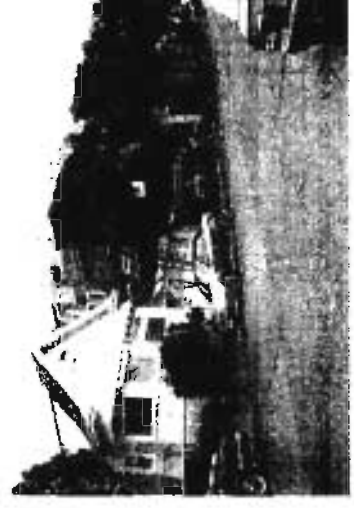
A0.1



3 SITE PHOTO



5 SITE PHOTO



7 SITE PHOTO



2 SITE PHOTO



4 SITE PHOTO



6 SITE PHOTO

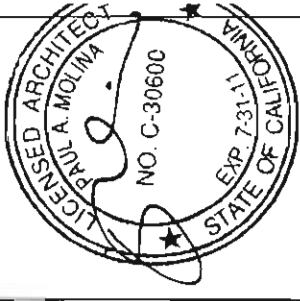
NOTE: FOR PHOTOS' STATIONARY LOCATIONS SEE SHEET A1.0

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06.30.10 COA
03.27.2010 SFPD HRE REVIEW
03.03.10 DESIGN DEVELOPMENT

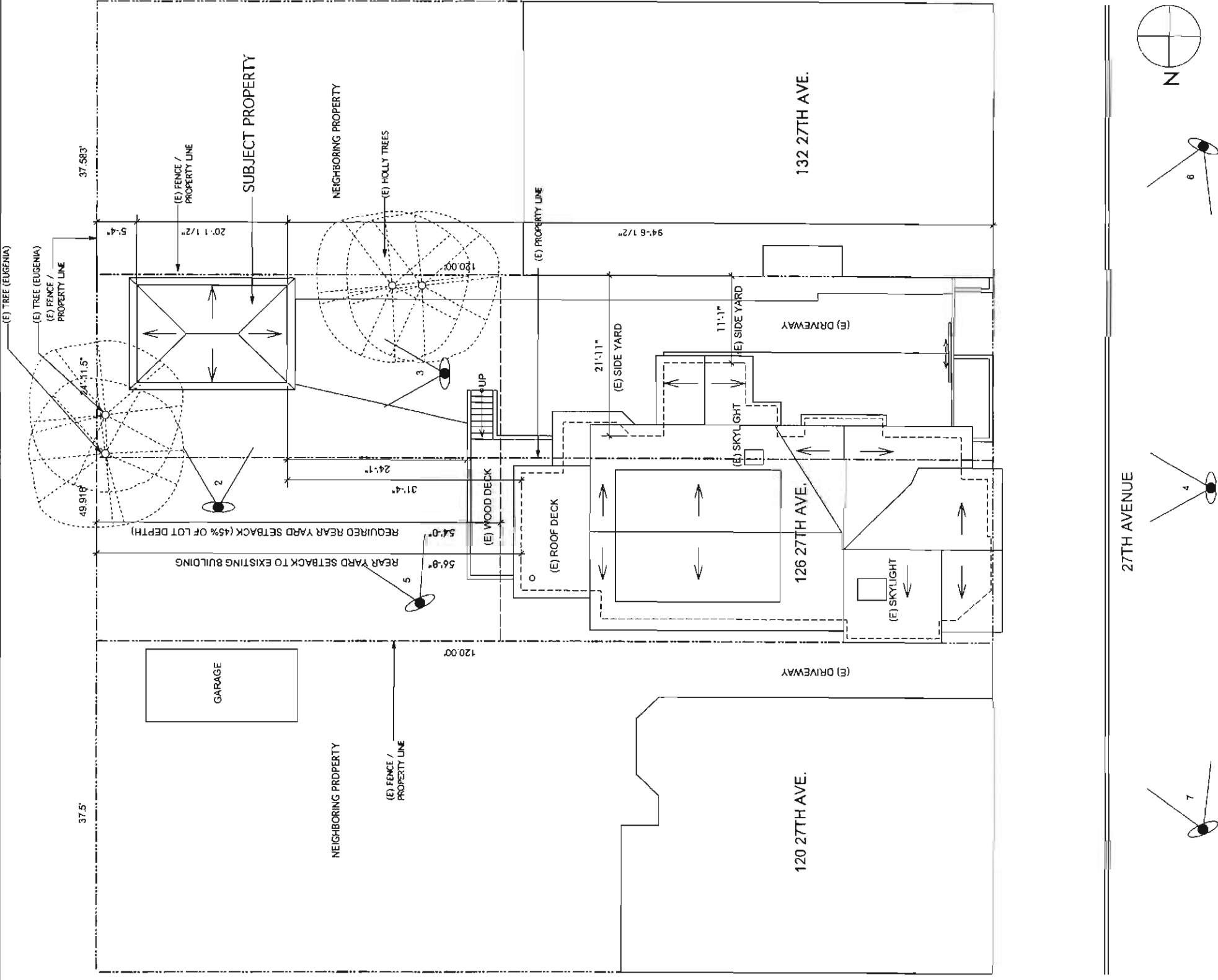


(E) SITE PLAN

SCALE AS SHOWN

06.30.10

A1.0



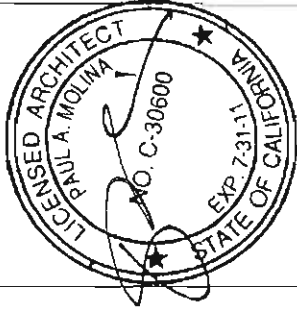
NOTE: FOR EXISTING SITE IMAGES SEE SHEET A0.1

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06.30.10 COA
03.27.2010 SFPPD HIRE REVIEW
03.03.10 DESIGN DEVELOPMENT

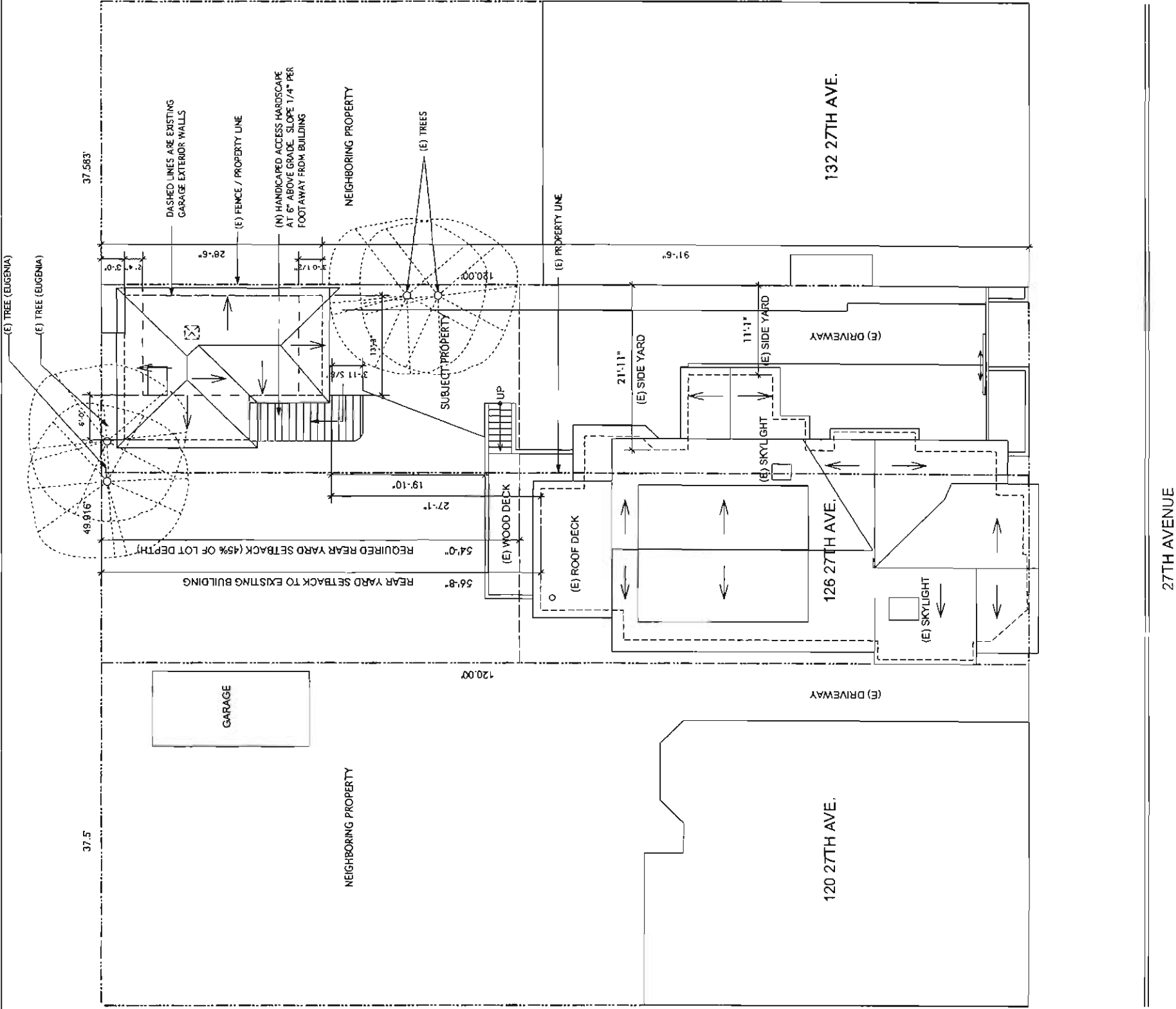


(N) SITE PLAN

SCALE AS SHOWN

06.30.10

A1.1



**ROUDEBUSH-
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RESIDENCE**

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94121

**ADAMSON
MOLINA
DESIGN**

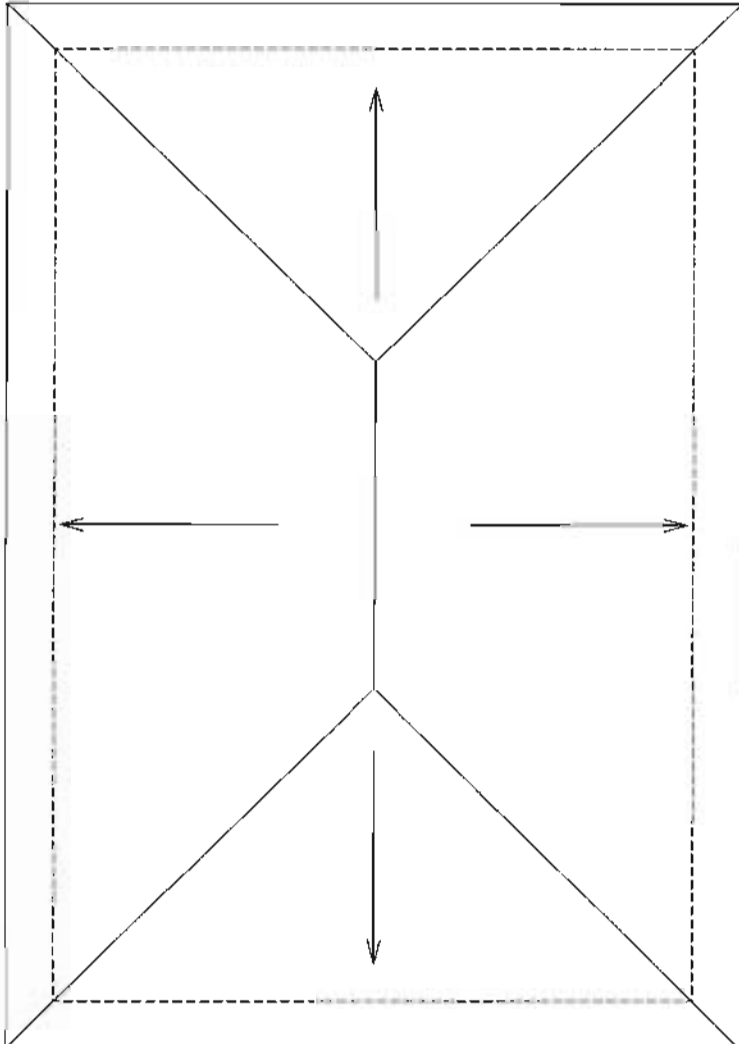
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	ELEVATION
	SECTION CUT
	DATUM CONTROL LINE
	REVISION MARKER
	WINDOW
	DOOR
	FINISH
	APPLIANCE
	PLUMBING FIXTURE
	(N) CONSTRUCTION
	(E) CONSTRUCTION
	DEMOLITION

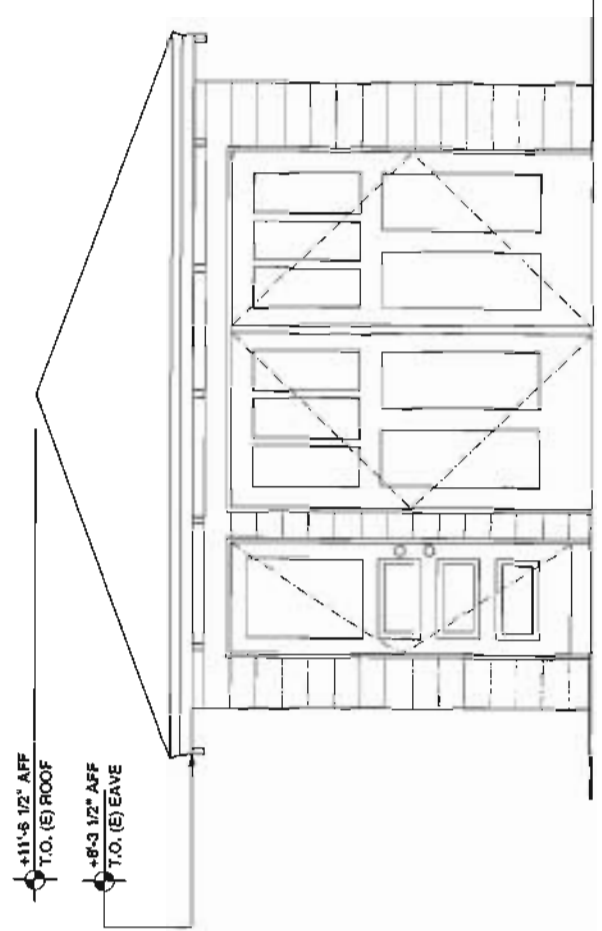
06.30.10	COA
06.26.10	REVISION
03.28.10	SFPD HRE REVIEW
03.03.10	DESIGN DEVELOPMENT
02.23.10	DESIGN DEVELOPMENT
02.07.10	DESIGN DEVELOPMENT
01.28.10	DESIGN DEVELOPMENT

EXISTING GARAGE	1/4"=1'-0"
	06.30.10

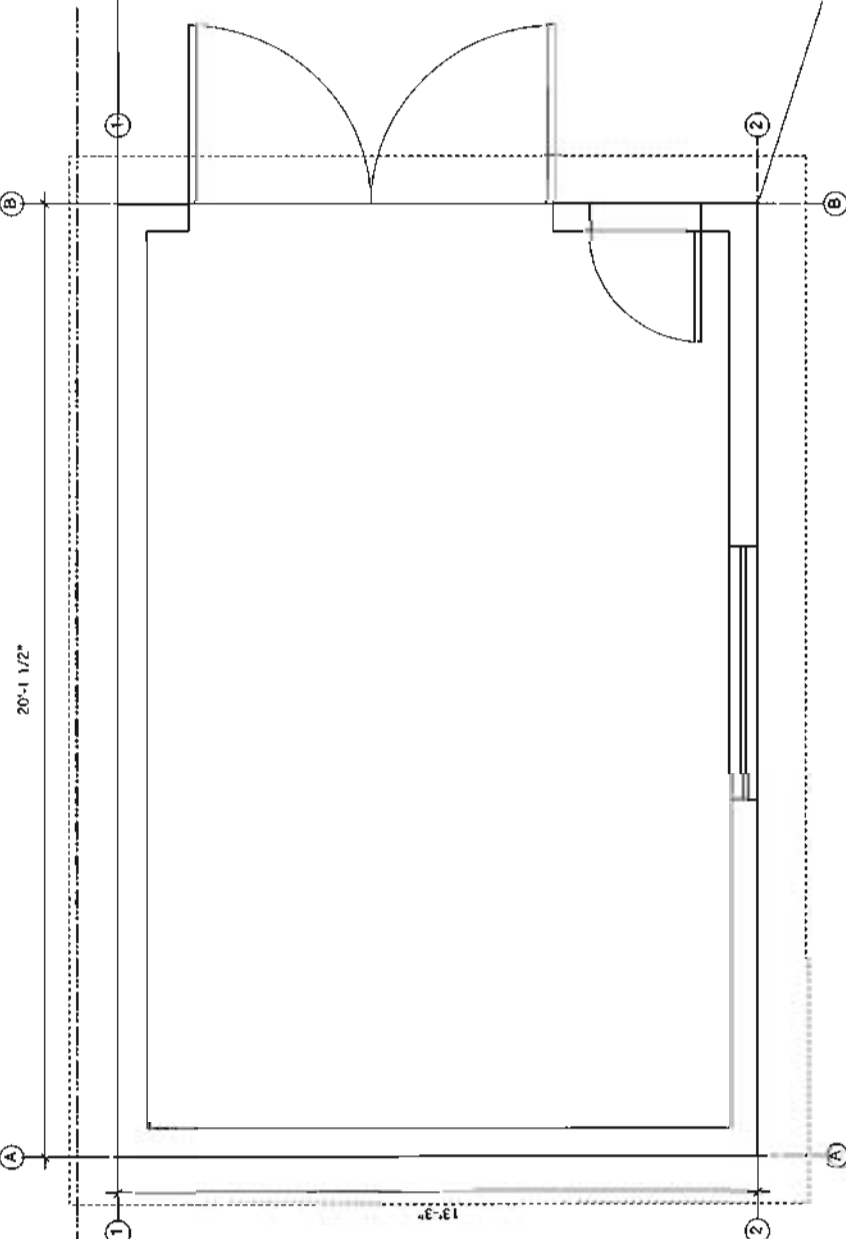
A2.0



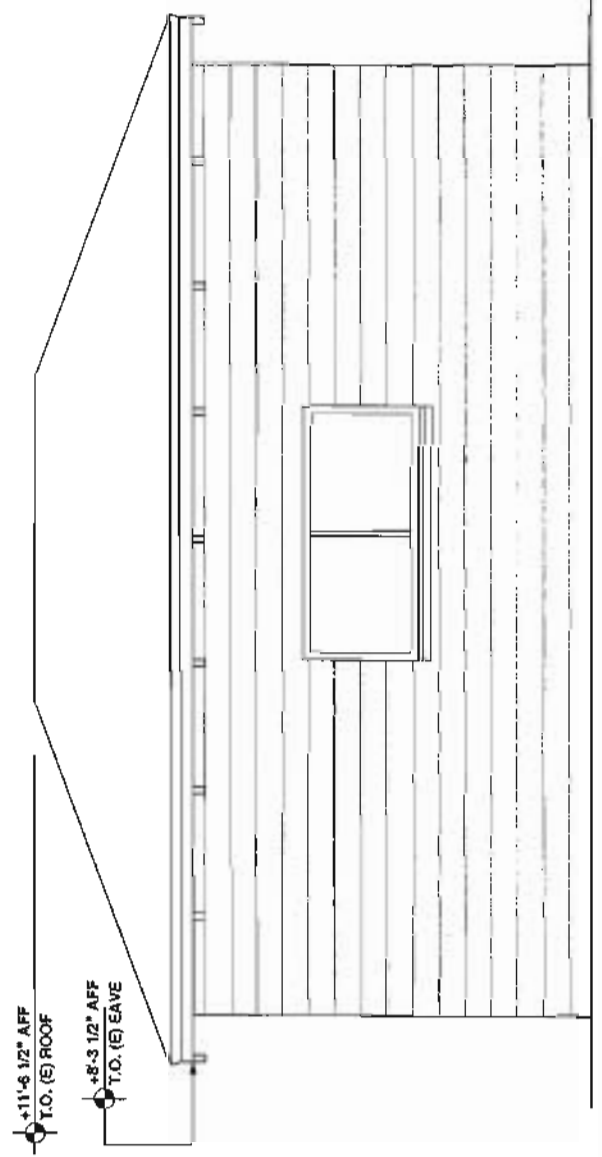
2 EXISTING ROOF PLAN



4 EXISTING WEST ELEVATION



1 EXISTING PLAN



3 EXISTING NORTH ELEVATION

**ROUDEBUSH-
DEROSA
RESIDENCE**

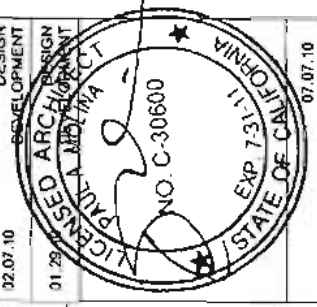
126 27th Avenue
San Francisco, CA
94121

**ADAMSON
MOLINA
DESIGN**

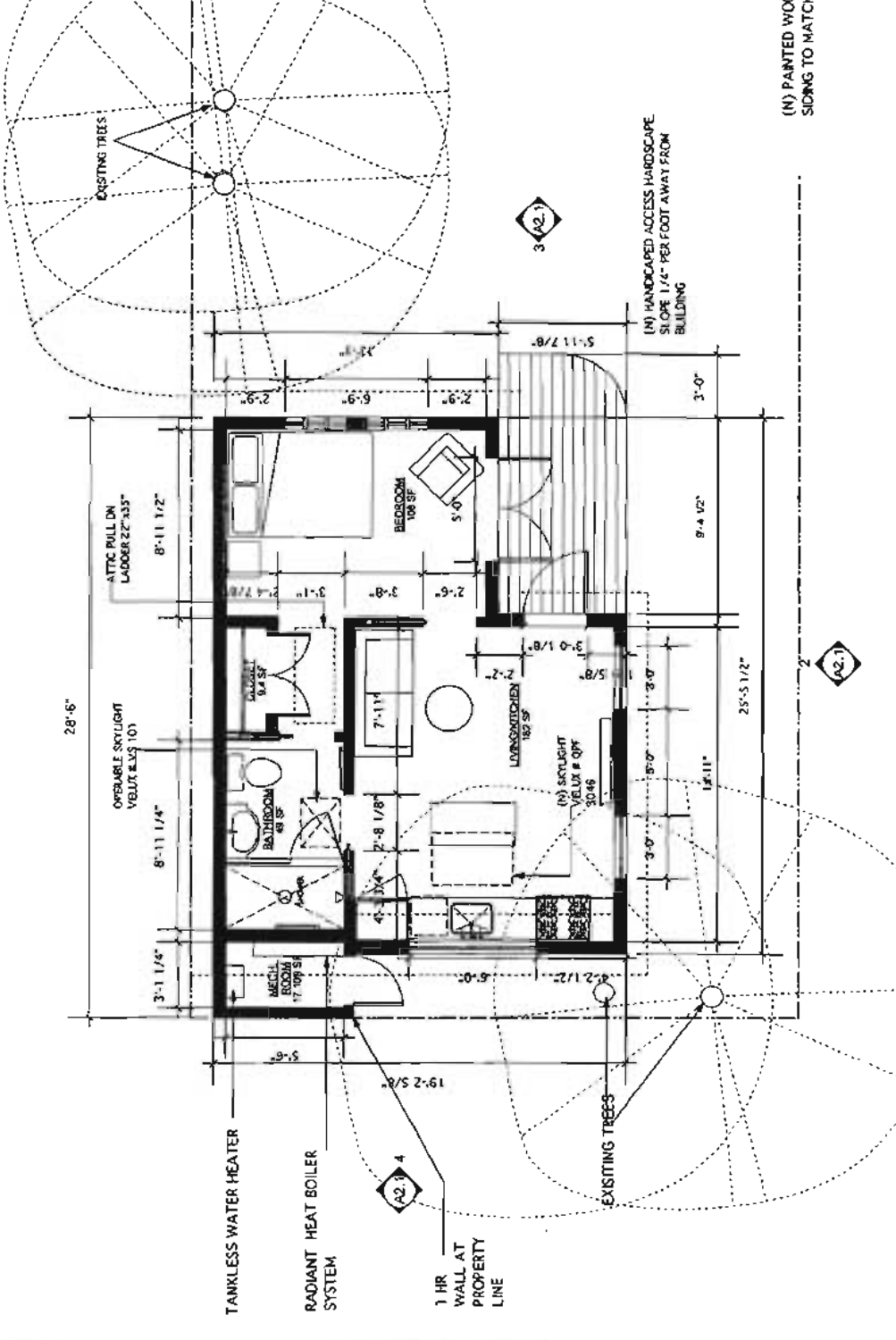
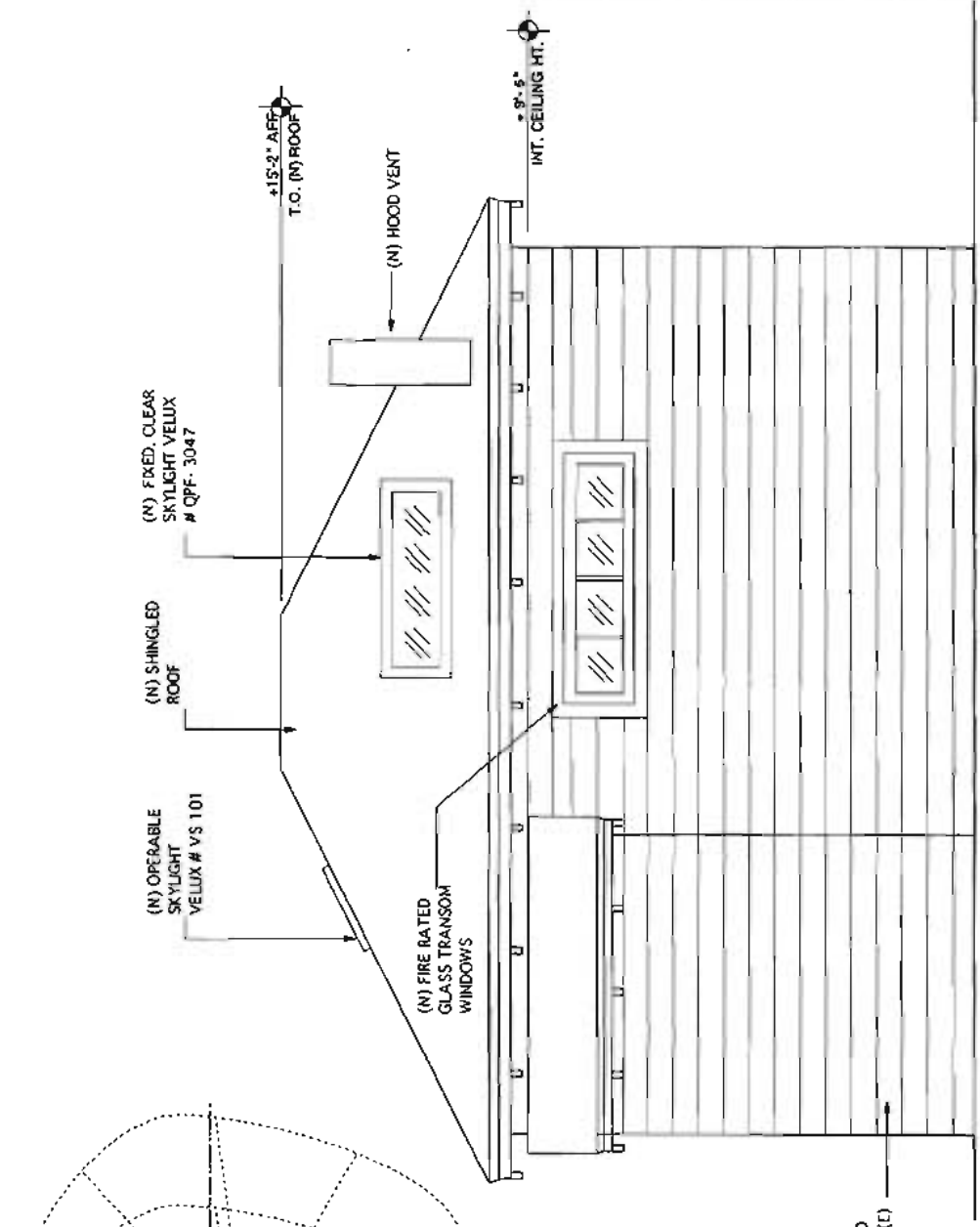
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paul@adamsonmolina.com

	ELEVATION
	SECTION CUT
	ROOF LINE
	REVISION MARKER
	WINDOW
	DOOR
	FINISH
	APPLIANCE
	PLUMBING FIXTURE
	(N) CONSTRUCTION
	(E) CONSTRUCTION
	DEMOLITION

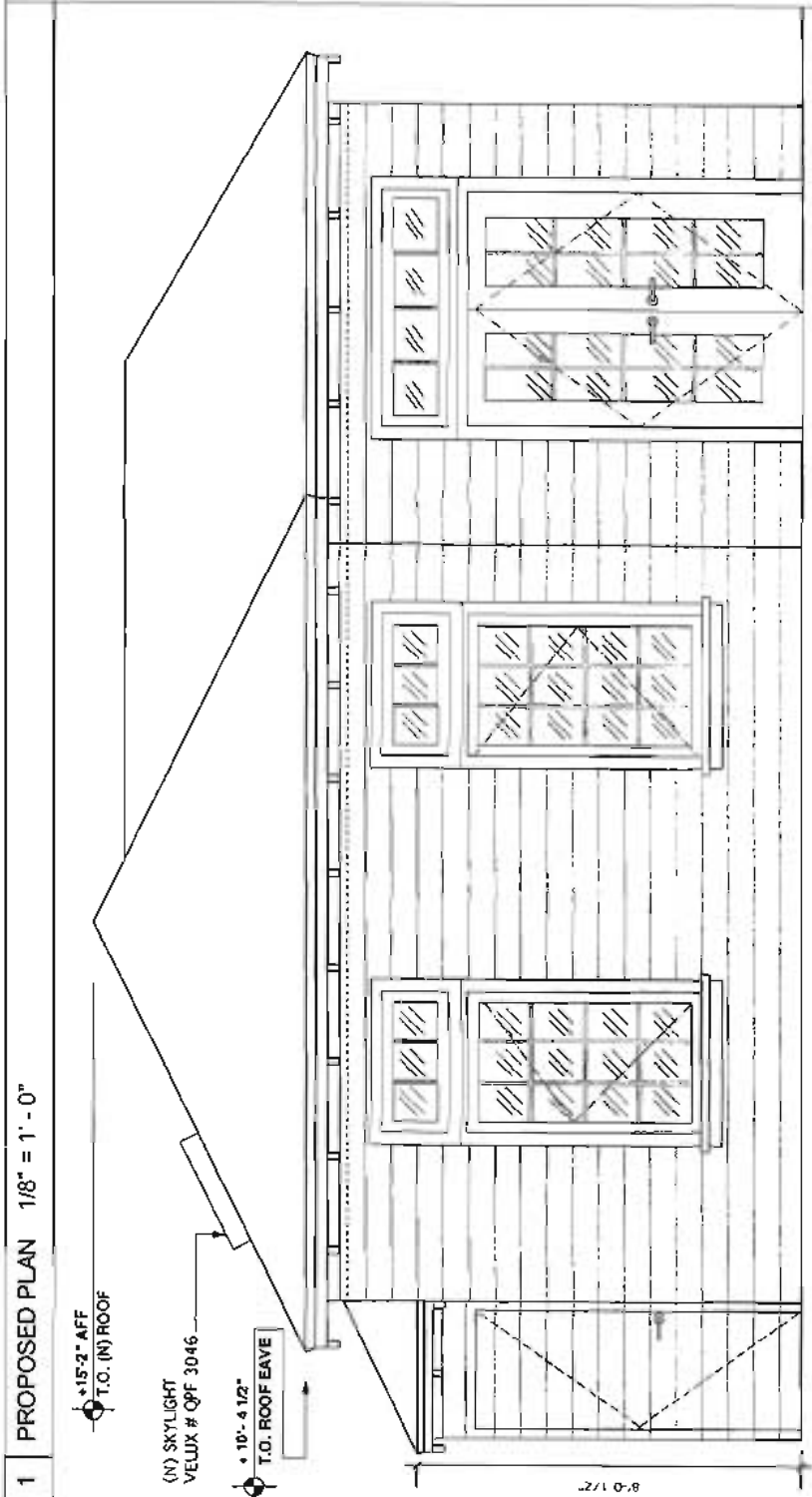
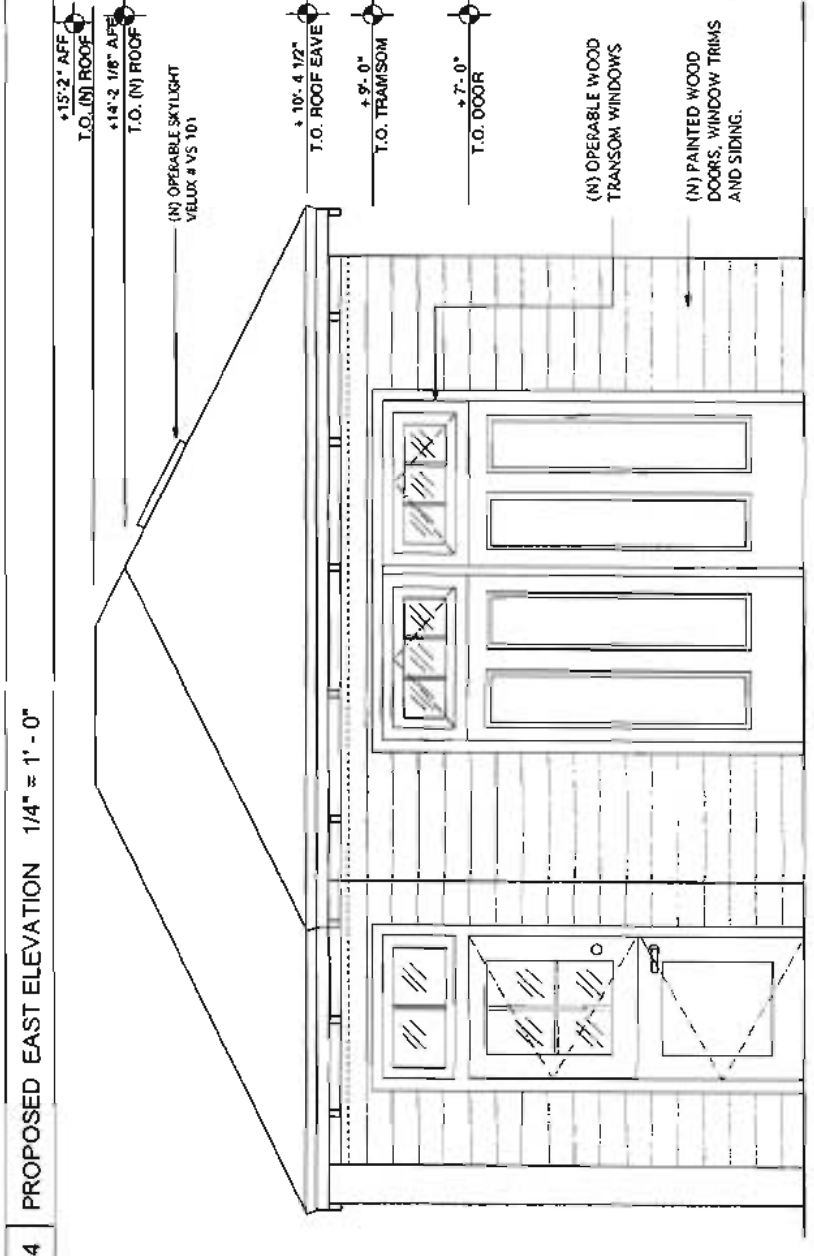
06.30.10	COA
06.28.10	REVISION
03.28.10	SFPD FIRE REVIEW
03.03.10	DESIGN DEVELOPMENT
02.23.10	DESIGN DEVELOPMENT
02.03.10	DESIGN DEVELOPMENT
01.28	ARCHITECTURAL CONTRACT



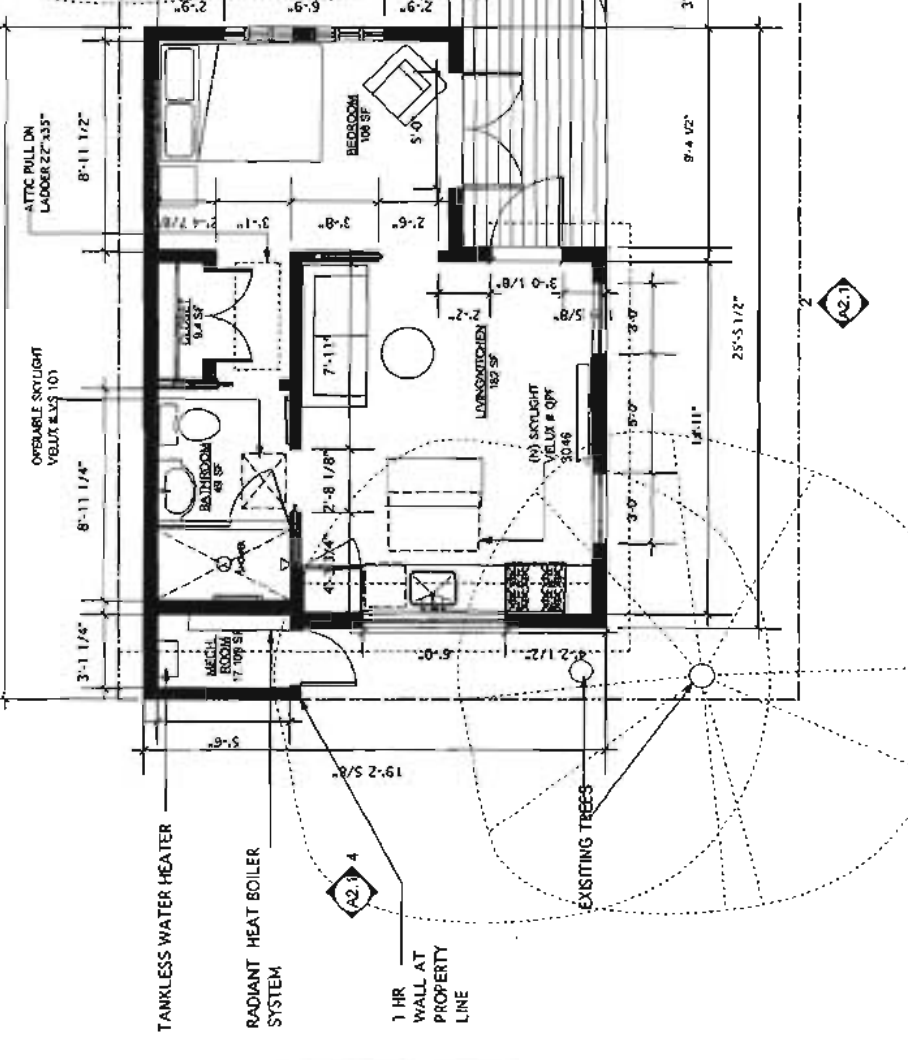
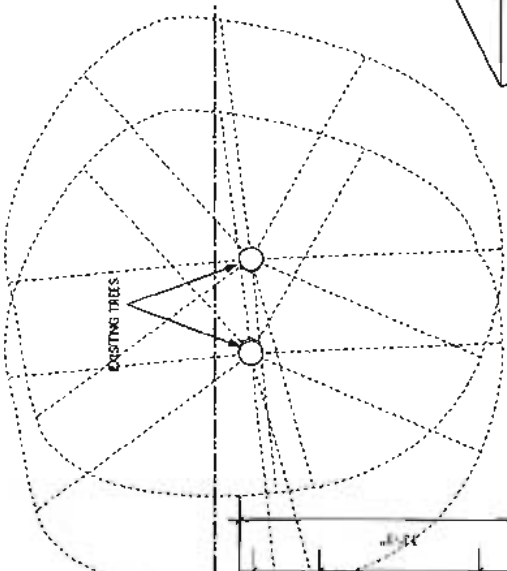
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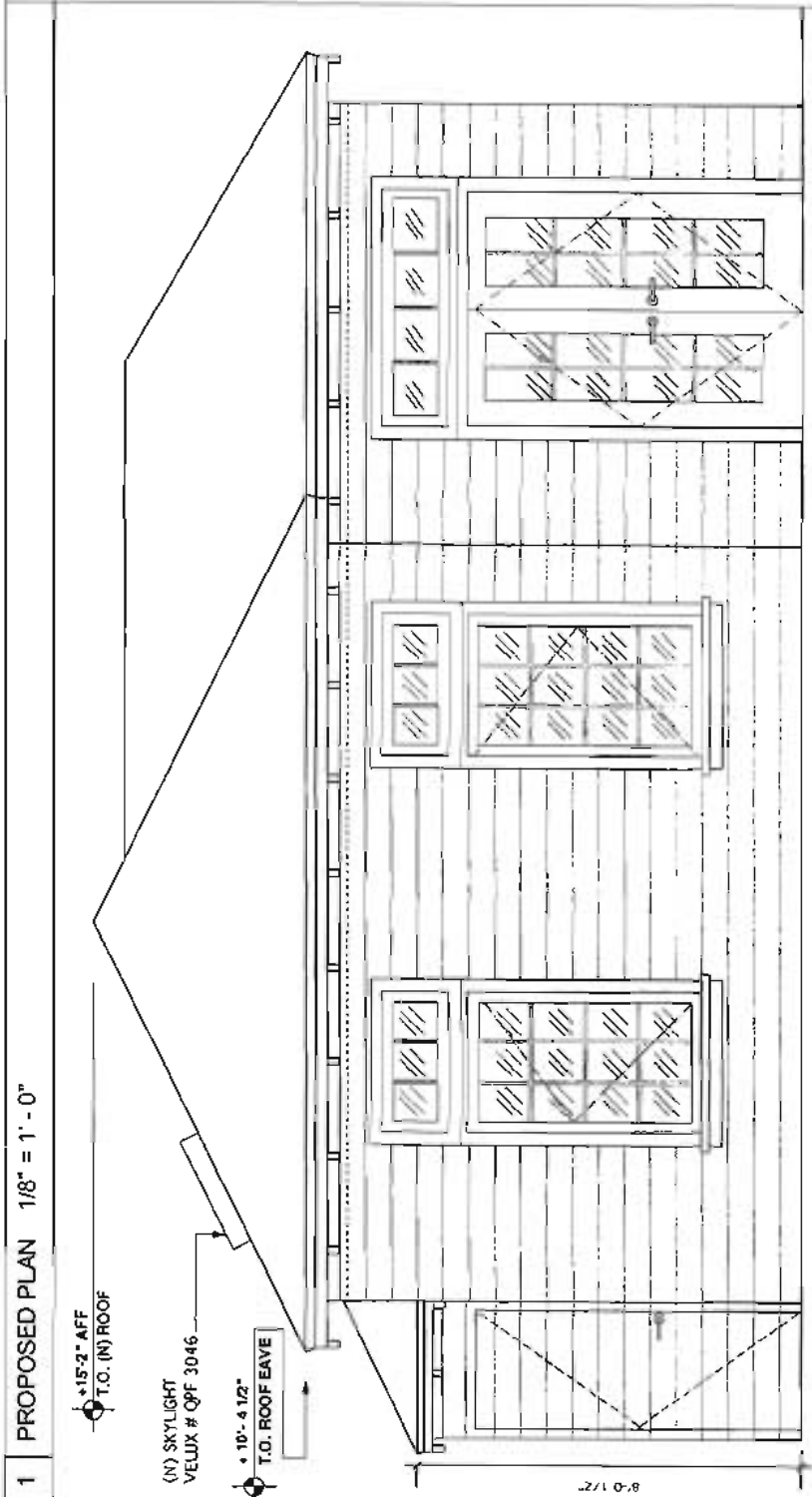
1 PROPOSED PLAN 1/8" = 1' - 0"



4 PROPOSED EAST ELEVATION 1/4" = 1' - 0"



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



3 PROPOSED WEST ELEVATION 1/4" = 1' - 0"