



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MARCH 11, 2010

Date: March 4, 2010
Case No.: **2009.0412CV**
Project Address: **1338 FILBERT STREET**
a.k.a. Filbert Street Cottages, City Landmark No. 232
Zoning: RH-2 (Residential, House, Two-Family) District
40-X Height and Bulk District
Block/Lot: 0524/031, 032, 033 and 034
Project Sponsor: Dominique Lahaussais and David Low
c/o Andrew Junius
Reuben and Junius LLP
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PROJECT DESCRIPTION

The proposed project involves the rehabilitation and expansion of the five existing structures for use as four single-family residences. The four lots are oriented east-to-west, each containing a single cottage. The cottages are oriented to face west and are placed in a uniform row with equal space between each (approximately 7.5 feet). The proposed 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 5,896 square feet to the existing 5,590-square-foot building complex for a total 11,486 square feet of residential building space. At all cottages, the existing rear 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) walls of all four cottages and would contain separate living spaces for each cottage. Three of the cottages would also be raised approximately six to twelve 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 15 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. Additionally, 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.

SITE DESCRIPTION AND PRESENT USE

The project is located on the north side of Filbert Street between Larkin and Polk Streets, Assessor's Block 0524, Lots 031, 032, 033 and 034 at the western edge of the Russian Hill neighborhood. The property is also known as the Filbert Street Cottages, which were designated in 2001 as San Francisco Landmark No. 232. The property is located within an RH-2 (Residential, House, Two-Family) District in a 40-X Height and Bulk District. The development lot (containing all four subject lots) measures 62.5 feet wide by 137.5 feet deep with an area of approximately 8,594 square feet. The property is developed with five structures (referred to as Cottages A, B, C, and D and the Studio). Cottages A, B, C and D are similar two-story structures, and the Studio is a one-story structure that is connected to Cottage A. Cottage A and the Studio make up Lot 031. Cottage B is Lot 032. Cottage C is Lot 033. Cottage D is Lot 034. Lots 031 and 032 each contain two dwelling units. Lots 033 and 034 each contain two units and one guest room with cooking (equivalent to each lot containing three units). In total, the five structures contain 10 units and the property provides no off-street parking. All units are currently vacant. Per the Project Sponsor, Cottage A was owner-occupied as recently as 2006, and according to the Landmark Designation Report, the last tenant moved out in September 2000.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

Directly east and uphill from the project are large multi-unit buildings (three- to five-story structures ranging from three to seven dwelling units) that front Larkin Street and are within an RH-3 (Residential, House, Three-Family) Zoning District. To the north, the rear yards of three lots containing residential buildings abut the subject property's rear property line. Directly west and downhill from the project is a two-story-over-basement building containing two units. The immediate context is characterized primarily by residential land uses with buildings dating from 1900-1930. The greater neighborhood is generally characterized by its steeply sloping terrain and a wide range of building types and styles dating from 1850-1930, with a scattering of more contemporary buildings throughout. While portions of the Russian Hill neighborhood have been surveyed as potential historic districts, the immediate blocks surrounding the 1338 Filbert Street site have not been formally surveyed. Moreover, the area contains relatively few individual properties identified in previous architectural or historic surveys.

ENVIRONMENTAL REVIEW

On December 10, 2009, a Certificate of Determination Exemption from Environmental Review was issued for the project. The project has received a Class 1 exemption (pursuant to State CEQA Guidelines Section 15301(e)(2)).

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	February 19, 2010	February 19, 2010	20 days
Posted Notice	20 days	February 19, 2010	February 19, 2010	20 days
Mailed Notice	10 days	March 1, 2010	February 18, 2010	21 days

PUBLIC COMMENT

- To date, the Department has received four letters of support from members of the public.

ISSUES AND OTHER CONSIDERATIONS

- On February 17, 2010, the Historic Preservation Commission approved a Certificate of Appropriateness, Case No. 2009.0412A, and requested minor modifications be made to the project.
- Rear Yard, Open Space and Noncomplying Structure Variances are requested to allow alteration of the existing structures and to construct a three-story horizontal addition along the east side property line and to construct an underground parking garage. The Zoning Administrator will hold the variance hearing concurrent with the Conditional Use hearing for the project.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow for a dwelling unit merger from ten to four units and to allow two parking spaces above the amount allowed as-of-right for a total of eight parking spaces at the project.

BASIS FOR RECOMMENDATION

The Department believes this project is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The project would rehabilitate and preserve a City landmark.
- While the project reduces the amount of dwelling units, four family-sized housing units would be restored to the City's housing stock. The existing dwelling units are not habitable and have not been occupied by tenants since 2000.
- The project is residential in scale and would enhance the existing neighborhood character.
- The proposal would bring the project into compliance with the parking requirement and provide off-street parking in a neighborhood where on-street parking is limited.
- The proposed Project meets all applicable requirements of the Planning Code.

RECOMMENDATION: Approval with Conditions
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Attachments:

Draft Motion
Environmental Determination
Historic Preservation Commission Motion No. 0049
Parcel Map
Sanborn Map
Aerial Photos
Letters of Support
Project Sponsor Submittal
 Reduced Plans
 Context Photos
 Illustrative Rendering

Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Historic Preservation
Commission Motion No. 0049 | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Parcel Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> Context Photos |
| <input checked="" type="checkbox"/> Aerial Photos | <input checked="" type="checkbox"/> Illustrative Rendering |
| <input checked="" type="checkbox"/> Letters of Support | |

Exhibits above marked with an "X" are included in this packet

Planner's Initials

Enter Initials Here: C:\3901 Noriega Street - summary-kmc.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Inclusionary Housing (Sec. 315) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 313) | <input type="checkbox"/> Child Care Requirement (Sec. 314) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 139) | <input type="checkbox"/> Other |

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 157, 204.5, 303 AND 317 OF THE PLANNING CODE PROPOSING TO MERGE TEN DWELLING UNITS TO FOUR DWELLING UNITS AND TO ALLOW TWO PARKING SPACES ABOVE THE AMOUNT ALLOWED AS-OF-RIGHT BY THE PLANNING CODE WITHIN AN RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On September 15, 2009, Dominique Lahaussais and David Low c/o Andrew Junius (Project Sponsor) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Sections 157, 204.5, 303 and 317 of the Planning Code proposing to merge ten dwellings units to four units and to allow two accessory parking spaces above the amount allowed as-of-right by the Planning Code for a total of eight parking spaces within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

On February 17, 2010, the Historic Preservation Commission approved a Certificate of Appropriateness, Case No. 2009.0412A, and requested minor modifications be made to the project.

On March 11, 2010, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2009.0412C.

Per Case No. 2009.0412E, the Project was determined by the Department to be Categorically Exempt from the California Environmental Quality Act ("CEQA") as a Class 1 exemption under CEQA Guidelines as described in the determination contained in the Planning Department files for this project. The Commission has reviewed and concurs with said determination.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2009.0412C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the north side of Filbert Street between Larkin and Polk Streets, Assessor's Block 0524, Lots 031, 032, 033 and 034 at the western edge of the Russian Hill neighborhood. The property is also known as the Filbert Street Cottages, which were designated in 2001 as San Francisco Landmark No. 232. The property is located within an RH-2 (Residential, House, Two-Family) District in a 40-X Height and Bulk District. The development lot (containing all four subject lots) measures 62.5 feet wide by 137.5 feet deep with an area of approximately 8,594 square feet. The property is developed with five structures (referred to as Cottages A, B, C, and D and the Studio). Cottages A, B, C and D are similar two-story structures, and the Studio is a one-story structure that is connected to Cottage A. Cottage A and the Studio make up Lot 031. Cottage B is Lot 032. Cottage C is Lot 033. Cottage D is Lot 034. Lots 031 and 032 each contain two dwelling units. Lots 033 and 034 each contain two units and one guest room with cooking (equivalent to each lot containing three units). In total, the five structures contain 10 units and the property provides no off-street parking. All units are currently vacant. Per the Project Sponsor, Cottage A was owner-occupied as recently as 2006, and according to the Landmark Designation Report, the last tenant moved out in September 2000.

3. **Surrounding Properties and Neighborhood.** Directly east and uphill from the project are large multi-unit buildings (three- to five-story structures ranging from three to seven dwelling units) that front Larkin Street and are within an RH-3 (Residential, House, Three-Family) Zoning District. To the north, the rear yards of three lots containing residential buildings abut the subject property's rear property line. Directly west and downhill from the project is a two-story-over-basement building containing two units. The immediate context is characterized primarily by residential land uses with buildings dating from 1900-1930. The greater neighborhood is generally characterized by its steeply sloping terrain and a wide range of building types and styles dating from 1850-1930, with a scattering of more contemporary buildings throughout. While portions of the Russian Hill neighborhood have been surveyed as potential historic districts, the immediate blocks surrounding the 1338 Filbert Street site have not been formally surveyed. Moreover, the area contains relatively few individual properties identified in previous architectural or historic surveys.

4. **Project Description.** The proposed project involves the rehabilitation and expansion of the five existing structures for use as four single-family residences. The four lots are oriented east-to-west, each containing a single cottage. The cottages are oriented to face west and are placed in a uniform row with equal space between each (approximately 7.5 feet). The proposed 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 5,896 square feet to the existing 5,590-square-foot building complex for a total 11,486 square feet of residential building space. At all cottages, the existing rear 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) walls of all four cottages and would contain separate living spaces for each cottage. Three of the cottages would also be raised approximately six to twelve 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 15 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. Additionally, 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.

5. **Public Comment.** To date, the Department has received four letters of support from members of the public.

6. **California Environmental Quality Act (CEQA).** After considering the Categorical Exemption, Class 1 (issued pursuant to State CEQA Guidelines Section 15301(e)(2)), the Historic Resource Evaluation Report (HREER) and other information in the record, the Commission hereby makes the following findings:
- A. The Commission has independently reviewed and analyzed the Categorical Exemption, the HREER and all other information contained in the record.
 - B. The subject property is San Francisco Landmark No. 232: 1338 Filbert Street Cottages, designated in 2001, and is therefore considered to be a "Category A" (Historic Resource) property for the purposes of the Planning Department's CEQA review procedures.
 - C. The proposed project would rehabilitate the five existing structures at the property (Cottages A, B, C, D and the Studio) for use as four-single family residences, construct an addition at the rear of the four existing cottages, install a below-grade garage, and restore 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 complex for a total of 11,485.9 square feet.
 - D. The proposed project meets the criteria of the Class 1 Categorical Exemption for the following reasons:
 - i. The proposed addition would not result in an increase of more than 10,000 square feet;
 - ii. The project is in an urban location where all public services and facilities are available; and
 - iii. The area in which the project is located is not environmentally sensitive.
 - iv. Pursuant to the HREER and other information in the record, it is determined that the proposed project would not cause a substantial adverse change in the significance of historic resource pursuant to CEQA Guidelines Section 15300.2(f).
 - v. In addition, there are no unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant effect on the environment pursuant to CEQA Guidelines Section 15300.2(c).
 - vi. Based on the above findings, and on its review, consideration and full appraisal of the Categorical Exemption, the HREER and all other evidence contained in the record, the Commission finds that the Categorical Exemption is adequate for its use as the decision-making body for the approval of the project, and that no further environmental review is required for the project.
7. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
- A. **Certificate of Appropriateness.** Planning Code Section 1006 requires approval of a Certificate of Appropriateness be approved to allow alterations to any landmark.

On February 17, 2010, the Historic Preservation Commission at a public hearing approved a Certificate of Appropriateness (vote: +5, -0, 2 absent), Case No. 2009.0412A, and requested minor modifications be made to the project. Four conditions of approval were required by the Historic Preservation Commission, and those conditions are listed in Exhibit A of this Conditional Use Authorization Motion.

- B. **Rear Yard.** Planning Code Section 134 allows an averaged rear yard based on the conditions of the adjacent property, but no less than 25 percent of the lot or 15 feet whichever is greater.

The required rear yard for the project is approximately 55 feet based on the rear yard of the adjacent building. Existing buildings, specifically Cottages C and D, were originally constructed within the full depth of the required rear yard. Such buildings are considered to be legal noncomplying structures within the rear yard. Alterations within the required rear yard are proposed, and the project sponsor has requested a variance from the rear yard requirement and for alterations to noncomplying structures (Case No. 2009.0412V).

- C. **Useable Open Space.** Planning Code Section 135 requires each dwelling unit to have private or common useable open space. The RH-2 District requires 125 square feet of private open space per unit or 166 square feet of common open space per unit. Furthermore, Section 135 prescribes minimum dimensions and minimum area requirements for the useable open space.

The Project provides 550 square feet of open space that has the minimum dimensions needed to meet the useable open space requirements. Section 135 requires 665 square feet of common useable open space for the proposed four units, and therefore the existing property is legally noncomplying with regard to useable open space. 3,170 square feet of common space is provided at the project; however the minimum dimension of 15 feet to meet the common open space requirement per Section 135 is not satisfied. As the most of the open space only provides a width of 14 feet, and the project also results in a reduction of the overall area of the noncomplying open space (in the area of the addition), the project sponsor has requested a variance from the useable open space requirements (Case No. 2009.0412V).

- D. **Height.** The project is within the 40-X Height and Bulk District. Planning Code Sections 260 and 261 allow structures within the RH-2 District up to 40 feet in height.

The project is well within the prescribed height limit, as viewed from the sidewalk and measured per the Planning Code definition of height, the project would be approximately 15 feet above the curb height.

- E. **Parking Exceeding Accessory Amounts.** Planning Code Section 204.5 states that accessory parking shall be parking that does not exceed of 150 percent of the required number of spaces where three or more spaces are required by the Planning Code. Planning Code Section 157 sets forth the following criteria, in addition to Conditional Use criteria per Section 303, for when the amount of parking exceeds the amount of accessory parking.

As the project proposes four units, four parking spaces are allowed. Two accessory parking spaces or up to a total of six parking spaces (equal to 150 percent of the required amount of parking) is allowed as-of-right. The project proposes two parking spaces in excess of the accessory amount for a total of eight parking spaces.

- i. Demonstrates that trips to the use of uses to be served, and the apparent demand for additional parking classified by the Code as accessory, by transit service which exists or is likely provided in the foreseeable future, by car pool arrangements, by more efficient use of existing on-street and off-street parking available in the area, and by other means.

The Project Sponsor proposes to construct a subterranean parking garage with a total of eight parking spaces, two in excess of the six allowed with accessory parking. Due to the size of the proposed units, it is anticipated that Project residents will own at least two vehicles per unit, and therefore the eight spaces will be necessary to serve Project's parking demand. The surrounding area, like much of San Francisco, has limited street parking. Furthermore, due to the configuration of the property and the location of the historic cottages, there is no opportunity to construct surface parking. For this reason, in order to provide the parking, the Project Sponsor proposes to construct a subterranean garage which requires a significant amount of excavation. In order to maintain the integrity of the landmark and to disturb as little surface area of the property as possible, the Project Sponsor proposes to construct an innovative car lift to access the garage, which, when in the closed position at ground level with a planted canopy, will be extremely unobtrusive. For these reasons, including the complexity and cost to construct the subterranean garage, parking in excess of accessory is proposed.

- ii. Demonstration that the apparent demand for additional parking cannot be satisfied by the provision by the applicant of one or more car-share parking spaces in addition to those that may already be provided by Planning Code Section 166.

Car share spaces are not required for this small project. The proposed parking garage will not be accessible to non-residents of the Project, and therefore car-share parking spaces are not feasible to provide.

- iii. The absence of potential detrimental effects of the proposed parking upon the surrounding area, especially through unnecessary demolition of sound structures, contributions to traffic congestion, or disruption of or conflict with transit services.

The proposed parking will have no detrimental effects on the surrounding area. The Project is residential and will not create significant new commuter traffic that could overburden local streets or neighborhood parking. The construction of the subterranean garage with 8 spaces will ensure that the Project does not contribute to the need for on-street parking. When the car lift is in the closed position (level with the ground and with a planted cover), the existence of the parking garage will be completely masked, even to Project residents. Furthermore, the construction of the garage will have no negative effect on the Property itself, and all historic features will be protected.

- iv. In the case of uses other than housing, limitation of the proposed parking to short-term, occupancy by visitors rather than long-term occupancy by employees.

The proposed use for the Project is residential, and therefore, this criterion does not apply.

- v. Availability of the proposed parking to the general public at time when such parking is not needed to serve the use or uses for which is primarily intended.

The project will produce only 8 parking spaces intended for use by the residents of the four cottages. The project is located in a residential neighborhood. Both the size of the project and its location make it impractical to share the parking with the public. In addition, due to its location in a subterranean garage accessible to cars only by a car lift, it would not be feasible to make the proposed parking accessible to the general public. The car lift will be located on private property behind a gate. In addition, once in the garage, the only egress would be into the front and rear of the garden, and into the units themselves. For these reasons, public access to the garage would not be possible.

- F. **Dwelling Unit Density.** Planning Code Section 209.1 allows in the RH-2 District one dwelling unit for each 1,500 square feet of lot area with Conditional Use authorization.

With regard to density, the development lot containing approximately 8,594 square feet of lot area would allow for five dwelling units with Conditional Use authorization. If the existing ten units were to be retained, five units would be considered to have a grandfathered Conditional Use authorization and five units would be legal, nonconforming uses with regard to the prescribed density limits. As the project proposes a dwelling unit merger from ten to four units, the four remaining units are allowed to maintain their grandfather Conditional Use authorization status.

- G. **Loss of Dwelling Units through Merger.** Planning Code Section 317(e) establishes five criteria for loss of dwelling units through merger.

- i. Does the removal of the units eliminate only owner-occupied housing, and if so, for how long were the units proposed to be removed owner-occupied?

Criterion met. All of the units are currently vacant although Cottage A was owner-occupied as recently as 2006. According to the Landmark Designation Report the last tenant moved out of the property in September 2000.

- ii. Is the removal of the unit and the merger intended for owner occupancy?

Criterion partially met. One of the proposed units is proposed for owner occupancy by the project sponsor. The remainder of the units is proposed to be sold and not used as rental units by the project sponsor.

- iii. Will the removal of the units being the building closer into conformance with the prevailing density in its immediate area and in the same zoning district?

Criterion met. The prevailing density in the surrounding area within the RH-2 Zoning District (surveying 16 buildings within a 150-foot radius) is of two-unit dwellings (six, two-unit buildings). In the surveyed area, a total of ten buildings have two or fewer units. Thirteen buildings have four (the same amount as the project) or fewer units with the three remaining buildings each containing five, seven and nine units each. The average density in the survey area (only within the RH-2 District) is 2.9 units per building (49 total units/16 buildings). The proposed merger will bring the project's density closer to the actual, predominant density in the immediate area, whether measured as prevailing or average, and thus the Project complies with this criterion.

- iv. Will the removal of the units bring the building closer into conformance with prescribed zoning?

Criterion met. The property is located in the RH-2 Zoning District which permits up to two dwelling units for the property. The cottages are currently divided into ten units. The proposed merger will establish the property's use as four dwelling units and will bring the Property's density closer to conformance with the prescribed zoning.

- v. Is the removal of the unit(s) necessary to correct design or functional deficiencies that cannot be corrected through interior alterations?

Criterion met. The removal of the units is necessary to correct various design and functional deficiencies and therefore the project complies with this guideline. The cottages were originally constructed in 1907 as four single-family dwellings. During the occupancy of Marian Hartwell, (approximately 1943-1972), the studio was added to Cottage A (1946), and additions were made to the rear of the other three cottages (early 1950s). Ms. Hartwell also reconfigured the buildings into 10 units, legalized in the early 1970s. The cottages are currently vacant, and in poor condition due to physical deterioration.

The foundation slabs of the cottages are currently below grade, which is causing deterioration and moisture problems for the wood siding near the base of the buildings. The composition shingle roofing is in poor condition and at the end of its practical lifespan. The boxed eaves and gutters suffer from moisture damage and general deterioration. All wood cladding material is suffering from paint deterioration. The windows and doors range in condition from fair to poor with many experiencing weather deterioration, diminishing paint, worn and moisture-damaged thresholds and missing panes. In particular, the wood casement windows flanking the lower entry door at each cottage have reached a critical state of deterioration; several are unable to close tightly and are missing glass. The door to Cottage B is deteriorated beyond repair. The stair, landing floor and skirting leading to the upper floor of Cottage C are in critical condition.

The existing cottages and studio are quite small, consisting of just over 5,500 square feet divided into 10 variously-sized living spaces, at least 8 of which have kitchens. The ceilings on both the upper and lower levels of the cottages are extremely low, contributing to the cramped quality of the existing units. Very few of the interior elements are considering to be contributing for purposes of the cottages' historic status; the existing interior partitions are not historic. Many of the interior features, including wall and ceiling finishes and flooring, are in fair to poor condition. The

reduction in units from 10 to four would bring the cottages more closely into conformance with the prescribed density for the property as well as the historic density at the time the cottages were constructed in 1907 (four units).

In addition, the removal of the units is necessary to correct an acoustical issue which does not meet Building Code standards and will be extremely undesirable for future residents. The cottages are a City Landmark and the existing wood frame construction in the cottages is considered to be a significant and contributing feature to the historic status of the buildings. For this reason, all of the wood frame construction will be retained. However, because the framing is over 100 years old, its sound transmission coefficient (STC) does not meet Building Code standards and therefore the level of noise which will carry through the floors of the cottages is unacceptable. This acoustic problem cannot be remediated without compromising the existing ceiling heights in the cottages. Many of the ceilings in the cottages are already uncomfortably low and in some cases would not comply with code minimums, were acoustical remediation to occur. For these reason, the units need to be merged so that the upper and lower floors are part of a single unit.

8. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The proposed Project is desirable because it will renovate and repair a vacant and deteriorating City Landmark. The property, due to its location and size, is well-suited for this small residential development. The Project Sponsor has carefully designed the Project to ensure that it is compatible with the scale and character of the surrounding area.

The Filbert Street Cottages are designated as San Francisco Landmark #232. The design of the Project complies with the Secretary of the Interior's Standards for Rehabilitation and rehabilitates the City Landmark.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The property is well suited for residential development and is surrounded by similar land uses. The design and size of the proposed Project is compatible with the scale and context of the surrounding neighborhood.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Project will not adversely impact traffic patterns or parking. As the project creates four family-sized dwelling units (each containing two or more bedrooms), the Project Sponsor is seeking conditional use authorization to create parking equal to two parking spaces per unit.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The Project consists of residential units and a subterranean garage. The Project will not produce, or include, any uses that would emit noxious or offensive emissions such as noise, glare, dust and odor. Such emission are not typically associated with residential uses.

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The proposed Project is intended to produce an attractive, safe and comfortable environment for its residents. The Filbert Street Cottages are a City Landmark, and the proposed Project will preserve the historic character of the Property. The landscaping is currently in poor condition. The Project Sponsor intends to replace the plants listed in the Landmark Designation Report with similar species and similar sized specimens in the approximate locations of the historic plantings where possible. Landscaping to be retained includes the brick patios and walkways, planting beds and front garden, and the brick wall beneath the grapestake fence. The grapestake fence would be reconstructed.

Substantial excavation would be required for the new subterranean parking garage and car lift to be constructed underneath the footprint of the cottages. The existing brick paving, brick staircase, and other landscaping features would be protected in place or removed prior to excavation and then reinstalled. The finished result of the excavation would not be visible above ground, and therefore would not affect any of the property's materials, features or spatial relationships.

Lighting along the building facade and at the street level will be consistent with the residential character of the neighborhood.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- 9. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

URBAN DESIGN ELEMENT OBJECTIVES AND POLICIES

Objectives and Policies

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 2.6:

Respect the character of older development nearby in the design of new buildings.

The Project will renovate and repair a City Landmark and use the cottages as residences, as they were historically. The design of the Project complies with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. Distinctive materials and features will not be removed, but rather will be restored and repaired. The Project does not include features which will create a false sense of historical development. When necessary, deteriorated historic features will be replaced in kind.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The project is residential in nature and within a residential area. Neighborhood-serving retail uses would not be affected by the project.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The existing units in the surrounding neighborhood would not be adversely affected. The project is small in scale and would rehabilitate a City Landmark.

- C. That the City's supply of affordable housing be preserved and enhanced,

The existing units have not been occupied by tenants since September 2000, and have not been contributing to the City's current housing stock. The units are currently not habitable due to their

current deteriorated condition. The existing dwelling units are not considered affordable housing, thus the City's supply of affordable housing will be unaffected.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The project is for four units and not located on a transit line. Transit service would not be impeded. The project would provide eight parking spaces where none are currently provided.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project will maintain the existing residential use at the site, therefore industrial and service sectors would be unaffected. The construction of the project will create temporary employment opportunities.

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal would improve the existing structures' ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The project will rehabilitate and preserve the Filbert Street Cottages, City Landmark No. 232.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

12. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

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 **APPROVES Conditional Use Application No. 2009.0412C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans, dated March 11, 2010, filed with the Application and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. _____. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 11, 2010.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 11, 2010

Exhibit A

Conditions of Approval

1. This authorization is for a Conditional Use Authorization under Sections 157, 204.5, 303 and 317 of the Planning Code proposing to merge ten dwelling units to four dwelling units and to allow two accessory parking spaces above the amount allowed as-of-right by the Planning Code within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District, in general conformance with plans, dated March 11, 2010, filed with the Application as received on September 15, 2009 and stamped "EXHIBIT B" included in the docket for **Case No. 2009.0412C**, reviewed and approved by the Commission on March 11, 2010.
2. Prior to the issuance of the Building Permit for the Project the Zoning Administrator shall approve and order the recordation of a notice in the Official Records of the Recorder of the City and County of San Francisco for the premises (Assessor's 2083, Lot 001), which notice shall state that construction has been authorized by and is subject to the conditions of this Motion. From time to time after the recordation of such notice, at the request of the Project Sponsor, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.
3. Violation of the conditions contained in this Motion or of any other provisions of the Planning Code may be subject to abatement procedures and fines up to \$250 a day in accordance with Planning Code Section 176.
4. Should monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Planning Code Section 351(e)(1).
5. All exterior lighting for the structures and landscape shall be residential in character and minimize "light pollution." Up lighting shall not be installed at the structures or landscaping. All lighting shall be designed/installed to minimize glare into adjacent buildings and rear yards.
6. The proposed curb cut shall be limited to 10 feet in width including curb returns.
7. Per Historic Preservation Commission's approval of the Certificate of Appropriateness per drawings received January 13, 2010 and on file in the docket for Case No. 2009.0412A, the following condition shall apply:
 - a. That the wood-framed windows in new openings at the existing buildings will have a painted finish.
 - b. That the color of the addition's rain screen siding will be at least as dark as the *Golden Khaki Deep* color presented at the hearing.
 - c. That the addition above the studio roof will be set back approximately an additional 4.5 feet from the south property line, but not so much as to impede access to the bedroom level above. (The

setback would measure approximately 22 feet from the southern wall of the Studio to the southern wall of the addition.)

- d. That the sun screen will be divided into four individual sun screens corresponding to the widths of the cottages below.

8. The Project shall appoint a Community Liaison Officer to address issues of concern to neighbors related to the operation of this Project. The Project Sponsor shall report the name and telephone number of this Officer to the Zoning Administrator and the neighborhood for reference. The Applicant will keep the above parties apprised should a different staff liaison be designated.

9. 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 authorization may be extended at the discretion of the Zoning Administrator only if the failure to issue a permit by the Department of Building Inspection is delayed by a city, state, or federal agency or by appeal of the issuance of such permit.



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2009.0412E
 Project Title: 1338 Filbert Street
 Zoning: RH-2 (Residential, House, Two-Family)
 40-X Height and Bulk District
 Block/Lot: 0524/031-034
 Lot Size: 8,593 square feet
 Project Sponsor: Andrew Junius, Reuben & Junius LLP
 (415) 567-9000
 Staff Contact: Shelley Caltagirone – (415) 558-6625
 shelley.caltagirone@sfgov.org

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

Reception:
 415.558.6378

Fax:
 415.558.6409

Planning
 Information:
 415.558.6377

PROJECT DESCRIPTION:

The proposed project involves the rehabilitation and expansion of five 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 62.5 feet wide by 137.5 feet deep property is located on the north side of the street on the block bound by Greenwich, Filbert, Polk, and Larkin Streets and is subdivided into four parcels. The four parcels are oriented east-to-west, each containing a single cottage. The parcel closest to the street also contains the (See next page.)

EXEMPT STATUS:

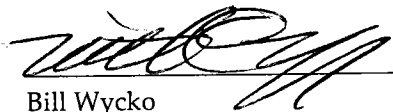
Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(2))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


 Bill Wycko
 Environmental Review Officer

December 10, 2009
 Date

cc: Dominique Lahaussis / David Lowe, Owners
 Brett Bollinger, MEA Division
 Shelley Caltagirone, Preservation Planner
 Supervisor Alioto-Pier, District 2

Virna Byrd, M.D.F.
 Distribution List
 Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

Studio structure, which is attached to Cottage A). The cottages are oriented to face west and are placed in a uniform row with equal space between each (approximately 7.5 feet). In total, the five structures contain 10 units and the property provides no off-street parking. 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 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 four 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. Additionally, 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.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the buildings and landscape features located on the project site are historical resources. The subject property consists of five (counting the Studio as a separate structure) structures oriented to the west and containing 10 units in total. The property is San Francisco Landmark No. 232: 1338 Filbert Street Cottages, designated in 2001. The property is considered a "Category A" (Historic Resource) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures. As described in the Historic Resource Evaluation (HRE) Memorandum¹ (attached), the 1338 Filbert Street property appears to be eligible for listing on the California Register under Criterion 1 (Event), 2 (Persons), and 3

¹ Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, September 30, 2009.

(Architecture). for its association with the aftermath of the 1906 Earthquake and Fire and the post-emergency housing needs of that time; for its association with important periods in San Francisco art history and specifically with the life of Marian Hartwell, a faculty member of the California School of Fine Arts (now the San Francisco Art Institute); and, as an example of vernacular post-earthquake period architecture with a unique siting and court plan. The subject property retains a high degree of historic integrity, retaining most of the features that convey its historical significance. However, the buildings are generally in poor condition and much of the historic landscaping has been removed.

Since the property was determined to be a historic resource, the Planning Department assessed whether the proposed project would materially impair the resource. It was determined that the proposed project would not cause a substantial adverse change in the resource such that the significance of the building or the surrounding historic district would be materially impaired. The following is an analysis of the proposed project elements.

- 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 would rehabilitate and expand the five existing structures at the subject 10-unit property for use as four single-family residences. In total, the project would add approximately 5,895.6 square feet to the existing 5,590.3-square-foot complex for a total of 11,485.9 square feet. CEQA State Guidelines Section 15301(e)(2), or Class 1, provides for additions to existing structures provided that the addition would not result in more than 10,000 square feet if the structure is in an area where all public services and facilities are available, and the project is not in an environmentally sensitive location. The proposed project would make alterations to five existing structures and add approximately 5,895.6 square feet to the 5,590.3-square-foot complex in an urban location that is not environmentally sensitive and that is well served by all public services. The proposed project therefore meets the criteria of Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project would not cause a substantial adverse change in the significance of the historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15301(e), or Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



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: 1338 Filbert Street
Block/Lot: 0524/031-034
Case No.: 2009.0412E
Date of Review: November 12, 2009
Planning Dept. Reviewer: Shelley Caltagirone
 (415) 558-6625 | shelly.caltagirone@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT Demolition Alteration

PROJECT DESCRIPTION

The proposed project involves the rehabilitation of all five structures located on the subject property for use as four single-family residences. (Cottage A and the studio addition, located nearest the street, will be used as a single dwelling). The work includes construction of an addition at the rear of the historic cottages, installation of a below-grade garage, and restoration of the contributing features of the cottages, studio, and landscape. At all cottages, the existing non-contributing rear additions would be removed and replaced by a new three-story addition, running continuously from the north wall of the historic studio to the rear (north) property line. Three of the cottages would also be raised approximately 7 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 these "alley" locations. 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. Additionally, 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 documentation of the site and buildings 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 and construction monitoring by a qualified historic preservation engineer or architect.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is San Francisco Landmark No. 232: 1338 Filbert Street Cottages, designated in 2001. The property is considered a "Category A" (Historic Resource) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The four parcels that comprise the 1338 Filbert Street property are located on the north side of the street between Polk and Larkin Streets at the western edge of the Russian Hill neighborhood. The property consists of five (counting the Studio as a separate structure) structures oriented to the west and containing 10 units in total. The 62.5 feet wide by 137.5 feet deep lot (dimensions prior to subdivision) is located below the grade of the sidewalk on Filbert Street. The property is zoned RH-2 (Residential, House, Two-Family) District and is in a 40-X Height and Bulk District. The immediate context is characterized by primarily residential land uses with buildings dating from 1900-1930. The neighborhood generally is characterized by its steeply sloping terrain and a wide range of building types and styles dating from 1850-1930, with a scattering of more contemporary buildings throughout. While portions of the Russian Hill neighborhood have been surveyed as potential historic districts, the immediate blocks surrounding the 1338 Filbert Street site have not been formally surveyed. Moreover, the area contains relatively few individual properties identified in previous architectural or historic surveys.

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 1338 Filbert Street is designated as City Landmark No. 232 and also appears to be eligible for listing on the California Register under Criterion 1 (Event), 2 (Persons), and 3 (Architecture). 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 Landmark Designation Report, dated July 12, 2001, and the Historic Resources Evaluation Report, dated July 22, 2009, provided by Page & Turnbull (attached). Staff concurs fully with the findings of the Page & Turnbull 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;*

The subject property is associated with the aftermath of the 1906 Earthquake and Fire and the post-emergency housing needs of that time. The property is also associated with important periods in San Francisco art history. The period of significance under this criterion is 1907 and the 1930s-1972.

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

The subject property is associated with the life of Marian Hartwell, a faculty member of the California School of Fine Arts (now the San Francisco Art Institute). The period of significance under this criterion is the 1930s-1972.

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 subject property is an example of vernacular post-earthquake period architecture with a unique siting and court plan. This architecture is characterized by wood-frame construction, rusticity, simplicity, and informality. The period of significance under this criterion is 1907.

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:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Feeling:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Design:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Materials:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Workmanship:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

Although the property is in poor condition, it retains the features that convey its historical significance.

-
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 Page & Turnbull's Secretary of the Interior Standards for Rehabilitation (Standards) analysis (see pages 16-20 of the HRE). 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 resource would be materially impaired. The following is an analysis of the proposed project impacts to the historic resource.

- The proposed project would retain the residential uses of the historic cottages while reducing the number of units from ten to four, which will 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 will 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 will 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 7 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 materials 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 in-kind. A conditions survey of the buildings has been conducted to inform the decisions regarding retention and repair or replacement of deteriorated elements.
- 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



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Final Motion No. 0049

HEARING DATE: FEBRUARY 17, 2010

Hearing Date: February 17, 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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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 February 17, 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 A on file in the docket for Case No. 2009.0412A based on the following findings:

CONDITIONS OF APPROVAL

- That the wood-framed windows in new openings at the existing buildings will have a painted finish.
- That the color of the addition's rain screen siding will be at least as dark as the *Golden Khaki Deep* color presented at the hearing.
- That the addition above the studio roof will be set back approximately an additional 4.5 feet from the south property line, but not so much as to impede access to the bedroom level above.
- That the sun screen will be divided into four individual sun screens corresponding to the widths of the cottages below.

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.

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.

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.**

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. 0049. 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 February 17, 2010.

Linda D. Avery
Commission Secretary

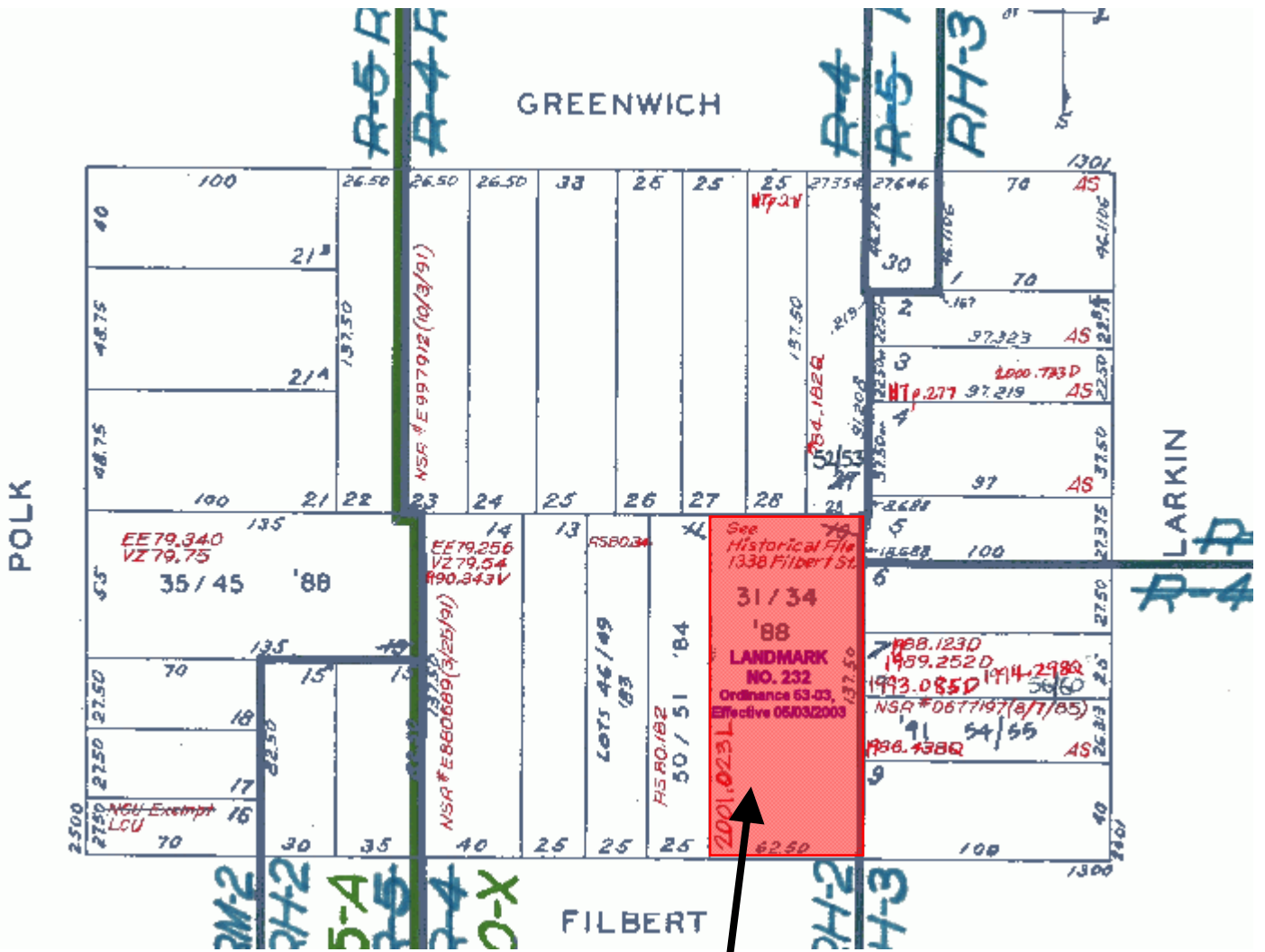
AYES: Damkroger, Hasz, Martinez, Matsuda, and Wolfram

NAYS: 0

ABSENT: Buckley and Chase

ADOPTED: February 17, 2010

Parcel Map

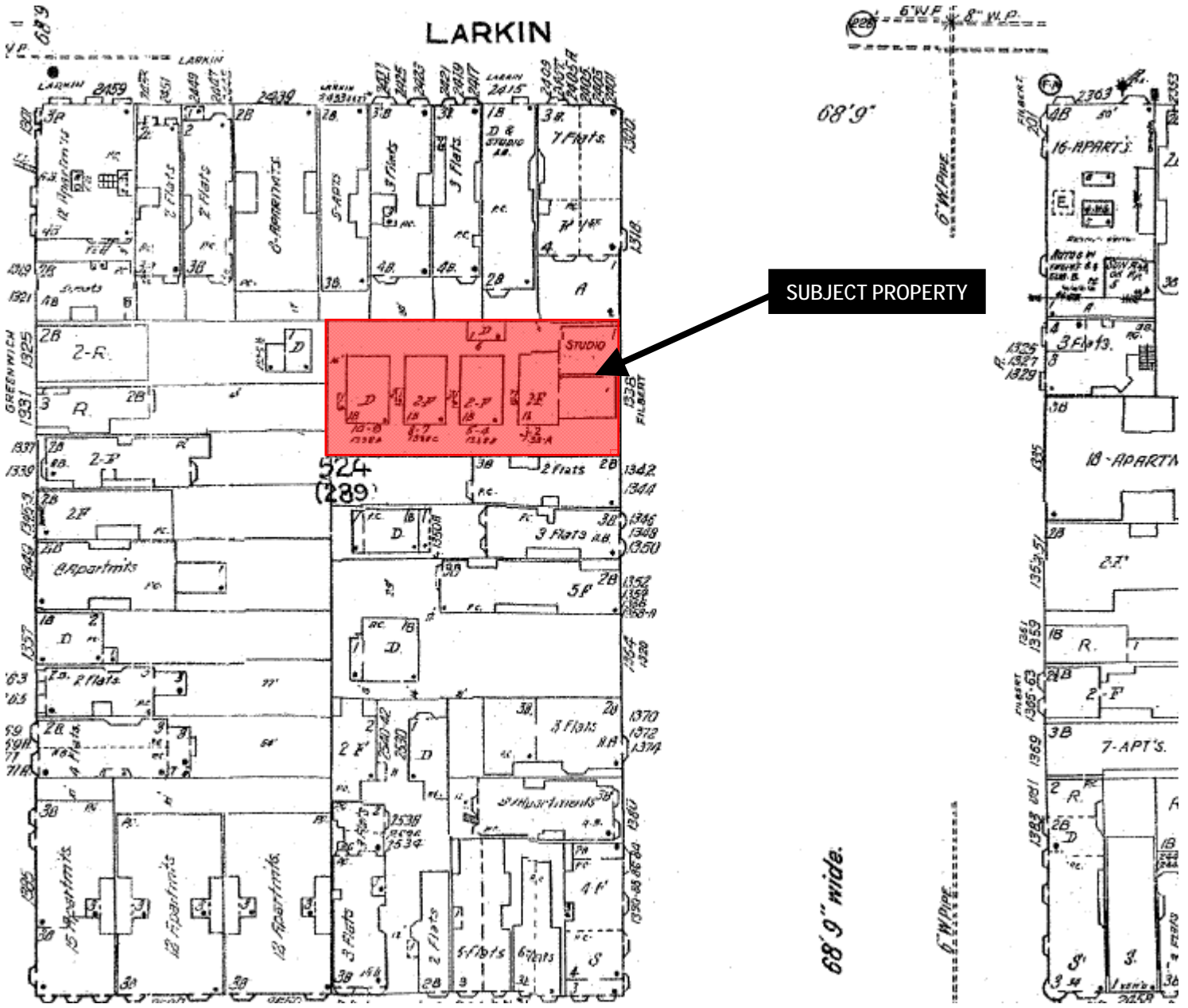


SUBJECT PROPERTY



Conditional Use Authorization Hearing
 Case Number 2009.0412C
 1338 Filbert Street
 Filbert Street Cottages, City Landmark #232

Sanborn Map*



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

Conditional Use Authorization Hearing
 Case Number 2009.0412C
 1338 Filbert Street
 Filbert Street Cottages, City Landmark #232



Aerial Photo 1

SUBJECT PROPERTY



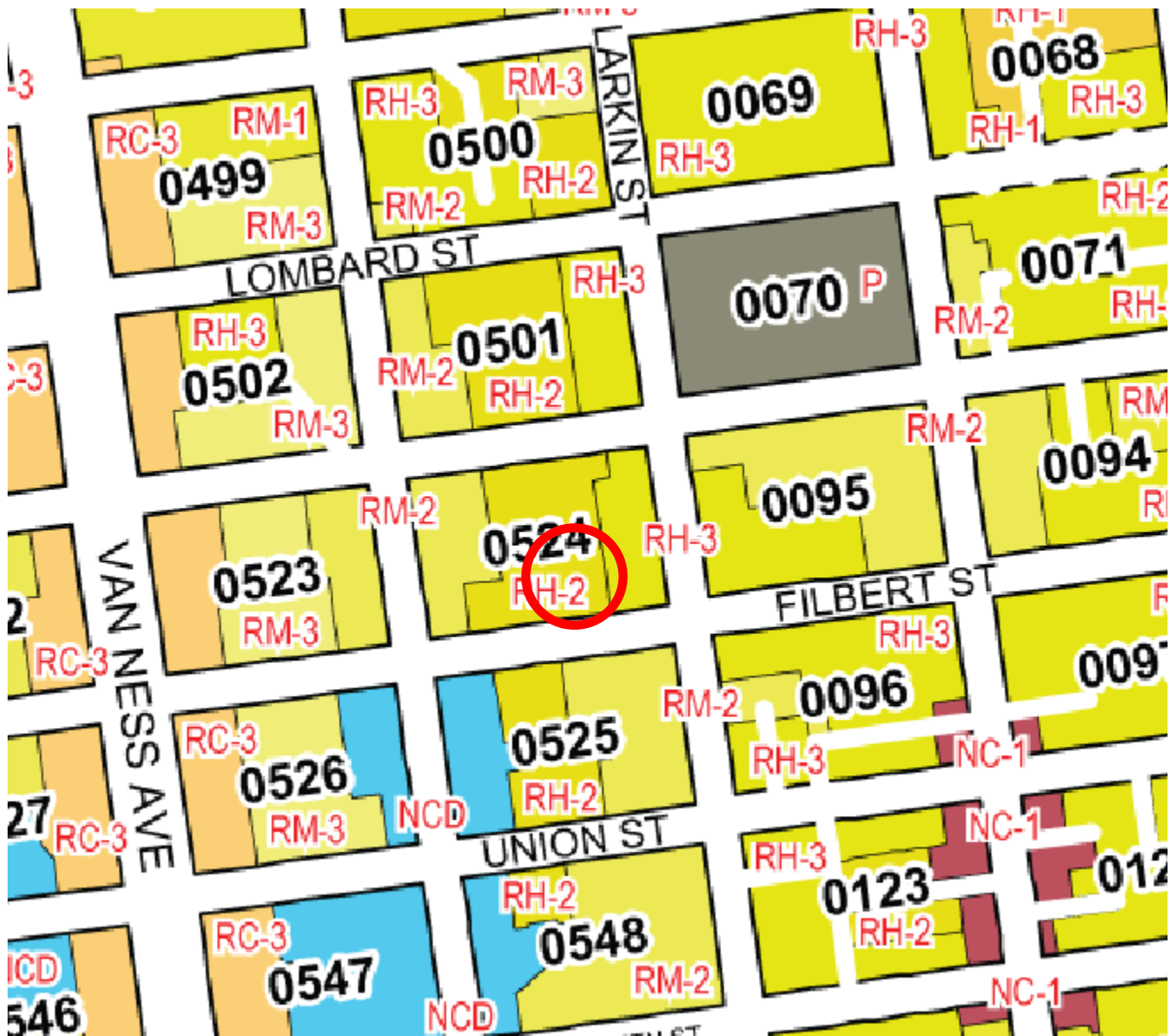
Conditional Use Authorization Hearing
Case Number 2009.0412C
1338 Filbert Street
Filbert Street Cottages, City Landmark #232

Aerial Photo 2

SUBJECT PROPERTY



Zoning Map



Conditional Use Authorization Hearing
Case Number 2009.0412C

1338 Filbert Street

Filbert Street Cottages, City Landmark #232

Ed Madigan
5528 Glenbrook Drive, Oakland, CA 94618
(Owner of 2401 Larkin Street)

Feb. 28, 2010

Mr. Ron Miguel, President
City of San Francisco Planning Commission
1650 Mission Street, St. 400
San Francisco, CA 94103-2479]

Re: 1338 Filbert Street Cottages (Case No. 2009.0412)
Case Planner: Glenn Cabrerros

Dear Mr. Miguel,

As a long time owner of the property at the corner of Larkin and Filbert Streets, abutting the subject property, let me first bring to your attention what a blight this site has been to the neighborhood for the past 15 years or so. The ever increasing state of decay has been a persistent blemish to the neighborhood and the city. One has to wonder if the city fails to approve this proposal, whether the buildings will not simply fall down before another proposal comes along.

I have reviewed the current plans and feel fortunate that the city has this proposal in the offing: the cottages are to be restored, a reasonable addition is proposed given the extent of the work required, and underground parking will be accommodated through the use of a concealed elevator.

I support the design and urge you to do so as well. In particular, the parking as it is laid out makes lots of sense: one curb cut will be required to access 8 spaces. If you have had any firsthand experience parking in this neighborhood you will understand why this is so important. And it would be unfair to do otherwise given the scope of the project! My preference is for more parking, not less. Moreover, the public transportation here is ok, but not anywhere good enough to make a defensible case for 'mass-transit in lieu of cars.'

Please approve the project as proposed.

Sincerely yours,

Ed Madigan

February 25, 2010

Ron Miguel, President
San Francisco Planning Commission
1650 Mission Street
San Francisco, CA 94103-2479

Dear Mr. Miguel,

I am writing to express my support and that of my husband, Bernard Freiwald, for the project at 1338 Filbert Street in Russian Hill (Case No. 2009.0412). We have met with the architect and have seen the plans. The design and landscaping will be a considerable asset to the neighborhood, unlike the deteriorating buildings as they are currently.

The property abuts ours along our back garden. For the five years we have owned our house, the property has been an eyesore and a haven for rodents and raccoons. It sorely needs to be made habitable. The new owners and the architect have come up with an attractive, historically responsible design. We hope you will give approval quickly so that the improvements can begin.

Thank you.

Sincerely,

Leah Freiwald
1331 Greenwich Street
San Francisco, CA 94109

Ken Meislin
2415 Larkin Street
San Francisco, CA 94019

February 26, 2010

Ron Miguel, President
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

Dear Mr. Miguel,

I have reviewed the plans for the Filbert Street cottages as prepared by Buttrick Wong Architects (dated February 17, 2010) and have the following comments;

1) The addition is proportionate to the site and is an appropriate proposal given the difficulty involved with the preservation of this precious historic resource so important to the neighborhood.

2) The subterranean parking proposal for 8 spaces is fine if not inadequate. By adding spaces with only one curb cut, the neighborhood benefits, as there will be fewer people competing for a limited number of spaces. The solution to improving mass transit in the city is not to penalize homeowners –it is to improve the mass transit system! I would prefer to see 12 spaces there if at all possible.

Thank you for approving this project as it is proposed.

Sincerely,

Ken Meislin.

**LINDSEY K. PHILLIPS
1346 FILBERT STREET
SAN FRANCISCO, CALIFORNIA 94109-1724**

March 3, 2010

Ron Miguel, President
San Francisco Planning Commission
1660 Mission Street, Suite 400
San Francisco, CA 94103-2479

Dear Mr. Miguel,

I am writing to you in support of the project at 1338 Filbert Street (Case No. 2009.0412; Planner Glenn Cabreros) which is to be considered by the Planning Commission on March 11, 2010. I both own and live at 1346 Filbert Street. I have watched what once was the most beautiful property on the block deteriorate over the last 10 or more years. It has been heartbreaking to see. I am so excited to have the property purchased by people who want to restore its unique and historic characteristics, as well as create several livable homes complete with off street parking. Parking has long been an issue on Russian Hill, and this block of Filbert Street seems to be particularly impacted. The proposal to sacrifice one space for a driveway cut, to facilitate the addition of 8 parking spaces off the street is certainly a very positive tradeoff. I am very impressed that the owners of this Historic property have made the effort to create a unique solution to the parking problems posed in the redevelopment of a property without prior parking facilities.

Over the years, with a prior owner of the property, I have seen several plans for the development of this small piece of San Francisco history. The current owners have more of a feeling for the neighborhood and consideration of their future neighbors than anyone has shown in the past. I enthusiastically support this project and am anxious to hear that the planning commission has approved it, so that the restoration can begin.

Thank you for your consideration.

Sincerely,
Lindsey Phillips

REUBEN & JUNIUS_{LLP}

March 3, 2010

Delivered by Hand

Mr. Glenn Cabrerros
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: Filbert Street Cottages – 1338 Filbert Street
Case No. 2009.0142
Our File No.: 6242.01

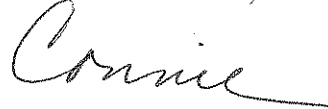
Dear Glenn:

At the request of Andrew Junius, enclosed please find 20 copies of our brief in connection with the above-referenced matter scheduled for hearing at the Planning Commission on March 11, 2010.

Should you have any questions, or require additional information, please contact Andrew direct. Thank you.

Very truly yours,

REUBEN & JUNIUS, LLP



Connie Addington

Enclosures

REUBEN & JUNIUS_{LLP}

March 3, 2010

VIA MESSENGER

Mr. Ron Miguel, President
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**Re: Filbert Street Cottages – 1338 Filbert Street
Planning Department Case No. 2009.0142
Hearing Date: March 11, 2010
Our File No.: 6242.01**

Dear President Miguel and Commissioners:

This office represents Dominique Lahaussais and David Low, the sponsors for the proposed renovation and remodel of the Filbert Street Cottages located at 1338 Filbert Street on Russian Hill.

The Filbert Street Cottages are designated as San Francisco Landmark #232. The four existing cottages and attached studio are vacant and in a state of deterioration and disrepair. The project will renovate and repair this important, unique and fragile City Landmark for residential use, as the cottages were used historically. The project has been designed to comply with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties and to ensure compatibility with the scale and character of the surrounding neighborhood. A carefully designed addition at the rear of the cottages will allow additional residential area to be added to each unit. The distinctive historic materials and features of the cottages will not be removed, but rather will be restored and repaired, and when necessary, replaced in kind. The project has been designed with great care, and with great attention to historic detail.

The project team has met on several occasions with the Russian Hill Neighbors, and numerous times with other interested parties and the surrounding neighbors, some of whom were instrumental in gaining the Landmark Designation for the cottages.

The approvals required for this project are conditional use authorizations requesting an additional two parking spaces and dwelling unit merger (from the Planning Commission), and variances from Planning Code rear yard, open space and non-complying structure requirements (from the Zoning Administrator). A Certificate of Appropriateness for the project was approved by the Historic Preservation Commission on February 17, 2010 by a vote of 5-0 with only minor modifications made to the project. A Class 1 Categorical Exemption was issued by the Planning Department on September 10, 2009.

A. Benefits of the Project

This project brings forward many benefits. From a larger policy perspective, the primary and **overriding benefit to the City is the furthering the City's preservation objectives and policies by saving a fading City Landmark from total loss.**

This property has sat mostly vacant for ten years, and is in critical need of repair and renovation. In 2007, the Dominique and David purchased the properties and began the process of outreach to the neighbors and preservation community. Years were spent meeting with and talking with every possible stakeholder.

This Planning Commission hearing is the culmination of years of careful work and preparation to get this project exactly right. It is an important project and one that is worthy of the Planning Commission's support.

B. The General Plan Urges Incentives to Preserve City Landmarks

Priority Policy 7, of the eight set forth in Planning Code Section 101.1(b), provides simply that "landmarks and historic properties be preserved." This project is consistent with this policy, as the cottages will of course be preserved. But there is much more in the Planning Code and General Plan that speak to preservation. Both the existing General Plan and the proposed 2007 draft Preservation Element of the General Plan speak specifically to incentivizing property owners to take on the burden and cost of properly restoring and maintaining these important properties.

In the Urban Design Element of the General Plan the policy is as follows:

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.

Older buildings that have significant historical associations, distinctive design or characteristics exemplifying the best in past styles of development should be permanently preserved. The efforts of the Landmarks Preservation Advisory Board should be supported and strengthened, **and a continuing search should be made for new means to make landmarks preservation practical both physically and financially.** (*emphasis added.*)

And in the Draft Preservation Element from 2007, while not yet effective or binding on the City, is further evidence of the important connection between incentives and preservation:

OBJECTIVE 6

ENCOURAGE HISTORIC PRESERVATION THROUGH INCENTIVE PROGRAMS

Incentives for historic preservation range from financial support to **relief from certain Code requirements.** Economics plays an important role in decision-making about the use of historic buildings, and these incentives can make preservation, restoration, and rehabilitation options financially feasible. It is possible that more historic resources could be preserved and receive appropriate treatments if property owners were made aware of all the incentives available to them. (*emphasis added.*)

C. The Planning Commission Has the Power to Incentivize Preservation

Through Carefully Considered Project Approvals

The easily identifiable preservation incentives are (a) federal tax credits; and (b) the Mills Act. Here, as the cottages are to be owner-occupied, none of the standard federal tax credits are available. The owners are considering a Mills Act application, but as we know that is a difficult and complex process. There is no certainty that such an application will be approved, and as a result, unfortunately this incentive is often not used.

Yet the Planning Commission has a much more powerful and direct ability to incentivize preservation as part of its project approvals: approve project components, like modest amounts additional parking, as a means of encouraging owners to do more on the preservation side of the equation.

A preservation project is a balancing act, much more so than new construction. Owners are faced with the added burden of complying with much stricter, less flexible regulations. These projects are difficult, complex and expensive. Owners that want to rehabilitate and reuse historic properties should be strongly encouraged to do so. As part of the process, the City should carefully weigh all the burdens placed on a historic rehabilitation. Each element of the project should be scrutinized so that any requirement (that costs money and therefore makes the project more difficult) be accompanied by an associated and proportional benefit to the public and the resource itself. And on the other side of the equation, a request by the owner for something slightly more than might otherwise be supported for new construction should be carefully considered.

If a request brings a benefit to the project by increasing the chances of its financing, and therefore the project is more likely to happen, and it adds little or no burden on the historic property, than the Planning Commission should strongly consider granting the request.

D. Additional Parking Spaces for This Project are an Important Incentive

The primary findings that the Commission must make in order to grant the Conditional Use for the request for two additional parking spaces are as follows:

- Is the project **necessary or desirable** for and compatible with the neighborhood?
- Is the project in compliance with the General Plan?

We believe the answers to both questions are a resounding “yes.” The preservation of a City Landmark is necessary and desirable. This project complies with and furthers key preservation objectives and policies set forth in the General Plan.

The Commission must also determine that the two additional parking spaces meet these thresholds. Again, we think they do:

- Parking is required under the Planning Code at rate of one space per unit.
- The only way to provide **any** parking (required or otherwise) is underground, with significant expense added to temporarily raise the cottages, excavate, and replace the cottages and the original brick garden area.
- The cost of the excavation is high. The excavation is essentially required because (a) parking is required; and (b) there is no other way to provide parking to the project without harming the historic resource. The incremental cost of providing the additional two spaces is small in compared to the overall expense of the below-grade garage.
- Additional expense will be incurred to add the unique “hidden” car lift. This solution means the cottages will have the required parking, and it will be invisible to the community. There will be no garage door or other signs of the garage, and therefore no effect on the historic cottages at all. This is often one of the main sticking points for adding garages to historic buildings. In this case, at great expense, the owner has completely solved the problem.
- On-street parking is limited on Russian Hill. The Russian Hill Neighbors Association, and virtually every other neighbor we spoke to, wants more parking for this project. There is full support in the neighborhood for eight spaces, or even more.
- This is an extremely complex and costly project, and will provide only four homes. In order to make the project more economically feasible, more financeable, and therefore more likely to proceed, this additional parking is critical.

One might ask “why not eliminate the cost of the parking all together by not providing parking and asking for a variance?” A variance may be possible here. However, based on neighborhood input and discussions over the last two years, a project with no parking would be opposed by RHNA and many neighbors. Like many neighborhoods in the City, parking is at a premium on Russian Hill. Contrary to the broad support the project currently has, a “no parking project” would have brought out significant opposition. In addition, and equally important, is the financing question. This project will be difficult to finance with parking. It may not be financeable at all without parking.

Parking is sensitive and important issue for every project. The City's Transit First policy is important. But there are equally important policies – in this case, preservation – that sometimes must come first. We believe in this case the Transit First policy should be relaxed slightly. The project is conferring on the City a significant commensurate benefit toward its preservation goals: the project will literally save a City Landmark before it falls down.

The additional two parking spaces will make the project more financeable. Because all the parking is completely hidden below-grade, the small increase in parking will have no negative effect of any kind on this resource. This is a deserving project paired with a modest incentive that we strongly believe the Planning Commission should approve.

E. The Dwelling Unit Merger Should Be Granted

The proposed project meets the requirements necessary to grant conditional use authorizations for parking and for dwelling unit merger. As set forth fully in the Planning Department's staff report and draft motion, all of the elements of the merger are satisfied. From a policy standpoint, this project is not one that the merger provisions are directed toward. This is a long vacant historic property in dire need of renovation and rehabilitation. No viable or habitable housing will be lost through the merger. The current units are uninhabitable and have been mostly vacant for the last ten years. The project will be creating four units of housing where essentially none exist today.

F. Community Outreach

The project sponsor has done extensive community outreach for the past several years. This outreach has included neighborhood groups, project neighbors and preservationists. In addition to general discussion regarding project design, the project sponsor has already signed underpinning and shoring agreements with four of the neighbors to the east the front on Larkin Street. A more detailed summary of the outreach effort is attached to this letter.

G. Conclusion

Much of San Francisco's character, enjoyed by residents and visitors alike, depends on the retention of its rich historical building fabric. Approval of the proposed project would add to this character by rehabilitating a City Landmark which has been vacant for years, and is in a state of extreme disrepair. Without the project, this important resource will be in significant danger of loss. The project sponsor has worked tirelessly to ensure that the historic character of the

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Ron Miguel, President and Commissioners
San Francisco Planning Commission
March 3, 2010
Page 7

cottages will be preserved, while at the same time designing a modest addition that will increase the living area of each cottage and make the project financially feasible.

This is an extraordinary and unique project. The project provides substantial benefits to the City by renovating and repairing one of its Landmark structures.

Planning staff is recommending approval of the project and the neighborhood is extremely supportive. For all of these reasons and those listed in the applications, we respectfully request this Commission grant the approvals for this project.

Very truly yours,

REUBEN & JUNIUS, LLP


Andrew J. Junius

Attachment

cc: Commissioner Michael Antonini
Commissioner Gwyneth Borden
Commissioner William Lee
Commissioner Kathrin Moore
Commissioner Christina Olague
Commissioner Hisashi Sugaya
John Rahaim - Planning Director
Larry Badiner - Zoning Administrator
Linda Avery - Commission Secretary
Dominique Lahaussais and David Low
Jerome Buttrick, Buttrick Wong Architects

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Filbert Street Cottages Neighbor Outreach 2007-2010

The following is a list of the major meetings with neighbors and other interested parties, along with presentations to SF Heritage, the former LPAB, the Planning Department staff, and the Historic Preservation Commission.

Participants for Owner: Jerome Buttrick, Buttrick Wong Architects (JB), David Low, Owner (DL), Dominique Lahaussais, Owner (DLA)

Meeting 1: December 3, 2007
Location: Residence of Penelope Clark
Attendees: Russian Hill Neighbors' Association (RHNA) Board, JB, DL, DLa
Notes: Presented scheme to raise cottages 8' and to put parking below. RHNA appreciated effort to bring the cottages up to date and provide parking. Received project support. Raising buildings 8' might be difficult approval-wise.
Action Items: RHNA to issue letter of support for the project.

December 19, 2007 LPAB Presentation (ARC)

January 22, 2008 SF Heritage Presentation

Meeting 2: January 29, 2008
Location: 1338 Filbert Street
Attendees: F. Joseph Butler, Winnie Siegal (Owner of 1342 Filbert Street), Ed Madigan (Owner of 2401 Larkin Street), JB, DLa
Notes: FJB proposes that applicant 'partner up' with adjacent neighbor EM. FJB proposal is for applicant to renovate EM's garage creating additional parking for EM and parking for the cottages. Proposal would reduce cottage construction time and allow cottages to stay where they are without elevating them for the garage. EM would have to grant easement for applicant to get access.
Action Items: JB to do some drawings to study feasibility of renovating Ed Madigan's garage to include more spaces for Madigan and 6 spaces for the cottages.

Meeting 3: February 28, 2008
Location: 1338 Filbert Street + 2401 Larkin Street
Attendees: F. Joseph Butler, JB
Notes: FJB + JB explore Madigan site to see if there is additional room to put cars under Madigan's building.
Action Items: JB to revise plans to show additional spaces as allowed by extra space.

Meeting 4: March 4, 2008
Location: Residence of Bernie Freiwald (Owner of 1331 Greenwich Street)
Attendees: Bernie Freiwald, JB
Notes: Meeting to look at 1338 Filbert site from Freiwald garden. BF concerned that the occupants are owners not renters. BF shows car lift in his garage and recommends this as a parking solution. Inclined to support project. Glad buildings are being improved.
Action Items: JB to send drawings for review when ready.

Meeting 5: April 15, 2008
Location: Buttrick Wong Offices
Attendees: F. Joseph Butler, JB

Filbert Street Cottages Neighbor Outreach 2007-2010

Notes: JB + FJB design meeting to discuss garage and parking options. Discussion of using parking lift on the 1338 Filbert site.
Action Items: JB to study how to increase parking count with additional KLAUS machines.
FJB to go to Madigan with revised scheme.

May 9, 2008 Conversation between F. Joseph Butler and JB. Asks JB to come up with another idea as the shared garage will not work. JB to propose alternative parking strategy.

Meeting 6: June 13, 2008

Location: Residence of David Low + Dominique Lahaussais
Attendees: F. Joseph Butler, Winnie Seigal, JB, DL, DLa
Notes: Discussion of alternative parking options including where to position lift in front garden, to access underground parking. FJB suggests leaving garden and mews as untouched as possible and building in the east space of the property.
Action Items: JB to study design alternatives.

Meeting 7: August 14, 2008

Location: Residence of David Low + Dominique Lahaussais
Attendees: F. Joseph Butler, Winnie Siegal, JB, DL, DLa
Notes: JB presents scheme, including model, that shows volume along eastern edge of the property. Shown as 19' wide or 16', the thinner option is preferable to FJB as new building does not hang out over the roofs of the cottages. FJB asks whether we can preserve the brick paving in place.
Action Items: JB to revise plans for thinner volume, study garage location, study how to retain bricks in place.

Meeting 8: September 13, 2008

Location: 1338 Filbert Street + Residence of Jerry DiMartini (Owner of 2433 Larkin Street)
Attendees: Jerry DiMartini, JB, DL, DLa
Notes: Reviewed height of existing wall + proposed wall. JDM concerned about height. JDM interested in discussing what impacts are on the site. JDM explains history of erecting concrete wall that is currently in place.
Action Items: Applicant to provide draft of tieback agreement.

Meeting 9: September 14, 2008

Location: Residence of David Gynn (DG) (Owner and Pres of Homeowners Assoc. at 2417 Larkin Street)
Attendees: David Gynn, JB, DL, DLa
Notes: Review of building height.
Action Items: Applicant to provide draft of tieback agreement.

Meeting 10: September 26, 2008

Location: Lowest unit of 2415 Larkin Street.
Attendees: Ken Meislin (KM) (Owner of Unit at 2415 Larkin Street), Gerry Overwieser (GO) (Owner of Unit at 2415 Larkin Street), JB
Notes: Concern as to how tall the new project is. KM does not want building to come above railing. KM wants brick retaining walls under existing deck reinforced by applicant.
Action Items: Applicant to provide Meislin with underpinning agreement.

Filbert Street Cottages Neighbor Outreach 2007-2010

Meeting 11: October 28, 2008

Location: Buttrick Wong Offices

Attendees: Ed Madigan (Owner of 2401 Larkin Street), JB

Notes: Review of subterranean garage proposal and new addition. EM supports proposal.

Action Items: Applicant to provide Madigan with underpinning agreement for approval.

Meeting 12: November 10, 2008

Location: 1338 Filbert Street

Attendees: Bernie Freiwald, Mrs Freiwald (Owners of 1331 Greenwich Street), JB, DLa

Notes: Review project impacts. Concerns that project will not be rented. Prefers owner occupied.

Action Items: BF to support project.

Meeting 13: April 10, 2009

Location: 2425 Larkin Street

Attendees: Gary Cuneo (Owner of 2425 Larkin Street), JB

Notes: Review building height and roof materials relative to height of rear yard. Concern that this property has the lowest yard, however rear yard is unused and accessible through storage space. GC asks what the finish materials for the facing wall are. JB replies: stucco and wood.

Action Items: GC has underpinning agreement.

Meeting 14: June 5, 2009

Location: Residence of David Low + Dominique Lahaussais

Attendees: Winnie Seigal, JB, DL

Notes: Review of final massing proposal, brick walks, garage access.

Action Items: JB provides WS with set to get to F. Joseph Butler for further comments.

July 1, 2009 Meeting @ SF Planning Department to reintroduce project.

September 16, 2009 HPC Design Review Meeting

Meeting 15: February 1, 2010

Location: Residence of Penelope Clark

Attendees: RHNA Board, JB, DL, DLa

Notes: JB presents latest scheme to group. Concern that there are not enough parking spaces.

Action Items: JB to get latest drawings to RHNA. RHNA to provide letter of approval at March 1 meeting.

February 17 19 HPC Meeting – Approval of Certificate of Appropriateness

Note regarding additional communications:

Excluded from this list are the numerous telephone conversations that the applicant had with the parties mentioned above. Many (30-40) with F. Joseph Butler to work through the various parking solutions. Many (80-100) with the immediate eastern neighbors to work through the details and logistics of their underpinning agreements.

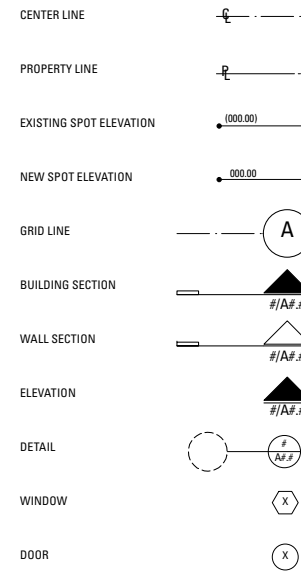
GENERAL NOTES

- 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	LOW	LOW POINT
ABT.	ABOUT	L.P.	LONGITUDINAL
ACDUST.	ACOUSTICAL	LT.	LIGHT
A.D.	ADJUSTABLE	MATL.	MATERIAL
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 LING	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	RET.	REQUIRED
CTR.	CENTER	R.A.G.	RETURN AIR GRILL
C.T.	CERAMIC TILE	REF.	REFRIGERATOR
CTP.	COOKTOP	REINF.	REINFORCED, REINFORCING
		REQ'D	REQUIRED
D	DRYER	RET.	RETAINING
DBL	DOUBLE	S	SINK
DEMO	DEMOLITION	S.A.G.	SUPPLY AIR GRILL
D.F.	DOUGLAS FIR	SCHED.	SCHEDULE
D.H.	DOUBLE HUNG	SEP.	SEPARATE
DIA.	DIAMETER	S.H.	SINGLE HUNG
DIAG.	DIAGONAL	SHT.	SHEET
DIM.	DIMENSION	SHWR.	SHOWER
DTL	DETAIL	SIM.	SIMILAR
DWG.	DRAWING	SLDR.	SLIDER
DN	DOWN	SLGLDR.	SLIDING GLASS DOOR
(E)	EXISTING	SLT.	SEALANT
EA.	EACH	S.M.	SHEET METAL
ELEC.	ELECTRICAL	S.O.G.	SLAB ON GRADE
ELEV.	ELEVATION OR ELEVATOR	SPEC.	SPECIFICATION
EQ.	EQUAL	SQ.	SQUARE
EQUIP.	EQUIPMENT	S.S.D.	SEE STRUC. DRAWINGS
EXPN.	EXPANSION	STD	STANDARD
EXT.	EXTERIOR	STG.	STORAGE
F.B.O.	FURNISHED BY OWNER	STL.	STEEL
F.D.	FLOOR DRAIN	ST.STL.	STAINLESS STEEL
F.F.	FINISH FLOOR	STRUC.	STRUCTURAL
FDN.	FOUNDATION	S.V.	SHEET VINYL
FIN.	FINISH	SYMM.	SYMMETRICAL
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	GYPSUM WALL BOARD	VERT.	VERTICAL
H.B.	HOSE BIB	V.B.	VAPOR BARRIER
H.C.	HANDICAPPED	V.I.F.	VERIFY IN FIELD
HGT.	HEIGHT	W	WASHER
H.M.	HOLLOW METAL	W/	WITH
H.P.	HEIGHT POINT	W.C.	WATER CLOSET
HWH	HOT WATER HEATER	WD.	WOOD
HDR.	HEADER	WDW.	WINDOW
HGR.	HANGER	WP.	WATERPROOF
HORIZ.	HORIZONTAL	W.P.	WORK POINT
HT	HEIGHT	WT	WEIGHT
I.D.	INTERIOR DIMENTION		
INFO	INFORMATION		
INSUL.	INSULATION		
INT.	INTERIOR		
J.B.	JUNCTION BOX		
JT.	JOINT		

DRAWING KEYS + LEGEND



PROJECT SCOPE

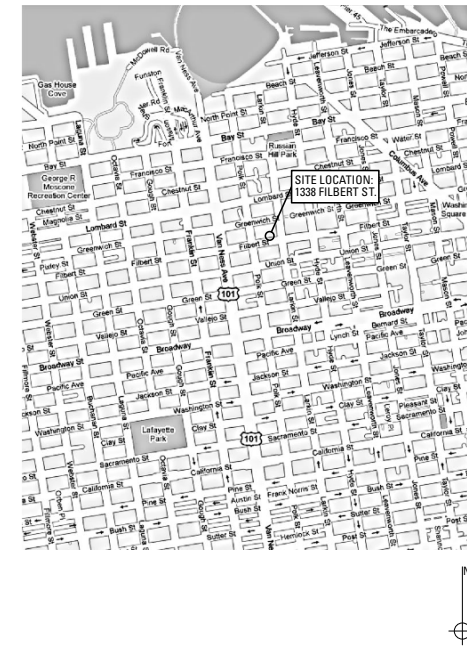
REHABILITATION AND RESTORATION OF 4 EXISTING LANDMARKED (S.F. LANDMARK#232) COTTAGES, ARTIST'S STUDIO, AND LANDSCAPING.
ADDITION OF SUBTERRANEAN GARAGE AND 3-LEVEL, ADJACENT SUPPLEMENTARY LIVING AREA TO EACH OF FOUR EXISTING COTTAGES.

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' 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
PRIVATE OPEN SPACE (Required)	125 SF / UNIT x 4 UNITS = 500 SF (SFPC 135) COMMON
OR	
COMMON OPEN SPACE (Required)	665 SF (61.33 to 1)
COMMON OPEN SPACE (Proposed)	550 SF

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	423.0	1798.0	-0-
TOTAL	3050.0	2637.0	2637.0	3157.0	11481.0	5590.3
	NET INCREASE IN CONDITIONED SQUARE FOOTAGE:					5890.7
	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 ADDRESS + APN

ADDRESS: 1338 FILBERT STREET, SAN FRANCISCO, CA 94109
APN No. BLOCK 0524 LOT: 31-34

BUILDING DEPARTMENT INFO

COTTAGES + ADDITION:	R-3 (3 separate structures over podium)
OCCUPANCY	TYPE VB WITH 1-HR SEPARATION + 2-HR ROOF (Addition) TYPE VB + CLASS A ROOF (Cottages)
CONSTRUCTION TYPE	UNITS A - D TO BE SINGLE FAMILY DWELLINGS UNITS B + C TO BE A DUPLEX
BUILDING DESIGNATION	
SPRINKLERS	YES (130 SYSTEM)
GARAGE:	
OCCUPANCY	S-2 (CBC 311.3)
CONSTRUCTION TYPE	TYPE IA WITH 3-HR ROOF
BUILDING DESIGNATION	ENCLOSED PARKING GARAGE
SPRINKLERS	NO
APPLICABLE BUILDING CODES	2007 SAN FRANCISCO BLDG CODE BASED ON CALIFORNIA BUILDING CODE 2007 CALIFORNIA PLUMBING CODE (UPC) 2007 CALIFORNIA MECHANICAL CODE (IMC) 2007 CALIFORNIA ELECTRIC CODE (CEC) 2007 TITLE 24 ENERGY STANDARDS

PROJECT DIRECTORY

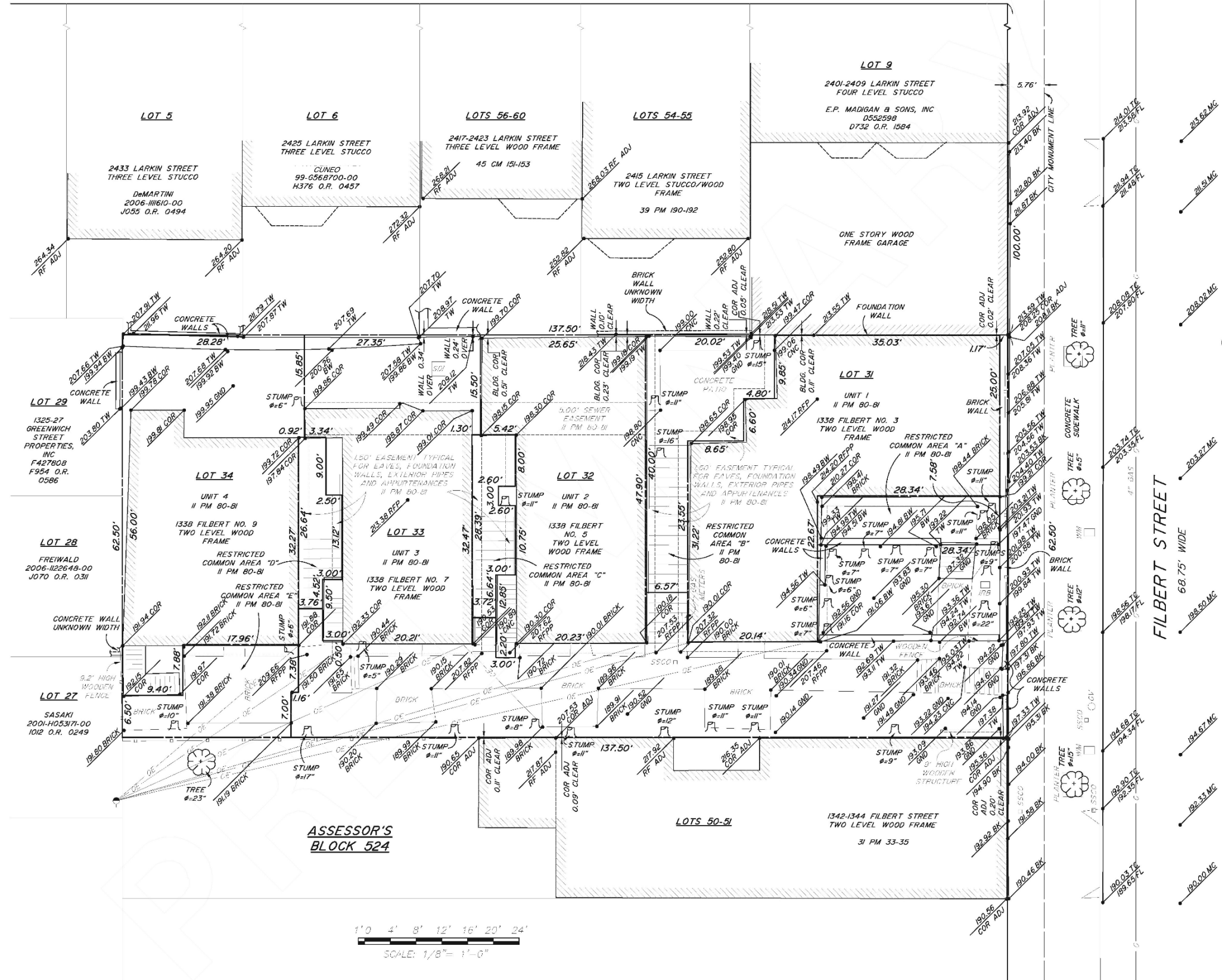
OWNER: DOMINIQUE LAHAUSSOIS DAVID LOW 30 BLACKSTONE COURT SAN FRANCISCO, CA 94123	<i>contact:</i> T/ 415.346.6683
ARCHITECT: BUTTRICK WONG ARCHITECTS 1144 65TH STREET UNIT E EMERYVILLE, CA 94608	<i>contact:</i> JEROME BUTTRICK x15 IVOR BROWN x16 T/ 510.594.8700 F/ 510.594.8702 jerome@buttrickwong.com ivor@buttrickwong.com
HISTORICAL ARCHITECT: PAGE + TURNBULL ARCHITECTS 724 PINE STREET SAN FRANCISCO, CA 94108	<i>contact:</i> RUTH TODD T/ 415.362.5154 ruthodd@page-turnbull.com
STRUCTURAL ENGINEER: GFDS ENGINEERS 543 HOWARD STREET, FIRST FLOOR SAN FRANCISCO, CA 94105	<i>contact:</i> 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	<i>contact:</i> 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	<i>contact:</i> MARTA FRY JAMIE WHITE T/ 415.543.8202 x 202 F/ 415.543.8203 martafr@mflast.com jamiewhite@mflast.com
REAL ESTATE ATTORNEY: REUBEN & JUNIUS LLP ONE BUSH STREET, SUITE 600 SAN FRANCISCO, CA 94104	<i>contact:</i> ANDREW JUNIUS, LEED AP T/ 415.567.9000 F/ 415.399.9480 ajunius@reubenlaw.com

DRAWING INDEX

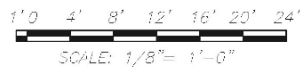
SHT.	DESCRIPTION	DATE
A0.1	GENERAL NOTES + PROJECT INFO	3.11.10
SV1	SITE SURVEY	4.20.06
X1.1	EXISTING SITE PLAN	3.11.10
X2.1	EXISTING FLOOR PLANS, DEMO + PRESERVATION	3.11.10
X3.12	EXISTING WEST ELEVATIONS	3.11.10
X3.13	EXISTING EAST ELEVATIONS	3.11.10
X3.14	EXISTING NORTH + SOUTH ELEVATIONS	3.11.10
A1.1	SITE PLAN	3.11.10
A2.0	FLOOR PLAN - BASEMENT GARAGE	3.11.10
A2.1	FLOOR PLAN - LEVEL 1	3.11.10
A2.2	FLOOR PLAN - LEVEL 2	3.11.10
A2.3	FLOOR PLAN - LEVEL 3	3.11.10
A3.1	BUILDING SECTIONS	3.11.10
A3.21	WEST ELEVATIONS	3.11.10
A3.22	EAST ELEVATIONS	3.11.10
A3.23	NORTH + SOUTH ELEVATIONS	3.11.10
A3.3	EXTERIOR ELEVATIONS - COTTAGE A+B	3.11.10
A3.4	EXTERIOR ELEVATIONS - COTTAGE C+D	3.11.10
A4.1	CARLIFT PLAN, ELEVATION+ SECTIONS	3.11.10
A4.2	3/4" SECTIONS	3.11.10
A4.4	WINDOW DETAILS	3.11.10
A5.2	TYPICAL COTTAGE EAST ELEVATION	3.11.10
A6.0	EXISTING SITE PHOTOS	3.11.10
A6.1	EXISTING COTTAGE PHOTOS	3.11.10
A6.2	EXISTING COTTAGE PHOTOS	3.11.10
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A6.4	VIEW FROM GATE	3.11.10
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A6.6	COTTAGE B+C STAIR	3.11.10
A6.7	HEIGHT DIAGRAM	3.11.10
A6.8	RENDERED ELEVATIONS	3.11.10
A6.9	BRICK RESTORATION PLAN	3.11.10
L1	LANDSCAPE - EXISTING CONDITIONS	12.9.09
L2	LANDSCAPE - HISTORIC AND PROPOSED PALETTE	12.9.09
L3	LANDSCAPE - PROPOSED PLAN	12.9.09
L4	LANDSCAPE - SECTION + ELEVATION	12.9.09
L5	LANDSCAPE - COURTY + MEWS ELEVATION	12.9.09
L6	LANDSCAPE - GARDEN WEST ELEVATION	12.9.09

LARKIN STREET

68.50' WIDE



ASSESSOR'S
BLOCK 524



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 AGENT'S 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 LAHAUSSOUS 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 & 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 CLIENT'S 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 HEREON.

LEGEND

- ADJ ADJACENT BUILDING
- BK BACK OF WALK
- BW BOTTOM OF WALK
- CNC CONCRETE
- COR CORNER
- FL FLOW LINE
- GRD GROUND
- GV GAS VALVE
- IRB IRRIGATION BOX
- MC MIDDLE OF CURVE
- MH MANHOLE
- RF ROOF
- RFP ROOF FAIRFET
- 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 DRIPLINES 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



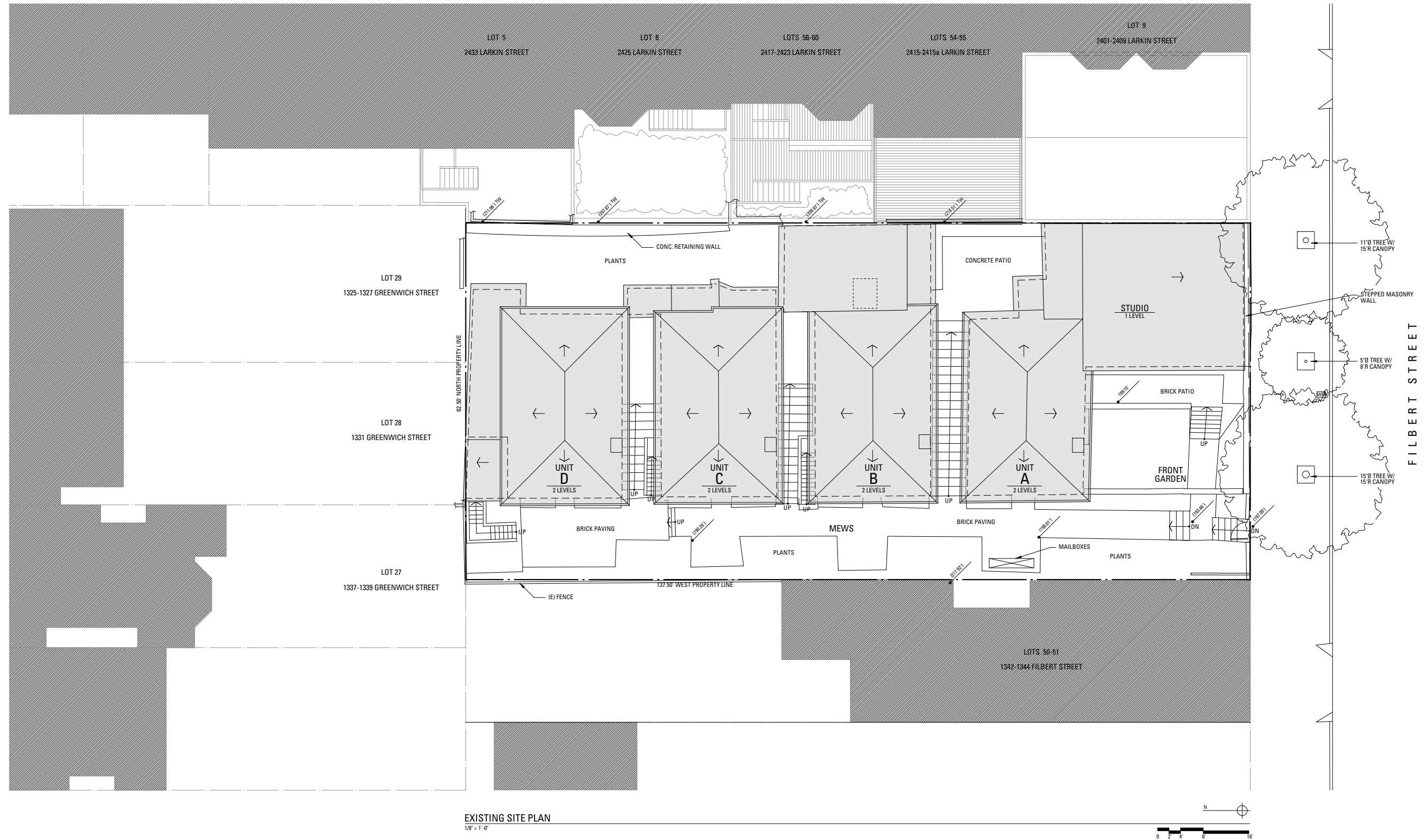
BUTTRICK WONG Architects
1144 65th Street Unit E Emeryville, CA 94608 P/ 510 594.8700

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

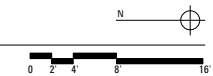
SITE SURVEY

SV1

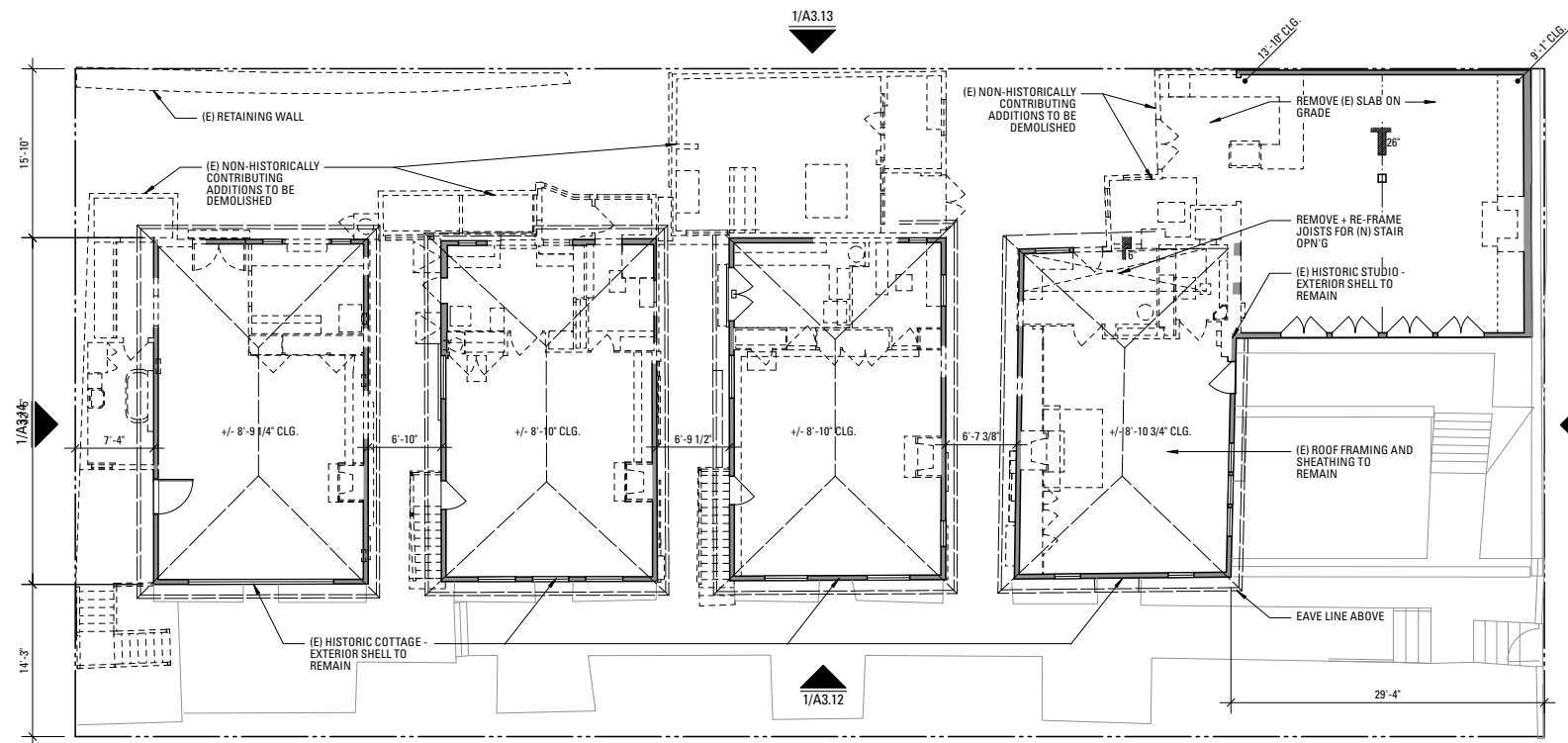
description	rev	issued	set	sheet
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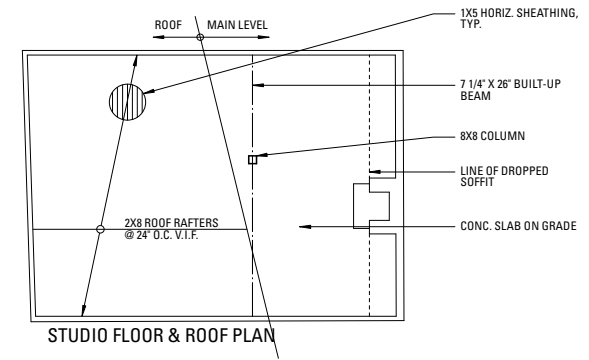
EXISTING SITE PLAN
1/8" = 1'-0"



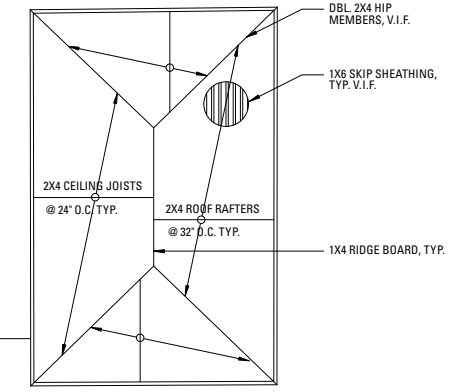
	3.11.10	Planning Commission submittal	
description	rev	issued	set
			sheet



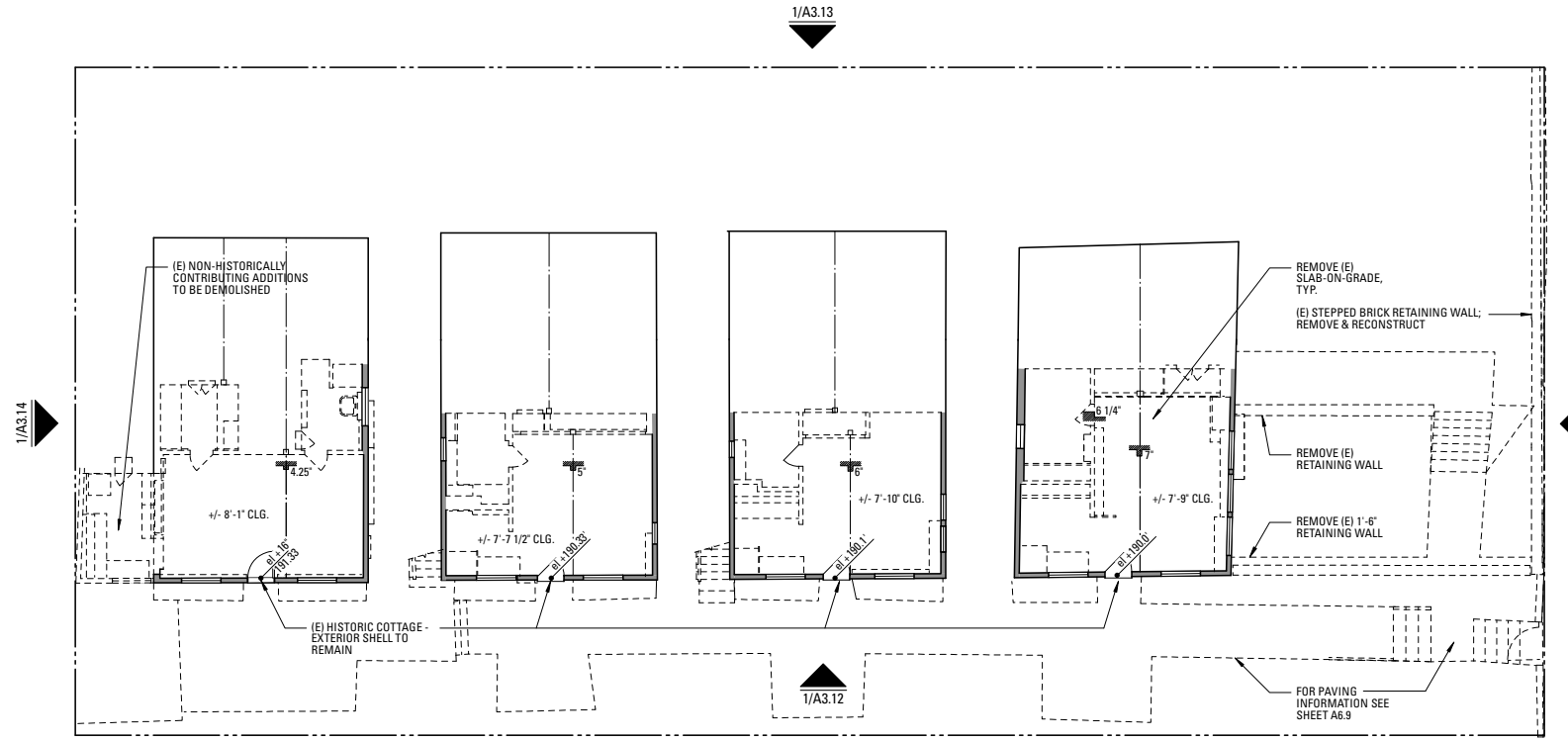
2
EXISTING LEVEL 2 1/8" = 1'-0"



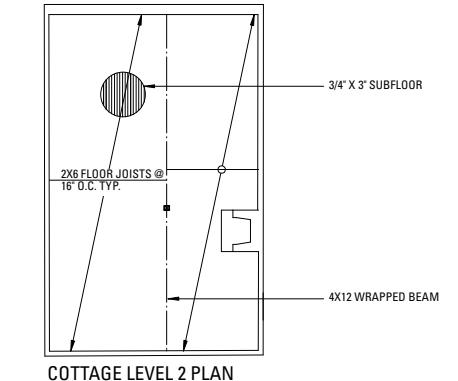
STUDIO FLOOR & ROOF PLAN



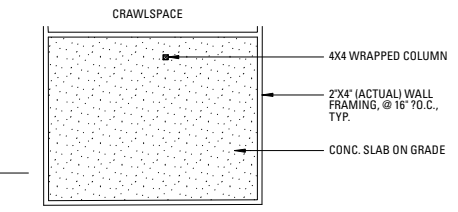
COTTAGE ROOF PLAN



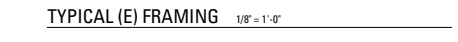
1
EXISTING LEVEL 1 1/8" = 1'-0"



COTTAGE LEVEL 2 PLAN



COTTAGE LEVEL 1 PLAN



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



1
WEST ELEVATION 3/32" = 1'-0"

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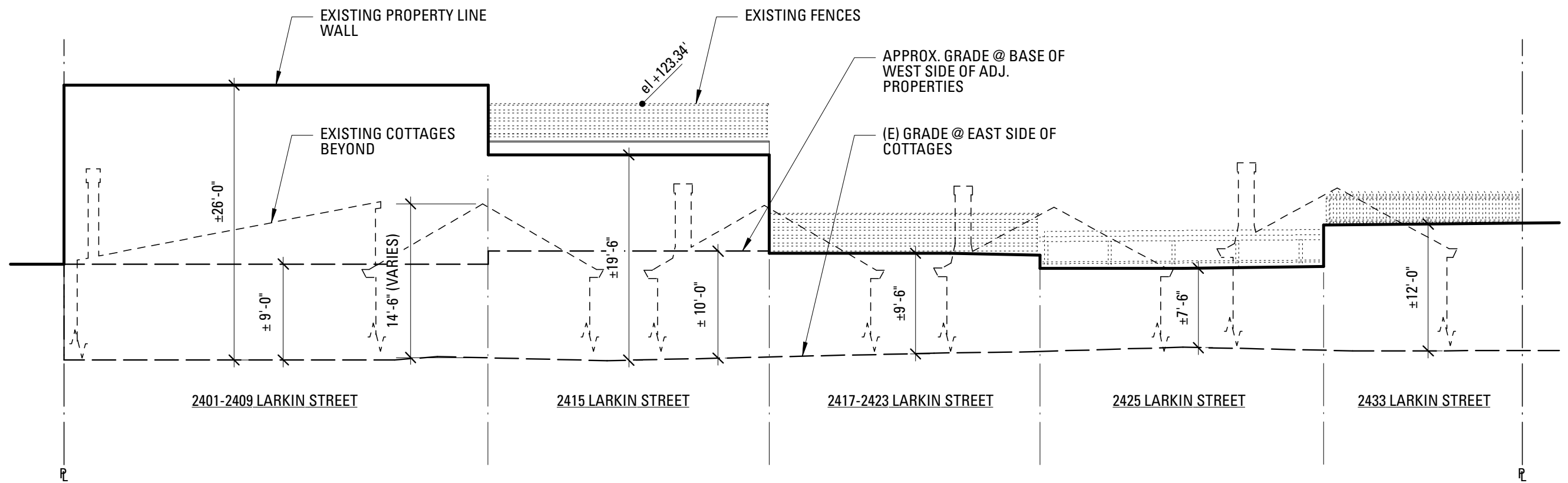
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EXISTING ELEVATIONS

3.11.10 Planning Commission Submittal

X3.12

description	rev	issued	set	sheet



1
EAST ELEVATION 3/32" = 1'-0"

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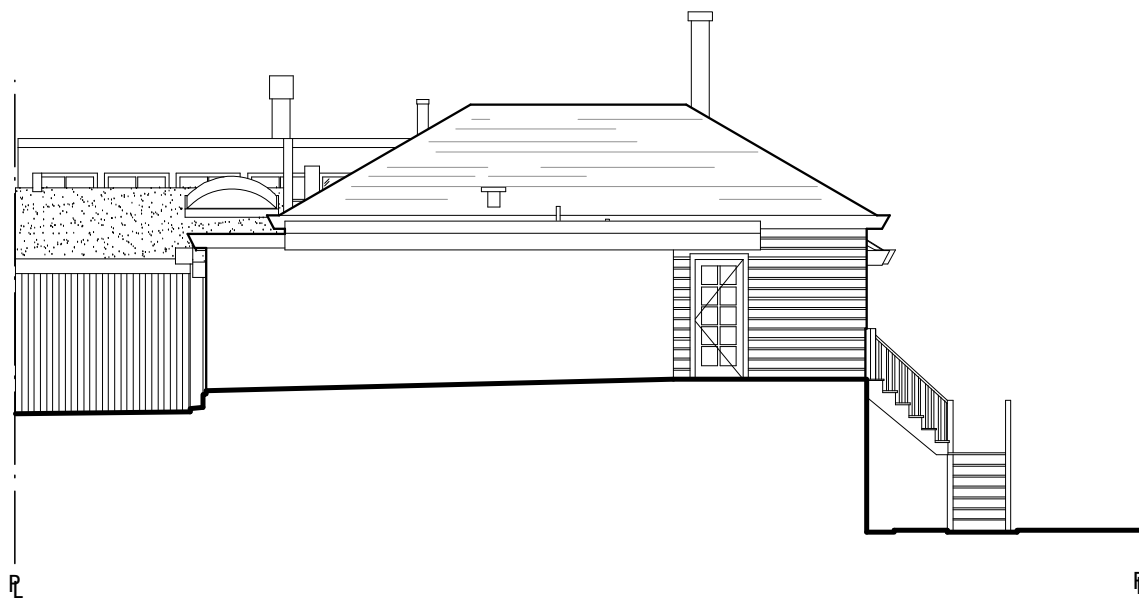
FILBERT STREET COTTAGES
1338 FILBERT STREET, SAN FRANCISCO, CA 94109

EXISTING ELEVATIONS

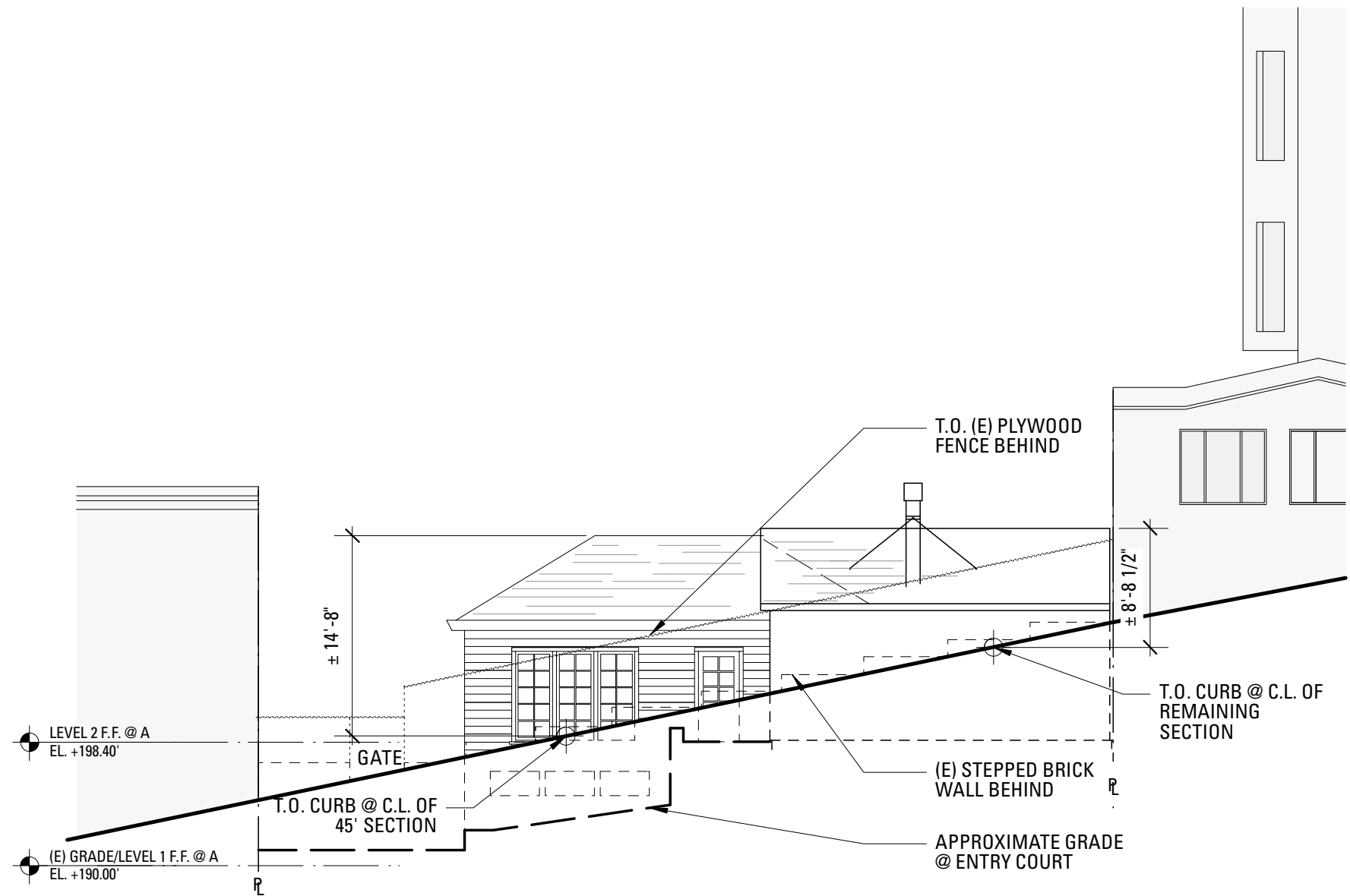
3.11.10 Planning Commission Submittal

X3.13

description	rev	issued	set	sheet



1
NORTH ELEVATION 3/32" = 1'-0"



2
SOUTH ELEVATION 3/32" = 1'-0"

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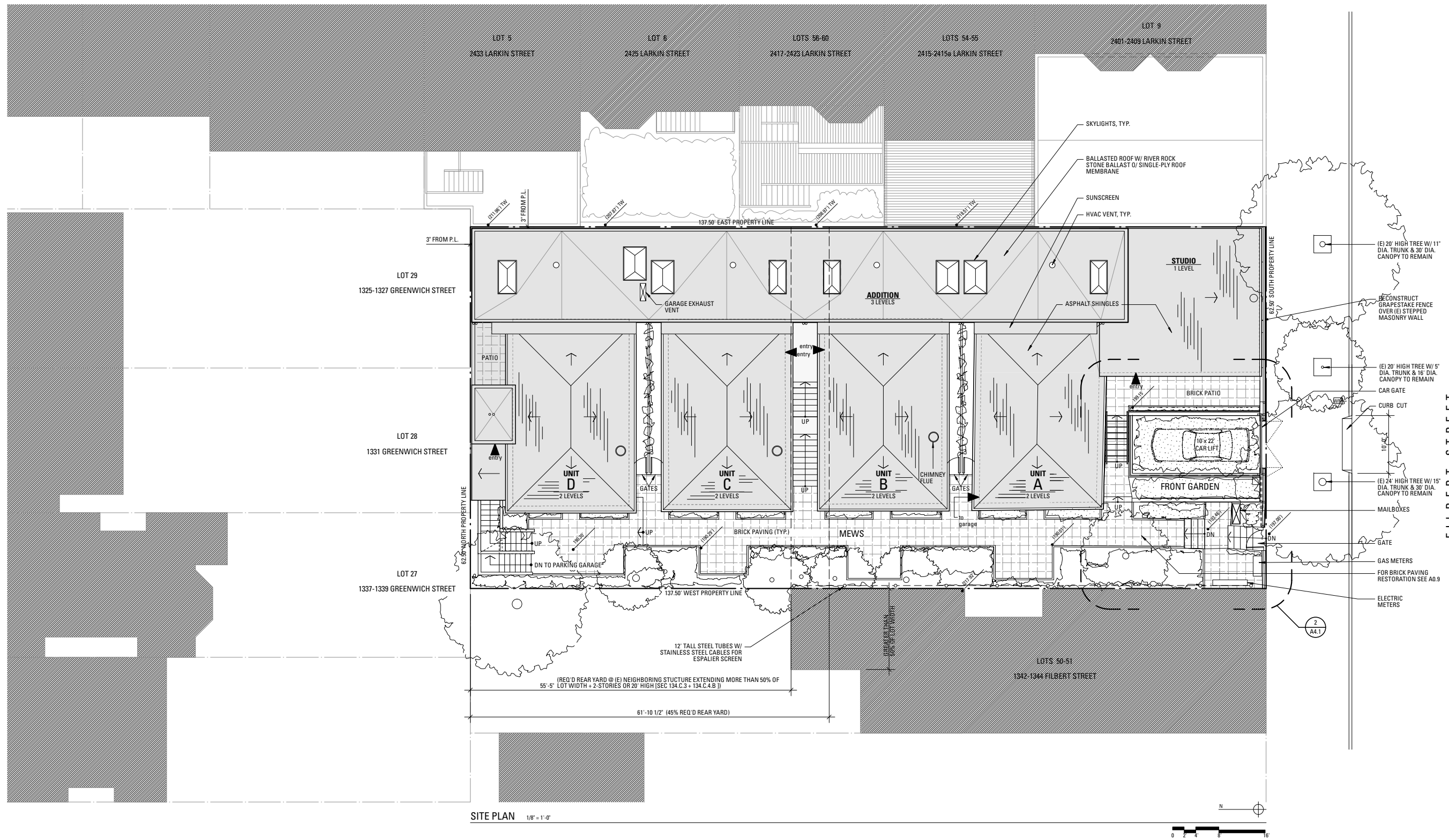
FILBERT STREET COTTAGES
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EXISTING ELEVATIONS

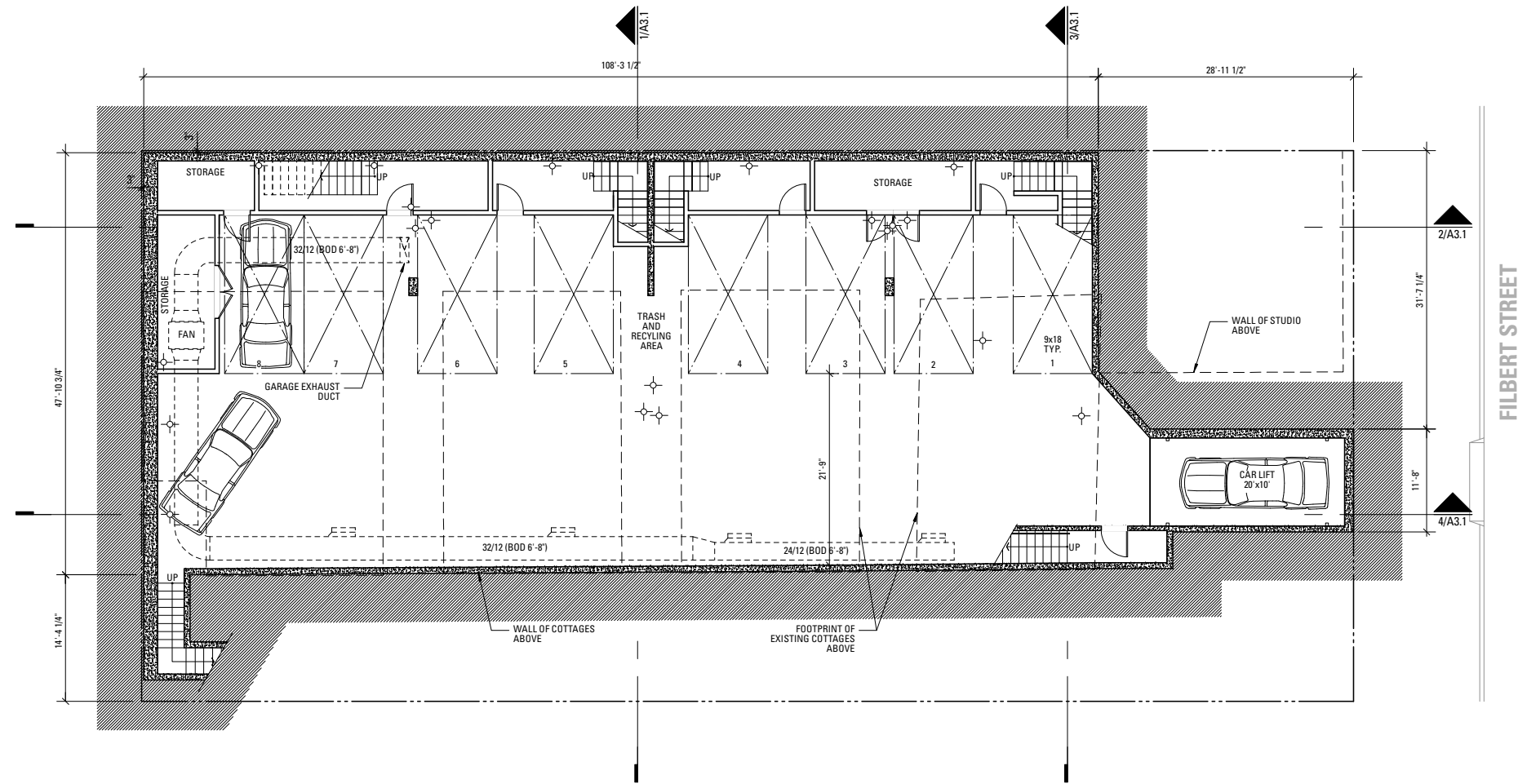
3.11.10 Planning Commission Submittal

X3.14

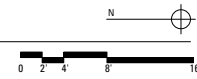
description	rev	issued	set	sheet



description	rev	issued	set	sheet
		3.11.10	Planning Commission submittal	



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

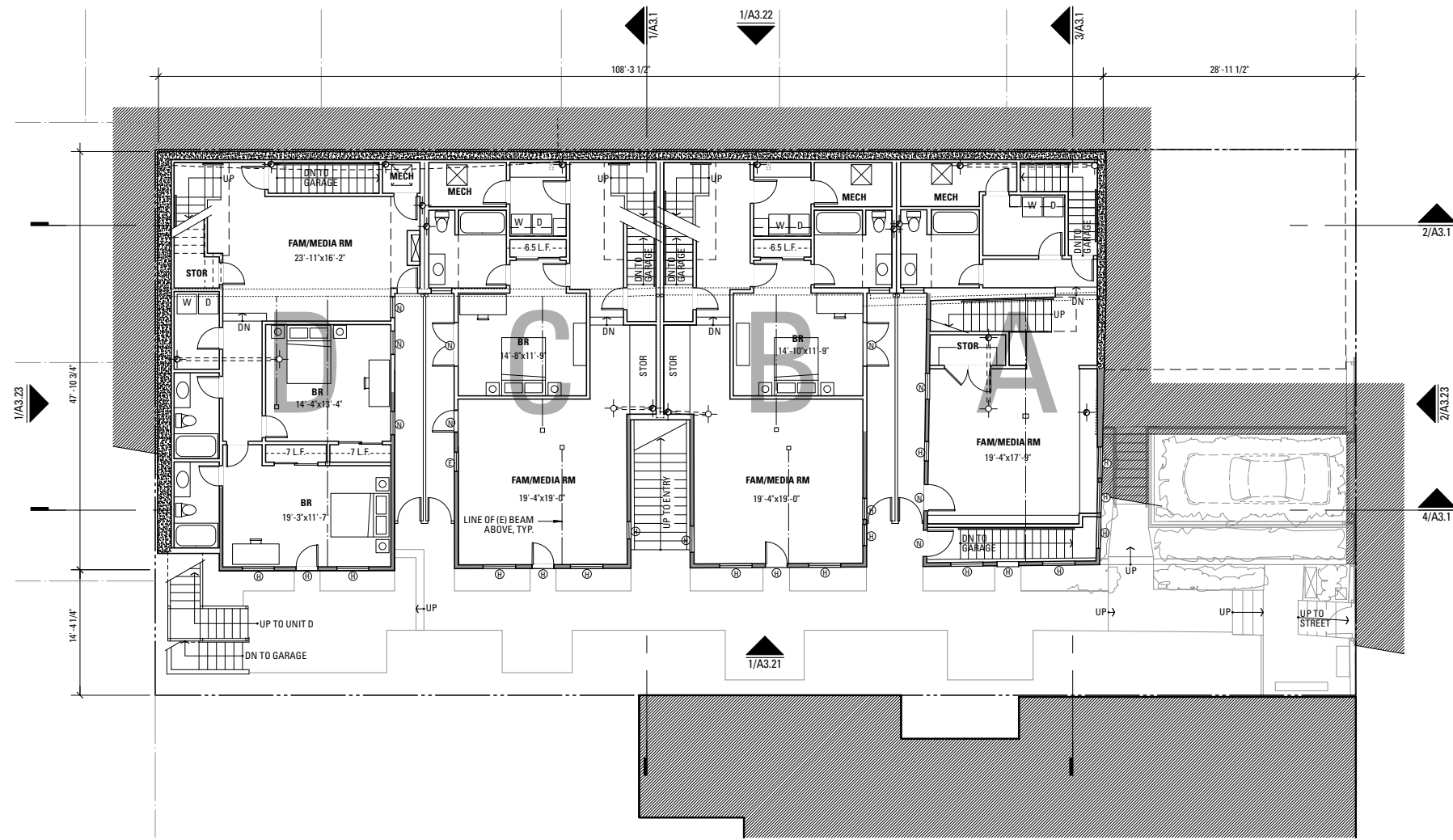
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GARAGE PLAN

A2.0

description	rev	issued	set	sheet
		3.11.10	Planning Commission submittal	



LEVEL 1
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

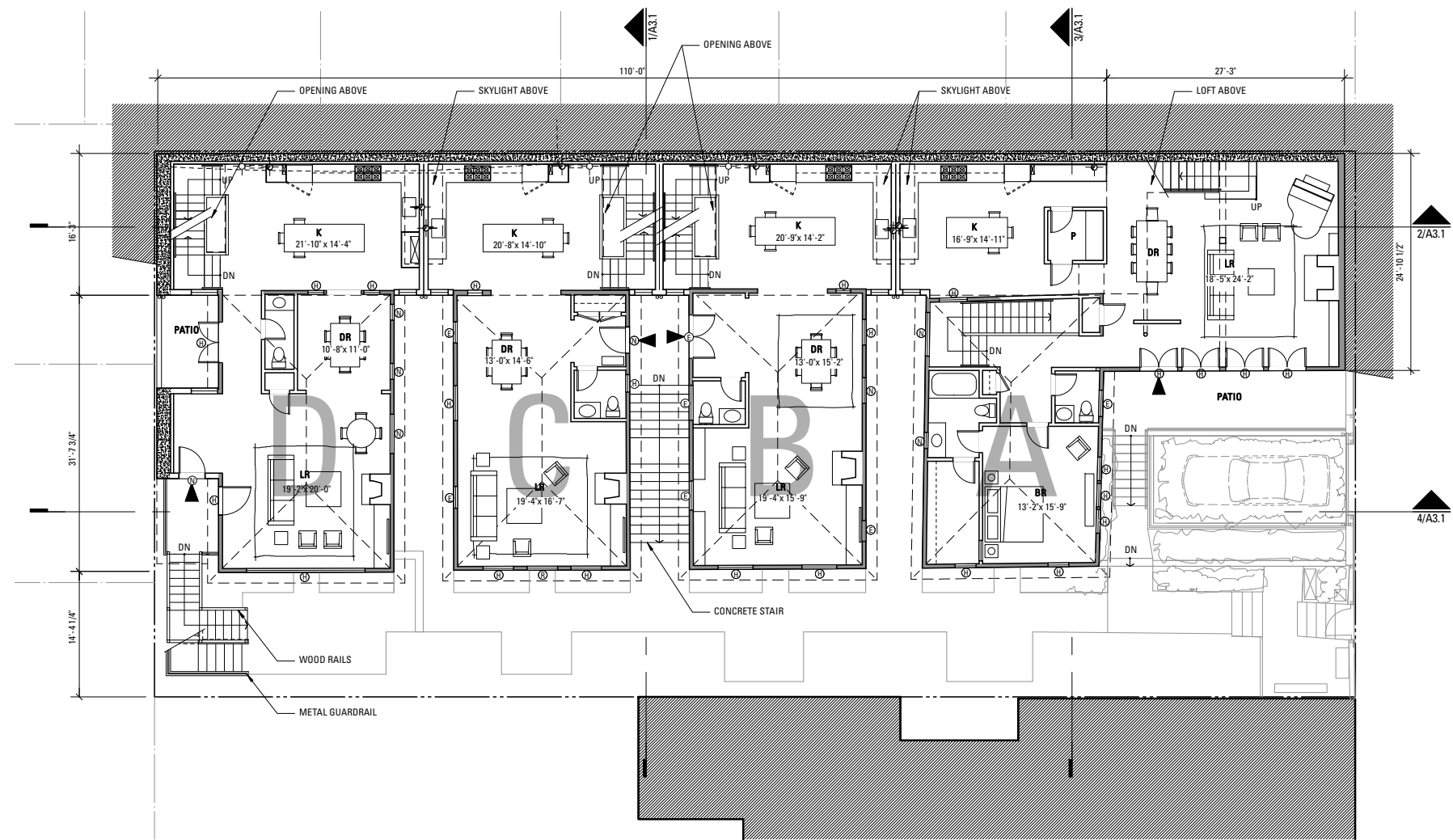
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LEVEL 1 PLAN

A2.1

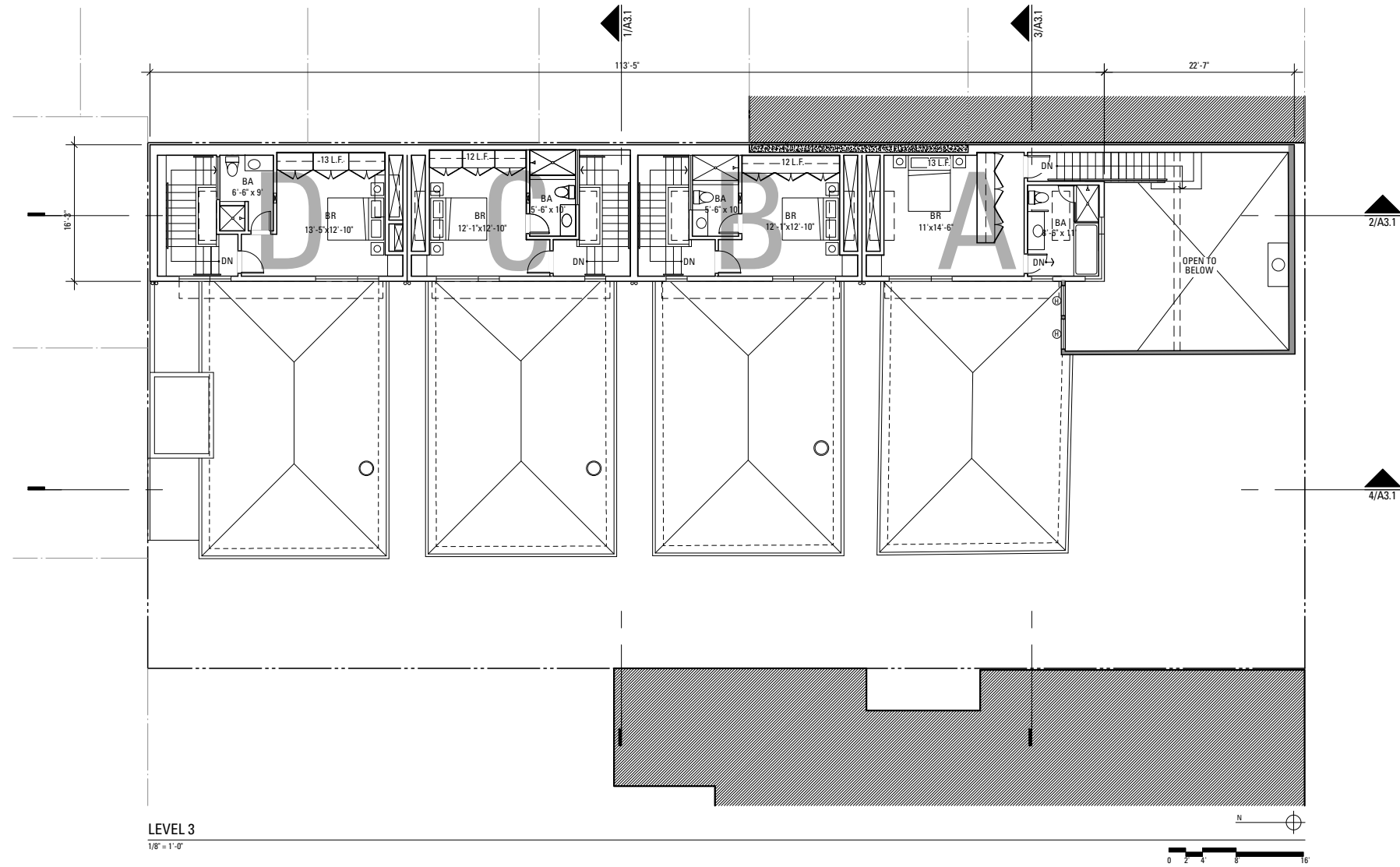
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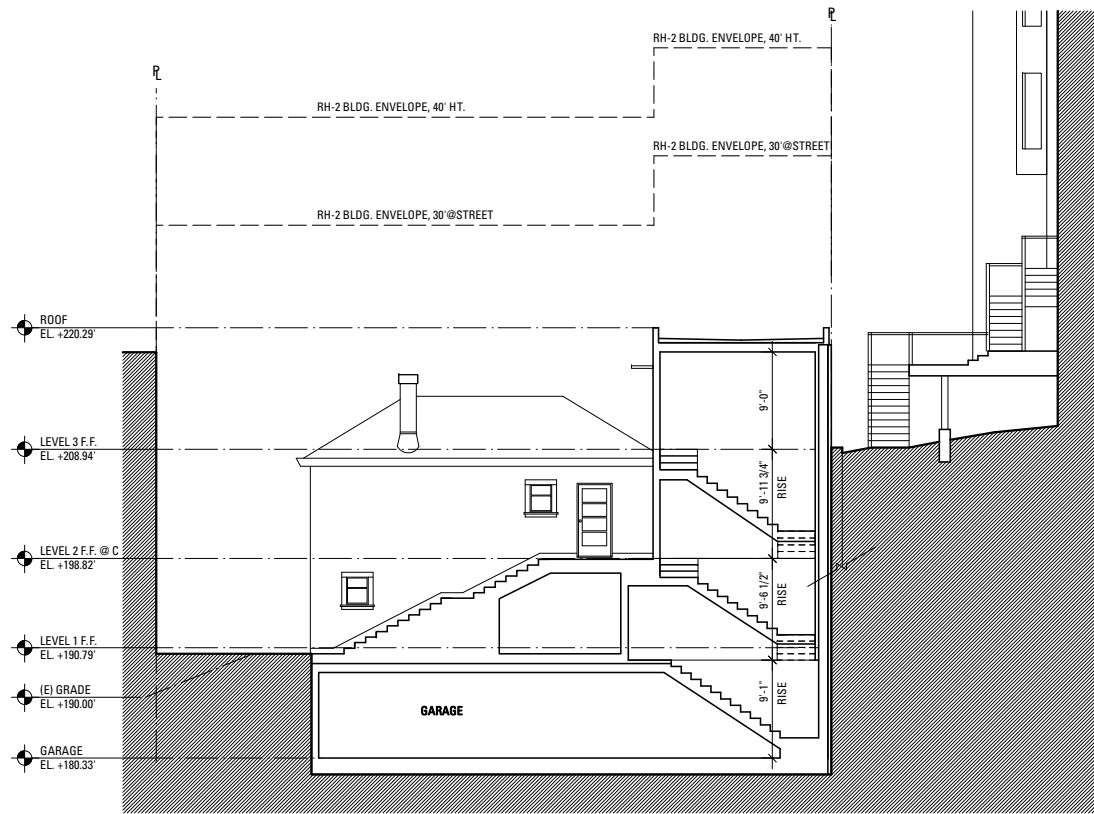
LEVEL 2
1/8" = 1'-0"

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

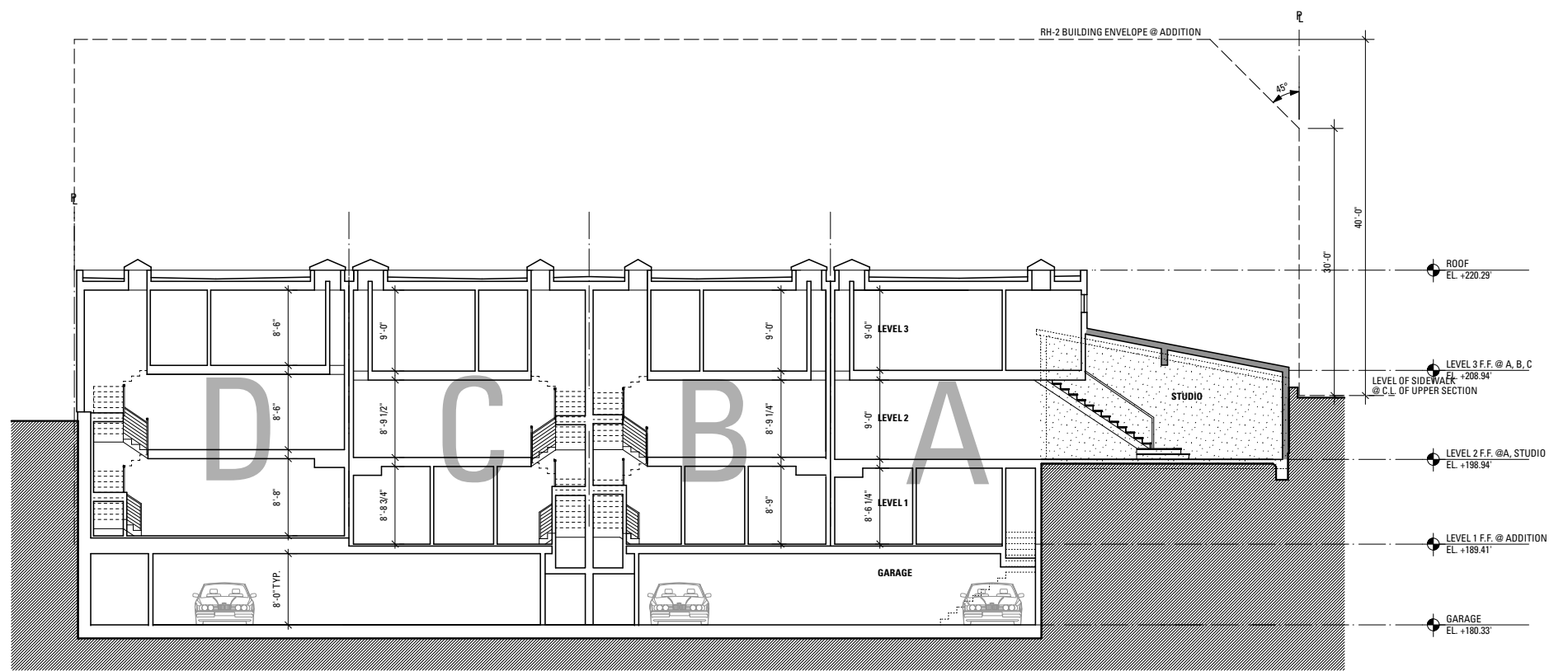
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	rev	issued	set	



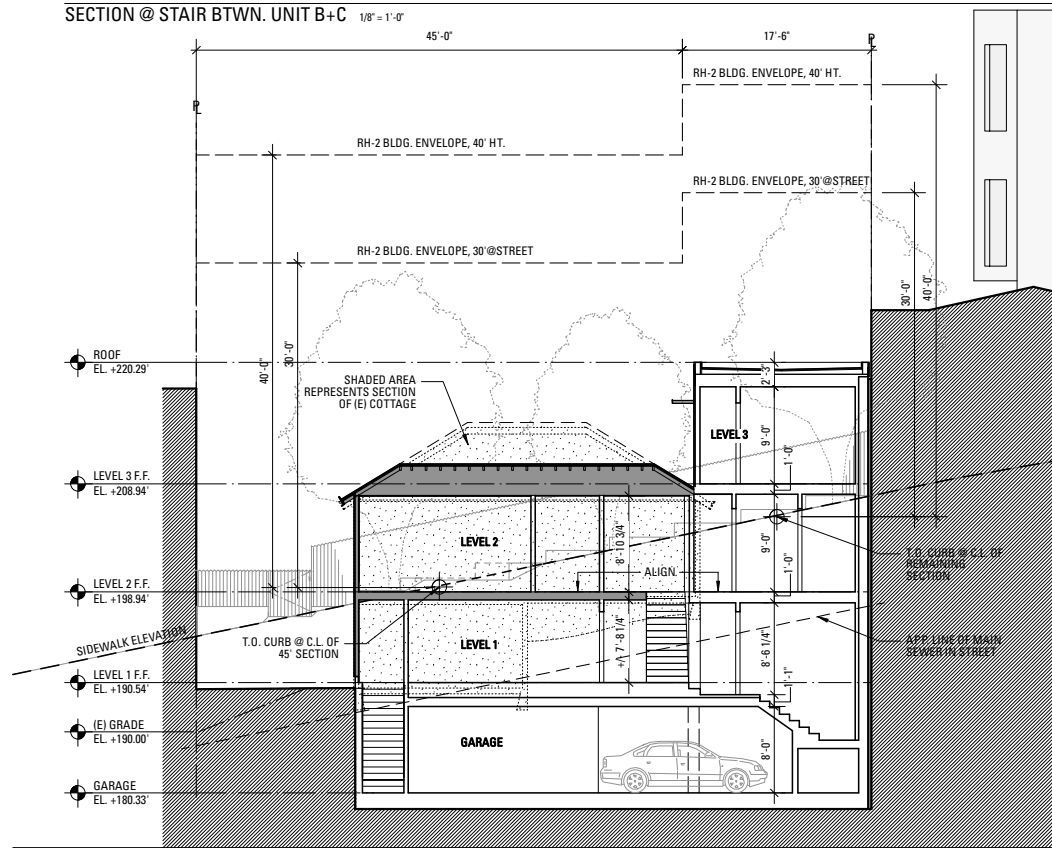
LEGEND	
	EXISTING WALLS TO REMAIN
	NEW CONCRETE WALLS
	NEW 2X4 OR 2X6 WALLS
	HISTORIC WINDOW/DOOR
	EXISTING, NON-HISTORIC WINDOW/DOOR
	NEW WINDOW/DOOR
	DRAIN FROM ABOVE
	WASTE LINE FROM ABOVE



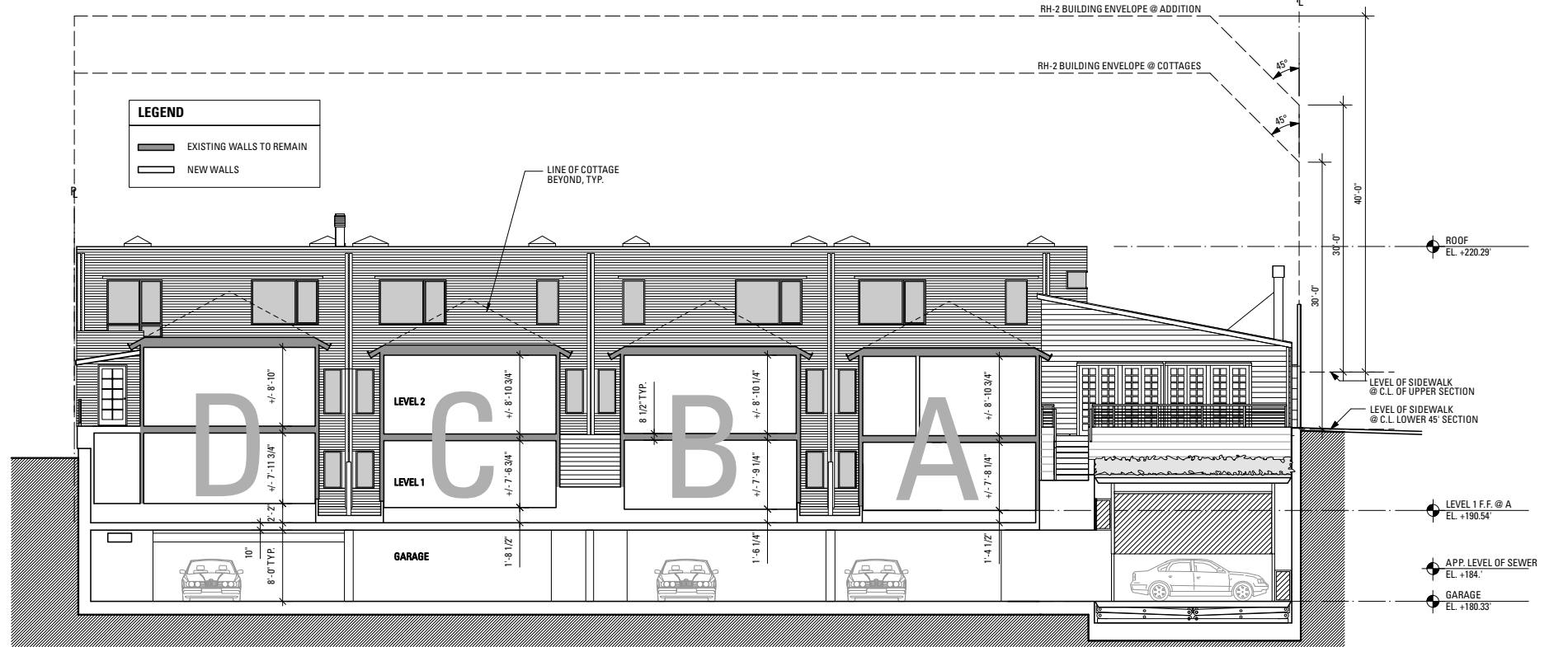
1
SECTION @ STAIR BTWN. UNIT B+C 1/8" = 1'-0"



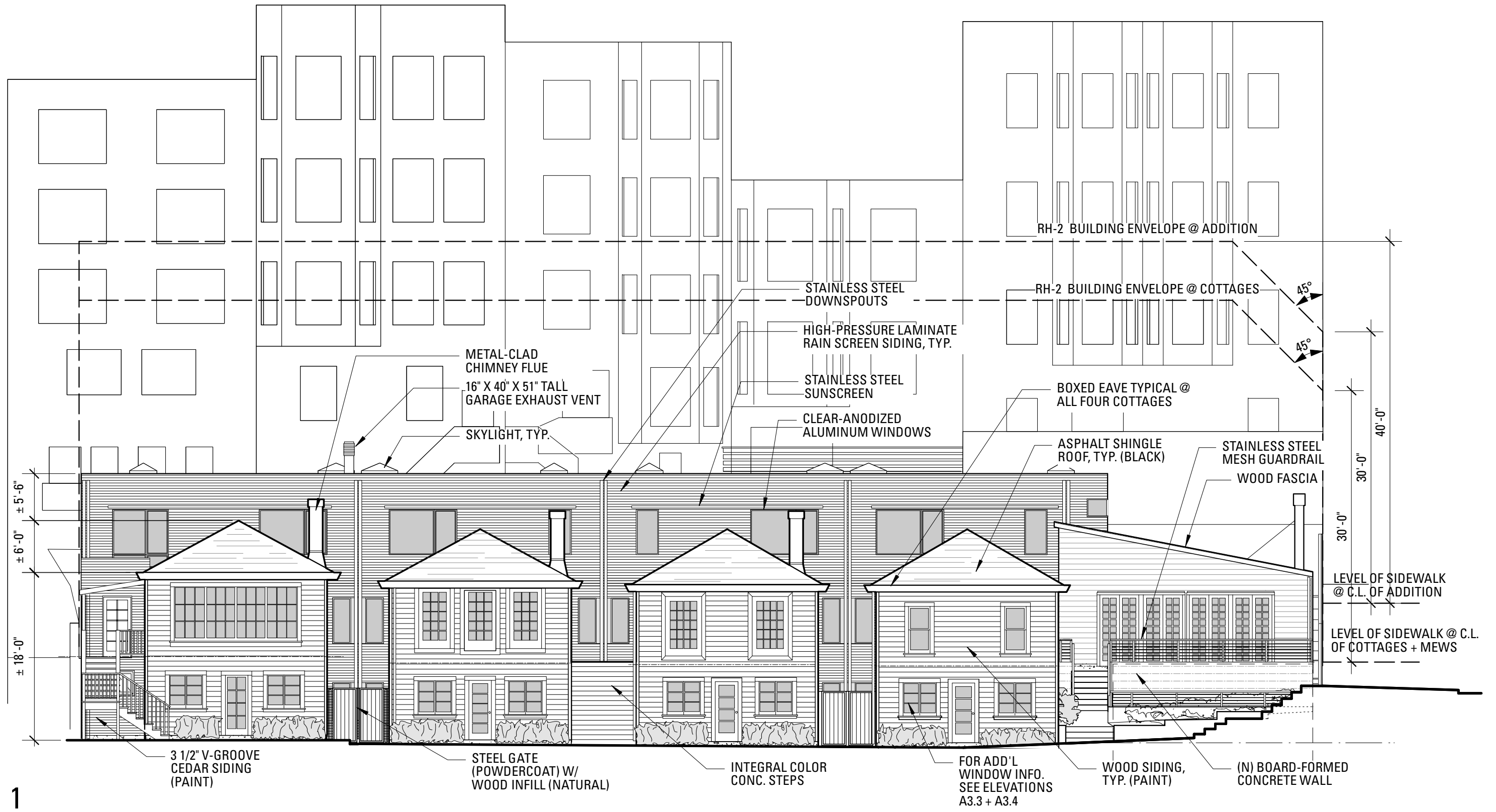
2
SECTION THROUGH ADDITION 1/8" = 1'-0"



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



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



1
WEST ELEVATION 3/32" = 1'-0"

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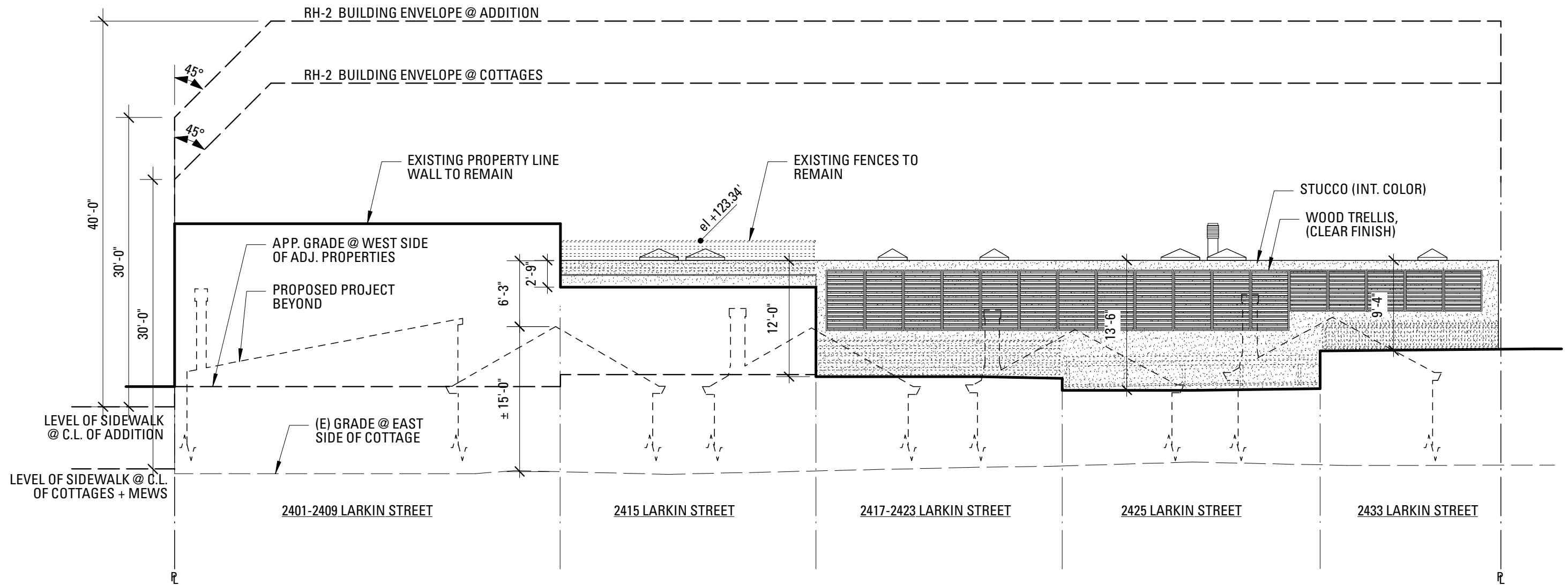
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PROPOSED ELEVATIONS

A3.21

description	rev	issued	set	sheet

3.11.10 Planning Commission Submittal



1

EAST ELEVATION 3/32" = 1'-0"

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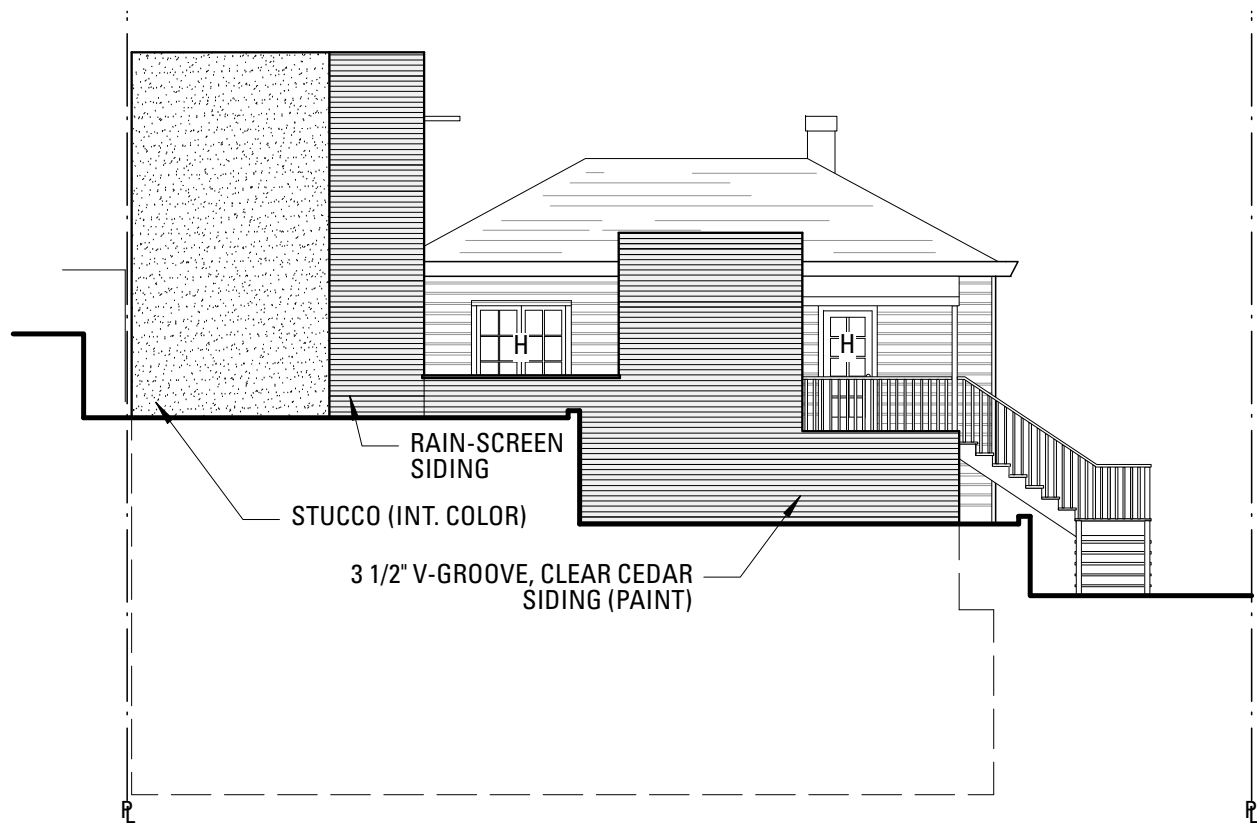
FILBERT STREET COTTAGES
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PROPOSED ELEVATIONS

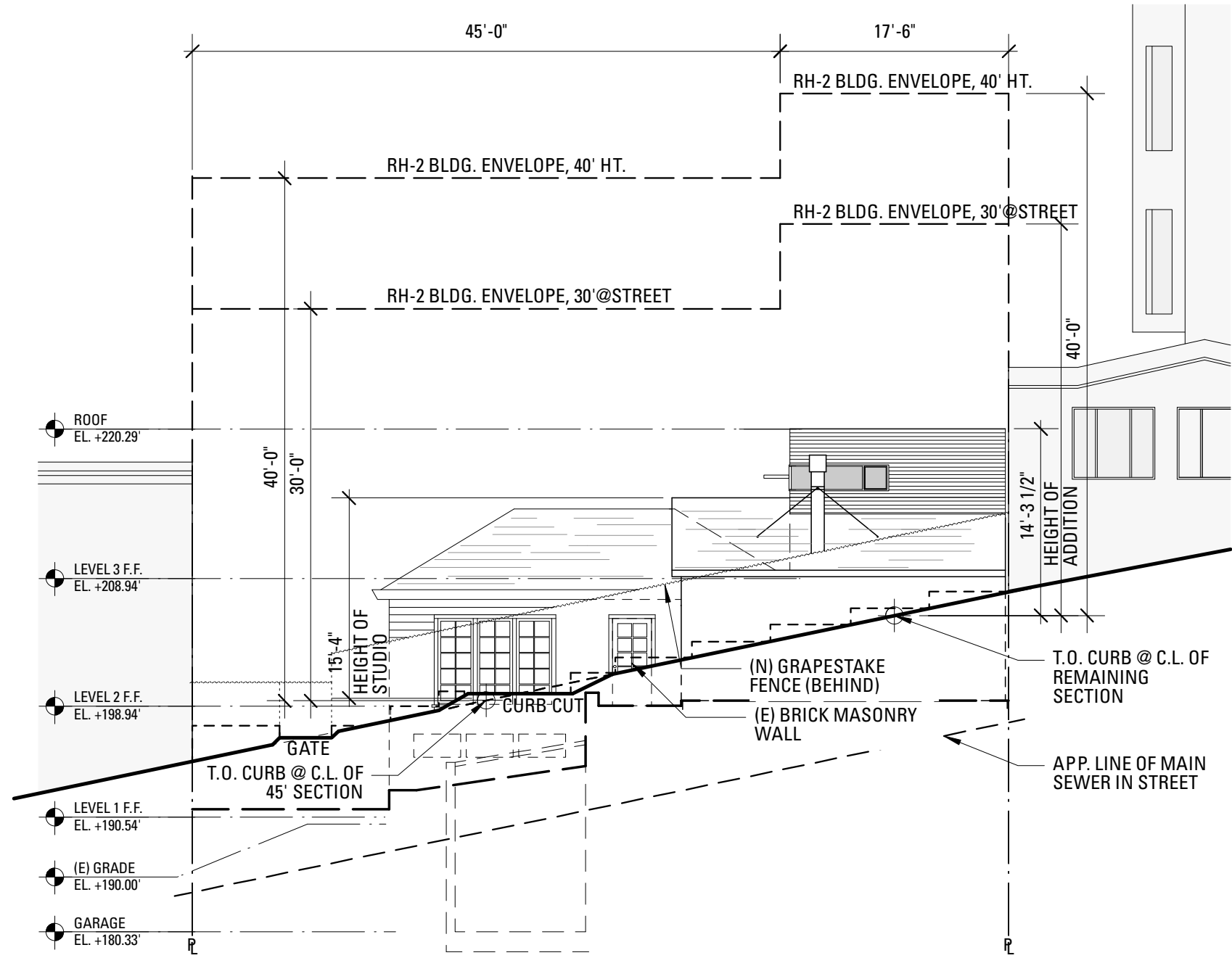
3.11.10 Planning Commission Submittal

A3.22

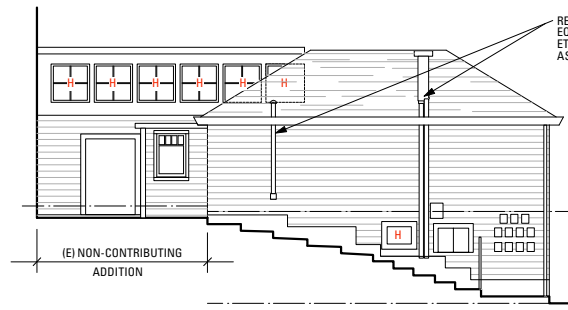
description	rev	issued	set	sheet



1
NORTH ELEVATION 3/32" = 1'-0"



2
SOUTH ELEVATION 3/32" = 1'-0"

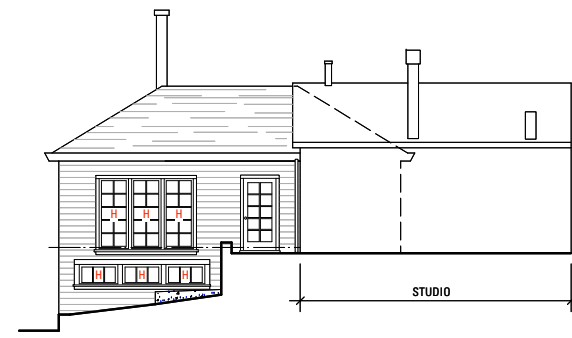


NORTH
EXISTING COTTAGE A 1/8" = 1'-0"

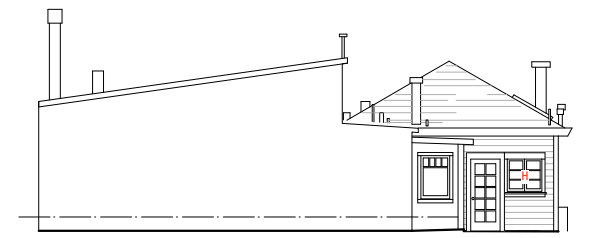
REMOVE ALL (E) STACKS, EQUIPMENT, CONDUIT, WIRES, ETC. (TYP.), + PATCH SIDING AS REQUIRED



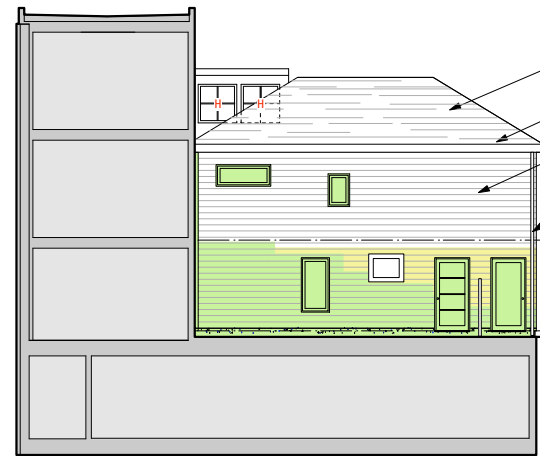
WEST



SOUTH



EAST

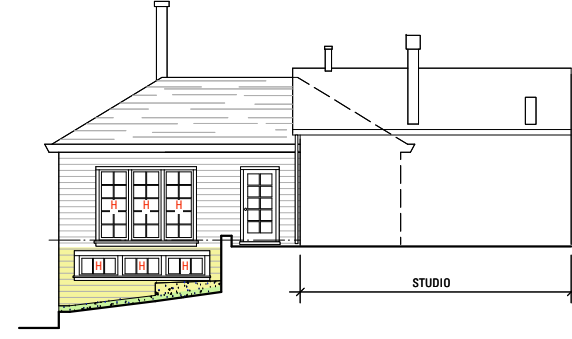


NORTH
PROPOSED COTTAGE A 1/8" = 1'-0"

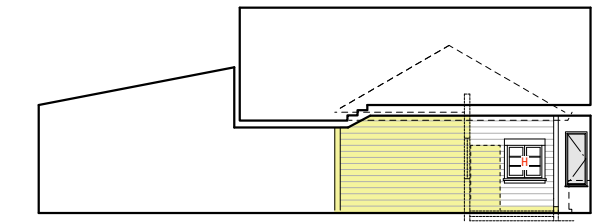
(N) ADDITION BEYOND
(N) ASPHALT SHINGLE ROOF
MATCH (E) WOOD FASCIA + METAL GUTTERS (PAINT)
(E) 3/4" x 7" V-GROOVE CLAPBOARD SIDING @ COTTAGE A (PAINT)
(N) GALVANIZED DOWNSPOUT
(N) CONCRETE, MIN. 6" GRADE TO WOOD



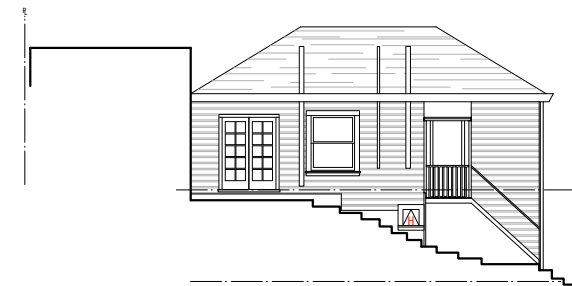
WEST



SOUTH



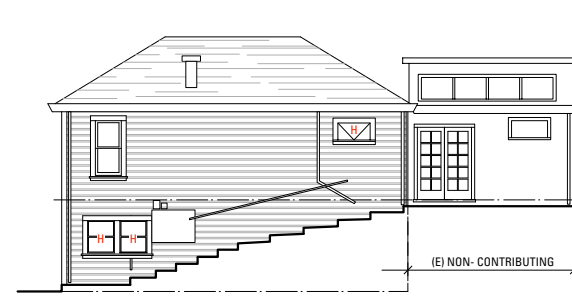
EAST



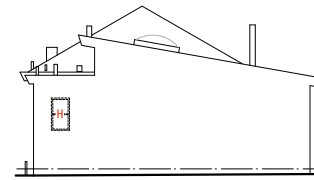
NORTH
EXISTING--COTTAGE B 1/8" = 1'-0"



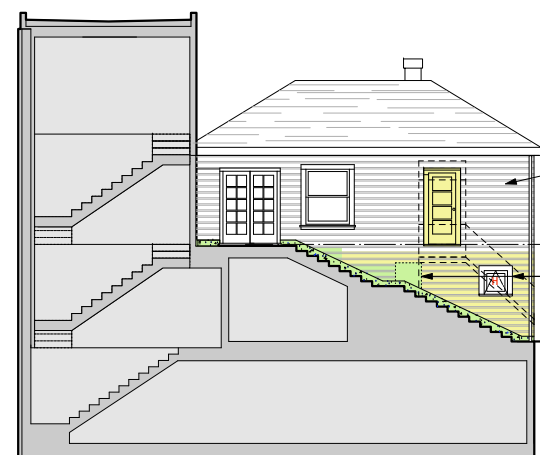
WEST



SOUTH

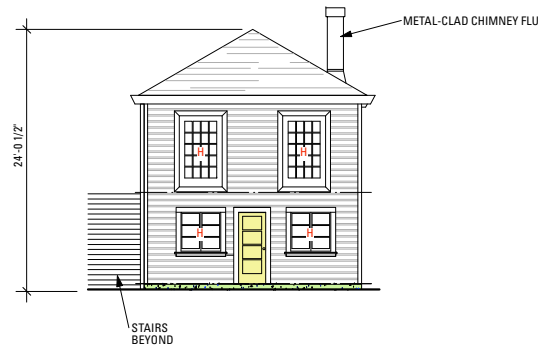


EAST



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

(E) 3/4" x 7" RUSTIC DROP CLAPBOARD SIDING @ COTTAGES B,C,D (PAINT)
RELOCATE (E) HISTORIC WINDOW



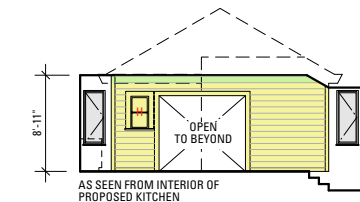
WEST

METAL-CLAD CHIMNEY FLUE

STAIRS BEYOND



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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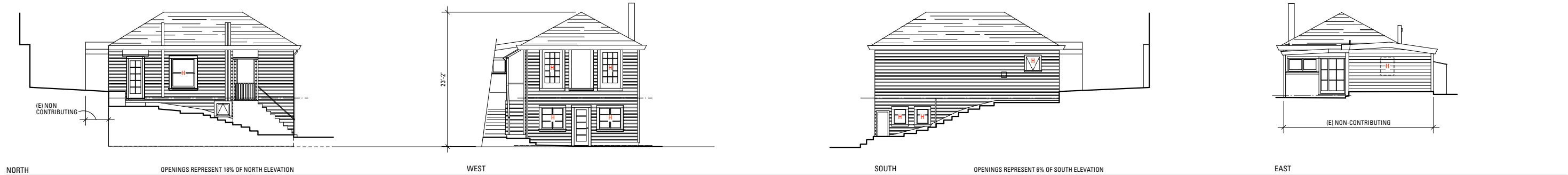
UNIT A+B ELEVATIONS



A3.3

description	rev	issued	set	sheet

3.11.10 Planning Commission submittal



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

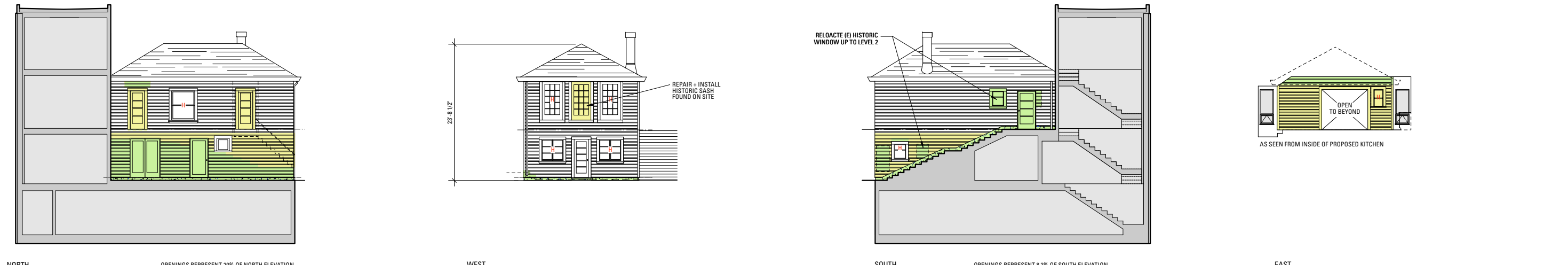
OPENINGS REPRESENT 18% OF NORTH ELEVATION

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"

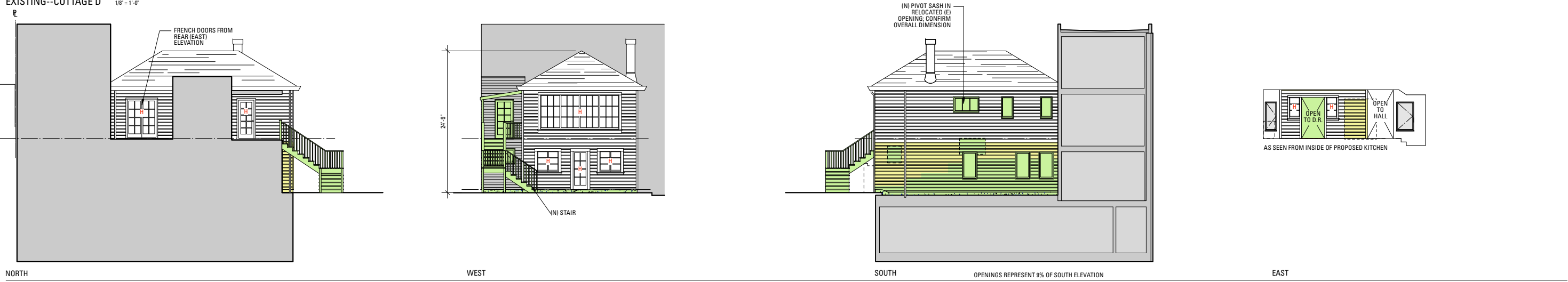
OPENINGS REPRESENT 5% OF SOUTH ELEVATION

WEST

SOUTH

OPENINGS REPRESENT 5% OF SOUTH ELEVATION

EAST



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

OPENINGS REPRESENT 9% OF SOUTH 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
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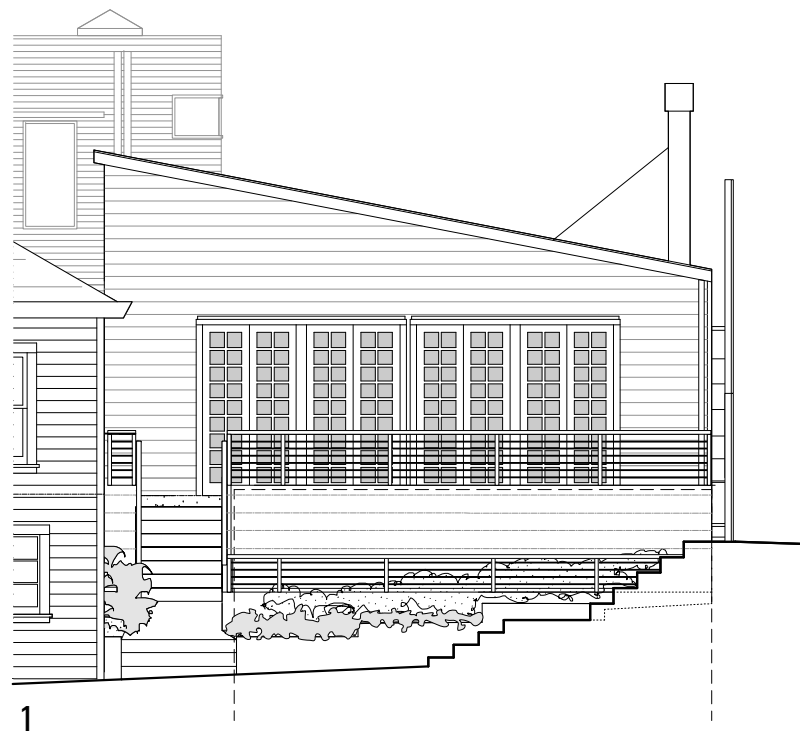
UNIT C+D ELEVATIONS



A3.4

description	rev	issued	set	sheet

3.11.10 Planning Commission submittal



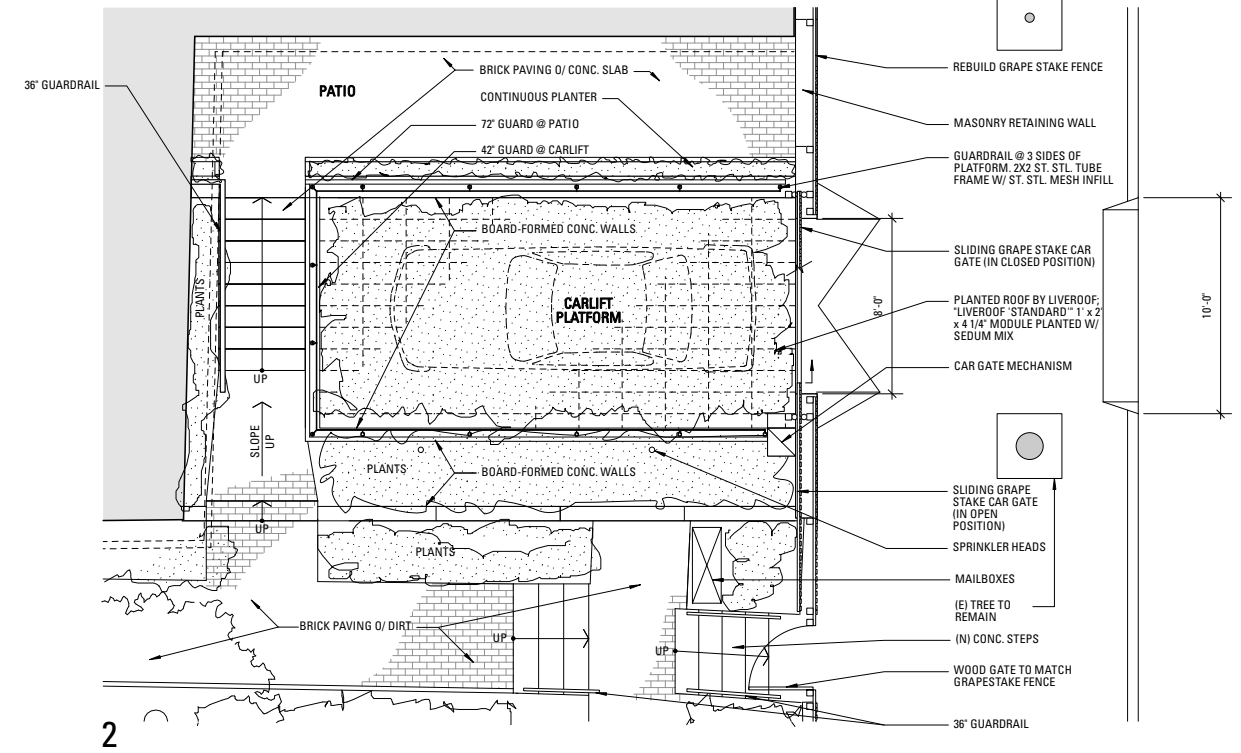
1
LIFT ELEVATION (CAR DOWN) 1/4" = 1'-0"



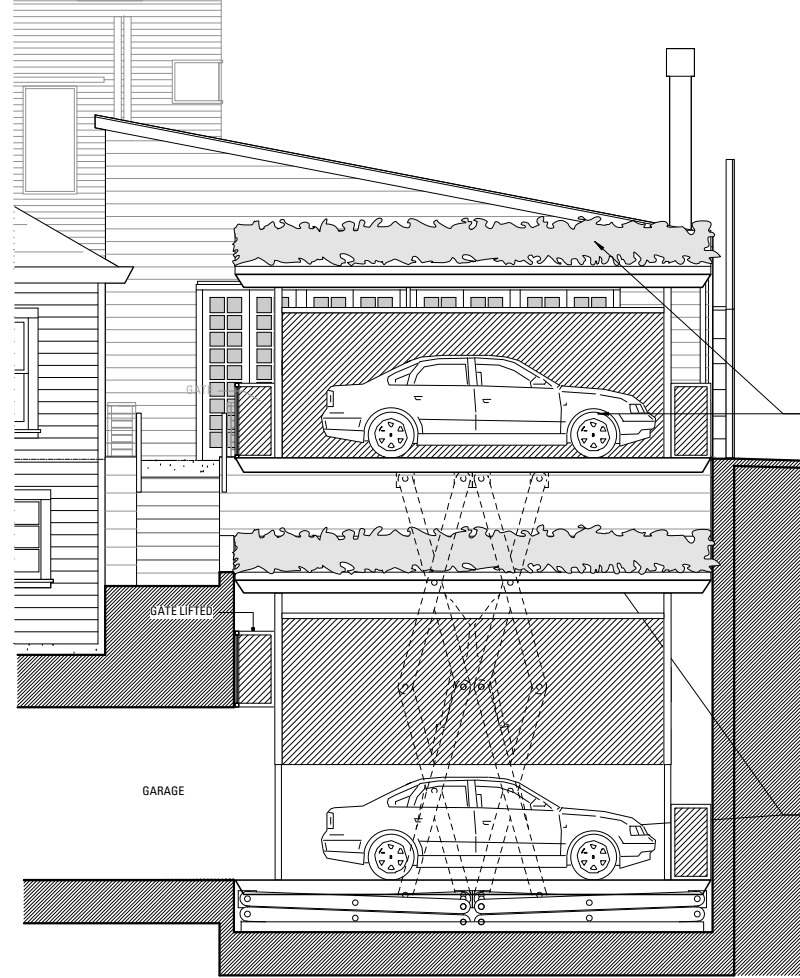
SIMILAR LIVEROOF PLANTED ROOF



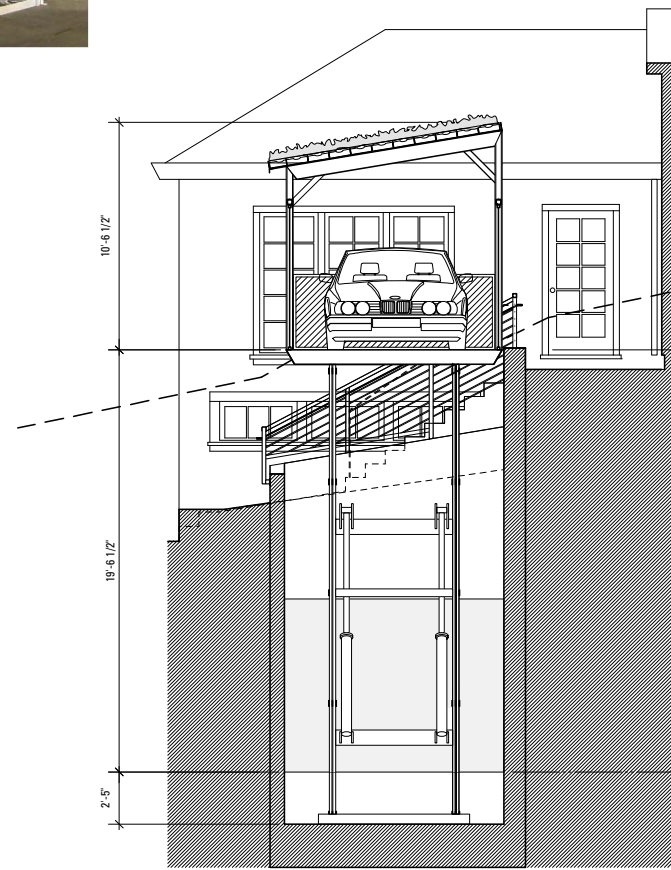
SIMILAR LIFT ASSEMBLY W/ CANOPY



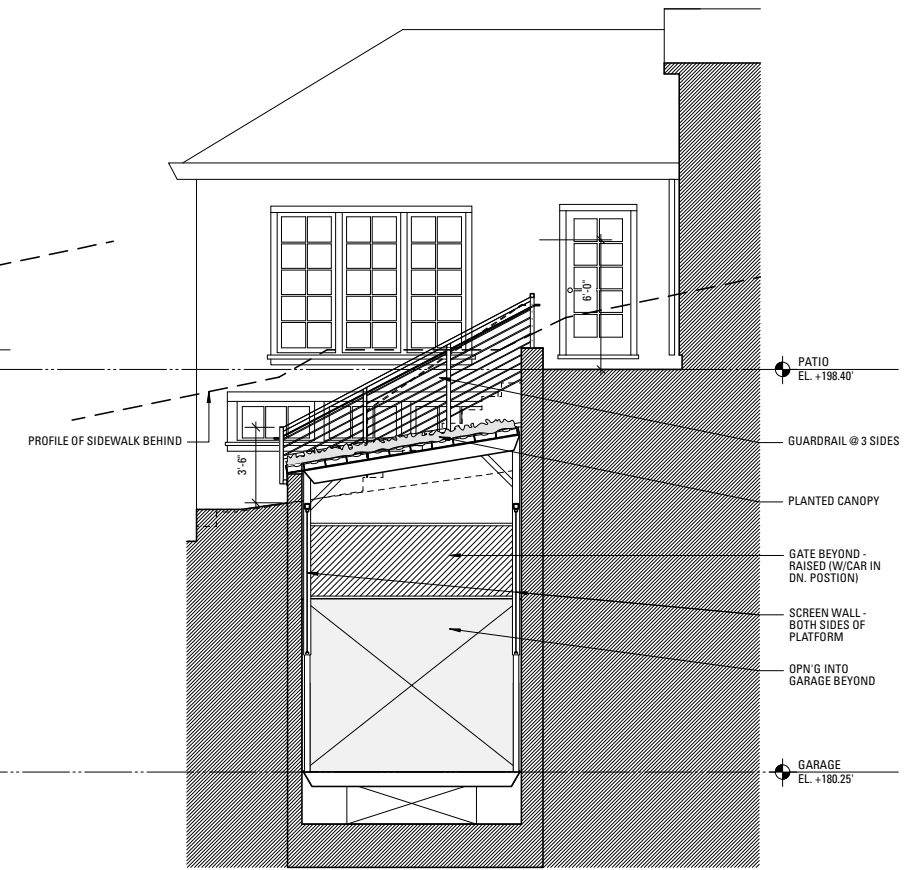
2
LIFT PLAN 1/4" = 1'-0"



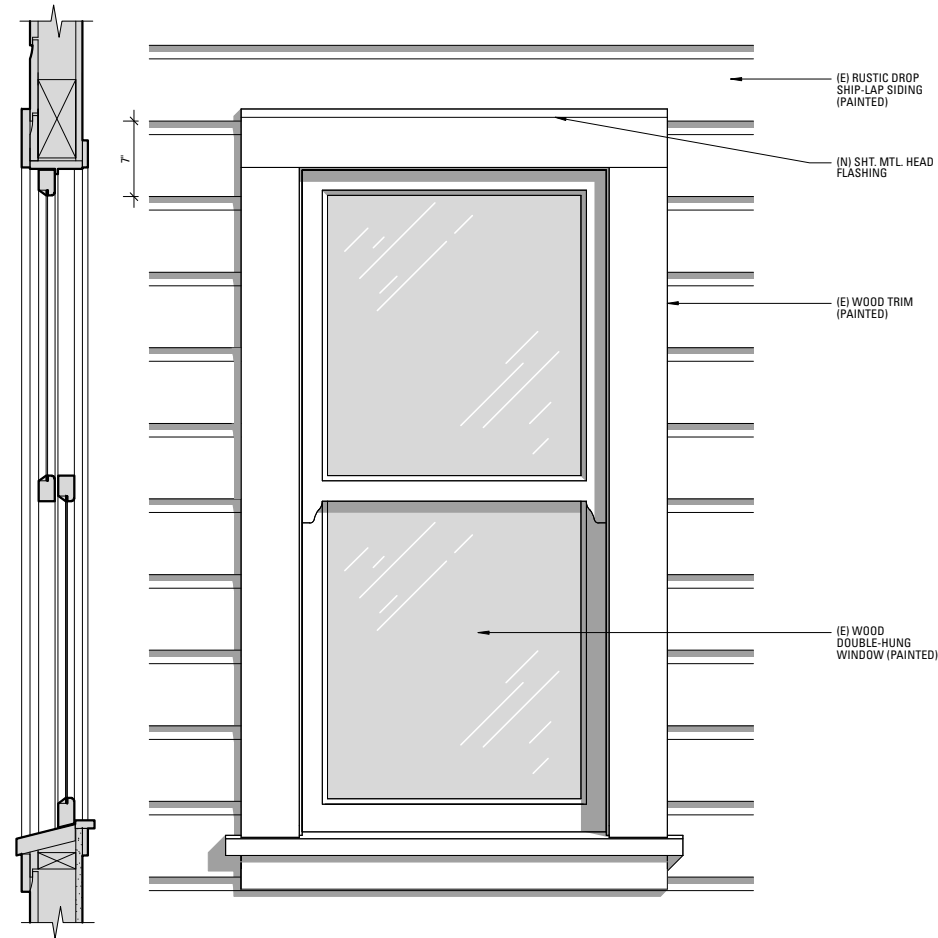
3
LIFT SECTION (CAR SHOWN UP+DOWN) 1/4" = 1'-0"



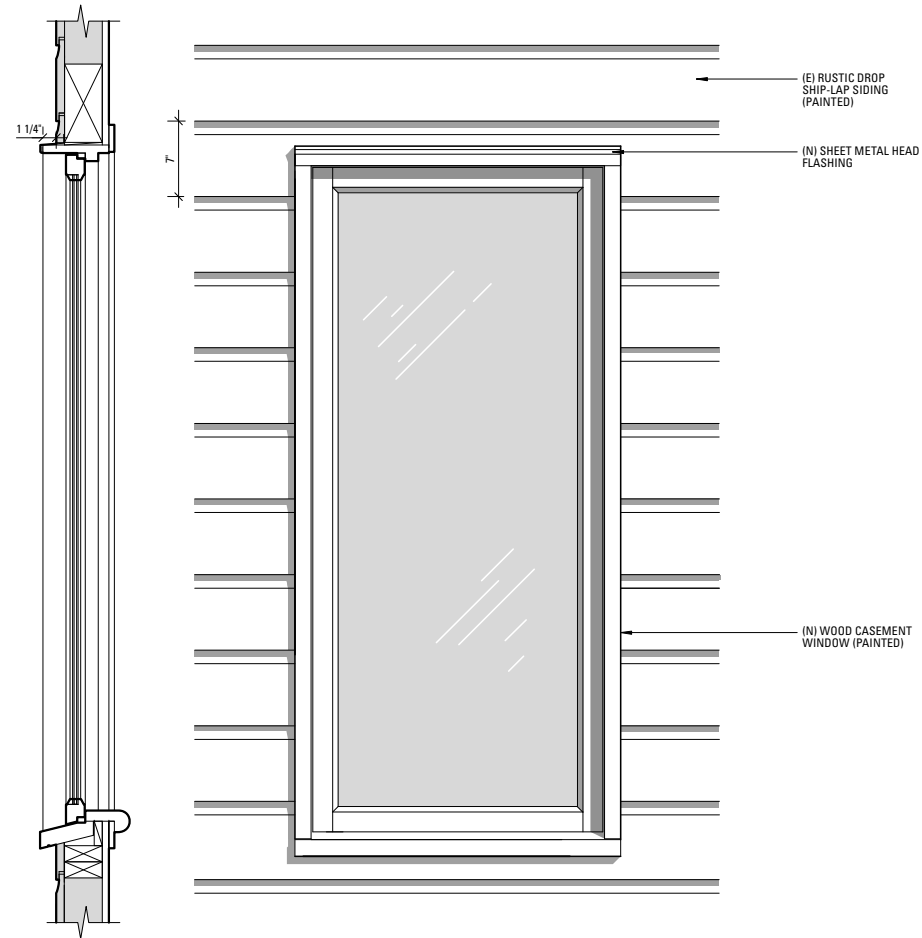
4
LIFT SECTION - (CAR UP WHEN IN USE ONLY) 1/4" = 1'-0"



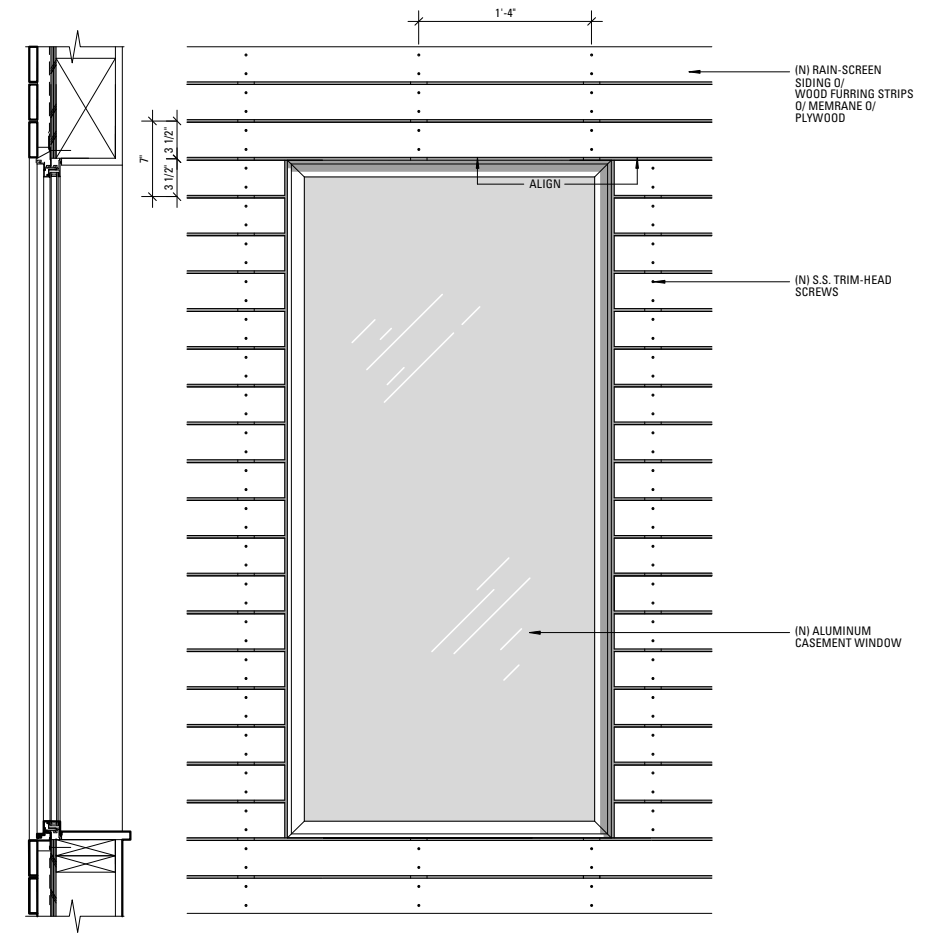
5
LIFT SECTION - (CAR DOWN WHEN NOT IN USE) 1/4" = 1'-0"



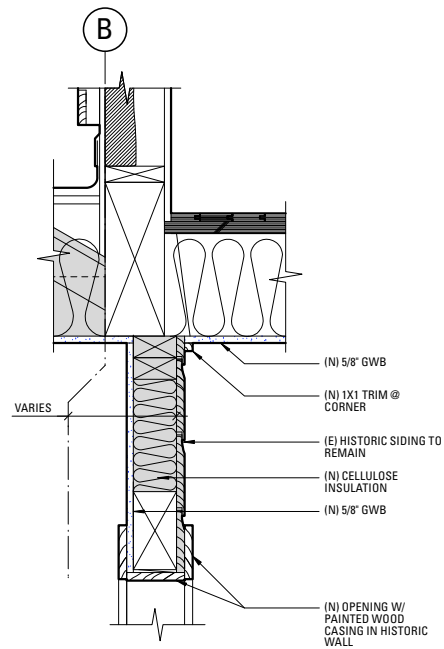
1
 (E) WINDOW IN HISTORIC WALL 3'-1'-0"



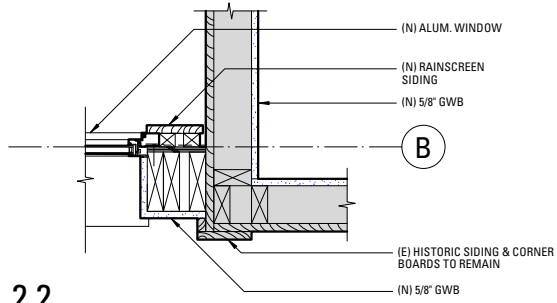
2
 (N) WINDOW IN HISTORIC WALL 3'-1'-0"



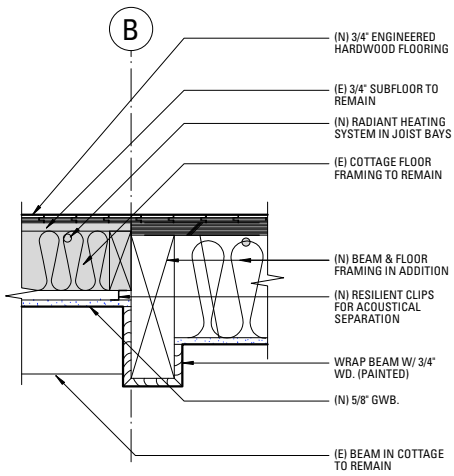
3
 (N) WINDOW IN (N) WALL 3'-1'-0"



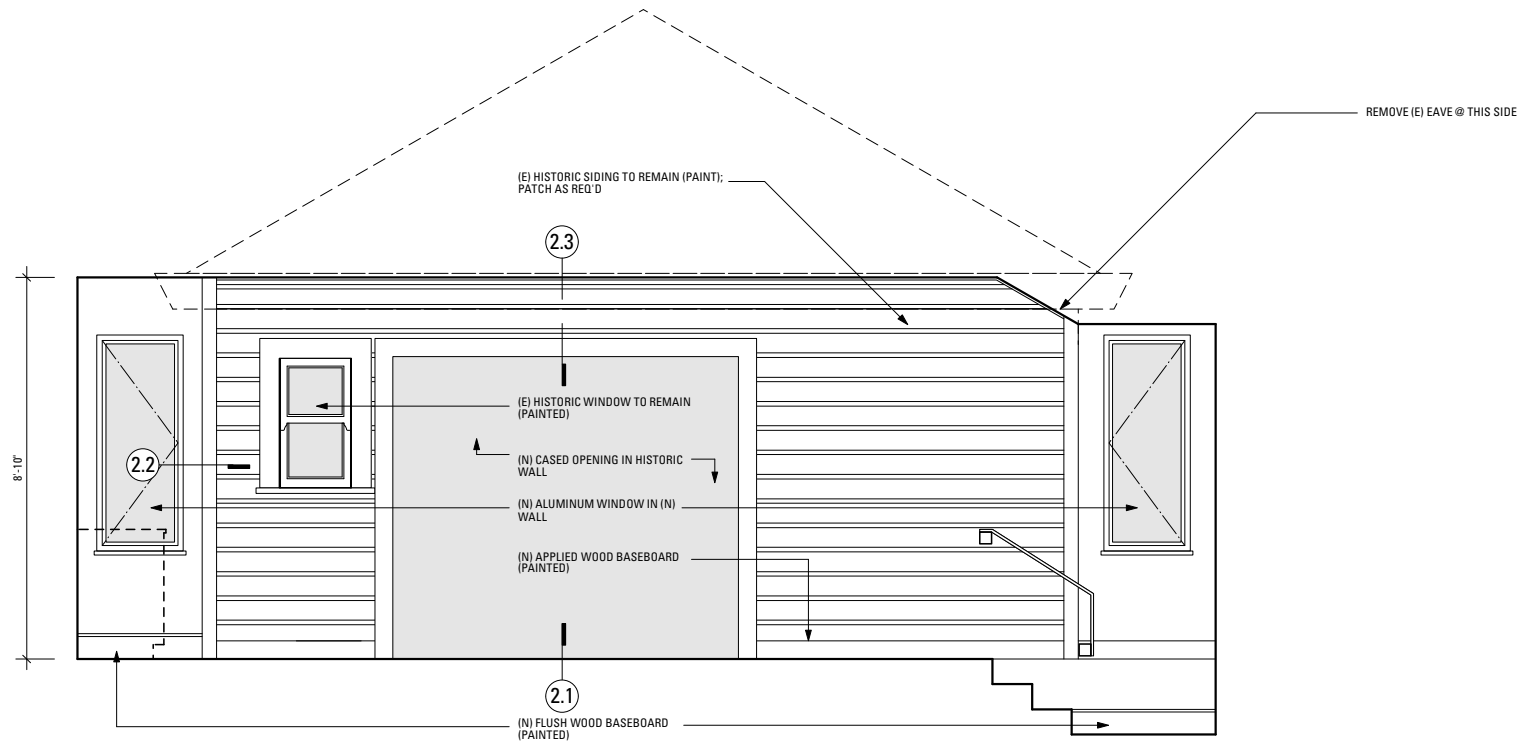
2.3
SECTION @ CEILING 1 1/2" = 1'-0"



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.



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

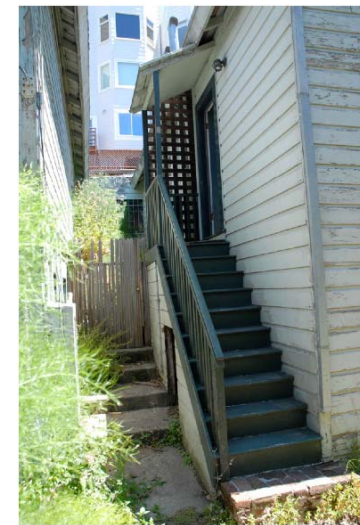
South



South



West



North



COTTAGE C South



West



North



East



COTTAGE D South



West



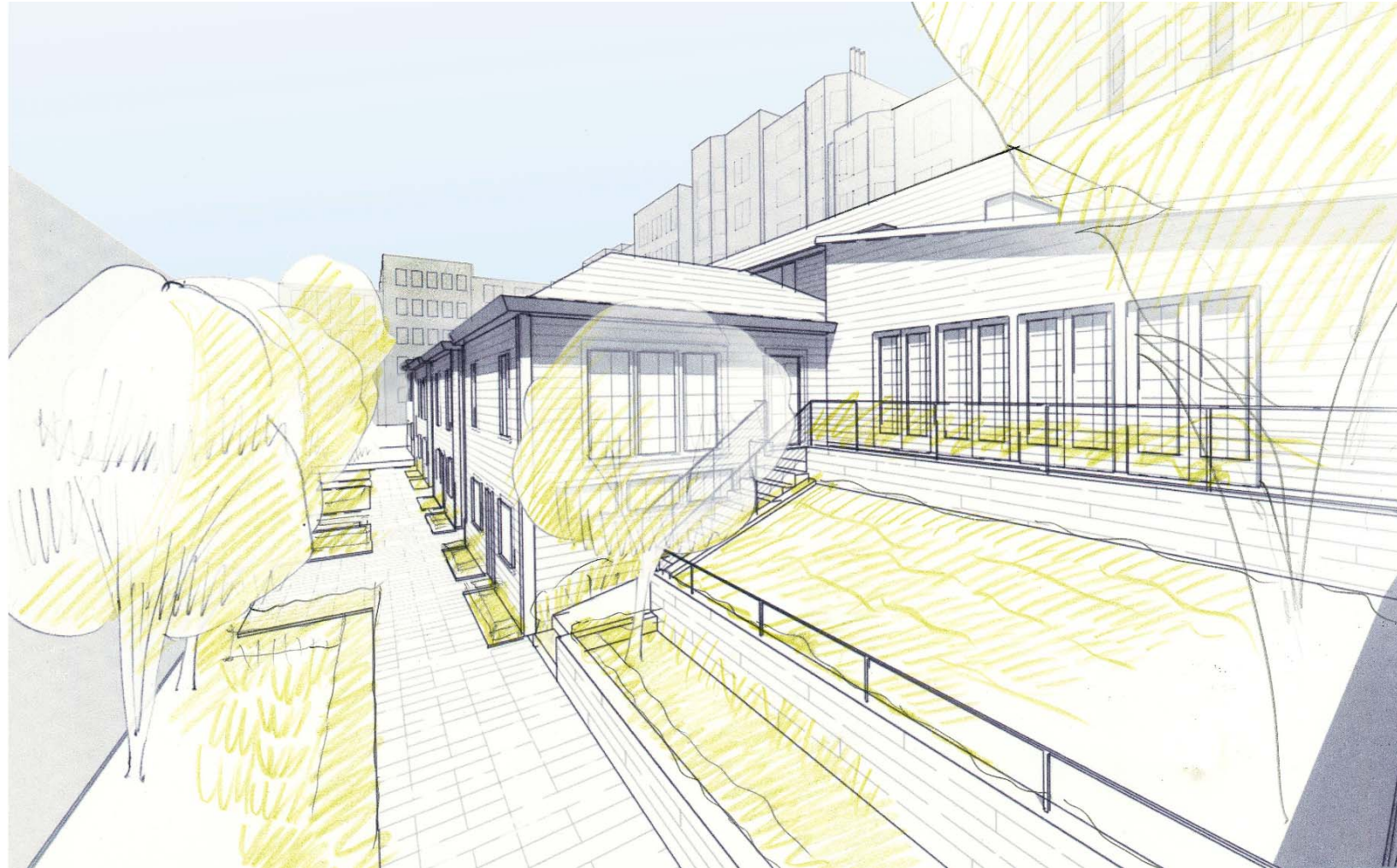
North



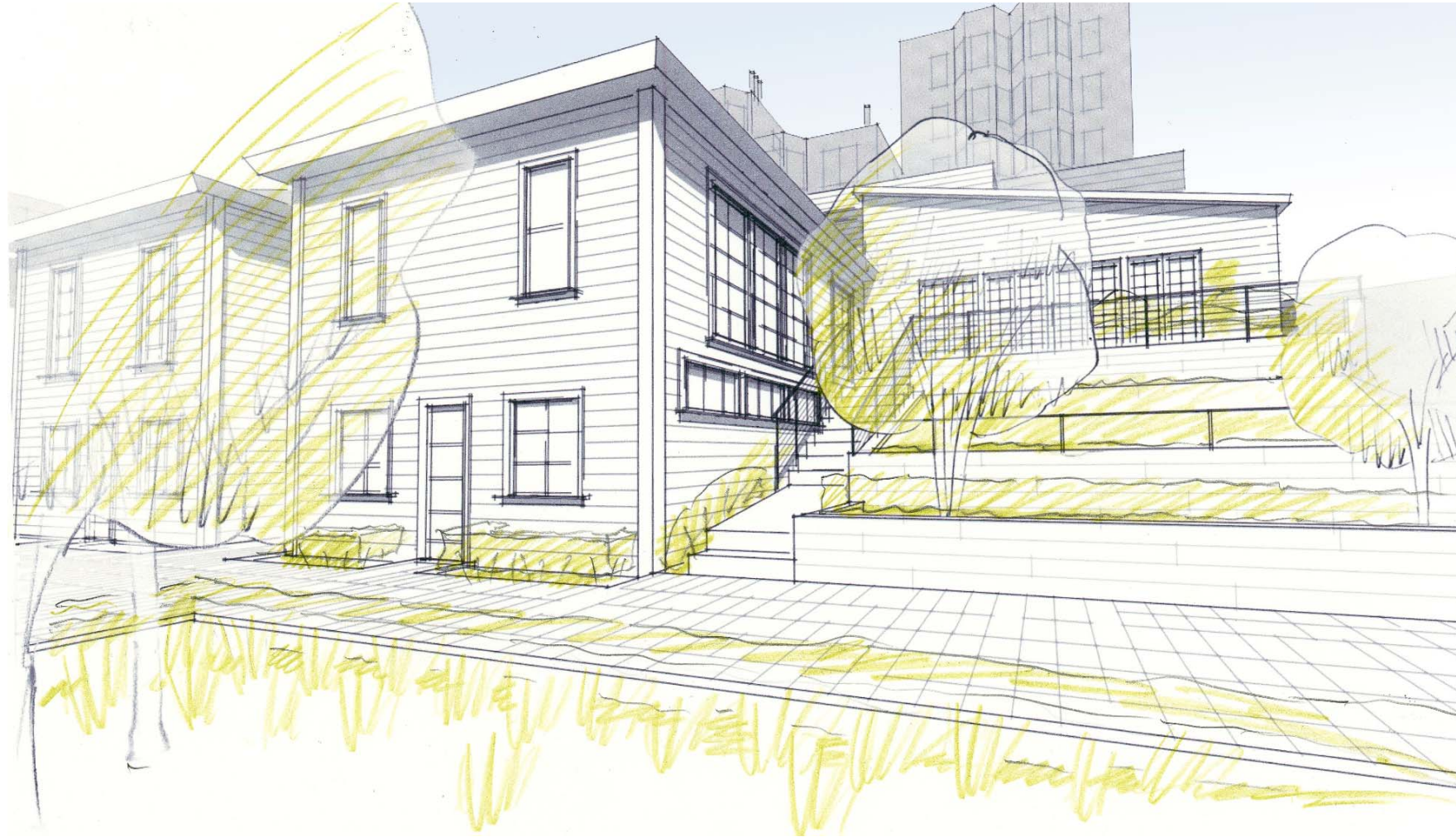
East

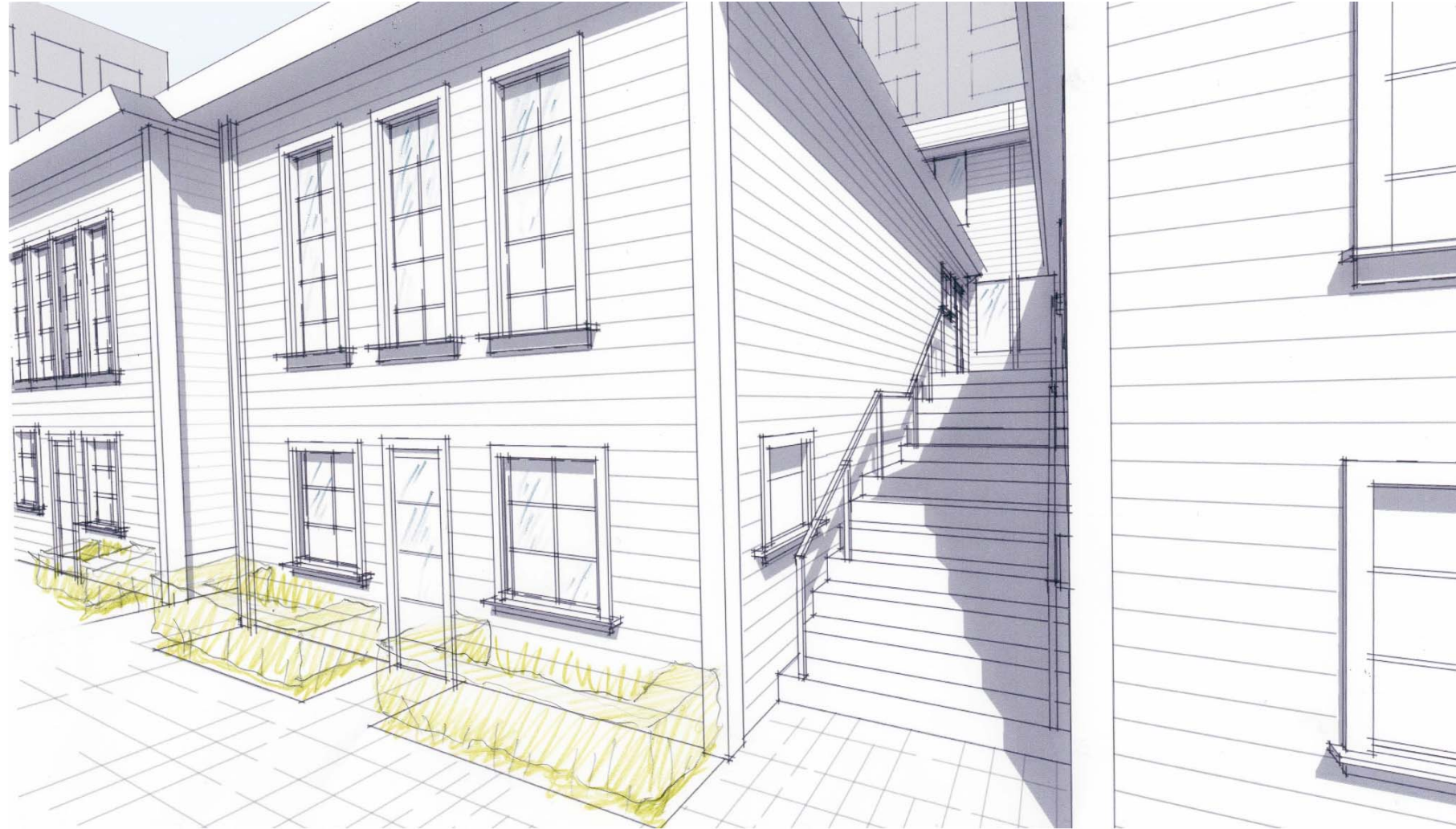
	3.11.10	Planning Commission submittal	
description	rev	issued	set
			sheet

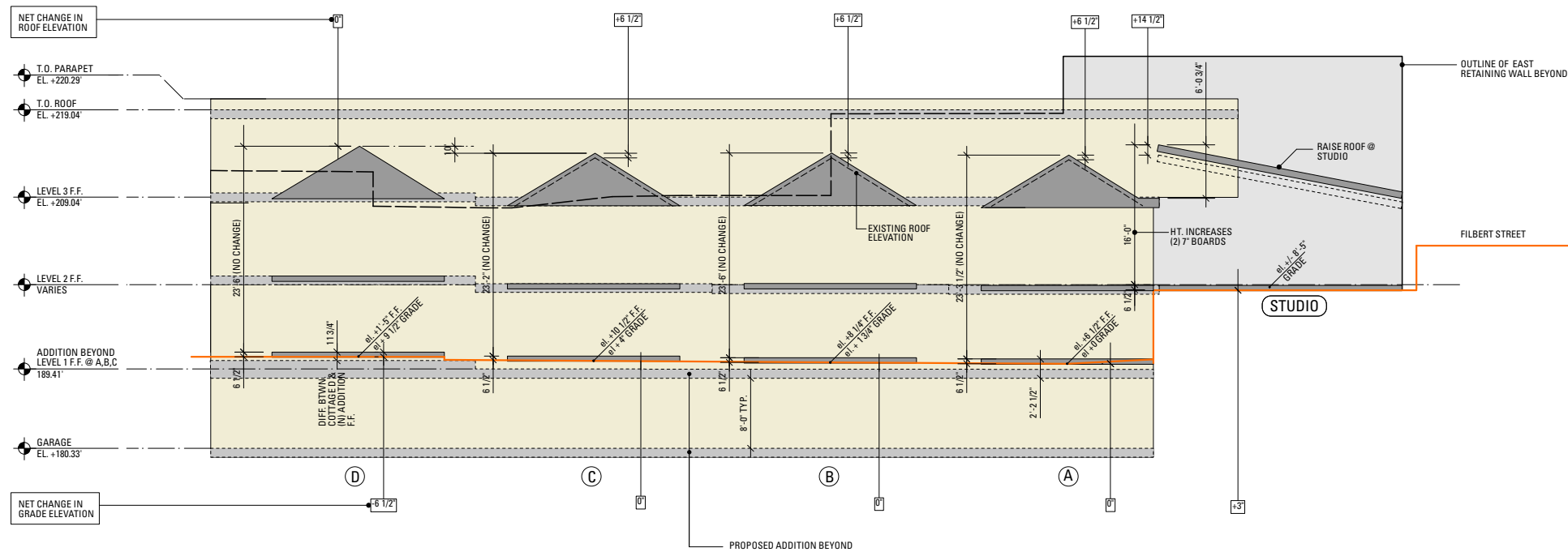




description	rev	issued	set	3.11.10	Planning Commission submittal	sheet
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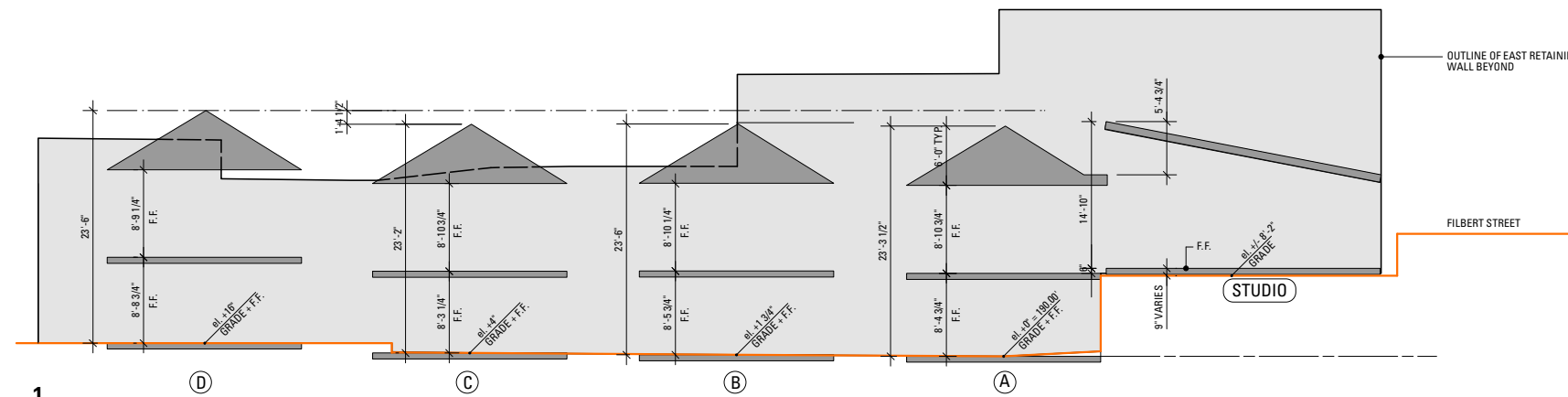
NOTES:

- 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.

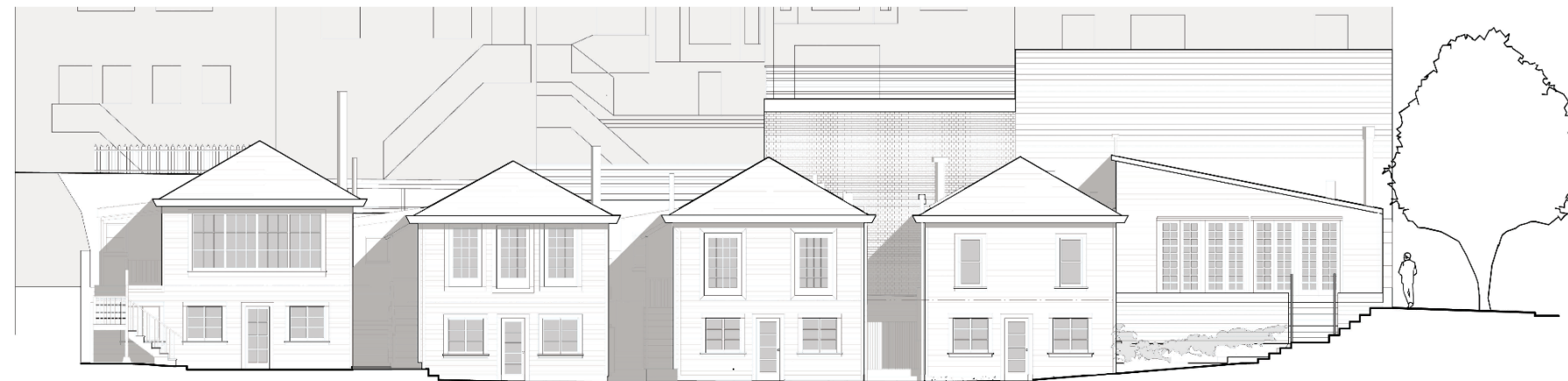
2
PROPOSED SCHEMATIC SECTION - LOOKING EAST 1/8" = 1'-0"



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



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

description	3.11.10	Planning Commission submittal	sheet
rev	issued	set	



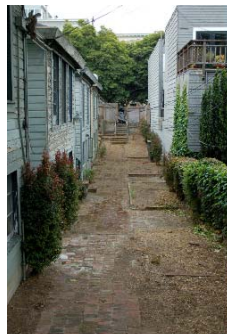
A
VIEW OF ENTRY



B
VIEW OF STUDIO STAIR



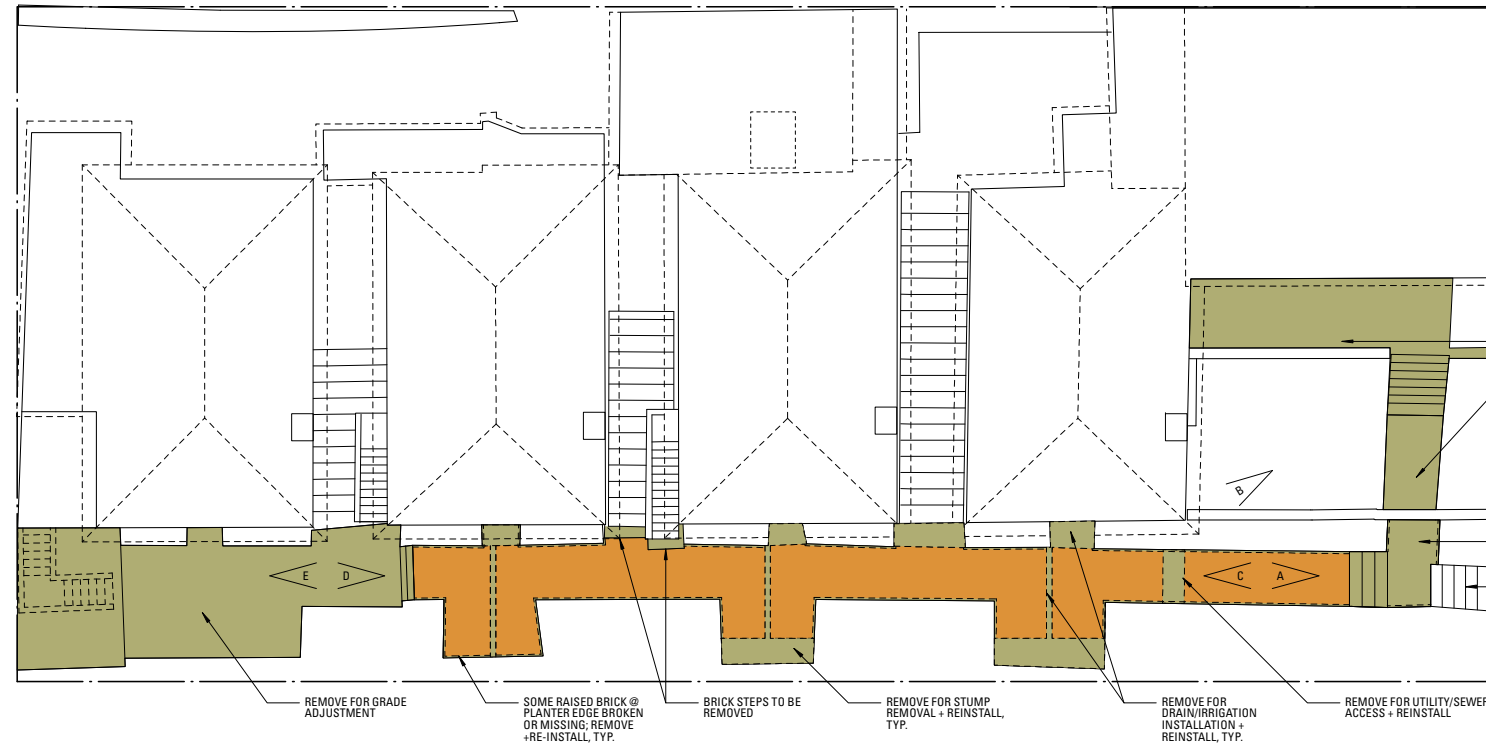
C
VIEW OF MEWS LOOKING NORTH



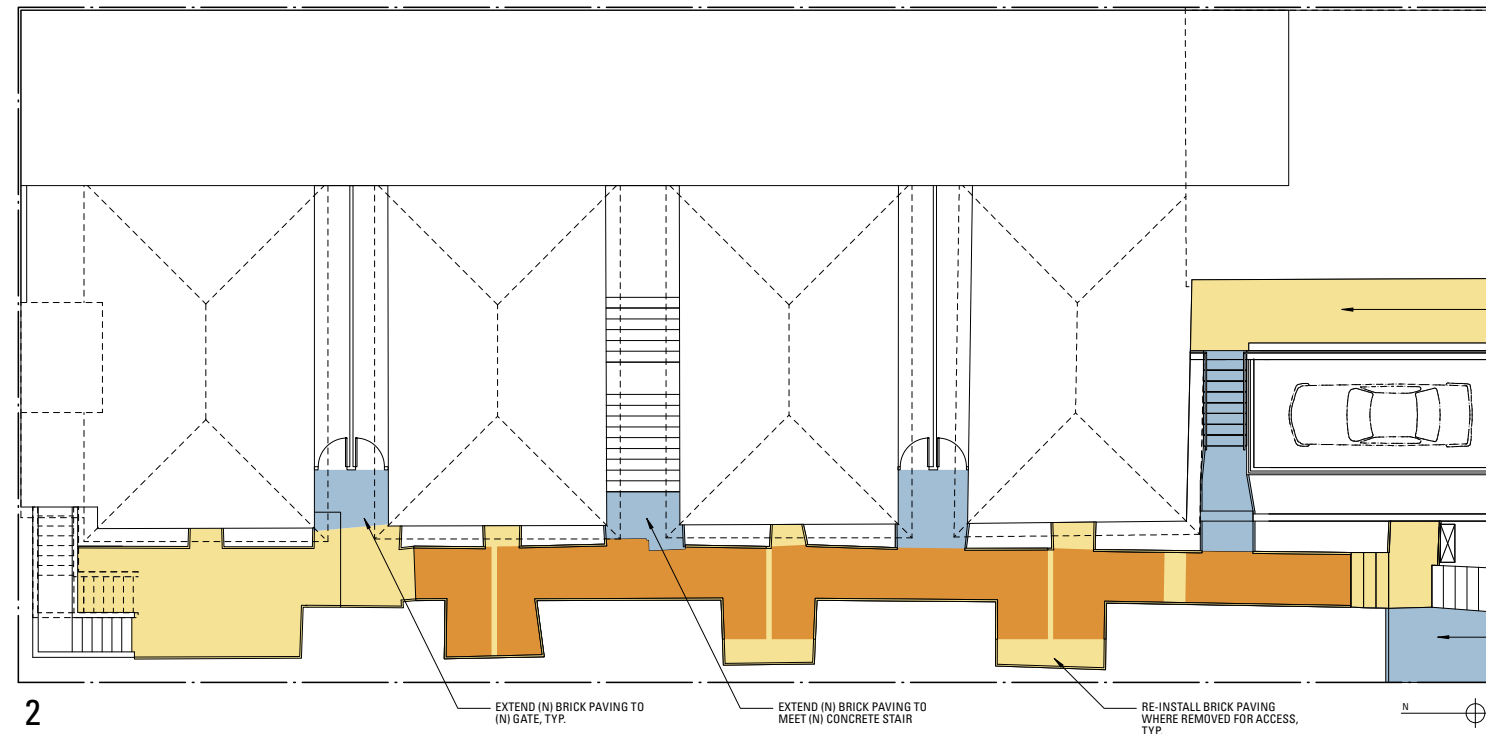
D
VIEW OF MEWS LOOKING SOUTH



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



MEWS AND COURT



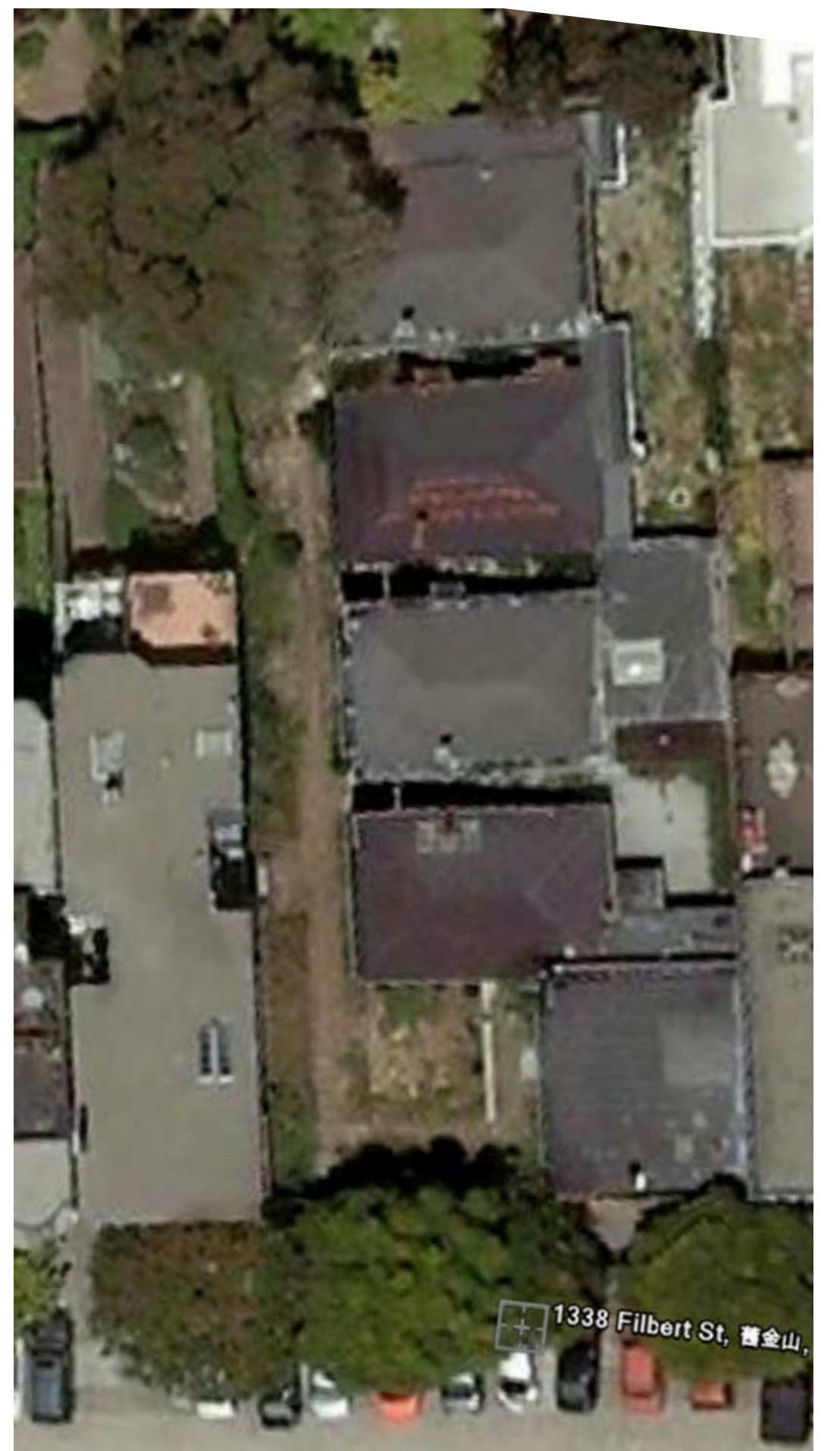
WEST OF LOT MASSING



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



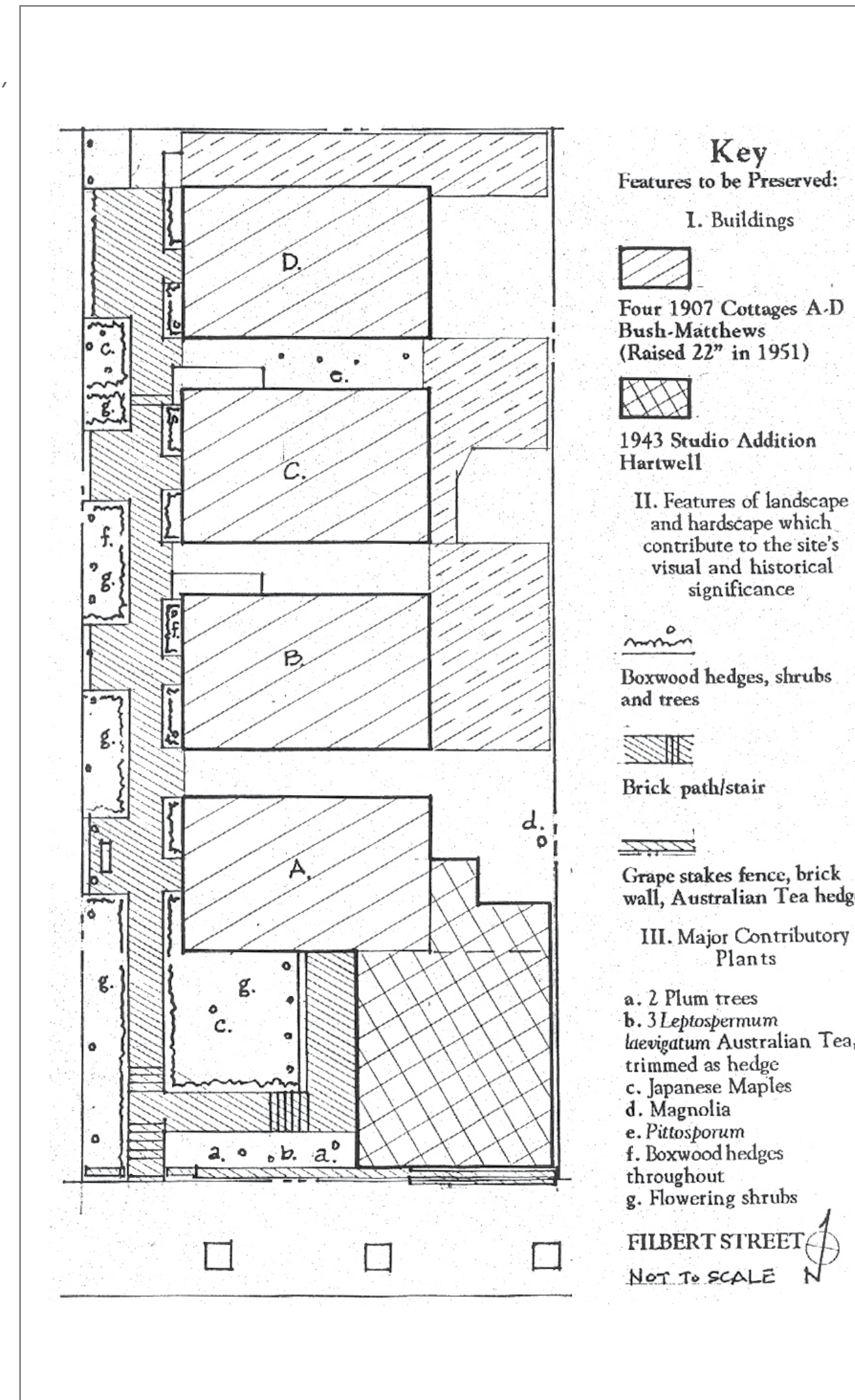
f
Buxus sempivirens,
Boxwood



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



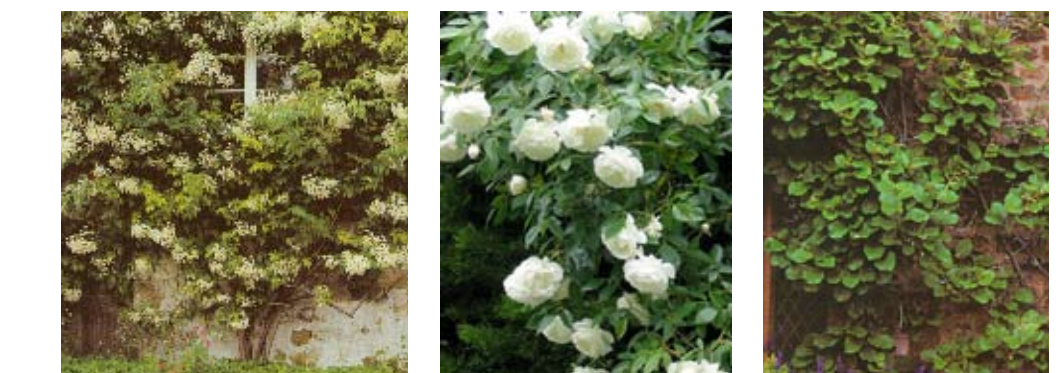
f
Buxus sempivirens,
Boxwood



g
Shrubs [UNDERSTORY]



h
Vines and Espaliers [SCREENING]



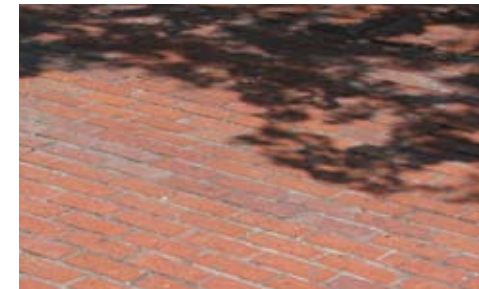
NOTE REGARDING RECOMMENDED ALTERNATE TREE SPECIES :

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



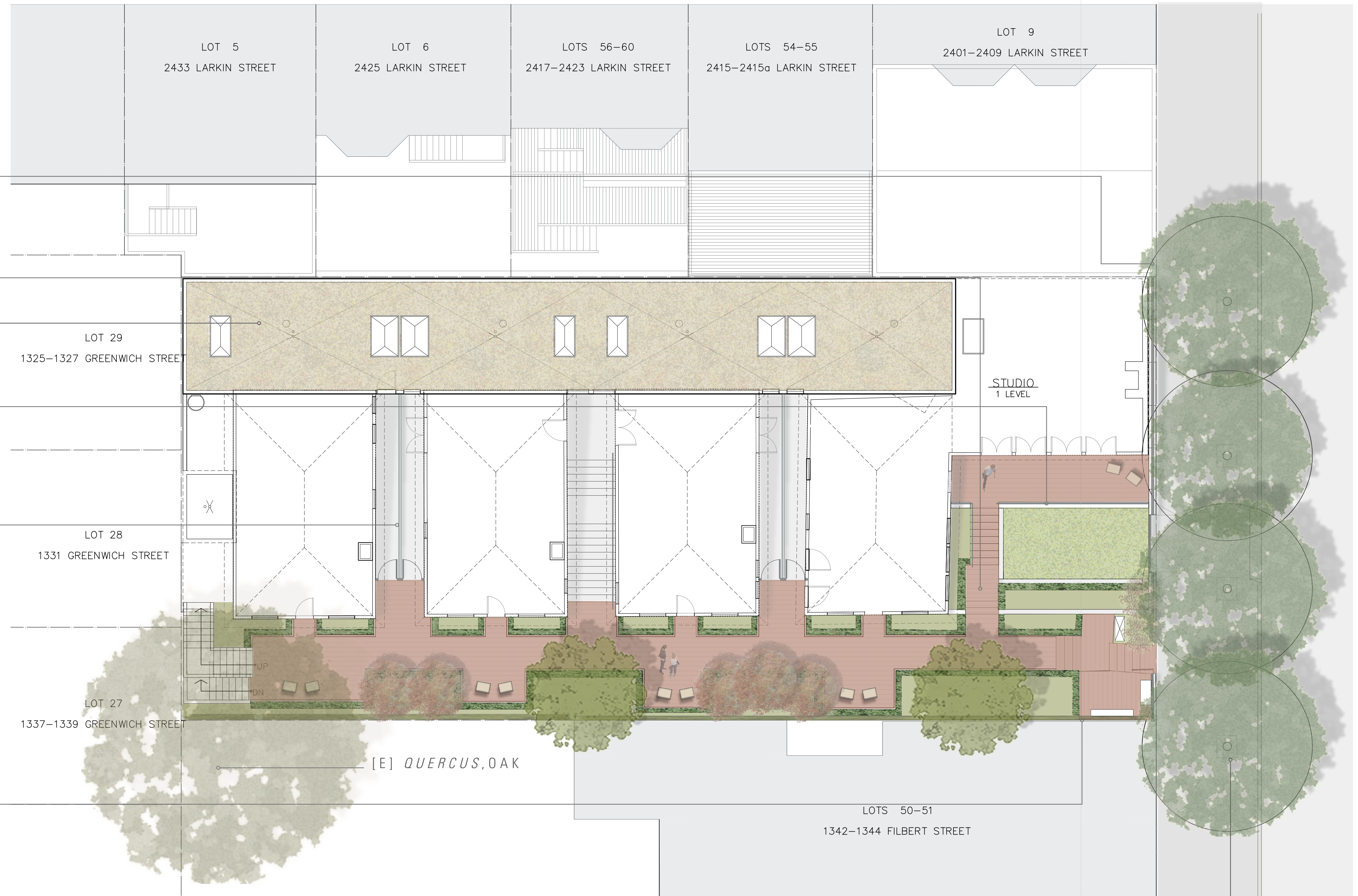
TRANSLUCENT SCREENS



ORNAMENTAL BALLAST ROOF ROOF

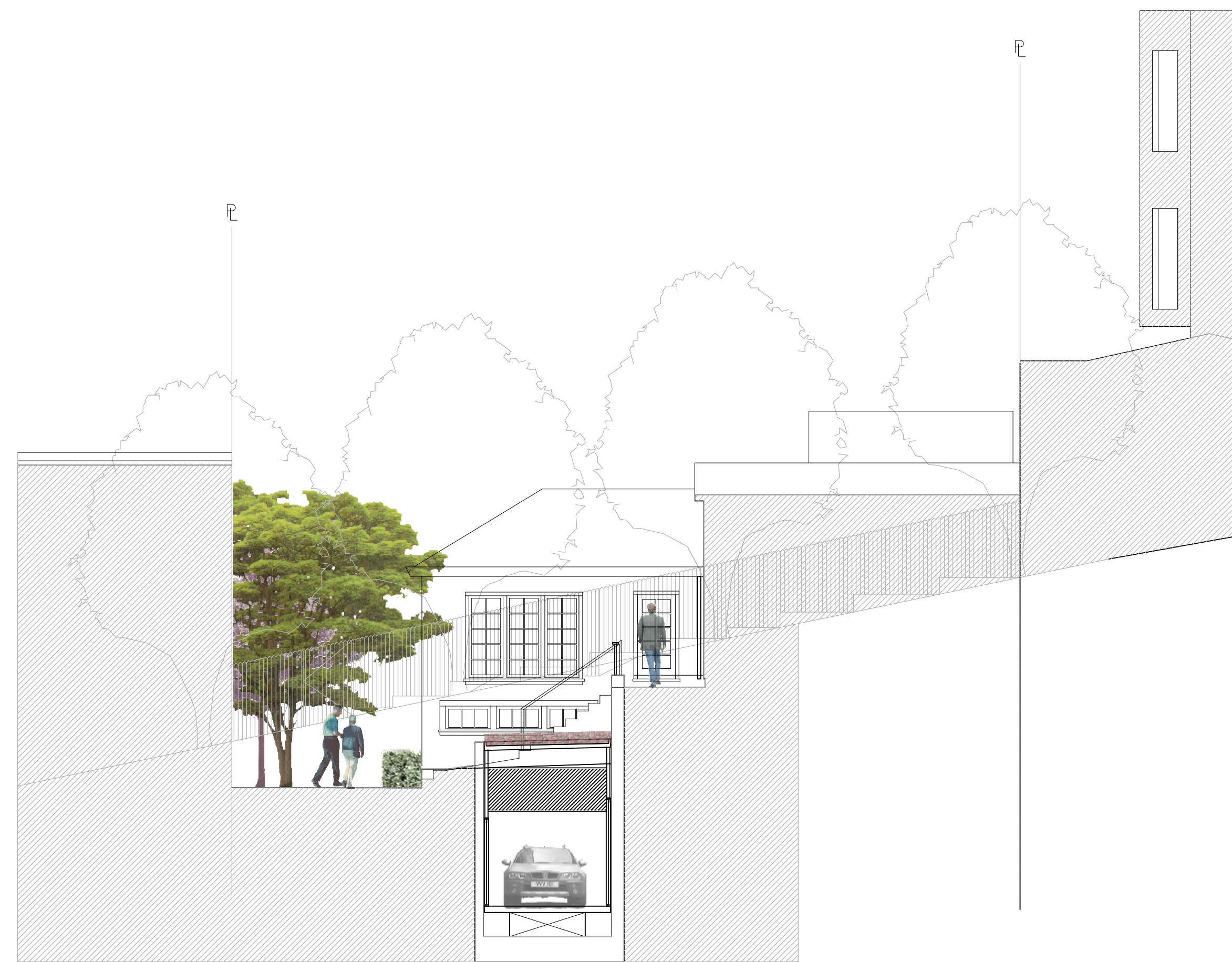


VERTICAL SCREEN WITH ESPALIER

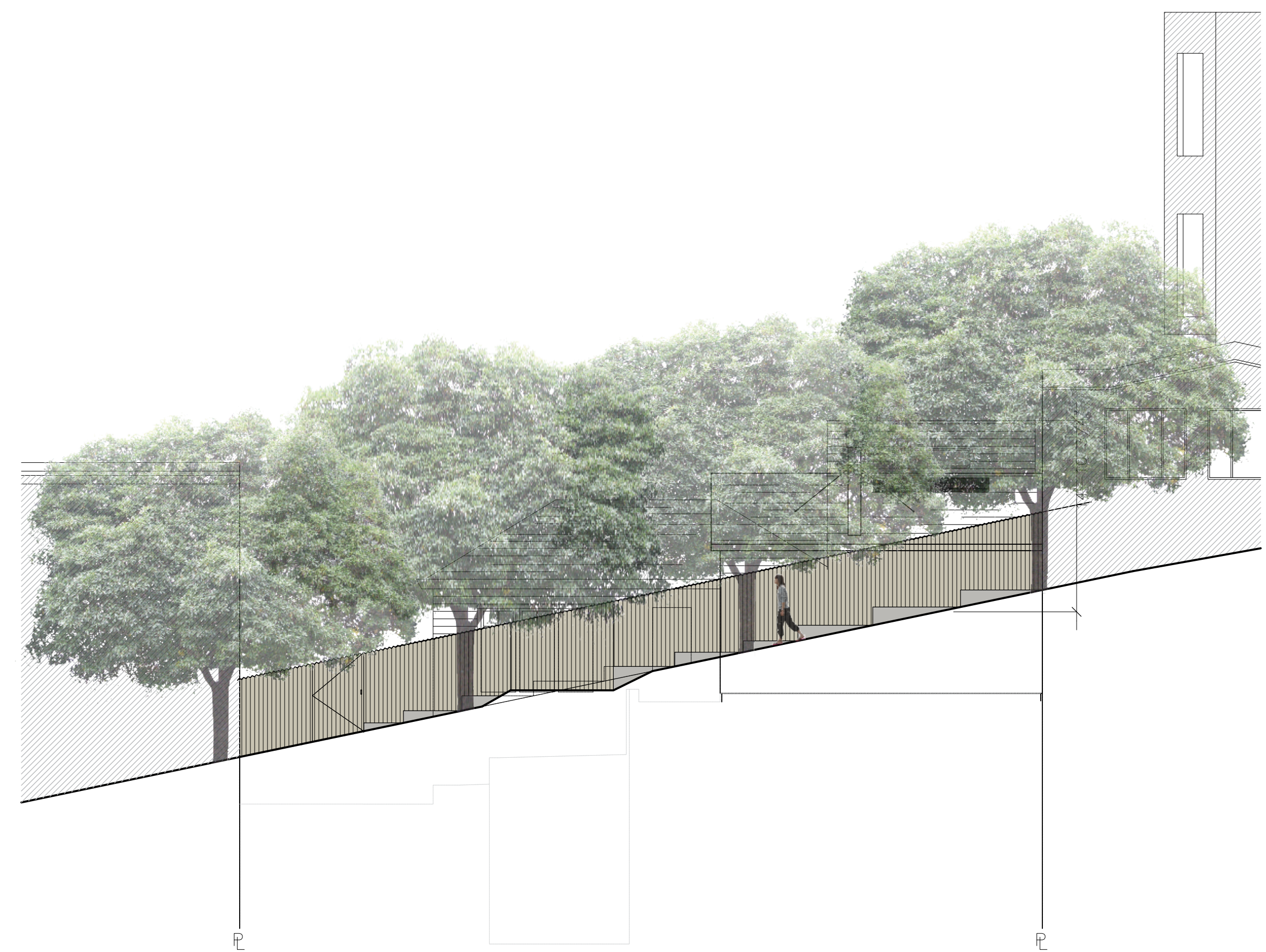


[E] QUERCUS, OAK

[E] STREET TREES
 PITTOSPORUM UNDULATUM
 VICTORIAN BOX



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