



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** July 1, 2010  
**TO:** Historic Preservation Commission  
**FROM:** Shelley Caltagirone, Preservation Staff, tel. (415) 558-6625  
**REVIEWED BY:** Tim Frye, Acting Preservation Coordinator  
**RE:** 1268 Lombard Street  
Case No. 2009.1029E

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

Reception:  
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Planning  
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The attached materials were submitted to the Planning Department (Department) by the Project Sponsor, Kerman Morris Architects, for review and comment by the Historic Preservation Commission (HPC). The Project is currently undergoing environmental review per the California Environmental Quality Act (CEQA) by the Department (Case No. 2009.1029E). The Project was reviewed by the Architectural Review Committee (ARC) on May 19, 2010. In addition to the committee's comments on the Project design (attached), the committee also requested that the Project be reviewed by the full HPC.

## BACKGROUND

An emergency demolition permit was issued on March 13, 2009 by the Department of Building Inspection to demolish the Victorian-era, two-unit, two-story cottage located at the subject property. The cottage was listed on the *Here Today* survey (p. 279) and was considered to be a historic resource per the Department's CEQA review procedures.

*The West Slope of Russian Hill* historic context and resource inventory prepared by William Kostura was adopted by the HPC in October 2009. Please contact Shelley Caltagirone at 558-6625 if you would like a copy of this report.

## PROPERTY DESCRIPTION

The subject property (1268 Lombard Street, Assessor's Block 0500, Lot 015) is a 34' x 137.5' vacant lot located on the north side of Lombard Street between Polk and Larkin Streets. The site is zoned RH-3 (Residential, House District, Three-Family) and is in as 40-X Height and Bulk District.

## PROJECT DESCRIPTION

The proposed project involves construction of a new 4-unit, 5-story residential building. The building would measure approximately 40' tall and 96' deep. Please refer to the attachments for details.

## STAFF ANALYSIS

Staff has not completed a review of the Project. The Project is analyzed in the attached report by architectural historian William Kostura, dated November 2, 2009. In brief, Kostura determined that

the subject property is not part of a potential historic district, but that it contributes the setting of a potential district located across the street and to the east of the property. Kostura analyzed the Project's effect on the district's setting and found that it would have no adverse impact.

#### REQUESTED ACTION

The Department is seeking comments from the HPC on the Project prior to issuing a Historic Resource Evaluation Response Memo (HRER). Although not required by the Department's CEQA review procedures, this Review and Comment hearing has been requested by the Department because of the strong interest shown by the HPC in the emergency demolition that took place at the property in March 2009. Specifically, the Department seeks comments on the compatibility of the proposed design with the potential historic district as identified in the Kostura report. Specifically, staff seeks comments on the follow design features:

- Height and massing
- Set-backs
- Façade features
- Materials
- Fenestration
- Landscaping

#### ATTACHMENTS

- ARC Memo dated June 23, 2010
- *Study of the Effect of the Proposed New Building at 1268 Lombard Street on a Nearby Potential Historic District*, prepared by William Kostura, dated November 2, 2009
- Site Map
- Architectural Drawings and Photographs



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** June 23, 2010

**TO:** Architectural Review Committee of the Historic Preservation Commission

**CC:** Historic Preservation Commission Members

**FROM:** Shelley Caltagirone, Preservation Planner, (415) 558-6625

**RE:** **Meeting Notes from the May 19<sup>th</sup> Hearing**  
**1268 Lombard Street**  
**Case No. 2009.1029E**

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Below is a summary prepared by Planning Department Preservation Staff of the Architectural Review Committee (ARC) comments on the proposed Project at 1268 Lombard Street.

- The ARC would like the City to develop new policies to prevent property owners from taking financial advantage of demolitions by neglect. Ideally they would like to see the proposed development at the subject property limited to the size of the original building at the site.
- The ARC recommended that an arborist report should be provided for the tree to be retained in the front setback area to ensure that the new building will provided sufficient space for its growth. The proposed front setback may need to be larger to accommodate the tree.
- The ARC found that the proposed massing at the roof level appeared jumbled and would detract from the streetscape.
- The ARC found that the proposed glass railing is not compatible with the streetscape.
- The ARC found that the Project appears too big and bulky and that it appears too hard-edged and graceless.

STUDY OF THE EFFECT OF THE PROPOSED NEW BUILDING  
AT 1268 LOMBARD STREET  
ON A NEARBY POTENTIAL HISTORIC DISTRICT

William Kostura, architectural historian  
P. O. Box 60211  
Palo Alto, CA 94306  
(650) 815-1174

November 2<sup>nd</sup>, 2009

This report is intended to examine what kind of effect, if any, a proposed new building at 1268 Lombard Street could have on a potential historic district that has been found to exist across the street.

### Background

It should first be explained that the author of this report, William Kostura, accepted a commission from the Northeast San Francisco Conservancy in 2006-2008 to study whether a historic district might exist in city block #501, bounded by Greenwich, Lombard, Larkin and Polk streets. I found that a historic district did encompass nearly all of this block, and also included at least three buildings to the north, in block #500, at the northwest corner of Lombard and Larkin streets. Contributors to the district included Victorian-era cottages, shingled and classical houses and flats from 1898 to the early 1920s, and stucco-covered flats and apartments from the mid-to-late 1920s. Three of the latter group are steel-framed and reinforced concrete mid-rises. The range of residential types is wide, but the buildings are united by two factors: 1) They adhere to traditional architectural design values and, accordingly, employ historically-derived ornament; and 2) the overall quality of design is high. For these reasons, the wood-clad and stucco buildings relate to each other well, contributing to the feeling that these buildings form a coherent historic district. The Period of Significance was found to be 1876-1928.

I also found that the potential historic district should probably be extended northward to include part or all of the north side of Lombard between Larkin and Polk, and parts of the 2600 block of Larkin Street, between Lombard and Chestnut. Due to budgeting restraints, I have not documented these properties nor settled upon the final boundaries of the district.

Since I turned in my report, a Victorian-era cottage at 1268-1270 Lombard has been demolished, and a replacement structure is now proposed for the site. The City Planning Department desires to know whether the new structure might have an effect on the historic district and suggested that I offer my opinion on the matter. I offer this report in order to satisfy that need.

### The northern boundary of the potential historic district

The earlier work that I performed stated that three buildings at the northwest corner of Lombard and Larkin streets should be included within the potential historic district. The question now arises, should the district be extended to include more buildings on the north side of the 1200 block of Lombard Street?

I have performed archival research on these buildings, studied their architecture, and present the following information.

*Moving down the street from east to west:*

Address	date built	architect	style
1234 Lombard	1914	Ralph Warner Hart	Classical
1240-1242 Lombard	1923	Herman Barth	Spanish Colonial Revival
1248-1250 Lombard	1913	Theodore Lenzen	Shingle

*stepping down to Culebra Terrace:*

21-25 Culebra Terr.	1908	Angelo Fraschina	Classical Revival
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*returning up the steps to Lombard Street:*

1256-1258 Lombard	1932	George de Colmesnil	Spanish Colonial Revival
1262 Lombard	1932	George de Colmesnil	Spanish Colonial Revival
1268 Lombard			vacant lot
1280 Lombard	1927	Edward E. Young	Spanish Colonial Revival
2700 Polk	1923	Baumann and Jose	Spanish Colonial Revival

The two best buildings in the above group are 1240-1242 Lombard and 1248-1250 Lombard. To discuss them briefly:

#1240-1242 possesses a Mediterranean feeling, with an arched entrance and paired arched windows of the kind that Willis Polk favored in the middle and late parts of his career, and that many other architects had begun to imitate by the 1920s. #1248-1250 has a shingled exterior with a nicely-detailed cornice and frieze. It is very much in keeping with the shingled houses and flats in the potential historic district. Both buildings are by architects of some prominence, and who did fine work.

Given the quality of the above two buildings, and the fact that the latter is clad in wooden shingles, it seems proper to add them to the potential historic district (along with 1234 Lombard, which is of lesser quality).

The next four buildings to the west<sup>1</sup> are all Spanish Colonial Revival in style. Most have their pleasing points, but none is as high in quality as #1240-1242 Lombard, nor do they measure up to the stucco-clad buildings in the block to the south. Two of these were built in 1932, rather later than the Period of Significance for the district. One of these two, #1256-1258, is of distinctly lesser architectural quality. This group of four also lacks the wood-clad or shingled motif that characterizes so much of the potential historic district. It seems best to leave these four buildings out of the district in order to keep the average quality of the district at a high level.

It also seems best to leave 21-25 Culebra Terrace out of the district. Being located a substantial distance to the north, down a flight of public steps, it does not connect well with the potential historic district, either visually or on a map. It's chief point of

<sup>1</sup> These include 1256-1258, 1262, and 1280 Lombard and 2700 Polk.

historical interest is that it was built in Cow Hollow, at 1330 Francisco Street, and was condemned and moved to this site in 1912 in order to make way for the Panama-Pacific International Exposition. It was one of many buildings moved for this purpose, but is one of only three known to survive.

If the Victorian-era cottage at 1268-1270 Lombard still stood, it might have made sense to extend the district west to include this lot (#1268). With the house gone, I would recommend including #s 1234, 1240-1242, and 1248-1250 Lombard in the district, but not the buildings to the west of them.

The potential historic district could also be extended north to include most of the buildings on the 2600 block of Larkin Street. That issue however is irrelevant to the task now at hand, namely, judging the effect of the proposed new building at 1268 Lombard on the historic district.

### Judging the effect

It now appears that (in my opinion) the vacant lot at 1268 Lombard Street is across the street from, and three lots west of, the boundaries of a potential historic district. It is thus part of the *setting* of the proposed historic district, but is not *part of* the district itself.

It was useful to determine this before judging what kind of effect the proposed building could have on the district. New construction within a historic district is more likely to have an effect on the district than would construction that is merely within the setting of a district.

The proposed building at 1268 Lombard Street does not seem to me to have an adverse visual effect on the historic district that is located across the street and three lots to the east. This opinion is based on plans that were sent to me by the architect, Kerman-Morris Architects, on October 28, 2009, and on an e-mail to me from the architect on November 2<sup>nd</sup>. My reasons for this opinion are:

- At the front of the lot, the height of the proposed building (two stories plus a basement as viewed from Lombard Street) would be no higher than that of the adjacent building to the west (#1280 Lombard); the parapet lines match. The set-back portion of the proposed building would rise to three stories plus a basement (as viewed from Lombard), but as I understand the plans, that higher story would be set back from the front by a distance of fifteen feet, and it would match the parapet height of the adjacent building to the east (#1262 Lombard). As shown on the plan that was set to me, the gable of the adjacent building to the east (#1262) rises higher than the top of the proposed building.
- Thus, as far as height (as viewed from Lombard Street) is concerned, the proposed new building would conform with its immediate neighbors to the east and west. It would be higher than many of the contributing buildings in the nearby historic district, across the street; but two sets of flats almost directly

across the street, #1257-1259 and #1263-1267 Lombard, are comparable in height. A 1920s apartment tower to the southwest, 1299 Lombard, is much higher.

- The set-back in the eastern part of the proposed building would break up the apparent width of the building, subjectively reducing the mass as viewed from Lombard Street.
- Cladding for the proposed building is to be horizontal wood siding, according to the plans. This would give the building a greater textured feeling than an alternative such as flat stucco would give.
- Windows in the projecting bay are to be tripartite, with narrow lights common to those in the district. Sash and trim are to be of wood, again common to those used in the district, and this would be vastly better than the vinyl or modern metal sash so often used today.
- The exterior steps would be finished in stone or terrazzo, traditional materials that convey a feeling of warmth.
- The railings of the exterior staircase would be painted metal, and are described by the architect thusly: "we intend for it [the exterior staircase railing] to have a nice level of detail and ornamentation. Detailing of the rail would not be too traditional, but there would be a warm, hand-crafted feel to the painted metal iron rail. The first part of the rail will start at the steps, which are about 2' back from the property line/main part of the façade. There will also be handrail on the building side of the stair that also starts 2' back from the property line. The portion of the rail at deck level will be set back about 9' from the property line/main portion of the façade." Railings that are ornamental in character but that do not copy old styles too literally would be very appropriate for this site.

For these reasons, the proposed building would not harm the setting of the nearby historic district, and would thus not have an adverse visual effect on the district.

Some further points:

- The height of the proposed building at the rear would be several stories or more. This height would not be apparent from Lombard Street, and thus is invisible from virtually any vantage point within the historic district. The rear of the proposed building might be slightly visible from the very rear of 1248-1250 Lombard (a building that should probably be included in the district), but there are intervening buildings, and so the proposed building might not be even slightly visible from the rear of #1248-1250. In my opinion, the height of the proposed building at its rear could have no effect on the district. If 1268 Lombard was within the potential historic district, the effect might be different, but it is not.



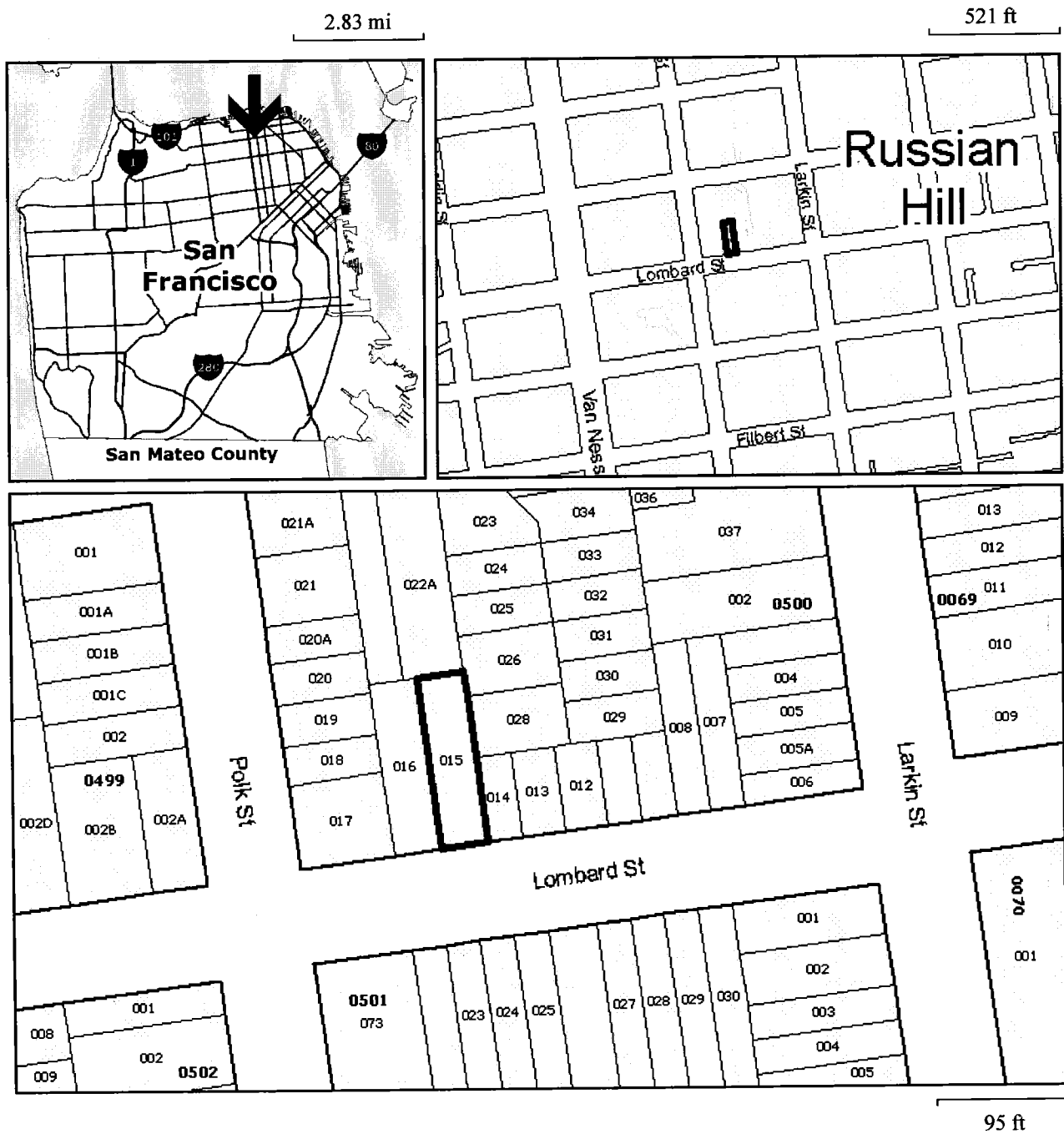
- The proposed new building would lack ornament (except for the staircase railing). It thus would differ from every contributing building within the potential historic district. If 1268 Lombard was *within* the district, this lack of ornament would be in noticeable contrast to its contributing neighbors, diluting the feeling of the district. However, it is not within the potential historic district, and in my opinion this lack of ornament can have no harmful visual effect from across the street.

It should be mentioned that the potential historic district that I discuss in this report has not been ratified by a higher body such as San Francisco's Historic Preservation Commission or the State Office of Historic Preservation in Sacramento. The district might, by the time it is ratified, have different boundaries or a different Period of Significance than I have found thus far.

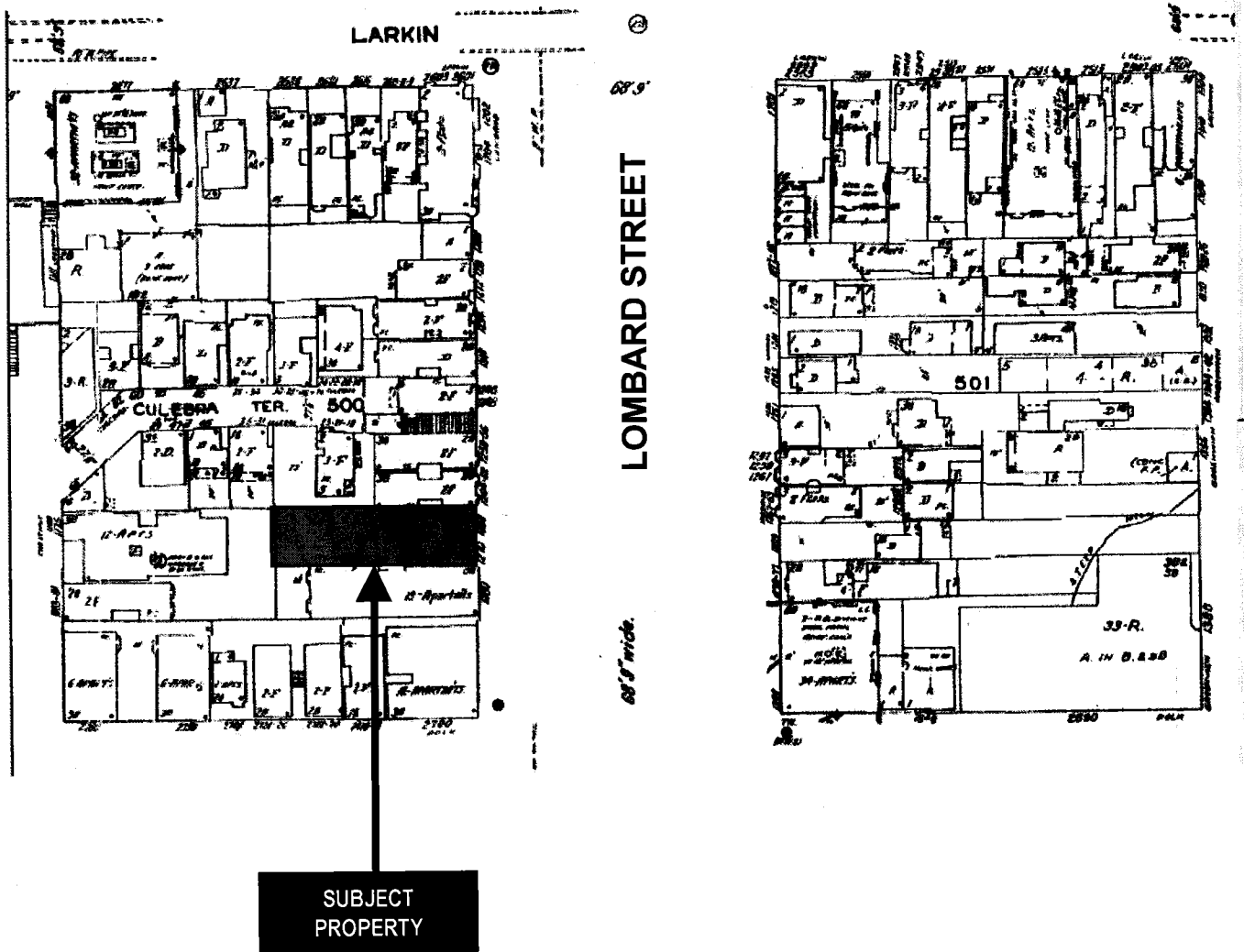


CITY AND COUNTY OF SAN FRANCISCO  
PLANNING DEPARTMENT

1268 Lombard Street and Vicinity



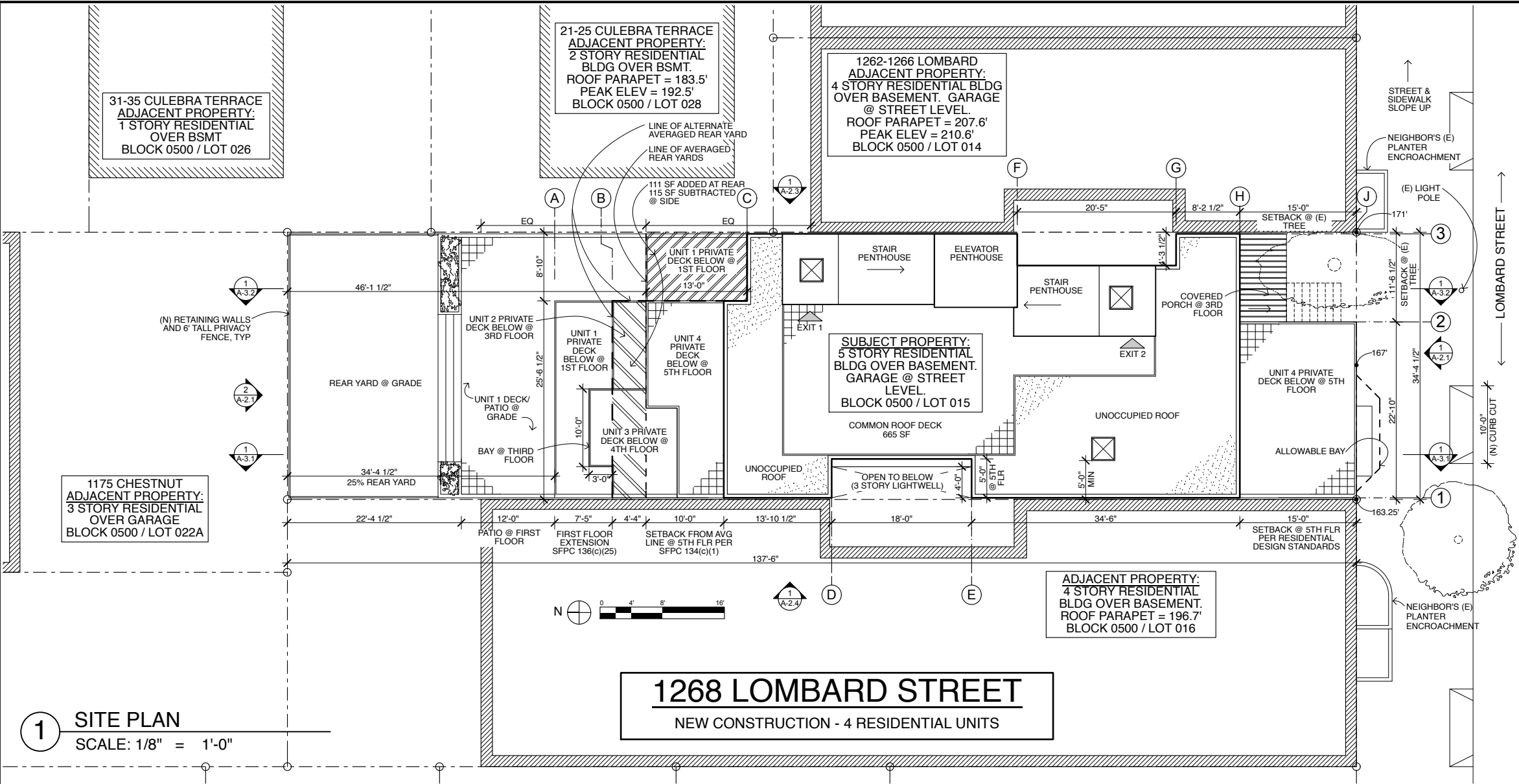
# Sanborn Map\*



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



Review and Comment Hearing  
Case Number 2009.1029  
1268 Lombard Street



1268 LOMBARD STREET  
NEW CONSTRUCTION - 4 RESIDENTIAL UNITS

BLDG SQUARE FOOTAGE (GROSS):	
Use	Sq Ft
Residential (R-2)	12,031
Parking Garage (U)	1,978
Residential Storage (S-2)	530
<b>TOTAL</b>	<b>14,539 SF</b>

GENERAL LEGEND:

- (N) ONE-HOUR WALL
- (N) TWO-HOUR WALL
- BLDG / WALL SECTION
- EXTERIOR ELEVATION
- COLUMN LINE
- ELEVATION MARKER

PLANNING DEPARTMENT NOTES:

PROJECT LOCATION: 1268 Lombard Street, Block 0500/ Lot 015

ZONING DISTRICT: RH-3

HEIGHT DISTRICT: 40-X

LOT SIZE: 4,726 sf

CURRENT USE: Vacant Lot

PROPOSED USE: 4-unit residential building with off-street parking (4 spaces) @ street level.

DENSITY: Per SFPC Section 209.1, 1-3 units permitted. Per SFPC Section 209.1(h) 1 unit / 1000 sf of lot area allowed with Conditional Use. (4,726 / 1000 = 4.7 units = 4 units allowed) 4 units proposed. *Conditional Use Required.*

SETBACKS:  
Front Setback: Per SFPC Section 132, average between adjacent neighbors. No setback required.

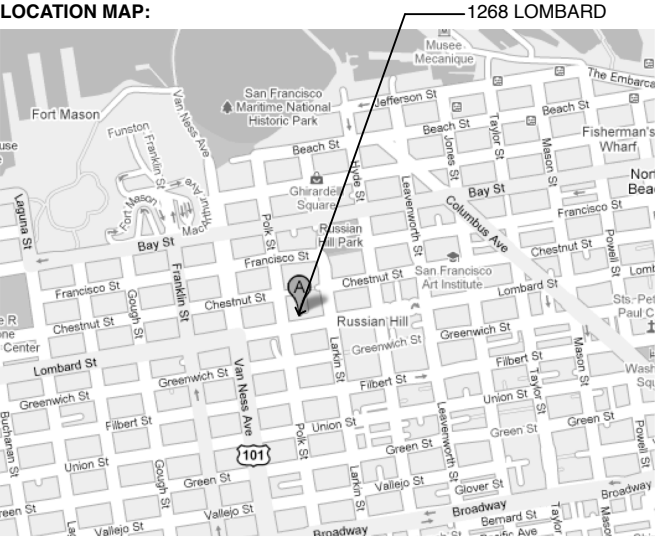
Rear Yard: 45% of lot depth, but not less than 25%. Per SFPC Section 134 (c)(1), proposed rear yard is averaged between adjacent neighbor's rear yards. 33.5% rear yard provided @ typical floors. 25% rear yard provided at basement level extension per SFPC Section 136(c)(25).

USABLE OPEN SPACE: Per SFPC Section 135, 100 sq private or 133 sf common open space required. Unit 1 has private open space at grade and decks > than 100 sf. Units 2-4 all have decks > 100 sf. Though not required, an additional 560 sf of common open space provided at shared roof deck.

PARKING: Per SFPC Section 150, 1 space / dwelling unit required. 4 spaces required and provided. (One ADA van accessible space included in count)

CU SUBMITTAL  
11/17/2009

NOTE: SPRINKLERS UNDER  
SEPARATE PERMIT



**TITLE 24 COMPLIANCE:**

Title-24 Mandatory Measures:

All work to comply with Title-24 Mandatory Measures including but not limited to: R-13 min. insulation in all new/rebuilt exterior walls; R-19 min. insulation in all new/rebuilt roofs; R-13 raised floor insulation in all new/rebuilt wood framed floors; double insulated doors and window products with certified U-value and infiltration certification; exterior doors and windows weatherstripped; all joints and penetrations caulked and sealed; 50% minimum high efficacy lighting in kitchens (separately switched); high efficacy lighting in bathrooms, garage, laundry room and utility rooms (or manual-on occupancy sensor); all other rooms, lighting to be high efficacy, manual-on occupancy sensor, or dimmer. All recessed incandescent ceiling fixtures to be IC approved. All recessed fluorescents to be ICAT rated. Outdoor lighting to be high efficacy or motion sensor with photocontrol. See attached compliance sheets on A-0.2, project notes, product information and drawings for project specific insulation levels and energy efficiency provisions.

**DESCRIPTION OF WORK:**

This work consists of a newly constructed 4-unit, 5 story residential building with basement. Basement and first floor residential of Type I-A concrete construction below street level parking garage (U occupancy) of Type V-A wood construction. 3 residential stories of Type V-A wood construction above. All units have private decks in addition to sharing common deck at roof level. Project will require a Conditional Use for exceeding density requirements.

All work to comply with current local and state codes including, but not limited to: the 2007 Edition of the California Building Code, the California Plumbing Code, the California Mechanical Code, the California Electrical Code and the California Fire Code, the current editions of the San Francisco Building and Planning Codes, Title-24 Energy Standards, etc...

BUILDING DATA:	
OWNERS:	1268 LOMBARD STREET, LLC 2501 MISSION STREET SAN FRANCISCO, CA 94110 TEL: (415) 321-7077
ADDRESS:	1268 LOMBARD STREET SAN FRANCISCO, CA 94109
BLOCK/LOT:	BLOCK 0500/ LOT 015
ZONING DISTRICT:	RH-3/ 40-X
LOT SIZE:	4,726 SQ. FT.
SFBC OCCUPANCY CLASS:	R-2 OVER U/S-2 OVER R-2
CONSTRUCTION TYPE:	TYPE V-A (4 FLOORS) OVER TYPE I-A (1 FLOOR & BASEMENT)
DESIGN:	KERMAN MORRIS ARCHITECTS 69A WATER STREET SAN FRANCISCO, CA 94133 T: (415) 749-0302 F: (415) 928-5152

DRAWING INDEX:	
T-1	SITE PLAN
S-1	SURVEY
A-1.1	BASEMENT PLAN
A-1.2	FIRST FLOOR PLAN
A-1.3	SECOND FLOOR PLAN
A-1.4	THIRD FLOOR PLAN
A-1.5	FOURTH FLOOR PLAN
A-1.6	FIFTH FLOOR PLAN
A-1.7	ROOF PLAN
A-2.1	FRONT & REAR ELEVATIONS
A-2.2	EAST & WEST ELEVATIONS
A-2.3	EAST ELEVATION
A-2.4	WEST ELEVATION
A-3.1	SECTION (@ WEST END OF SITE)
A-3.2	SECTION (@ EAST END OF SITE)

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Revisions:  
EE APP - 10/21/09

1268 LOMBARD  
STREET

4-UNIT RESIDENTIAL  
BUILDING

BLOCK 0500/ LOT 015

SITE PLAN

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The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of KermanMorrisArchitects prior to the commencement of any work.

These drawings are an industry standard builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative typical details. SPECIFICALLY EXCLUDED FROM THE SCOPE OF DESIGN SERVICES AND AS INDICATED IN THESE PLANS ARE ALL WATERPROOFING DETAILS/ DESIGN, WHICH ARE THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER.

All attachments, connections, fastenings, etc., are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

DATE: 8/27/2009  
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CHECKED BY: TM  
JOB NO.: 0910

DRAWING

T-1

EE APP - 10/21/09



1268 LOMBARD  
STREET

4-UNIT RESIDENTIAL  
BUILDING

BLOCK 0500/ LOT 015

BASEMENT PLAN

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DATE: 8/27/2009

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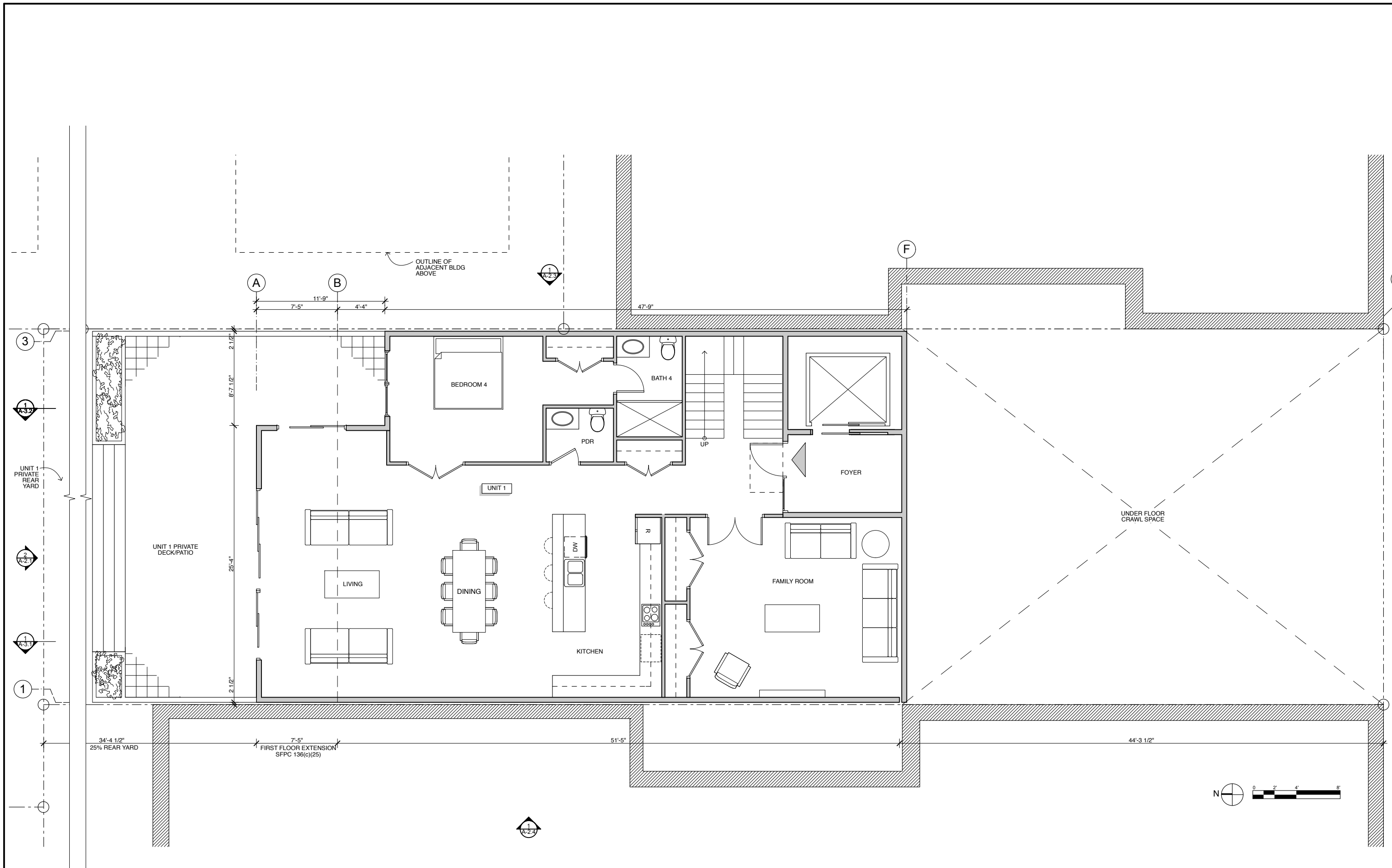
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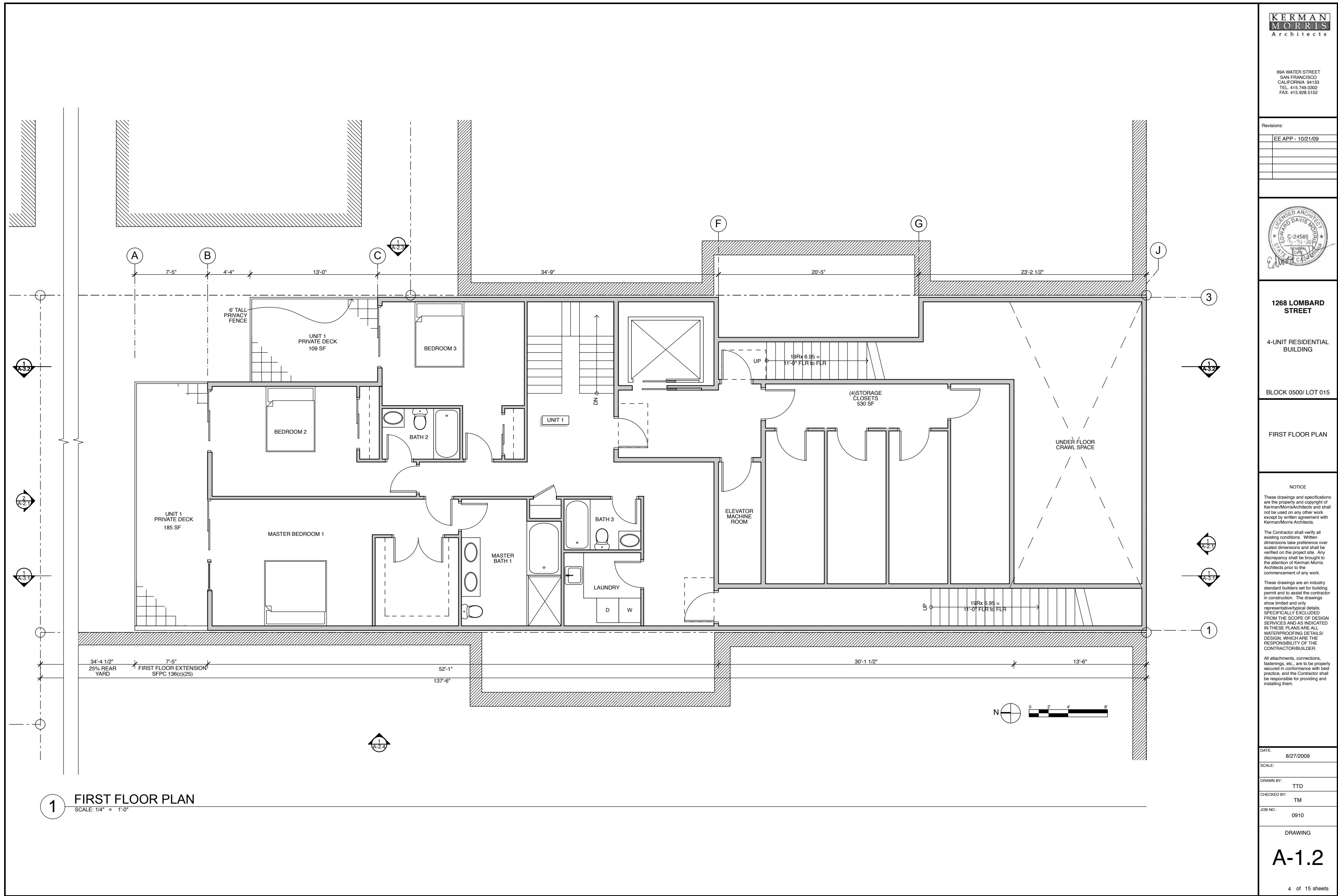
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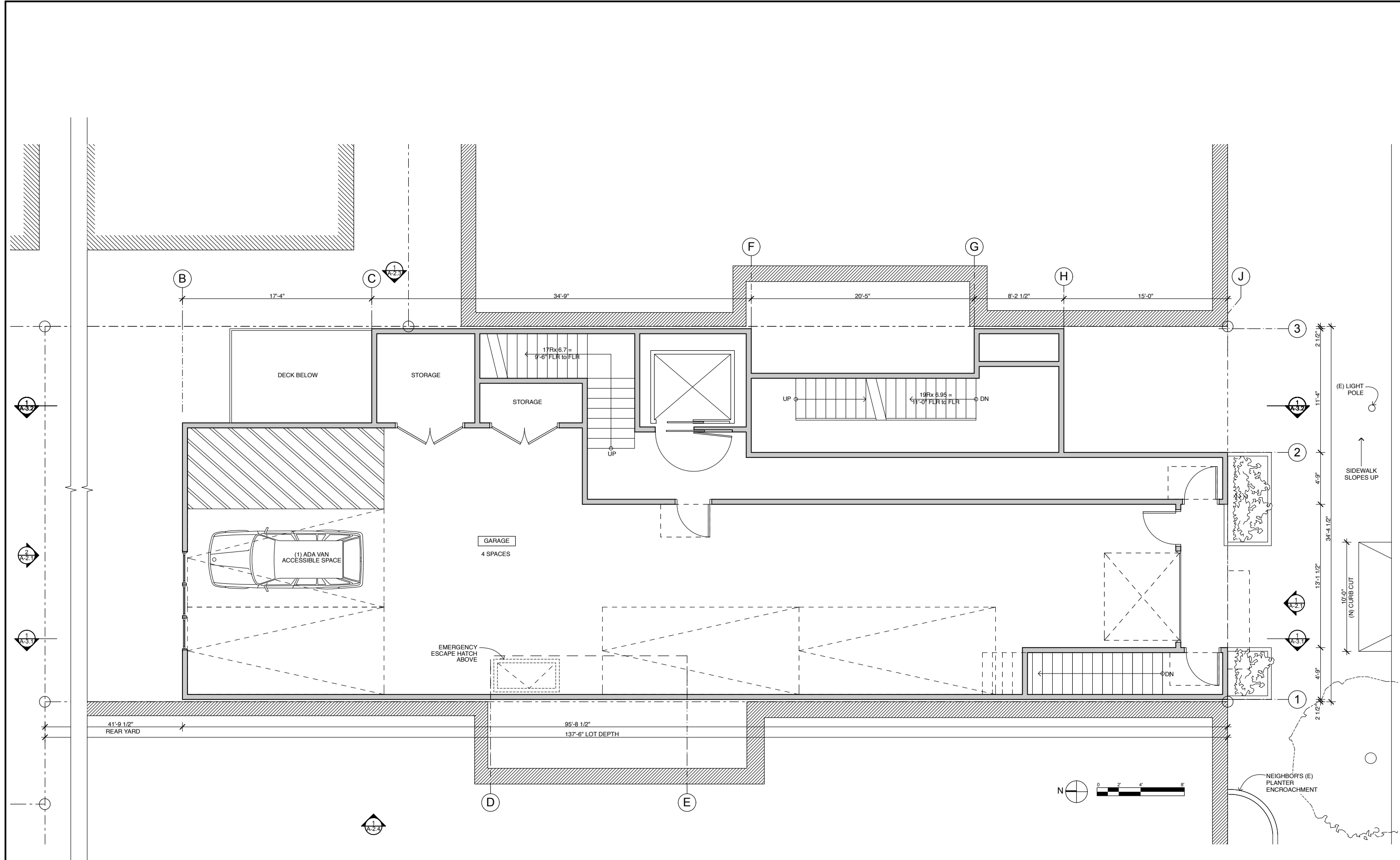
3 of 15 sheets

1268 LOMBARD STREET  
11/17/2009 - CU SUBMITTAL



1 BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1'-0"





1 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

KERMAN MORRIS Architects

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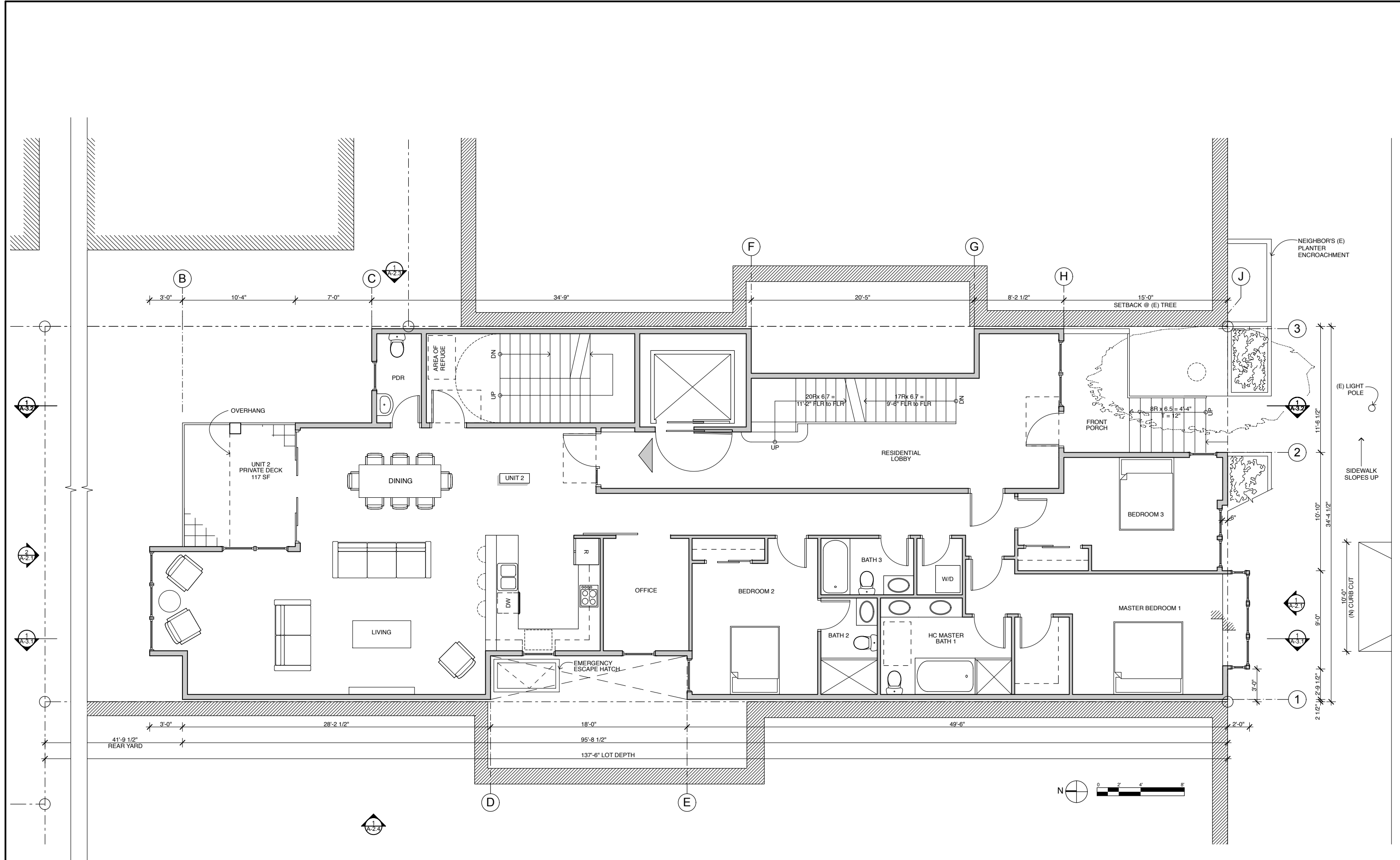
1268 LOMBARD STREET  
4-UNIT RESIDENTIAL BUILDING  
BLOCK 0500/ LOT 015  
SECOND FLOOR PLAN

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DRAWING  
A-1.3  
5 of 15 sheets

1268 LOMBARD STREET  
11/17/2009 - CU SUBMITTAL



**1 THIRD FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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EDWARD DAVIS MORRIS  
C-24585  
7-7-2010  
RENEWAL  
STATE OF CALIFORNIA

1268 LOMBARD STREET

4-UNIT RESIDENTIAL BUILDING

BLOCK 0500/ LOT 015

THIRD FLOOR PLAN

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DATE: 8/27/2009

SCALE:

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DRAWING

A-1.4

6 of 15 sheets

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**1268 LOMBARD  
STREET**

**4-UNIT RESIDENTIAL  
BUILDING**

BLOCK 0500/ LOT 015

**FOURTH FLOOR PLAN**

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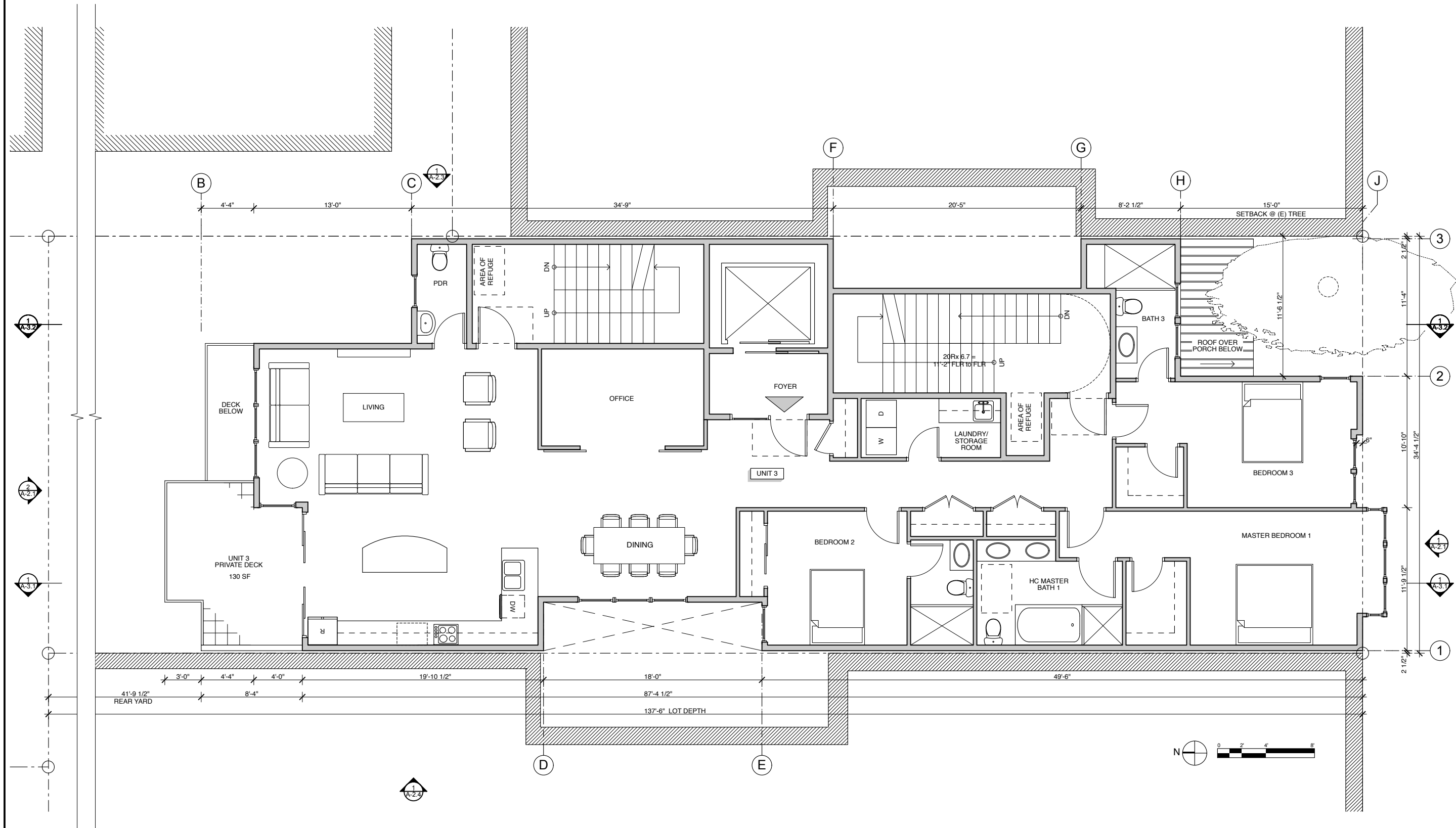
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SCALE:  
DRAWN BY: TTD  
CHECKED BY: TM  
JOB NO.: 0910

DRAWING

**A-1.5**

7 of 15 sheets

1268 LOMBARD STREET  
11/17/2009 - CU SUBMITTAL



**1 FOURTH FLOOR PLAN**

SCALE: 1/4" = 1'-0"

Revisions:

EE APP - 10/21/09



**1268 LOMBARD STREET**

4-UNIT RESIDENTIAL BUILDING

BLOCK 0500/ LOT 015

FIFTH FLOOR PLAN

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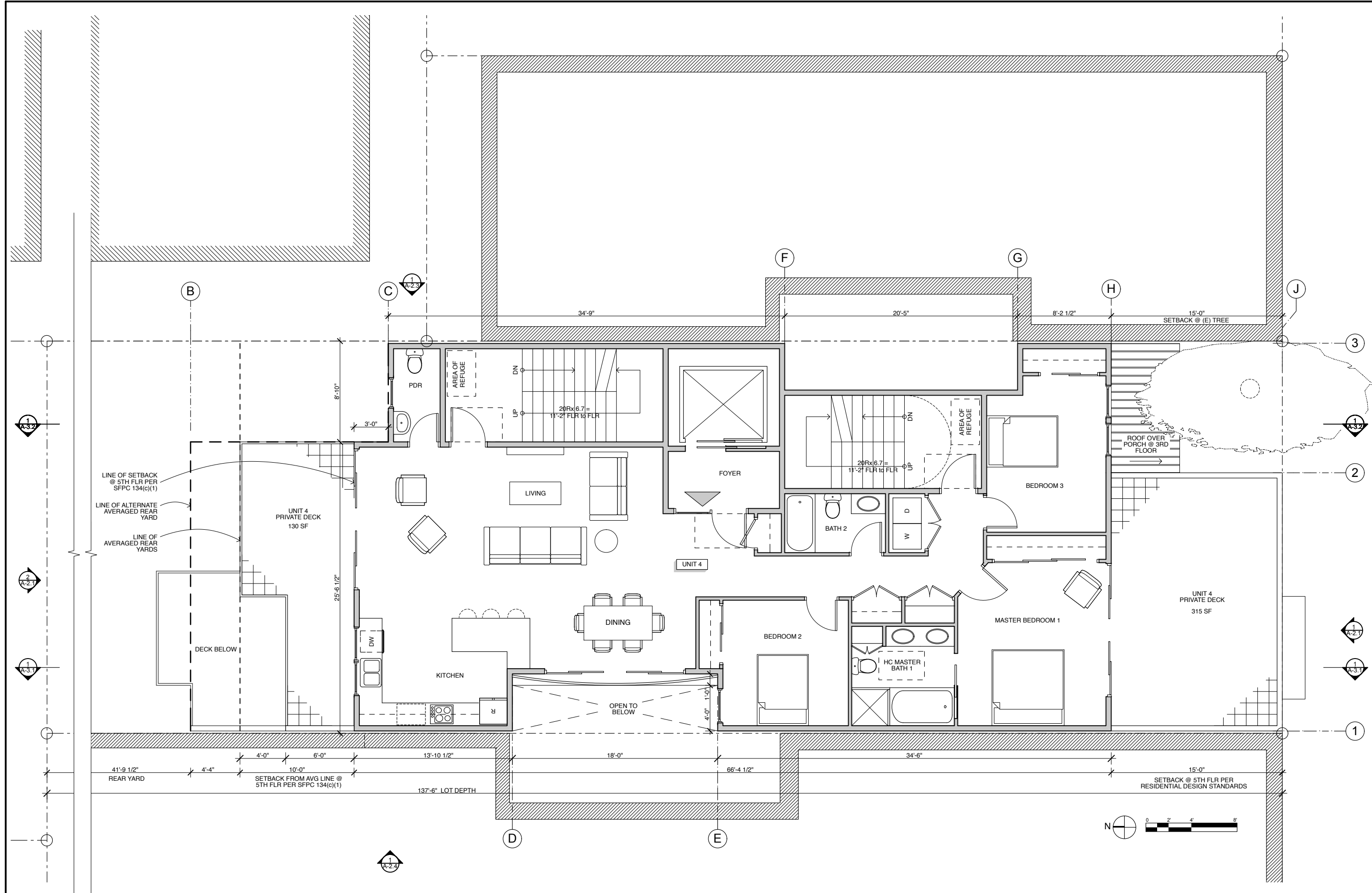
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**A-1.6**

8 of 15 sheets

1268 LOMBARD STREET  
11/17/2009 - CU SUBMITTAL



**1 FIFTH FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

EE APP - 10/21/09



**1268 LOMBARD STREET**

**4-UNIT RESIDENTIAL BUILDING**

BLOCK 0500/ LOT 015

ROOF PLAN

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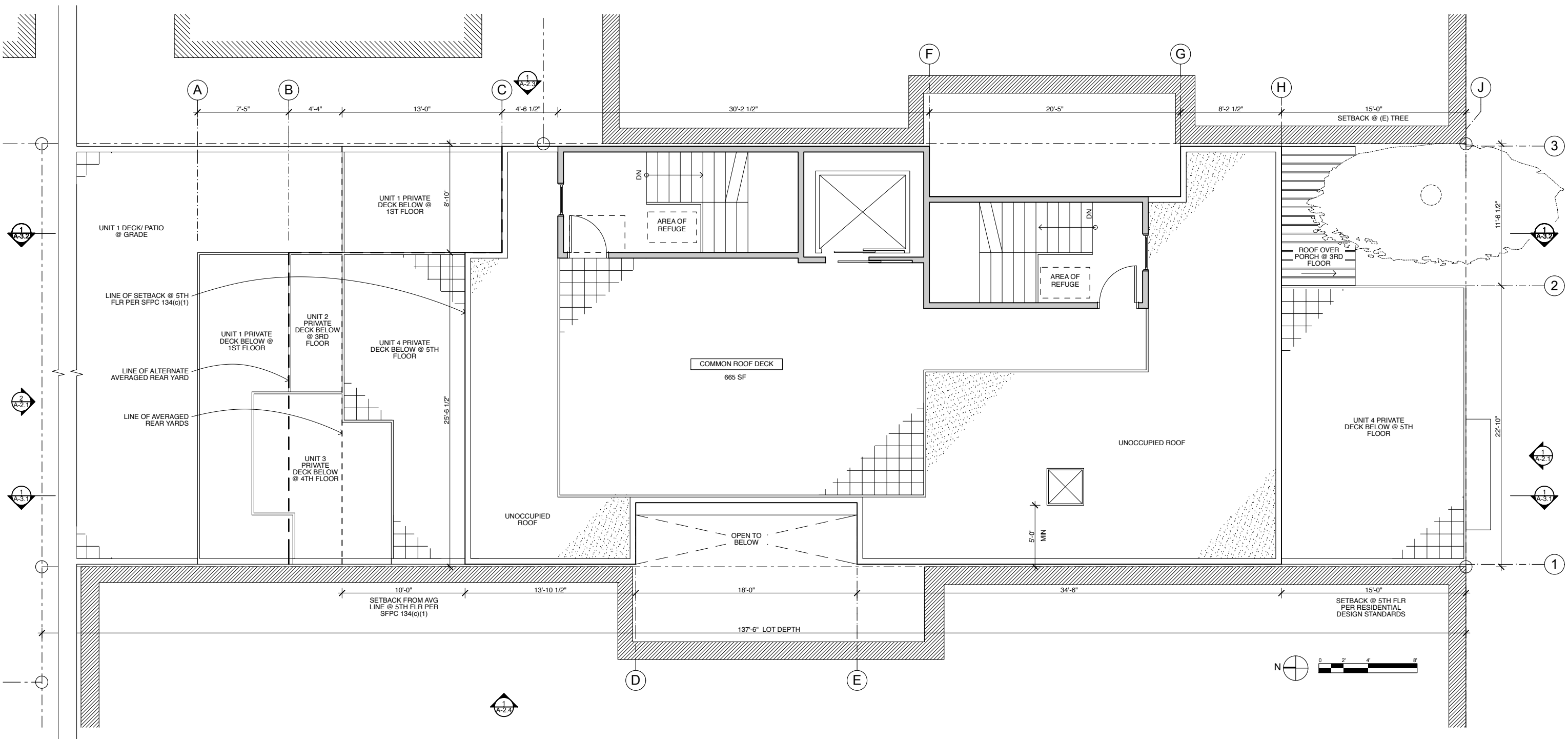
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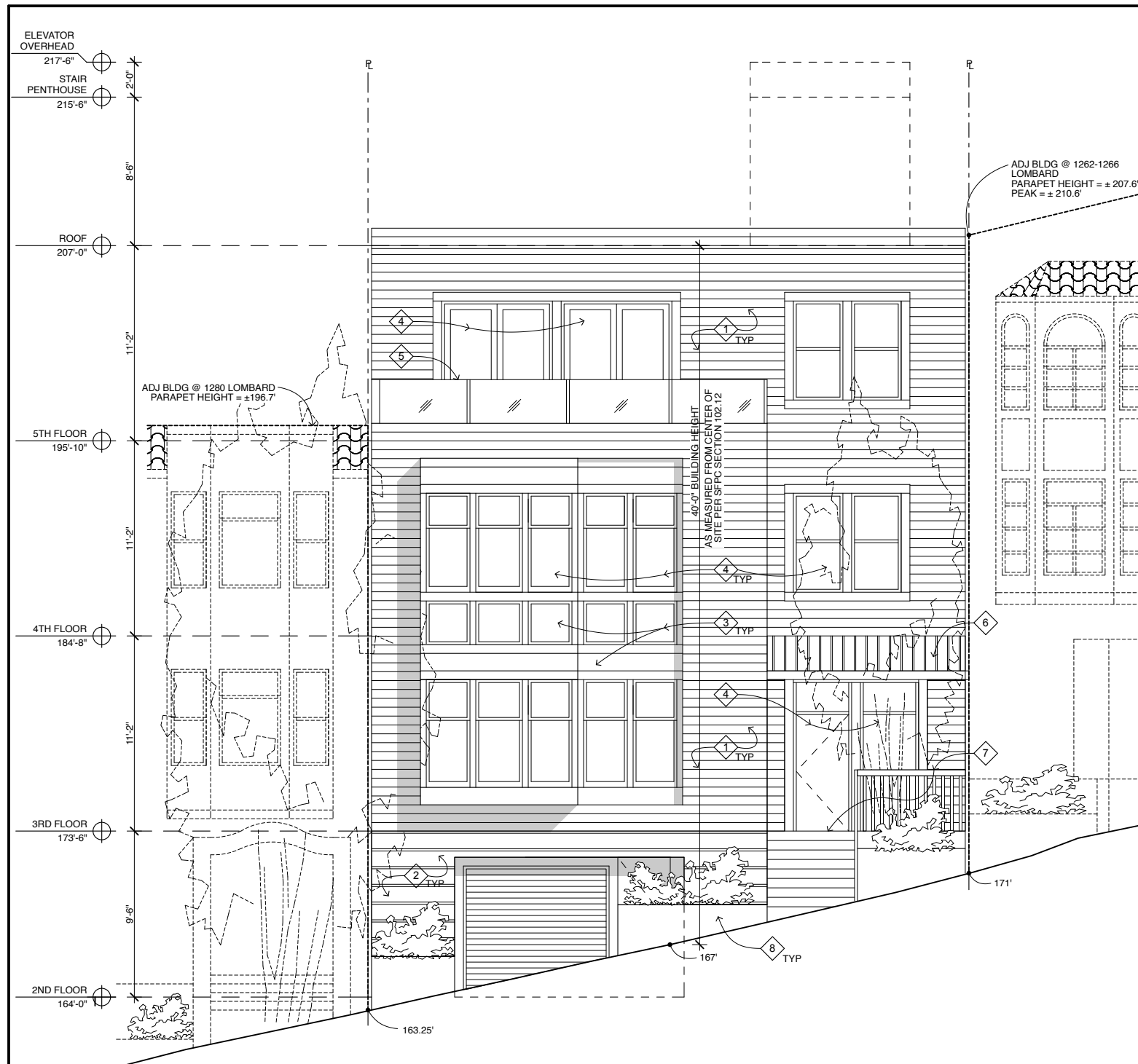
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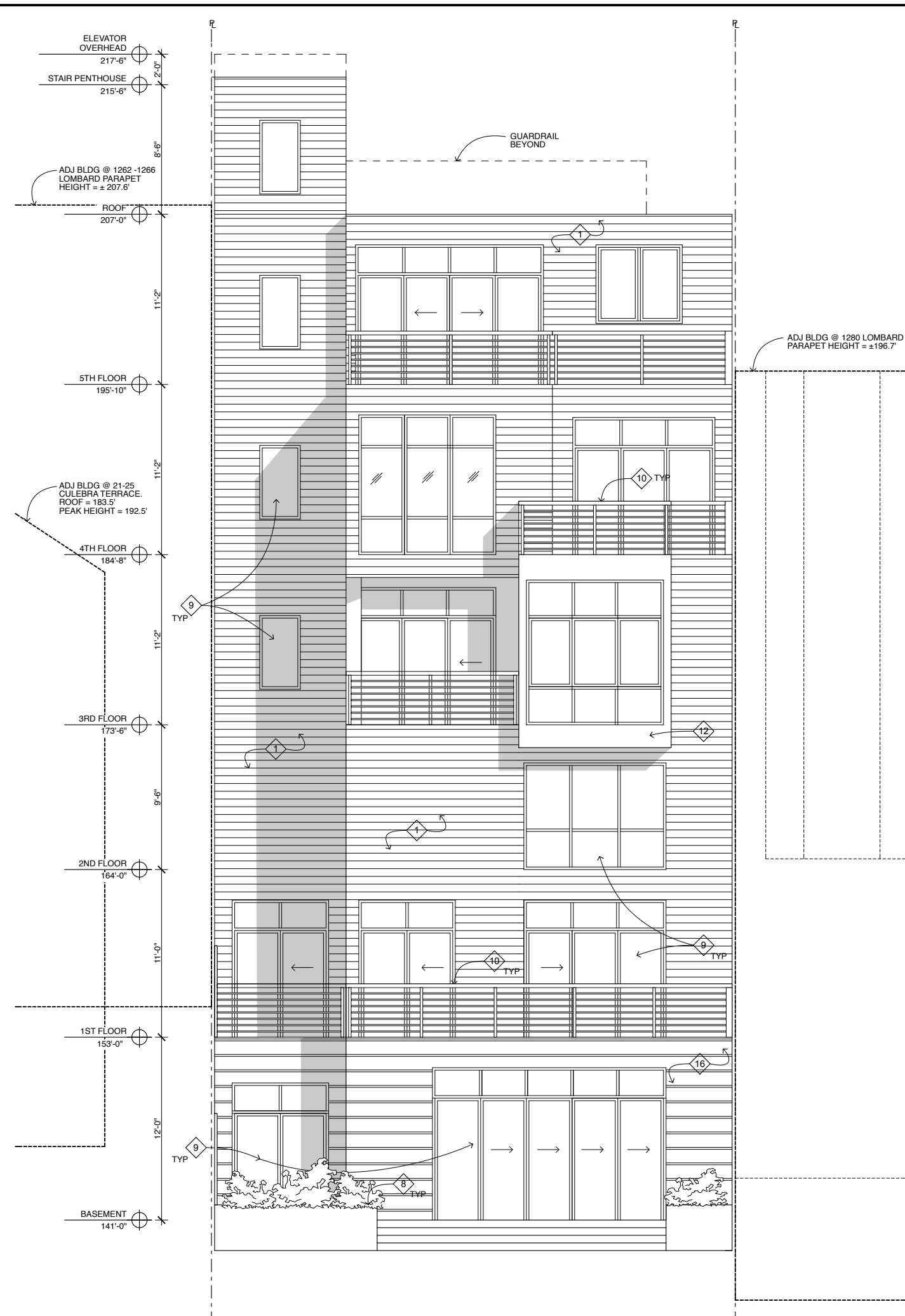
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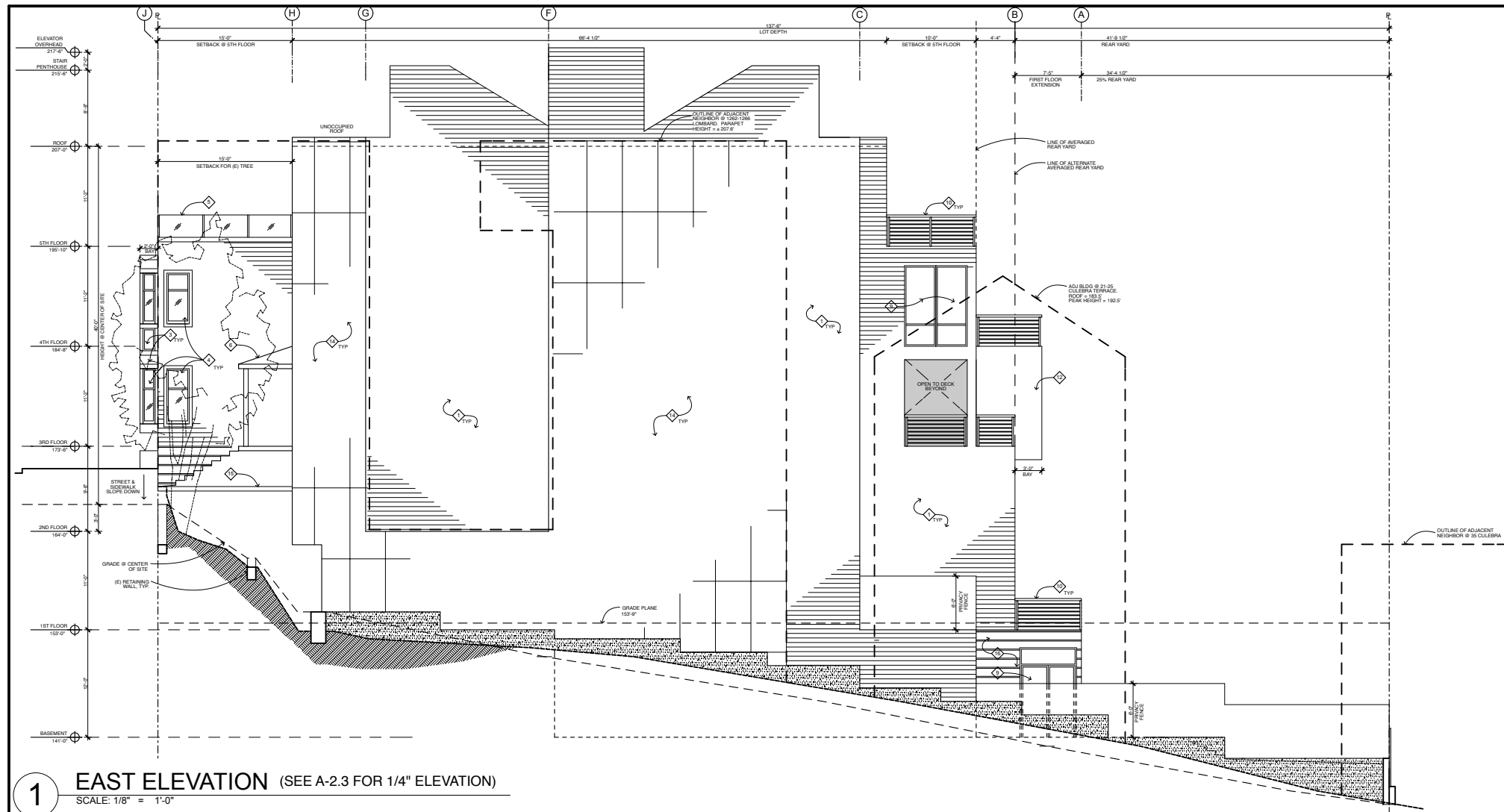
**1 ROOF PLAN**  
SCALE: 1/4" = 1'-0"



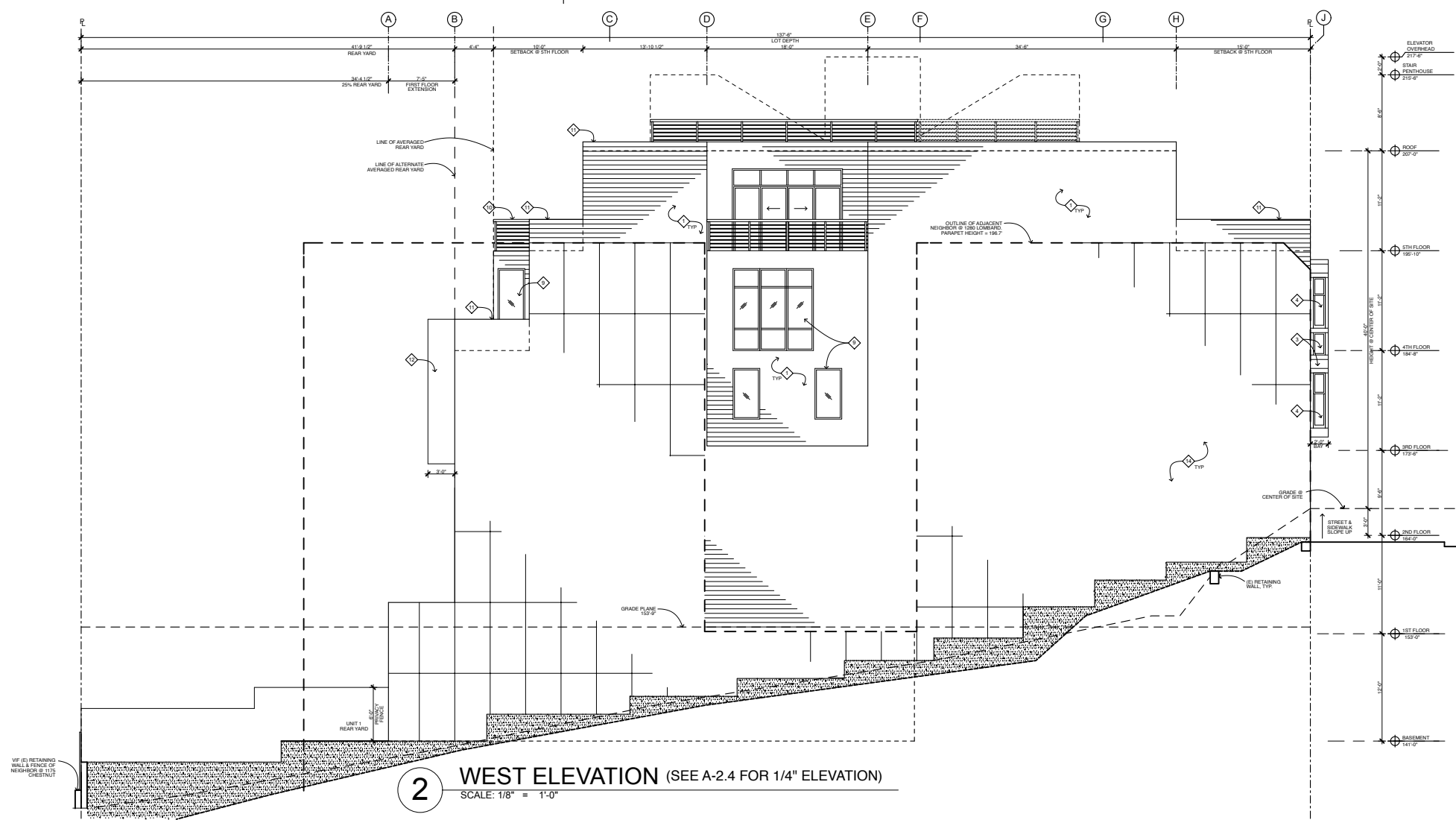


ELEVATION KEY NOTES					
1	PTD. WOOD SIDING	7	PTD. METAL GUARDRAIL; STONE FINISHED STAIRS OR TERRAZZO	12	METAL
2	STONE BASE			13	CONCRETE BASE
3	PTD. WOOD TRIM / FASCIA	8	PLANTER BOX	14	BLINDWALL
4	WOOD WINDOWS/ DOORS	9	METAL WINDOWS & DOORS	15	PERVIOUS DECK MATERIALS
5	42" TALL GLASS GUARDRAIL	10	42" TALL METAL WIRE GUARDRAIL	16	STUCCO
6	STANDING SEAM METAL ROOF	11	42" 1-HR RATED GUARDRAIL		





1 EAST ELEVATION (SEE A-2.3 FOR 1/4" ELEVATION)  
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION (SEE A-2.4 FOR 1/4" ELEVATION)  
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES					
1	PTD. WOOD SIDING	7	PTD. METAL GUARDRAIL; STONE FINISHED STAIRS OR TERRAZZO	12	METAL
2	STONE BASE	8	PLANTER BOX	13	CONCRETE BASE
3	PTD. WOOD TRIM / FASCIA	9	METAL WINDOWS & DOORS	14	BLINDWALL
4	WOOD WINDOWS/ DOORS	10	42" TALL METAL WIRE GUARDRAIL	15	PERVIOUS DECK MATERIALS
5	42" TALL GLASS GUARDRAIL	11	42" 1-HR RATED GUARDRAIL	16	STUCCO
6	STANDING SEAM METAL ROOF				

KERMAN  
MORRIS  
Architects

69A WATER STREET  
SAN FRANCISCO  
CALIFORNIA 94133  
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FAX. 415.928.5152

Revisions:  
EE APP - 10/21/09

LICENSED ARCHITECT  
EDWARD DAVIS MORRIS  
C-24585  
SAN FRANCISCO  
STATE OF CALIFORNIA

1268 LOMBARD  
STREET

4-UNIT RESIDENTIAL  
BUILDING

BLOCK 0500/ LOT 015

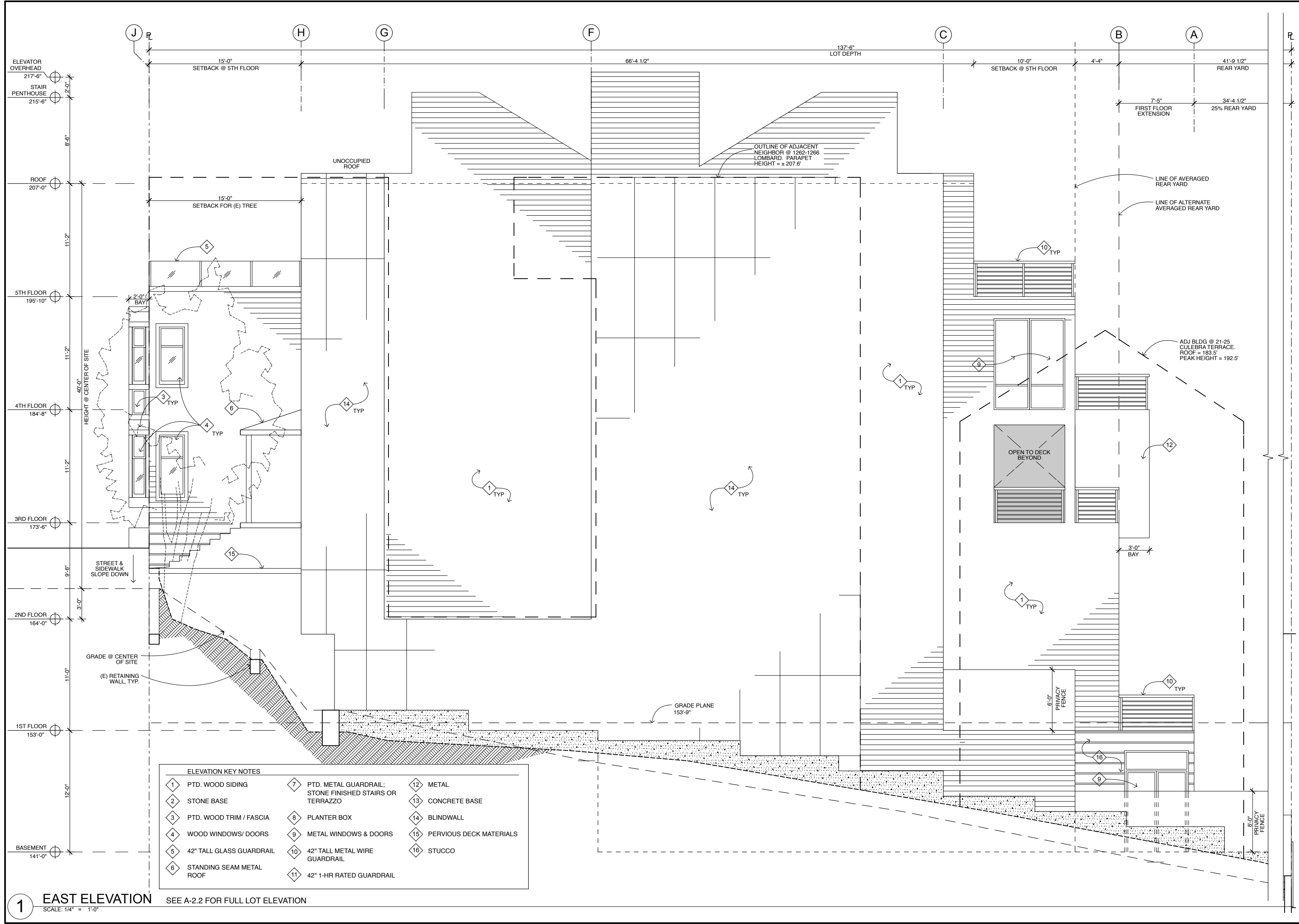
EAST & WEST  
ELEVATIONS

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JOB NO.: 0910

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A-2.2  
11 of 15 sheets

1268 LOMBARD STREET  
11/17/2009 - CU SUBMITTAL



ELEVATION KEY NOTES					
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2	STONE BASE	8	PLANTER BOX	13	CONCRETE BASE
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6	STANDING SEAM METAL ROOF				

KERMAN MORRIS Architects

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TEL. 415.749.0302  
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Revisions:

EE APP - 10/21/09

LICENSED ARCHITECT  
EDWARD DAVIS MORRIS  
C-24585  
9-21-2013  
RENEWAL DATE  
CALIFORNIA

1268 LOMBARD STREET

4-UNIT RESIDENTIAL BUILDING

BLOCK 0500/ LOT 015

EAST ELEVATION

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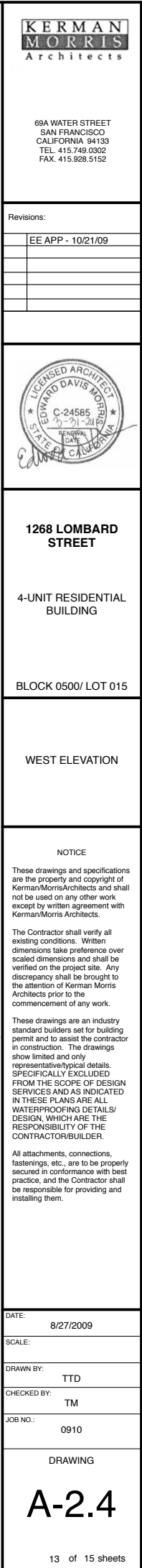
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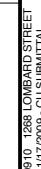
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12 of 15 sheets

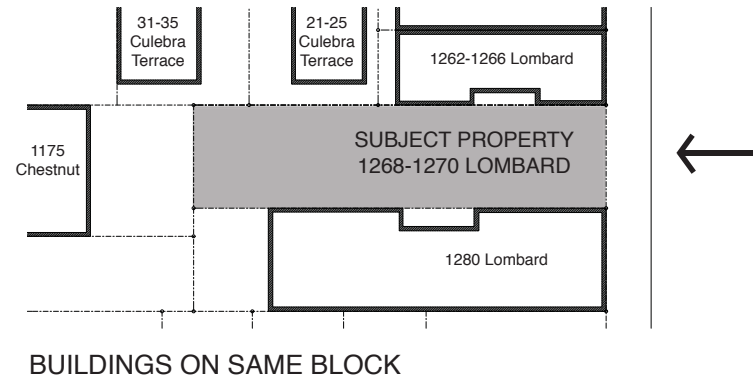
1117/2009 - CU SUBMITTAL











SUBJECT PROPERTY: **1268-1270 LOMBARD STREET**  
KERMAN MORRIS ARCHITECTS 5/19/2010

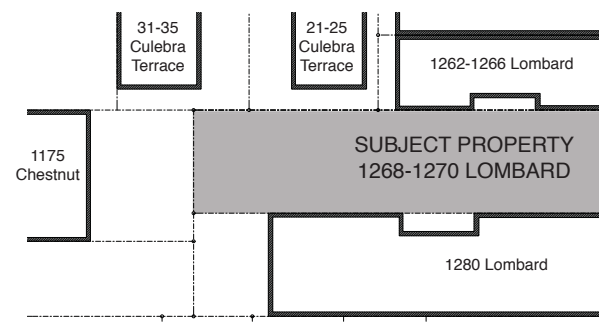


SUBJECT PROPERTY  
BLOCK 0500/ LOT 015  
1268-1270 LOMBARD STREET

← ADJACENT PROPERTY  
BLOCK 0500/ LOT 014  
1262-1266 LOMBARD →



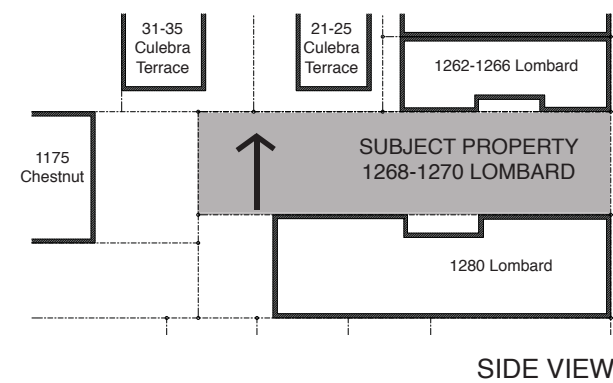
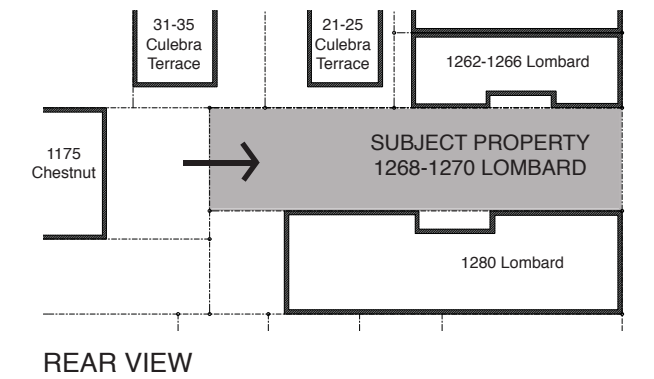
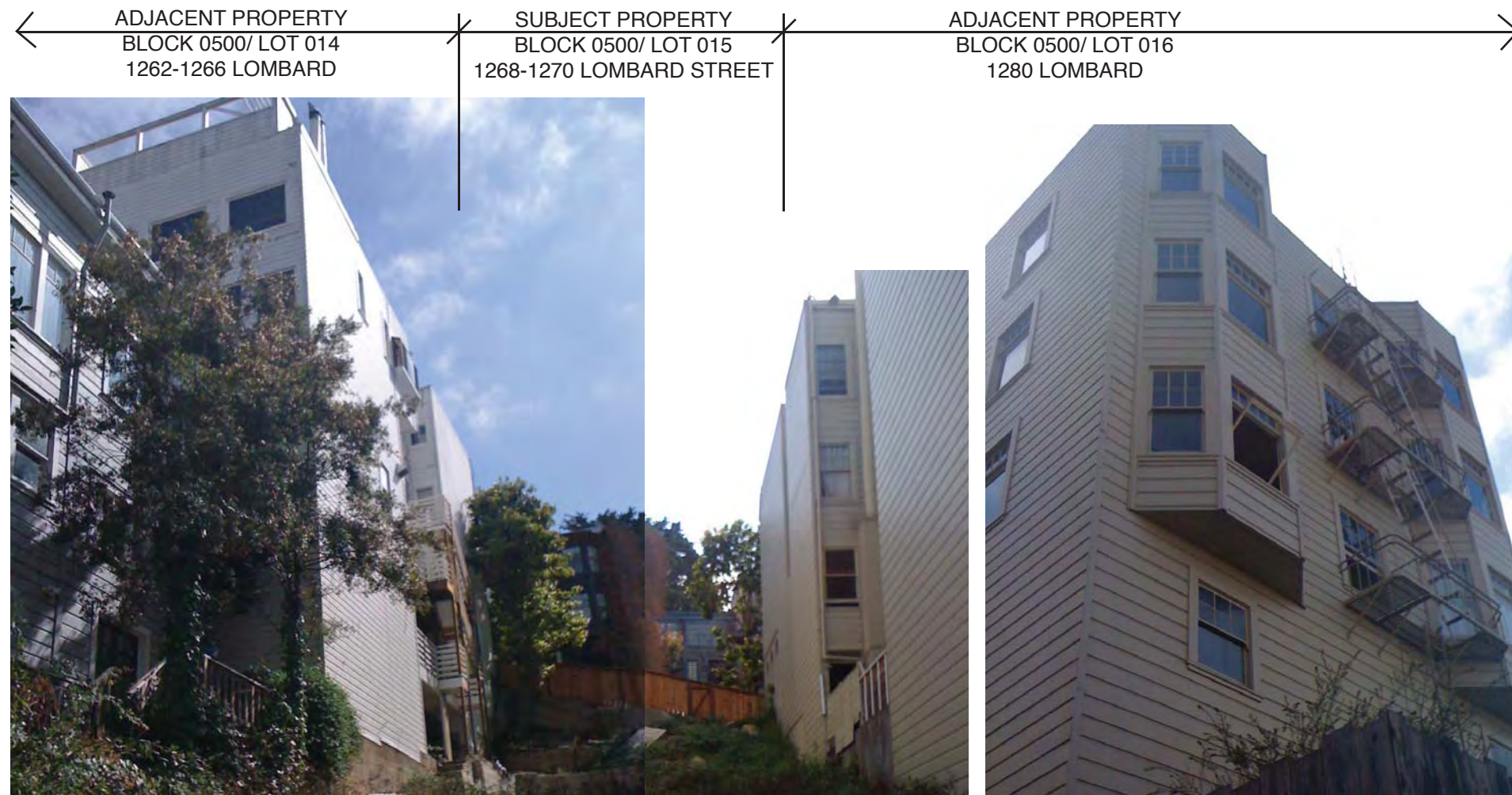
← LOMBARD STREET →



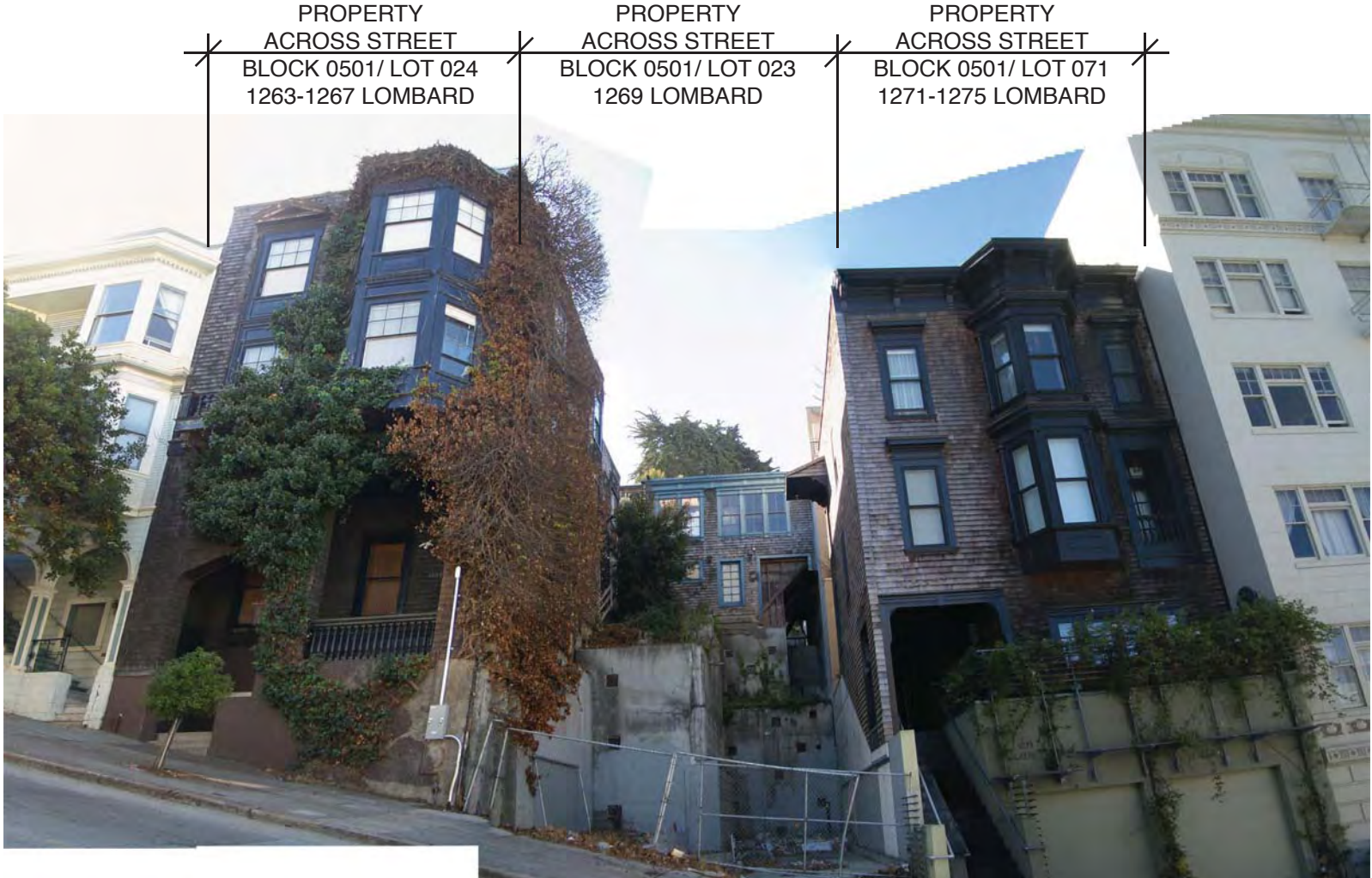
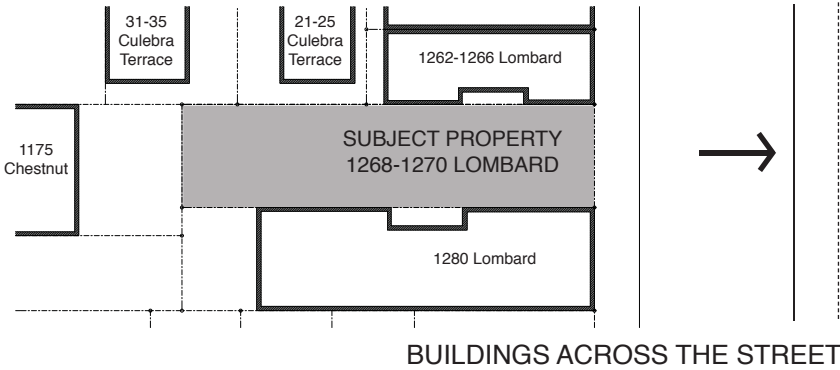
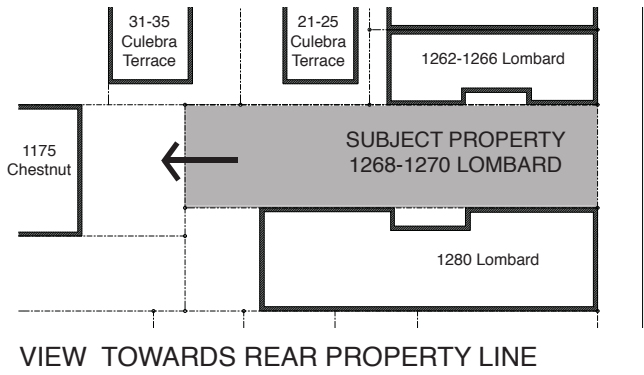
LOMBARD STREET CONTEXT: FURTHER UP THE HILL

SUBJECT PROPERTY: **1268-1270 LOMBARD STREET**  
KERMAN MORRIS ARCHITECTS 5/19/2010





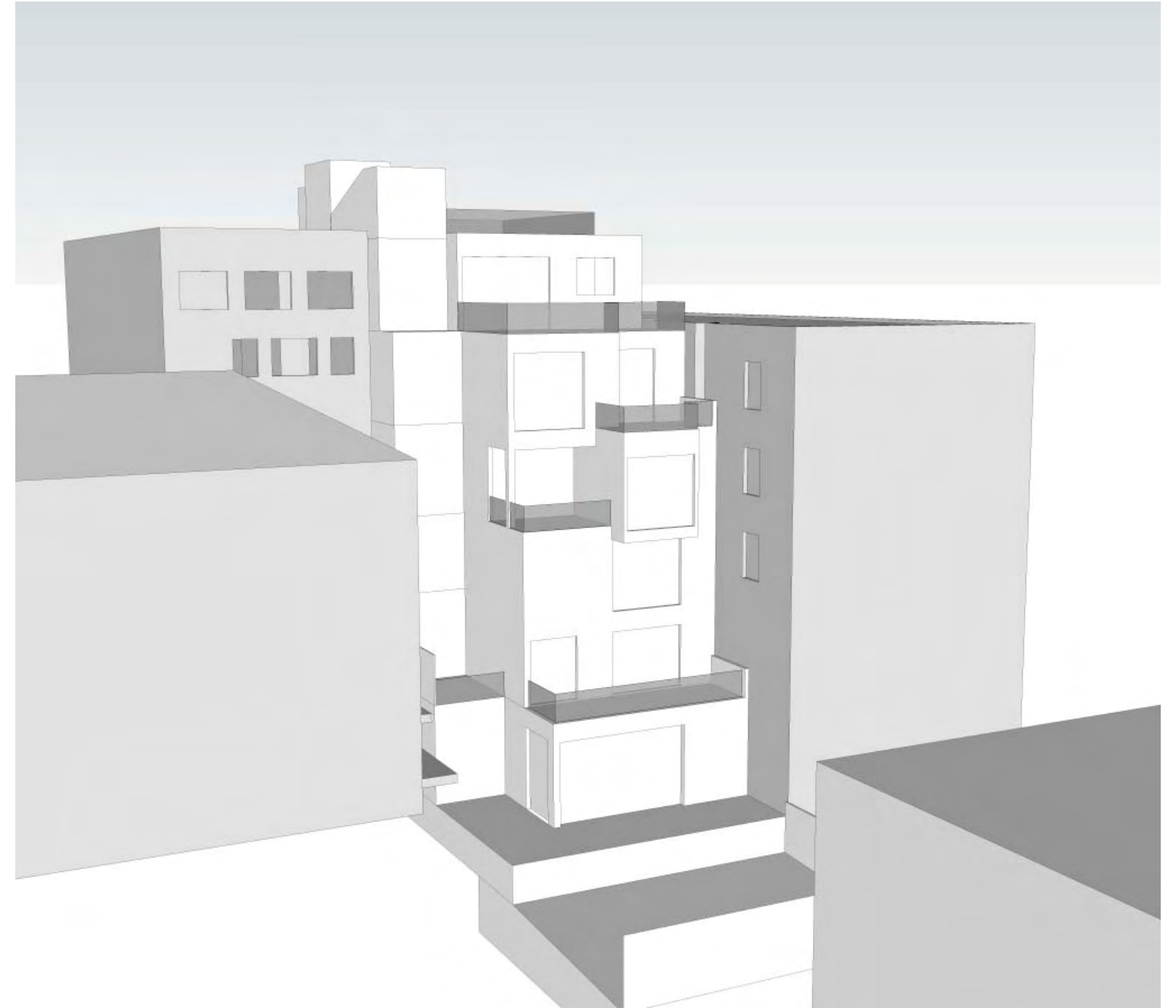








FRONT FACADE MASSING



REAR FACADE MASSING



ADJ BLDG PARAPET  
HEIGHT = ±196.7'

ADJ BLDG PARAPET  
HEIGHT = ± 207.6'  
PEAK = ± 210.6'

40'-0" BUILDING HEIGHT  
AS MEASURED FROM CENTER OF  
SITE PER SFPC SECTION 102.12

171'

167'

163.25'

1268 Lombard - Front Facade Proposal  
Kerman Morris Architects 5/19/10

# SOUTH (FRONT) ELEVATION

SCALE: 3/16" = 1'-0"

ELEVATION KEY NOTES	
1	PTD. WOOD SIDING
2	STONE BASE
3	PTD. WOOD TRIM / FASCIA
4	WOOD WINDOWS/ DOORS
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6	STANDING SEAM ROOF
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8	PLANTER BOX