



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report Consent Calendar

HEARING DATE: JUNE 16, 2010

Filing Date: May 4, 2010
Case No.: **2010.0322A**
Project Address: **5 Cottage Row**
Historic District: Bush Street-Cottage Row
Zoning: RM-1 (Residential, Mixed, Low Density)
40-X Height and Bulk District
Block/Lot: 0677 / 037
Applicant: David Darling
5 Cottage Row
San Francisco, CA 94115
Staff Contact Shelley Caltagirone - (415) 558-6625
shelley.caltagirone@sfgov.org
Reviewed By Tim Frye - (415) 575-6822
tim.frye@sfgov.org

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PROPERTY DESCRIPTION

5 COTTAGE ROW, east side of Cottage Row between Bush and Sutter Streets. Assessor's Block 0677, Lot 037. The two-story, single-family, wood-frame, wood-clad house is a contributor to the Bush Street-Cottage Row Historic District. The Bush Street-Cottage Row Historic District is a remarkably intact group of architecturally consistent Italianate and Stick residential buildings constructed between 1870 and about 1885. It demonstrates several different modes of speculative housing during those years. The property is zoned RM-1 (Residential, Mixed, Low Density) and is in a 40-X Height and Bulk District.

PROJECT DESCRIPTION

The proposed Project is to remove shingles and create a new window opening for the installation of a pair of windows at the ground floor level of the front façade. The proposed windows will match the details and proportions of the windows at the upper floors of the subject building and will be in keeping with the pattern of window openings at similar houses within the historic district. The proposed windows will be wood-framed, double-hung, two-over-two sash units surrounded by flat wood trim. Please see photographs and plans for details.

OTHER ACTIONS REQUIRED

None.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

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

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

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

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

The proposed project will not detract from the architectural character of the historic district as described in Appendix K, Section 5, of Article 10. This character is defined by two-story frame structures of Italianate or early Stick Style, with channel rustic siding, double-hung windows and paneled entry recesses. The proposed work shall be compatible with the historic structure in terms of design, materials, form, scale, and location. The work will not detract from the overall form and continuity of the district buildings as the proposed windows will be in keeping with the design and pattern of window fenestration within the district. The work will not alter the scale or proportions of the subject building. Neither will the work impact the characteristic fenestration pattern, rustic siding or details of the Italianate-style house. For all of the exterior work proposed, reasonable efforts have been made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which contribute to its significance.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

Standard 2.

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

Standard 5.

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

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 will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

PUBLIC/NEIGHBORHOOD INPUT

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

ISSUES & OTHER CONSIDERATIONS

None.

STAFF ANALYSIS

Based on the requirements of Article 10 and the Secretary of Interior's Standards, staff has determined that the proposed work will not adversely affect the subject contributor to the Bush Street-Cottage Row Historic District. Staff finds:

- That the historic character of the property will be retained and preserved by preserving all of the character-defining features of the house and incorporating a new window unit that is in keeping with the design and pattern of window fenestration within the district;
- That only wood shingles will be removed from the front façade and that this alteration will not harm the overall historic integrity of the building's design or workmanship;
- That the new window unit will match the details and proportions of the windows at the upper floors of the subject building and will be in keeping with the pattern of window openings at similar houses within the historic district; and,
- That, if the new windows were removed in the future, the opening could be easily filled in with new siding and the integrity of the building would remain intact.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One-Minor Alteration of Existing facility) because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards*.

PLANNING DEPARTMENT RECOMMENDATION

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

ATTACHMENTS

Draft Motion
Plans and Photographs

SC: G:\DOCUMENTS\Cases\COFA\Case Reports\5 Cottage Row_CofA_Case Report.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion No. XXXX

HEARING DATE: JUNE 16, 2010

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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 037 IN ASSESSOR'S BLOCK 0677, WITHIN AN RM-1 (RESIDENTIAL, MIXED, LOW-DENSITY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on May 4, 2010, David Darling (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to install a pair of windows at the ground floor level of the front façade of the subject building.

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 June 16, 2010, the Commission conducted a duly noticed public hearing on the current project, Case No. 2010.0322A ("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 April 5, 2010 and labeled Exhibit A on file in the docket for Case No. 2010.0322A based on the following findings:

FINDINGS

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

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

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

- That the historic character of the property will be retained and preserved by preserving all of the character-defining features of the house and incorporating a new window unit that is in keeping with the design and pattern of window fenestration within the district;
- That only wood shingles will be removed from the front façade and that this alteration will not harm the overall historic integrity of the building's design or workmanship;
- That the new window unit will match the details and proportions of the windows at the upper floors of the subject building and will be in keeping with the pattern of window openings at similar houses within the historic district; and,
- That, if the new windows were removed in the future, the opening could be easily filled in with new siding and the integrity of the building would remain intact.
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

Standard 2.

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

Standard 5.

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

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 will 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 landmark 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 resource in conformance with the Secretary of the Interior's Standards.

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

The project will not reduce the affordable housing supply.

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

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

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

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

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

Preparedness against injury and loss of life in an earthquake is improved by the proposed work. All construction will be executed in compliance with all applicable construction and safety measures.

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

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

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 037 in Assessor's Block 0677 for proposed work in conformance with the plans dated April 5, 2010 and labeled Exhibit A on file in the docket for Case No. 2010.0322A.

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. XXXX. 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.

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

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

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on June 16, 2010.

Linda D. Avery
Commission Secretary

AYES: X

NAYS: X

ABSENT: X

ADOPTED: June 16, 2010

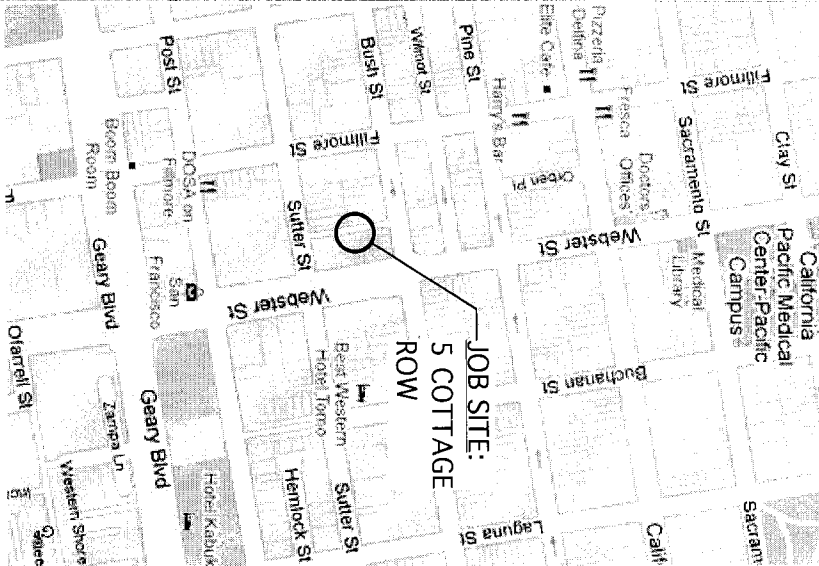
ABBREVIATIONS

&	And	GL	Glass	REFRIG	Refrigerator
@	At	GYP	Gypsum	REFIN	Refinish
ABV	Above	GWB	Gypsum Wall Board	REINF	Reinforced
AC	Air Conditioning			REOD	Required
ACT	Adjustable	HB	Hose Bib	REV	Revision/Revised
ADJ	Above Finish Floor	HC	Hollow Core	RM	Room
A.F.F.	Alternate	HDWD	Hardwood	RO	Rough Opening
ALT	Aluminum	HGT or HT	Height	RTD	Rated
ALUM	Aluminum	HORIZ	Horizontal	RWL	Rain Water Leader
ANOD	Anodized	HR	Hour		
APPROX	Approximate	HM	Hollow Metal	SC	Solid Core
ARCH	Architectural	HW	Hot Water	SCHED	Schedule
AXON	Axonometric			SD	Soap Dispenser/Dish
		IN	Inch	SECT	Section
BD	Board	ID	Inside Diameter	SED	See Electrical Drawing
BEY	Beyond	INSUL	Insulation	SHT	Sheet
BJ	Butt Joint	INT	Interior	SHTG	Sheathing
BLDG	Building	JAN	Janitor	SL	Sliding
BLKG	Blocking	JT	Joint	SLD	See Landscape Drawing
B.O.	Bottom of			SMD	See Mechanical Drawing
BP	Building Paper			SPD	See Plumbing Drawing
BRZ	Bronze			SPEC	Specification or Special
BUR	Built-Up Roof	KIT	Kitchen	SSD	See Structural Drawing
		LA	Layer	SS	Stainless Steel
CAB	Cabinet	LAC	Lacquer	STD	Standard
CEM	Cement	LAM	Laminate	STL	Steel
CER	Ceramic	LAV	Lavatory	STN	Stone
CF	Clear Finish	LOC	Location	STOR	Storage
CHAN	Channel	LTWT	Lightweight	STRUC	Structural
C.I.P.	Cast-in-place	LVL	Level	SUSP	Suspended
CL	Centerline	MAT	Material	SYM	Symmetrical
CLG	Ceiling	MAX	Maximum		
CLO	Closet	MC	Medicine Cabinet		
CLR	Clear	MECH	Mechanical	T	Tread
CMU	Concrete Masonry Unit	MB	Moisture Barrier	T.B.D.	To Be Determined
COL	Column	MEMB	Membrane	TEL	Telephone
CONC	Concrete	MTL	Metal	TF	Transparent Finish
CONT	Continuous	MFR	Manufacturer	T&G	Tongue and Groove
CORR	Corridor	MIN	Minimum	TL	Tile
CPT	Carpet	MIR	Mirror	TMP	Tempered/Temporary
CT	Ceramic Tile	MISC	Miscellaneous	T.O.	Top of
CTR	Center	MSRY	Masonry	TOC	Top of Concrete
DEPT	Department	MTD	Mounted	TOW	Top of Wall
DET	Detail	MTG	Mounting	TRANS	Translucent
DF	Douglas Fir			TV	Television
DIA	Diameter	(N)	New, to be Added	TYP	Typical
DIM	Dimension	NAT	Natural		
DR	Door	NIC	Not in Contract	UBC	Uniform Building Code
DN	Down	NO or #	Number	UC	Under Counter
DW	Dishwasher	NOM	Nominal	UNF	Unfinished
DWG	Drawing	NTS	Not to Scale	UON	Unless Otherwise Noted
				UTIL	Utility
(E)	Existing	OBS	Obscure		
EA	Each	OC	On Center	VAR	Varies
EL or ELEV	Elevation	OD	Outside Diameter (Dim)	VCT	Vinyl Composition Tile
ELEC	Electrical	OPF	Opaque Finish	VEN	Veneer
ENGR	Engineer	OH	Opposite Hand	VERT	Vertical
EQ	Equal	OPER	Operable	VEST	Vestibule
EQPT	Equipment	OPNG	Opening	VIF	Verify in Field
EXEC	Executive	OPP	Opposite	VP	Veneer Plaster
EXP	Expansion	O/S	Outside		
EXT	Exterior				
FAB	Fabric	PART	Partition	W/	With
FBO	Furnished by Owner	PERF	Perforated	WC	Water Closet
FD	Floor Drain	PL	Plate or Property Line	WD	Wood
FIN	Finish	PLAM	Plastic Laminate	W/D	Washer/Dryer
FINX	Finish	PLAS	Plaster	WDW	Window
FLX	Fixture	PLYWD	Plywood	WH	Water Heater
FL or FLR	Floor	PNL	Panel	W/O	Without
FO	Finish Opening	PNT	Paint	W.O.	Where Occurs
FOF	Face of Finish	PROP	Property	WP	Waterproofing
FOS	Face of Studs	PTD	Painted	WT	Weight
FOC	Face of Concrete	PV	Photo Voltaic		
FRM	Frame				
FRMG	Framing				
FT	Foot or Feet	R	Riser or Radius		
FURR	Furring	RB	Resilient Base		
		RCP	Reflected Ceiling Plan		
		REF	Reference		
GA	Gauge	REFRIG	Refrigerator		
GALV	Galvanized				
GD	Garbage Disposal				
GEN	General				

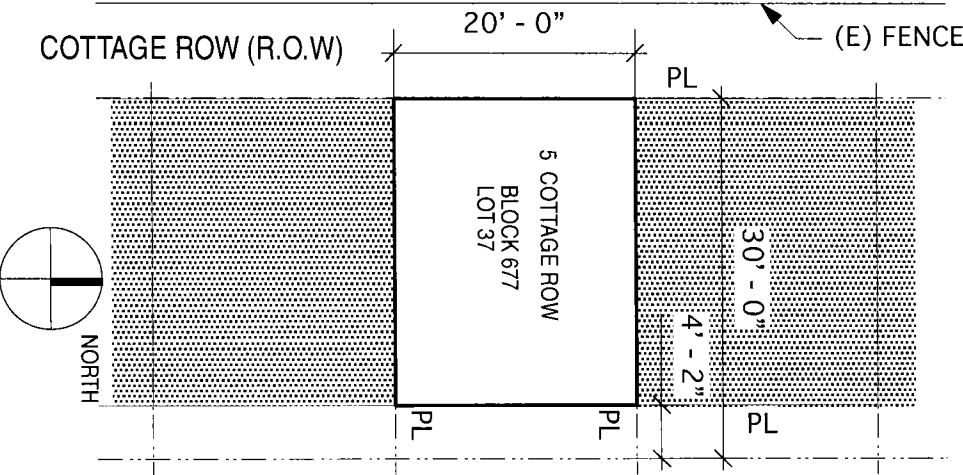
SYMBOLS

	Wall Washer
	Surface Mounted Fixture
	Recessed Downlight
	Pendant Fixture
	Wall Mounted Fixture
	Cove Light
	Under Counter Light
	Track Lighting
	Flourescent Lighting
	Switch
	Dimmer
	3 Way
	Voice/Data Jack
	Wall Mounted Duplex Receptacle
	Switched Outlet
	Dedicated Duplex Outlet
	GFI-Protected Duplex Outlet
	Quadplex Outlet
	Flush Mounted Floor Outlet
	Exterior Waterproof Outlet
	Lightswitch (Elevation)
	Ceiling Junction Box
	Wall Mounted Junction Box Fan
	Ceiling Mounted Smoke Detector
	Fire Sprinkler
	Door Symbol
	Return
	Supply
	Hose Bib

VICINITY MAP



SITE/PLOT PLAN



SHEET INDEX

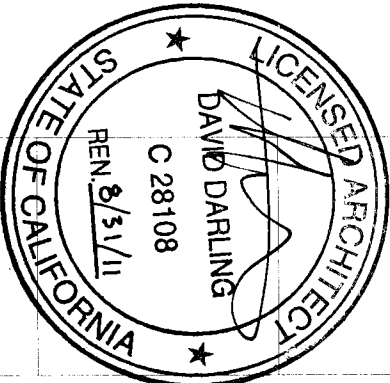
TITLE	
A0.1	TITLE SHEET/PLOT PLAN
A2.1	EXISTING & PROPOSED GROUND FLOOR PLAN
A4.6	DETAILS
A5.1	ELEVATIONS - EXISTING
A5.2	ELEVATIONS - PROPOSED
A5.3	PHOTOS OF EXISTING

PROJECT DATA

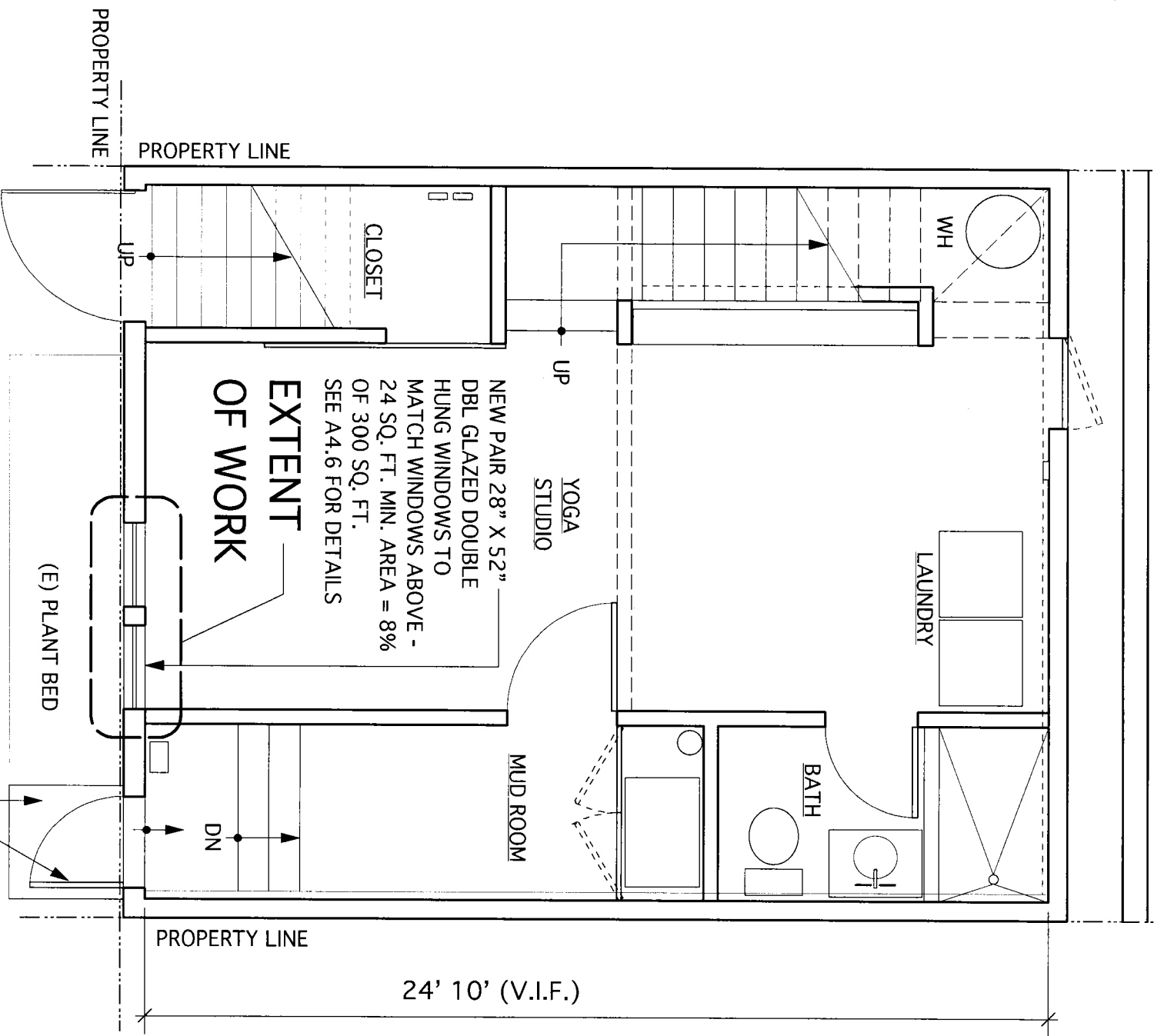
Address: 5 Cottage Row San Francisco, CA 94115	5 COTTAGE ROW
Lot Zoning: RH-2	
Block/Lot Numbers: Block 677 / Lot 37	
Permit Number:	
Type of Constuction: V-N	
Project Description: New Double Hung Window at Existing Ground Floor. Refer to separate Permit #2010-0119-4899 WORK DOES NOT OTHERWISE CHANGE THE EXTERIOR.	
Scope of Work: Add new double-hung window to match existing, as noted under permit #2010-0119-4899	
	WINDOW PRMT 4.5.10

DIRECTORY

Owner: David T Darling 5 Cottage Row San Francisco, CA 94115 T 415-974-5603 x14 F 415-974-0849	
Contractor: Matarozzi/Peisinger Builders 355 11th St., Suite 200 San Francisco, CA. 94103 T 415-285-6930 LICENCE #747611	
Architect: Aidin Darling Design Contact: David T Darling 500 Third Street, Suite 410 San Francisco, CA 94107 T 415-974-5603 x14 F 415-974-0849	
Structural Engineer: Berkeley Structural Design Contact: Bill Lynch 1411 Glendale Avenue Berkeley, CA 94708-2027 T 510-981-1016 F 510-981-1053	



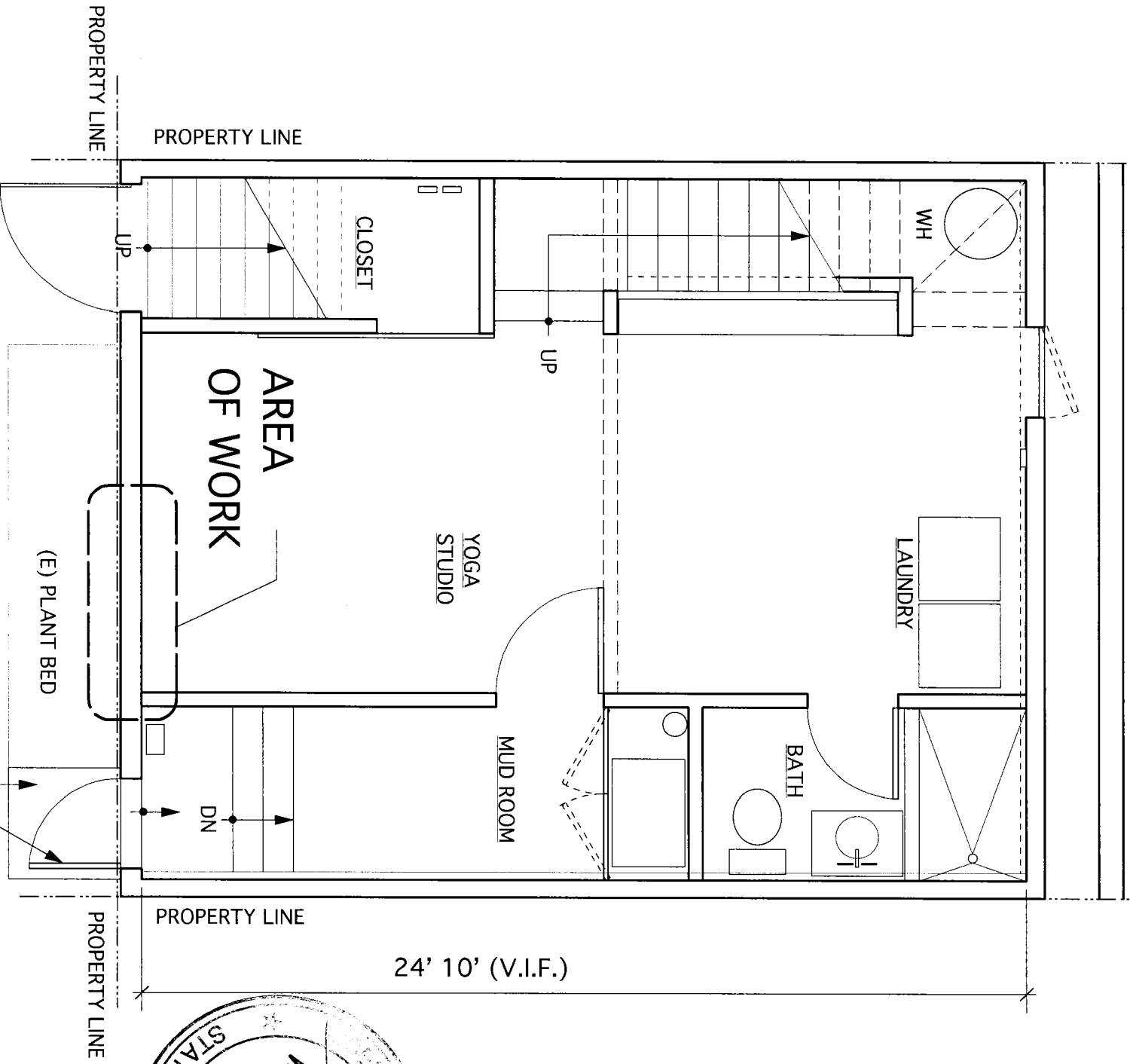
20' 0"



PROPOSED GROUND FLOOR PLAN

2

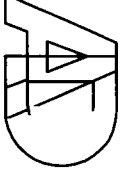
20' 0"



EXISTING GROUND FLOOR PLAN

1

NOTE: SEE WORK UNDER SEPERATE PERMIT #



aidlin darling design

500 third street

suite 410

san francisco, ca 94107

415 974 0849 fax

415 974 5603 phone

5 COTTAGE ROW

5 Cottage Row
SAN FRANCISCO, CA
94115

DATE: 4.05.10

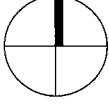
JOB:

DRAWN:

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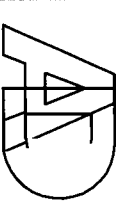
ISSUE DATE

WINDOW PRMT 4.5.10



A2.1

EXISTING&PROPOSED
FLOOR PLAN



aidlin darling design
500 third street
suite 410
san francisco, ca 94107
415 974 0849 fax
415 974 5603 phone

5 COTTAGE ROW

5 Cottage Row
SAN FRANCISCO, CA
94115

DATE: 4.05.10

JOB:

DRAWN:

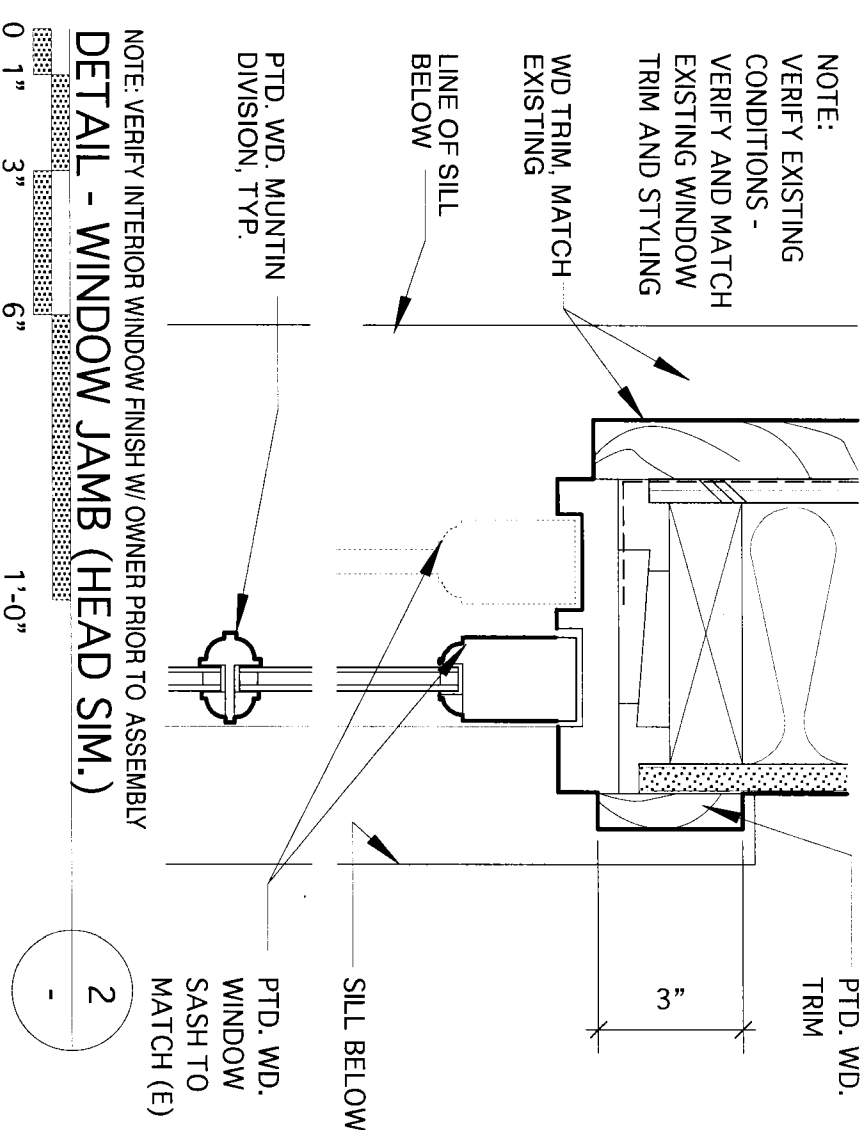
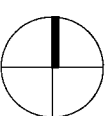
SCALE: 1 1/2" = 1'-0" UNO

ISSUE DATE

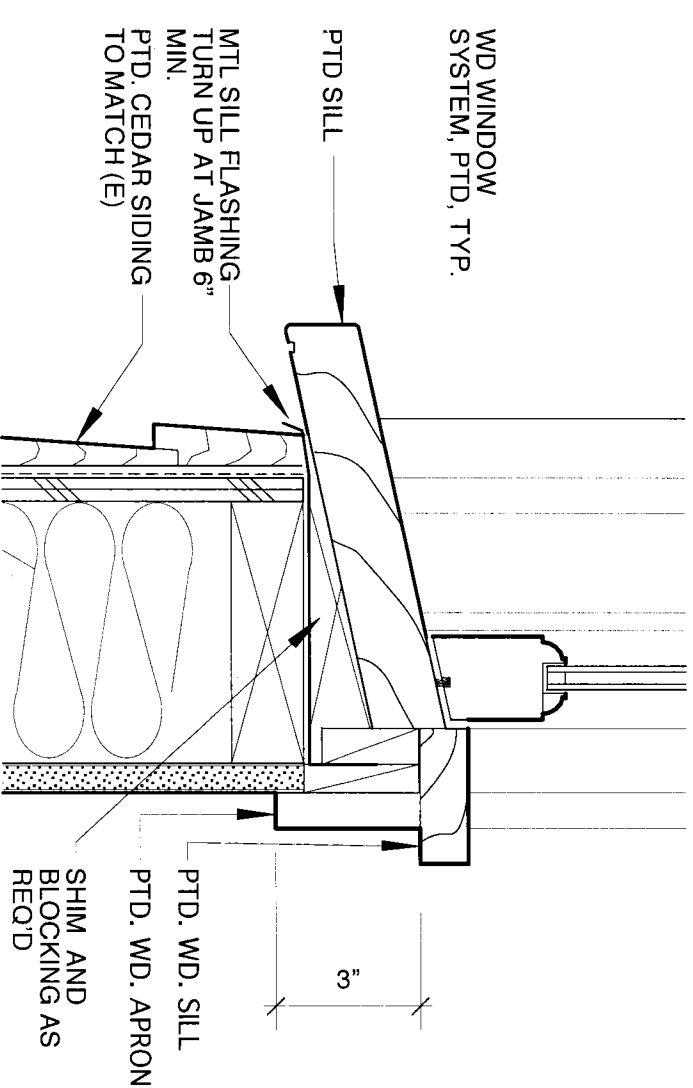
WINDOW PRMT 4.5.10



NORTH

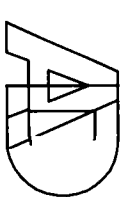


NOTE: VERIFY INTERIOR WINDOW FINISH W/ OWNER PRIOR TO ASSEMBLY
DETAIL - WINDOW JAMB (HEAD SIM.)



DETAIL - WINDOW SILL

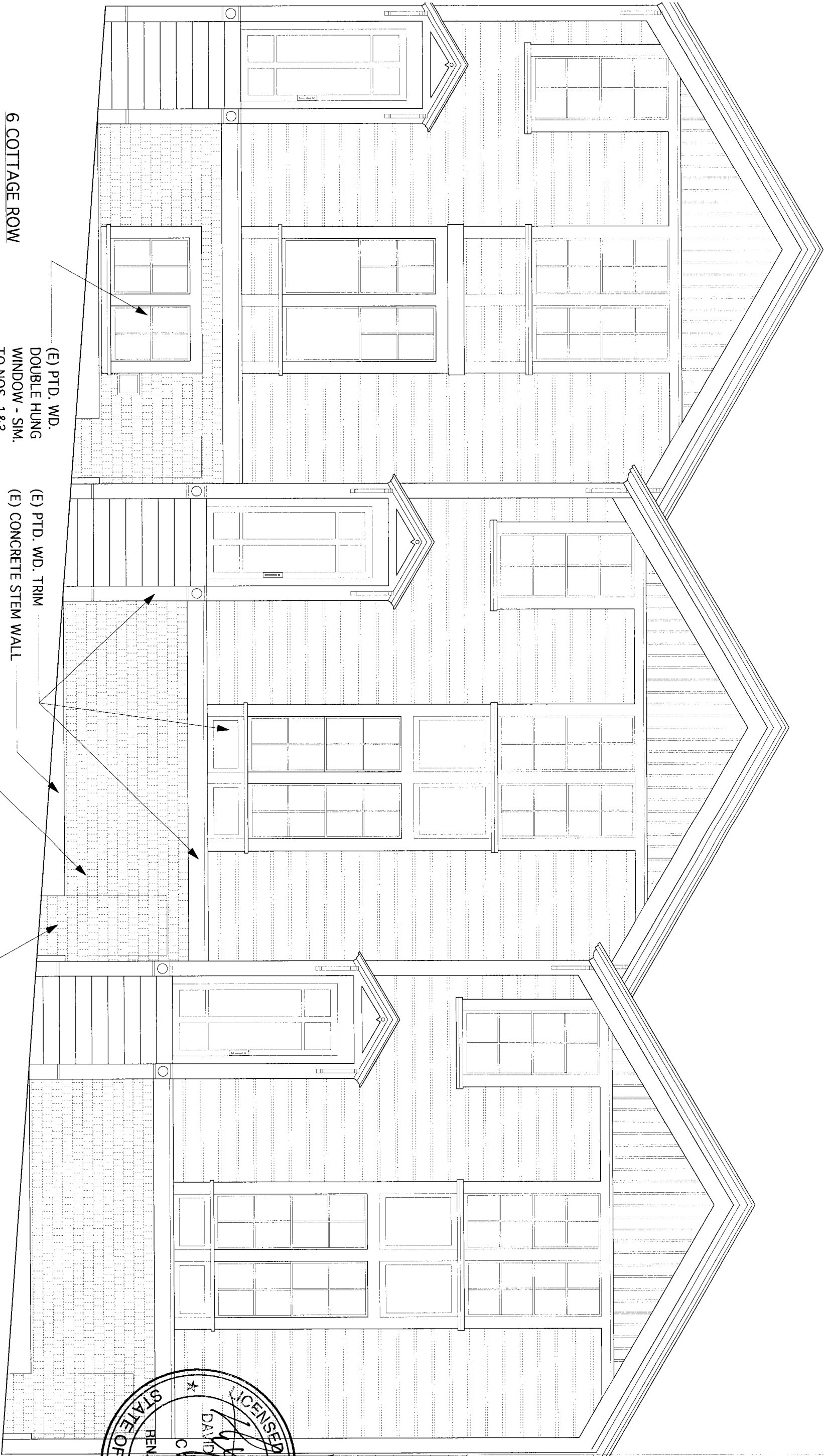
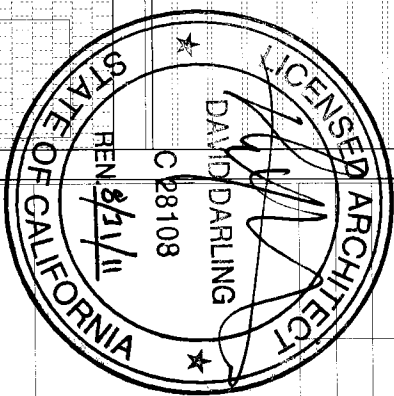
0 1" 3" 6" 1'-0"



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5 Cottage Row
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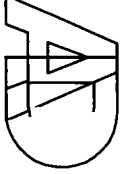
DATE:	4.5.10
JOB:	
DRAWN:	
SCALE:	1/4" = 1'-0" UNO
ISSUE	DATE
WINDOW PRMT	4.5.10



EXISTING WEST (FRONT) ELEVATION

1

A5.1
EXISTING
ELEVATION



aidlin darling design
500 third street
suite 410
san francisco, ca 94107
415 974 0849 fax
415 974 5603 phone

5 Cottage Row
SAN FRANCISCO, CA
94115

DATE:	4.5.10
JOB:	
DRAWN:	
SCALE:	1/4" = 1'-0" UNO
ISSUE	DATE
WINDOW PRMT	4.5.10



(E) PTD. WD. TRIM
(N) CONCRETE STEM WALL
TO REPLACE EXISTING
(E) PTD. WD. SHINGLES
TO REMAIN - REPAIR/REPLACE
AS REQUIRED

5 COTTAGE ROW

(E) BLIND DOOR
TO REMAIN

4 COTTAGE ROW

AREA OF NEW WORK:
NEW PAIR 26"X52"
DOUBLE HUNG DBL. GLAZED
WINDOWS - MATCH STYLING
OF (E) WINDOWS ABOVE

EXISTING WEST (FRONT) ELEVATION

1

A5.2
PROPOSED
ELEVATION



aidlin darling design
500 third street
suite 410
san francisco, ca 94107
415 974 0849 fax
415 974 5603 phone

5 COTTAGE ROW

5 Cottage Row
SAN FRANCISCO, CA
94115

DATE: 1.18.10

JOB:

DRAWN:

SCALE:

ISSUE

DATE

WINDOW PRMT 4.2.10



EXISTING ADJACENT ELEVATION

1

(#4 COTTAGE ROW)



EXISTING ELEVATION

2

(#5 COTTAGE ROW)



EXISTING ADJACENT ELEVATION

3

(#6 COTTAGE ROW)

A5.3
EXISTING