



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Case Report

HEARING DATE: MAY 20, 2015

*Filing Date:* June 10, 2014  
*Case No.:* 2014.0886A  
*Project Address:* 601 Steiner Street  
*Historic Landmark:* Alamo Square Landmark District  
*Zoning:* RH-3 (Residential, House, Three-Family)/  
RM-1 (Residential, Mixed Use, Low Density)  
40-X Height and Bulk District  
*Block/Lot:* 0823/004, 005 & 008  
*Applicant:* Arlene Stanich-Prince  
601 Steiner Street  
San Francisco, CA 94117  
*Staff Contact:* Shelley Caltagirone - (415) 558-6625  
shelley.caltagirone@sfgov.org  
*Reviewed By:* Tim Frye – (415) 575-6822  
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### PROPERTY DESCRIPTION

601 STEINER STREET, northwest corner of Steiner and Fell Streets. Assessor's Block 0823, Lots 004, 005 & 008. The subject property is currently used as a nursing home and is composed of three lots measuring in total approximately 137.5 feet wide by 137.5 feet deep. Lot 005 contains a two-story-over-basement-with-attic Queen Anne-style house designed by Charles Havens and built by Peter Crichton in 1891. This large corner house was built as a residence for James Scobie, a railroad contractor and real estate man. In 1958, the Protestant Episcopal Church purchased the house for use as the Henry Ohlhoff House, a rehabilitation center. Lot 008 contains a garage building that appears to have been the original stable building for the Scobie residence. Lot 004 contains a two-story-over-basement Italianate-style residence constructed for John Doane in 1869. This building is now known as the Gearhart Building. The subject properties contribute to the Alamo Square Landmark District, designated in 1984. Lots 005 and 008 are zoned RM-1 (Residential, Mixed Use, Low Density). Lot 004 is zoned RH-3 (Residential, House, Three-Family) District. All lots are in a 40-X Height and Bulk District.

The Alamo Square Landmark District contains buildings in a variety of architectural styles, approximately half of which are Victorian and one-third of which are Edwardian. The typical building height is two to three stories; however, the district contains a number of apartment buildings reaching up to 6 stories in height that are also included as contributing buildings. The Alamo Square Landmark District designation report describes the area as "unified in its residential character, relatively small scale, construction type, materials (principally wood), intense ornamentation (especially at entry and cornice), and use of basements and retaining walls to adjust for hillside sites." Historically, the Alamo Square neighborhood was first established as an enclave for primarily upper-middle class residents, often business men and their families. As a result, the area contains a higher than average percentage of architect-designed homes. Later, from about 1912 to 1934, new construction in the neighborhood

consisted primarily of apartment blocks, usually replacing earlier large dwellings. During the latter half of the period of significance, the district increased in density and attracted a growing number of renters. Physical development of the area essentially ended with the Great Depression.

## **PROJECT DESCRIPTION**

The proposal includes construction of a new 1-story, 222-square-foot office and conference room to be located behind the Gearhart Building in the northwest corner of Lot 004. The new building will be approximately 18' deep, 12.5' wide, and 10.5' tall. The north wall of the building will align with the north property line. The building will be clad in wood, horizontal, lap siding on the primary (south) façade and Hardie panel siding on the secondary facades, which are not visible from any public right-of-way. The building will be designed in a simple neo-Federalist style, with a columned porch entry, wood cornice and trimwork, and multi-light, double-hung wood-framed windows.

## **OTHER ACTIONS REQUIRED**

The Project Sponsor must seek approval of a Variance in order to build in the rear yard portion of the lot.

## **COMPLIANCE WITH THE PLANNING CODE PROVISIONS**

The proposed project does not comply with Planning Code Section 134 and must be granted a Variance from this section of the Code.

## **APPLICABLE PRESERVATION STANDARDS**

### **ARTICLE 10**

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a historic district, the Historic Preservation Commission must find that the proposed work is in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

### **ARTICLE 10 – Appendix E – The Alamo Square Historic District**

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Alamo Square Historic District as described in Appendix E of Article 10 of the Planning Code and the character-defining features specifically outlined in the designating ordinance.

### THE SECRETARY OF THE INTERIOR'S STANDARDS

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

**Standard 1.** A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

*The project will retain the existing nursing home use on the site while adding a small building in a discrete location near the rear corner of the site. The scale and position of the new building will not harm the historic setting of the adjacent historic buildings.*

**Standard 2.** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

*The historic character of the property will be retained and preserved. The new building will be located at the rear of the historic Italianate residence where accessory buildings would typically be found on a residential lot. The new building is also relatively small in scale, and is designed in a compatible but differentiated style from the historic buildings on the site. Its construction will not remove or alter features or spaces that characterize the property.*

**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.

*The proposed new building will be designed in a Revival style with limited ornamentation that is clearly distinct from the more exuberant Queen Anne and Italianate styles of the surrounding historic buildings.*

**Standard 5.** Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

*No distinctive materials, features, finishes, or construction or craftsmanship examples will be removed from the historic site or surrounding historic buildings.*

**Standard 9.** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

*The proposed new building will not destroy historic materials, features, or spatial relationships that characterize the property. The building will be detached and will not affect the materials of any historic structures. The position of the new building at the rear corner of the lot will be*

*largely hidden from public view. It will also be grouped with other accessory structures on the property such that the historic residences continue to be seen as the dominant features of the site. The proposed new building will be designed in a Revival style that is clearly distinct from the Queen Anne and Italianate styles of the historic buildings. The wood siding, cornice details, columned entry porch, and wood-framed, double-hung windows are compatible with the architectural period of the surrounding historic buildings. However, the ornamentation of the new building will be restrained and will not compete with the more elaborately designed facades of the surrounding historic buildings. Lastly, the massing of the new building will be clearly subordinate to the much larger historic residences.*

**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.

*The proposed new building could be removed in the future without harming the integrity of the historic site.*

## **PUBLIC/NEIGHBORHOOD INPUT**

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

## **STAFF ANALYSIS**

Based on the requirements of Article 10 and the Secretary of Interior's Standards, staff has determined that the proposed work is compatible with the character-defining features of the subject site and with the Alamo Square Landmark District.

The project will retain the historic character of the property while supporting the existing nursing home use by adding a small building in a discrete location near the rear corner of the site where it is largely hidden from public view. The new detached building will be located behind the historic Italianate residence where accessory buildings would typically be found on a residential lot. The new building will be constructed among a grouping of other support structures. The new building is relatively small in scale, and is designed in a compatible but differentiated manner so that the historic residences continue to be seen as the dominant features of the site. The proposed new building will be designed in a Revival style with limited ornamentation that is clearly distinct from the more exuberant Queen Anne and Italianate styles of the surrounding historic buildings. The new building's primary façade will be composed of wood lap siding, a parapet feature, a columned entry porch, and wood-framed, double-hung windows that are compatible with the architectural period of the surrounding historic buildings. The simplicity of the new building's uncarved wood trimwork and entry porch will clearly distinguish the building as a contemporary structure. Also, the proposed Hardie panel siding proposed for the secondary facades of the new building that are not visible from the public right-of-way will further identify the building as a contemporary structure. Lastly, the massing of the new building will be clearly subordinate to the much larger historic residences.

## **ENVIRONMENTAL REVIEW STATUS**

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Sections 15301 (Class One – Minor Alteration) because the project includes construction of an accessory structure for a private facility involving negligible expansion of use in a manner that meets the Secretary of the Interior’s Standards.

## **PLANNING DEPARTMENT RECOMMENDATION**

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the Secretary of the Interior Standards for Rehabilitation. Staff recommends the following conditions:

1. The project sponsor shall present a materials board for review and approval by Planning Department preservation staff prior to building permit approval.
2. The project sponsor shall match the finish and profile of the proposed fiber cement siding at the secondary facades to the proposed wood lap siding proposed at the primary façade.

## **ATTACHMENTS**

Draft Motion  
Parcel Map  
1998 Sanborn Map  
Aerial Photograph  
Plans  
Site Photographs

*SC: G:\DOCUMENTS\Cases\COFA\Case Reports\601 Steiner Street\_Case Report.doc*



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission

### Motion No. #####

HEARING DATE: MAY 20, 2015

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Suite 400  
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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 004, 005, & 008 IN ASSESSOR'S BLOCK 0823, WITHIN RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) AND RM-1 (RESIDENTIAL, MIXED-USE, LOW DENSITY) ZONING DISTRICTS, A 40-X HEIGHT AND BULK DISTRICT, AND THE ALAMO SQUARE LANDMARK DISTRICT.**

### PREAMBLE

WHEREAS, on June 10, 2014, Arlene Stanich-Prince, (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to construct a new 1-story, 222-square-foot office and conference room to be located behind the Gearhart Building in the northwest corner of Lot 004.

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 May 20, 2015, the Commission conducted a duly noticed public hearing on the current project, Case No. 2014.0886A ("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 labeled Exhibit A on file in the docket for Case No. 2014.0886A based on the following conditions and findings:

### **CONDITIONS OF APPROVAL**

1. The project sponsor shall present a materials board for review and approval by Planning Department preservation staff prior to building permit approval.
2. The project sponsor shall match the finish and profile of the proposed fiber cement siding at the secondary facades to the proposed wood lap siding proposed at the primary façade.

### **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 district as described in the designation report.

- The project will retain the existing nursing home use on the site while adding a small building in a discrete location near the rear corner of the site, and the scale and position of the new building will not harm the historic setting of the adjacent historic buildings.
- The historic character of the property will be retained and preserved. The new building will be located at the rear of the historic Italianate residence and its construction will not remove or alter features or spaces that characterize the property.
- The proposed new building will be designed in a Revival style with limited ornamentation that is clearly distinct from the more exuberant Queen Anne and Italianate styles of the surrounding historic buildings.
- The proposed new building will not destroy historic materials, features, or spatial relationships that characterize the property as the building will be detached and will not affect the materials of any historic structures.
- The position of the new building at the rear corner of the lot will be largely hidden from

public view and will be grouped with other accessory structures on the property such that the historic residences continue to be seen as the dominant features of the site.

- The proposed new building will be designed in a manner that is clearly distinct from the Queen Anne and Italianate styles of the historic buildings. The new building's primary façade will be composed of wood lap siding, a parapet feature, a columned entry porch, and wood-framed, double-hung windows that are compatible with the architectural period of the surrounding historic buildings. The simplicity of the new building's uncarved wood trimwork and entry porch will clearly distinguish the building as a contemporary structure. Also, the proposed Hardie panel siding proposed for the secondary facades of the new building that are not visible from the public right-of-way will further identify the building as a contemporary structure.
- The massing of the new building will be clearly subordinate to the much larger historic residences.
- The proposed new building could be removed in the future without harming the integrity of the historic site.
- The proposed project meets the requirements of Article 10, Appendix E of the Planning Code.
- 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 architectural elements from other buildings, shall not be undertaken.*

*Standard 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall 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 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 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 rehabilitation of a nursing care facility 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 site 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 unit will be retained.*

- 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. The work 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 WITH CONDITIONS a Certificate of Appropriateness** for the property located at Lots 004, 005, and 008 in Assessor's Block 0823 for proposed work in conformance with the renderings and architectural plans labeled Exhibit A on file in the docket for Case No. 2014.0886A.

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

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

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

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on May 20, 2015.

Jonas P. Ionin  
Acting Commission Secretary

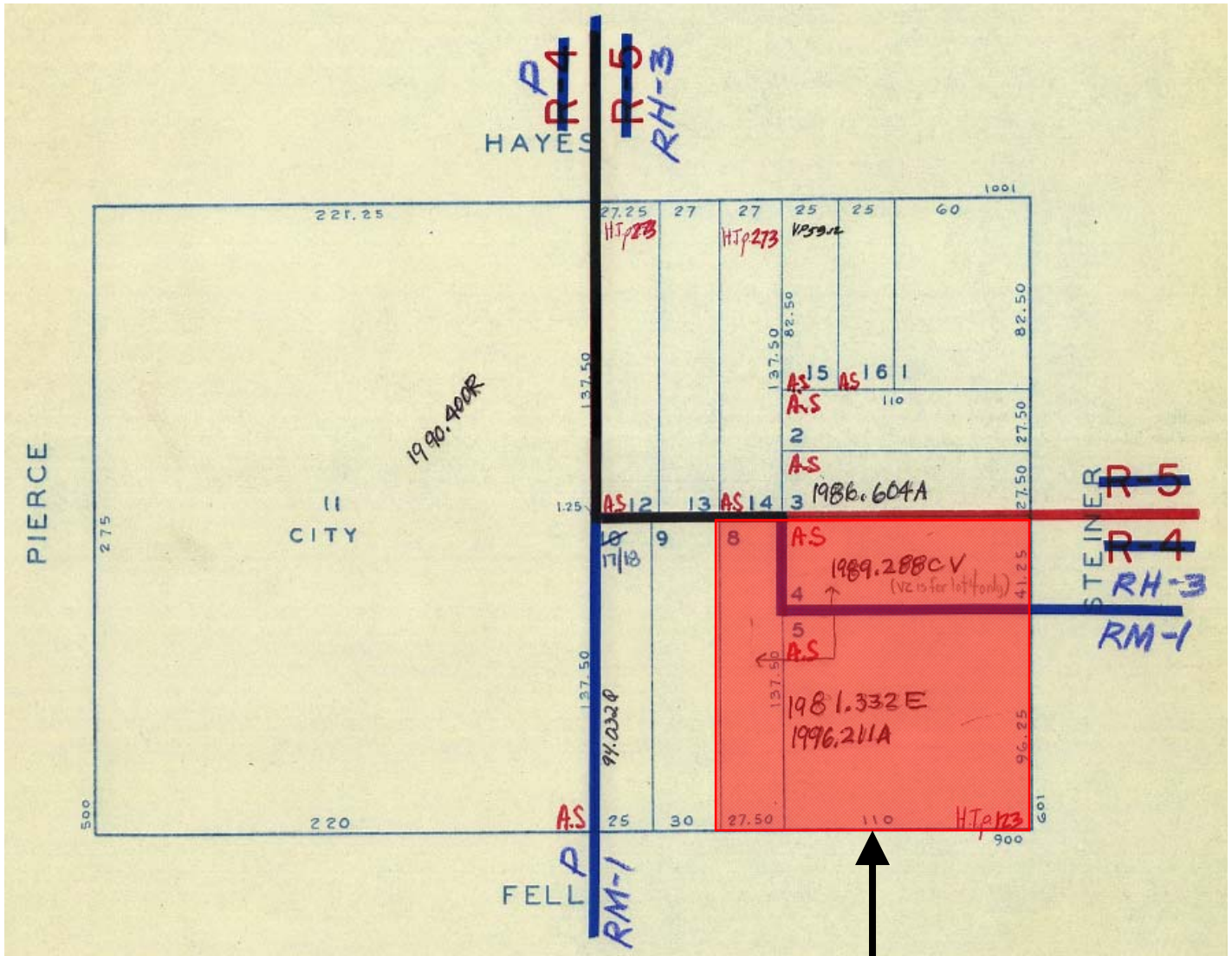
AYES:

NAYS:

ABSENT:

ADOPTED:

# Parcel Map

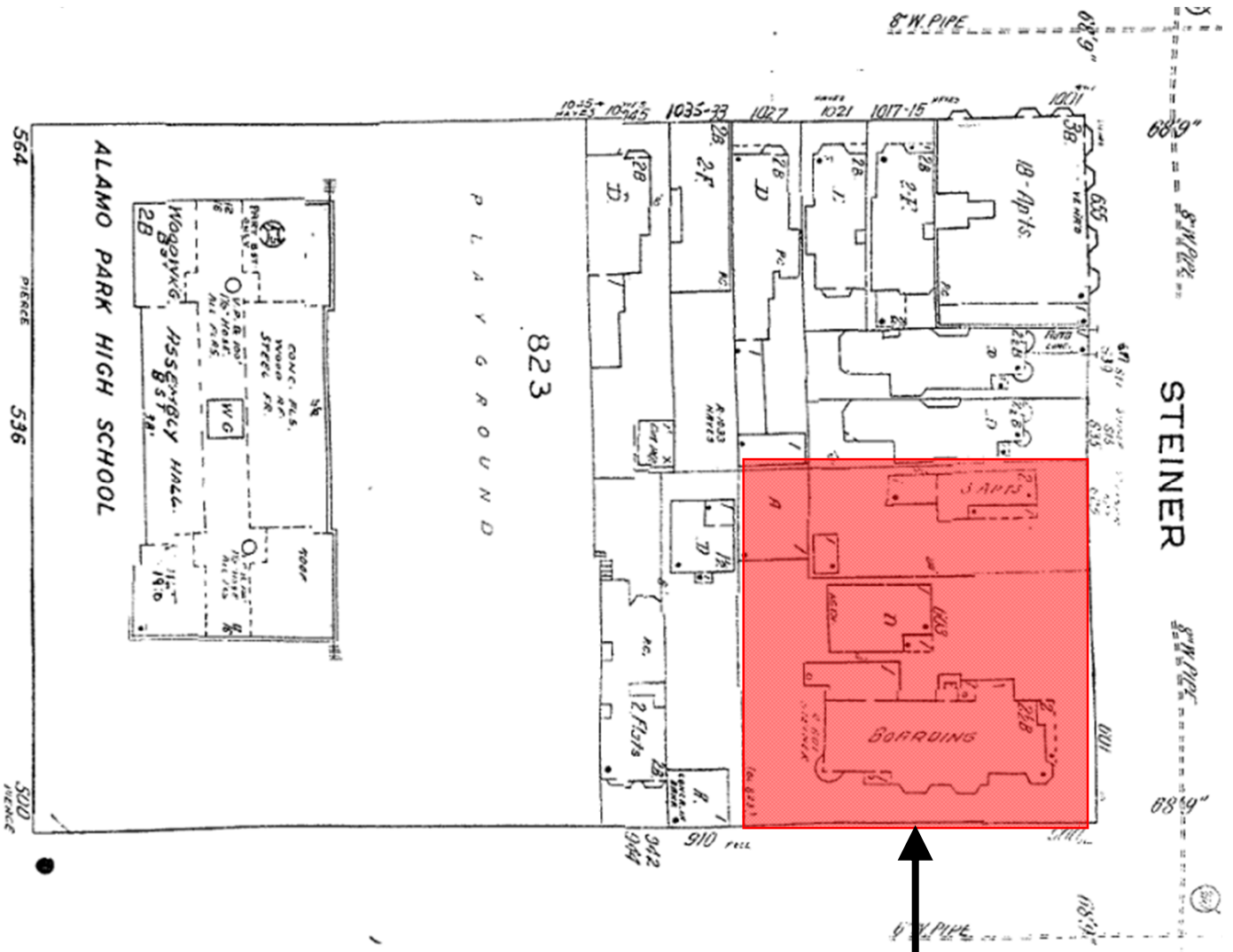


SUBJECT PROPERTY



Certificate of Appropriateness  
 Case Number 2014.0886A  
 601 Steiner Street  
 Alamo Square Landmark District

# Sanborn Map\*



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

**SUBJECT PROPERTY**



Certificate of Appropriateness  
 Case Number 2014.0886A  
 601 Steiner Street  
 Alamo Square Landmark District

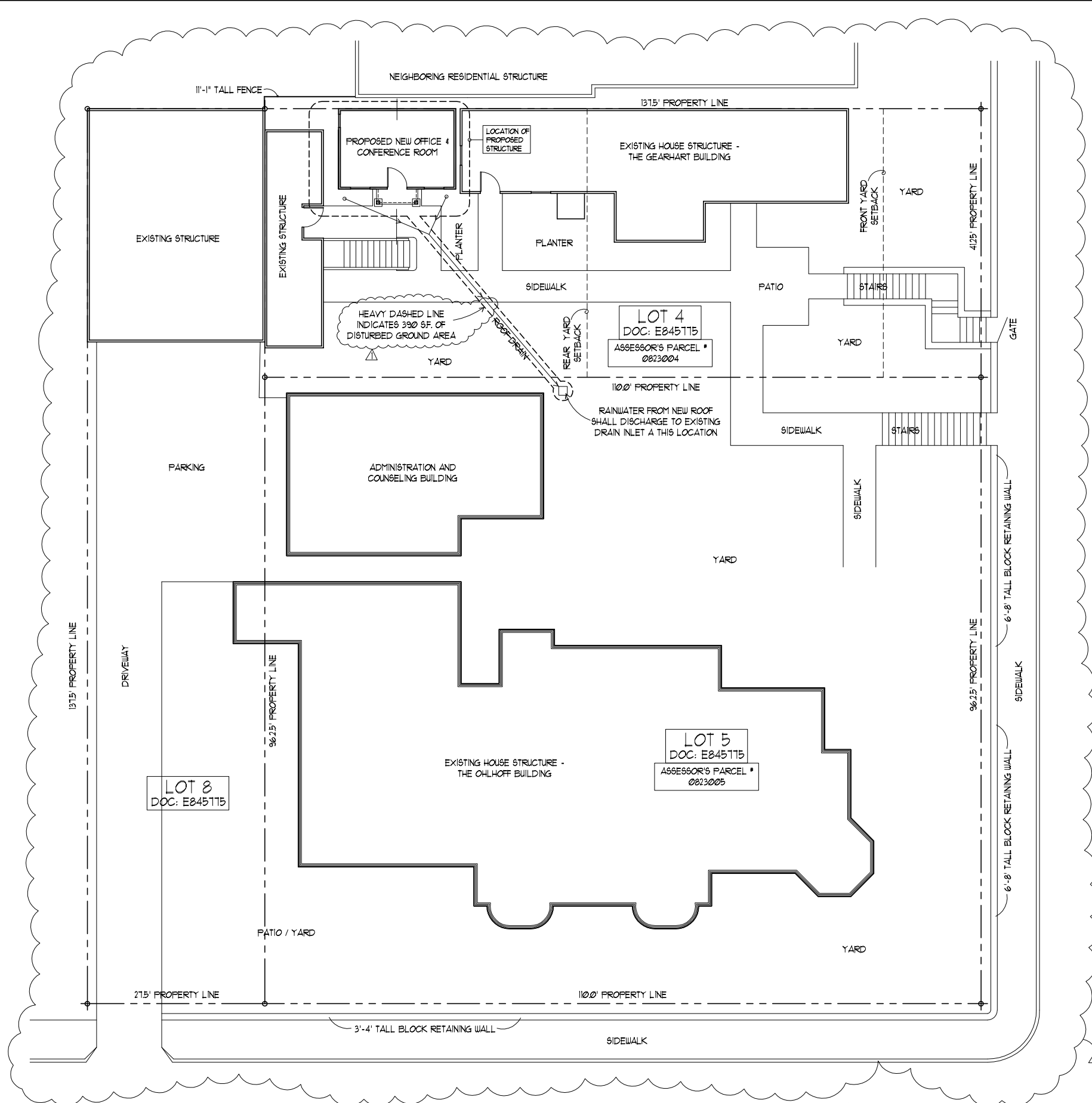
# Aerial Photo



SUBJECT PROPERTY

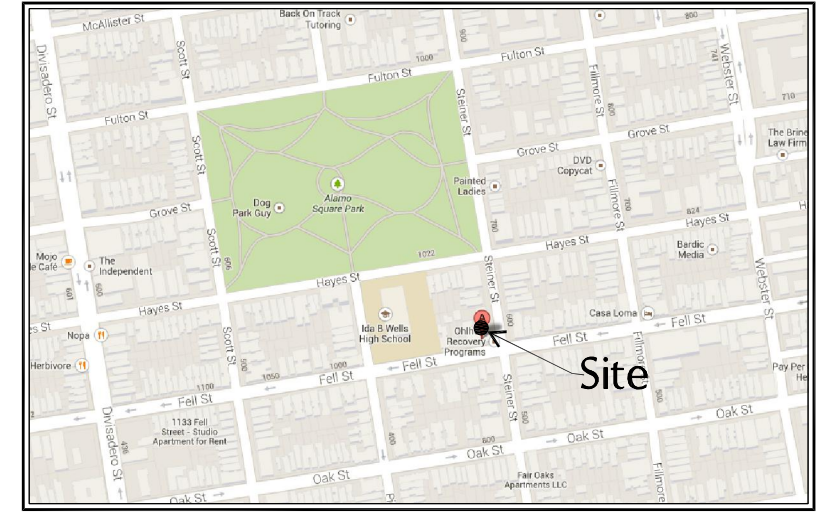


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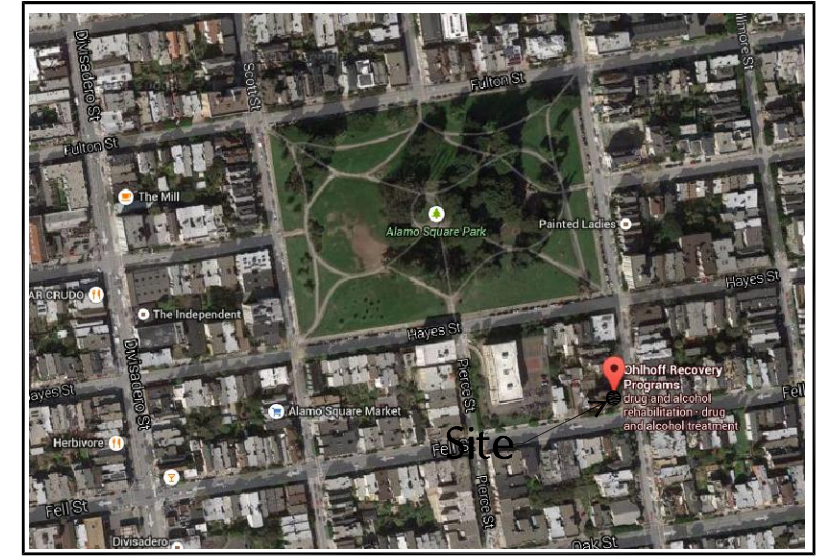


**SITE PLAN**  
SCALE: 1/8" = 1'-0"

**Vicinity Map**



**Aerial Map**



**Site & Bldg. Data**

ZONING:	RM-1
OCCUPANCY CLASSIFICATION:	B
DESCRIPTION OF PROJECT:	OFFICE W/ CONFERENCE ROOM
TYPE OF CONSTRUCTION:	V-B
SPRINKLERS:	YES
STORIES:	ONE
A. P. #	0823005
LOT AREA:	= 4,538 SQUARE FEET
EXISTING BLDGS:	= 1,201 SQUARE FEET
GEARHART BLDG.	= 914 SQUARE FEET
OUTBUILDING	= 287 SQUARE FEET
NEW BUILDING AREA:	= 222 SQUARE FEET

**Scope of Work:**

CONSTRUCTION OF NEW 222 SQUARE FOOT, ONE-STORY OFFICE AND CONFERENCE ROOM

**Sheet Index**

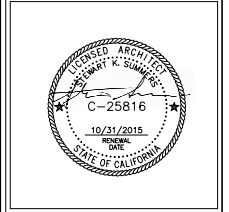
SP 1	Site Plan & Project Data
A1	Existing Site Survey
A2	Floor Plan, Elevations & Section Details / 3-D Model Photos

**Stewart K Summers**  
ARCHITECT  
382-1656  
www.stewartks.com

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REVISIONS	DATE	BY
DISTURBED AREA	11/25/14	
LOT LINE UPDATE	12/04/14	
ADD TRIM DETAILS	12/08/14	
REVS PER CITY	12/16/14	


**Ohlhoff Haus**  
601 Steiner Street  
San Francisco, CA 94117  
A.P. # 0823005



**SITE AREA**

REVIEW THE DRAWINGS CAREFULLY. DO NOT SCALE THE DRAWINGS. ANY DISCREPANCIES IN DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF STEWART K. SUMMERS, ARCHITECT

DATE:	06/16/14
SCALE:	AS NOTED
DRAWN:	SKS
JOB NO.	
SHEET NO.:	

**SP**

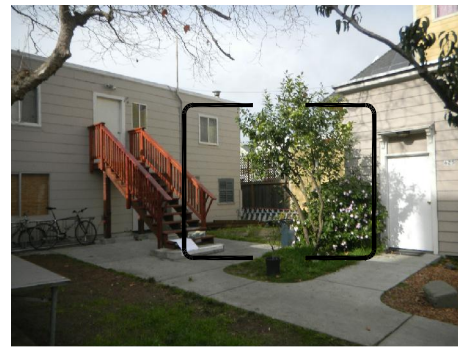




DISTANT VIEW OF SITE FROM STREET



DISTANT VIEW OF SITE FROM YARD



VIEW OF SITE FROM YARD



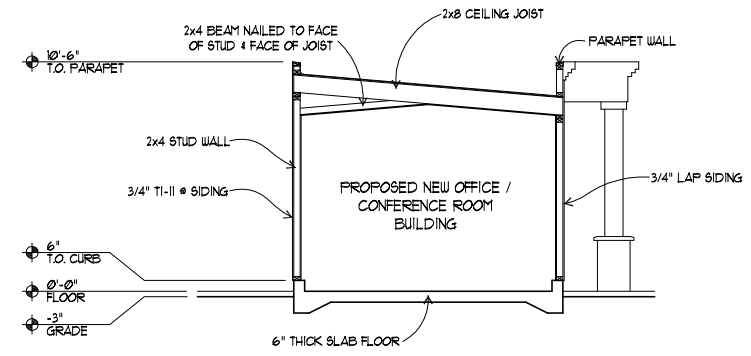
VIEW OF SITE CLOSE-UP



VIEW OF BLDG DIRECTLY TO THE EAST

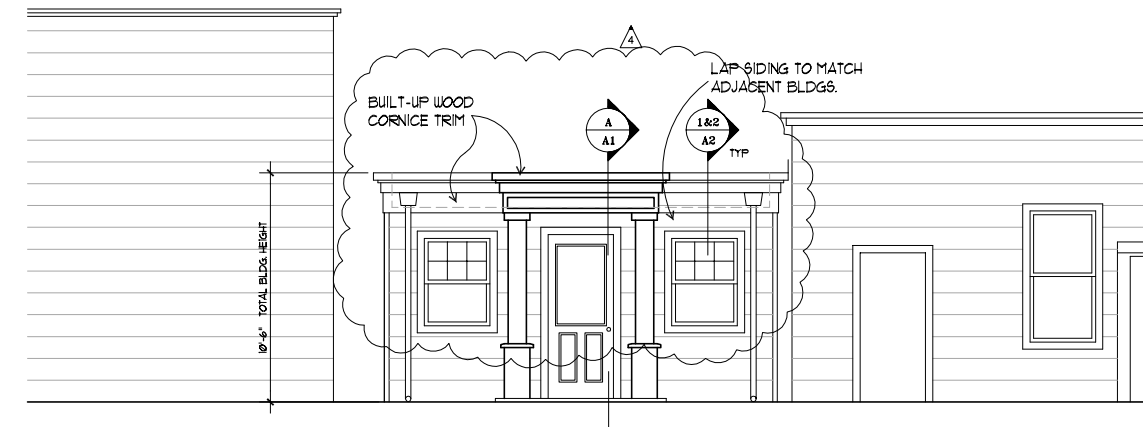


VIEW OF BLDG DIRECTLY TO THE WEST



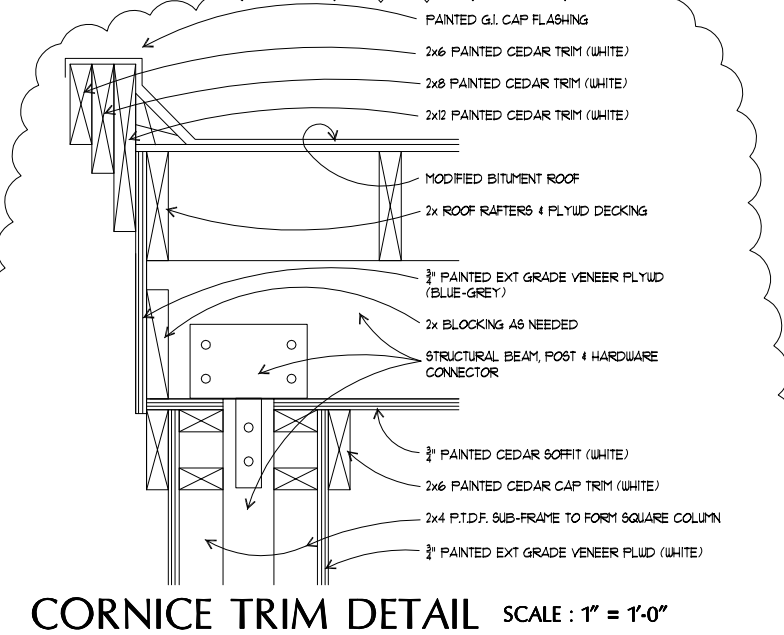
PROPOSED BUILDING SECTION

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

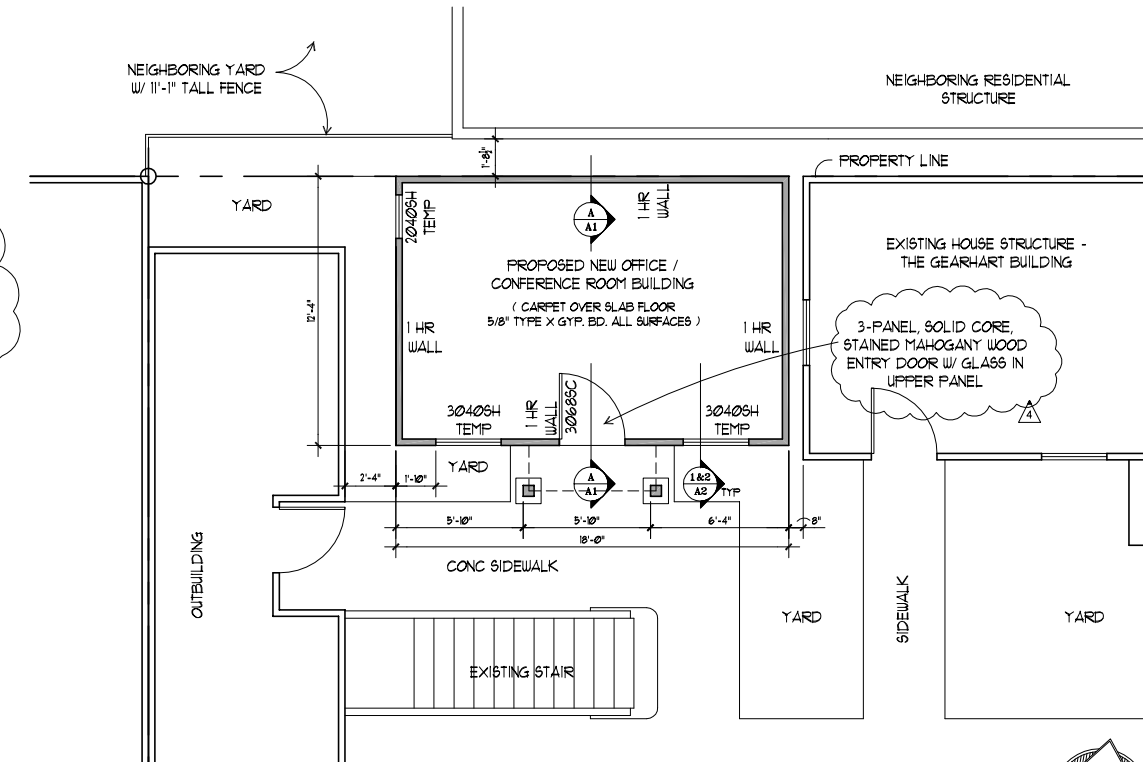


PROPOSED FRONT (SOUTH) ELEVATION

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

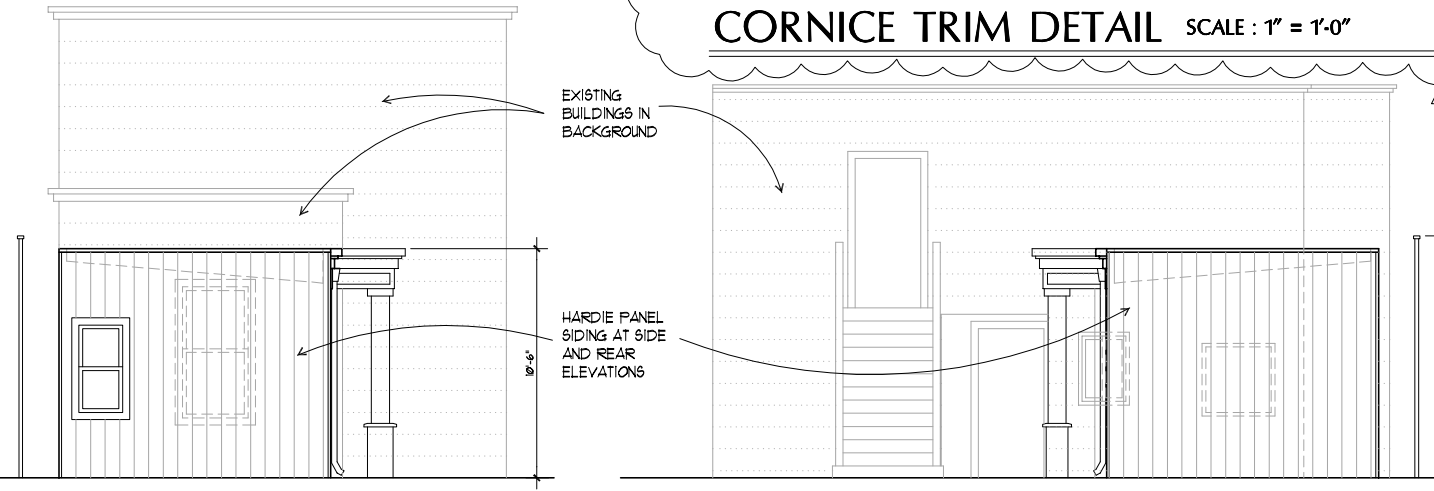


CORNICE TRIM DETAIL SCALE : 1" = 1'-0"



PROPOSED FLOOR PLAN

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



PROPOSED SIDE (WEST & EAST) ELEVATIONS

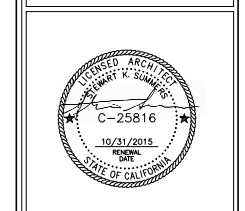
SCALE : 1/4" = 1'-0"

**Stewart K Summers**  
ARCHITECT  
382-1656  
1000 16th St, Suite 100  
San Francisco, CA 94103

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REVISIONS	DATE	BY
1	DISTURBED AREA	11/25/14
2	LOT LINE UPDATE	12/04/14
3	ADD TRIM DETAILS	12/08/14
4	REVS PER CITY	12/16/14


**Ohlhoff Haus**  
601 Steiner Street  
San Francisco, CA 94117  
A.P. # 0823005

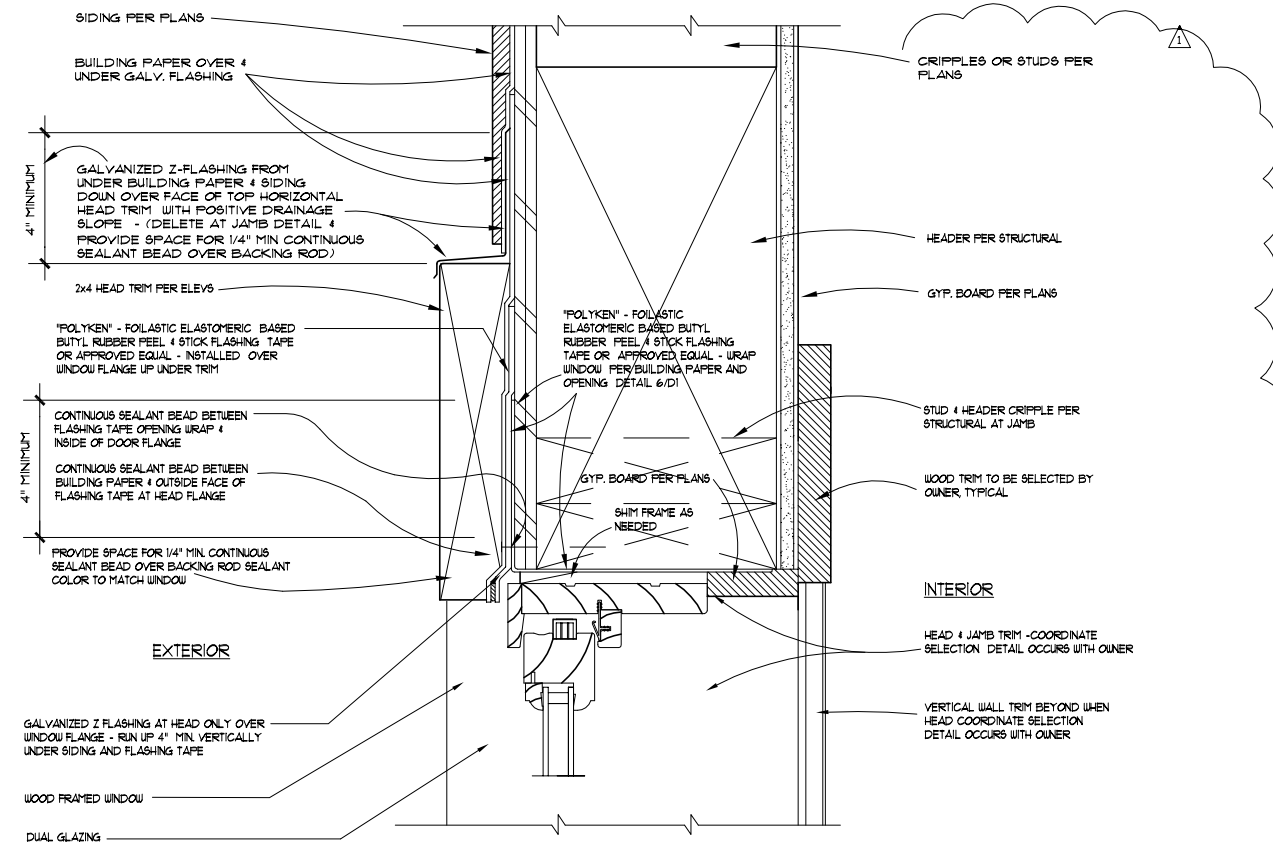


**EXISTING PLAN & ELEVATIONS**

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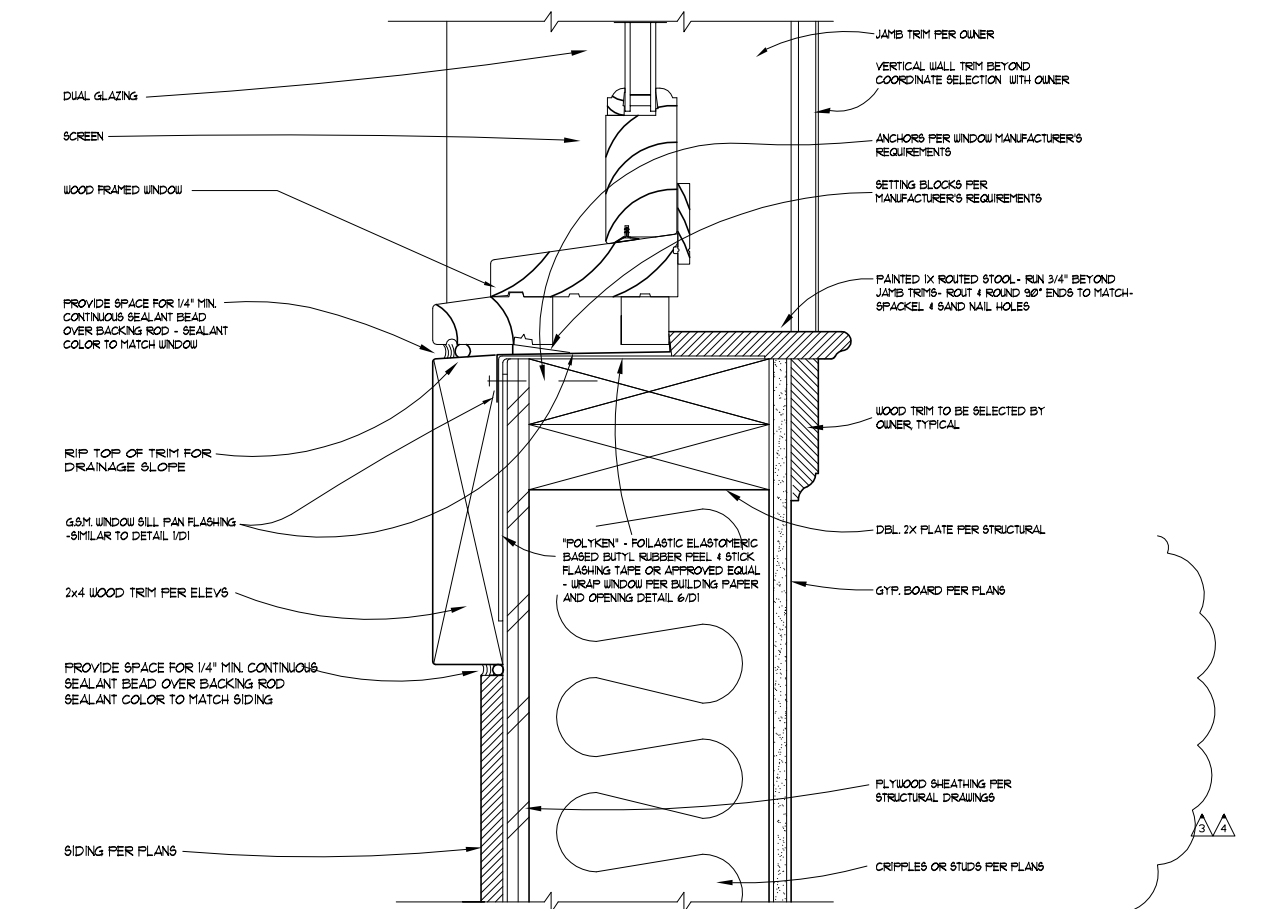
DATE: 06/16/14  
SCALE: AS NOTED  
DRAWN: SKS  
JOB NO.  
SHEET NO:

**A1**



**B Proposed Window Head**

SCALE: 6" = 1'-0"



**A Proposed Window Sill**

SCALE: 6" = 1'-0"

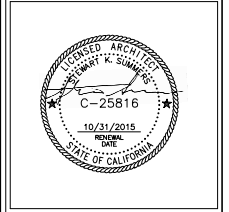
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REVISIONS	DATE	BY
1	DISTURBED AREA	11/25/14
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NO.	DESCRIPTION	DATE

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**WINDOW TRIM DETAILS & 3D MODEL PHOTOS**

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JOB NO.:	
SHEET NO.:	

**A2**















