



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: JANUARY 21, 2015

CONSENT

Filing Date: August 29, 2014
Case No.: **2014.1329A**
Project Address: **918 Minnesota Street**
Historic Landmark: Dogpatch Landmark District
Zoning: RH-3 (Residential, House, Three-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 4106/004
Applicant: Gary Meyer, Architect
981 Aileen Street
Oakland, CA 94608
Staff Contact Richard Sucre - (415) 575-9108
richard.sucre@sfgov.org
Reviewed By Tina Tam - (415) 558-6325
tina.tam@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPERTY DESCRIPTION

918 MINNESOTA STREET is a three-story, two-family residence located on a rectangular lot (measuring approximately 25 ft x 100 ft) on the west side of Minnesota Street between 20th and 22nd Streets. Designed prior to 1900, the existing building features wood-frame construction, wood siding, double-hung wood-sash windows, a false-front parapet and gable roof.

Per Article 10 of the San Francisco Planning Code, 918 Minnesota Street is designated as contributing resource to the Dogpatch Landmark District.

PROJECT DESCRIPTION

The proposed project would construct a one-story rear vertical addition and a third-story roof deck on top of an existing one-story horizontal addition. The new vertical addition would feature new wood-sash windows. As part of the new rear vertical addition, the project would reconfigure the rear façade with new wood-sash windows and doors on the third floor. The new roof deck on the third floor would feature a simple wood-sash and glass windscreen. All work is limited to the rear façade.

OTHER ACTIONS REQUIRED

Proposed work requires a Rear Yard Variance from the Zoning Administrator and a Building Permit from the Department of Building Inspection (DBI).

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

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.

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 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.

The proposed project would maintain the subject property's current and historic use as a two-family residence. Therefore, the proposed project complies with Rehabilitation Standard 1.

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 proposed project maintains the historic character of the subject property, as defined by its character-defining features, including, but not limited to, its overall mass and form, double-hung wood-sash windows, gable roof, wood siding, as well as, other elements identified in the designating ordinance for the landmark.

Overall, the project does not call for the removal of character-defining historic materials or features. At the rear, the proposed project would construct a one-story vertical addition and third-story roof deck, which would not be visible from the public right-of-way. This new addition allows a clear reading of the existing building's form and massing, since it would be located along the rear façade, is one-story in height (thus creating a two-story rear addition), and would not impact any significant historic characteristics of the subject property. In addition, the rear façade

alterations do not impact any contributing historic materials or features of the subject property or surrounding historic district. Therefore, the proposed project complies with Rehabilitation Standard 2.

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.

The proposed project does not include the addition of conjectural elements or architectural features from other buildings. The new work will not create a false sense of historical development and would be compatible with the surrounding district. Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The proposed project does not involve alterations to the subject building, which have acquired significance in their own right. The existing rear addition is a compatible latter alteration to the subject property, which does not contribute to the significance of the subject property or the surrounding historic district. Therefore, the proposed project complies with Rehabilitation Standard 4.

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

The proposed project maintains and preserves the subject property's distinctive finishes and character-defining features, including, but not limited to, its overall mass and form, double-hung wood-sash windows, gable roof, and wood siding. Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The proposed project does not call for the repair or replacement of any deteriorated historic features. Therefore, the proposed project complies with Rehabilitation Standard 6.

Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The proposed project does not involve chemical or physical treatments. Therefore, the proposed project complies with Rehabilitation Standard 7.

Standard 8: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project does not include excavation or foundation work. During the project, appropriate mitigation and protection measures will be undertaken if any archaeological resource is accidentally uncovered. Therefore, the proposed project complies with Rehabilitation Standard 8.

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 project includes construction of a one-story rear vertical addition and third-story roof deck on top of an existing one-story horizontal addition.

At the rear, the new one-story vertical addition and roof deck are clearly differentiated from the historic mass of the original residence, since the new addition is located on top of an existing one-story horizontal addition. The new rear addition is compatible with the subject property's overall historic character, since the new work is occurring on a rear and non-visible façade, the new addition is differential in scale to the mass of the original residence, and the new addition would feature compatible materials, such as wood siding and wood-sash windows, which are common materials found within the surrounding district.

Overall, the proposed project maintains the historic integrity of the subject property and provides alterations, which are compatible, yet differentiated with the historic residence. Therefore, the proposed project complies with Rehabilitation Standard 9.

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.

The proposed project includes construction of a one-story rear vertical addition and roof deck. This new addition would not affect the essential form and integrity of the landmark district, and does not impact any character-defining features of the subject property. Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary: The Department finds that the overall project is consistent with the *Secretary of the Interior Standards for Rehabilitation*.

PUBLIC/NEIGHBORHOOD INPUT

As of January 9, 2014, the Department has not received any public correspondence regarding the proposed project.

STAFF ANALYSIS

Included as an exhibit are architectural drawings of the existing building and the proposed project. Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, Department staff has determined the following:

Rear Addition/Rear Façade Alterations: The proposed project includes construction of a one-story rear vertical addition and a third story roof deck on top of an existing one-story horizontal addition, thus creating a two-story rear horizontal addition. In addition, the project includes rear façade alterations consisting of new wood-sash windows and doors on the third story to accommodate the new roof. This new addition would also feature a glazed wood-sash windscreen. This new work would occur on the rear portions facade and would not be visible from any public rights of way. The rear façade alterations are in alignment with the district's character-defining features, which include double-hung wood-sash windows and wood doors. Similarly, the mass, scale and location of the new rear addition is consistent and compatible with the rear additions found on contributing properties within the surrounding district. The new rear addition is differential to the mass of the main historic residence. Overall, this new work would not impact any character-defining features of the subject property or surrounding historic district. Therefore, this alteration would comply with the Secretary of the Interior's Standards for Rehabilitation and the requirements of Article 10 of the San Francisco Planning Code, since the new work would be compatible with the historic features.

Summary: Department staff finds that proposed work will be in conformance with the Secretary's Standards and requirements of Article 10, as the proposed work shall not adversely affect the special character or special historical, architectural, or aesthetic interest or value of the landmark and its site.

CONDITIONS OF APPROVAL

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

- Prior to approval of the Building Permit, the Project Sponsor shall provide a window and door schedule. The window and door schedule shall detail the dimension, style, configuration and material of the proposed windows and doors. Generally, all new windows and doors should be wood, as is consistent with the surrounding landmark district.

ENVIRONMENTAL REVIEW STATUS

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and 31 Categorical Exemption (CEQA Guideline Sections 15301 and 15331) because the project involves exterior and interior alteration to the existing building and meets the *Secretary of the Interior's Standards for Rehabilitation*.

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* and requirements of Article 10.

ATTACHMENTS

Draft Motion

Exhibits, including Parcel Map, Sanborn Map, Zoning Map, Aerial Photos, and Site Photos

Architectural Drawings

Public Correspondence

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SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. XXXX

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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 004 IN ASSESSOR'S BLOCK 4106, DESIGNATED AS A CONTRIBUTING RESOURCE TO THE DOGPATCH LANDMARK DISTRICT, AND LOCATED WITHIN RH-3 (RESIDENTIAL, HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on August 29, 2014, Gary Meyer, Architect (Project Sponsor) on behalf of Belinda Quintanilla (Property Owner), filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness for a one-story rear vertical addition and a third-story roof deck to the subject property located on Lot 004 in Assessor's Block 4106.

WHEREAS, the Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and Class 31 Categorical Exemption (CEQA Guideline Section 15301 and 15331) because the project involves exterior and interior alteration to the existing building and meets the *Secretary of the Interior's Standards for Rehabilitation*.

WHEREAS, the Planning Department, Jonas Ionin, is the custodian of records, located in Case No. 2014.1329A at 1650 Mission Street, Fourth Floor, San Francisco, California; and

WHEREAS, on January 21, 2015, the Commission conducted a duly noticed public hearing on the current project, Case No. 2014.1329A (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 a Certificate of Appropriateness WITH CONDITIONS, in conformance with the project information dated November 4, 2014 and labeled Exhibit A on file in the docket for Case No. 2014.1329A based on the following findings:

CONDITIONS OF APPROVAL

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

- Prior to approval of the Building Permit, the Project Sponsor shall provide a window and door schedule. The window and door schedule shall detail the dimension, style, configuration and material of the proposed windows and doors. Generally, all new windows and doors should be wood, as is consistent with the surrounding landmark district.

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 Historic Preservation Commission has determined that the proposed work is compatible with the character of the Dogpatch Landmark District as described in designating ordinance and Article 10 of the San Francisco Planning Code.

- That the proposed project features rear façade alterations, a one-story rear addition, and a roof deck, which are compatible with the landmark district, since this new work does not destroy historic materials, and provides for alterations, which are compatible, yet differentiated.
- That the essential form and integrity of the landmark district and its environment would be unimpaired if the alterations were removed at a future date.
- That the proposal respects the character-defining features of the Dogpatch Landmark District.
- The proposed project meets the requirements of Article 10.

- The proposed project meets the *Secretary of the Interior's Standards for Rehabilitation*, including:

Standard 2.

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

Standard 9.

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

Standard 10.

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the South End Landmark District for the future enjoyment and education of San Francisco residents and visitors.

- 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 will not have any impact on any existing neighborhood serving retail uses. Currently, the site does not possess any 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 Dogpatch Landmark District in conformance with the Secretary of the Interior's Standards for Rehabilitation.

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

The proposed project does not impact any affordable housing. The project site is a single-family residence and does not possess any affordable housing units.

- 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 project does not include commercial office development.

- 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 unaffected by the proposed work. The proposed project included a seismic upgrade, which 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 for Rehabilitation.

- 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 parks and open space.

4. 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 Lot 004 in Assessor's Block 4106 for proposed work in conformance with the project information dated November , labeled Exhibit A on file in the docket for Case No. 2014.1329A.

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, such 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 Historic Preservation Commission ADOPTED the foregoing Motion on January 21, 2015.

Jonas P. Ionin
Commission Secretary

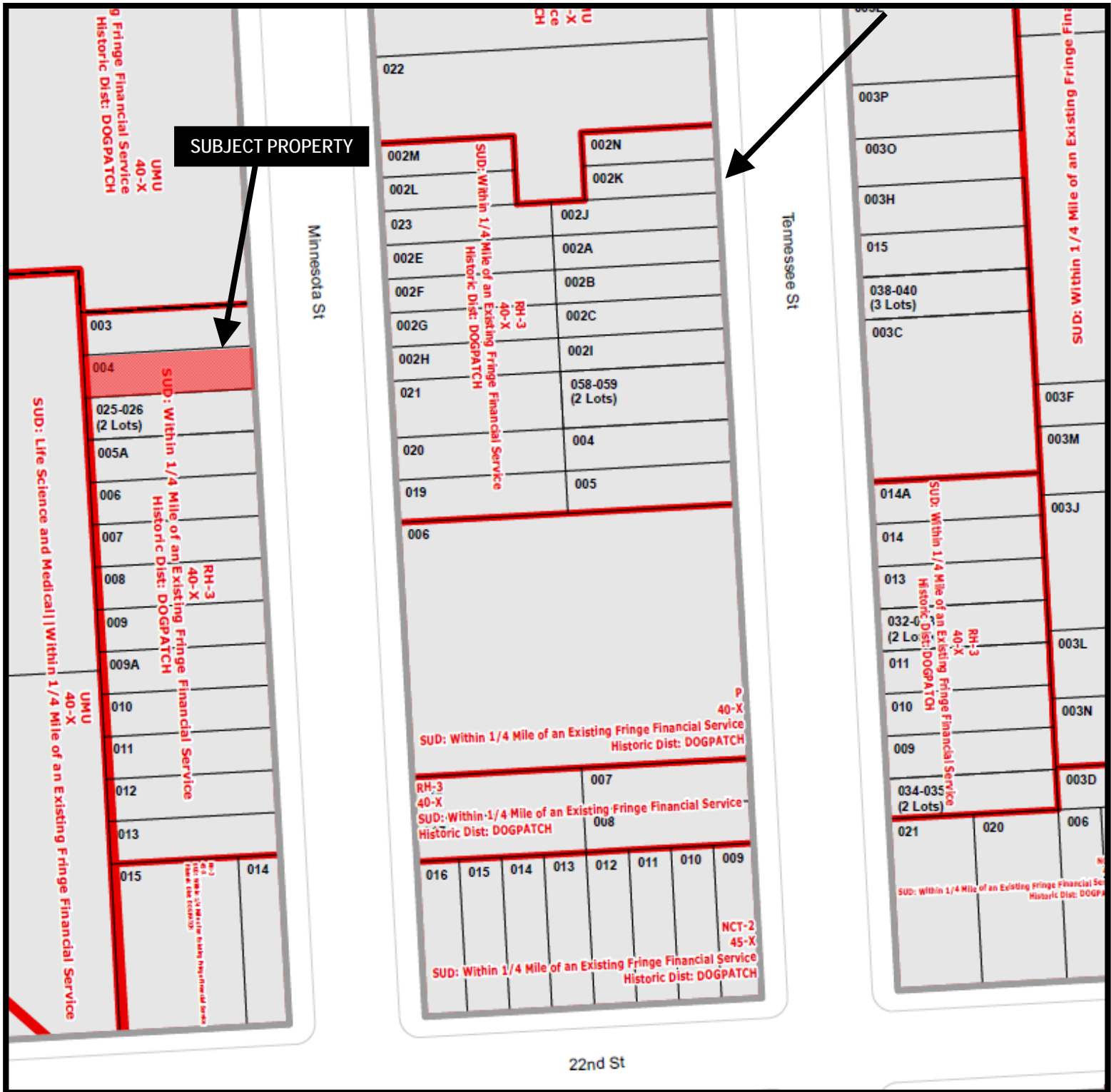
AYES:

NAYS:

ABSENT:

ADOPTED: January 21, 2015

Parcel Map

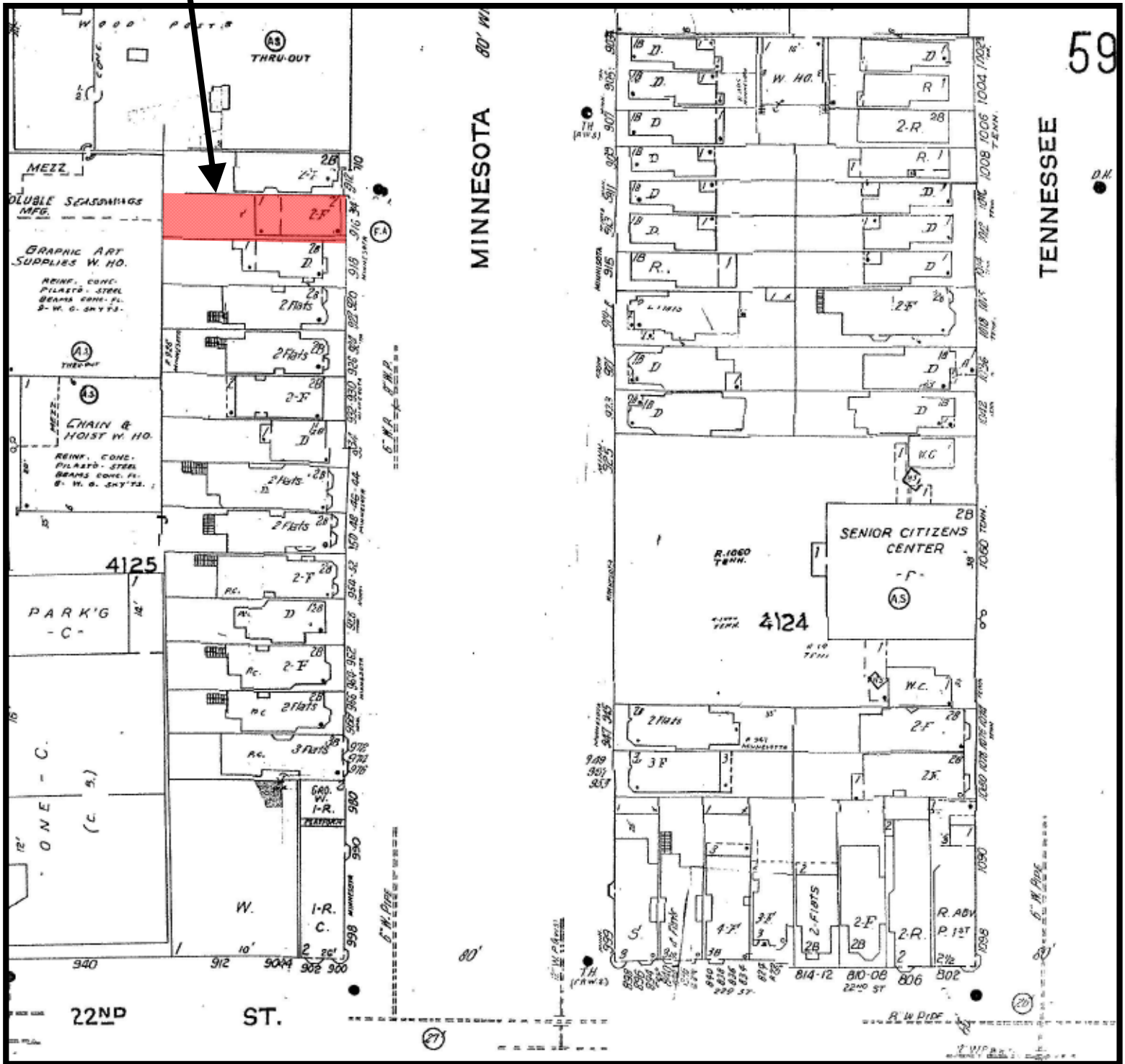


Certificate of Appropriateness Hearing
 Case Number 2014.1329A
 918 Minnesota Street



Sanborn Map*

SUBJECT PROPERTY

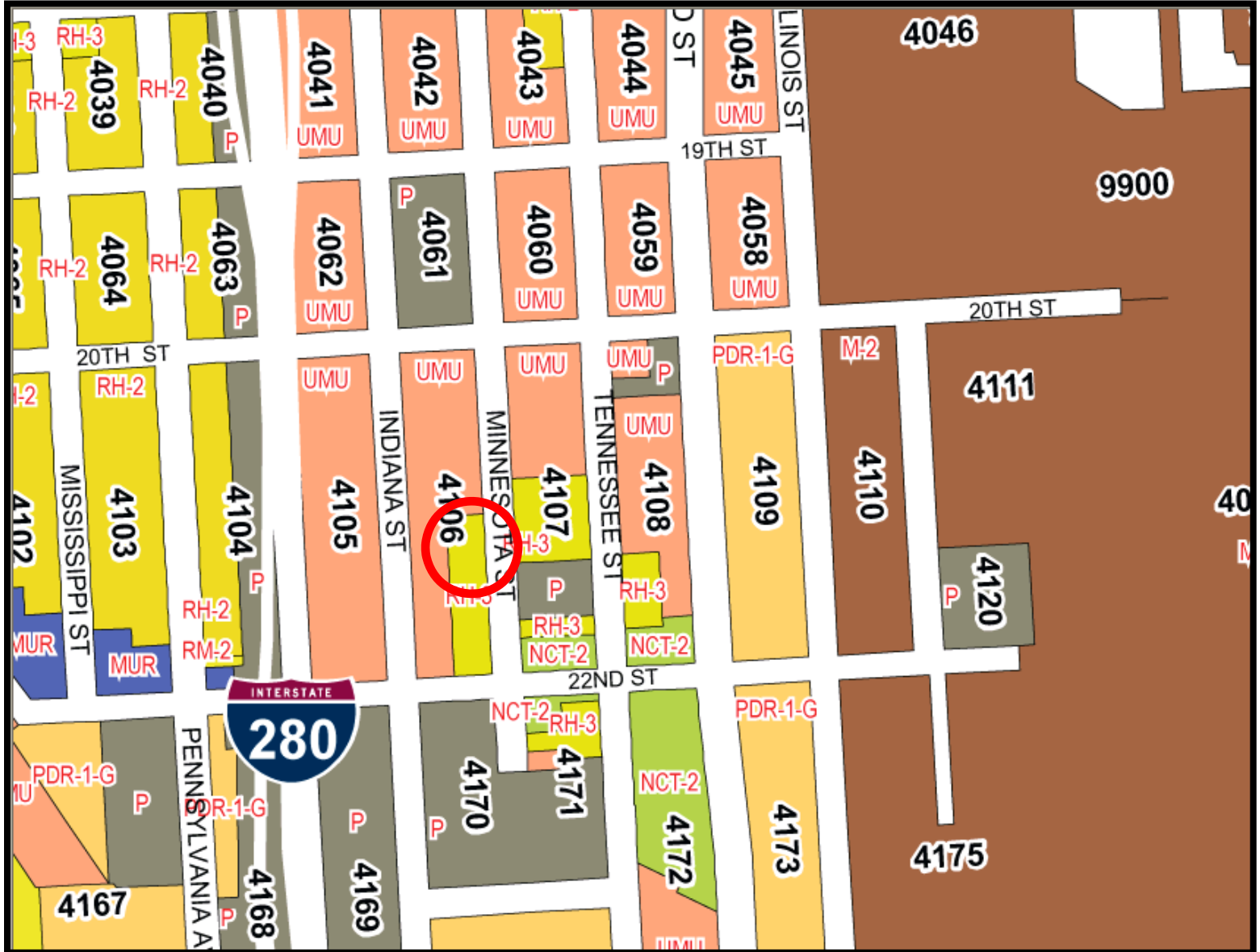


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Certificate of Appropriateness Hearing
 Case Number 2014.1329A
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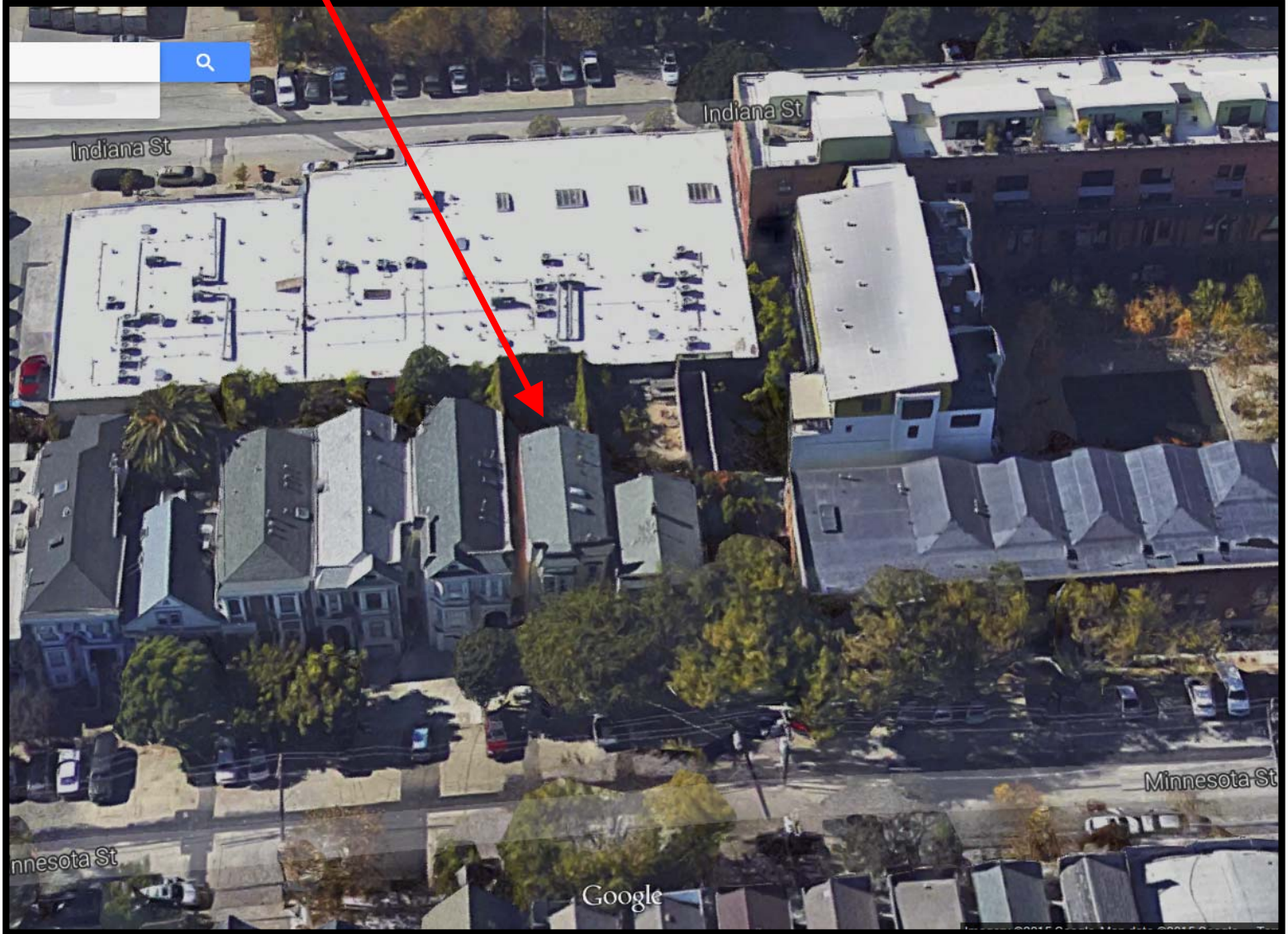
Zoning Map



Certificate of Appropriateness Hearing
Case Number 2014.1329A
918 Minnesota Street

Aerial Photo

SUBJECT PROPERTY

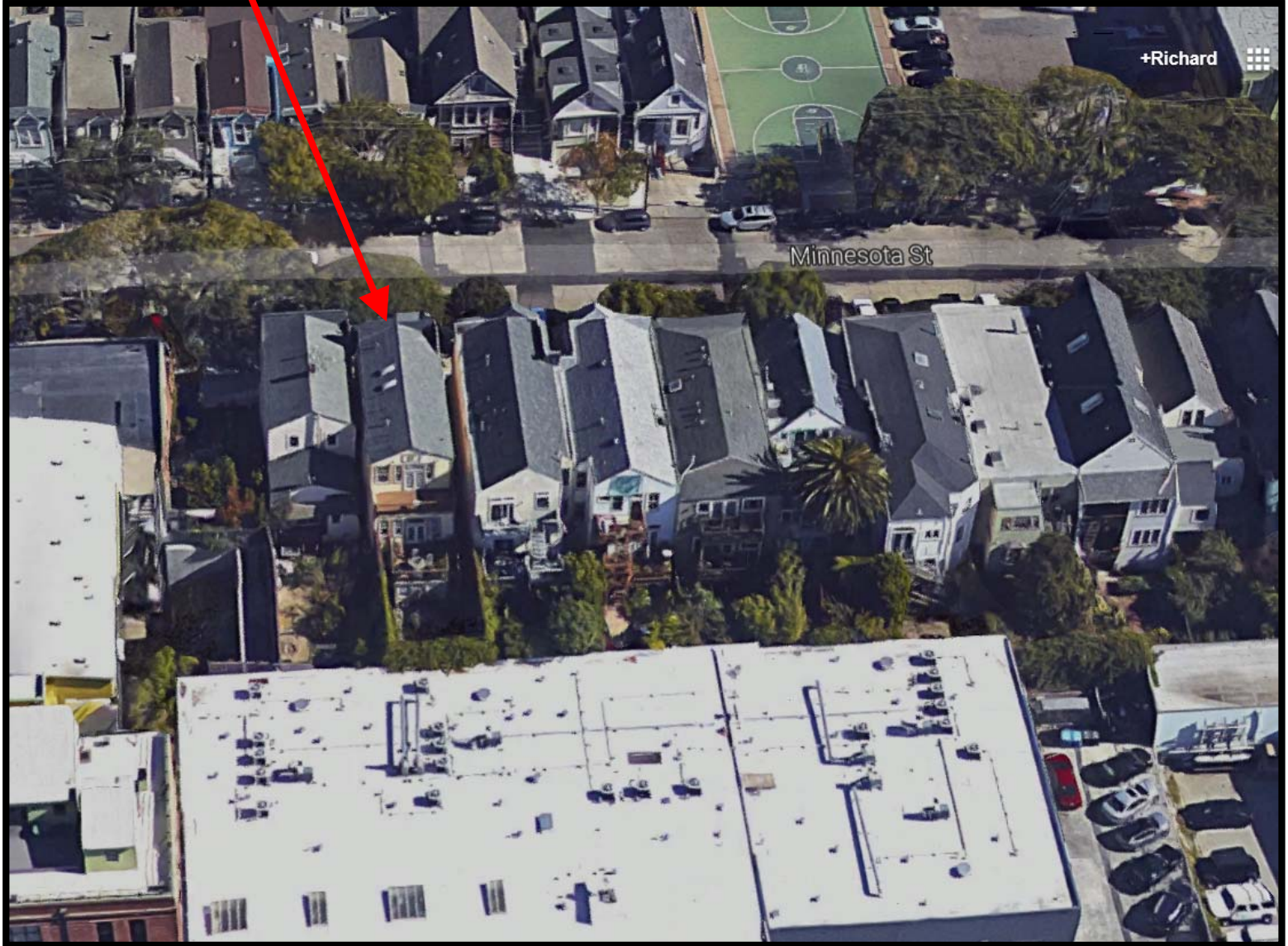


Certificate of Appropriateness Hearing
Case Number 2014.1329A
918 Minnesota Street



Aerial Photo

SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2014.1329A
918 Minnesota Street



Site Photo



918 Minnesota Street, March 2014 (Source: Google Maps)

Certificate of Appropriateness Hearing
Case Number 2014.1329A
918 Minnesota Street

Site Photo



918 Minnesota Street, January 2015 (Source: Applicant)

Certificate of Appropriateness Hearing
Case Number 2014.1329A
918 Minnesota Street

Site Photo



918 Minnesota Street, January 2015 (Source: Applicant)

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Site Photo

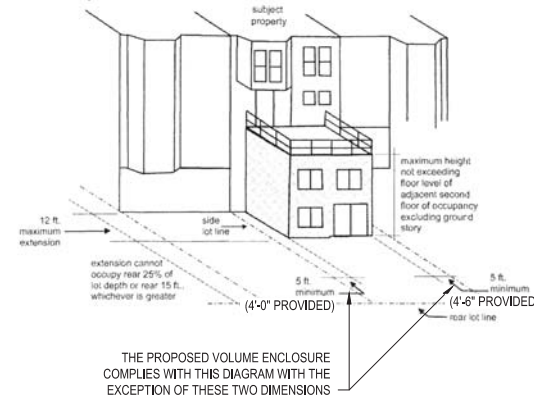


918 Minnesota Street, Rear Facade, January 2015 (Source: Applicant)

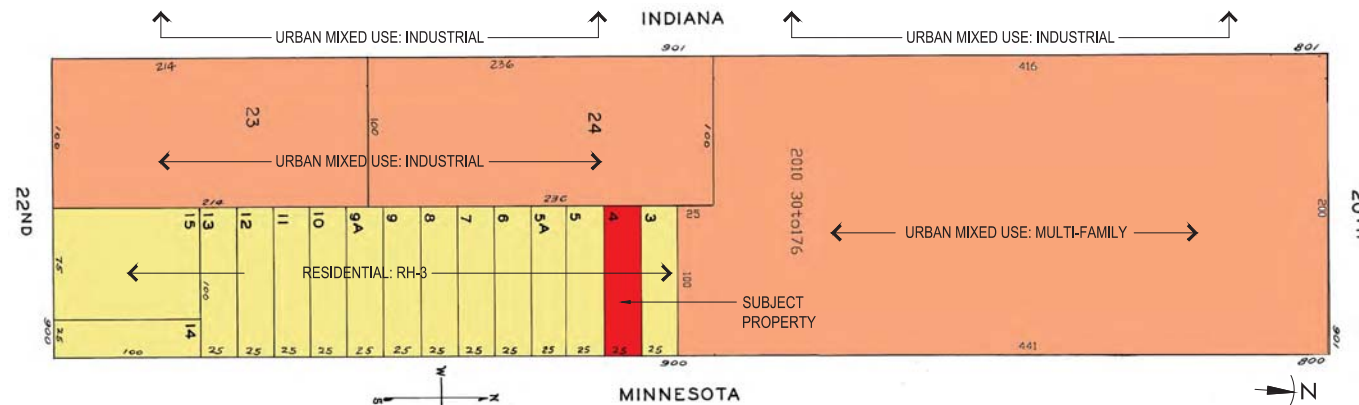
Certificate of Appropriateness Hearing
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918 Minnesota Street

OBSTRUCTIONS OVER STREETS AND ALLEYS AND IN REQUIRED SETBACKS, YARDS AND USABLE OPEN SPACE.

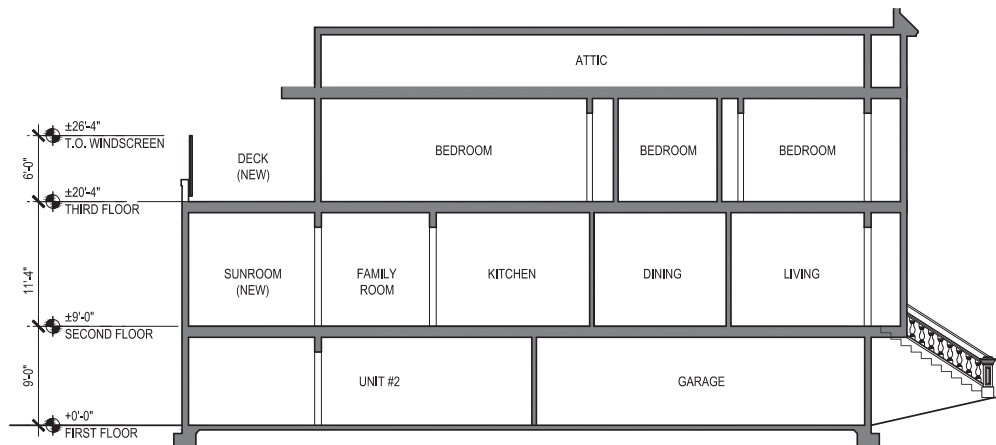
(25) Except in required side yards, decks, and enclosed and unenclosed extensions of buildings, when limited as specified herein:
 (A) The structure shall extend no more than 12 feet into the required open area; and shall not occupy any space within the rear 25 percent of the total depth of the lot, or within the rear 15 feet of the depth of the lot, whichever is greater.
 (B) Within all parts of the required open area, the structure shall be limited in height to either:
 (ii) A height not exceeding the floor level of the second floor of occupancy, excluding the ground story, at the rear of the building on the subject property, in which case the structure shall be no closer than five feet to any interior side lot line,



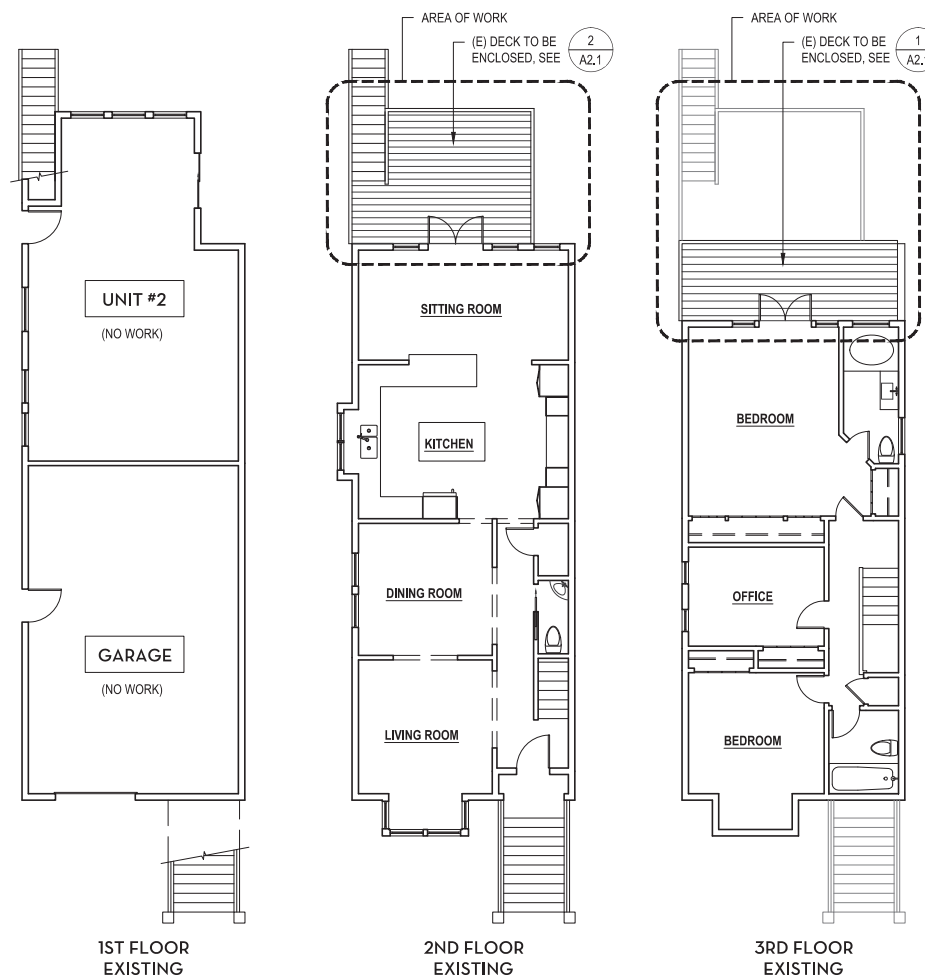
PLANNING CODE SECTION 136.25.B.ii **5**



ASSESSOR'S PARCEL MAP WITH ZONING OVERLAY SHOWING INDUSTRIAL USES TO REAR OF PROPERTY **4**

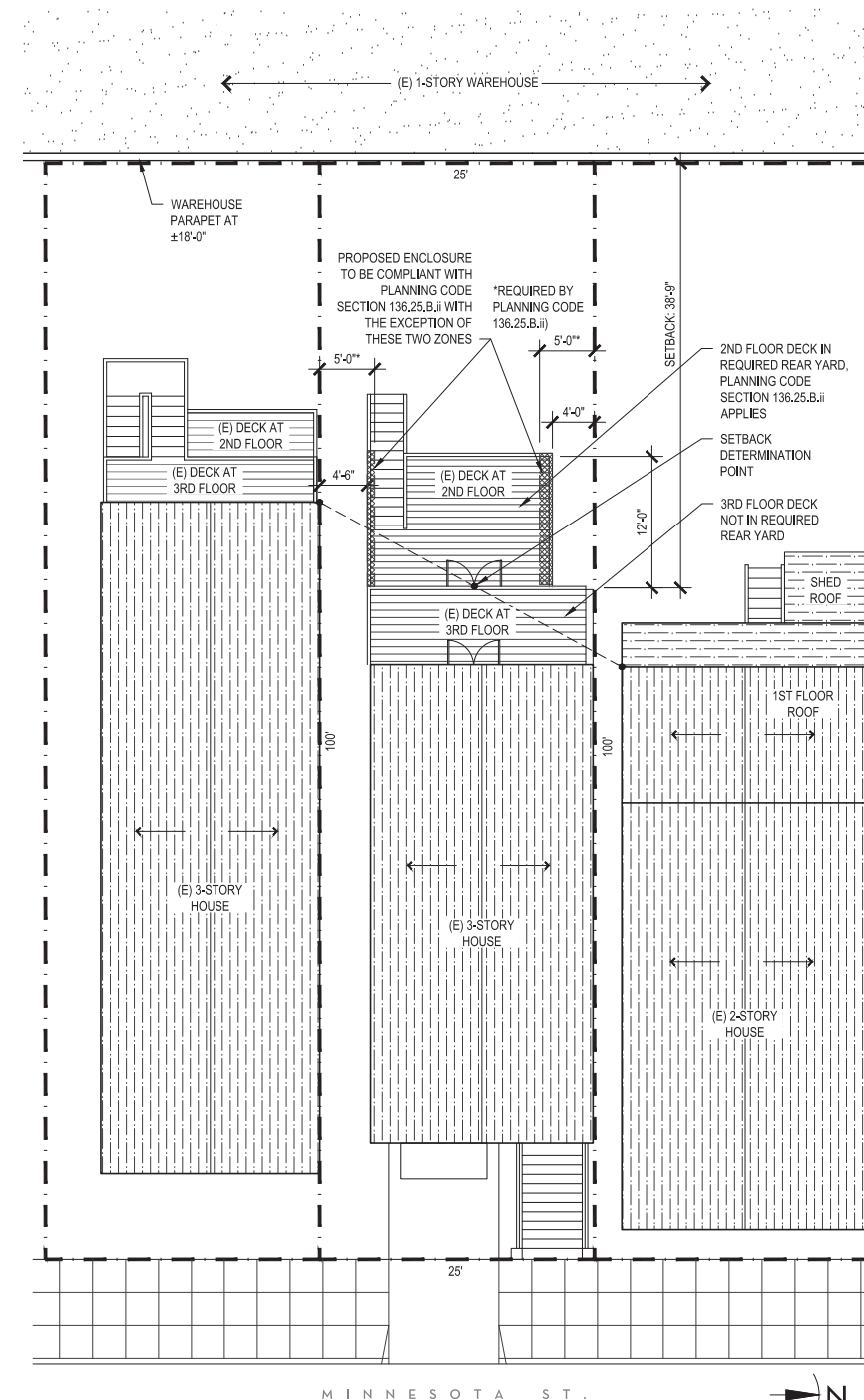


BUILDING SECTION (PROPOSED) **6**



EXISTING FLOOR PLANS **2**

1/8" = 1'-0"



PLOT PLAN WITH ADJACENT BUILDINGS **1**

PROJECT DESCRIPTION

ENCLOSE (2) EXISTING DECKS AT THE REAR OF AN EXISTING 2-UNIT RESIDENTIAL BUILDING. ONE OF THE DECKS IS PARTIALLY WITHIN THE REQUIRED REAR YARD SETBACK. A VARIANCE APPLICATION HAS BEEN SUBMITTED WITH THESE SITE PERMIT MATERIALS

PROJECT INFORMATION

CONSTRUCTION TYPE: V-B
 OCCUPANCY: R-3 (2 UNITS)
 APPLICABLE CODES: 2013 CALIFORNIA BUILDING CODES
 2008 CALIFORNIA ENERGY CODE

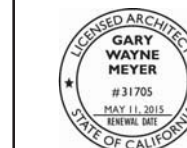
BUILDING AREA

	EXISTING	NEW	TOTAL
1ST FLOOR	1057 S.F.	-	1057 S.F.
2ND FLOOR	930 S.F.	160 S.F.	1090 S.F.
3RD FLOOR	821 S.F.	140 S.F.	961 S.F.
TOTAL	2808 S.F.	300 S.F.	3108 S.F.

DRAWING INDEX

- A0.0 GENERAL INFORMATION / SITE PLAN
- A2.1 EXISTING AND PROPOSED PLANS
- A3.1 WEST ELEVATION
- A3.2 SOUTH ELEVATION
- A3.2 NORTH ELEVATIONS

ARCHITECT'S STAMP



PROJECT

QUINTANILLA RESIDENCE
 918 MINNESOTA STREET
 SAN FRANCISCO, CA 94007
 APN: 4106-004

ISSUE DATE
 SITE PERMIT 6/29/14

TITLE SHEET NUMBER

PROJECT INFORMATION/
 SITE PLAN

AO.O



PHOTO OF REAR OF BUILDING WITH PROPOSED MODIFICATIONS **3**

ARCHITECT'S STAMP



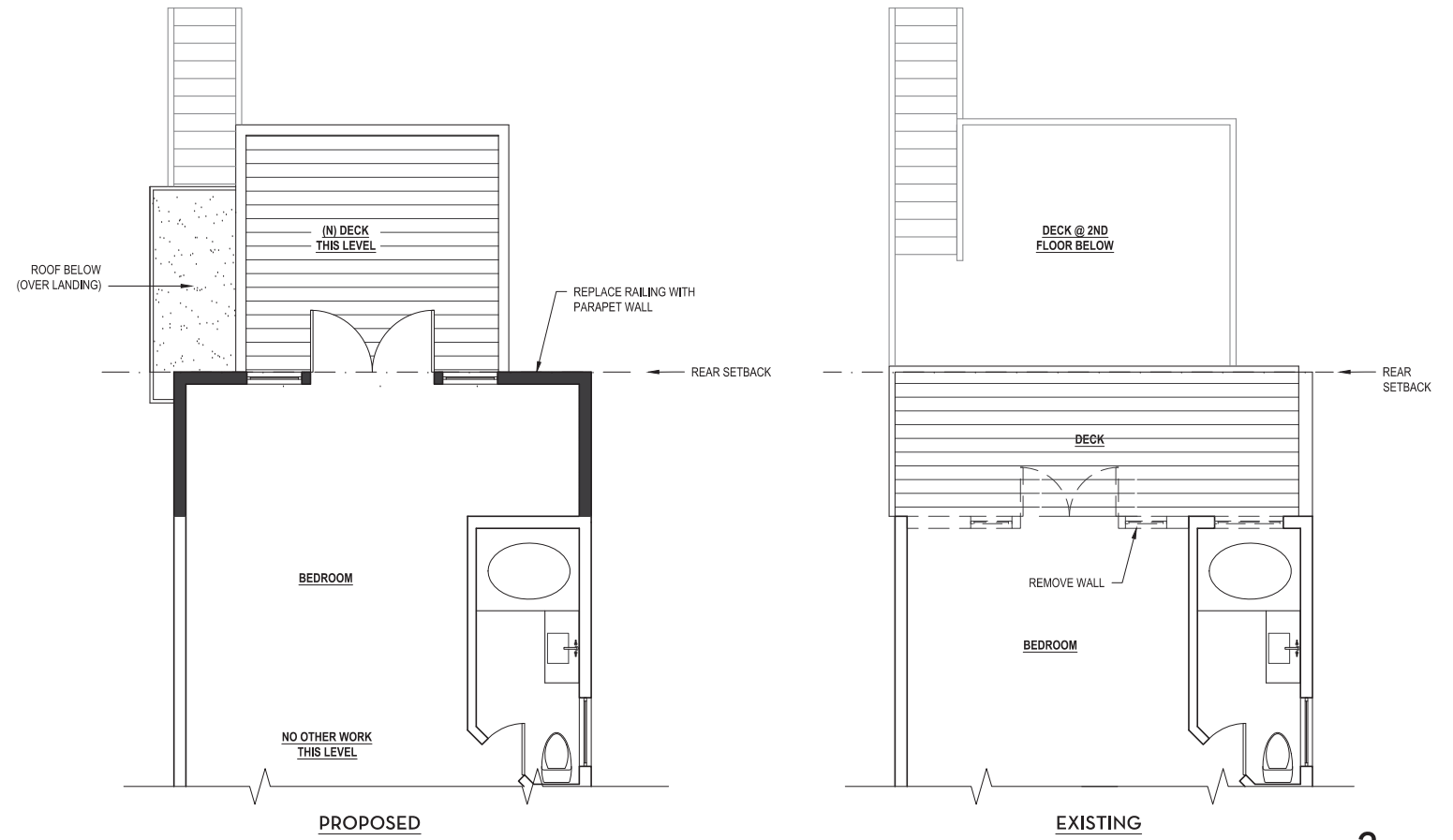
PROJECT

QUINTANILLA RESIDENCE

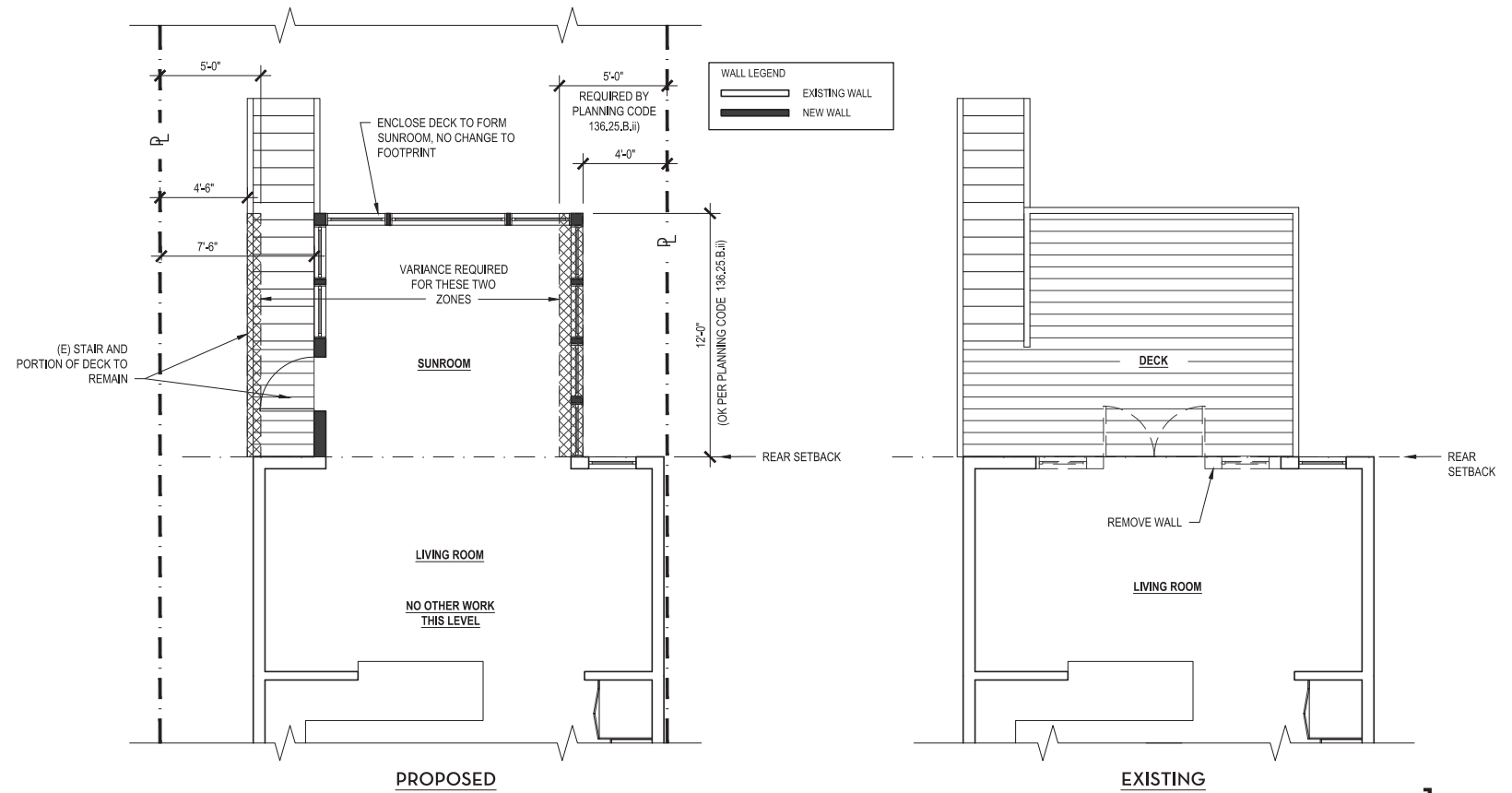
918 MINNESOTA STREET
SAN FRANCISCO, CA 94007
APN: 4106-004

ISSUE DATE
SITE PERMIT 6/29/14

TITLE SHEET NUMBER
EXISTING AND PROPOSED FLOOR PLANS



3RD FLOOR PLANS **2**
1/4" = 1'-0"



2ND FLOOR PLANS **1**
1/4" = 1'-0"

ARCHITECT'S STAMP



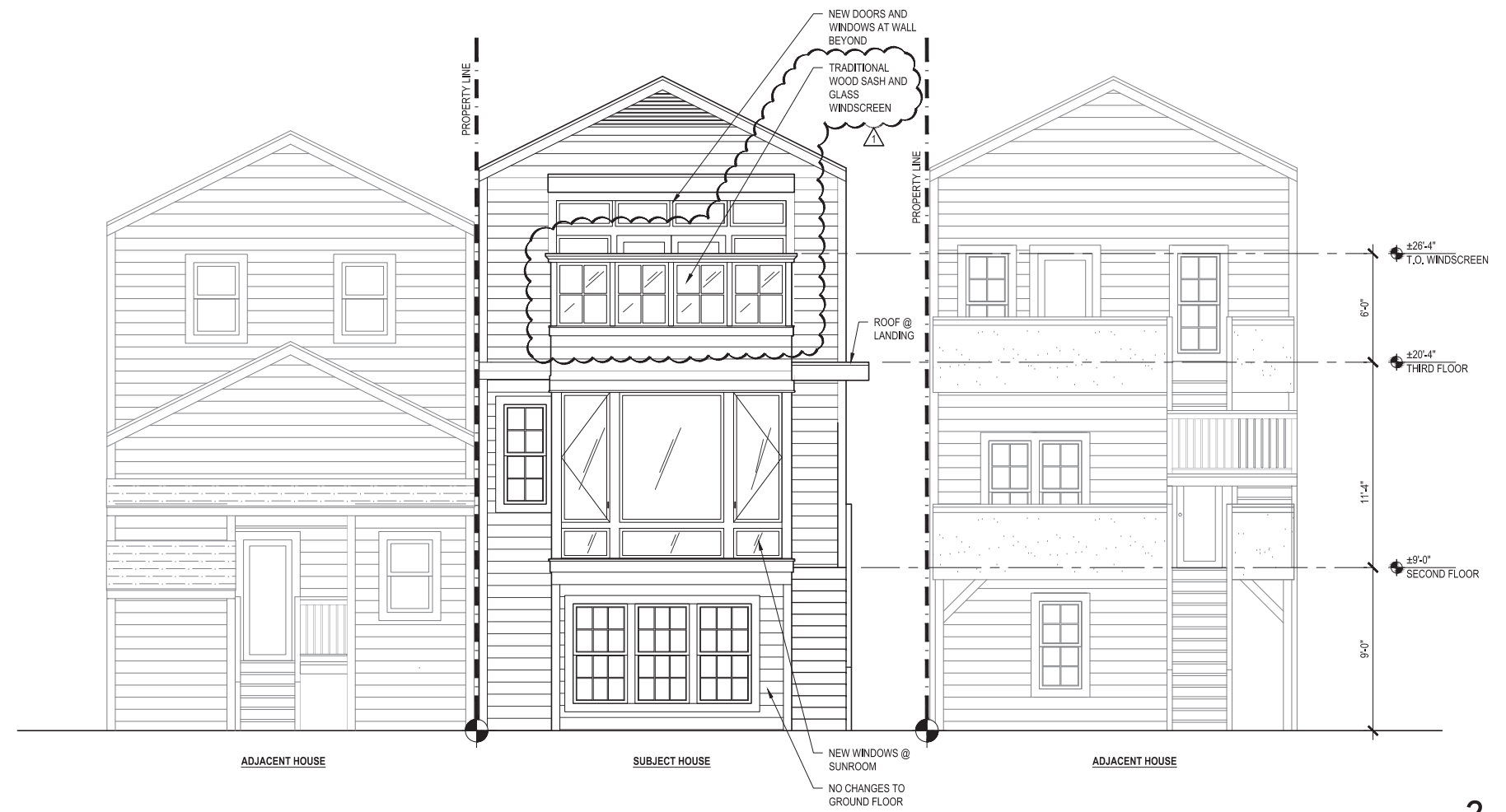
PROJECT

QUINTANILLA RESIDENCE

918 MINNESOTA STREET
SAN FRANCISCO, CA 94007
APN: 4106-004

ISSUE	DATE
SITE PERMIT	6/29/14
REV. WINDSCREEN	11/4/14

TITLE SHEET NUMBER
**WEST (REAR)
ELEVATION**



ARCHITECT'S STAMP



PROJECT

QUINTANILLA RESIDENCE

918 MINNESOTA STREET
SAN FRANCISCO, CA 94007
APN: 4106-004

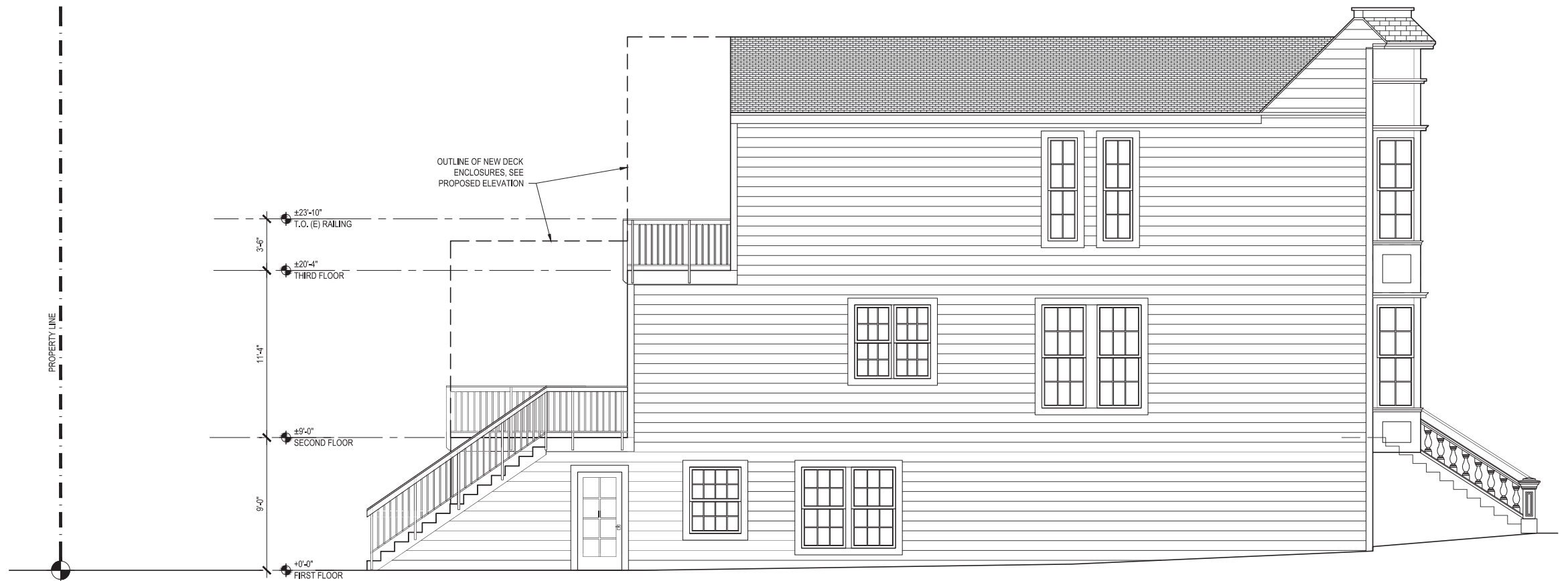
ISSUE DATE
SITE PERMIT 6/29/14
REV. WINDSCREEN 11/4/14

TITLE SHEET NUMBER
SOUTH ELEVATIONS

A3.2



PROPOSED SOUTH ELEVATION **2**
1/4" = 1'-0"



EXISTING SOUTH ELEVATION **1**
1/4" = 1'-0"

ARCHITECT'S STAMP



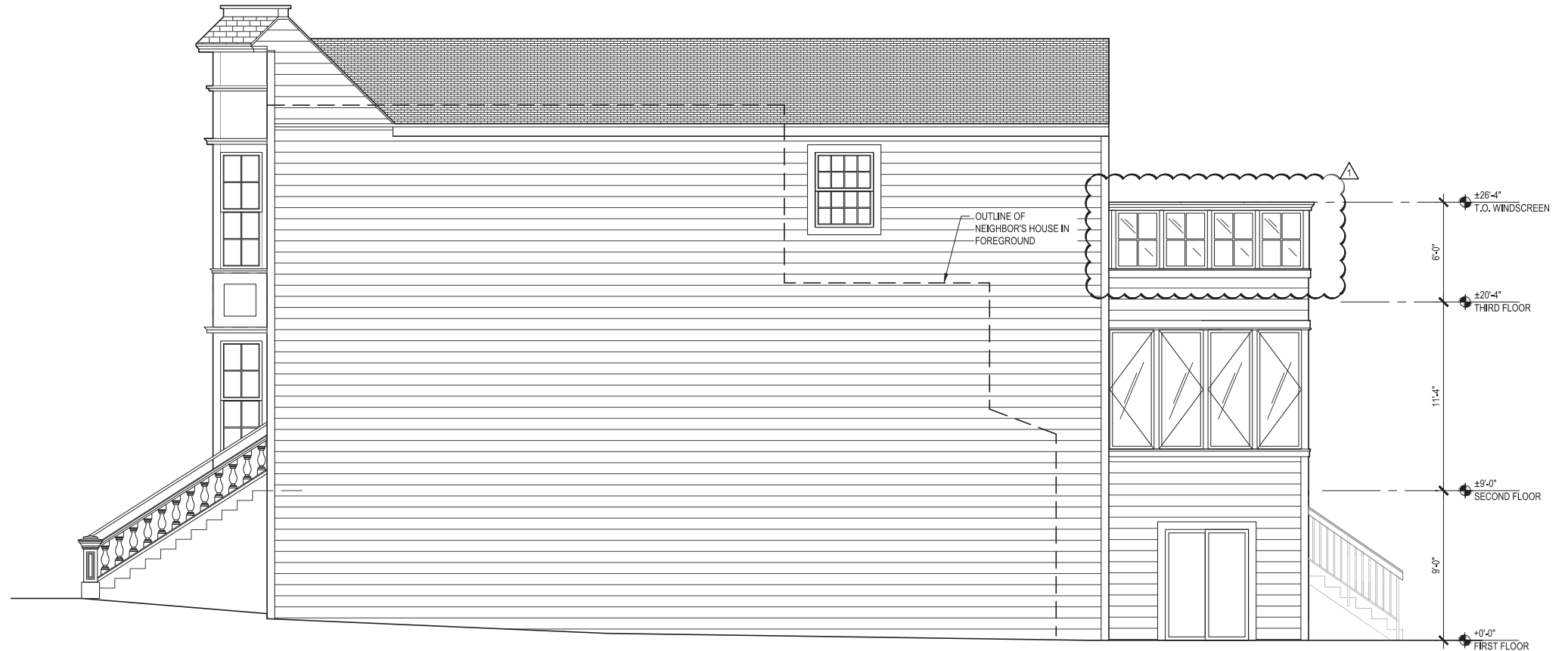
PROJECT

QUINTANILLA RESIDENCE
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SAN FRANCISCO, CA 94007
APN: 4106-004

ISSUE DATE
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REV. WINDSCREEN \triangle 11/4/14

TITLE SHEET NUMBER
NORTH ELEVATION

A3.3



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



EXISTING NORTH ELEVATION 1
1/4" = 1'-0"