



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: APRIL 20, 2016
CONTINUED FROM: MARCH 16, 2016

Filing Date: March 26, 2015
Case No.: **2015-000308COA**
Project Address: **38 LIBERTY STREET**
Historic Landmark: Liberty-Hill Landmark District
Zoning: RH-3 (Mixed-Use Office) Zoning District
40-X Height and Bulk District
Block/Lot: 3608/044A
Applicant: Stephen Fowler
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San Francisco, CA 94110
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PROPERTY DESCRIPTION

38 LIBERTY STREET is a two-story-over-basement, single-family residence located on a rectangular lot (measuring approximately 25 ft x 115 ft) on the north side of Liberty Street between Valencia and Guerrero Streets. The subject property has been altered from its original architectural style, and is currently Mission Revival in character. Constructed prior to 1900, the existing building features wood-frame construction, a stucco exterior, double-hung wood-sash windows, and a gable roof. Currently, the subject property does not have any off-street parking.

PROJECT DESCRIPTION

The proposed project consists of exterior alterations, including:

- **Construction of a New Single-Car Garage:** The project would construct a new single-car garage to the east of the existing entry stairway. The new garage opening would be approx. 9-ft wide and would feature a wood sectional overhead garage door. In addition, the front yard would be altered by removing a portion of the wrought iron fence and curb, and installing a new driveway with permeable pavers. This new driveway would be off-set from the curb cut, in order to maintain the existing trees.
- **Increase in Building Height:** The project would raise the height of the subject building by 18-inches from 32-ft 6-in to 34-ft.
- **Restoration of Primary Façade:** The project would restore the primary façade facing Liberty Street, based upon a historic photograph and selective demo of the exterior stucco. The façade

restoration includes removal of the stucco exterior and Mission Revival detailing, replacement of the double-hung wood sash windows with new double-hung, wood-sash windows, and the addition of new rustic channel groove wood siding, Classical Revival molding and trim, and a new flat-front parapet wall. In addition, the project would restore the entry staircase with new wood stairs, newell posts, and balustrade/railing.

- **Construction of 3-Story Rear Horizontal Addition/Side Façade Alterations:** On the side facades, the project would add new windows, which would match the existing historic windows. At the rear, the project would construct a new three-story rear horizontal addition. The new rear addition would be clad in channel groove rustic wood siding, and would feature aluminum-clad, wood-sash windows and a flat roof with a new roof deck. The new addition would be constructed behind the historic two-story portion of original residence, and would feature a roof deck on the third floor and a rooftop roof deck with a simple cable rail accessed via a roof hatch.

Overall, the project would increase the square footage of the single-family residence from 2,203 to 3,968 square feet (sq ft).

OTHER ACTIONS REQUIRED

The proposed project 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 landmark 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 FOR REHABILITATION

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 single-family residence and restore the primary facade. 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 preserves the historic character of the subject property and surrounding landmark district by restoring the exterior to its original Victorian-era appearance, as based upon a historic photograph and other evidence as noted previously. The project reintroduces the subject property's wood siding and double-hung wood-sash windows, as well as the Victorian-era Classical Revival molding and trim, which are all character-defining features of the surrounding landmark district. In addition, the project would reconstruct a historically-appropriate front entry stair and handrail. The new stair and handrails would reinforce the subject property's historic character by introducing a handrail material (wood) and design that is compatible with the surrounding district. Wood handrails are a character-defining feature of the surrounding district.

The proposed project would also raise the existing building by 18-inches and construct a new horizontal rear addition, which would be located at the rear of the subject property and would be minimally visible from the public rights-of-way. The increase in the building's height is nominal and does not affect the building's overall character, proportion, scale and relationship to the surrounding historic properties. The new rear addition would maintain a sense of the existing building's form and massing, since it would be located behind the existing gable roof and would not impact any significant historic characteristics of the subject property. The new addition would not impact any historic materials or features of the subject property or 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 is restorative in nature, and is based upon documentary and physical evidence. To assist with the elements of the restoration not seen in the historical photographs, the Project Sponsor used other similar properties within the landmark district for inspiration and design guidance. This new work does not create a false sense of historical development, since it is based upon physical and documentary evidence. 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 that have acquired significance in their own right. Although the Mission Revival character of the subject property was evident during the landmark designation, the Liberty-Hill Landmark District is not significant for its Mission Revival properties. Rather, the Liberty-Hill Landmark District is significant for the strong collection of Victorian-era residences. Within the landmark designation, 38 Liberty Street was noted as an altered contributor. The restoration of the primary façade reinforces the subject property's contribution to the surrounding landmark district by reintroducing an architectural character that is more consistent with the district's characteristics, specifically a Victorian-era/Classical Revival architectural vocabulary. 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 the overall form and massing. The project would not impact any distinctive features of the subject property. New work is restorative in nature and is based upon physical and documentary evidence. 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 replacement or repair of deteriorated historic features. However, based upon limited demolition of the exterior, the original wood siding exists under the exterior stucco and the Project Sponsor will repair this siding, if feasible. 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 includes limited excavation. If any archaeological resource are uncovered, appropriate mitigation measures will be undertaken by the Project Sponsor. 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 exterior alterations to the subject property, including construction of a new single-car garage, restoration of the Liberty Street façade, and construction of a three-story rear horizontal addition.

The new single-car garage would be located east of the existing main entry stair. Garages are common alterations to residences within the surrounding district. Relative to the site's existing setting, the project would still maintain the building's historic setback, as well as the angled bay window above. The construction of this new garage would not impact any character-defining features of the existing residence, although some landscape features within the front yard would be altered. The new garage would feature wood sectional garage doors, which are simple in design and compatible with the overall character of the residence.

The restoration of the Liberty Street façade is based upon a historic photograph and other evidence, which shows the original Classical Revival architectural character of the exterior. As part of the façade restoration, the exterior siding would be restored to new wood siding, new Classical Revival molding and trim would be added on the exterior, and the subject property's windows would be replaced with new double-hung, wood-sash windows (a common window type found within the Liberty-Hill Landmark District). In addition, the project would restore the exterior stair and handrails to wood, which is similar to the other historic handrails and stairs found within the surrounding district. These façade alterations do not significantly impact any historic materials, since the exterior façade was previously altered to a Mission Revival architectural style. Overall, the new work is restorative in nature and based upon documentary evidence thus the new exterior alterations assist in reinforcing the district's historic character and significance.

At the rear, the new horizontal rear addition is clearly differentiated from the historic mass of the original residence, as noted by the roofline and overall massing. The new addition has a flat roof, while the existing historic residence features a gable roof. The new addition would be constructed on top of an existing non-historic addition currently located at the rear of the existing residence. The new addition and rear façade alterations are compatible with the subject property's overall historic character, since the new work is occurring on a rear and non-visible façade, the new wood

siding would match the property's historic wood siding (evident underneath the stucco and on the side facades), and the mass of the new addition does not overwhelm and dominate the historic mass of the original residence.

Overall, the proposed project maintains the historic integrity of the subject property and provides new additions, 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 horizontal rear addition, which would be located behind the existing gable roof. 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 April 13, 2016, the Department has numerous inquiries into the proposed project. Several of the public inquiries have expressed opposition to the proposed project. Specifically, public correspondence has expressed concern over the mature street trees in front of the subject property and the size of the rear addition. Copies of all received public correspondences have been included in the staff report.

MARCH 16, 2016 HEARING

On March 16, 2016, the Historic Preservation Commission (HPC) reviewed the Certificate of Appropriateness for the proposed project at 38 Liberty Street. At this meeting, the HPC requested additional information, including:

- 3D Renderings of the Proposed Project;
- Additional detail regarding the existing and proposed site plan;
- Confirmation of the existing building's height and proposed changes to the building height; and,
- Additional information regarding the request for a rear yard variance.

The Project Sponsor has provided an updated site plan showing an accurate representation of existing condition and the proposed project. In addition, the Project Sponsor has provided 3D Renderings of the Project. The Project Sponsor has conducted additional outreach with the Department of Public Works (DPW), who has confirmed that the proposed off-set driveway is feasible pending approval from the Planning Department and the DPW-Bureau of Urban Forestry. DPW has stated an off-set driveway can

potentially be accommodated without impact to the existing mature street trees by reducing the size of the tree well. Finally, the Department has updated the project description and analysis to denote the change in building height, which will increase from 32-ft 6-in to 34-ft.

Attached is the Project Sponsor's Variance Application, which outlines the request for the rear yard variance. The Project Sponsor notes that the existing building already extends back into the required rear yard and currently has a rear yard measuring 26-ft 6-in. The Project Sponsor is requesting a variance to accommodate an additional 1-ft 6-in. As noted by the Project Sponsor, this variance would assist in the architectural design of the house, especially given the increased setback (compared with a non-historic home) that they are observing at the top floor to accommodate the historic gable roof form. The Project Sponsor also notes that they are not extending as far back into the rear yard as the two adjacent neighbors, and that there would be not impact to these neighbors or the mid-block open space.

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:

38 Liberty Street & Liberty-Hill Landmark District: Although the subject property is currently designed in a Mission Revival architectural style, 38 Liberty Street is designated as a altered contributor to the Liberty-Hill Historic District, which is generally known for the strong collection of Victorian-era and Edwardian-era architectural resources. 38 Liberty Street does share common characteristics of the surrounding district, which include a raised first floor entrance, two-story massing, and wood construction and detailing. The Mission Revival architectural features are not characteristic of the Liberty-Hill Landmark District.

Restoration of Primary Facade: The proposed project includes restoration of the Liberty Street façade. The restoration is guided by a historic photograph of the subject property, and information obtained from selective removal of existing stucco and study of other similar properties within the Liberty-Hill Landmark District. The restoration calls for the removal of the exterior stucco, addition of new channel groove wood siding, replacement of the existing windows with new double-hung wood-sash windows, and the addition of new Classical Revival molding and trim. Overall, the restoration work assists in reinforcing the district's historic character by restoring a contributing property to its original architectural style. These alterations 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 is based upon physical and documentary evidence and is restorative in nature. To ensure that historic materials are retained if feasible, the Department has included a condition of approval to examine and restore the original wood siding, which may be underneath the exterior stucco.

In addition, the proposed project includes replacement of the existing concrete stair and metal handrails with a new wood stair with wood handrails. The new stair maintains the alignment and location of the existing non-historic stair, which appears to be in the same alignment and orientation as the historic stair, as noted by the historic photograph and other properties on the same block that also have similar types

of staircases. The replacement of the stair and handrails would remove a non-historic feature and introduce a more compatible element on the exterior facade. To ensure that the work is performed in conformance with Article 10 of the San Francisco Planning Code and Secretary of the Interior' Standards for Rehabilitation, Department staff has included a condition of approval for material sample of the stair tread and risers and handrails, as well as the other exterior materials.

Construction of New Single-Car Garage: The project would construct a new single-car garage and driveway within the existing building. This new garage would not impact any character-defining features of the subject property, and its mass and location assist in maintaining the residence's historic setting and characteristic angled bay window above. Given the simple character of the proposed garage doors, the project would assist in reinforcing the property's architectural style and its relationship to other properties on the street. 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 existing historic features. To ensure that the proposed landscaping is compatible with the subject property, the Department has included a condition of approval for review of a landscape plan of the proposed driveway area.

Horizontal Rear Addition: The proposed project includes construction of a new, three-story horizontal rear addition and side-rear facade alterations. This new work would occur on the side (non-visible) and rear portions of the subject property and would be minimally visible from any public rights-of-way. The facade alterations on the side facades primarily consist of adding new windows, which are in a similar orientation, alignment and scale as the historic windows. The mass, scale and location of the new addition is consistent and compatible with the rear additions found on contributing properties within the surrounding district. The new horizontal rear addition is clearly differentiated from the historic mass of the original residence, as noted by the roofline and overall massing. The new addition has a flat roof, while the existing historic residence features a gable roof. The new addition would be constructed on top of an existing non-historic addition currently located at the rear of the existing residence. Further, this work would not impact any character-defining features of the subject property or surrounding historic district. The new materials on the rear facade (aluminum-clad wood and wood-sash windows) would be in alignment with the district's character-defining features, which include wood siding and double-hung wood-sash windows. 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.

Increase in Building Height: The proposed project includes increasing the height of the existing building by 18-inches. Overall, this aspect of the project would have a nominal impact on the building's historic character and would not significant alter the proportion of the existing building or its relationship to the surrounding historic properties. This 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 subject property's historic character would be preserved.

Summary: Department staff finds that, with the proposed conditions, 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.

ENVIRONMENTAL REVIEW STATUS

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 alterations to an 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.

CONDITIONS OF APPROVAL

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

1. Prior to approval of the Site Permit, the Project Sponsor shall submit a landscape plan to Planning Department Preservation staff, which documents the proposed site wall, landscaping and paving in the area of the new driveway. This landscape plan should reuse any historic materials (such as the historic wrought iron fence) to the extent possible. Any new materials should be consistent with the building's overall historic character and the surrounding landmark district. Planning Department Preservation staff shall have final approval for all new site work.
2. Prior to approval of the Site Permit, the Project Sponsor shall submit a materials board to Planning Department Preservation staff to verify the final material choice and finish of all of the proposed exterior materials. The materials board shall demonstrate the range of finishes of the proposed exterior materials, as well as paint color.
3. Prior to approval of the Site Permit, the Project Sponsor shall submit additional information, including information on any scarring or shadow lines that denote removed trim and/or decorative details for the primary facade. Department Preservation staff shall conduct a site visit upon removal of the exterior stucco. Upon removal of the stucco and additional research, the Project Sponsor shall submit a revised facade elevation reflective of any physical evidence. If the original wood siding is present, the Project Sponsor shall retain and restore this siding, if feasible. This revised facade elevation shall be reviewed and approved by Department Preservation Staff, who shall ensure that the proposed trim and details are compatible with the surrounding district. New trim and millwork shall be based upon documentary evidence from original wood siding, and shall accurately reflect the physical evidence, the subject property's original construction and the district's period of significance. All wood elements shall feature a painted or matte finish.

4. Prior to approval of the Site Permit, the Project Sponsor shall submit additional information on the design and dimension of the new entry stair and handrail. The new stair and handrail shall be consistent with the other historic entry stairs evident with the landmark district.

ATTACHMENTS

Draft Motion

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

Variance Application-Project Sponsor

Public Correspondence

Architectural Drawings

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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 044A IN ASSESSOR'S BLOCK 3608, WITHIN THE LIBERTY-HILL LANDMARK DISTRICT, RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on March 26, 2015, Stephen Fowler (Property Owner), filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness to restore the exterior street façade, raise the height of the existing building by 18-inches, add a new garage and construct a three-story rear horizontal addition to the subject property located on Lot 044A in Assessor's Block 3608.

WHEREAS, the Project received an exemption from the California Environmental Quality Act ("CEQA") as a Class 1 and Class 31 Categorical Exemption (CEQA Guideline Sections 15301 and 15331) on December 31, 2015.

WHEREAS, on March 16, 2016 the Commission conducted a duly noticed public hearing on the current project, Case No. 2015-000308COA (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 with conditions a Certificate of Appropriateness, in conformance with the project information dated April 4, 2016 and labeled Exhibit A on file in the docket for Case No. 2015-000308COA 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:

1. Prior to approval of the Site Permit, the Project Sponsor shall submit a landscape plan to Planning Department Preservation staff, which documents the proposed site wall, landscaping and paving in the area of the new driveway. This landscape plan should reuse any historic materials (such as the historic wrought iron fence) to the extent possible. Any new materials should be consistent with the building's overall historic character and the surrounding landmark district. Planning Department Preservation staff shall have final approval for all new site work.
2. Prior to approval of the Site Permit, the Project Sponsor shall submit a materials board to Planning Department Preservation staff to verify the final material choice and finish of all of the proposed exterior materials. The materials board shall demonstrate the range of finishes of the proposed exterior materials, as well as paint color.
3. Prior to approval of the Site Permit, the Project Sponsor shall submit additional information, including information on any scarring or shadow lines that denote removed trim and/or decorative details for the primary facade. Department Preservation staff shall conduct a site visit upon removal of the exterior stucco. Upon removal of the stucco and additional research, the Project Sponsor shall submit a revised façade elevation reflective of any physical evidence. If the original wood siding is present, the Project Sponsor shall retain and restore this siding, if feasible. This revised façade elevation shall be reviewed and approved by Department Preservation Staff, who shall ensure that the proposed trim and details are compatible with the surrounding district. New trim and millwork shall be based upon documentary evidence from original wood siding, and shall accurately reflect the physical evidence, the subject property's original construction and the district's period of significance. All wood elements shall feature a painted or matte finish.
4. Prior to approval of the Site Permit, the Project Sponsor shall submit additional information on the design and dimension of the new entry stair and handrail. The new stair and handrail shall be consistent with the other historic entry stairs evident with the 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 Liberty-Hill Landmark District as described in Appendix F of Article 10 of the Planning Code.

- That the proposed project is compatible with the Liberty-Hill Landmark District, since the new work is restorative in nature, and does not affect the historic mass and form of the existing building, does not destroy historic materials, and provides for new construction, which is compatible, yet differentiated.
 - That 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, as well as, other elements identified in the designating ordinance for Liberty-Hill Landmark District.
 - That the essential form and integrity of the landmark and its environment would be unimpaired if the alterations were removed at a future date.
 - That the proposal respects the character-defining features of Liberty-Hill Landmark District.
 - The proposed project meets the requirements of Article 10.
 - The proposed project meets the *Secretary of the Interior's Standards for Rehabilitation*.
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 Liberty-Hill Landmark District 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 will not have any effect on any existing neighborhood serving retail uses, since there is no retail uses located on the project site.

- 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 would maintain the existing single-family residence, and will strengthen neighborhood character by respecting the character-defining features of Liberty-Hill 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 project will have no effect upon affordable housing, since there are no identified affordable housing units on the project site.

- 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. The proposed project is located within a transit-rich neighborhood with walkable access to bus, light rail and train lines.

- 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 will not have any effect on industrial and service sector jobs on the project site.

- 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. Any construction or alteration associated with the project will be executed in compliance with all applicable construction and safety measures.

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

The proposed project 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 affect the access to sunlight or vistas for 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 Lot 044A in Assessor's Block 3608 for proposed work in conformance with the project information dated April 4, 2016, labeled Exhibit A on file in the docket for Case No. 2015-000308COA.

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 April 20, 2016.

Jonas P. Ionin
Commission Secretary

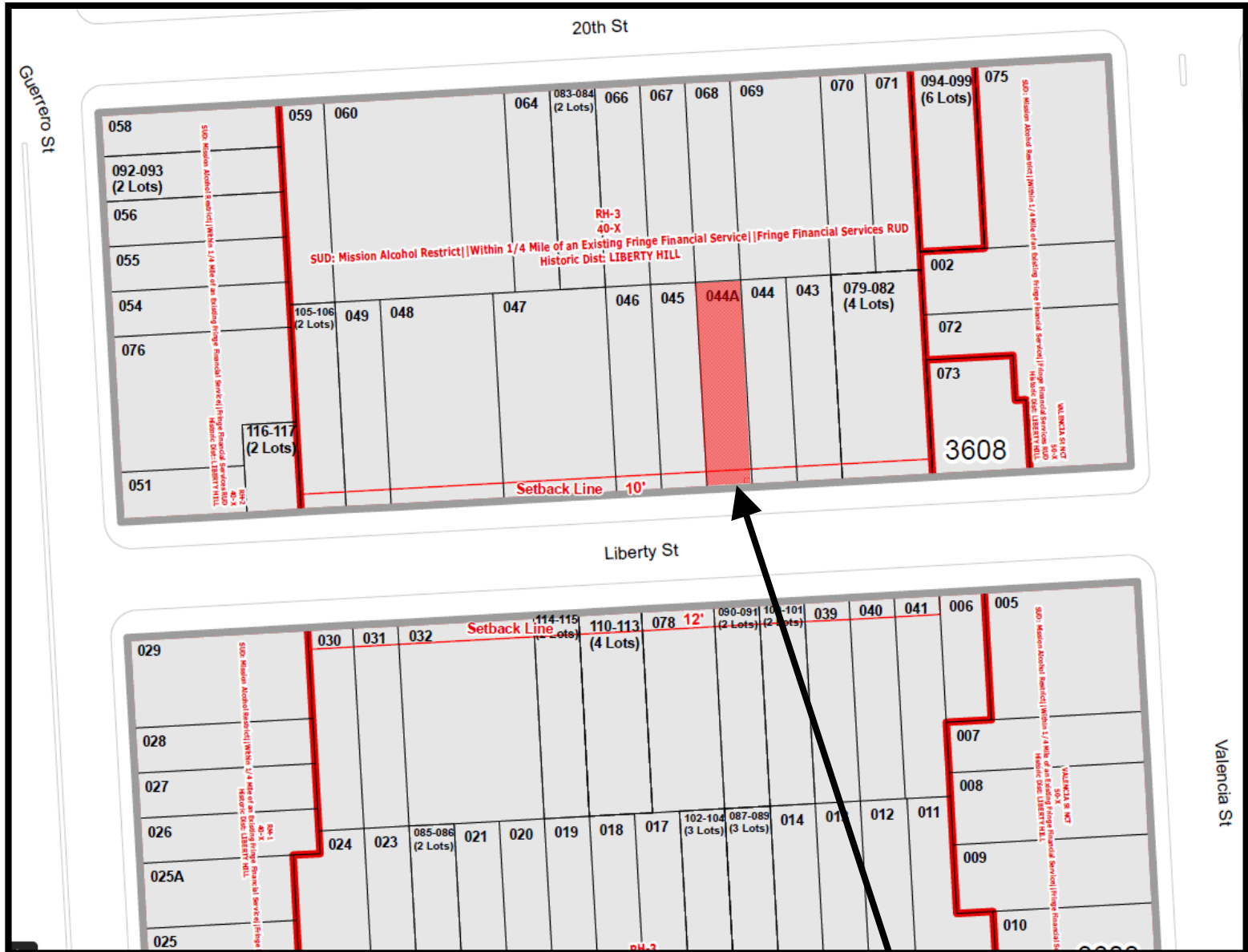
AYES:

NAYS:

ABSENT:

ADOPTED: April 20, 2016

Parcel Map

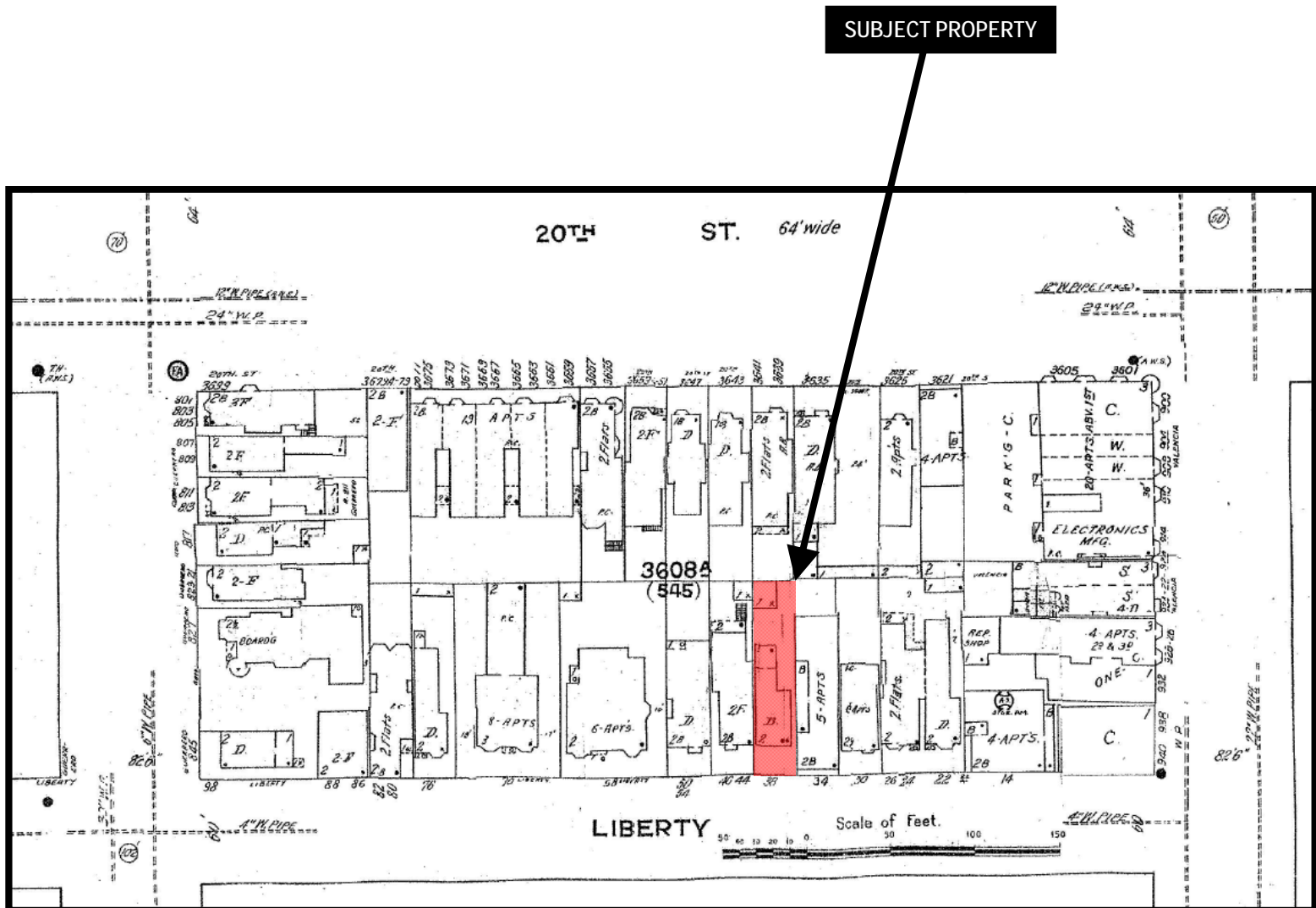


SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case No. 2015-000308COA
38 Liberty Street

Sanborn Map*

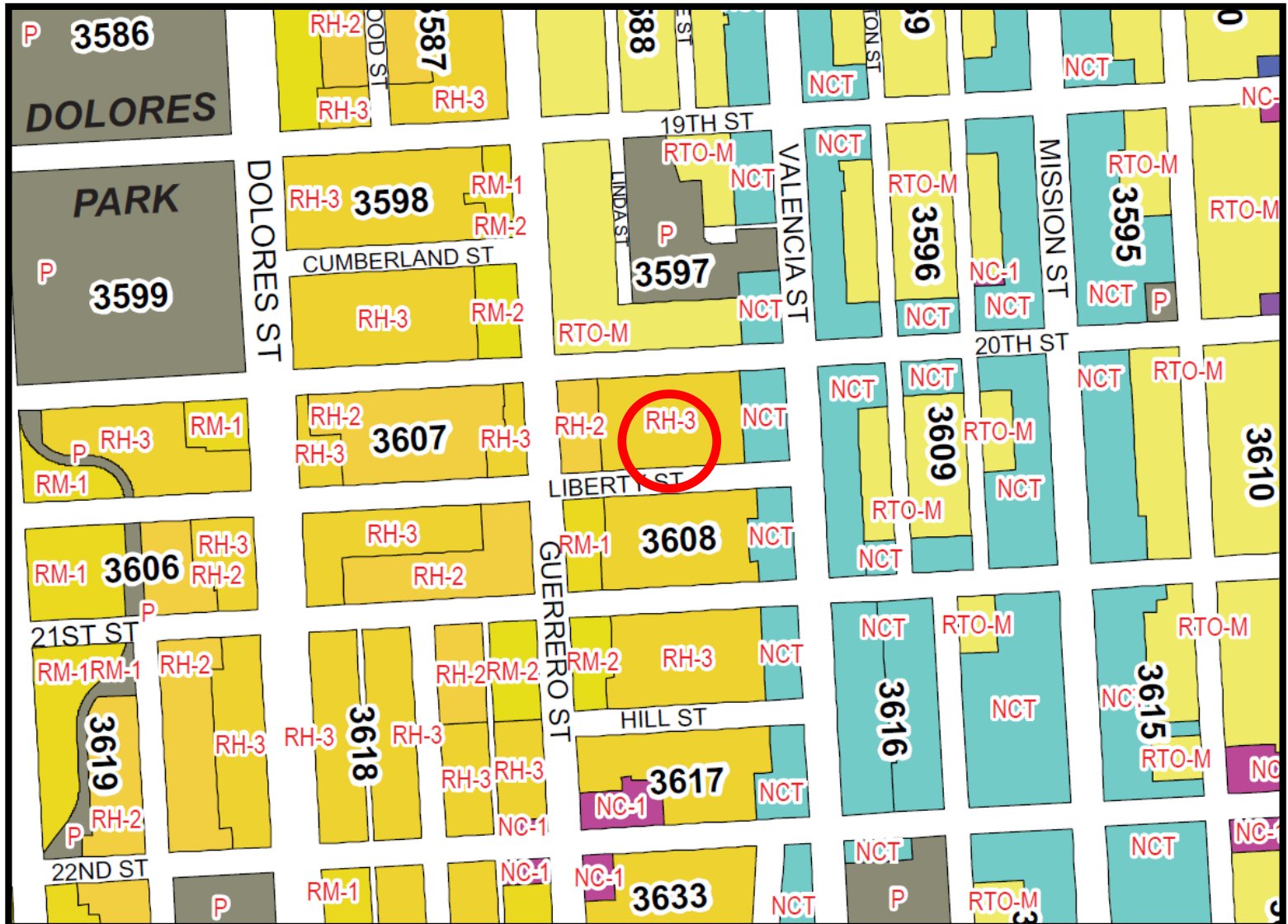


**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



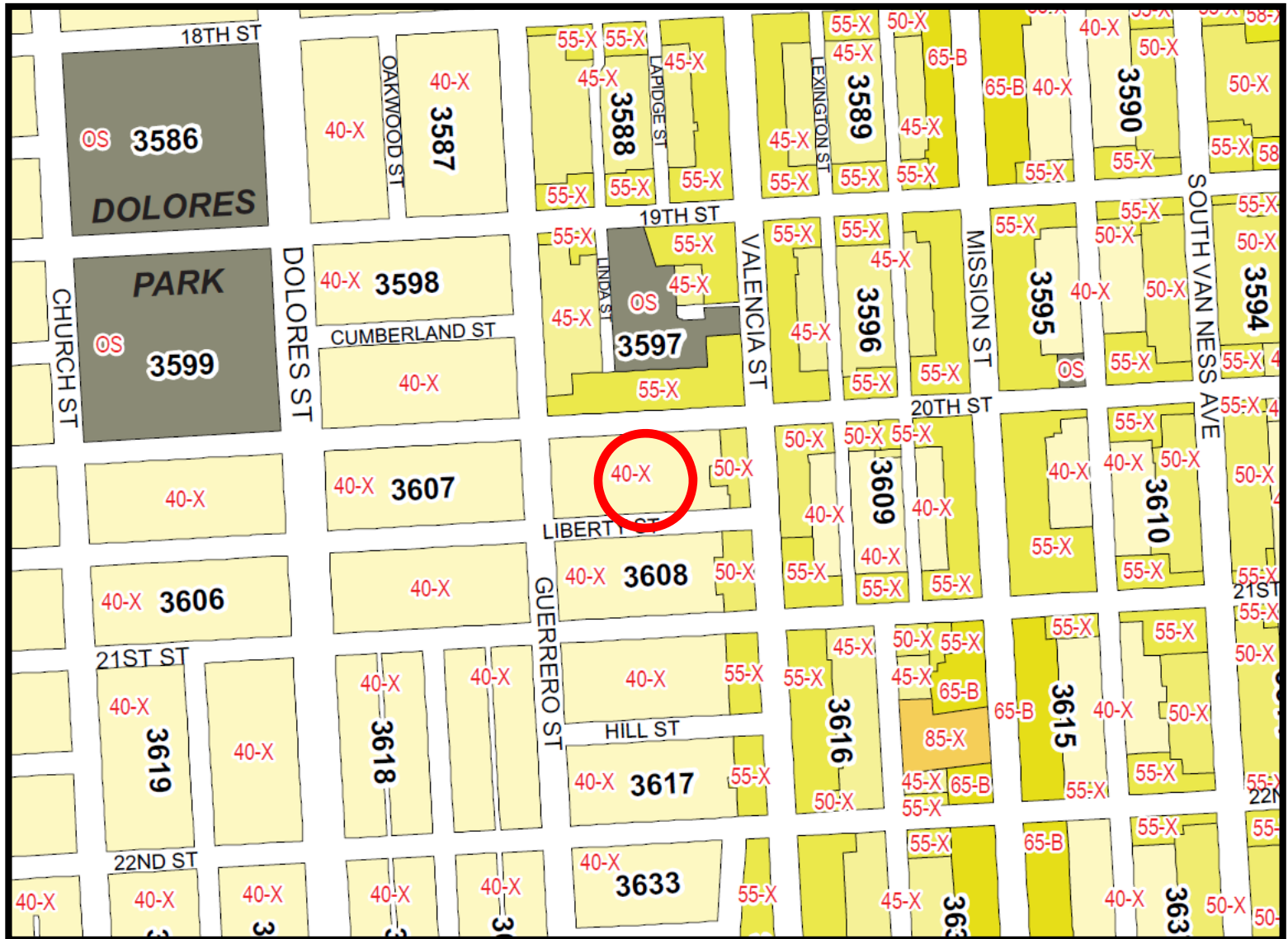
Certificate of Appropriateness Hearing
Case No. 2015-000308COA
38 Liberty Street

Zoning Map



Certificate of Appropriateness Hearing
Case No. 2015-000308COA
38 Liberty Street

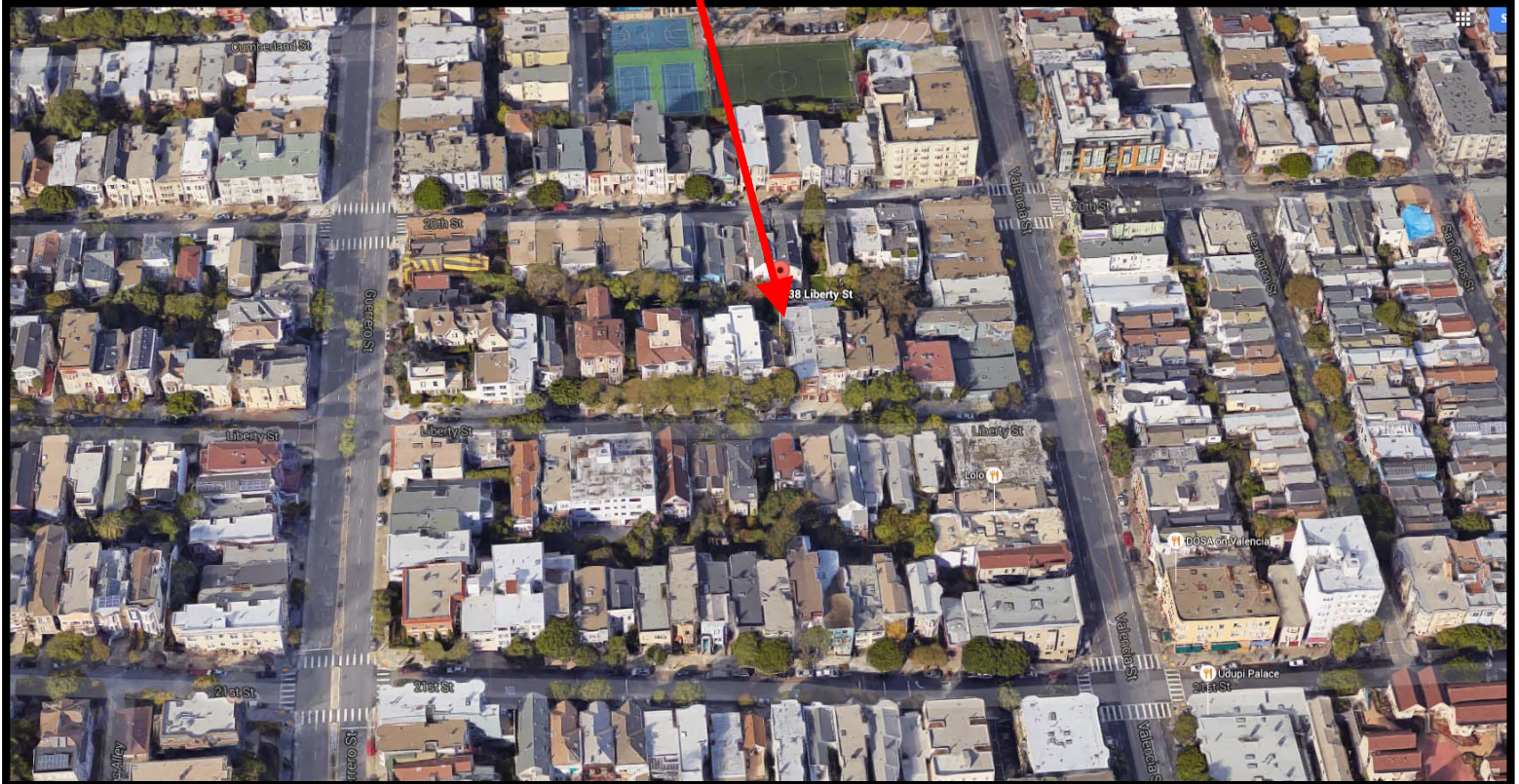
Height Map



Certificate of Appropriateness Hearing
Case No. 2015-000308COA
38 Liberty Street

Aerial Photo

SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case No. 2015-000308COA
38 Liberty Street

Site Photo



38 Liberty Street (Source: Google Maps, July 2015)

Certificate of Appropriateness Hearing
Case No. 2015-000308COA
38 Liberty Street

Site Photo



38 Liberty Street (Source: Google Maps, April 2011)

Certificate of Appropriateness Hearing
Case No. 2015-000308COA
38 Liberty Street



1920

APPLICATION FOR Variance from the Planning Code

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Stephan Fowler	
PROPERTY OWNER'S ADDRESS: 38 Liberty St. San Francisco, Ca. 94114	TELEPHONE: 415 648-0808 EMAIL: fowlers@gmail.com

APPLICANT'S NAME: Same as Above <input checked="" type="checkbox"/>	
APPLICANT'S ADDRESS: 	TELEPHONE: () EMAIL:

CONTACT FOR PROJECT INFORMATION: William Pashelowsky Same as Above <input type="checkbox"/>	
ADDRESS: 1937 Hayes St San Francisco, Ca. 94117	TELEPHONE: 415 379-3676 EMAIL: bill.pash@gmail.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 38 Liberty Street		ZIP CODE: 94114
CROSS STREETS: Guerrero / Valencia Streets		
ASSESSORS BLOCK/LOT: 3608 1044A	LOT DIMENSIONS: 25X115	LOT AREA (SQ FT): 2,875 SF
ZONING DISTRICT: RH-3	HEIGHT/BULK DISTRICT: 90-X.	

3. Project Description

(Please check all that apply) <input type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify: _____	ADDITIONS TO BUILDING: <input checked="" type="checkbox"/> Rear <input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Height <input checked="" type="checkbox"/> Side Yard	PRESENT OR PREVIOUS USE: Single family residence
		PROPOSED USE: Single family residence
	BUILDING APPLICATION PERMIT NO.: 2014-12-30-4661	DATE FILED: 12-30-2014

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	1	1	0	1
Hotel Rooms	-	-	-	-
Parking Spaces	0	1	1	1
Loading Spaces	-	-	-	-
Number of Buildings	1	1	0	1
Height of Building(s)	32.5'	32.5'	7.5	40'
Number of Stories	2	2	1	3
Bicycle Spaces	0	0	1	1
GROSS SQUARE FOOTAGE (GSF)				
Residential	2,203	2,203	1,919	4,122
Retail	-	-	-	-
Office	-	-	-	-
Industrial/PDR <small>Production, Distribution, & Repair</small>	-	-	-	-
Parking	0	0	972	972
Other (Specify Use)	* 868	* 868	* (868)	* (868)
TOTAL GSF	3,071	3,071	2,023	5,094

Please describe what the variance is for and include any additional project features that are not included in this table. Please state which section(s) of the Planning Code from which you are requesting a variance.
(Attach a separate sheet if more space is needed)

The 1st and 2nd floor will extend 3'-9" beyond the 25% rear yard setback. The required rear yard setback is 28'-9". The proposed rear yard setback will be 25'-0".

* Storage is included in the proposed construction as part of the garage (parking)

Variance Findings

Pursuant to Planning Code Section 305(c), before approving a variance application, the Zoning Administrator needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district;
2. That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property;
3. That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district;
4. That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity; and
5. That the granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the Master Plan.

see attached exhibit "A"

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

see exhibit "B"

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

see exhibit "B"

3. That the City's supply of affordable housing be preserved and enhanced;

see exhibit "B"

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

see exhibit "B"

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

See exhibit "B"

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

See exhibit "B"

7. That landmarks and historic buildings be preserved; and

See exhibit "B"

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

See exhibit "B"

Estimated Construction Costs

TYPE OF APPLICATION: <u>Variance</u>	
OCCUPANCY CLASSIFICATION: <u>M-3</u>	
BUILDING TYPE: <u>B-B</u>	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: <u>1,919</u> <u>972</u>	BY PROPOSED USES: <u>Residential habitable</u> <u>Garage - Parking</u>
ESTIMATED CONSTRUCTION COST: <u>\$500,000</u>	
ESTIMATE PREPARED BY: <u>William Peshchinsky</u>	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: _____

William Peshchinsky

Date: _____

2/17/16

Print name, and indicate whether owner, or authorized agent:

William Peshchinsky

Owner / Authorized Agent (circle one)

William Pashelinsky
Architect
1937 Hayes Street
San Francisco, California 94117
(415) 379 3676
email: billpash@gmail.com

EXHIBIT A

1). Many properties on the block were originally constructed as larger buildings than the subject property, which is setback further from the rear property line than its immediate neighbors. The subject property was built in the late 19th century, along with most of the properties in the Liberty Hill Historic District, many of which have original façades. 38 Liberty has nothing left of its original façade, however, the property is still classified as a Historic Resource.

The owner proposes to take on the challenge of stripping the stucco and restoring the original Italianate façade in a way that resembles the original as closely as possible. This initiative is a significant challenge from a logistical and cost perspective. The project would also result in a completely upgraded building that would meet modern building standards including; energy efficiency, seismic standards, fire sprinklers, solar panels, electric car charging ports etc.

2). 38 Liberty Street is subject to historical codes and ordinances beyond the normal provisions of the planning code and residential design guidelines.

A fourth floor addition setback 15 feet from the front façade would be allowable under both the San Francisco building code and the residential design guidelines. Upon the guidance of the planning department, however, the plans were amended to incorporate a much greater setback. As a result, the proposed fourth floor addition is set back 32'-6" from the front setback instead of the 15 feet normally allowable.

3). The adjacent properties both extend further to the rear than the current property. The rear yard setback of both 34 Liberty and 44-46 Liberty is 23 feet. The proposed project would extend 38 Liberty to 25 feet from the rear property line, which would represent a rear setback two feet greater than both adjacent neighbors. The top floor would have a further setback of eight feet.

4). The proposed development will not impact other properties. The use will be in conformity with the surrounding residential use. The enlargement and design of the residential use will provide family-oriented housing.

5). The work proposed for this property is in conformity with the objectives and policies of the Residential Elements of the Comprehensive Plan.

William Pashelinsky
Architect
1937 Hayes Street
San Francisco, California 94117
(415) 379 3676
email: billpash@gmail.com

Exhibit B

PROP M

- 1). The project will not impact any neighborhood retail use.
- 2). There will be no impact on cultural or economic diversity.
- 3). The project will not impact the City's supply of affordable housing.
- 4). Commuter traffic will not be impacted.
- 5). The project will not impact the industrial or service sectors.
- 6). The project will meet all current seismic and structural codes.
- 7). The project will restore the front facade of a historic building in a historic neighborhood.
- 8). The project will not impact any parks.

Sucre, Richard (CPC)

From: Ray Cannon <rayecannon@yahoo.com>
Sent: Wednesday, March 16, 2016 5:44 PM
To: Sucre, Richard (CPC); billpash@gmail.com
Cc: john_sullivan@sbcglobal.net
Subject: 38 Liberty Street

I am writing as an almost 18 year homeowner at 17 Liberty Street to voice our opposition to any construction that would require the removal, or risk the damage or loss, of the majestic mature tree in front of 38 Liberty Street.

The character of this block is defined by these trees and the tree in front of 38 Liberty is one of the tallest and healthiest on the street.

Historic preservation requirements should not be limited to historic structures but should extend also to their setting which includes these equally historic trees.

Thank you for doing whatever is necessary to protect these trees for the benefit of everyone who lives and walks on this block.

Ray Cannon
John Sullivan
17 Liberty Street
415-285-0761

Sent from my iPhone

Sucre, Richard (CPC)

From: Ozzie Rohm <ozzierohm@sbcglobal.net>
Sent: Friday, April 08, 2016 10:54 AM
To: Sucre, Richard (CPC)
Cc: Geoffrey Gainer; John Barbey; Elizabeth Fromer
Subject: The Status of 38 Liberty Street

Mr. Sucre,

I am writing to you to inquire about the status of 38 Liberty Street. I was present at the Historic Preservation Commission meeting on March 16th when I testified in opposition to this project on behalf of Protect Noe's Charm neighborhood organization for the following reasons:

1. The erroneous plans that misrepresented the location of the tree at the front of the building.
2. Lack of any visibility studies for the proposed vertical addition to demonstrate that such addition would not be visible from the public right-of-way in a case that involves a Type A-Historic Resource.
3. The variance to expand the house further in the back yard should be rejected since the existing structure is already too deep and leaves very little room for the mid-block open space.

I understand that a further hearing has been scheduled for April 20th and that is why I am following up with you to see if any of the above issues that I raised previously has been resolved.

Sincerely,

Ozzie Rohm
On behalf of the 200+ members of Protect Noe's Charm

Sucre, Richard (CPC)

From: Brent Hatcher <dbhatcher@gmail.com>
Sent: Friday, February 26, 2016 1:49 PM
To: Sucre, Richard (CPC)
Cc: Lawrence Siracusa
Subject: 38 Liberty Street

Hi Richard,

My name is Brent Hatcher and I live at 33 Liberty Street. My partner, Lawrence Siracusa, and I have owned the property since 1996.

We would like to know more about the project at 38 Liberty St. I believe that there was a neighborhood outreach meeting (pre-application) some time ago. In fact, I believe that it was a few days before Thanksgiving (2014?) and we were out of town. We never heard anything more until I saw a posting yesterday in the front yard of 38 Liberty for a Planning Commission hearing.

Is this part of the 311 process? Or something else? We haven't received any notification. I would like to attend the hearing but need drawings before hand. Can you please forward?

Many thanks,

Brent

--

DAVID BRENT HATCHER
DBHATCHER@GMAIL.COM
415.250.5937

Sucre, Richard (CPC)

From: John Barbey <lordweston@icloud.com>
Sent: Monday, March 14, 2016 11:31 AM
To: Sucre, Richard (CPC)
Subject: period photo of 42/44 Liberty St. w/ left edge of 38 Liberty St.

Dear Richard Sucre,

Re: VAR Application to be heard this Wednesday, March 16th 2015-000308VAR Although I have 50 Liberty Street two doors away, I am in Bristol, England now. I was one of the founders of Liberty Hill Historic District in 1985 and have taken a very keen interest in this for the past 30 years. I had telephoned several times in the past year inquiring after the status of the remodel at 38 Liberty (virtually the only un-restored house on this block of Liberty) yet I had not been re-contacted either by mail or by e-mail. Now it appears that this property has already gone through the Historic Preservation Commission and appears before the San Francisco Planning Commission in only 2 days.

From what I can read online on the SF Planning website, it says that "restoration of the facade is to be done based on documentation" but I would like inquire what this documentation is and whether you are in possession of this rare photo that turned up when old Daniel Sullivan, whose family had lived next door for at least the whole past century, died there at 44/42 Liberty Street ?

Photo of said photo attached below :

I hope that the extra storey to be added to the top of 38 Liberty will be set back a bit from the facade. I also hope that every effort will be made to save the mature tree in front of 38 Liberty. Otherwise I am quite in favor of the expansion of this little house which like so many mid-block Victorians is very small and rather under-built.

It would also be a tremendous improvement to the entire block to have the facade (obviously stuccoed over in the 1920s or 1930s when 'Faux Mediterranean' was all in vogue) restored to its original appearance.

There is one huge curiosity about this 38 Liberty House - another rare ancient photo of the big mansion at 58 Liberty also shows the left side of a house completely different from the 1889 A.J. Barnett house still at 50 Liberty. What is more, this (1876 ?) house is identical to the side edge of the house (photo attached below) next to the 1889 A.J. Barnett 42/44 Liberty St house. Could it have been moved two doors to the East or was it one of a trio constructed prior to the larger, nearly identical square bay English Revival Stick houses constructed in 1888-1889 ??

Very Sincerely,

John Barbey

may be reached via text message on my AT&T cellphone at : 415-307-24359 or via e-mail at :

kingswestonhousejohnb@gmail.com

Sent from my iPhone

Sucre, Richard (CPC)

From: John Barbey <kingswestonhousejohnb@gmail.com>
Sent: Monday, March 14, 2016 6:41 PM
To: Sucre, Richard (CPC)
Subject: Fwd: 42/44 Liberty St. w/ left edge of 38 Liberty Street
Attachments: IMG_2031.JPG

Re : 38 Liberty Street, Variance request 2015-000308VAR

Dear Richard Sucre,

I have just tried to telephone you at S.F. Planning Department, but your recorded message on the answer service says that you will be away from the office from the 9th to the 15th.

I have lived at the house two doors up from 38 Liberty Street at 50 Liberty Street for over 30 years, and am one of the founders of Liberty Hill Historic District in 1985, but did not know about this Variance until a large Notice went up the day before I left for England where I still am. I could not e-mail before this, as there was a fault with my internet connection here in Bristol, England. I had made several telephone inquiries to the Planning Department in 2015 about the status of this particular project at 38 Liberty, but was never updated either by e-mail or by telephone.

With regard to Exhibit A 1.) I urgently wonder whether the project applicant Stephen Fowler and his architect William Pashelinsky have a copy of the very old photograph of 42/44 Liberty Street (attached below) directly next door to the subject property at 38 Liberty Street, that was discovered amongst his possessions when Dan Sullivan, the elderly owner of the upper apartment died a few years ago ? Sullivan's family had owned 42/44 for about a century. At the right side of this photo, one can see very clearly the left edge of 38 Liberty as it looked before it was stuccoed over, I expect in the 1920s or 1930s when this 'Faux Mediterranean' look was very much in vogue.

There is yet another Victorian photograph of the big mansion at 58 Liberty Street which shows the left side of my own property at 50 with a completely different Victorian house that the somewhat larger house by architect A.J. Barnett that was built there in 1888/1889, yet is IDENTICAL to the left strip of the 38 Liberty Street property in the old Daniel Sullivan photograph. One conjectures whether this older house on 50 Liberty was simply moved 2 lots to the East to allow the nearly matching pair of English Revival Stick houses designed by architect A. J. Barnett in 1888/1889 (described by a sales ad in Architect & Builder magazine at the time as "cottages") ? I will forward photos of this separately.

I also wonder whether it has been considered that there was an irregularity with the rear property line of this house some years ago ? Diana Rathbone, who I believe sold this property to the present owner, wrote the Garden column for the San Francisco Examiner, in its last years when it was still the great Hearst paper, boldly described how she and her husband had used "adverse possession" to add 3 feet to the rear lot line of the backyard in a column title called something like "Good fences make bad neighbors." I have always wondered whether this was legal in a city like San Francisco where the rear lot-lines for most city blocks are as regular as a checker board ?

The alterations proposed by this Variance seem to stick very far into the required rear yard setback, and I fear might overly obstruct light to the gardens West (including mine) and North of 38 Liberty. And I am quite distressed that there appears to be a proposal to remove the mature tree on the sidewalk front of 38 Liberty.

The square footage increase proposed by this Variance is also quite vast from 3000 to 5094, so that I am wondering exactly what the setbacks are from the front facade, rear lot-line and new storey to be added on top of 38 Liberty ?

Very Sincerely,

John Barbey

telephone : **415-307-2359**

e-mail : kingswestonhousejohnb@gmail.com

photo :

----- Forwarded message -----

From: **John Barbey** <kingswestonhousejohnb@gmail.com>

Date: Mon, Mar 14, 2016 at 5:14 PM

Subject: 42/44 Liberty St. w/ left edge of 38 Liberty Street

To: kingswestonhousejohnb@gmail.com

Sent from my iPhone



Sucre, Richard (CPC)

From: John Barbey <kingswestonhousejohnb@gmail.com>
Sent: Monday, March 14, 2016 7:24 PM
To: Sucre, Richard (CPC)
Subject: Fwd: 58 & 50 Liberty Street circa 1876
Attachments: IMG_2034.JPG

(other Victorian era photo re my last e-mail just sent) Re: **Variance request for 38 Liberty Street 2015-000308VAR on March 16 Planning Commission calendar :**

And here is a detail of the other old Victorian photo of 58 Liberty Street (built 1876 ?) that shows a mystery Victorian next to it where my house at 50 Liberty is now. As my house and the nearly identical one next to it were built in 1888/1889, my theory is that this one was simply moved 2 doors to the East as was done very often in those days. Notice the little ball finial at the top left of the facade, the **flat-front**, and **smaller windows** like those at 38 Liberty now :

----- Forwarded message -----

From: **John Barbey** <kingswestonhousejohnb@gmail.com>
Date: Mon, Mar 14, 2016 at 5:12 PM
Subject: 58 & 50 Liberty Street circa 1876
To: kingswestonhousejohnb@gmail.com

Sent from my iPhone



Sucre, Richard (CPC)

From: Johnnie Manzari <johnniemanzari@gmail.com>
Sent: Wednesday, March 02, 2016 10:49 PM
To: Sucre, Richard (CPC)
Cc: Brent Hatcher; Lawrence Siracusa; Brian Garrett; Stephen Fronk; Allison Manzari
Subject: Re: 38 Liberty Street

Richard, thanks for sending this information. I was just reading that last month's global temperature was yet again the hottest we've had on record. I'm saddened and troubled by the message we send by removing trees to make more room for cars. Any advice on how to best raise this issue is appreciated.

Johnnie

On Mar 1, 2016, at 2:51 PM, Sucre, Richard (CPC) <richard.sucre@sfgov.org> wrote:

Hi Brent,

The public hearing will review the façade restoration and the variance. The Project Sponsor is seeking a rear yard variance. The Project Sponsor is required to maintain a rear yard of 28-ft 9-in. They would construct a rear addition that would maintain a rear yard of 25-ft; therefore, they are building approximately 3-ft 9-in into the required rear yard.

The restoration is based upon a historic photograph of a portion of the house (seen on the right) (See Attached).

For removal of street trees, the Project Sponsor will work with the Department of Public Works (DPW).

Let me know if you have any other questions.

Thank You,

Rich

Richard Sucre
Preservation Technical Specialist/Planner, Southeast Quadrant, Current Planning

Planning Department | City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-9108 | Fax: 415-558-6409
Email: richard.sucre@sfgov.org
Web: www.sfplanning.org

<image001.png> <image002.png> <image003.png> <image004.png>

From: Brent Hatcher [<mailto:dbhatcher@gmail.com>]
Sent: Tuesday, March 01, 2016 12:04 PM
To: Sucre, Richard (CPC)
Cc: Lawrence Siracusa; Brian Garrett; Stephen Fronk; Allison Manzari; Johnnie Manzari
Subject: Re: 38 Liberty Street

Hi Rich,

Thanks for sending these along. So that I understand the process a bit better, could you answer a few questions?

Is this hearing for the facade restoration only? Or does it include the variance as well? If the hearing includes the variance, what are they asking a variance for?

What is the city's position on the removal of the very large, very old tree to make room for the driveway and new garage?

Will (or can) the owner or sponsor provide any photos or drawings of the house in its original, Victorian state? If not, what are they basing the proposed "restoration" on?

Perhaps some of these questions were answered in the notice, which we did not receive. I asked our neighbors at 27-29 Liberty Street about the notice, and they didn't receive it either.

Thanks for your help with this. It's much appreciated.

Cheers,

Brent

On Tue, Mar 1, 2016 at 10:14 AM, Sucre, Richard (CPC) <richard.sucre@sfgov.org> wrote:

Hi Brent,

My apologies for not responding sooner.

You have should received a mailed notice regarding the Historic Preservation Commission Hearing and Variance.

I've attached the plans and am happy to answer any questions.

Thank You,

Rich

Richard Sucre
Preservation Technical Specialist/Planner, Southeast Quadrant, Current Planning

Planning Department | City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-9108 | Fax: [415-558-6409](tel:415-558-6409)

Email: richard.sucre@sfgov.org

Web: www.sfplanning.org

<image001.png> <image002.png> <image003.png> <image004.png>

From: Brent Hatcher [mailto:dbhatcher@gmail.com]
Sent: Friday, February 26, 2016 1:49 PM
To: Sucre, Richard (CPC)
Cc: Lawrence Siracusa
Subject: 38 Liberty Street

Hi Richard,

My name is Brent Hatcher and I live at 33 Liberty Street. My partner, Lawrence Siracusa, and I have owned the property since 1996.

We would like to know more about the project at 38 Liberty St. I believe that there was a neighborhood outreach meeting (pre-application) some time ago. In fact, I believe that it was a few days before Thanksgiving (2014?) and we were out of town. We never heard anything more until I saw a posting yesterday in the front yard of 38 Liberty for a Planning Commission hearing.

Is this part of the 311 process? Or something else? We haven't received any notification. I would like to attend the hearing but need drawings before hand. Can you please forward?

Many thanks,

Brent

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DAVID BRENT HATCHER

DBHATCHER@GMAIL.COM

[415.250.5937](tel:415.250.5937)

--

DAVID BRENT HATCHER

DBHATCHER@GMAIL.COM

[415.250.5937](tel:415.250.5937)

<38 Liberty - Historic Photo.pdf>



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
38 Liberty Street		3608/044A	
Case No.	Permit No.	Plans Dated	
2015-001949ENV		12/30/14	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Restore façade, new third-story and roof deck over an existing two-story building, new rear yard addition, new garage and curb cut, and interior alterations.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input checked="" type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)</i>
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Lana Russell-Hurd <small>Digitally signed by Lana Russell-Hurd DN: cn=Lana Russell-Hurd, o=sa, email=Lana.Russell@sf.gov, c=US Date: 2015.03.25 12:06:02 -0700</small> Archeo Review 3/24/2015, finding of no effect.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Parcel Information Map)</i>	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input checked="" type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input checked="" type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input checked="" type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input checked="" type="checkbox"/>	<p>8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):</p> <p>See Case No. 2015-000308COA; Subject to Certificate of Appropriateness and review by Historic Preservation Commission.</p>
<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p>a. Per HRER dated: _____ (attach HRER)</p> <p>b. Other (specify): _____</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input checked="" type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p> <p>Facade restoration based on historic photograph; new three-story rear horizontal addition behind historic residence; all work complies with Secretary's Standards for Rehabilitation.</p>	
<p>Preservation Planner Signature: Richard Sucre</p> <p><small>Digitally signed by Richard Sucre DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, email=Richard.Sucre@sfgov.org Date: 2015.12.31 13:18:13 -0800</small></p>	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

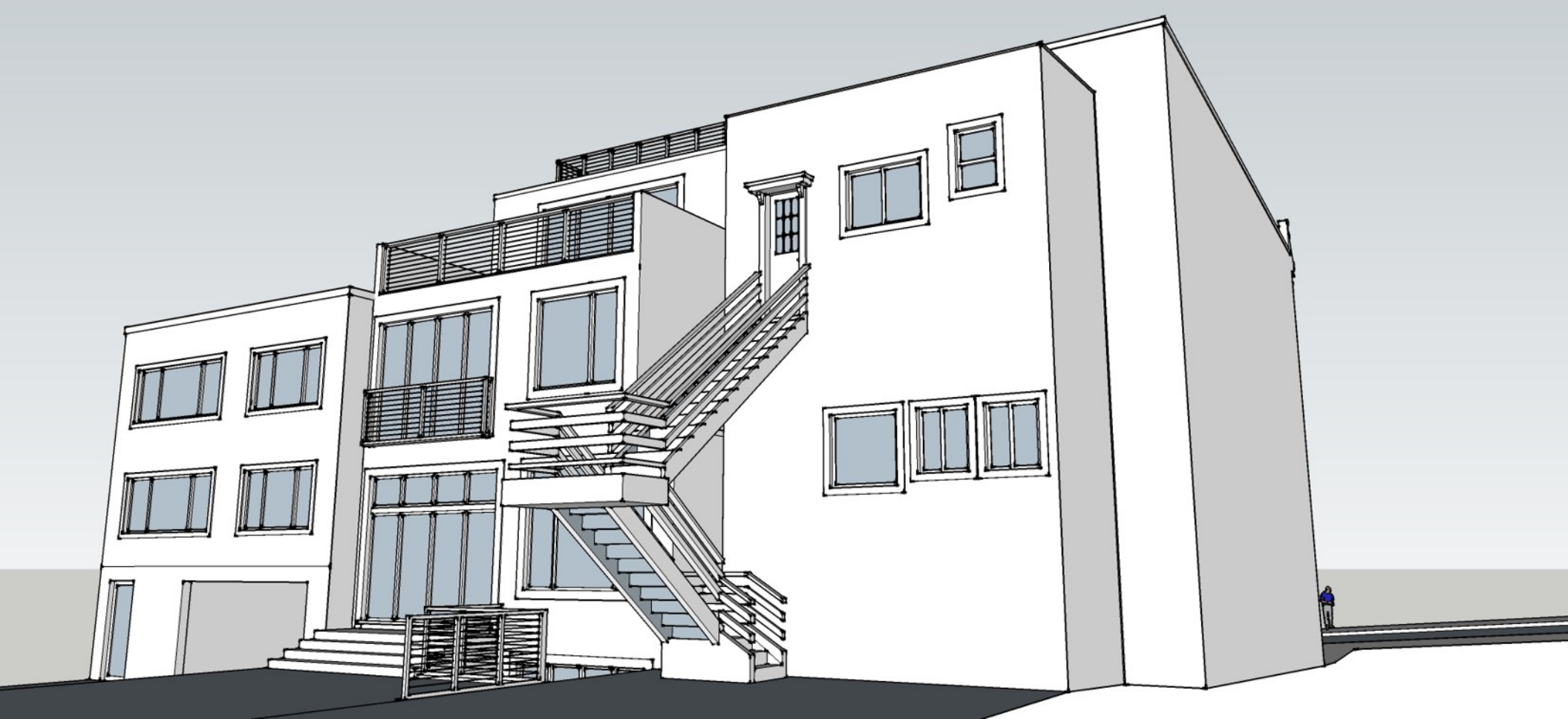
TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):</p> <p><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>	
<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p>	
	<p>Planner Name: Rich Sucre</p>	<p>Signature:</p> <p>Richard Sucre</p> <p><small>Digitally signed by Richard Sucre DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Richard Sucre, email=Richard.Sucre@sfgov.org Date: 2015.12.31 13:18:13 -0800</small></p>
	<p>Project Approval Action:</p> <p>Other (Historic Preservation C</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	
	<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>	













GENERAL NOTES:

INTENT OF DOCUMENTS:

It is the intent of these Contract Documents to establish a high quality of material and workmanship, but not necessarily to note and call for every last item of work to be done. Any item not specifically covered but deemed necessary for satisfactory completion of the work shall be accomplished by the Contractor in a manner consistent with the quality of the work without additional cost to the Owner. All materials and methods of installation shall be in accordance with industry standards and manufacturers recommendations.

A. All materials and workmanship shall conform to the requirements of the following codes and regulations and any other local and state laws and regulations:

San francisco Building Code 2013 Edition
San franciscoFire Code 2013 Edition
San francisco Plumbing Code 2013 Edition
San francisco Electrical Code 2013 Edition
San francisco Mechanical Code 2013 Edition

Verify all existing conditions and dimensions at the project site. Notify the Architect and/or Engineer of any discrepancies before beginning construction.

B. Provide adequate and proper shoring and bracing to maintain safe conditions at all times. The contractor shall be solely responsible for providing adequate shoring and bracing as required for protection of life and property during the construction of the project.

C. At all times the Contractor shall be solely and completely responsible for all conditions at the jobsite, including safety of persons and property, and all necessary independent engineering reviews of these conditions. The Architects jobsite reviews are not intended nor shall they be construed to include a review of the adequacy of the contractors safety measures.

D. Unless otherwise shown or noted, all typical details shall used where applicable.

E. All details shall be constued typical at similar conditions.

F. All Drawing conflicts shall be brought to the attention of the Architect and/or Consulting Engineer for clarification before work proceeds.

G. The Contractor shall supply all labor, materials, equipment and services, including water and power, necessary for the proper execution of the work shown on these drawings. All materials shall be new and workmanship shall be good quality. All workman and subcontractors shall be skilled in their trade. Any inspections, special or otherwise, that are required by the building codes, local builing departments, on these plans shall be done by an independent inspection company.

H. Finishes: Replace patch, repair and refinish all existing surfaces affected by the new work. All new finishes shall match the adjacent surface. all surfaces shall align.

I. The General Contractor shall visit the site and familiarize themselves with the existing site conditions prior to finalizing of any proposal to the owner. The general Contractor shall be responsive to inform the owner or Architect of potential existing conditions that need to be addressed and or modified inorder to cmplete the work as herein described in these Drawings.

J. The General Contractor shall be reponsible for all means and methods of construction including but not limited to leveling, shiming, and blocking. The General Contractor shall make specific note of such items that can not be known prior to the commencement of construction.

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BUILDING TO BE FULLY FIRE SPRINKLERED PER NFPA 13.
WORK TO BE DONE BY SEPARATE PERMIT

DRAWING INDEX:

- A 1.01 SITE AND ROOF PLAN, GENERAL NOTES, AND DRAWING INDEX
- A 1.02 SITE AND ROOF PLANS
- A 1.03 317 DEMOLITION ANALYSIS
- 1005 DEMOLITION ANALYSIS
- A 2.01 FLOOR PLANS EXISTING
- A 2.02 FLOOR PLANS PROPOSED
- A 2.03 FLOOR PLANS PROPOSED
- A 3.01 EXTERIOR ELEVATIONS
- A 3.02 EXTERIOR ELEVATIONS
- A 3.03 EXTERIOR ELEVATIONS
- A 3.04 EXTERIOR ELEVATIONS
- A 4.01 BUILDING SECTIONS
- A 7.01 DETAILS
- A 7.02 DETAILS
- A 7.03 DETAILS
- A 7.04 DETAILS

PROJECT INFORMATION:

ZONING: RH-3

OCCUPANCY R-3
PROPOSED USE: SINGLE FAMILY RESIDENCE

CONSTRUCTION TYPE: 5-B

EXISTING: 2 STORY OVER BASEMNET.
PROPOSED 3 STOREY OVER BASEMENT.

BLOCK 3608 LOT 044A

SCOPE OF WORK:
RESTORE FRONT ELEVATION.
VERTICAL AND HORIZONTAL ADDITION INCLUDING NEW 3RD FLOOR.
NEW FLOOR LAYOUT ALL FLOORS INCLUDING KITCHEN AND BATHROOMS.
NEW GARAGE, DRIVEWAY, AND CURB CUT AT BASEMENT LEVEL.

PROJECT STATISTICS

EXISTING	
HABITABLE	
1ST FLOOR:	1,251 SQ FT
2ND FLOOR:	952 SQ FT
TOTAL:	2,203 SQ FT
GARAGE/STORAGE:	
BASEMENT:	868 SQ FT

PROPOSED	
HABITABLE SQUARE FEET	
BASEMENT:	516 SQ FT
1ST FLOOR:	1,409 SQ FT
2ND FLOOR:	1,365 SQ FT
3RD FLOOR:	678 SQ FT
TOTAL:	3,968 SQ FT
GARAGE/STORAGE	
1ST FLOOR:	972 SQ FT

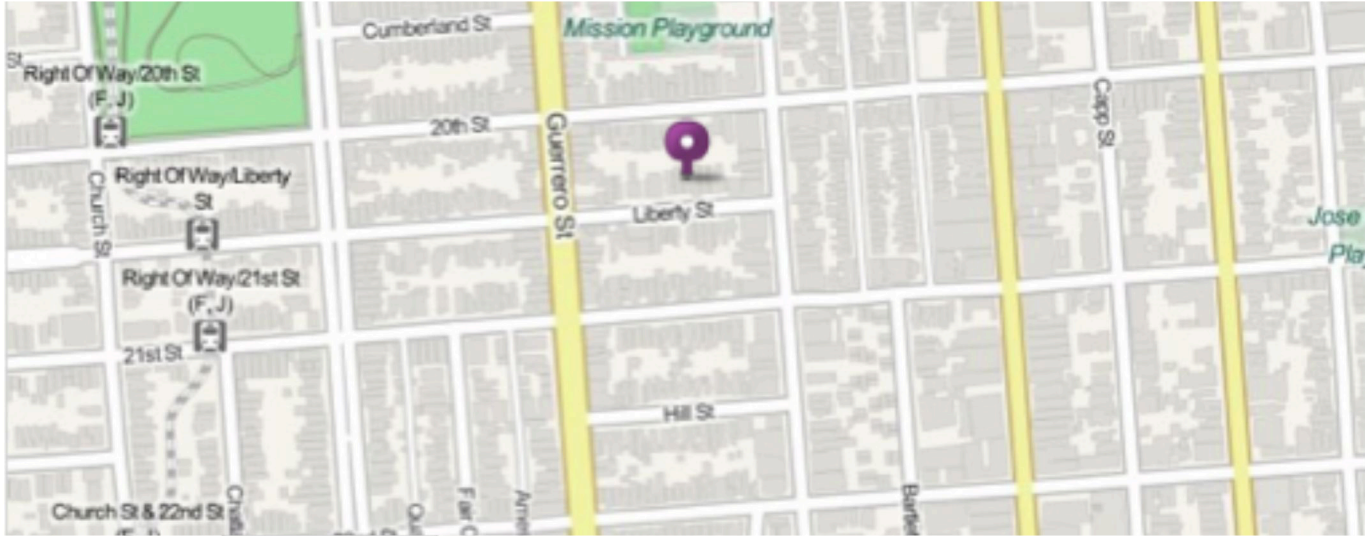
2

ABBREVIATIONS:

@	AT	HGT./HT.	HEIGHT
CL	CENTERLINE		
Ø	DIAMETER OR ROUND	INSUL.	INSULATION
(E)	EXISTING		
(N)	NEW	MFG.	MANUFACTURING
(R)	REPLACE	MAX.	MAXIMUM
		MTL.	METAL
		MIN.	MINIMUM
		O.C.	ON CENTER
AFF	ABOVE FINISH FLOOR		
BM.	BEAM	PR.	PAIR
BLDG.	BUILDING	PKT.	POCKET
		P.T.	PRESSURE TREATED
CBC	CALIFORNIA BUILDING CODE	REF.	REFRIGERATOR
CLR.	CLEAR	REQ'D	REQUIRED
CLOS.	CLOSET	REQ'T	REQUIREMENT
CONC.	CONCRETE	RTG.	RETAINING
		R & S	ROD AND SHELF
DECK'G	DECKING	RM.	ROOM
DET.	DETAIL		
DIA.	DIAMETER	SIM.	SIMILAR
DISP.	DISPOSAL	S.C.	SOLID CORE
DW.	DISHWASHER	SQ. FT.	SQUARE FOOT/FEET
DR.	DOOR	STOR.	STORAGE
DBL.	DOUBLE	STRUCT.	STRUCTURAL
DN.	DOWN		
DRWG'S.	DRAWINGS	TEMP.	TEMPERED
D	DRYER	TRANS.	TRANSPARENT
		TYP.	TYPICAL
EA.	EACH		
		U.O.N.	UNLESS OTHERWISE NOTED
F	FAHRENHEIT		
FIN.	FINISH	V.I.F.	VERIFY IN FIELD
F.R.	FIRE RATED		
FLR.	FLOOR	W	WASHER
FT.	FOOT OR FEET	WH.	WATER HEATER
FR.	FRENCH	WP	WATERPROOF
FURN.	FURNISH	WDO.	WINDOW
FURR.	FURRING	W/	WITH
		WD.	WOOD
GA.	GAUGE		
GL.	GLAZING		
GYP.	GYPSUM		
GYP.BD.	GYPSUM BOARD		

DRAWING SYMBOLS

- 101 DOOR NUMBER
- 201 WINDOW NUMBER
- 101 SKYLIGHT NUMBER
- 1 DRAWING REVISION
- 1 DETAIL NUMBER AND DRAWING REFERENCE
- 1 NOTE/ITEM NUMBER
- 0'-0" GRADE
- PL PROPERTY LINE
- 1 ELEV NO.
- 1 DRAWING REFERENCE



VICINITY MAP

WILLIAM PASHELINSKY
ARCHITECT
1937 HAYES STREET
SAN FRANCISCO, CA 94117
415 378 8676
billpash@gmail.com

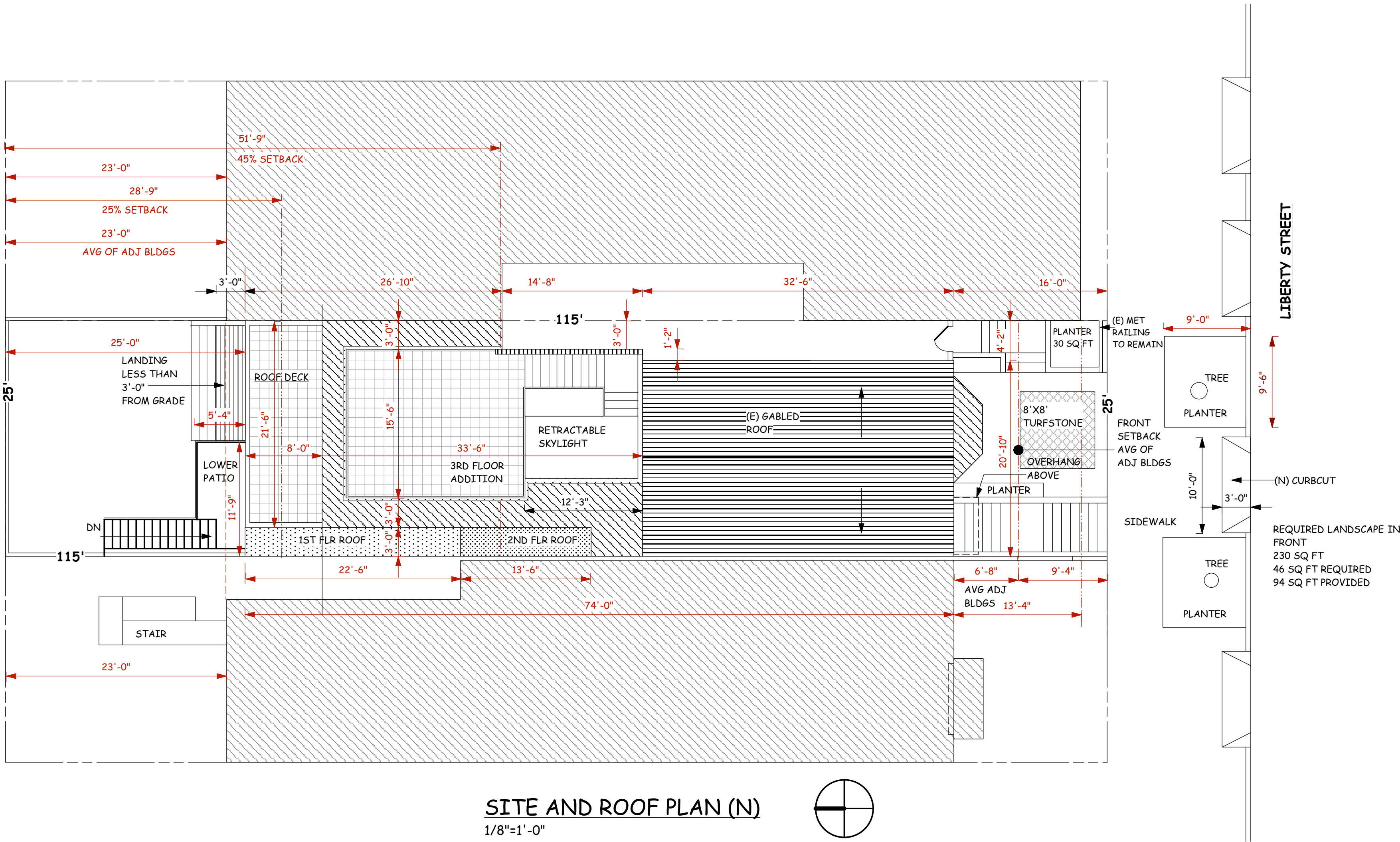
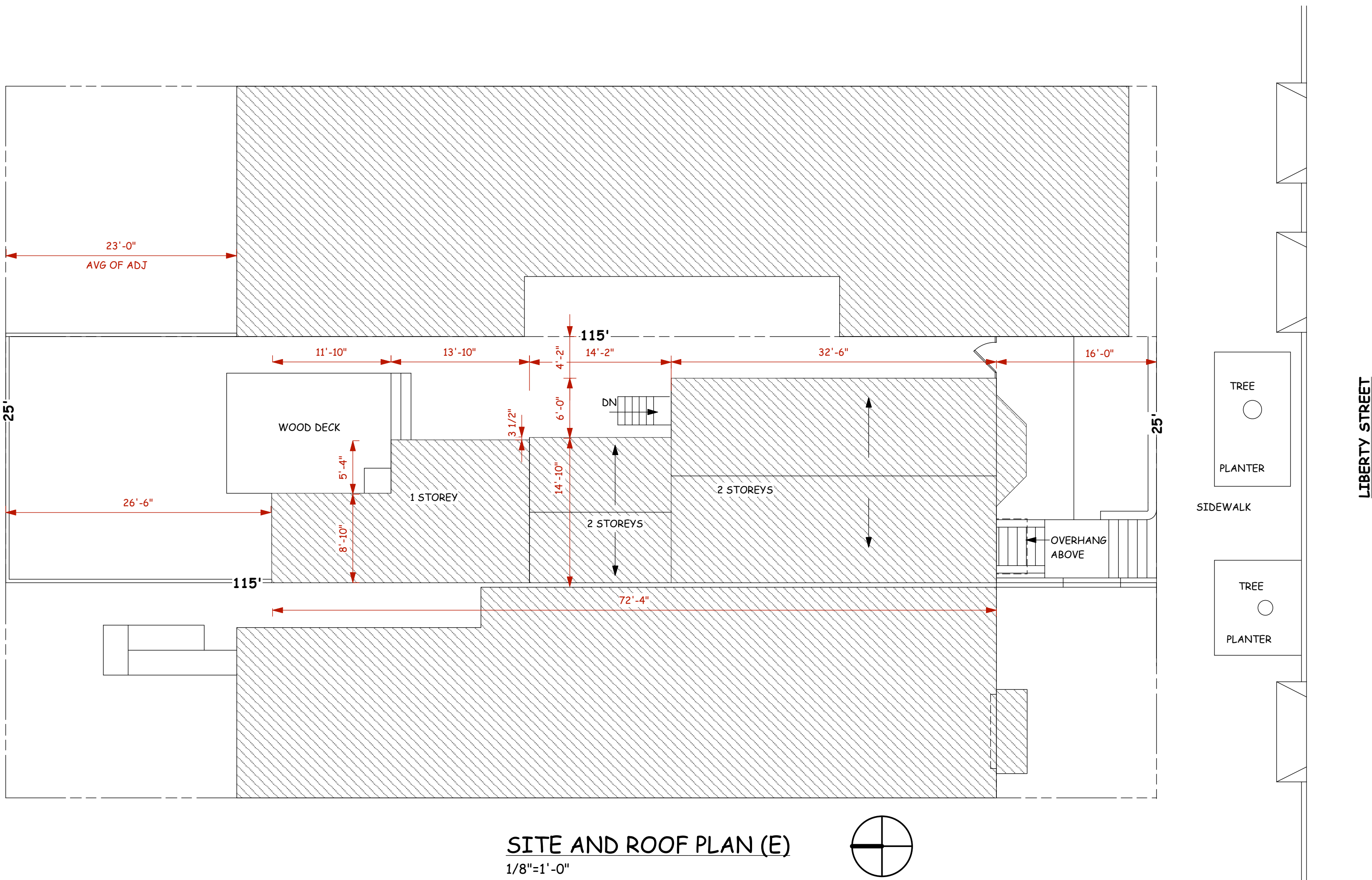
ADDITION AND
ALTERATIONS
38 LIBERTY STREET
SAN FRANCISCO, CA.

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NO.	DATE	DESCRIPTION
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2	8/31/15	REV PLANNING

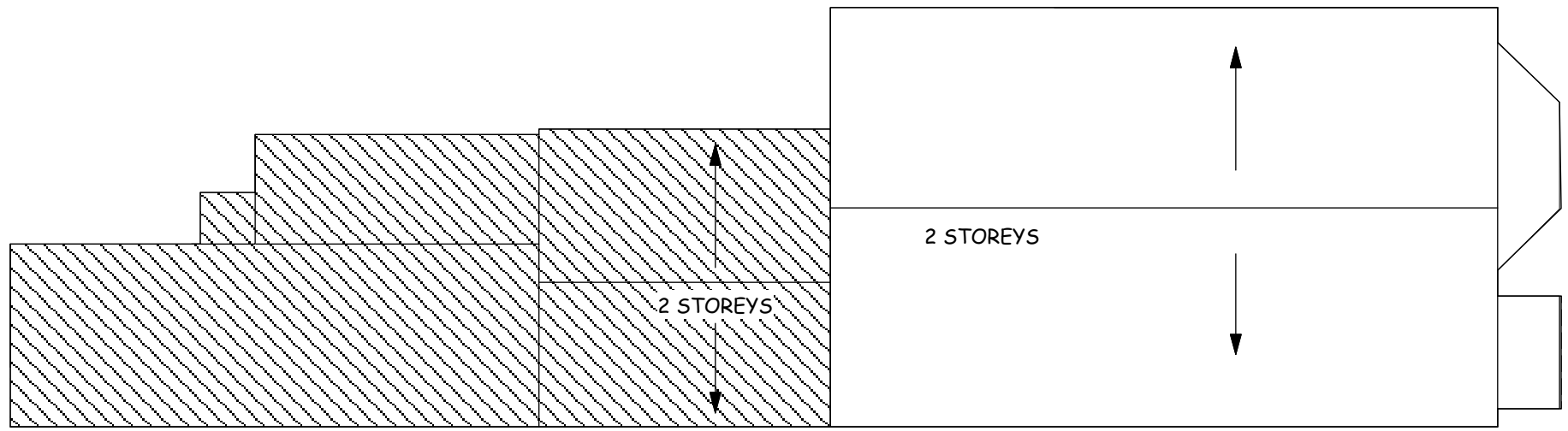
PROJECT NO. 2014.45
SHEET

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ALTERATIONS
38 LIBERTY STREET
SAN FRANCISCO, CA

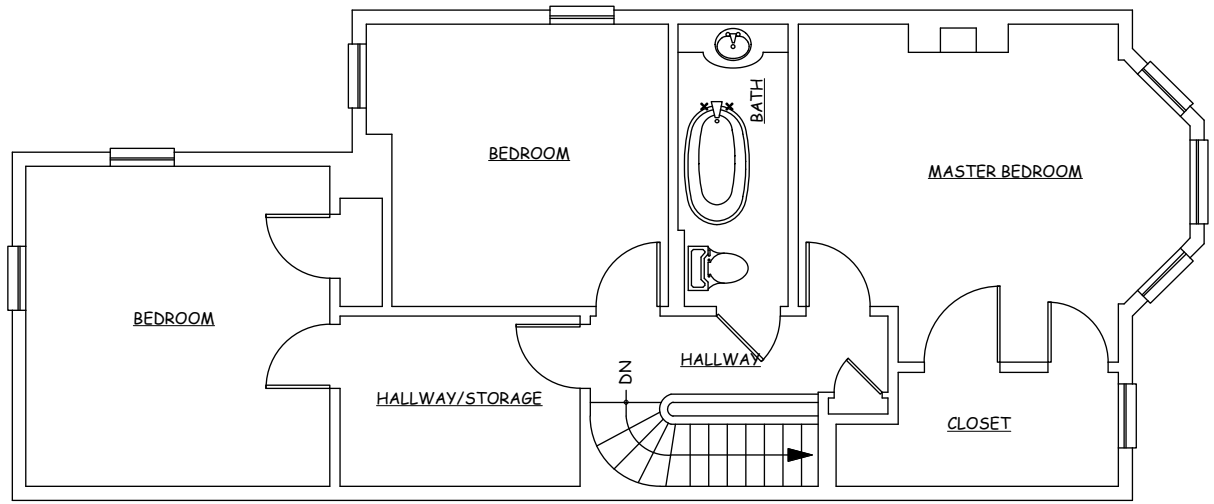


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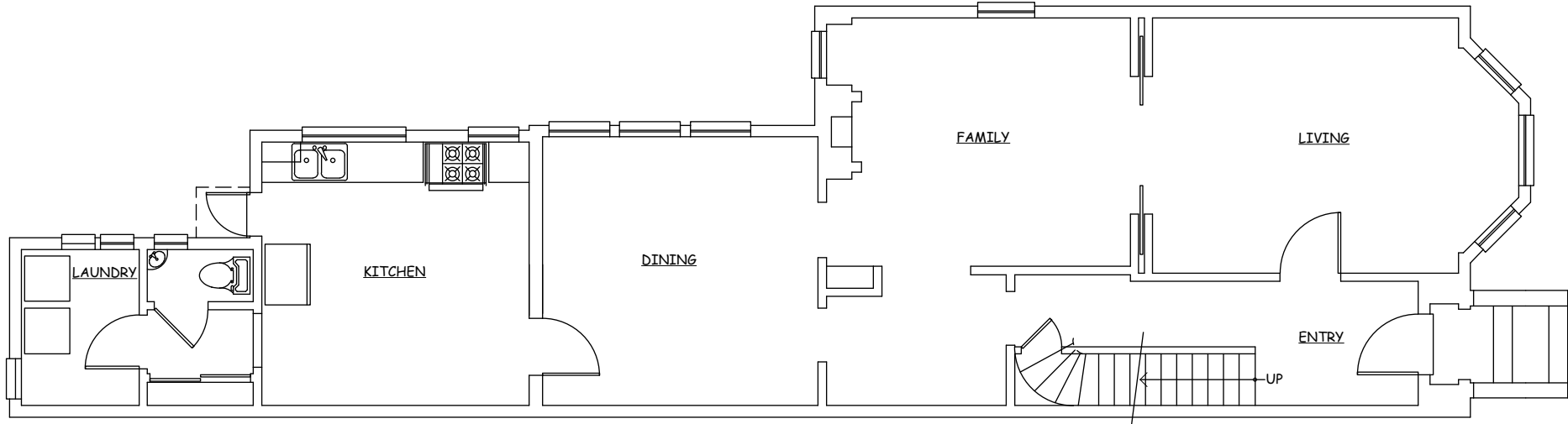
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3	3/23/16	REV DPW
4	4/4/16	REV PLANNING



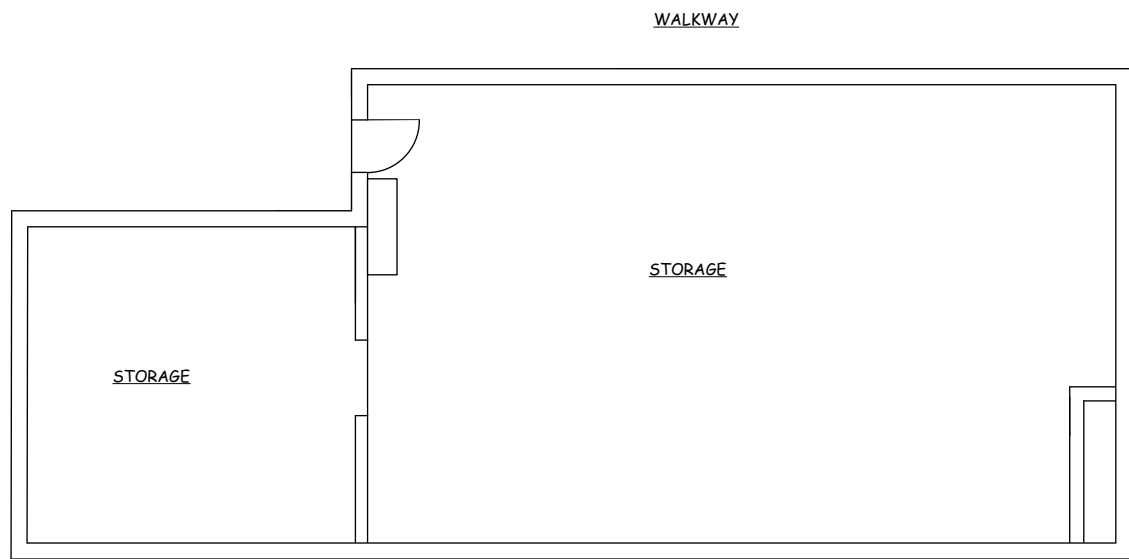
ROOF PLAN (E)
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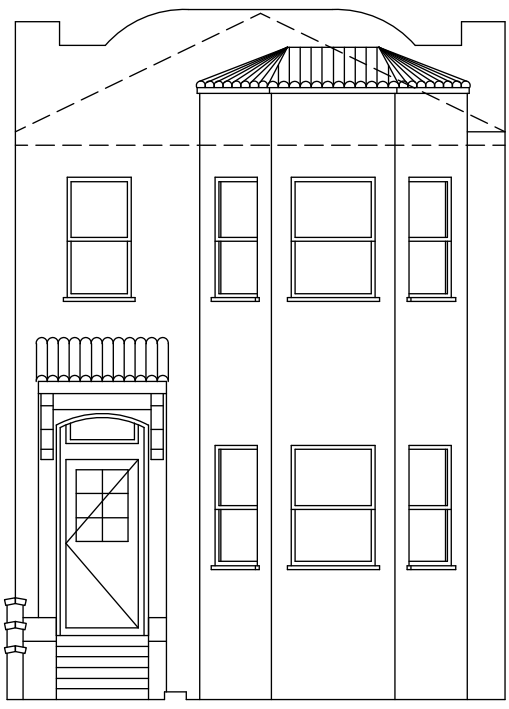
2ND FLOOR PLAN (E)
1/8"=1'-0"



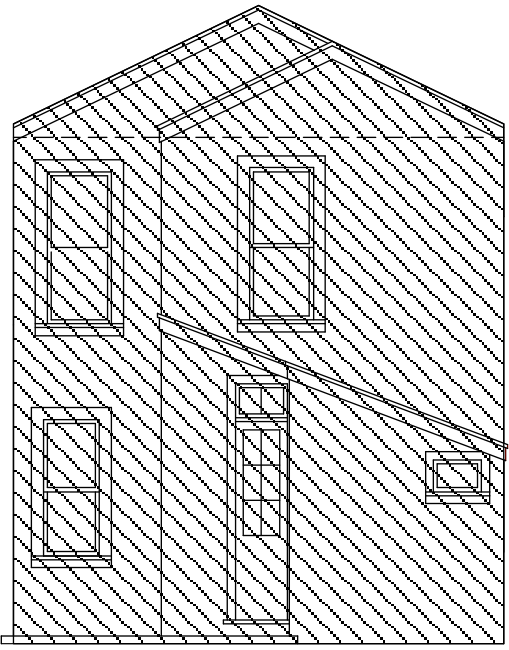
1ST FLOOR PLAN (E)
1/8"=1'-0"



BASEMENT PLAN (E)
1/8"=1'-0"



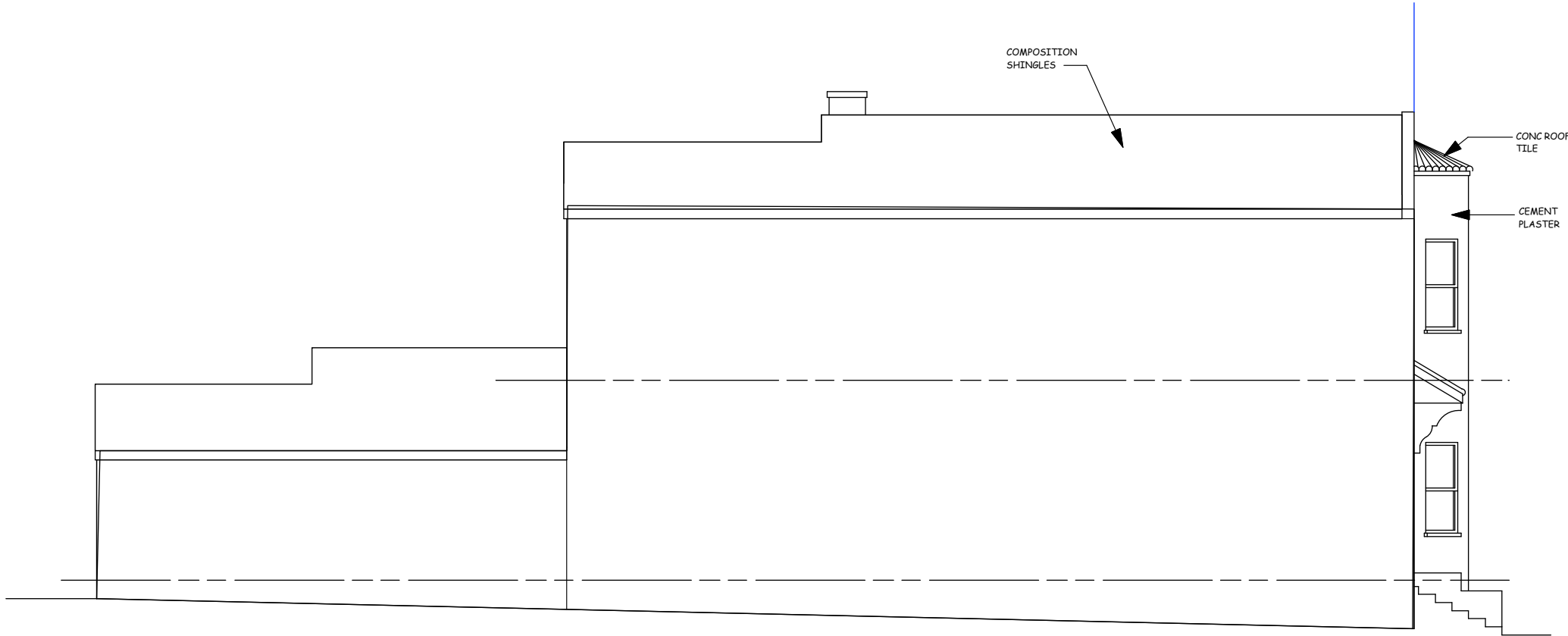
SOUTH ELEVATION (E)
1/8"=1'-0"



NORTH ELEVATION (E)
1/8"=1'-0"



EAST ELEVATION (E)
1/8"=1'-0"



WEST ELEVATION (E)
1/8"=1'-0"

VERTICAL DEMOLITION

ELEVATION	EXISTING	DEMOLISH	PERCENT
NORTH	492 SQ FT	492 SQ FT	
SOUTH	566 SQ FT	0 SQ FT	
EAST	1,286 SQ FT	582 SQ FT	
WEST	1,268 SQ FT	0 SQ FT	
TOTAL	3,612 SQ FT	1,074 SQ FT	29%

29% DEMOLITION VERTICAL ELEMENTS

HORIZONTAL DEMOLITION

FLOOR	EXISTING	DEMOLISH	
BASEMENT	NA	NA	
1ST FLOOR	1,251 SQ FT	0 SQ FT	
2ND FLOOR	952 SQ FT	0 SQ FT	
ROOF	1,274 SQ FT	514 SQ FT	
TOTAL	3,477 SQ FT	514 SQ FT	15%

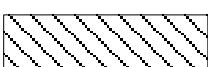
14% DEMOLITION HORIZONTAL ELEMENTS

LEGEND

EXISTING TO REMAIN



DEMOLISH



DEMOLITION ANALYSIS

WILLIAM PASHELINSKY ARCHITECT

1937 HAYES STREET
SAN FRANCISCO, CA 94117
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BILLPASH@GMAIL.COM

ADDITION AND ALTERATIONS

36 LIBERTY STREET
SAN FRANCISCO, CA.

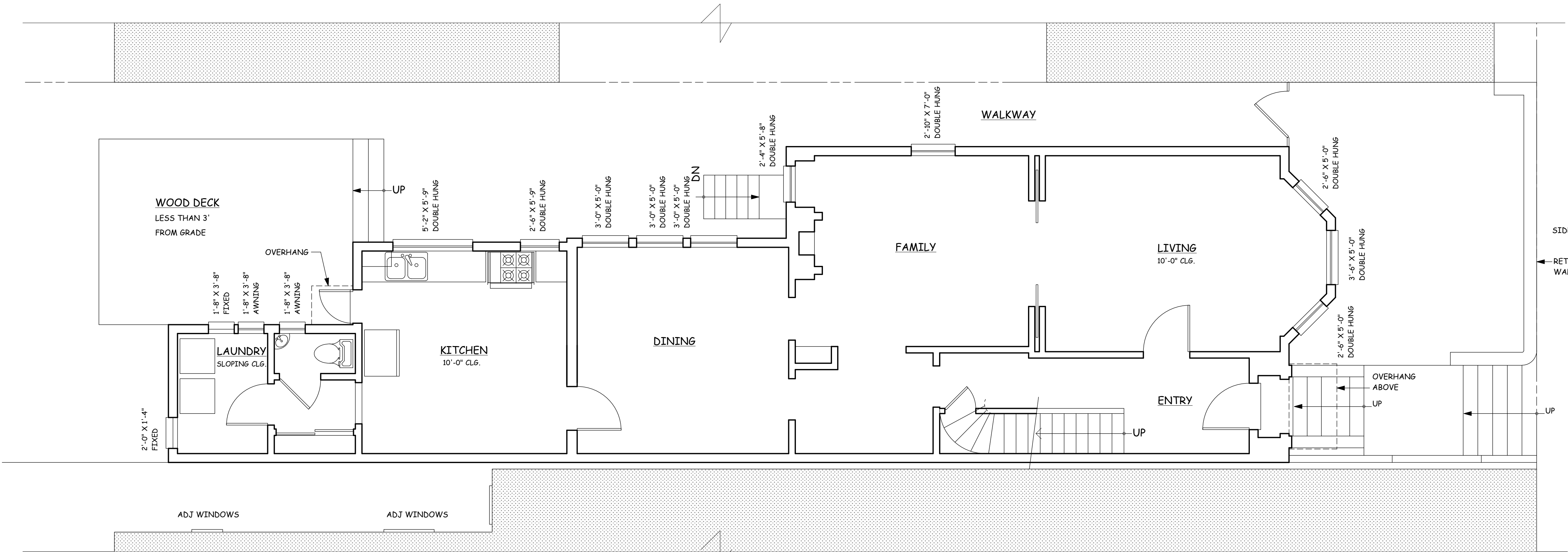
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NO.	DATE	DESCRIPTION

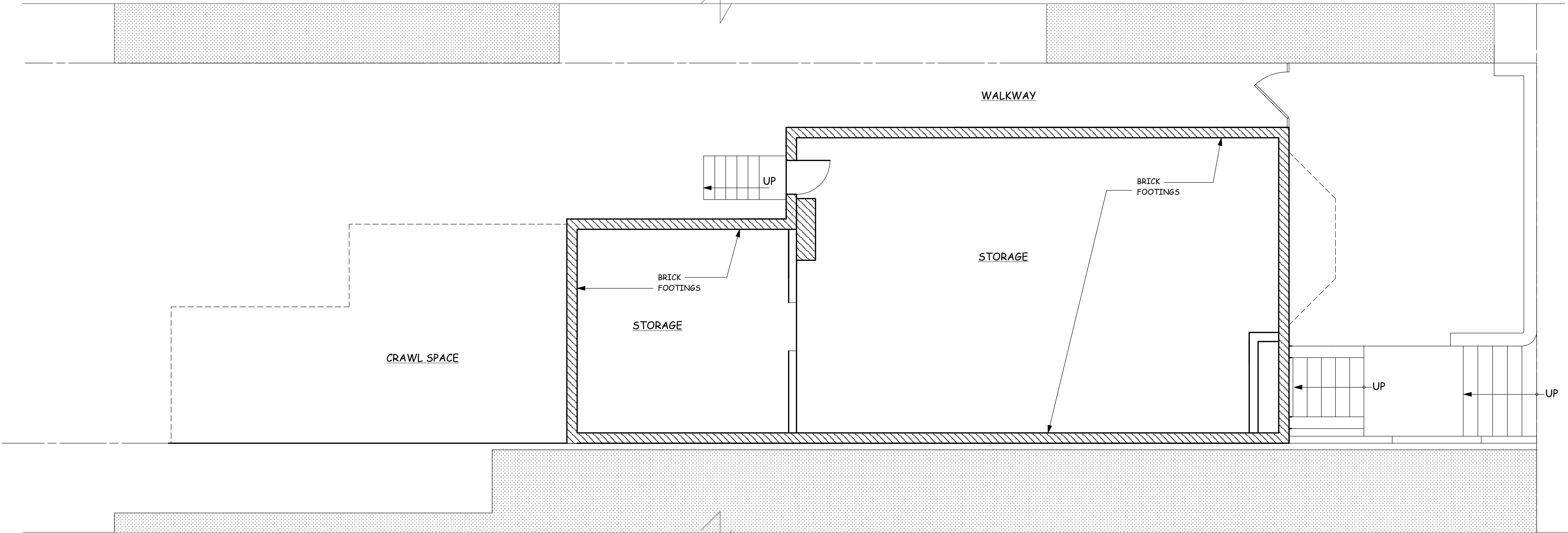
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A-1.03

ADDITION AND
ALTERATIONS
38 LIBERTY STREET
SAN FRANCISCO, CA.



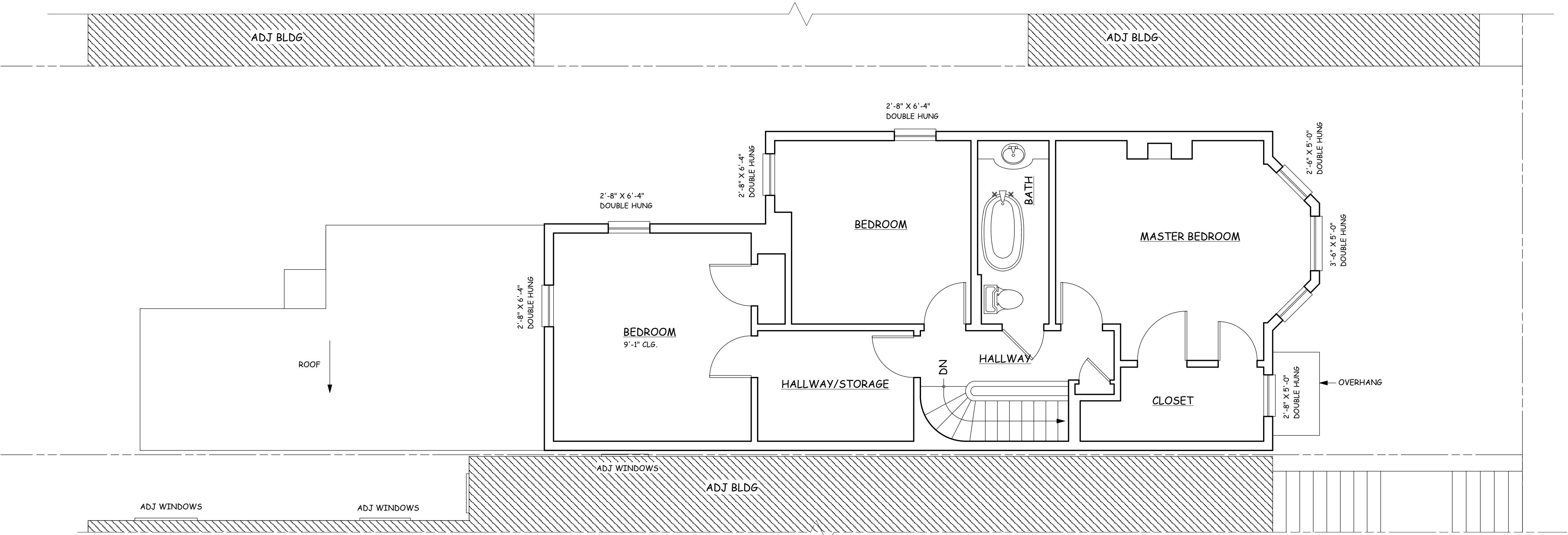
1ST FLOOR PLAN (E)
1/4"=1'=-"



BASEMENT PLAN (E)
1/4"=1'=-"

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NO.	DATE	DESCRIPTION



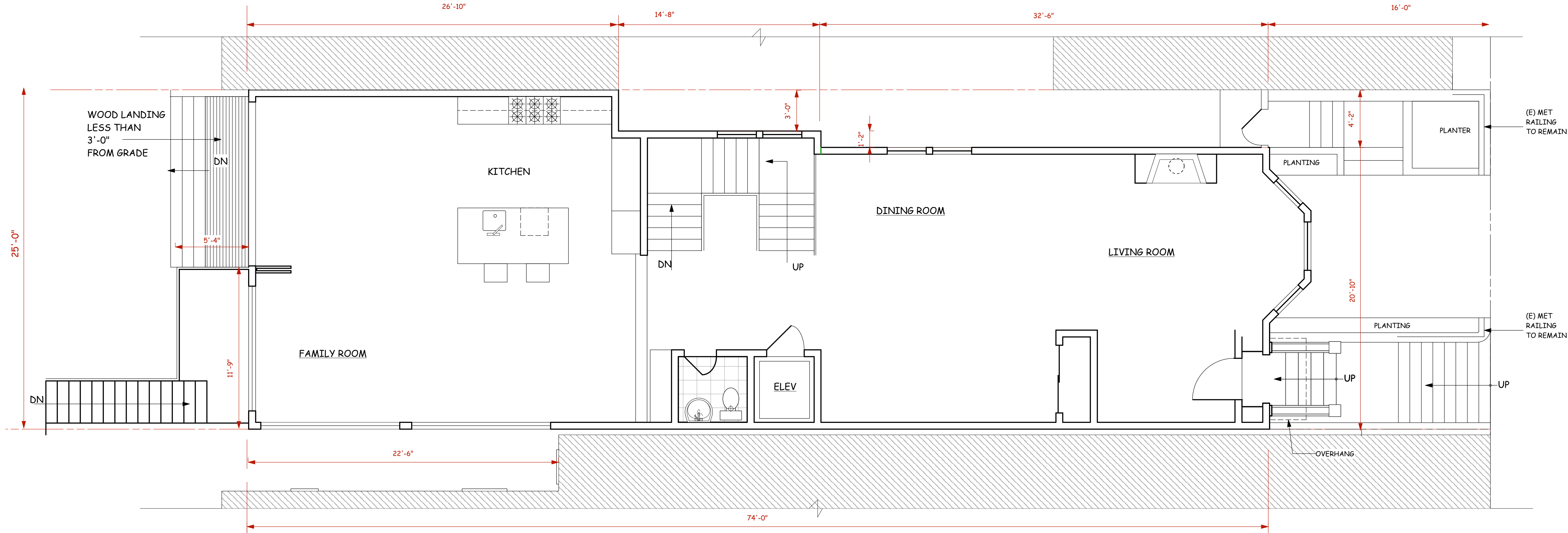
2ND FLOOR PLAN (E)
1/4"=1'=-"

ADDITION AND
ALTERATIONS

38 LIBERTY STREET
SAN FRANCISCO, CA

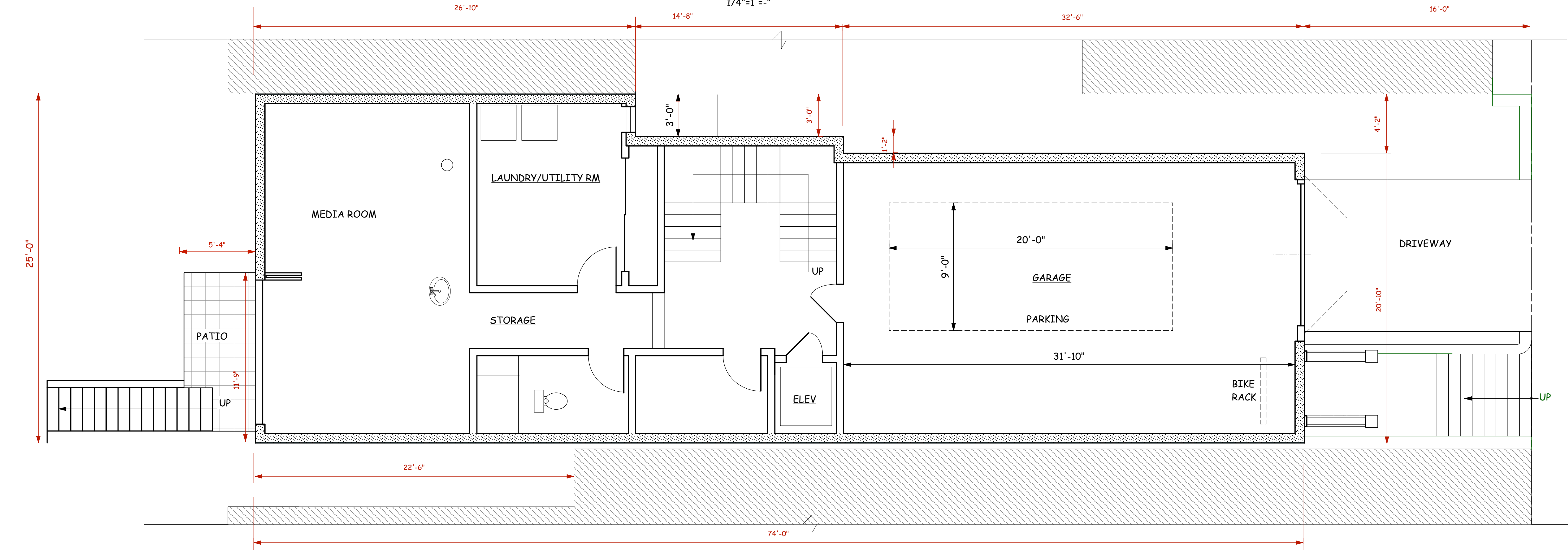
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NO.	DATE	DESCRIPTION



1ST FLOOR PLAN (N)

1/4"=1'=-"



BASEMENT PLAN (N)

1/4"=1'=-"

WILLIAM PASHELINSKY ARCHITECT

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billpash@gmail.com

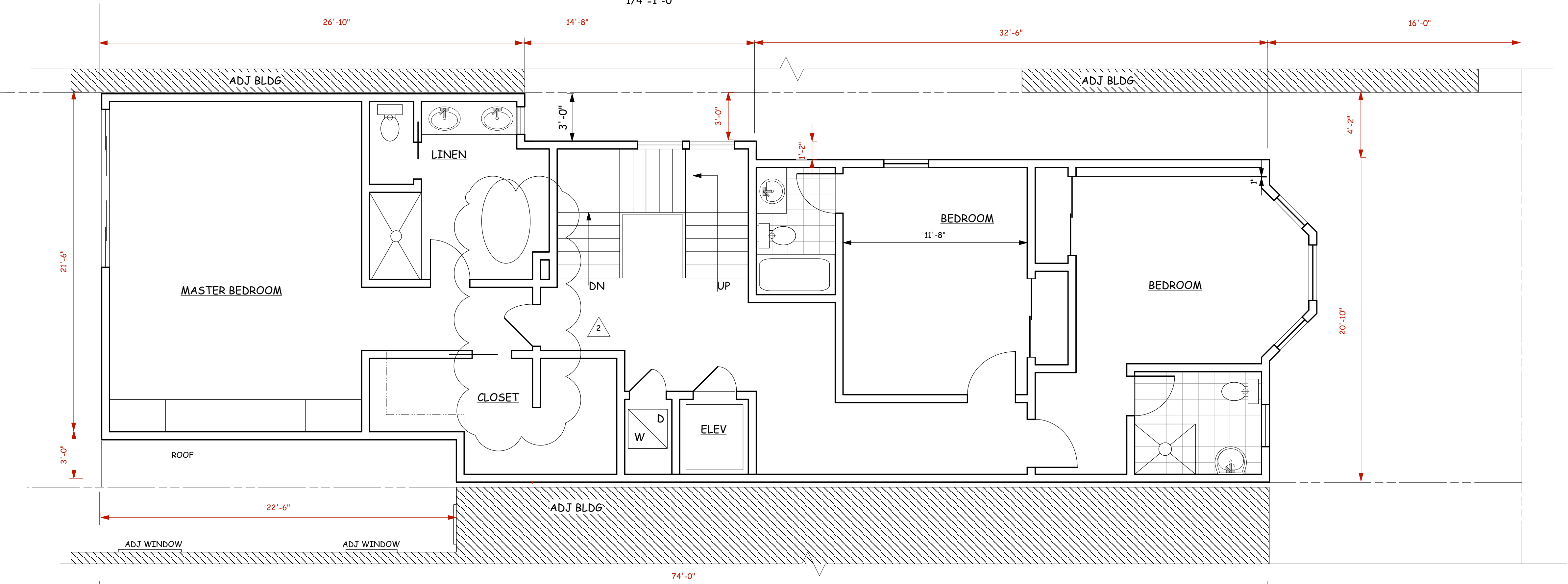
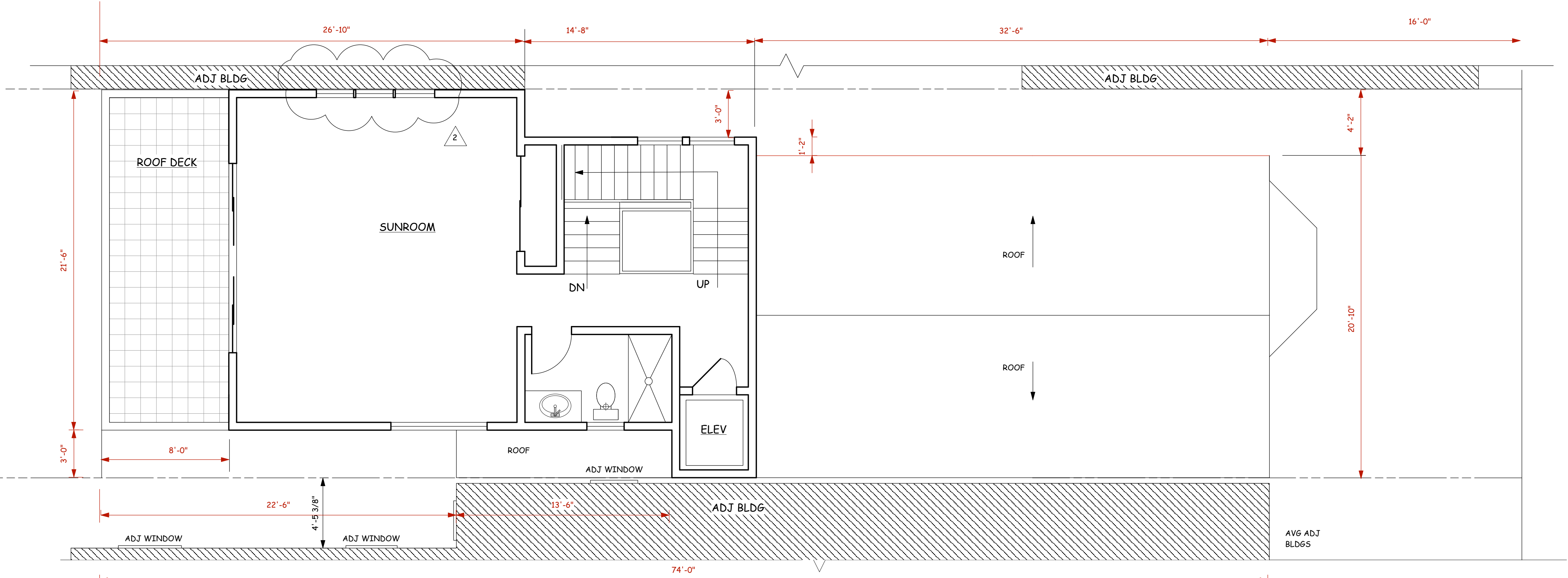
ADDITION AND ALTERATIONS

38 LIBERTY STREET
SAN FRANCISCO, CA.

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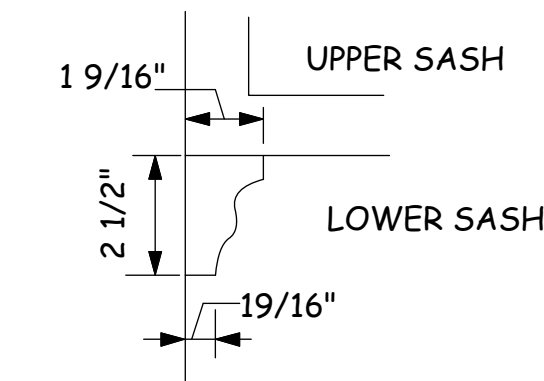
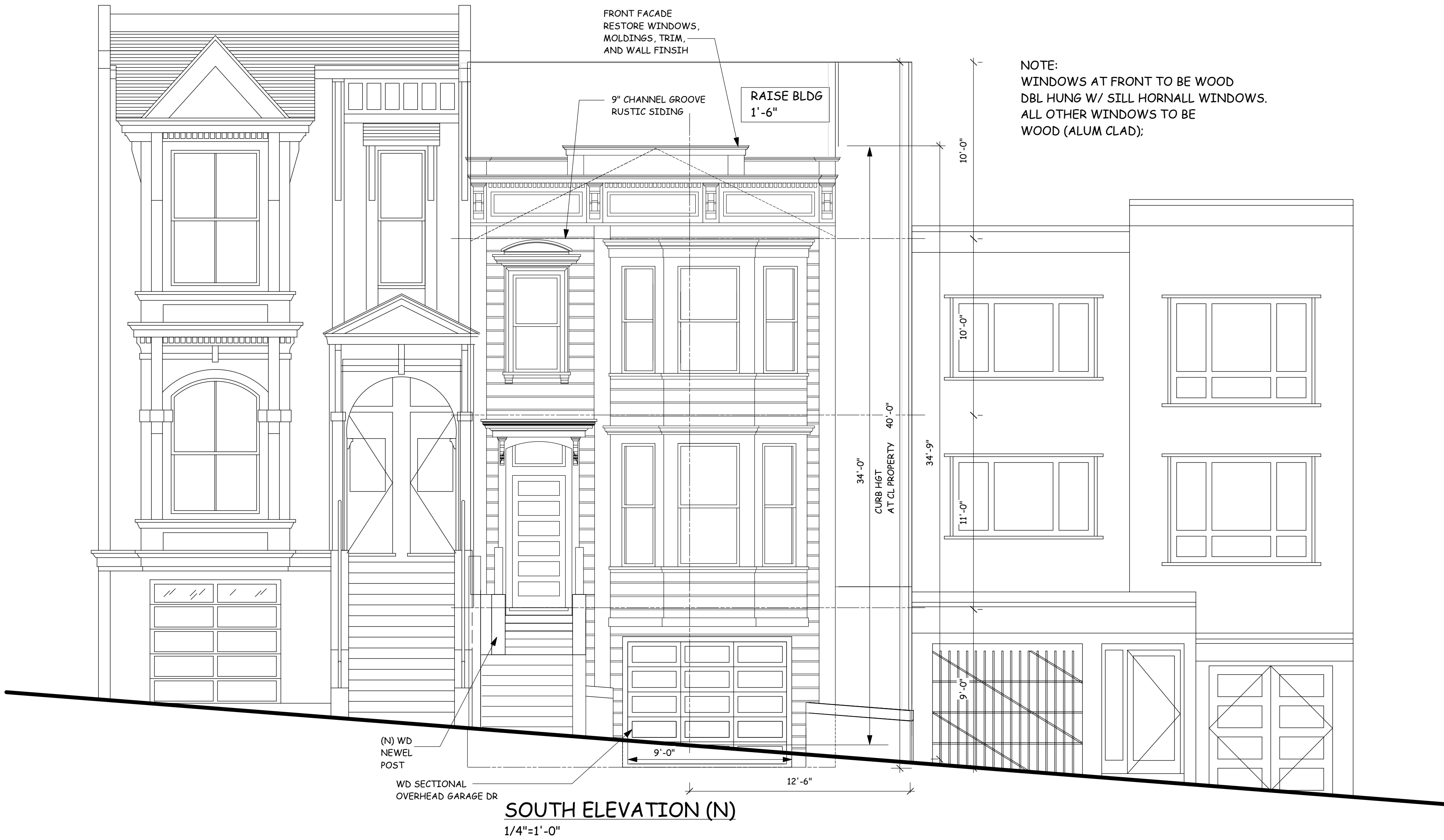
NO.	DATE	DESCRIPTION

PROJECT NO. 2014.45
SHEET

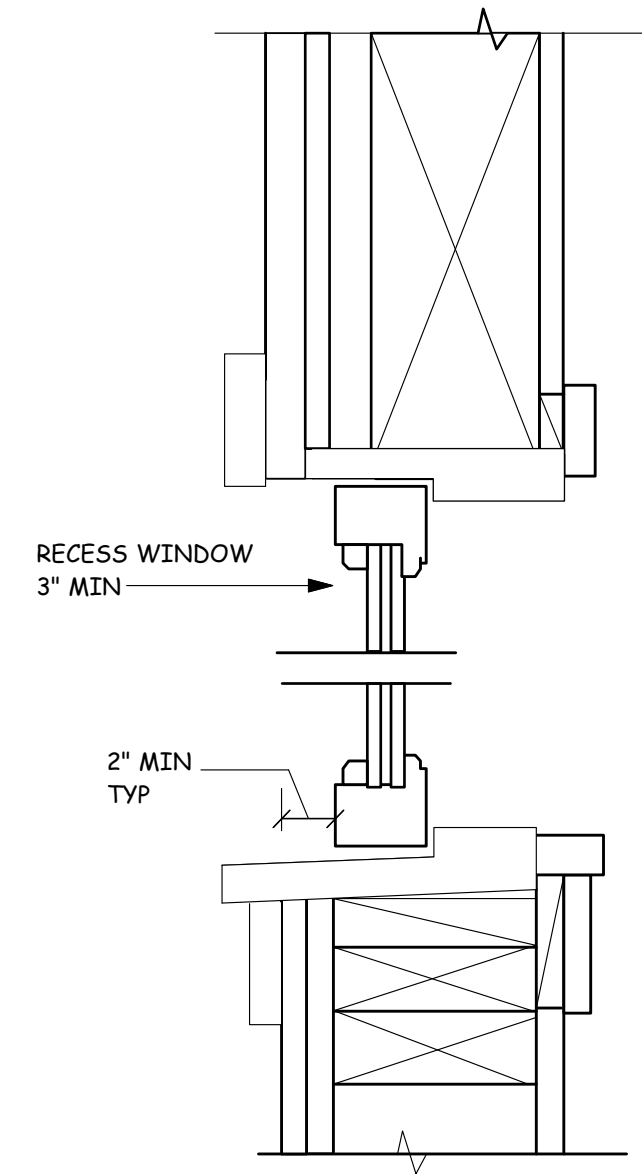


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NO.	DATE	DESCRIPTION
1	6/25/15	REV PLANNING
2	8/31/15	REV PLANNING



OGEE LUG DET
1 1/2"=1'-0"



1 TYP WINDOW DETAIL
3" = 1' - 0"



SOUTH ELEVATION (N)
1/4"=1'-0"

THIS ELEVATION FOR
TO REFERENCE DETAILS

**WILLIAM PASHELINSKY
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1987 HAYES STREET
SAN FRANCISCO, CA.94117
415 379 3678
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**ADDITION AND
ALTERATIONS**
38 LIBERTY STREET
SAN FRANCISCO, CA.

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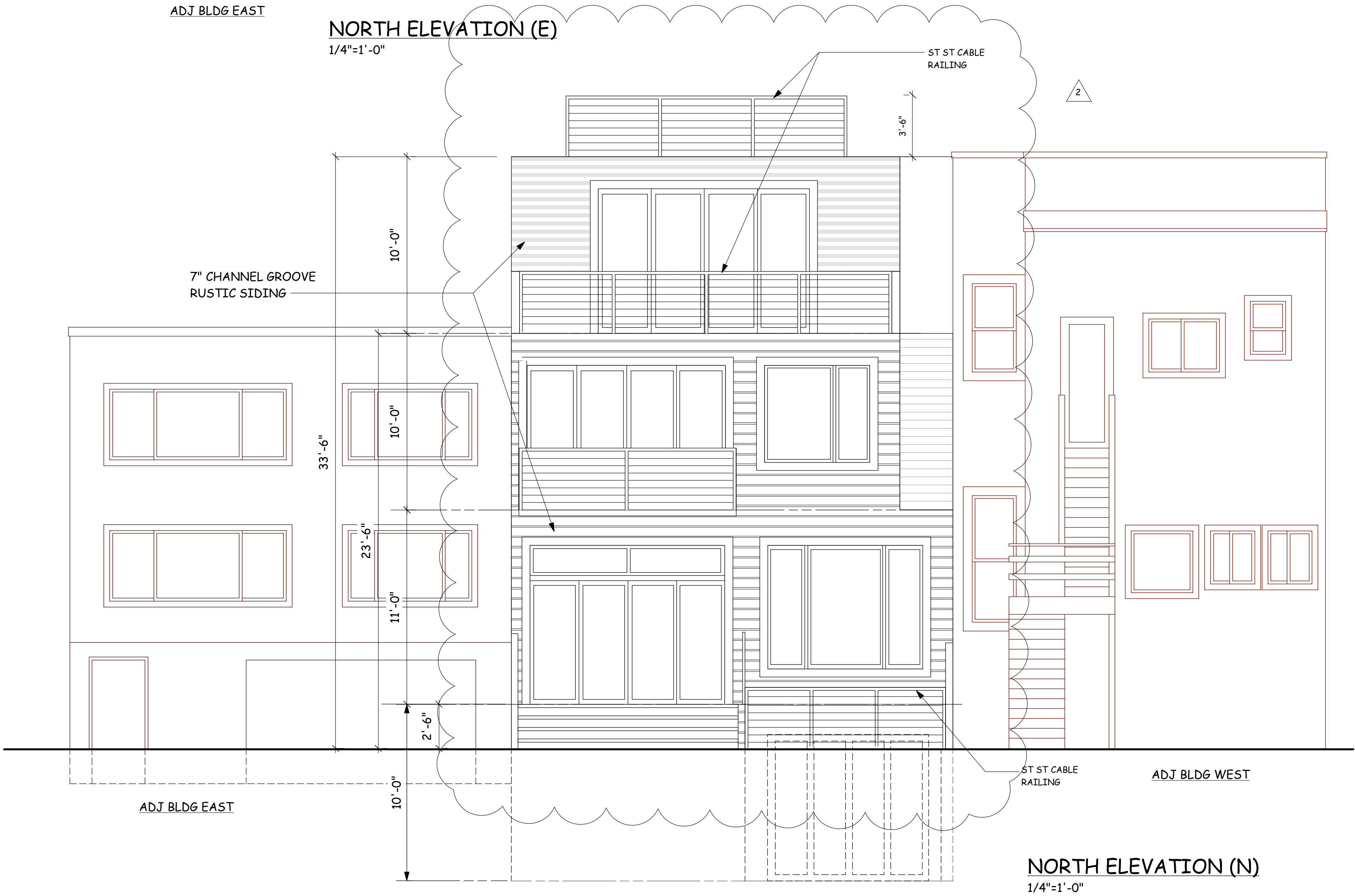
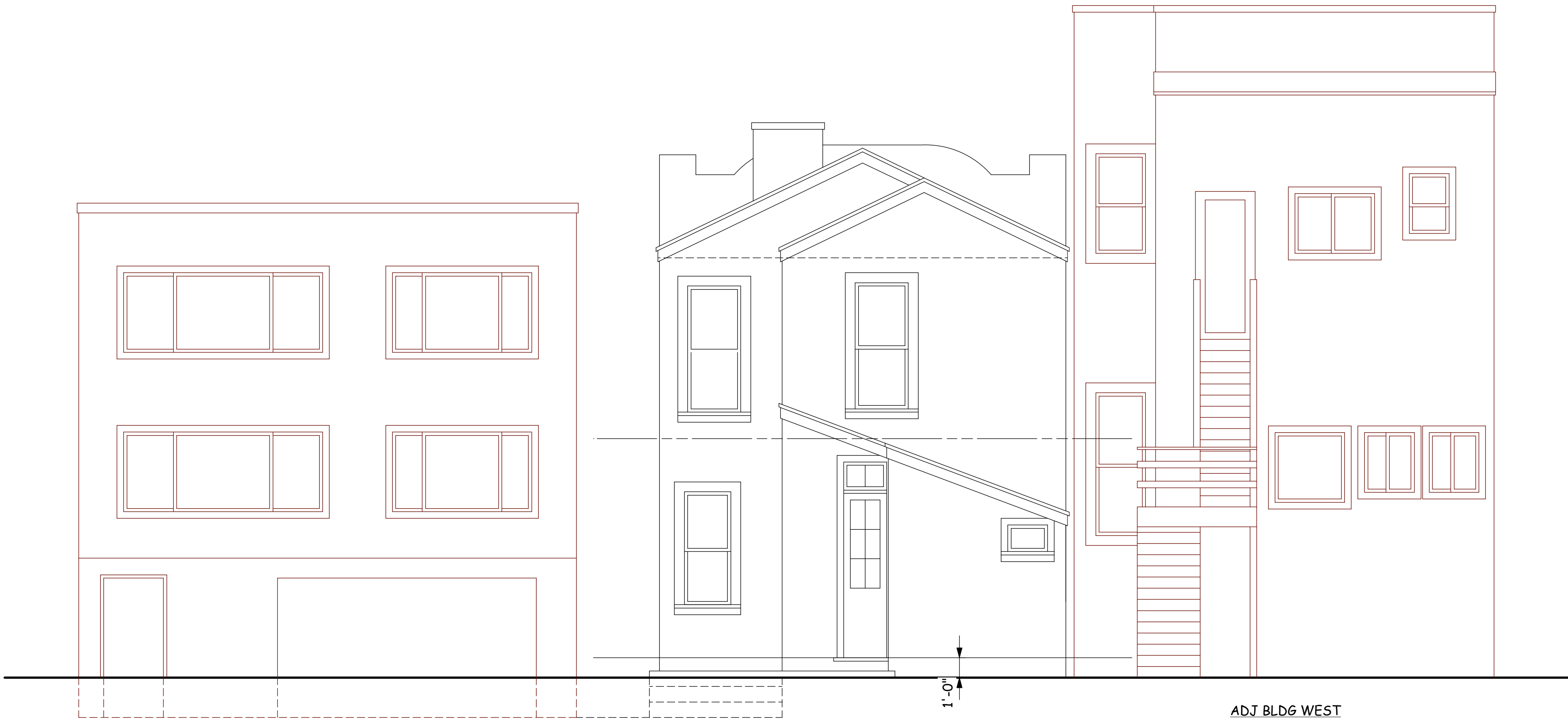
NO.	DATE	DESCRIPTION
1	6/25/15	REV PLANNING
2	8/31/15	REV PLANNING
1	10/15/15	REV PLANNING

PROJECT NO. 2014.45
SHEET

A-3.01

ADDITION AND
ALTERATIONS

38 LIBERTY STREET
SAN FRANCISCO, CA.

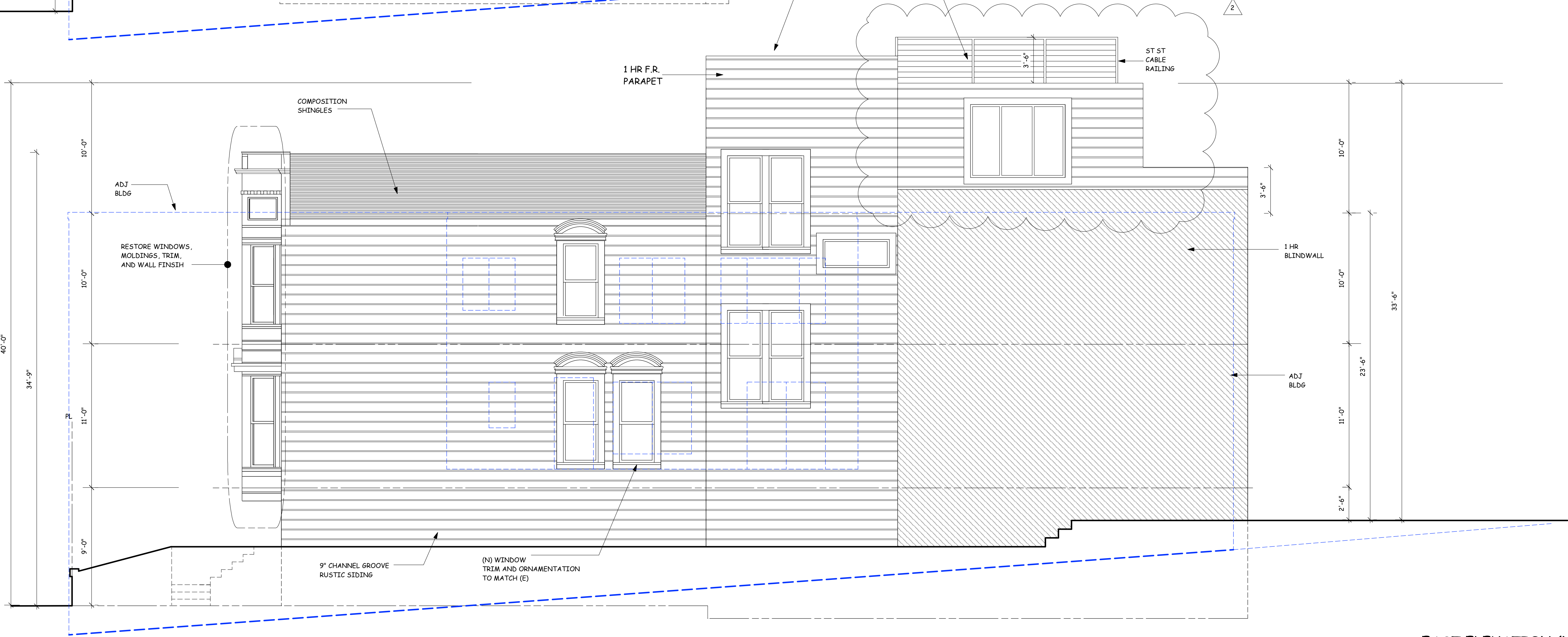


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NO.	DATE	DESCRIPTION
1	6/25/15	REV PLANNING
2	8/31/15	REV PLANNING



EAST ELEVATION (E)
1/4"=1'-0"



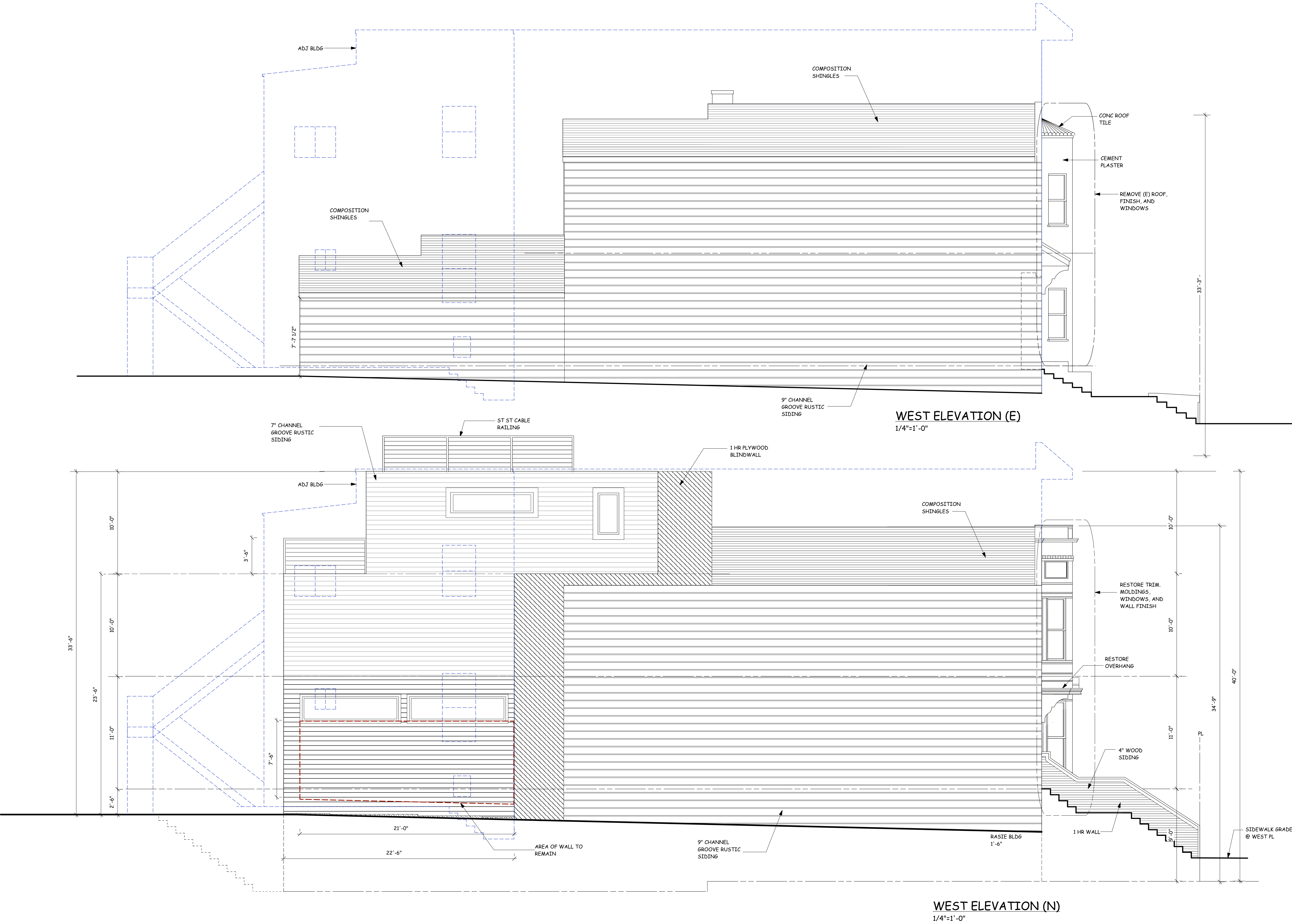
EAST ELEVATION (N)
1/4"=1'-0"

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NO.	DATE	DESCRIPTION
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2	8/31/15	REV PLANNING

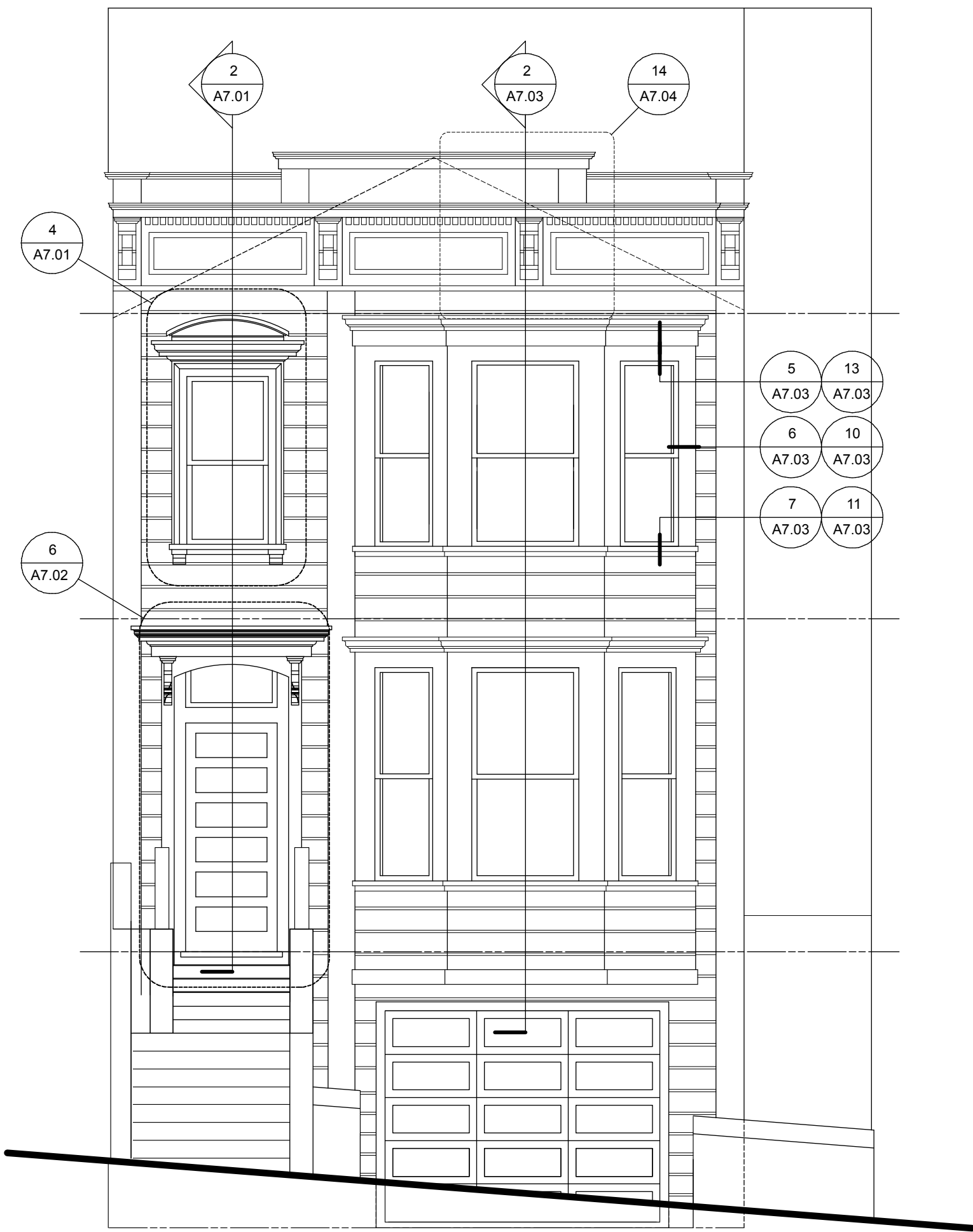
ADDITION AND
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SAN FRANCISCO, CA.



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NO.	DATE	DESCRIPTION
1	6/25/15	REV PLANNING
2	8/31/15	REV PLANNING



SOUTH ELEVATION

1/4"=1'-0"



PHOTOS OF THE ORIGINAL SIDING THAT IS CURRENTLY COVERED BY STUCCO. THE SIZE OF THE SIDING MATCHES THE ORIGINAL SIDING ON THE EAST SIDE OF THE HOUSE

54 Fair Oaks St



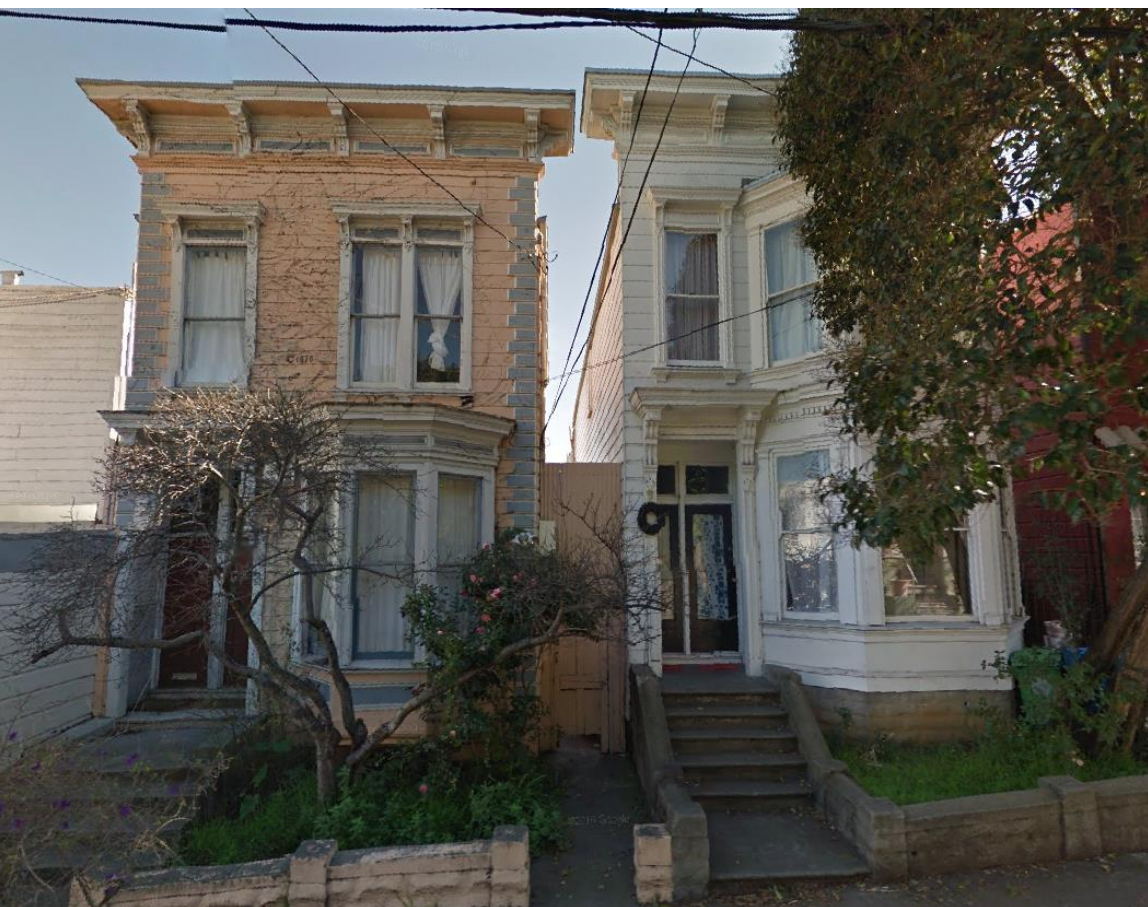
3416 21st Street



845 Guerrero Street

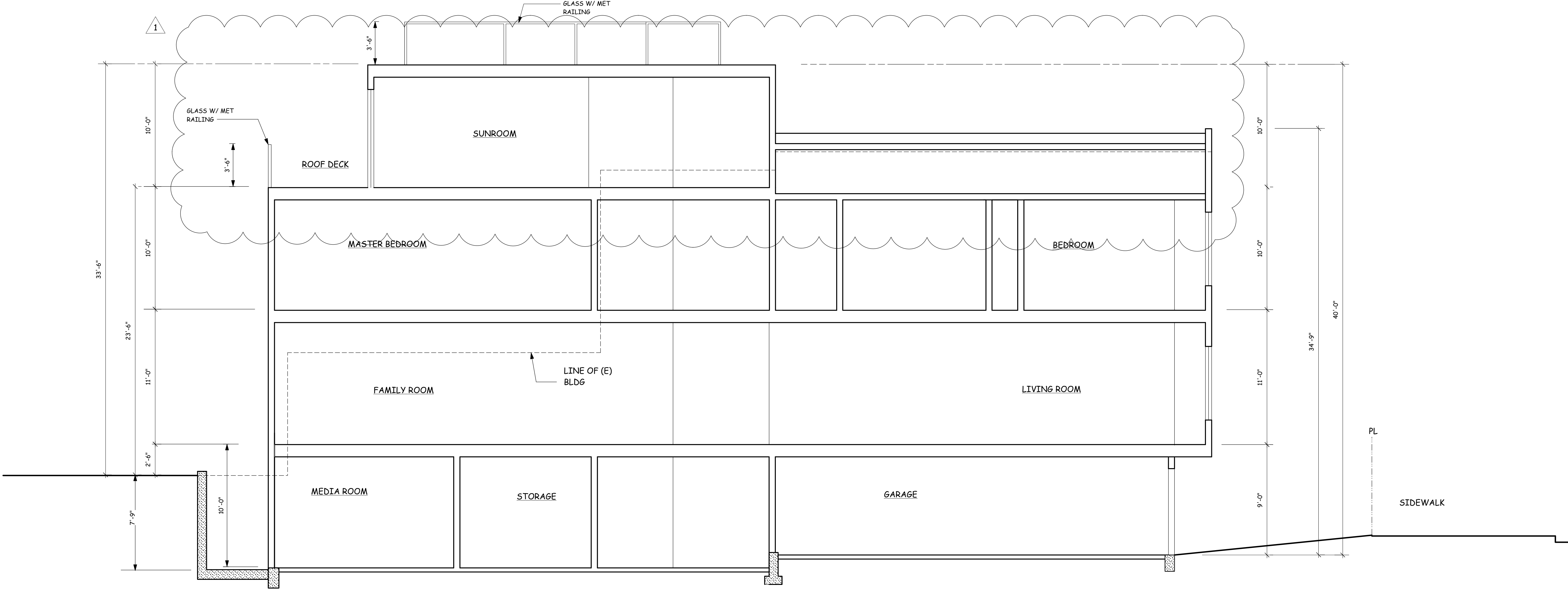


317 Lexington Street



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NO.	DATE	DESCRIPTION
1	10/15/15	REV PLANNING



SECTION A-A
1/4"=1'-0"

**WILLIAM PASHELINSKY
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**ADDITION AND
ALTERATIONS**
38 LIBERTY STREET
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NO.	DATE	DESCRIPTION
1	6/25/15	REV PLANNING

PROJECT NO. 2014.45
SHEET

A-4.01

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[illegible]

17	NOT USED <small>SCALE: NONE</small>	13	NOT USED <small>SCALE: NONE</small>	9	EAVE w/ FLAT TILE @ "RAFTER ASSEMBLY" <small>SCALE: 1-1/2"=1'-0"</small>
18	NOT USED <small>SCALE: NONE</small>	14	NOT USED <small>SCALE: NONE</small>	10	RAKE w/ FLAT TILE @ "RAFTER ASSEMBLY" <small>SCALE: 1-1/2"=1'-0"</small>
19	NOT USED <small>SCALE: NONE</small>	15	NOT USED <small>SCALE: NONE</small>		
20	NOT USED <small>SCALE: NONE</small>	16	NOT USED <small>SCALE: NONE</small>	12	CANOPY OVER ENTRY VESTIBULE PROFILE <small>SCALE: 1-1/2"=1'-0"</small>
				6	ENLARGED ENTRY VESTIBULE ELEVATION W/ CANOPY <small>SCALE: 1/2"=1'-0"</small>
				4	CANOPY OVER ENTRY VESTIBULE ELEVATION <small>SCALE: 1-1/2"=1'-0"</small>

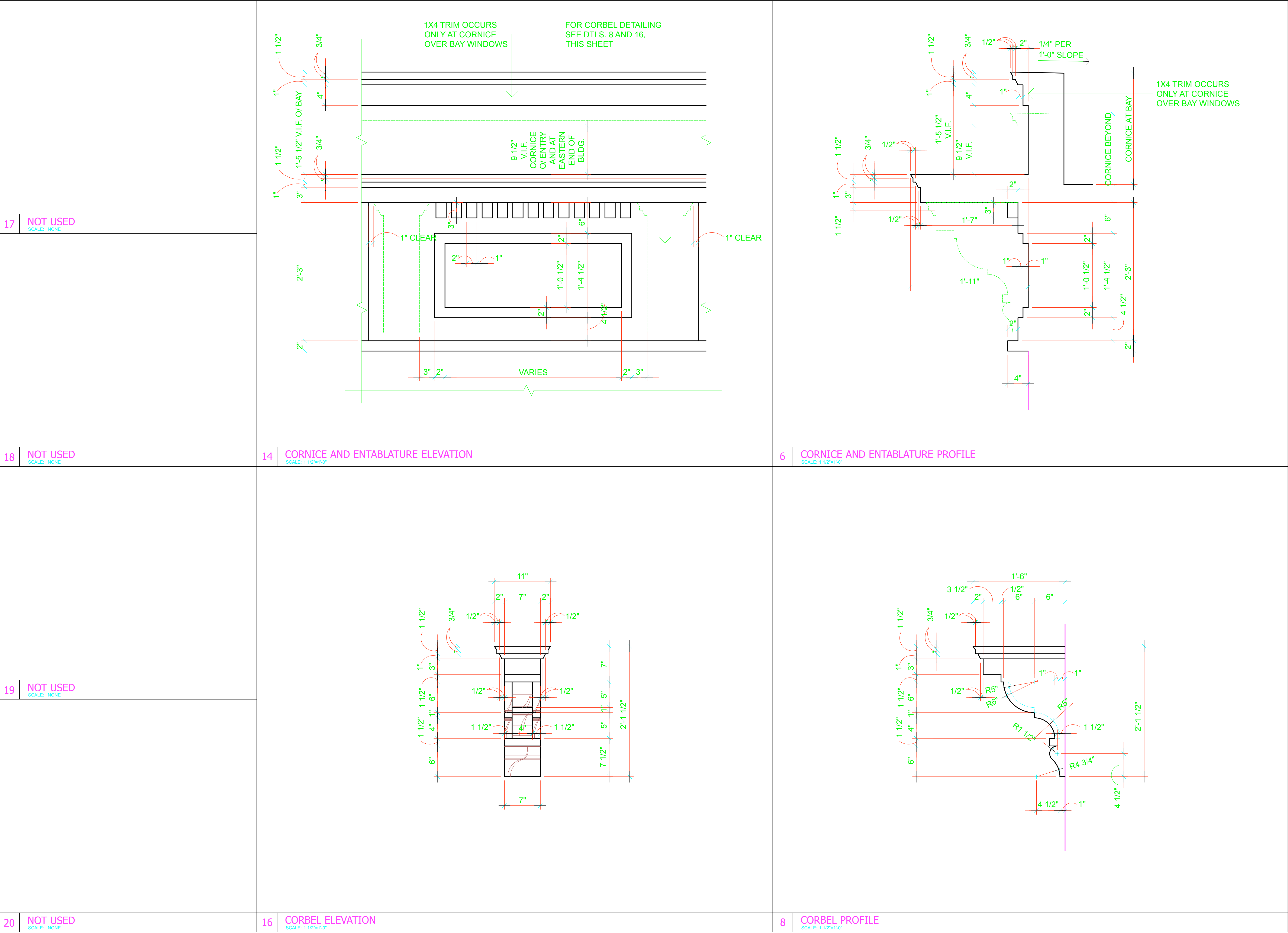
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NO.	DATE	DESCRIPTION
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17	NOT USED SCALE: NONE	13	BAY WINDOW HEAD ELEVATION SCALE: 1 1/2"=1'-0"	5	BAY WINDOW HEAD PROFILE SCALE: 1-1/2"=1'-0"
18	NOT USED SCALE: NONE	14	NOT USED SCALE: NONE	10	BAY WINDOW JAMB CASING ELEVATION SCALE: 1-1/2"=1'-0"
19	NOT USED SCALE: NONE	15	NOT USED SCALE: NONE	11	BAY WINDOW SILL ELEVATION SCALE: 1-1/2"=1'-0"
20	NOT USED SCALE: NONE	16	NOT USED SCALE: NONE	12	NOT USED SCALE: NONE
				8	NOT USED SCALE: NONE
				4	NOT USED SCALE: NONE

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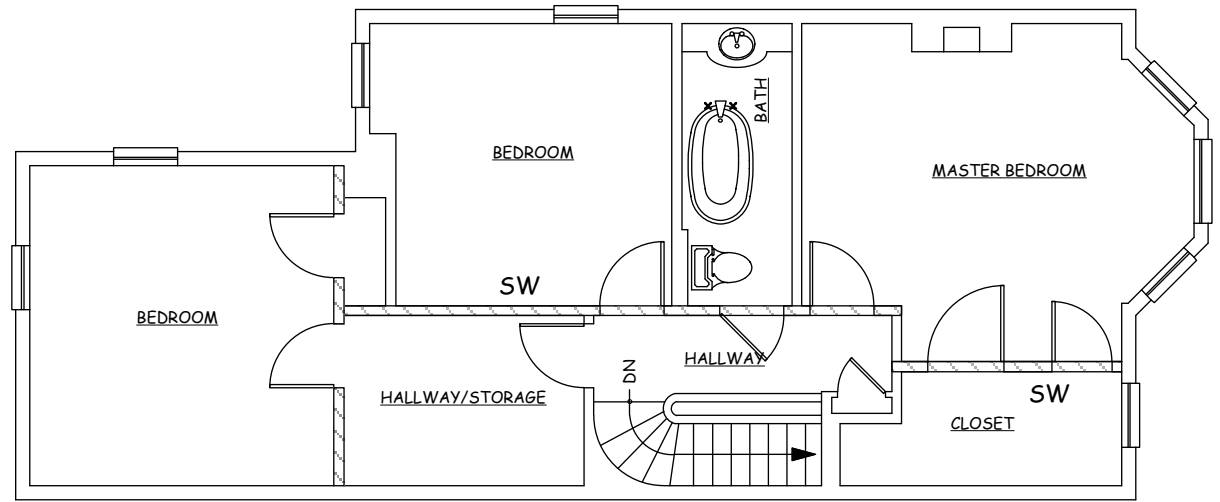
NO.	DATE	DESCRIPTION
3	10/12/15	PLANNING



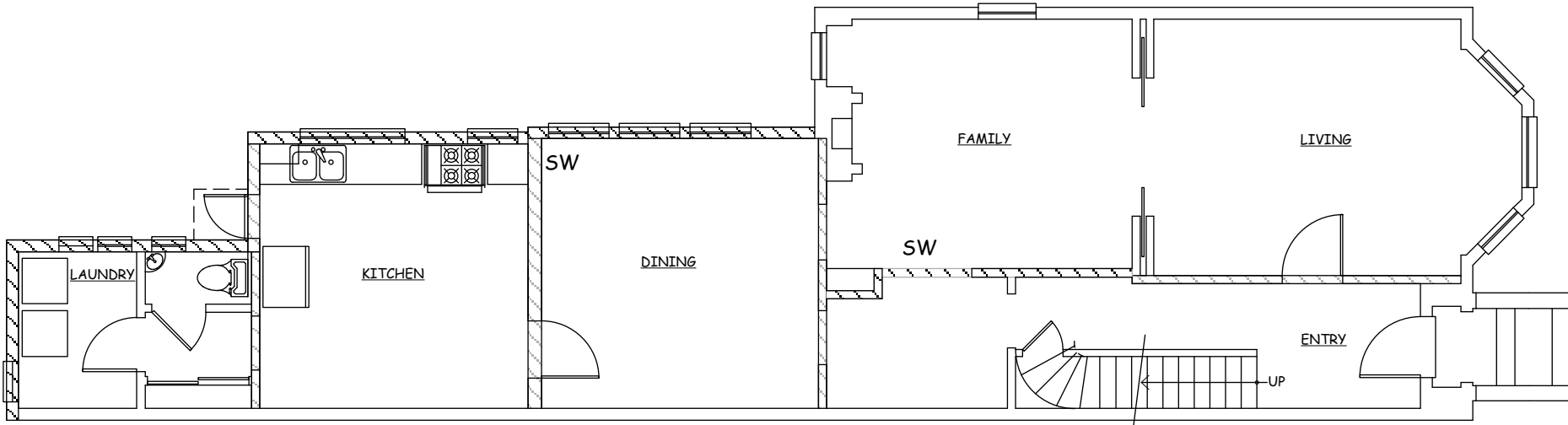
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NO.	DATE	DESCRIPTION
3	10/12/15	REV PLANNING

4). REMOVAL OF LESS THAN 25% INTERNAL STRUCTURAL FRAMEWORK

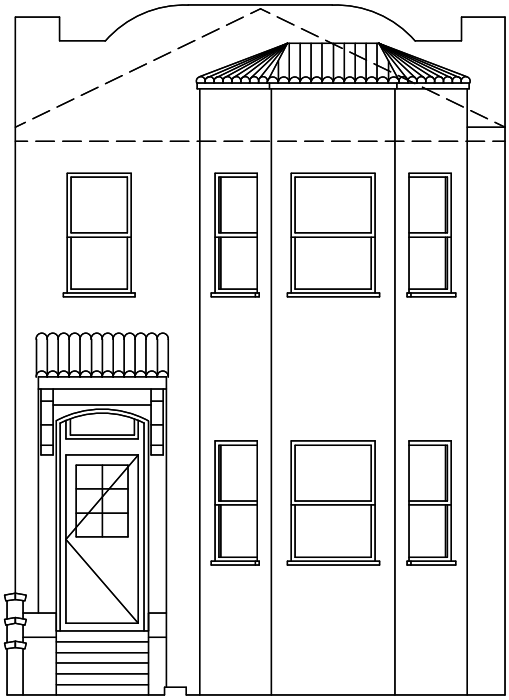


2ND FLOOR PLAN (E)
1/8"=1'-0"

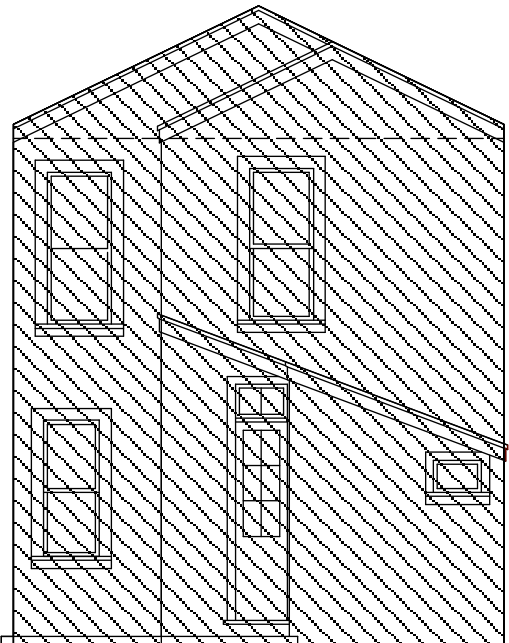


1ST FLOOR PLAN (E)
1/8"=1'-0"

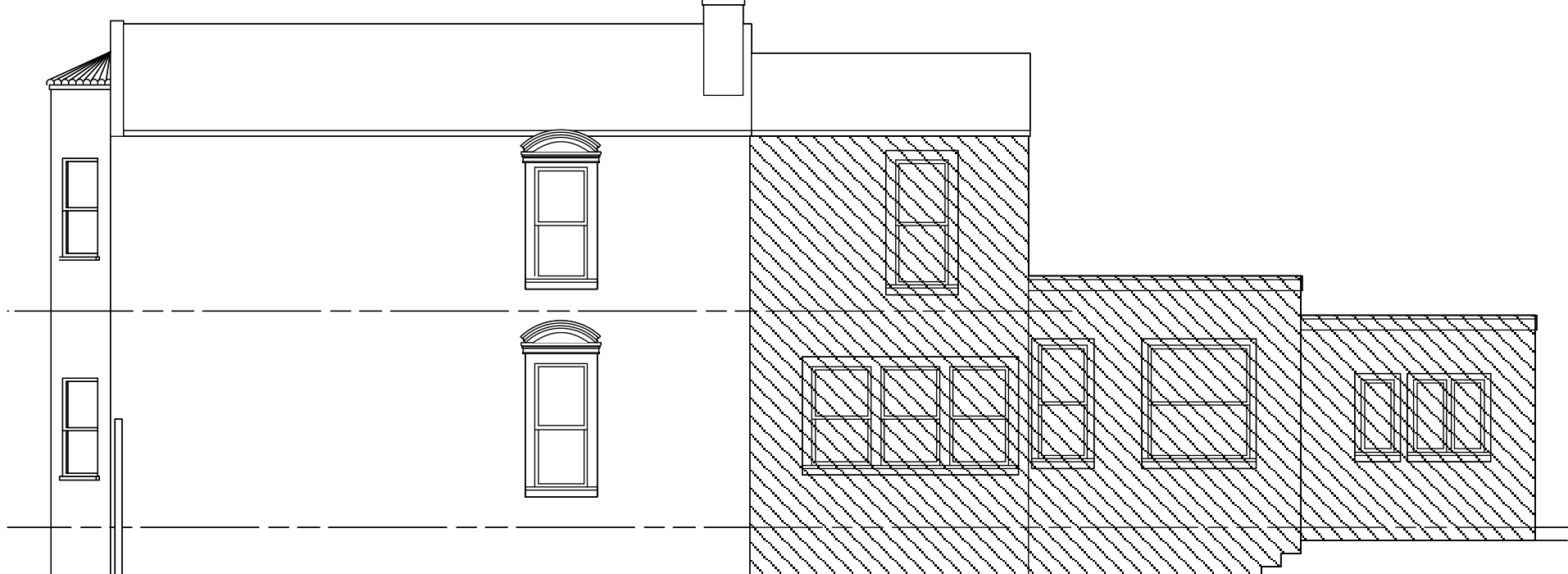
2). REMOVAL OF LESS THAN 50% EXTERNAL WALL AS AN EXTERIOR FUNCTION



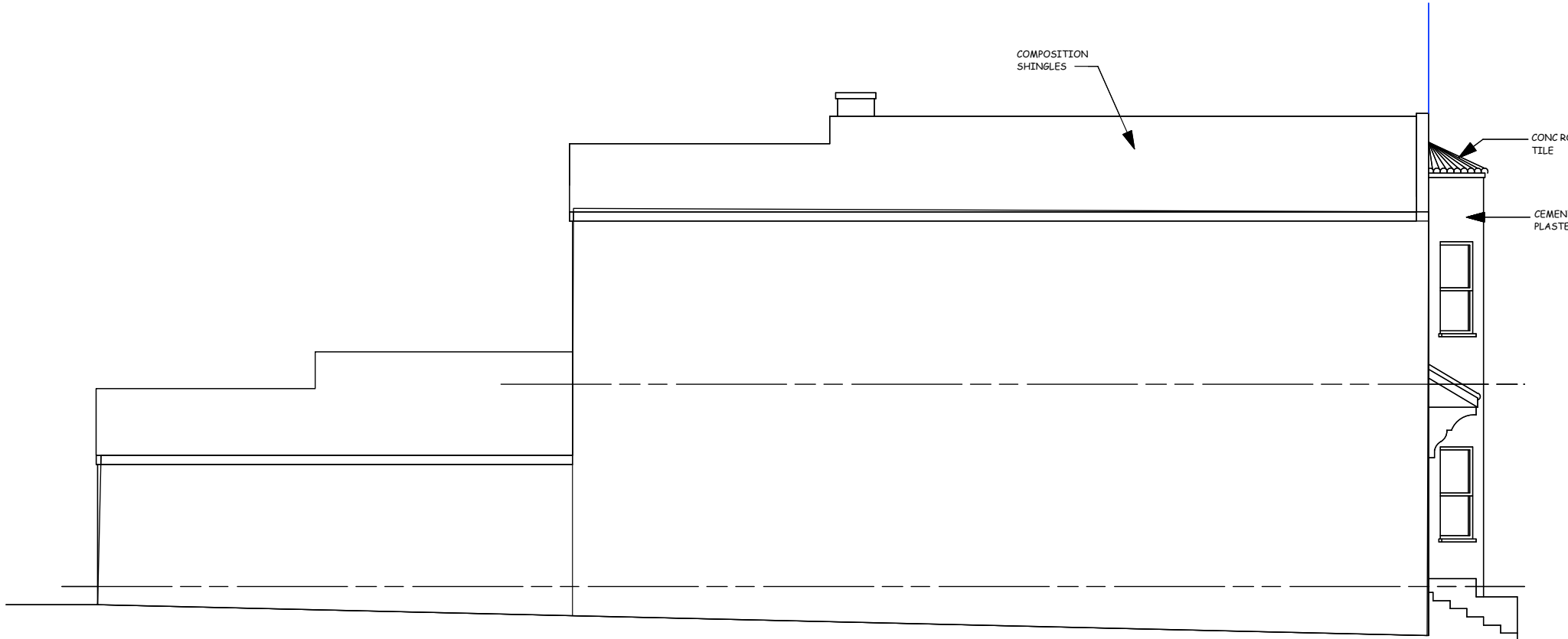
SOUTH ELEVATION (E)
1/8"=1'-0"



NORTH ELEVATION (E)
1/8"=1'-0"



EAST ELEVATION (E)
1/8"=1'-0"

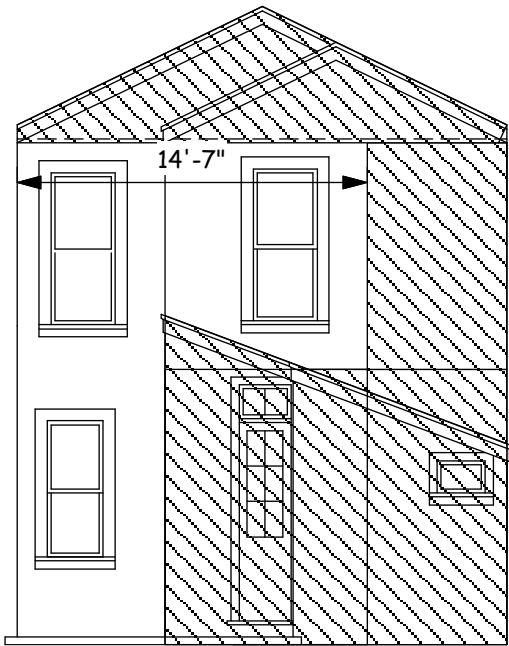


WEST ELEVATION (E)
1/8"=1'-0"

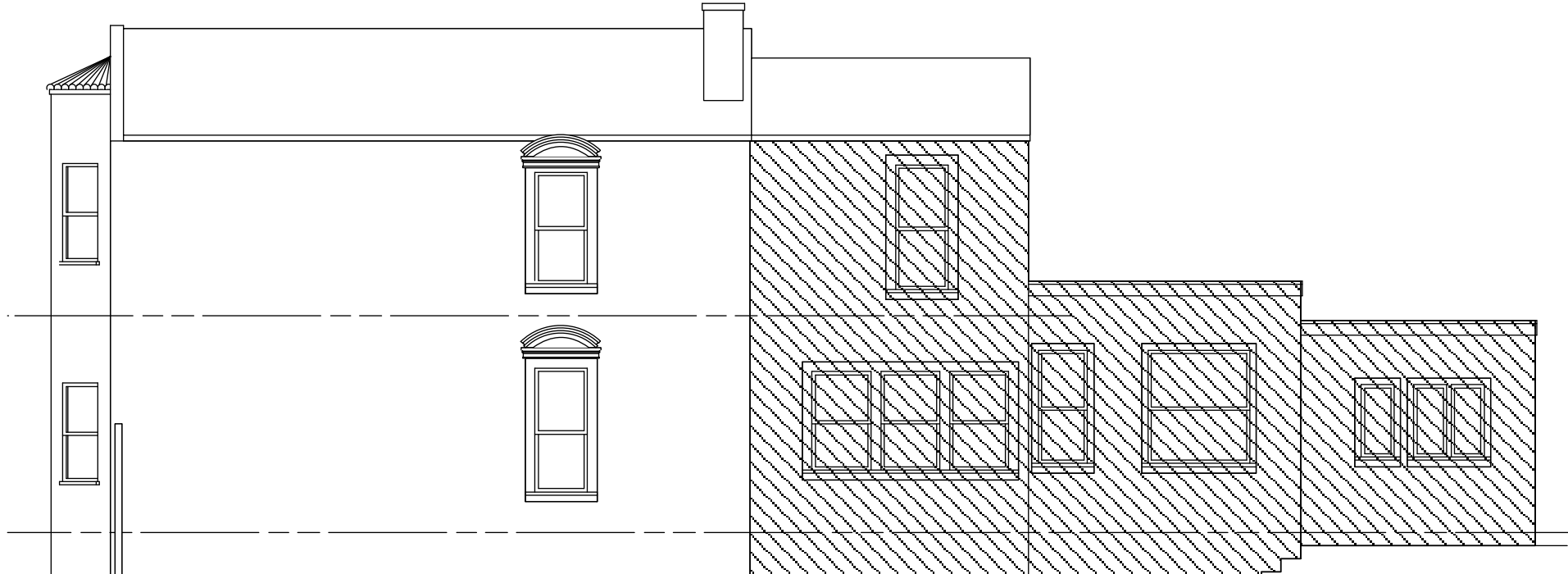
3). REMOVAL OF LESS THAN 25% EXTERNAL WALL AS AN EXTERIOR OR INTERIOR FUNCTION



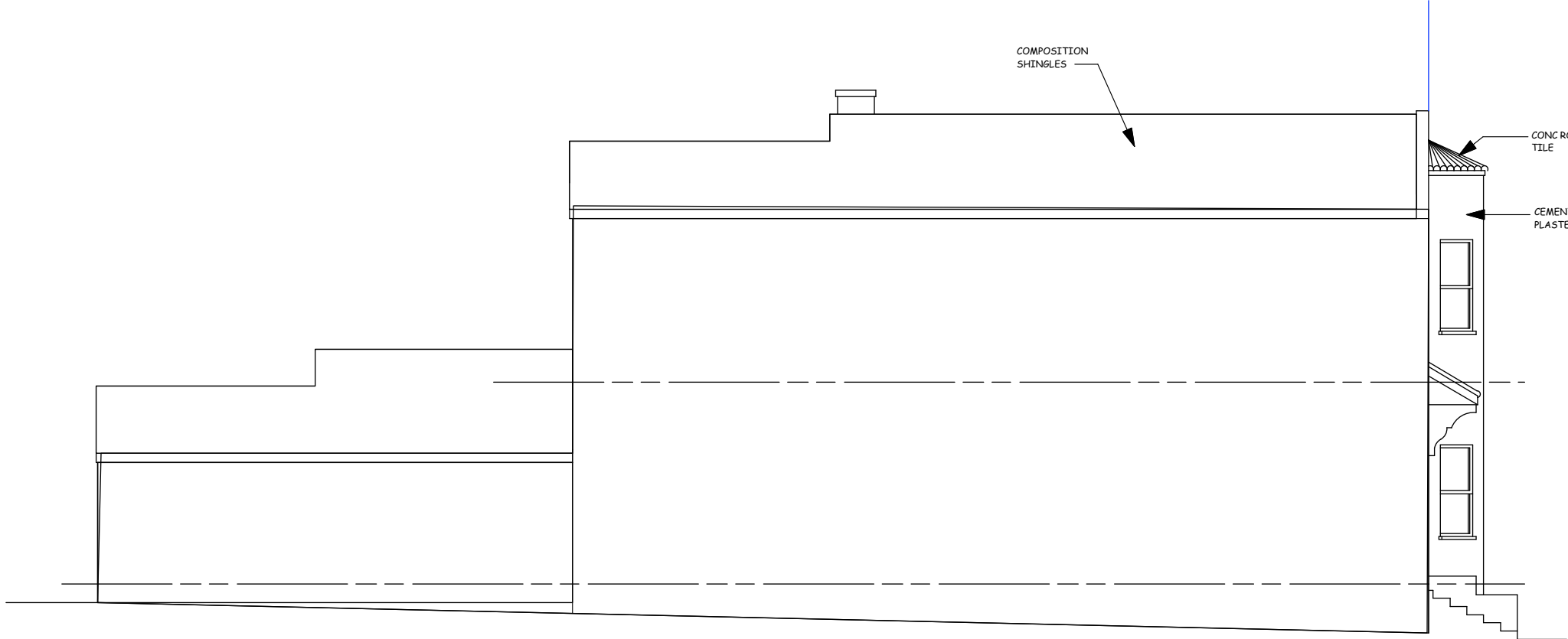
SOUTH ELEVATION (E)
1/8"=1'-0"



NORTH ELEVATION (E)
1/8"=1'-0"



EAST ELEVATION (E)
1/8"=1'-0"



WEST ELEVATION (E)
1/8"=1'-0"

DEMOLITION ANALYSIS

DEMOLITION ANALYSIS
PER SECTION 1005
FOR CERTIFICATE OF
APPROPRIATENESS

LEGEND

EXISTING TO REMAIN



DEMOLISH



STRUCTURAL WALL
TO BE DEMOLISHED SW

DEMOLITION ANALYSIS

1). REMOVAL OF LESS THAN 75% EXTERNAL WALLS FACING STREET



SOUTH ELEVATION (E)
1/8"=1'-0"

SECTION 1005 DEMOLITION ANALYSIS

1) REMOVAL <25% OF EXTERNAL WALLS FACING STREET

	EXISTING SF	DEMOLISH SF	PERCENT
SOUTH	566	0	0%

2) REMOVAL <50% OF EXTERNAL WALLS (EXT. FUNCTION)

	EXISTING SF	DEMOLISH SF	PERCENT
SOUTH	566	0	
WEST	1,268	0	
NORTH	492	492	
EAST	1,286	582	
TOTAL	3,612	1,074	30%

3) REMOVAL <25% OF EXTERNAL WALLS (EXT. OR INT. FUNCTION)

	EXISTING SF	DEMOLISH SF	PERCENT
SOUTH	566	0	
WEST	1,268	0	
NORTH	492	264	
EAST	1,286	582	
TOTAL	3,612	846	23%

4) REMOVAL <75% INTERNAL STRUCTURAL FRAMEWORK

FLOOR	EXISTING SF	DEMOLISH SF	PERCENT
	N/A	N/A	
1ST FL - HORIZ. ELEMENTS	1,251	0	
1ST FL - VERT. ELEMENTS	335	335	
2ND FL - HORIZ. ELEMENTS	952	0	
2ND FL - VERT. ELEMENTS	536	536	
ROOF - HORIZ. ELEMENTS	1,251	0	
TOTAL	4,325	871	20%

SW - STRUCTURAL WALL

WILLIAM PASHELINSKY
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ADDITION AND
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36 LIBERTY STREET
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NO.	DATE	DESCRIPTION
3	10/12/15	REV PLANNING

PROJECT NO. 2014.45
SHEET

1005