



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: OCTOBER 21, 2015

Filing Date: June 11, 2015
Case No.: 2015-007419COA
Project Address: 2239 Webster Street
Historic Landmark: Webster Street Landmark District
Zoning: RH-2 (Residential, House, Two-Family)/
40-X Height and Bulk District
Block/Lot: 0612/002
Applicant: Dan Phipps, Architect
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PROPERTY DESCRIPTION

2239 WEBSTER STREET, west side between Washington and Clay Streets, Assessor's Block 0612, Lot 002. The subject property is a residence located on a 1718-square-foot lot measuring approximately 25 feet wide by 68.75' feet deep. The Italianate-style Victorian-Era, two-family home was built by Henry Hinkel in 1878-79 and is a contributing resource within the Webster Street Landmark District, designated in 1981. The Webster Street Landmark District consists almost entirely of houses built in 1878-80 in the Italianate style. It has a common scale, with nearly uniform height, setback, vertical emphasis and dominant cornice line. The property is zoned RH-2 (Residential, House, Two-Family) District and is in a 40-X Height and Bulk District.

PROJECT DESCRIPTION

The project includes modification of the existing garage opening and stair handrail at the front façade and modifying the rear, non-visible portion of the building.

1. The non-historic brick garage framing would be removed below the historic angled bay so that the garage entry becomes aligned with the plane of the front building wall. The opening and the base of the bay above would be re-clad with new wood siding and trim to match the historic façade treatments found within the landmark district. New plantings and permeable paving would be added to the front yard.
2. At the rear of the building, a 4-foot deep by 12-foot wide portion of the southeast corner will be demolished to provide open space that allows light and air to the proposed rear wall windows.
3. A new stair penthouse is proposed for the northwest portion of the building to access an improved roof deck at the rear of the building.

4. A covered breezeway at the south side of the building would be infilled.
5. The existing metal tube handrail at the entry stairs would be replaced with an iron handrail with a metal picket railing with a lamb's tongue profile to match the neighboring property to the south.

OTHER ACTIONS REQUIRED

No other actions are required for approval of the associated building permit application.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project complies with all aspects of the Planning Code.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

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

ARTICLE 10 – Appendix C – Webster Street Landmark District

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

THE SECRETARY OF THE INTERIOR'S STANDARDS

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

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

The project would retain the existing two-family residential use on the site while improving the integration of the garage with the historic façade features and minimally changing the non-distinctive form of the rear portion of the building.

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

The historic character of the property would be retained and enhanced by the project, particularly by the modification of the garage, replacement of the entry handrail, and addition of plantings in the front setback area. No distinctive materials, architectural elements, or spaces that characterize the property would be removed or altered. The project would remove the existing, non-historic brick frame at the garage and restore wood siding to the building's base at the front façade. Similarly, the non-historic metal handrail would be replaced with a metal picket handrail with lamb's tongue detailing, which is more compatible with the character of the district. Plantings would be added to the front yard area at either side of the driveway, restoring plantings to an area that was historically landscaped. The alterations to the roof, covered breezeway, and rear façade would not be visible from the street and would not alter contributing features of the building or district.

Standard 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The project would not create a false sense of historical development. The proposed siding and trim details at the base of the angled bay are designed to match the details of similar buildings within the district also built by Hinkel. The modern, roll-up garage door is clearly a contemporary feature designed to be compatible with the character of the district. The proposed handrail is a simple, elegant new feature that fits with both the non-historic concrete stair and the classically ornamented character of the Victorian buildings in the district. This approach is appropriate since the missing original front stair and handrail, which would typically have been constructed of wood, could not be accurately replicated without demolishing the existing concrete steps.

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

No distinctive materials, features, finishes, or construction or craftsmanship examples would be removed from the historic site or surrounding historic buildings. The brick garage frame and entrance stair handrail are not original features of the building; neither are they distinctive features from their own historic periods. Likewise, the portions of the rear wall and roof to be removed do not display any distinctive character.

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 alterations to the garage, entry stair, front yard, and massing of the rear portion of the building would not destroy historic materials, features, or spatial relationships that characterize the property. The flat surface of the building's base would be restored by the alterations to the

garage opening and the front yard area would be partially restored with new plantings. The new entry handrail would enhance the altered front stairs in a manner that reflects the quality and character of the Italianate building. The infill of the breezeway would not remove a contributing feature of the building and would not significantly increase the volume of the building. The removal of the rear corner of the building would cause the removal of a rear service stair and a rear wall with no character-defining features. Lastly, the construction of the new stair penthouse at the roof would remove a small portion of the pitched roof in an area that would not be visible over the front parapet or adjacent buildings from the street below. The new stair would provide access to an improved roof deck located at the rear of the building, which provides the only open space on the lot.

Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The garage opening and new handrail could be removed in the future without harming the integrity of the historic site. While unlikely, the alterations to the rear portions of the building could be reversed by re-constructing the existing walls based on building permit plan documentation.

PUBLIC/NEIGHBORHOOD INPUT

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

STAFF ANALYSIS

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

The Webster Street Landmark District consists almost entirely of houses built in 1878-80 in the Italianate style. It has a common scale, with nearly uniform height, setback, vertical emphasis and dominant cornice line. The subject building contributes to the district as an Italianate-style residence constructed in 1878-79. The property has been altered in the past by the insertion of a garage at the front façade with a projecting brick frame and the removal of the original entry stair, which was likely constructed of wood. The proposed project would retain the existing two-family residential use on the site while improving the integration of the garage with the historic façade features and minimally changing the non-distinctive form of the rear portion of the building.

The historic character of the property and district would be enhanced by the project, particularly by the modification of the garage, replacement of the entry handrail, and addition of plantings in the front setback area. The project would remove the existing, non-historic brick frame at the garage, allowing for restoration of the wood siding at the building's base and restoration of the lower portion of the projecting window bay. Similarly, the non-historic metal handrail would be replaced with a metal picket handrail with lamb's tongue detailing, which is more compatible with the character of the district. Plantings

would be added to the front yard area at either side of the driveway, restoring plantings to the area that was historically landscaped. The brick garage frame and entrance stair handrail are not original features of the building; neither are they distinctive features from their own historic periods. The work would not create a false sense of historical development. The proposed siding and trim details at the base of the angled bay are designed to match the details of similar buildings within the district also built by Hinkel. The modern, roll-up garage door is clearly a contemporary feature designed to be compatible with the character of the district. The proposed handrail is a simple, elegant new feature that fits with both the non-historic concrete stair and the classically ornamented character of the Victorian buildings in the district. This approach is appropriate since the missing original front stair and handrail, which would typically have been constructed of wood, could not be accurately replicated without demolishing the existing concrete steps.

The alterations to the roof, covered breezeway, and rear façade would not be visible from the street and would not alter contributing features of the building or district. None of the alterations would significantly alter the volume of the building. The breezeway would be infilled at the ground floor level and would not increase the existing building footprint. The demolition of the rear corner of the building would remove a rear service stair and a rear wall with no character-defining features. The construction of the new stair penthouse at the roof would remove a small portion of the pitched roof in an area that would not be visible over the front parapet or adjacent buildings from the street below. The new stair would provide access to an improved roof deck located at the rear of the building, which provides the only open space on the lot. Lastly, while unlikely, these alterations could be reversed by re-constructing the existing walls based on building permit plan documentation.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Sections 15301 (Class One – Minor Alteration) because the project includes a minor alteration of an existing structure that meets the Secretary of the Interior’s Standards.

PLANNING DEPARTMENT RECOMMENDATION

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

ATTACHMENTS

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

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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 002 IN ASSESSOR'S BLOCK 0612, WITHIN RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) ZONING DISTRICT, A 40-X HEIGHT AND BULK DISTRICT, AND THE WEBSTER STREET LANDMARK DISTRICT.

PREAMBLE

WHEREAS, on June 11, 2015, Dan Phipps, Architect, (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to modify the existing garage opening and stair handrail at the front façade and modify the rear, non-visible portion of the building.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on October 21, 2015, the Commission conducted a duly noticed public hearing on the current project, Case No. 2015-007419COA ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans labeled Exhibit A on file in the docket for Case No. 2015-007419COA based on the following findings:

FINDINGS

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

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

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

- The proposed project would retain the existing two-family residential use on the site while improving the integration of the garage with the historic façade features and minimally changing the non-distinctive form of the rear portion of the building.
- The historic character of the property and district would be enhanced by the project, particularly by the modification of the garage, replacement of the entry handrail, and addition of plantings in the front setback area.
- The project would remove the existing, non-historic brick frame at the garage and restore wood siding to the building's base at the front façade.
- The project would replace the non-historic metal handrail with a metal picket handrail with lamb's tongue detailing, which is more compatible with the character of the district.
- The project would add plantings to the front yard area at either side of the driveway, restoring plantings to an area that was historically landscaped.
- The brick garage frame and entrance stair handrail are not original features of the building; neither are they distinctive features from their own historic periods.
- The work would not create a false sense of historical development since the proposed siding and trim details at the base of the angled bay are designed to match the details of similar buildings within the district also built by Hinkel and the modern, roll-up garage door is clearly a contemporary feature designed to be compatible with the character of the district.

- The proposed handrail is a simple, elegant new feature that fits with both the non-historic concrete stair and the classically ornamented character of the Victorian buildings in the district.
- The alterations to the roof, covered breezeway, and rear façade would not be visible from the street and would not alter contributing features of the building or district.
- These alterations could be reversed by re-constructing the existing walls based on building permit plan documentation.
- The proposed project meets the requirements of Article 10, Appendix C of the Planning Code.
- The proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

Standard 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

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

Standard 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

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

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

Standard 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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

I. URBAN DESIGN ELEMENT

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

GOALS

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

OBJECTIVE 1

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

POLICY 1.3

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

OBJECTIVE 2

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

POLICY 2.4

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

POLICY 2.5

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

POLICY 2.7

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

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

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the landmark 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 is for the rehabilitation of a residence and will not have any impact on neighborhood-serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the site in conformance with the Secretary of the Interior's Standards.

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

The project will not reduce the affordable housing supply as the existing units will be retained.

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

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

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

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

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

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

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

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

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 002 in Assessor's Block 0612 for proposed work in conformance with the renderings and architectural plans labeled Exhibit A on file in the docket for Case No. 2015-007419COA.

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

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

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

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on October 21, 2015.

Jonas P. Ionin
Acting Commission Secretary

AYES:

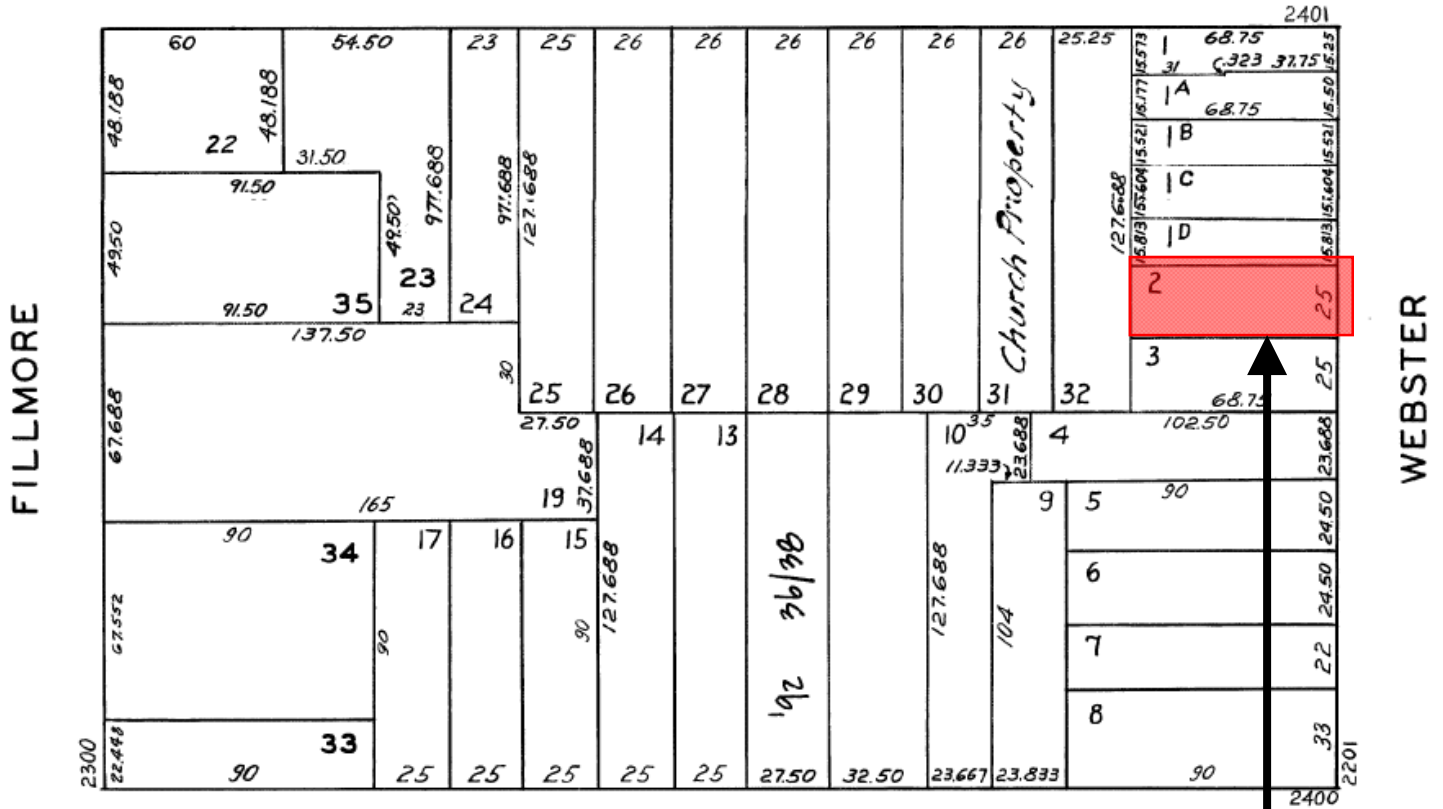
NAYS:

ABSENT:

ADOPTED:

Parcel Map

WASHINGTON

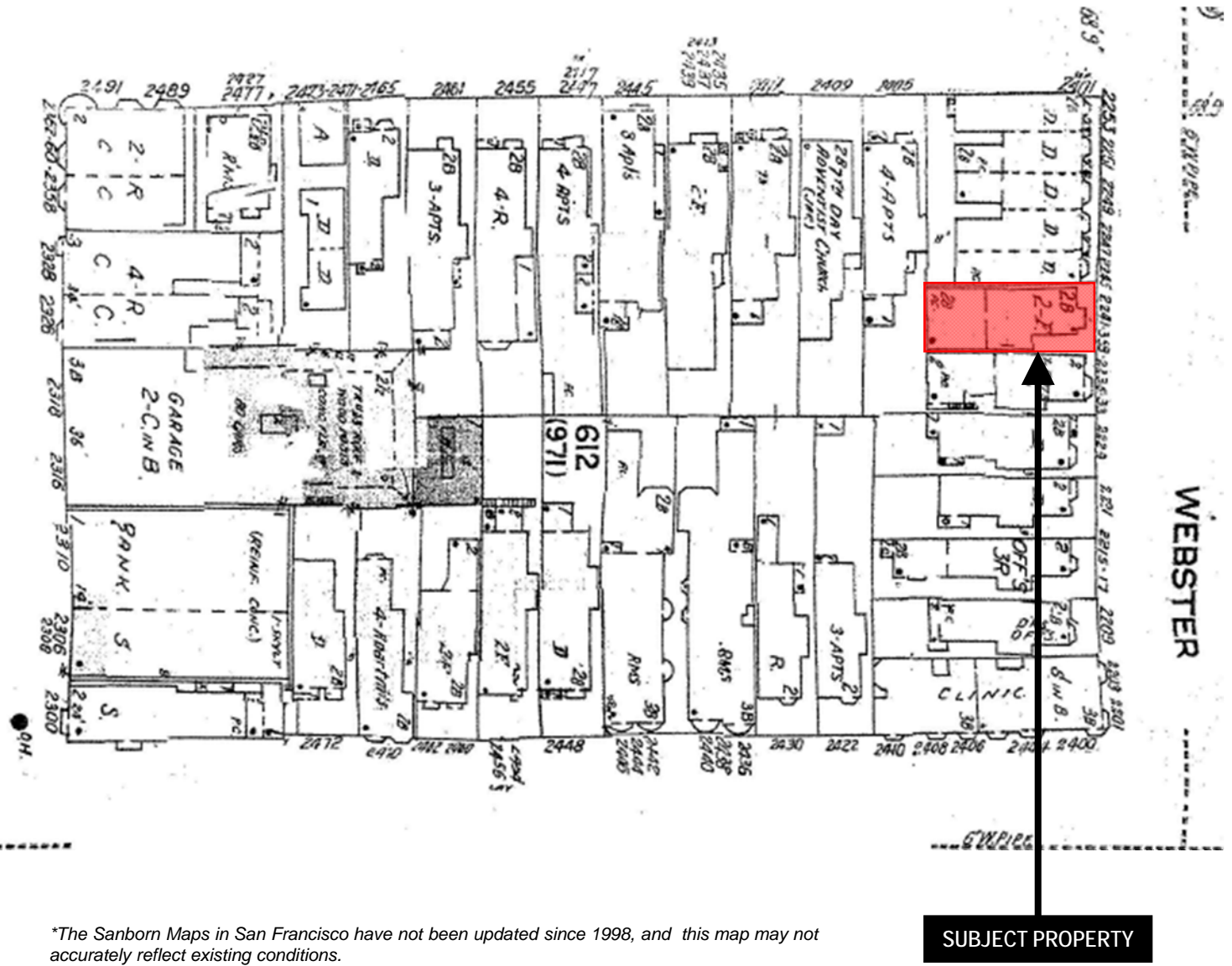


SUBJECT PROPERTY



Certificate of Appropriateness
 Case Number 2015-007419COA
 2239 Webster Street
 Webster Street Landmark District

Sanborn Map*



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

SUBJECT PROPERTY



Certificate of Appropriateness
 Case Number 2015-007419COA
 2239 Webster Street
 Webster Street Landmark District

Aerial Photo



SUBJECT PROPERTY



Certificate of Appropriateness
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GENERAL NOTES

- OWNERSHIP OF DOCUMENTS:** The drawings, specifications and reproduction there of are instruments of service, and shall remain the property of Dan Phipps Architects.
- GENERAL CONDITIONS:** A.I.A. Document **A107 2007 "Form of Agreement Between Owner and Contractor" and A201 2007 "General Conditions of the Contract for Construction" ** shall apply to all work and sections of the specifications. Copies are available upon request at the office of the Architect.
- QUALITY:** The General Contractor shall insure the highest standards of quality in all aspects of work.
- CODES:** The General Contractor shall be responsible for providing all work and materials in accordance with all local regulatory agencies, the latest applicable building codes and requirements as follows:
 2013 CALIFORNIA BUILDING CODE (CBC)
 2013 CALIFORNIA PLUMBING CODE (CPC)
 2013 CALIFORNIA MECHANICAL CODE (CMC)
 2013 CALIFORNIA ELECTRICAL CODE (CEC)
 2013 CALIFORNIA ENERGY CODE
 2013 CALIFORNIA FIRE CODE (CFC)
 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE

**** LOCAL COMMUNITY CODE ****
 Any work found in these documents not in conformance shall be brought to the attention of the Architect prior to commencement of any related work.
- PERMITS:** General Contractor shall apply for and obtain at his/her sole expense all necessary construction permits required by all applicable building codes and regulatory city and state agencies except as otherwise determined by the Architect.
- INSURANCE:** The Contractor and Subcontractor(s) shall purchase and maintain certification of insurance with respect to Workman's Compensation, public liability and property damage for the limits as required by law. The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions in connection with the work as required by law.
- SCHEDULE:** Upon the submittal of the final contracted costs, the General Contractor shall submit a specific construction schedule indicating the required construction time for all Subcontractors' and General Contractor's work.
- EXAMINATION OF THE SITE:** The Contractor shall thoroughly examine the site and satisfy himself/herself as to the conditions under which the work is to be performed. He/she shall verify at the site all measurements affecting the work and shall be responsible for the correctness of same. No extra compensation will be allowed to the Contractor for the expenses due to the neglect or failure to discover conditions which affect the work.
- CONSTRUCTION FACILITIES:** Temporary utilities and toilet facilities, if needed during the construction period, shall be provided by the Contractor in locations as approved by Owner.
- SEQUENCE OF RENOVATION WORK:** In the event any special sequencing of the work is required by the Owner, the Contractor shall arrange a conference before any such work is begun to develop the schedule.
- DOCUMENT CONFLICTS:** The drawings and specifications are intended to agree and to supplement each other. Anything indicated in part of the drawings or specifications and not in other parts shall be executed as if in agreement. In cases of direct conflict, the most restrictive shall govern. Discrepancies shall be brought to the attention of the Architect prior to the commencement of any related work.
- MEASUREMENTS:** All dimensions shown on the drawings shall be verified by taking field measurements. Proper fit and attachment of all parts is required. Before commencing work, check all lines and levels indicated and such other work as it has been completed. Should there be any discrepancies, report immediately to the Architect for correction or adjustment. In the event of failure to do so, the Contractor and Subcontractors shall coordinate the layout and exact location of all partitions, doors, windows, electrical/communications outlets, light fixtures and switches with Architect in the field before proceeding with construction.
- DIMENSIONS:** All dimensions to existing walls are from face of wall finish, and to new work are to face of wallboard finish or exterior wall finish unless otherwise noted. All heights are dimensioned above finished floor unless otherwise noted. Preference shall be given to the figured dimensions on the drawings over scaled measurements and to detailed drawings over general drawings. If dimension is taken to scale or if conflict exists, confirm with Architect prior to execution.
- COORDINATION:** Contractor shall verify that no conflicts exist in locations of any and all mechanical / communications / electrical / lighting / plumbing equipment (to include all piping, ductwork and conduit) and that all required clearances for installation and maintenance of above equipment are provided. Any such conflict shall be brought to the attention of the Architect prior to the commencement of related work.
- PRODUCTS:** Drawing references to specific products of a Manufacturer shall conform to Manufacturer's latest published specifications and details and shall be delivered, stored, installed and protected in accordance with Manufacturer's instructions. Contractor to furnish copies of such material when requested by Architect. Provide operating and maintenance instructions to Owner.

- ALLOWANCES:** Material unit allowances, when stipulated by these Documents shall be the cost of items, including tax, from the distributors prior to mark-ups by any Subcontractors or the General Contractor. Cost of waste overages, labor for construction, delivery and all associated mark-ups as required for complete installation shall be included as part of the Base Bid.
- SUBMITTALS & SHOP DRAWINGS:** All items requiring color selection, shop drawings, samples, etc. shall be submitted to Architect in 3 sets to be checked for conformance to design intent before proceeding. Architect will return 2 sets with stamps, signatures and notes when appropriate.
- DELIVERY DATES:** During the negotiation and building period, the General Contractor and Subcontractor(s) shall confirm in writing approximate on-site delivery dates for all construction materials as required by the construction documents and shall notify the Architect in writing of any possible construction delays affecting occupancy that may arise due to the availability of the specified products. Contractor shall notify Owner of necessary schedule for delivery of Owner-supplied materials in adequate time for construction.
- STORAGE:** Contractor shall be responsible for delivery, handling and storage of all materials and equipment. Security shall be maintained and interior of building shall be kept free of stored or unattended combustible material, oily rags, safety hazards or personal garbage. Site shall be maintained in an orderly manner.
- TITLE 24:** Work shall comply with California Title 24 Energy Mandatory Measures as listed in these drawings.
- TYPICAL (TYP):** Means identical for all similar conditions unless otherwise noted.
- SIMILAR (SIM):** Means comparable characteristics for the item noted. Verify dimensions and orientation.
- SUPPLIED BY OWNERS (S.B.O.):** Owner-supplied items to be coordinated and installed by the Contractor.
- VERIFY IN FIELD (V.I.F.):** Means the Contractor is to field check condition prior to setting dimensions or proceeding with work noted. Notify Architect of potential conflicts or problems.
- CLEAN-UP:** Complete "broom" cleanup of the construction site and all areas outside the construction limits that may be affected by the work shall be an integral part of the work performed under this contract. All construction equipment, surplus materials, barricades and debris shall be removed from the site. Dirt, paint, putty, etc. shall be cleaned from finish surfaces.
- PUNCH LIST:** A final punch list of corrections and/or incompletions shall result from an inspection by the Architect when notified of substantial completion by the Contractor. The Contractor shall then promptly complete all items and notify the Architect upon completion of all items for a final inspection and approval of final payment.
- PROTECTION:** The existing building and its contents shall be protected as required during construction of new work. Provide temporary membranes as necessary. Provide covering for all remaining carpet, furnishings and existing millwork and finishes in areas of demolition and construction. Any occupied area or areas outside the area of construction or demolition shall be protected from damage, dust and debris. Contractor shall be responsible for the repair of any damages, clean up of dust or debris caused by the work.
- REPAIRS:** The General Contractor shall be responsible for correcting any finish defects found in the existing base building construction in the area of new work where scheduled, including but not limited, to uneven surfaces and finishes at plaster or gypsum board. The General Contractor shall patch and repair adjacent existing surfaces to match adjoining new surfaces.
- LIMITS OF RENOVATION WORK:** Renovation work zone limits may be established on the drawings or with the Owner and the Architect. Contractor and tradesmen shall coordinate their work with one another within these limits. Precautions shall be taken as required to minimize disturbances of building occupants or their furnishings if they remain during the construction period and to maintain non-work areas unobstructed and clear of debris.
- SALVAGE:** All existing items deemed salvageable by the Owner will either have been indicated on the drawings, removed prior to the start of demolition or will be directed by the Owner to be stored by the Contractor and shall remain the property of the Owner. Items to be relocated will have been indicated on the drawings.
- DEMOLITION WORK:** The Contractor shall entirely demolish and remove from the site any structure or portion thereof indicated to be removed.
- BEARING WALLS AND STRUCTURAL MEMBERS:** Where demolition is to occur, Contractor shall determine locations of existing structural members and bearing walls being removed and verify resolution of support for existing loads with Architect before proceeding with demolition work.
- ASBESTOS:** During demolition phase or work, inspect for existing asbestos. If present, make recommendations to Owner for abatement.

PROJECT INFO

OCCUPANCY GROUP: R-3,
 TWO-UNIT DWELLING, 3 STORY
 ZONING: RH-2
 CONSTRUCTION TYPE: TYPE V-B

PROJECT SCOPE

RESTORE BASE OF SECOND FLOOR BAY WINDOW. LOWER EXISTING SLOPED DRIVEWAY AND INSTALL NEW GARAGE DOOR. REPLACE EXISTING FRONT STAIR RAILING. REMOVE A PORTION OF BUILDING AT REAR OF PROPERTY. NEW ENCLOSED STAIR TO EXISTING ROOF DECK. NEW RAIL AT EXISTING ROOF DECK AND INTERIOR REMODEL OF EXISTING 2 UNITS.

AREA CALCULATIONS

EXISTING

FIRST FLOOR GARAGE	303 SQ. FT.
FIRST FLOOR LIVING	1091 SQ. FT.
SECOND FLOOR	1416 SQ. FT.
THIRD FLOOR	1416 SQ. FT.
FOURTH FLOOR/ ATTIC	46 SQ. FT.

EXISTING TOTAL 4272 SQ. FT.

PROPOSED

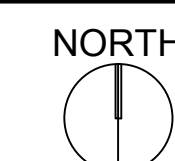
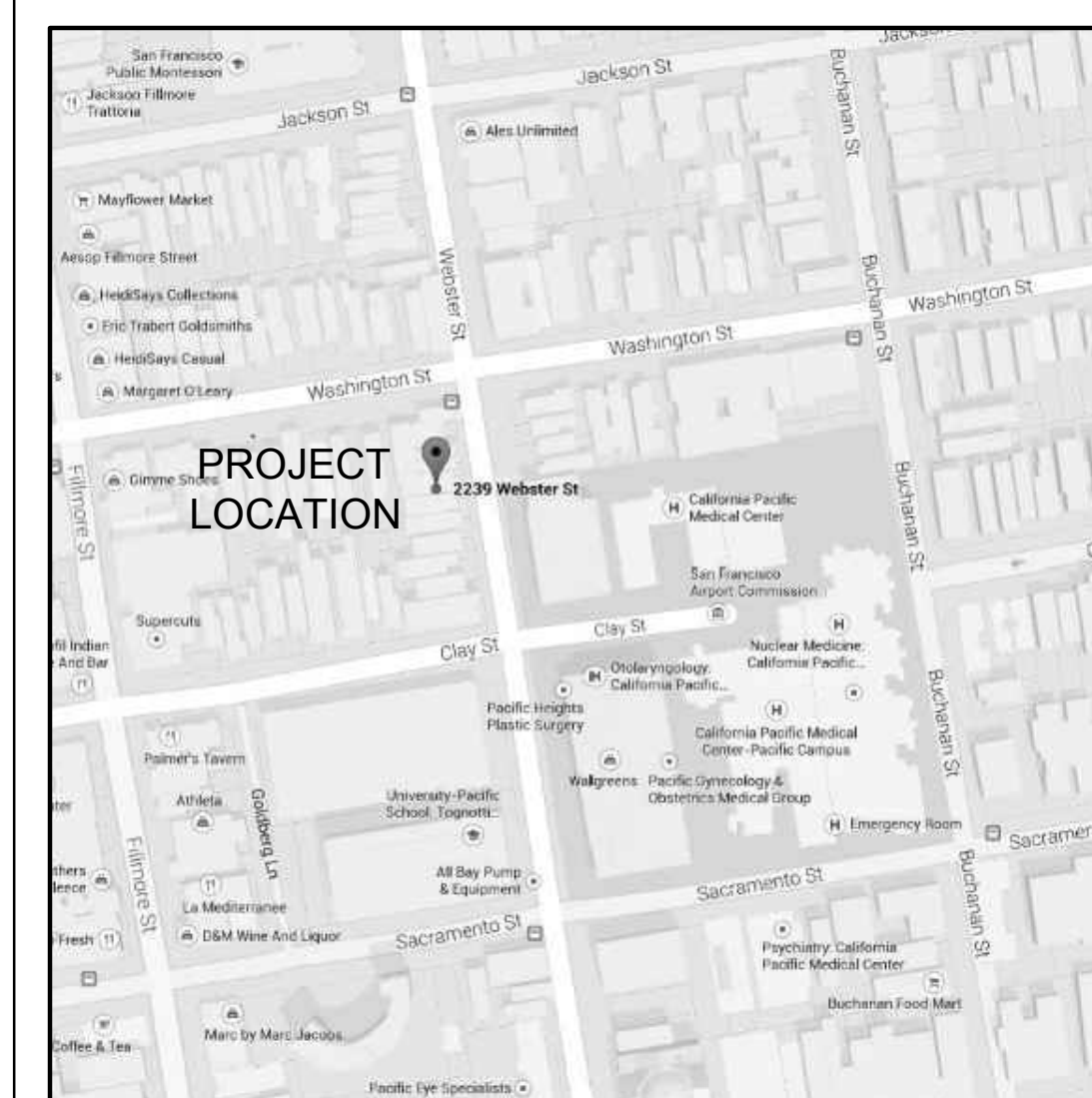
FIRST FLOOR GARAGE	745 SQ. FT.
FIRST FLOOR LIVING	599 SQ. FT.
SECOND FLOOR	1365 SQ. FT.
THIRD FLOOR	1365 SQ. FT.
FOURTH FLOOR/ ATTIC	129 SQ. FT.

PROPOSED TOTAL 4203 SQ. FT.

DEFERRED SUBMITTAL

WHOLE HOUSE AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE APPLIED FOR UNDER A SEPARATE PERMIT

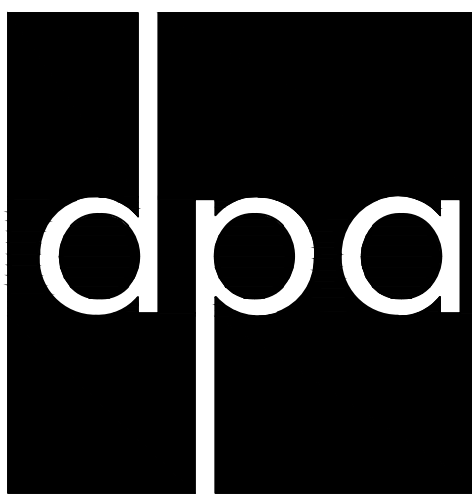
VICINITY MAP



DRAWING INDEX

ARCHITECTURAL DRAWINGS

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A - 1.0	EXISTING SITE PLAN
A - 1.1	PROPOSED SITE PLAN
A - 2.0	EXISTING & PROPOSED FIRST FLOOR PLAN
A - 2.1	EXISTING & PROPOSED SECOND FLOOR PLAN
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A - 2.3	EXISTING & PROPOSED FOURTH FLOOR/ ATTIC PLAN
A - 3.0	PROPOSED EAST ELEVATION
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E - 3.0	EXISTING EAST ELEVATION
E - 3.1	EXISTING SOUTH ELEVATION
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E - 3.3	EXISTING NORTH ELEVATION
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Date: JUNE 11, 2015

Scale: NA

Drawn: TW

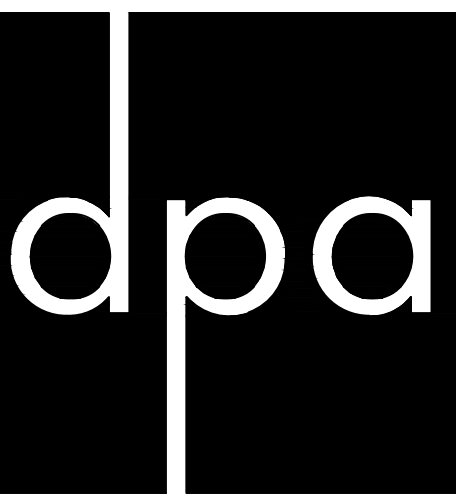
Job: 1502

Revision:



COVER SHEET

A - 0



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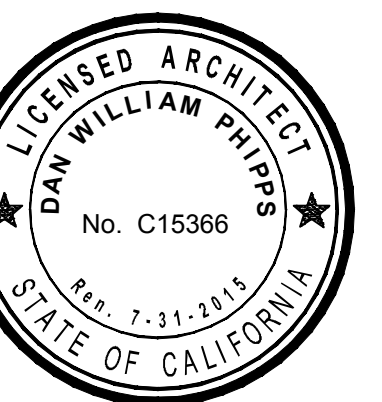
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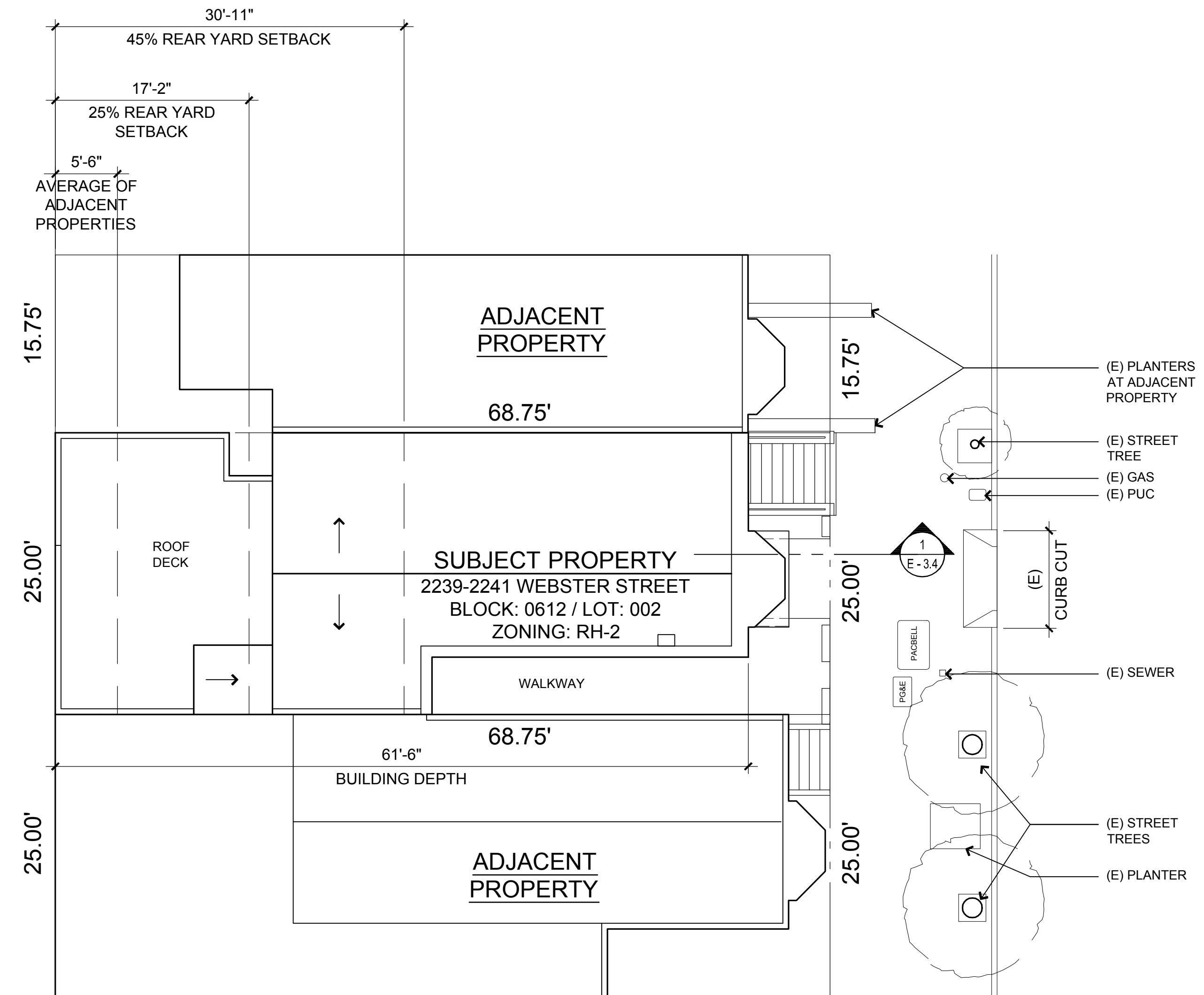
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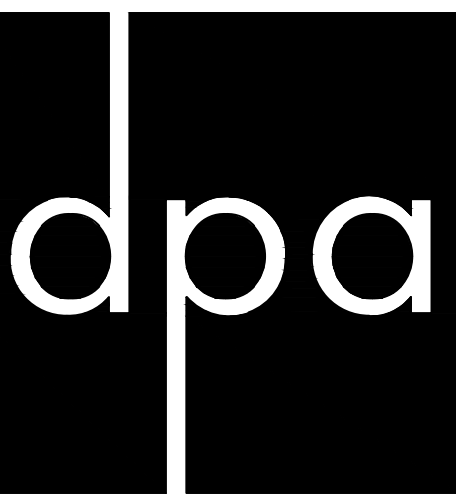
EXISTING
SITE PLAN

A - 1.0



EXISTING SITE PLAN

NORTH



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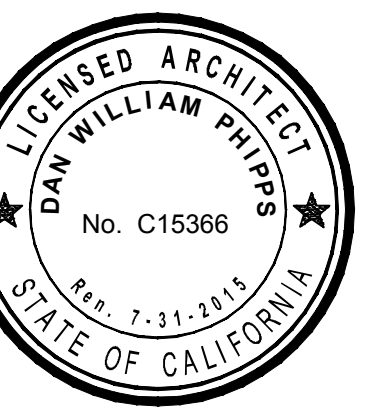
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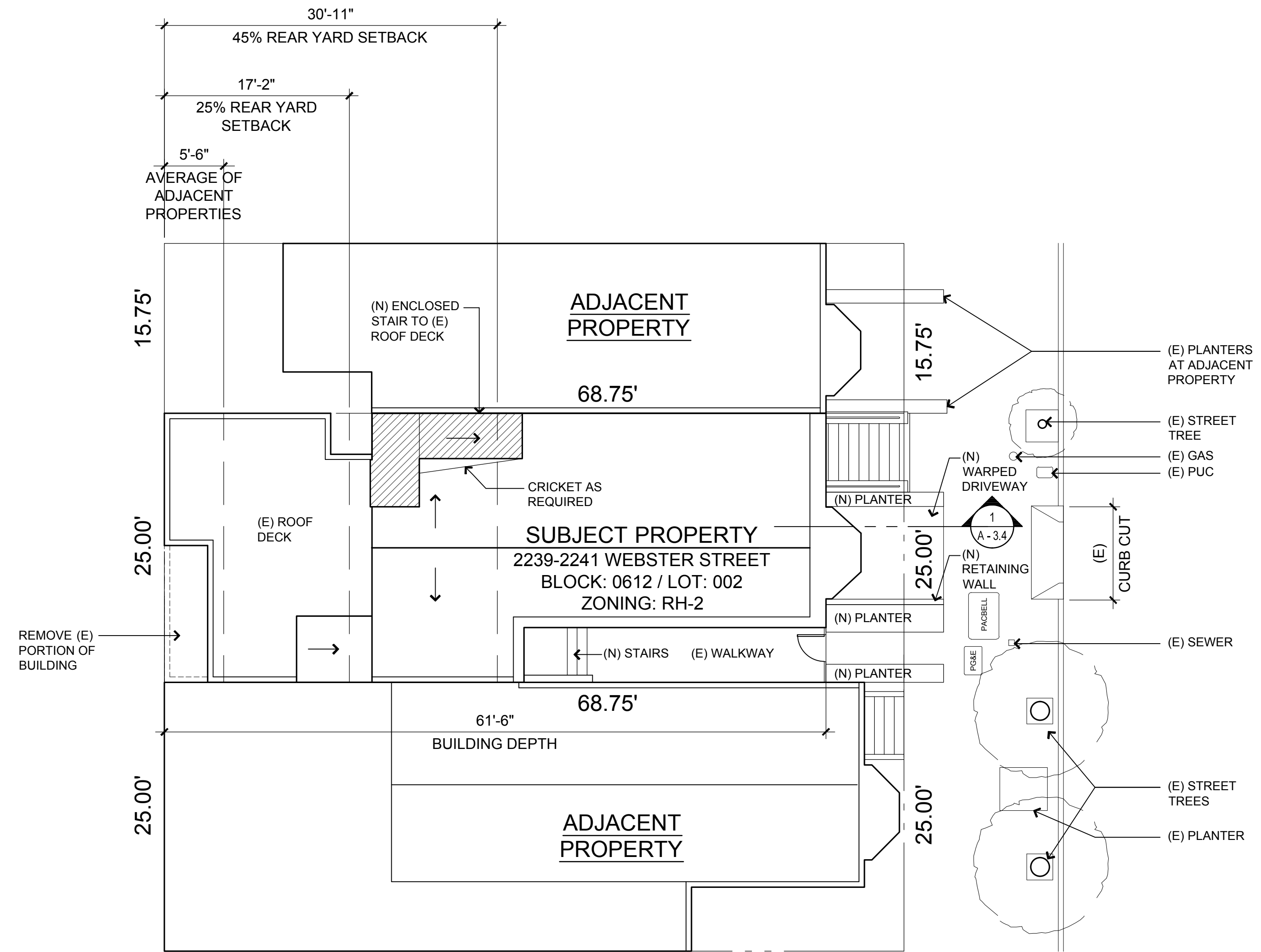
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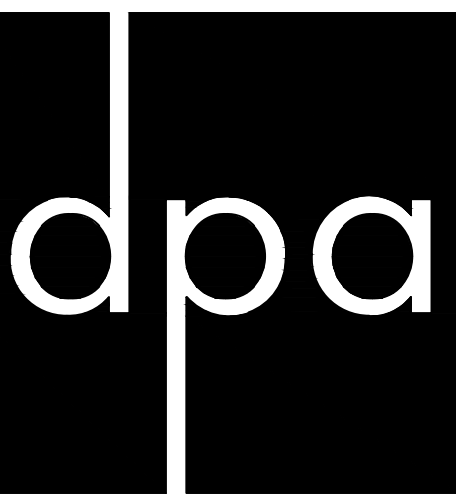
PROPOSED SITE PLAN

A - 1.1



PROPOSED SITE PLAN

WEBSTER STREET



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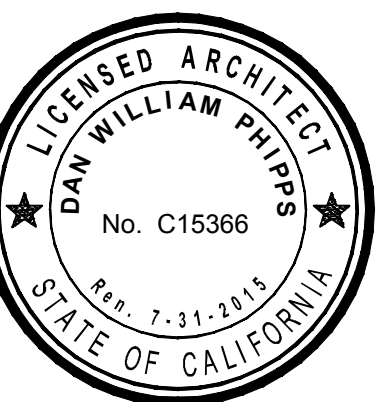
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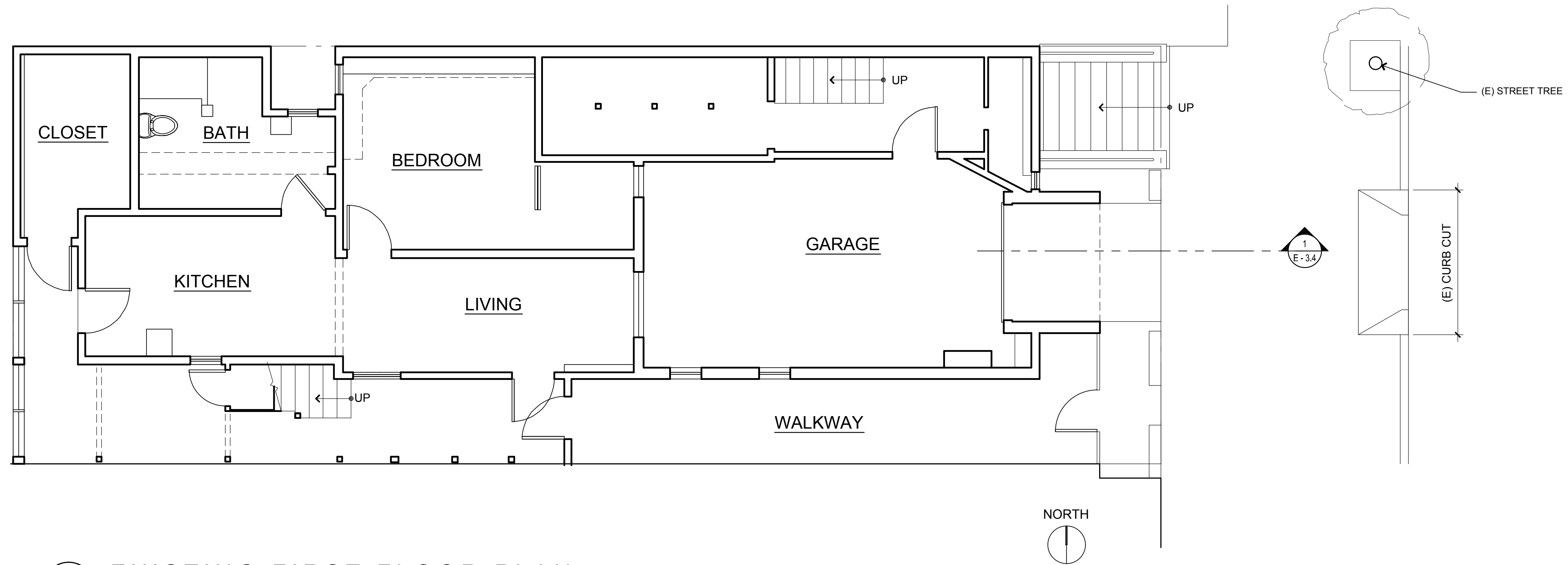
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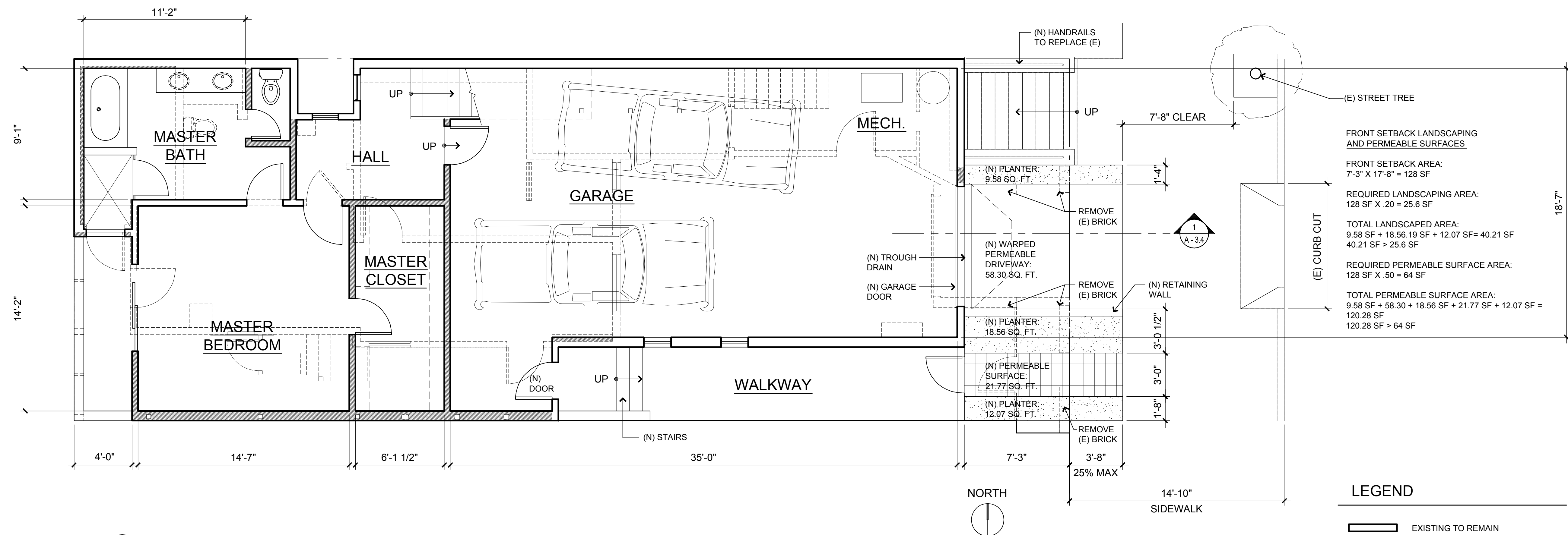


EXISTING & PROPOSED
FIRST FLOOR PLAN

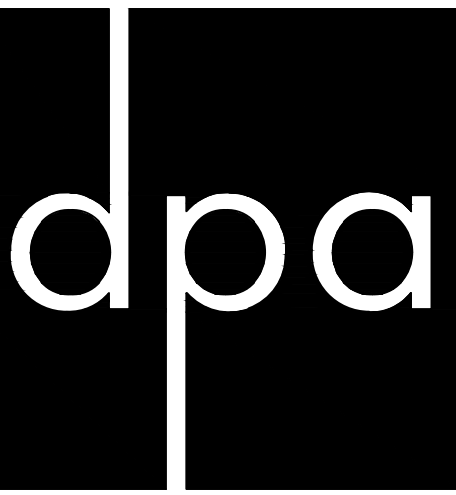
A - 2.0



EXISTING FIRST FLOOR PLAN
2239 WEBSTER ST.



PROPOSED FIRST FLOOR PLAN
2239 WEBSTER ST.



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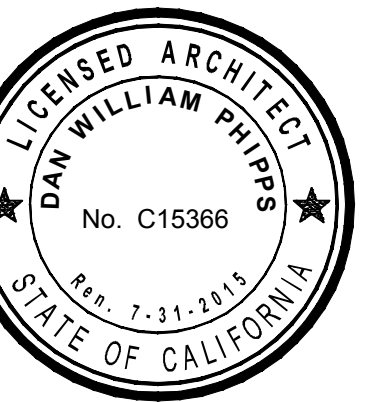
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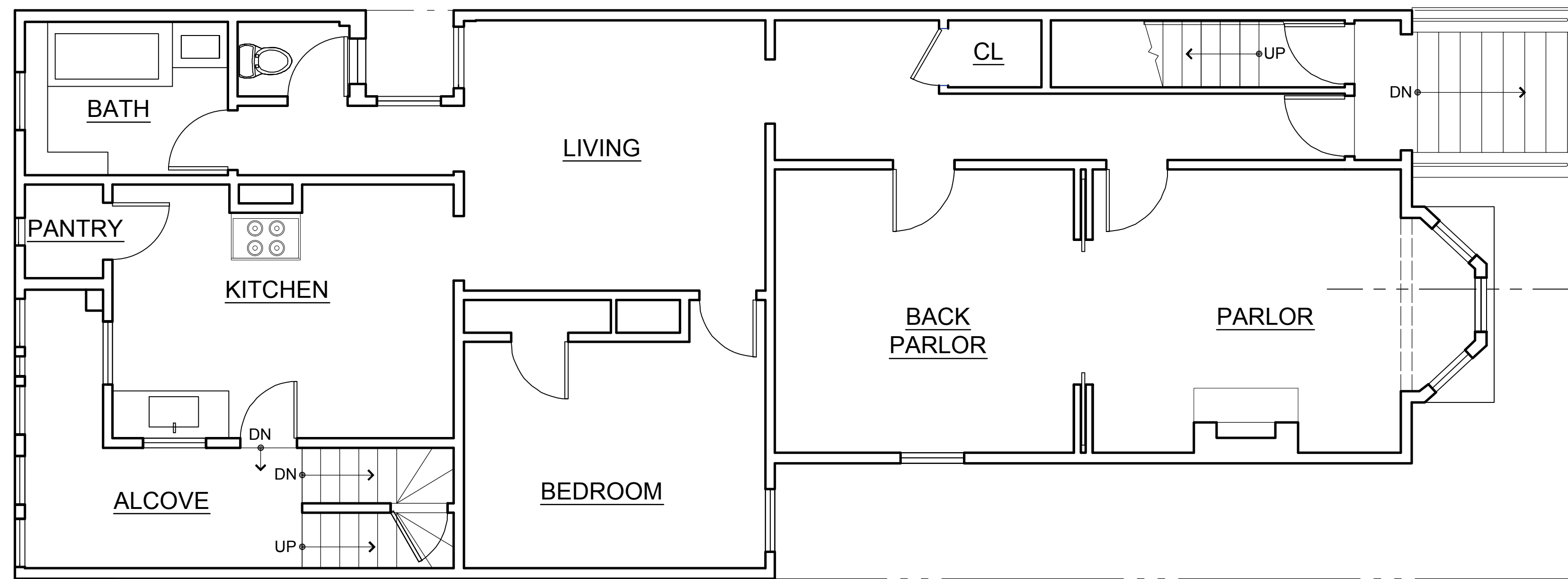
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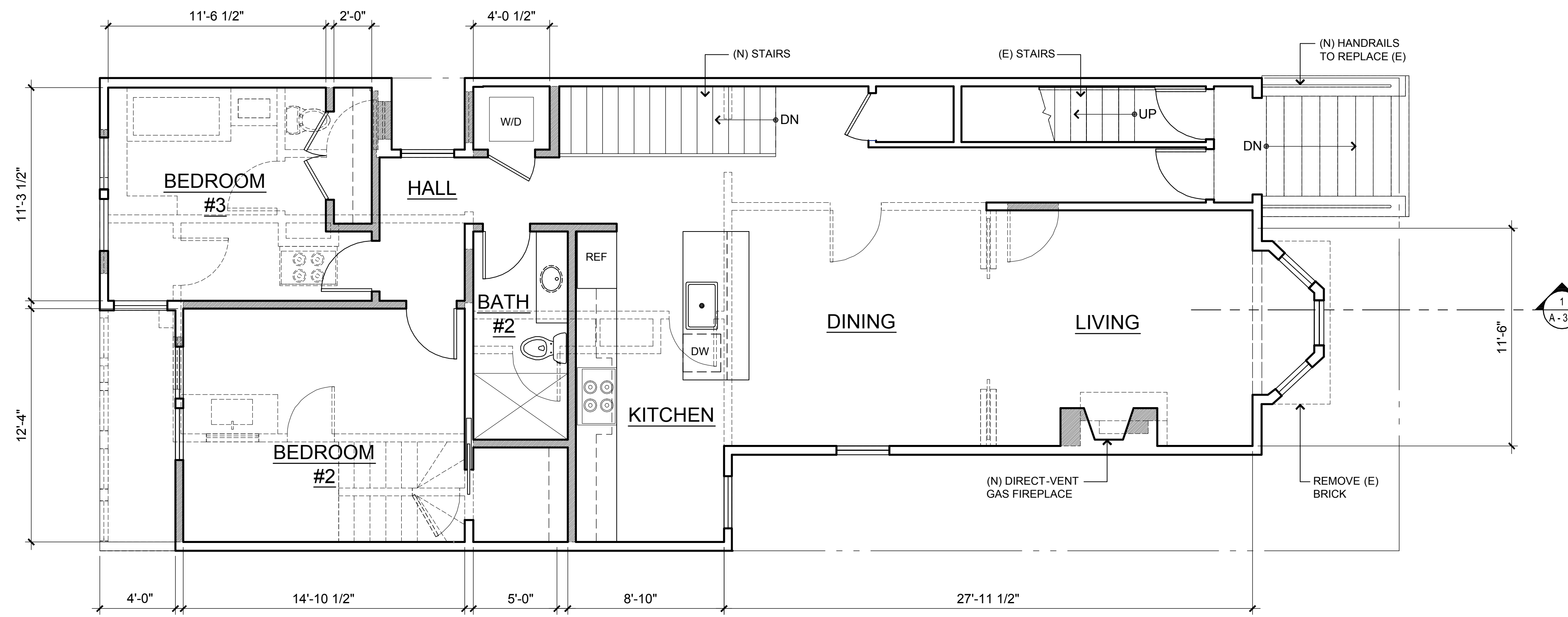


EXISTING & PROPOSED SECOND FLOOR PLAN

A - 2.1

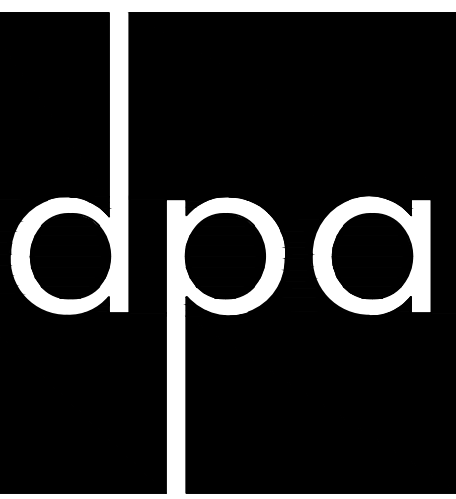


EXISTING SECOND FLOOR PLAN
2239 WEBSTER ST.



PROPOSED SECOND FLOOR PLAN
2239 WEBSTER ST.

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	NEW 1-HOUR FIRE-RATED WALLS & PARTITIONS



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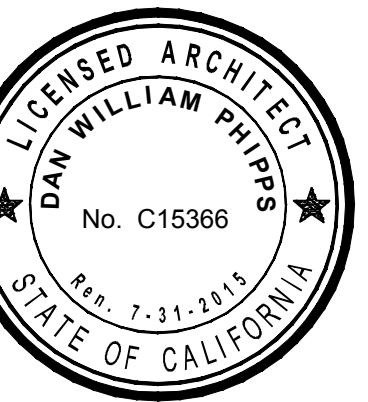
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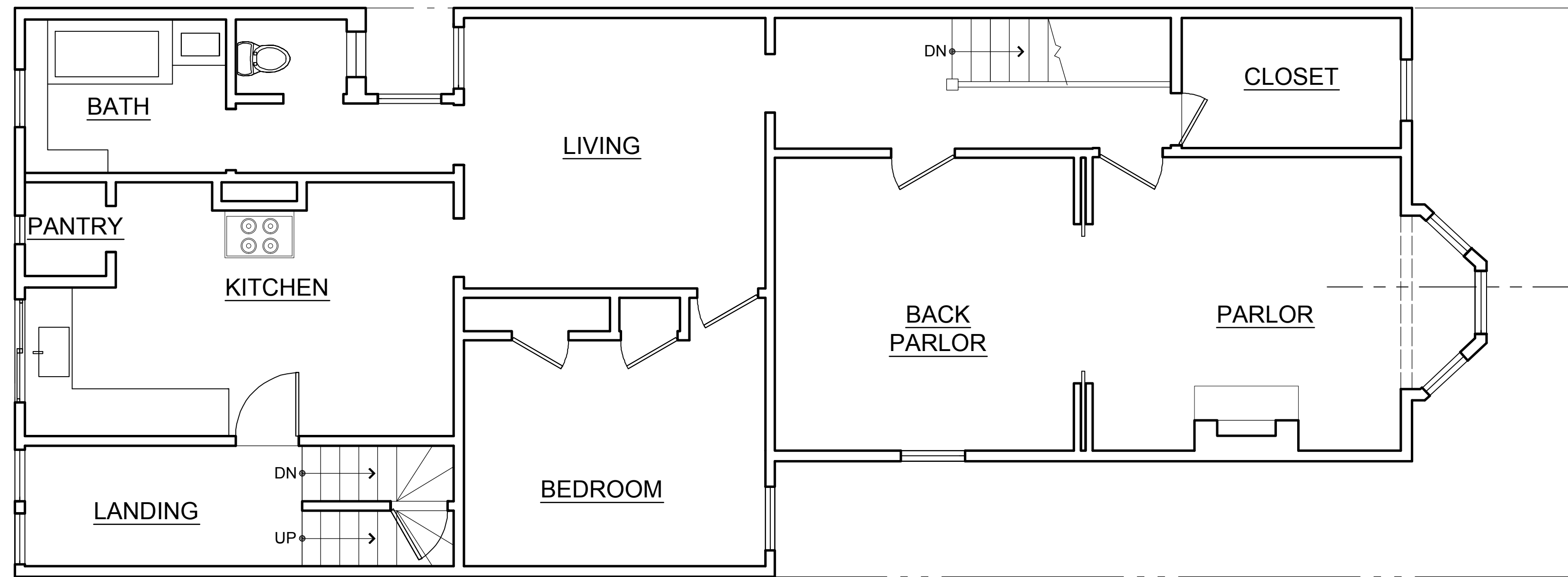
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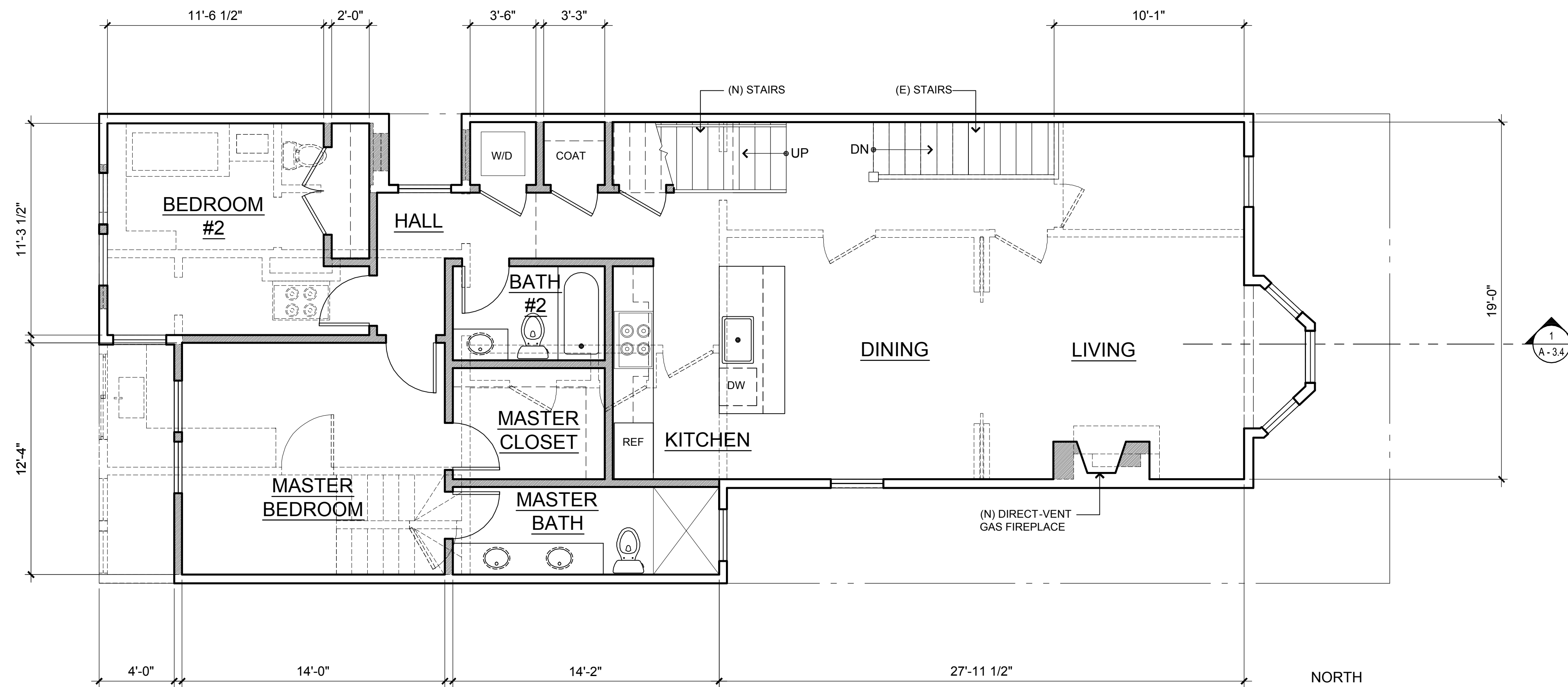


EXISTING
& PROPOSED
THIRD
FLOOR PLAN

A - 2.2



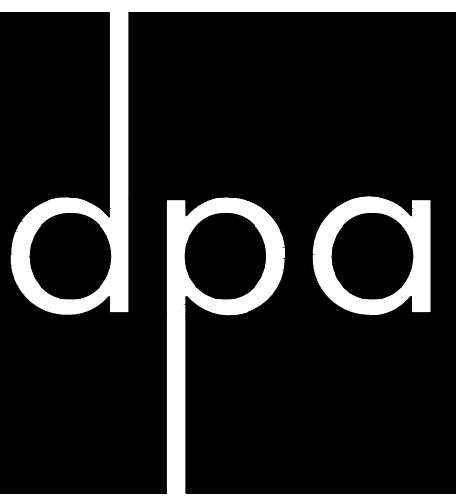
EXISTING THIRD FLOOR PLAN
2241 WEBSTER ST.



PROPOSED THIRD FLOOR PLAN
2241 WEBSTER ST.

LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- NEW 1-HOUR FIRE-RATED WALLS & PARTITIONS



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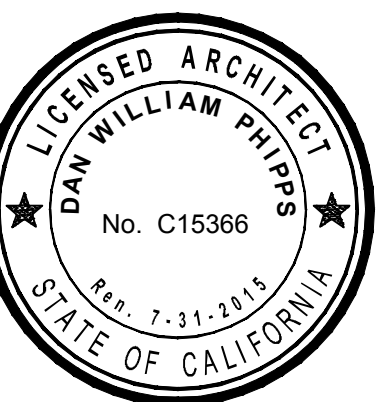
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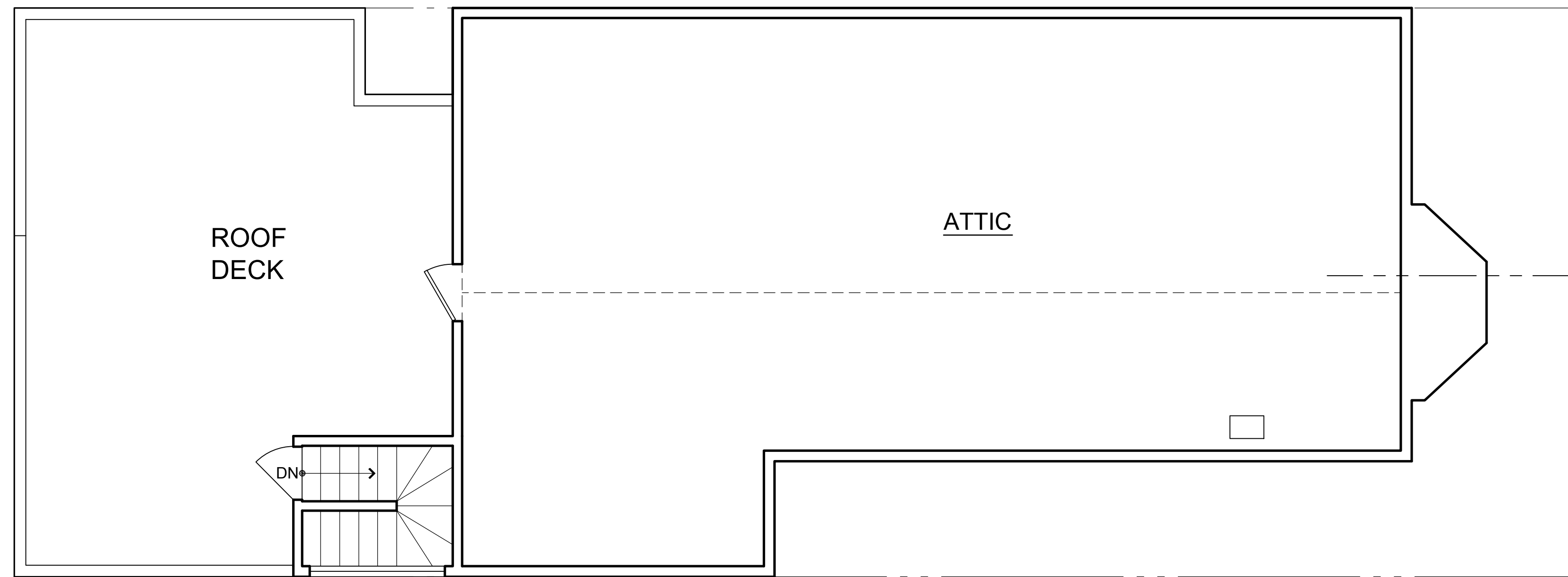
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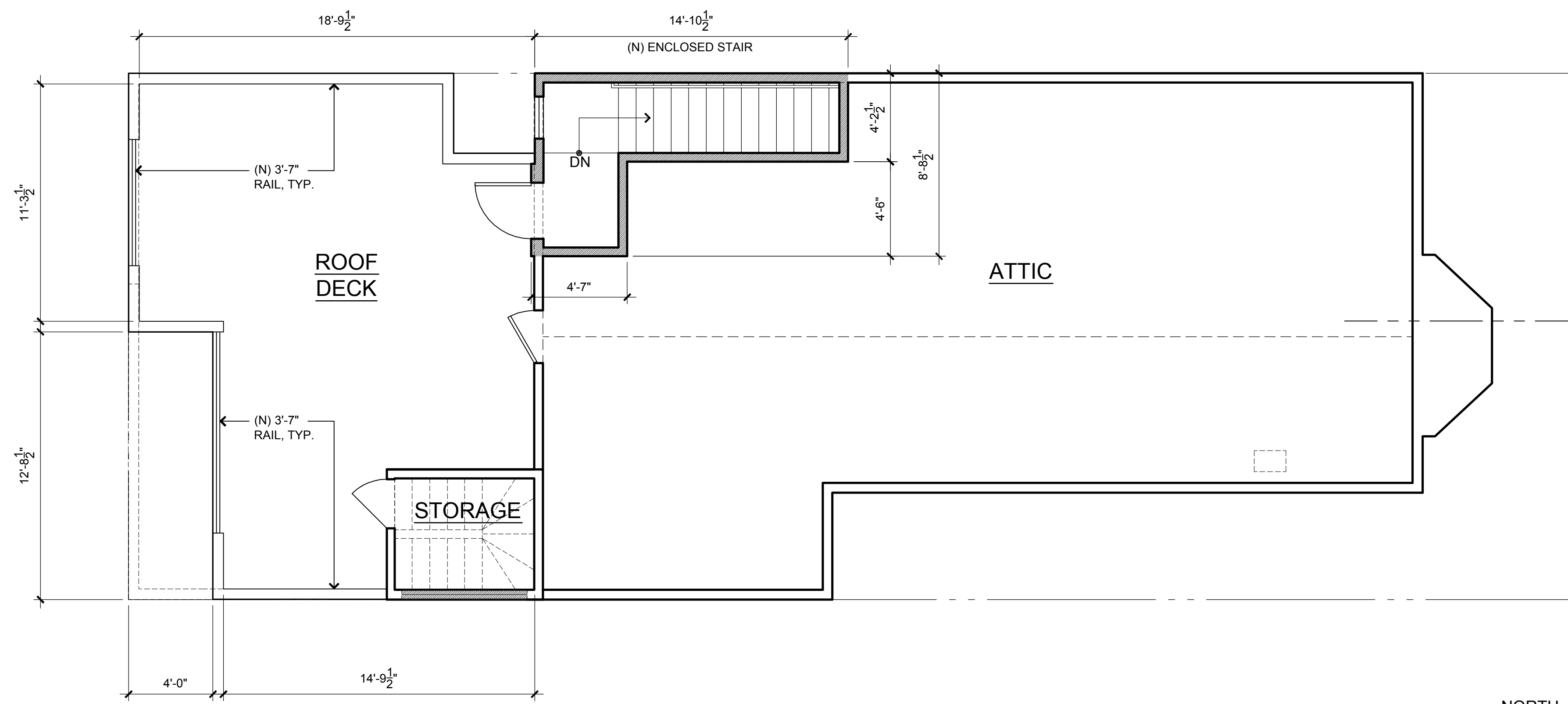


EXISTING & PROPOSED FOURTH FLOOR/ ATTIC PLAN

A - 2.3



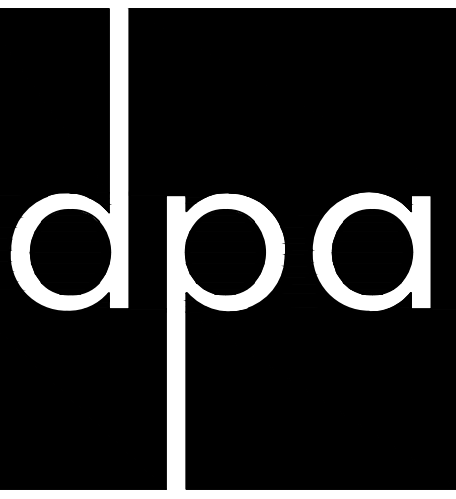
EXISTING FOURTH FLOOR/ ATTIC PLAN
2241 WEBSTER ST.



PROPOSED FOURTH FLOOR/ ATTIC PLAN
2241 WEBSTER ST.

LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- NEW 1-HOUR FIRE-RATED WALLS & PARTITIONS



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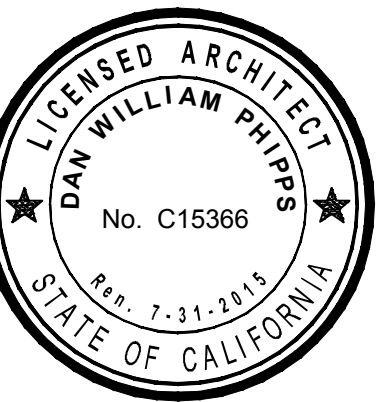
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Job: 1502

Revision:

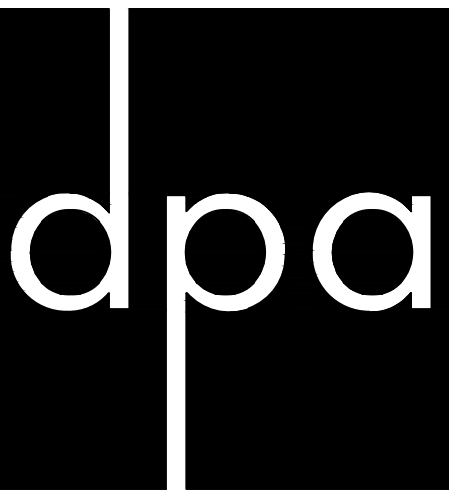


PROPOSED
EAST
ELEVATION

A - 3.0



PROPOSED EAST ELEVATION



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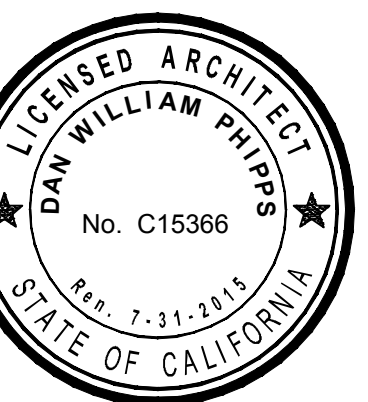
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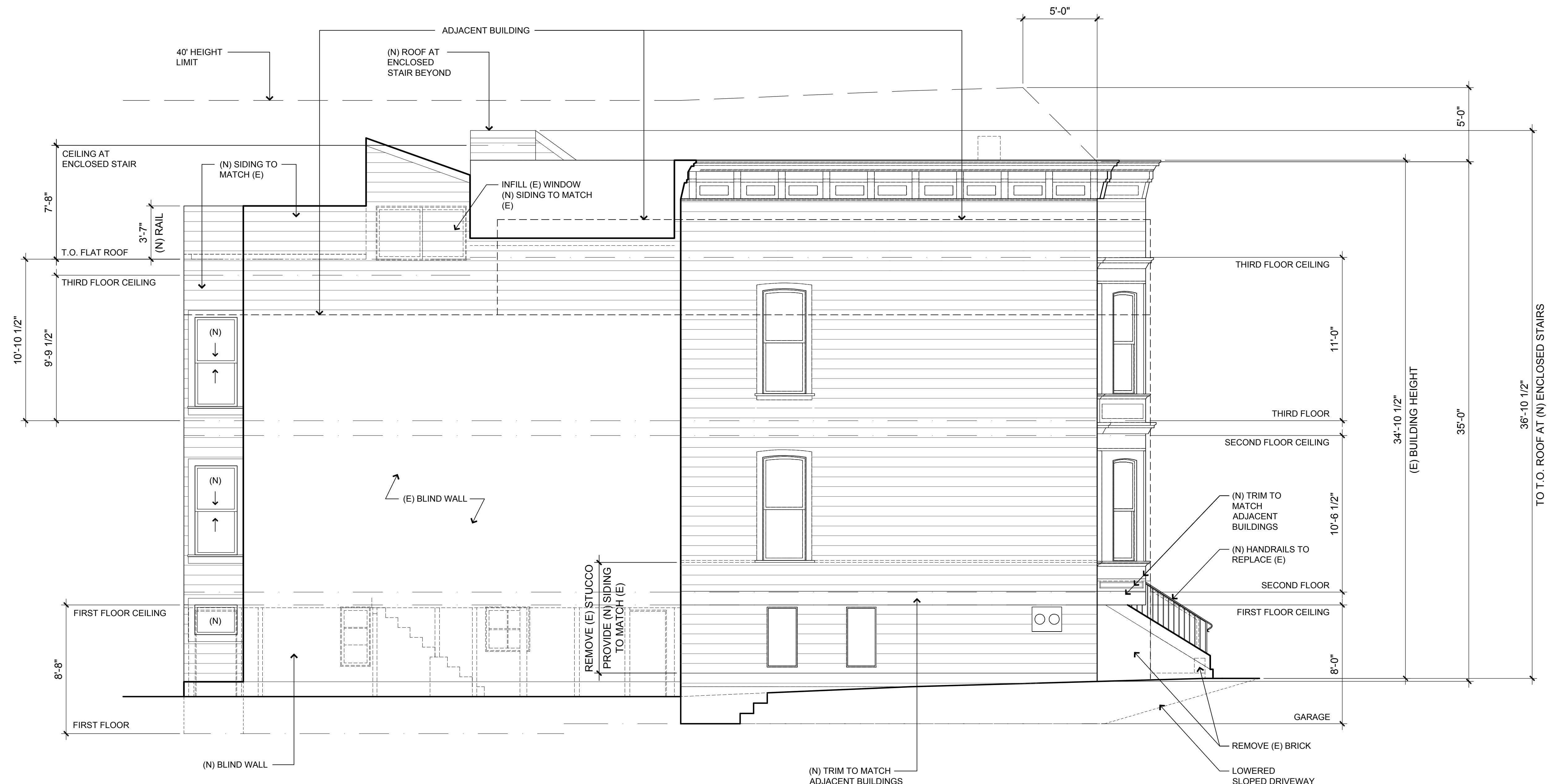
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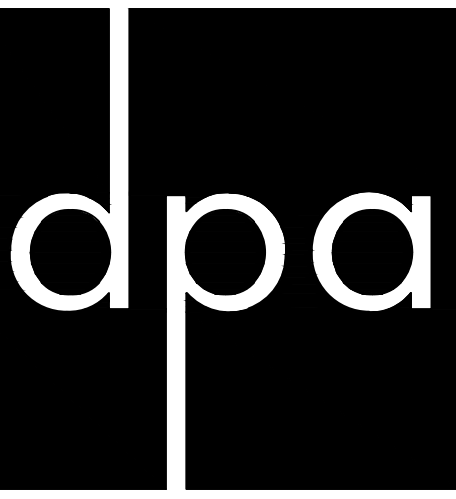


PROPOSED
SOUTH
ELEVATION

A - 3.1



PROPOSED SOUTH ELEVATION



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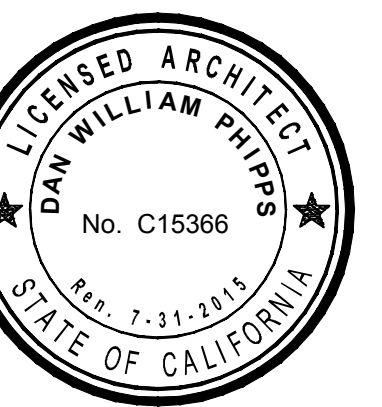
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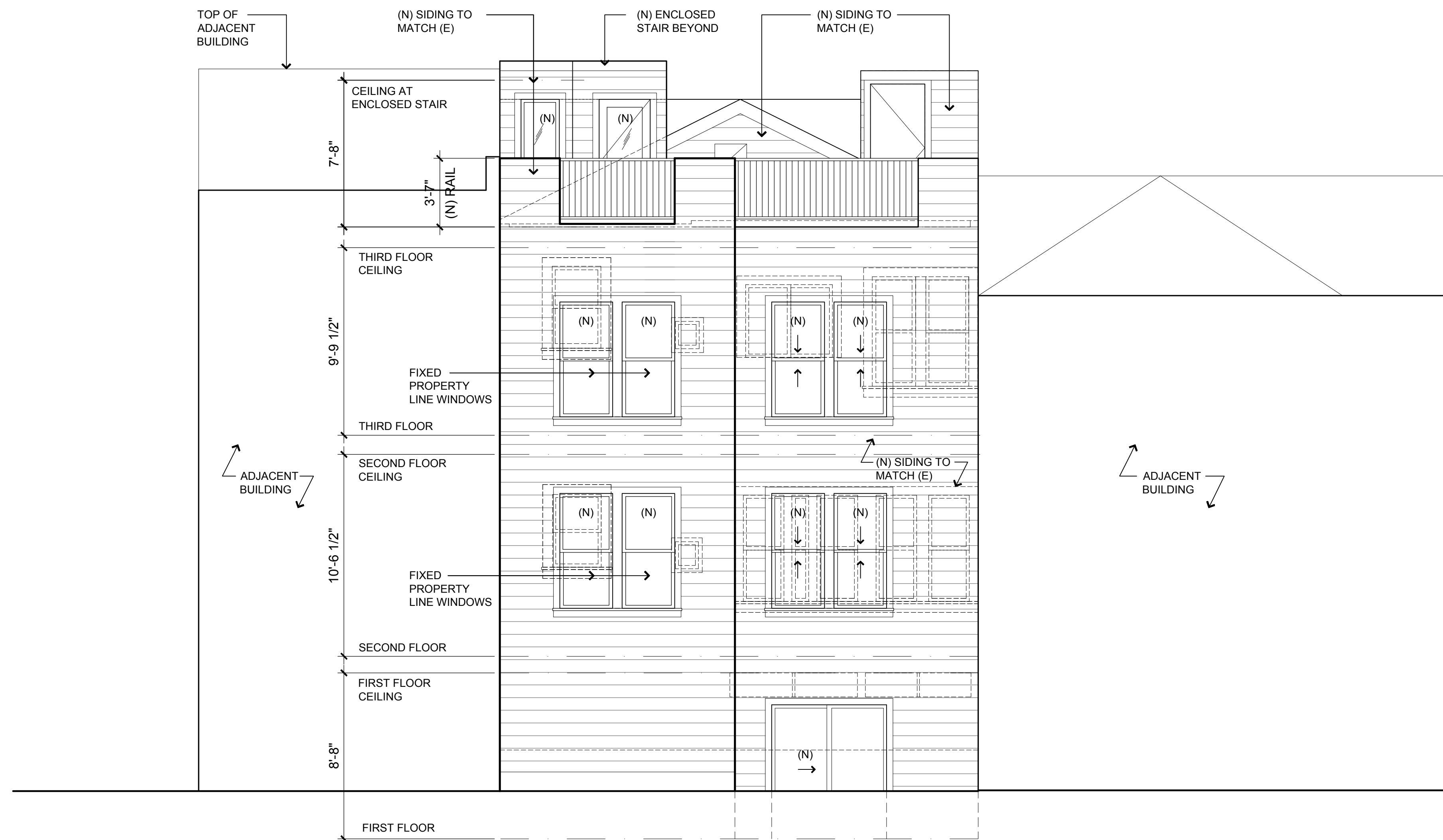
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Job: 1502

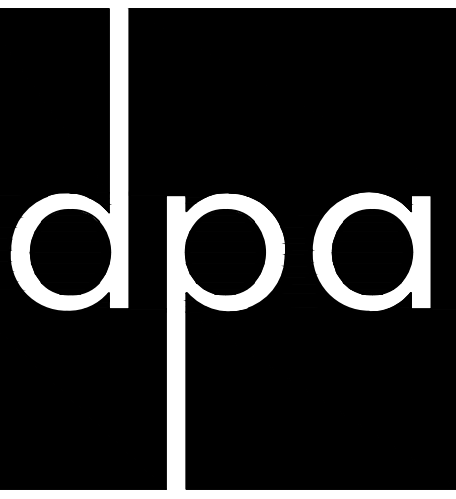
Revision:



PROPOSED
WEST
ELEVATION



○ PROPOSED WEST ELEVATION



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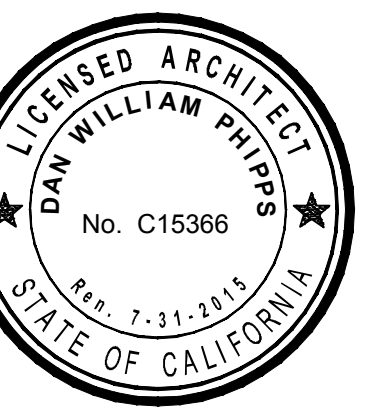
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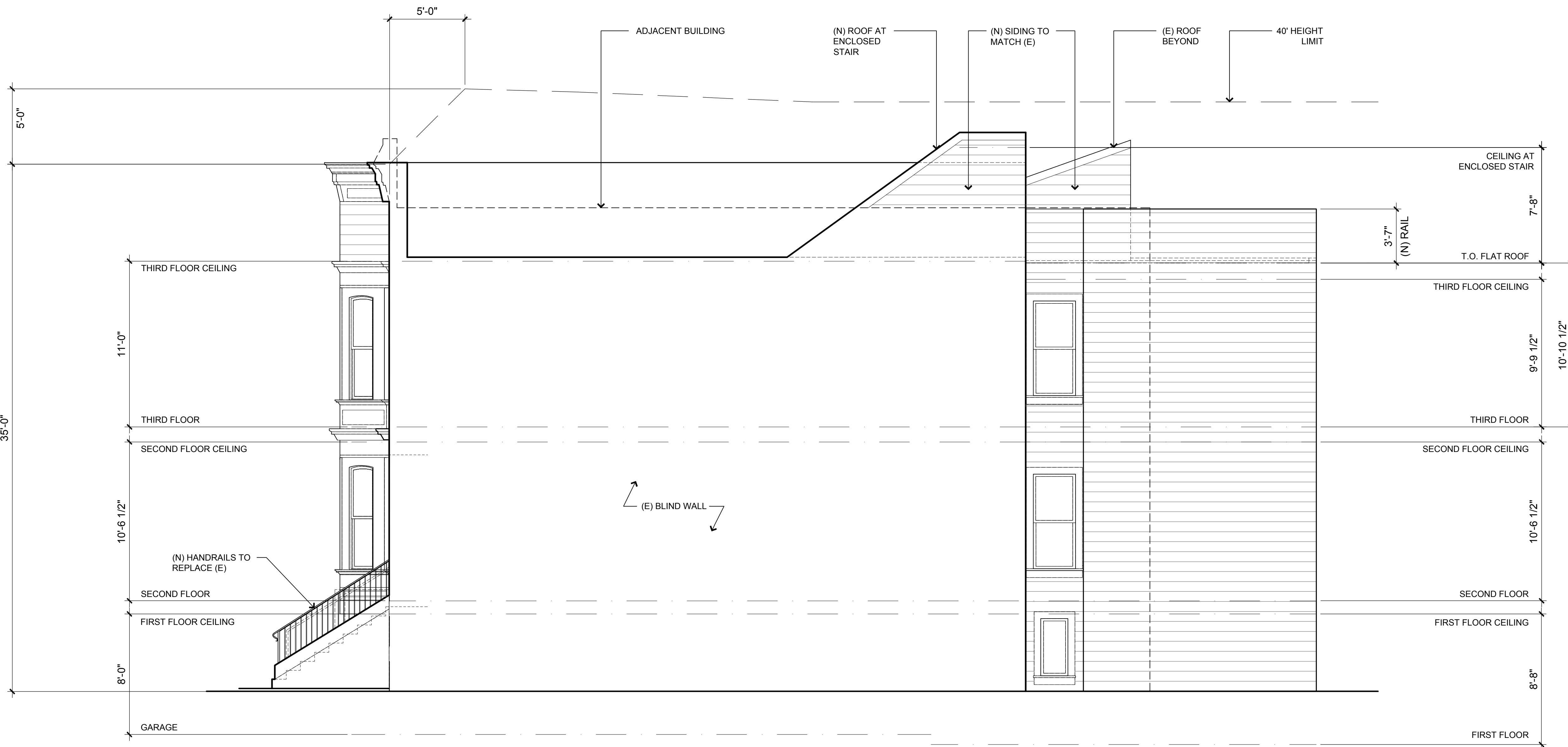
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Job: 1502

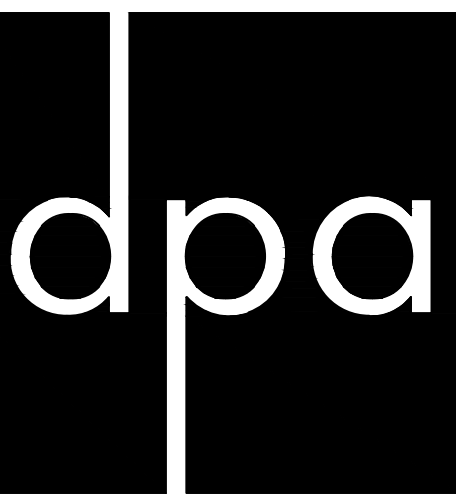
Revision:



PROPOSED
NORTH
ELEVATION



PROPOSED NORTH ELEVATION



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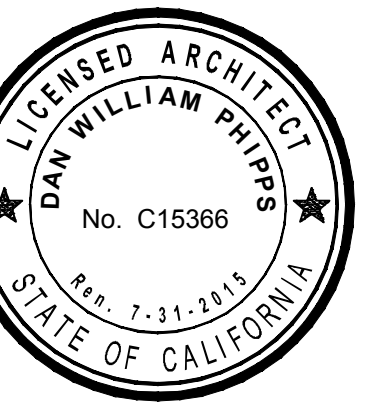
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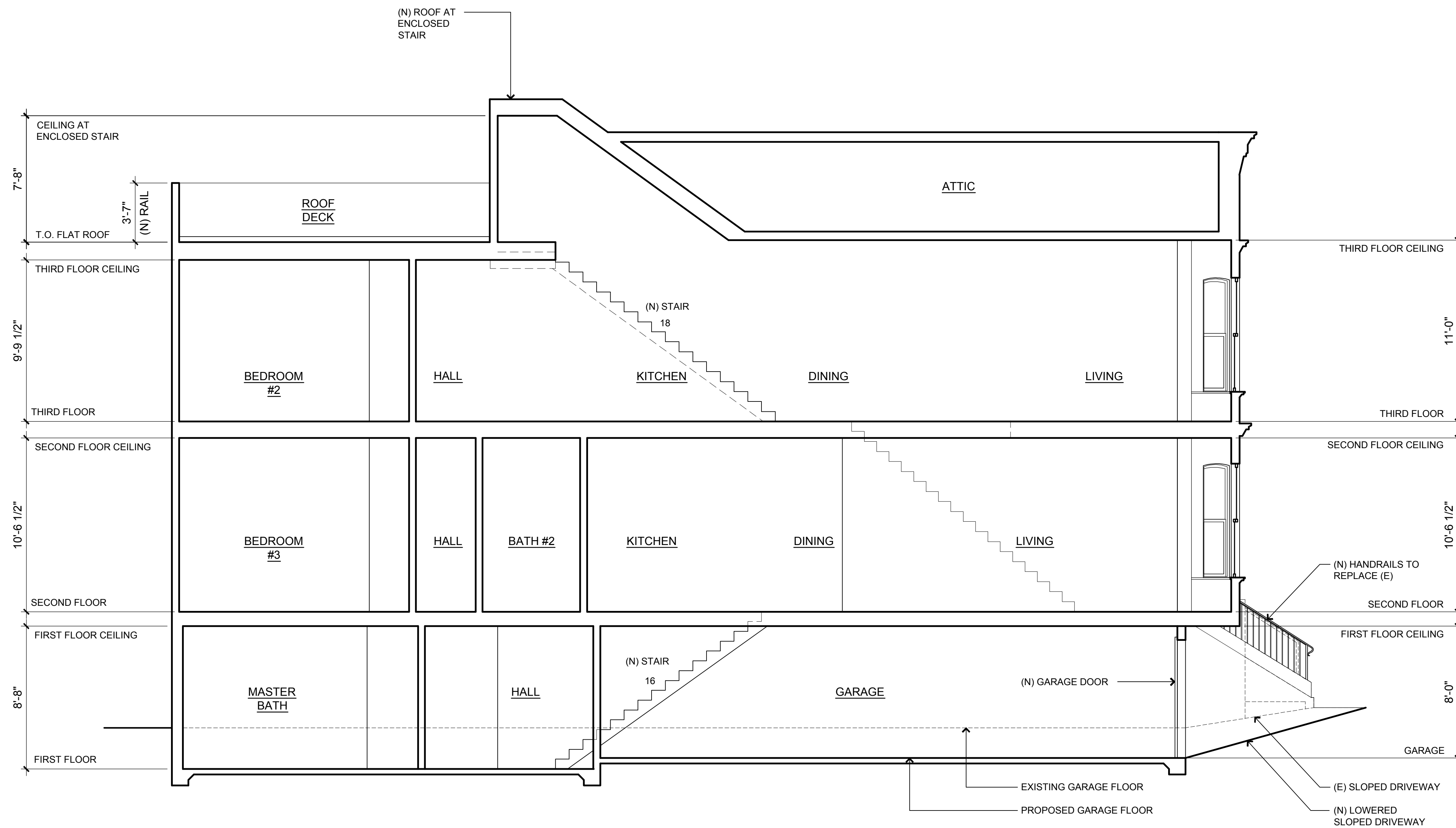
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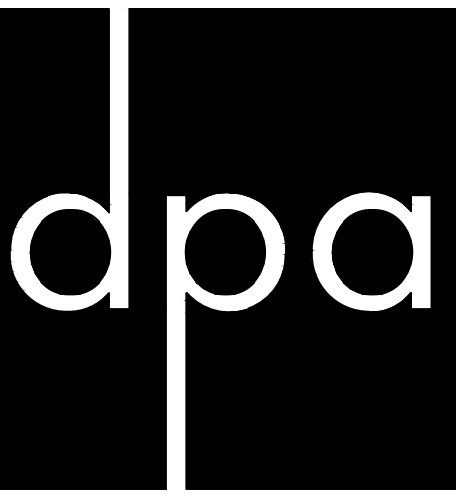


PROPOSED
BUILDING
SECTION

A - 3.4



1 PROPOSED SECTION LOOKING NORTH



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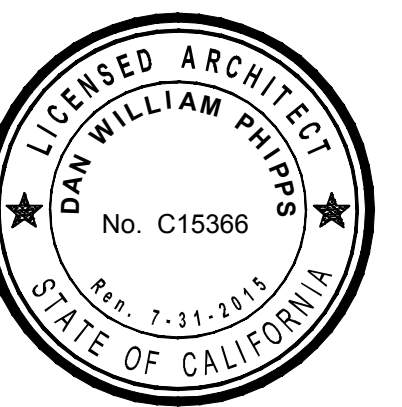
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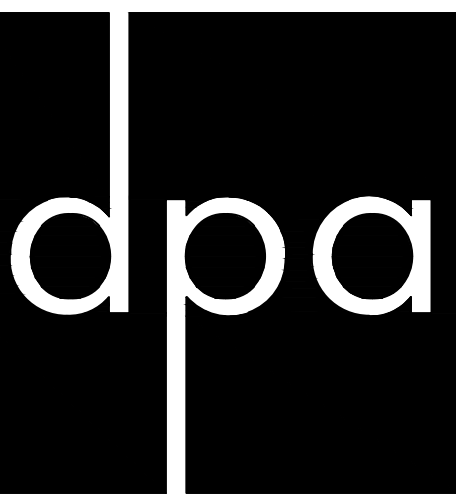
Job: 1502

Revision:



EXISTING
EAST
ELEVATION





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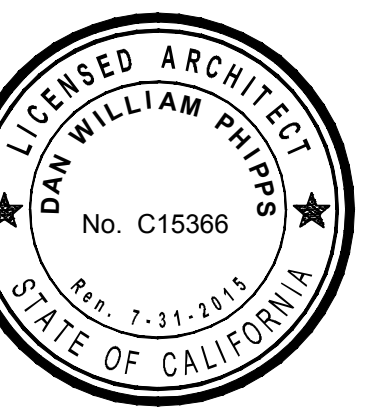
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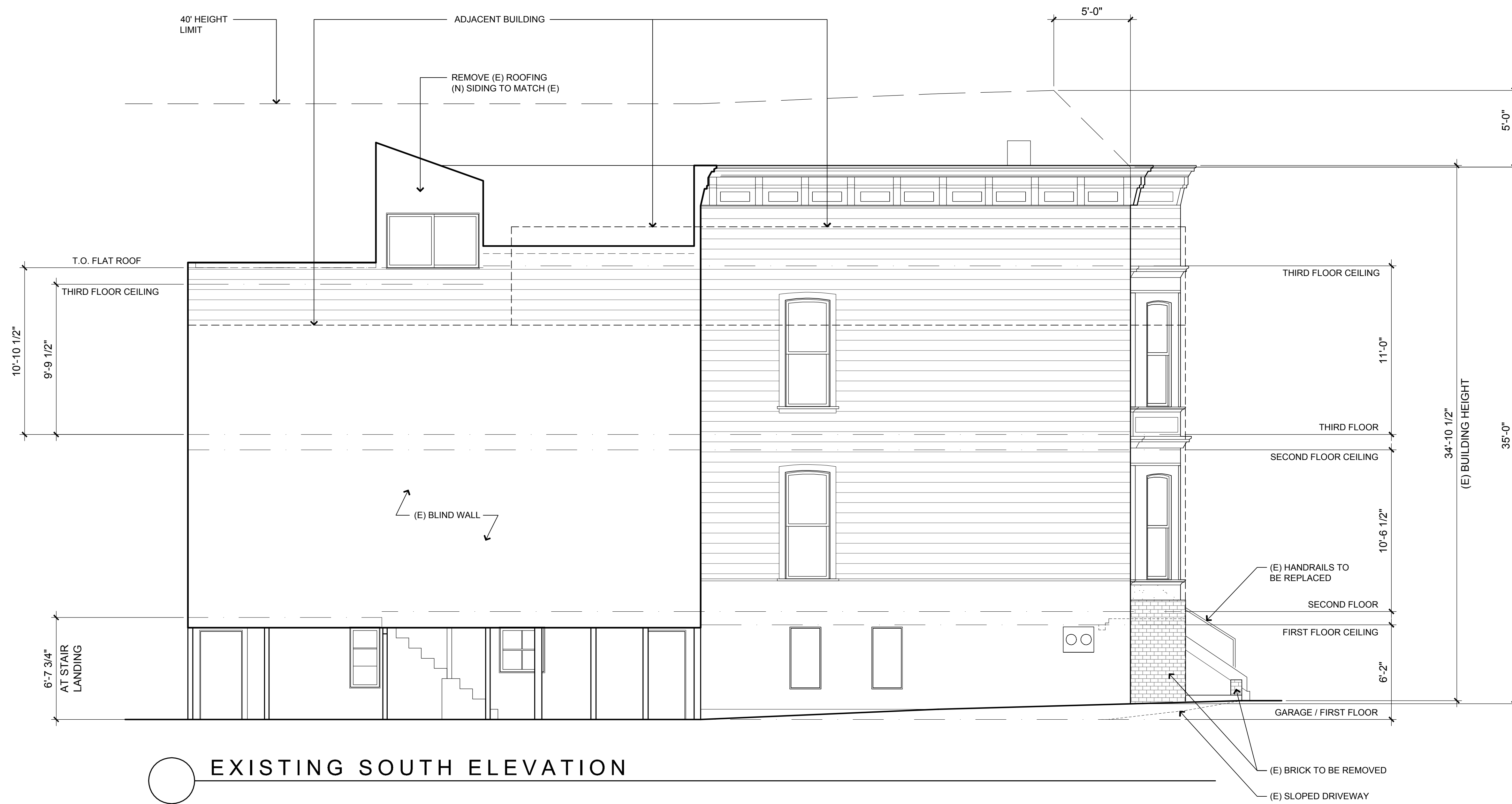
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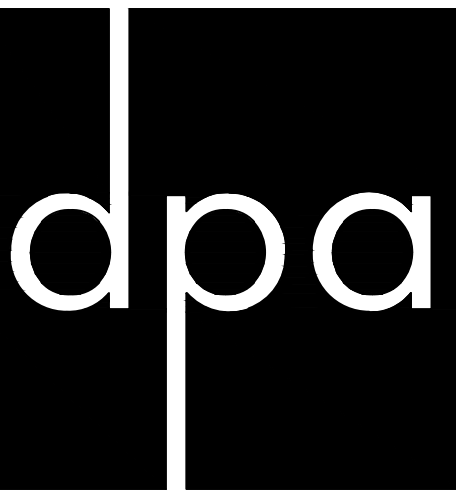


EXISTING
SOUTH
ELEVATION

E - 3.1



EXISTING SOUTH ELEVATION



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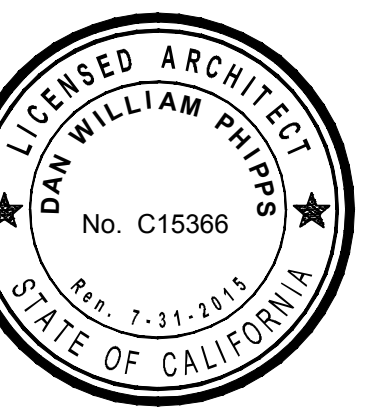
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Scale: 1/4"=1'-0"

Drawn: TW

Job: 1502

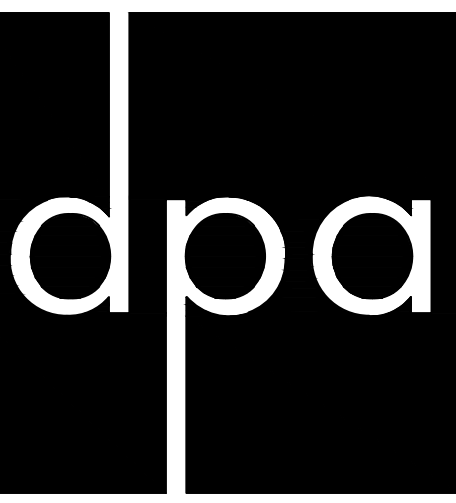
Revision:



EXISTING
WEST
ELEVATION



○ EXISTING WEST ELEVATION



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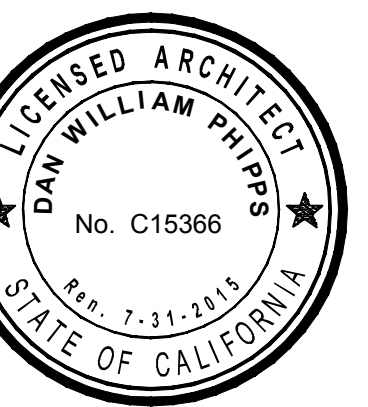
Date: JUNE 11, 2015

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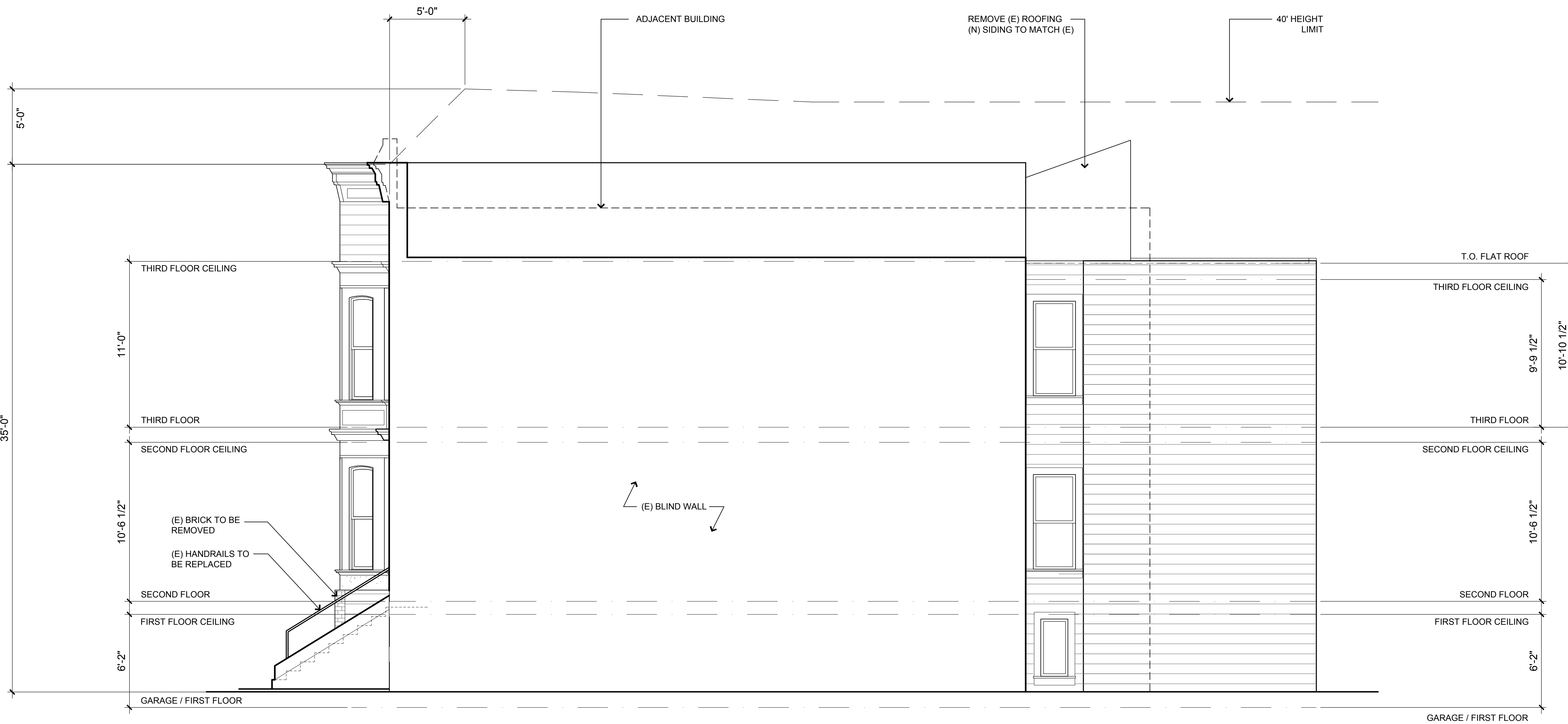
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Job: 1502

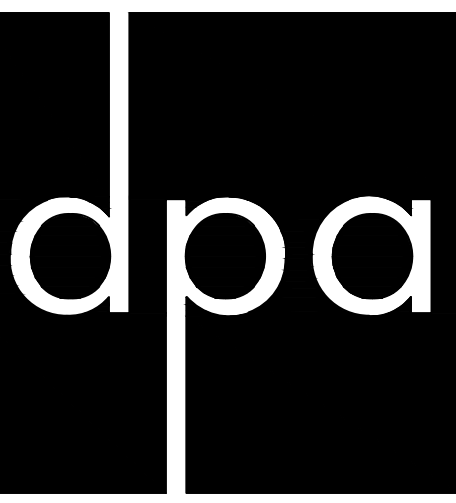
Revision:



EXISTING
NORTH
ELEVATION



EXISTING NORTH ELEVATION



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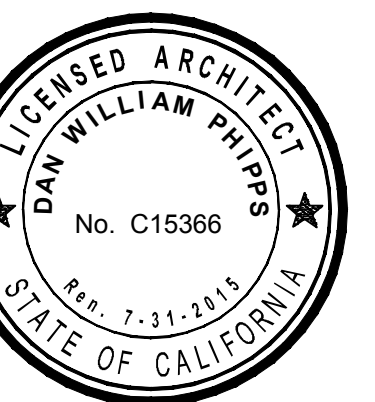
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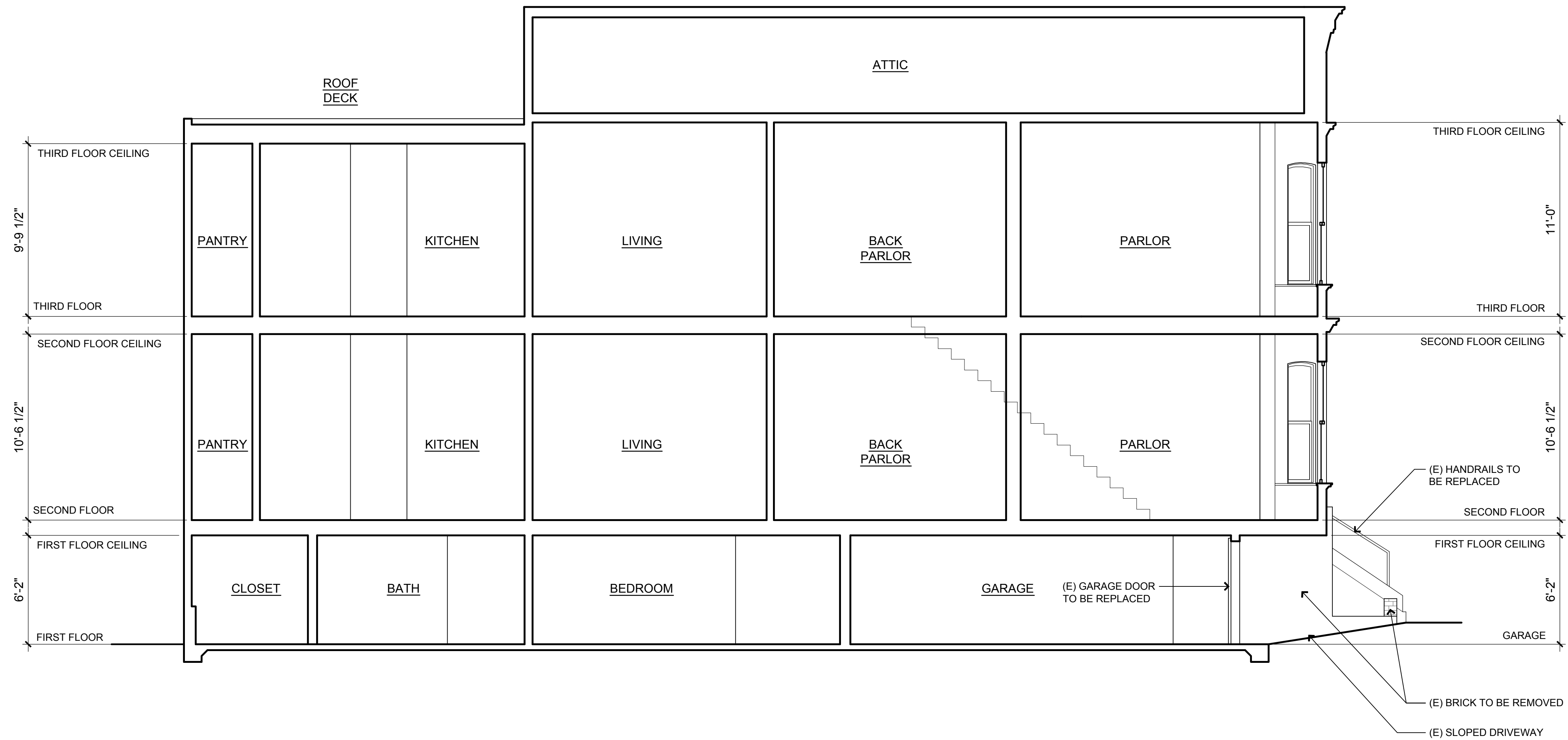
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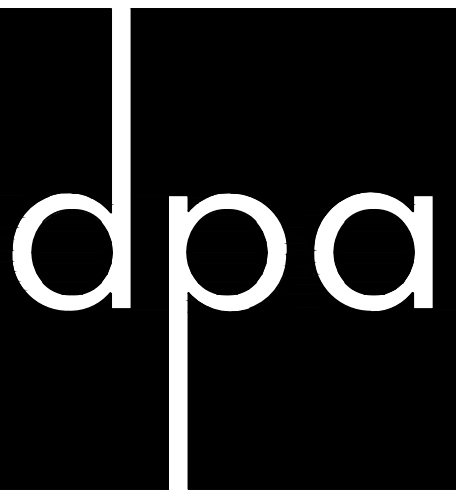
Revision:



EXISTING BUILDING SECTION



1 EXISTING SECTION LOOKING NORTH



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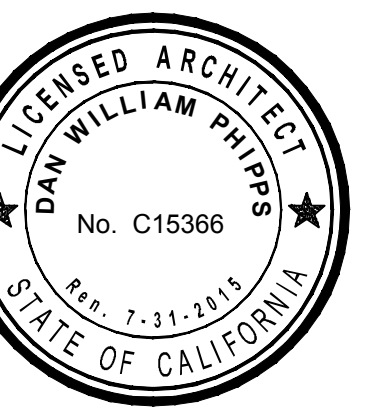
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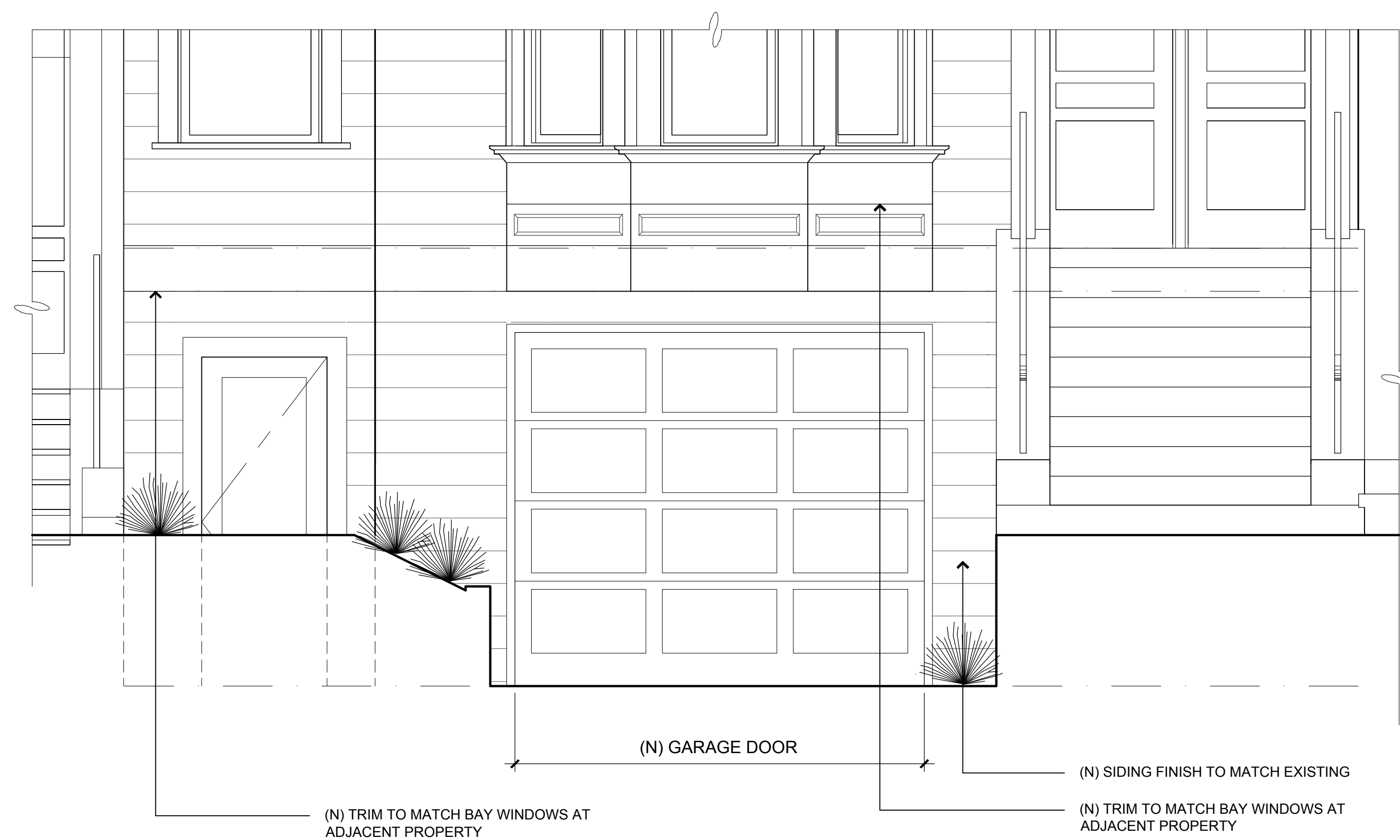
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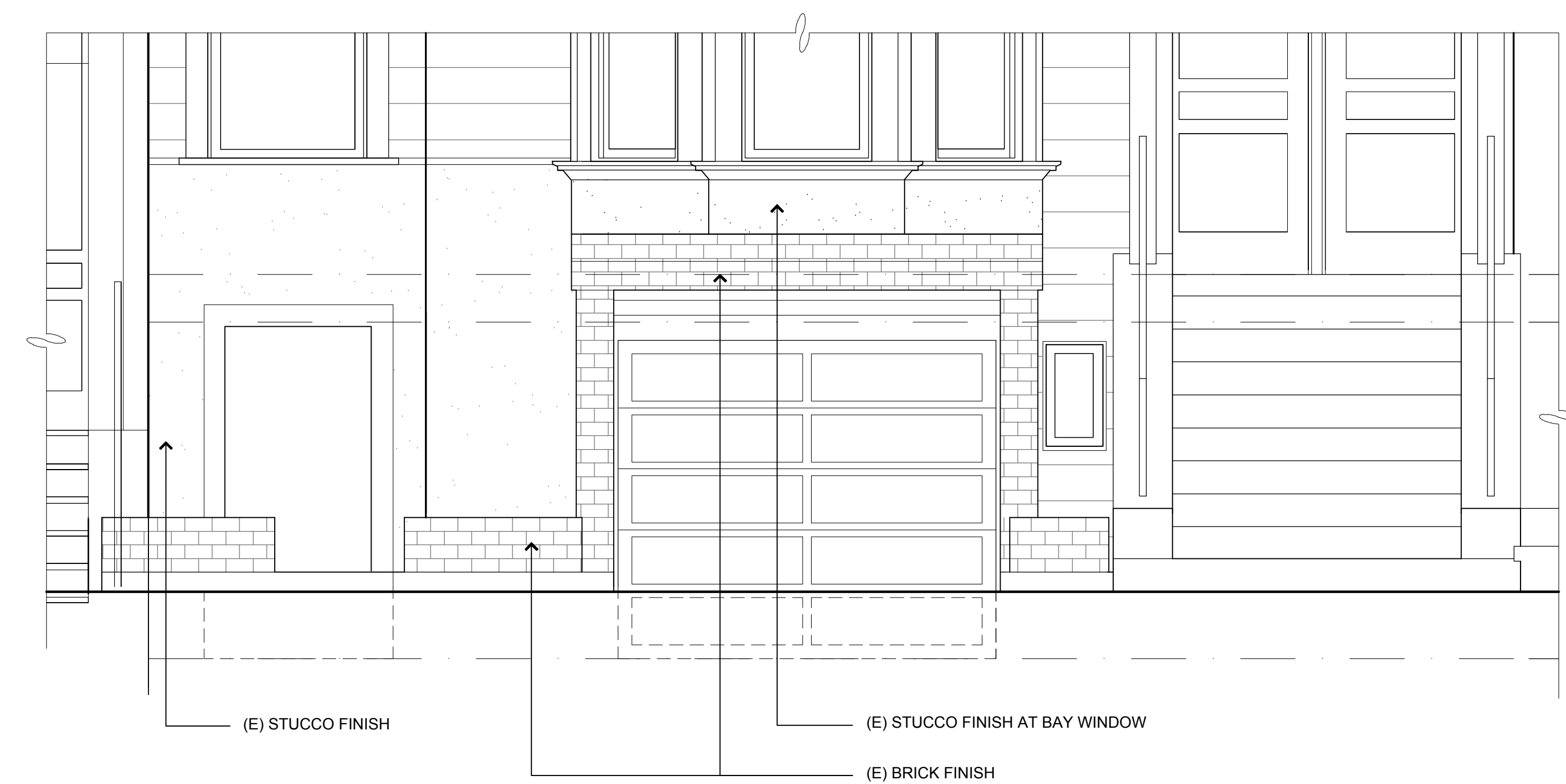
Revision:



ENLARGED
EXISTING AND
PROPOSED
GARAGE
ELEVATION



PROPOSED GARAGE ELEVATION



EXISTING GARAGE ELEVATION



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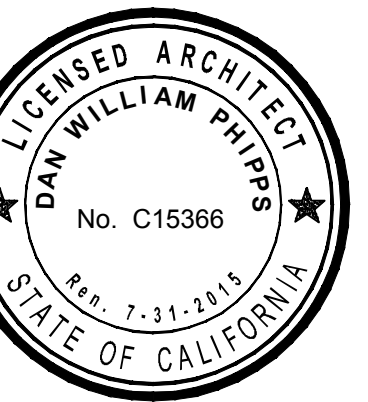
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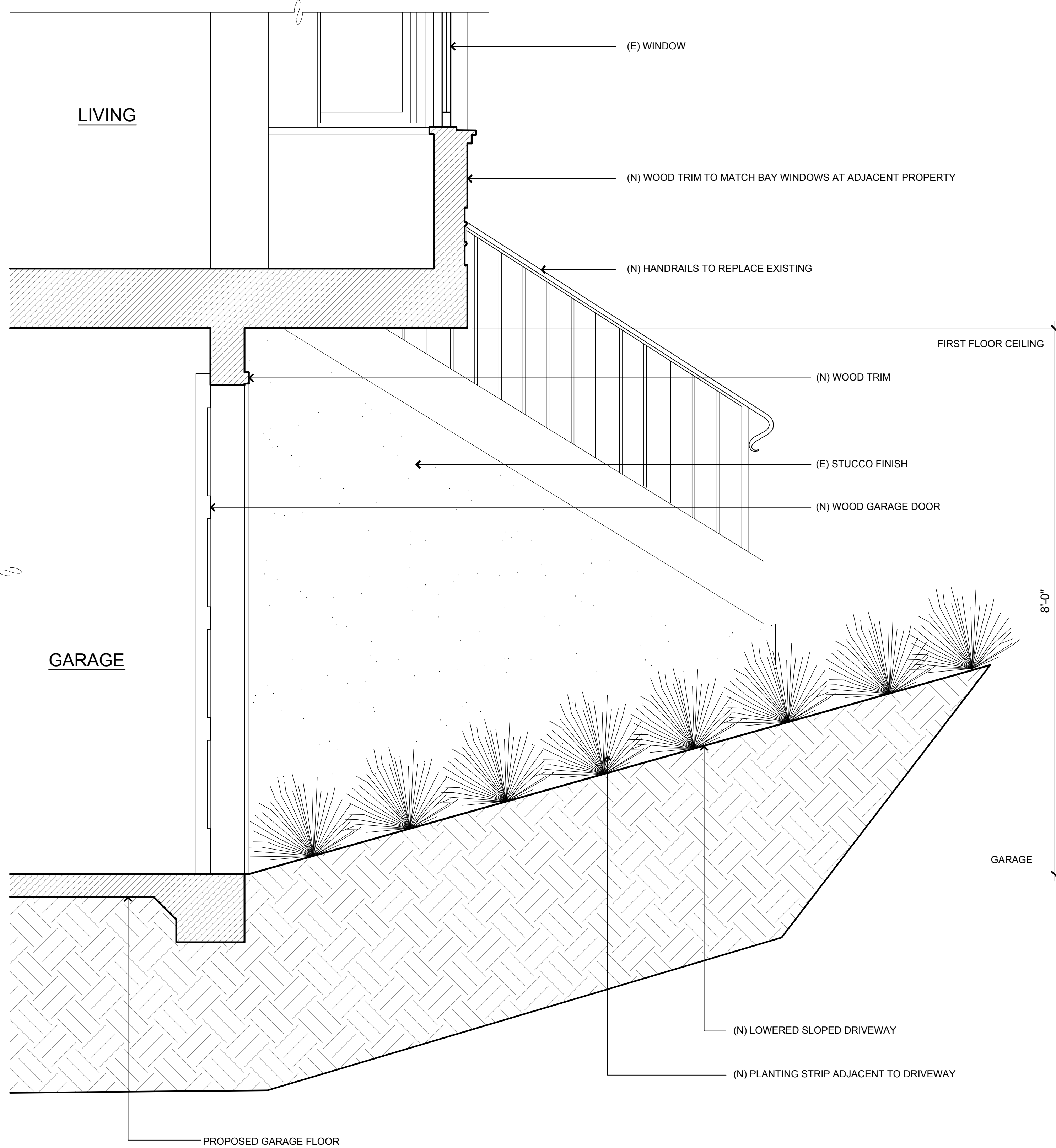
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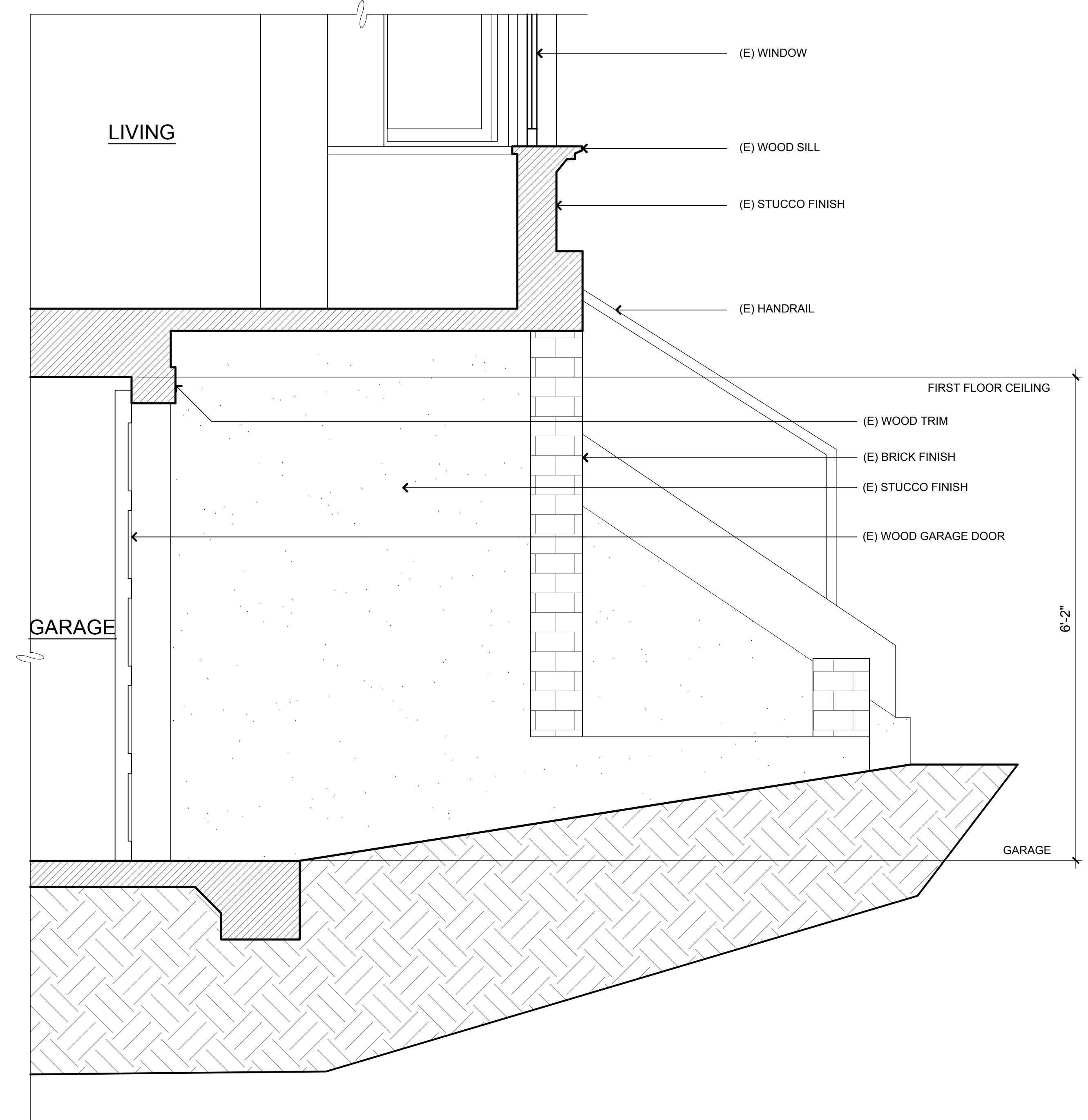
Revision:



EXISTING AND PROPOSED GARAGE WALL SECTION



PROPOSED GARAGE WALL SECTION



EXISTING GARAGE WALL SECTION

Subject Property
2239-41 Webster Street



East facade and adjacent properties

Subject Property
2239-41 Webster Street



Neighboring properties to the north



Neighboring properties to the north



Neighboring properties to the south



Existing bay where work is to occur (remove brick, add trim)



Existing bay where work is to occur (remove brick, add trim)



Existing bay where work is to occur (remove brick, add trim)



Existing railing to be replaced



Existing railing to be replaced



Existing railing to be replaced

Subject Property
2239-41 Webster Street



Neighboring property to the south
2235 Webster Street



Subject Property
2239-41 Webster Street



Neighboring properties to the north
2245 and 2247 Webster Street



Neighboring properties to the north



Neighboring properties to the north
2249, 2251, and 2253 Webster Street



2239-41 Webster Street
Subject Property



2245 Webster Street
Example of trim to be used as
a guide for Subject Property



2247 Webster Street
Example of trim to be used as
a guide for Subject Property



2249 Webster Street
Example of trim to be used as
a guide for Subject Property



2251 Webster Street
Example of trim to be used as
a guide for Subject Property

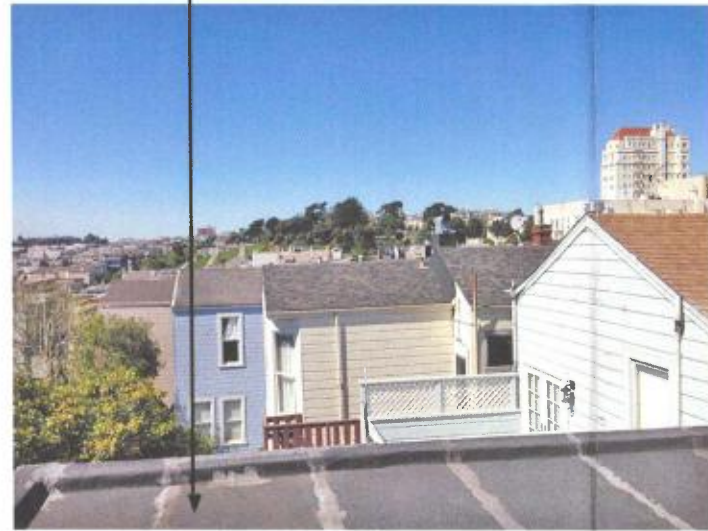


2253 Webster Street

Portion of (E) building to be removed



Existing roof deck, looking west



Existing roof deck, looking west



Existing roof deck, looking northwest



South walkway showing location for new door

Location of new stairs to existing roof deck



Existing roof, looking east



Existing roof, looking east

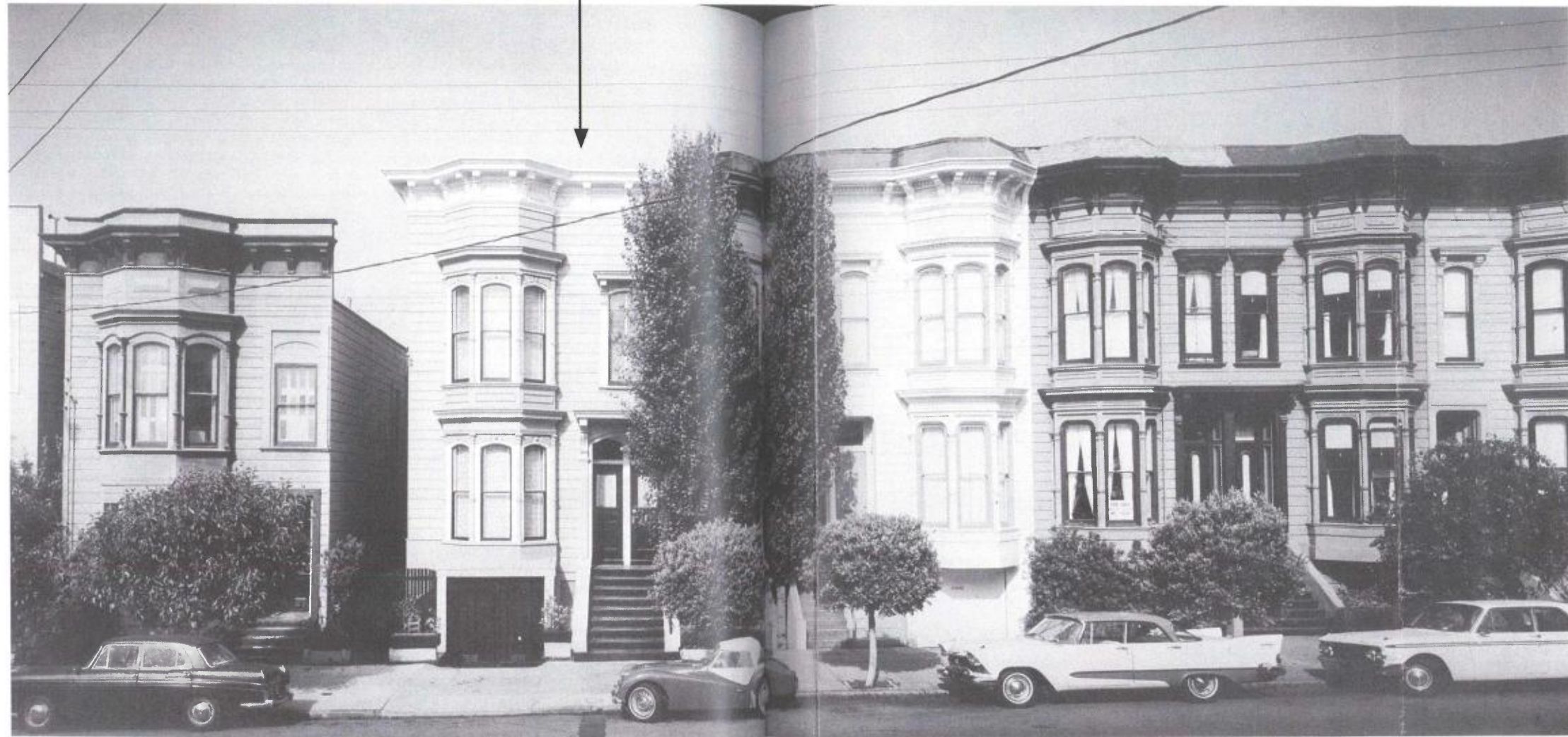


Existing roof, looking east



Existing roof, looking west

Subject Property
2239-41 Webster Street



The Italianate slanted-bay houses (above) the 2200 block of Webster Street were built in the late 1870's by the same contractor. The 2000 block of Pierce Street contains some fine specimens of Victorian Gothic but the three at 2002-12 Pierce (right), all built between 1878 and 1882



between 1878 and 1882. Their uncompromising verticality and almost Mondrian-like surface interlineations create a prismatic crispness that adapts itself to any modern paint or decorative treatment.

The row of five identical one-story wood Italianate-Mansard cottages at 1805 through 1817 Baker Street was constructed in 1882 by builder William F. Lewis and is typical of tract housing of the time. A common feature of these residences is the use of the flattened Mansard roof, an unusual element in houses this size. (The roof of 1817 Baker was originally similar to the others, but was severely damaged in 1906 and never rebuilt in its original form.) Again, the owners have restored the houses most attractively, adding charm to the entire neighborhood.

The twenty-six hundred block of California Street pos-

sesses a row of fine old houses, all originally built and owned by Edward A. Selfridge.

His own residence, built about 1878, stands at 2615 California Street. This two-story Stick-Style Victorian structure shows much architectural detail typical of the age, such as the omnipresent Classicism of the Corinthian-columned entrance, the gabled roofs (a carved but flat sunburst fills the gable above 1880's-type squared bay windows), and Eastlake scrollwork in the entrance portico. During the 1930's architect Julia Morgan divided the house into three units. She was also responsible for the bay-like effect to the west of the entrance which now balances the facade.

In 1892 Selfridge added six small two-story cottages to his property. These houses, 2603 through 2613 California Street, are predominantly Colonial Revival with Queen