



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: SEPTEMBER 6, 2017

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Filing Date: June 14, 2017
Case No.: **2016-011786VARCOA-03**
Project Address: **1053 TENNESSEE STREET**
Historic Landmark: Dogpatch Landmark District
Zoning: RH-3 (Residential House, Three Family)
40-X Height and Bulk District
Block/Lot: 4108/013
Applicant: Carl Petersen
McGriff Architects
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Reviewed By: Tim Frye – (415) 575-6822
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PROPERTY DESCRIPTION

1053 Tennessee Street, east side between 20th and 22nd Streets, Assessor's Block 4108, Lot 013 (District 10). The subject property consists of two separate buildings: a three-level structure at the front and a two-story at the rear of the lot, both of which were constructed between 1900-1915. There is no known architect or builder. The front structure ("Building A") has been dramatically altered and is no longer representative of any discernible style, while the rear cottage ("Building B") is Italianate and has been subject to fewer alterations. Both buildings have historic, wooden cove siding that is exposed at the rear building and covered in asbestos and stucco at the front structure. Building A also includes a non-historic rear addition that resulted in changes to fenestration and partial removal of the original rear wall. The subject property is contributory to the Dogpatch Landmark District. It is located within a RH-3 (Residential House, Three Family) Zoning District and a 40-X Height and Bulk District.

PROJECT DESCRIPTION

The proposed project is to restore both buildings' cladding, architectural trim, and entry stairs at the front facades based on physical evidence and similar buildings of the period of construction; restore the historic fenestration pattern at the front façade of Building A with new wood windows; to add skylights at the roofs of each structure; demolish the non-historic rear addition to Building A and replace it with a minimally visible contemporary addition; and to complete various interior alterations. The project would result in three legal, authorized residential dwelling units at a property that is currently unoccupied. The work is described in more detail below:

- Cladding and trim details at the facades will be repaired/restored based on existing physical evidence and similar buildings from the same period of construction.

- The location of new entry stairs at the facades will be based on existing physical evidence and similar buildings from the same period of construction. The new stairs will have pre-cast concrete treads and risers with a bull-nosed edge detail to mimic wood steps. New railings will be composed of wood spindles and newel posts.
- New moment frames installed at the interior for seismic reinforcement will have no visibility through windows.
- No historic windows (such as those at the façade of Building B) will be replaced, only those that are non-historic are proposed for replacement. Existing historic windows will be repaired.
- All new windows will be double-hung wood sash windows. Fenestration at the façade of Building A will be based on existing physical evidence.
- Three skylights will be added to the roof of Building A, all of which will be significantly setback, located off the ridgeline, and mounted low to the roof.
- The garage door at Building A will be replaced with a new painted wood sectional door with glazing at the top row.
- The non-historic rear addition to Building A will be demolished and replaced with a contemporary horizontal addition. This new addition will be composed of three levels, but at its highest point will remain five feet below the historic building's ridgeline. Located wholly behind the envelope of the original portion of Building A, the new addition will have minimal visibility from the public right-of-way.
- New windows and doors will be installed at the base of Building B in order to allow the ground floor to be conditioned to habitable space.
- The existing void under the bay windows on the north, secondary elevation of Building B will be infilled to create a small amount of additional habitable space.

OTHER ACTIONS REQUIRED

The project sponsor is requesting a Variance from the Zoning Administrator from Front Setback, Rear Yard, and Exposure requirements pursuant to Sections 132, 134, and 140 of the Planning Code.

Prior to the approval of the associated building permit applications, the project will require neighborhood notification in conformance with Section 311 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 L – Dogpatch 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 Dogpatch Landmark District as described in Appendix L 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 historic residential use of the property while restoring exterior features of the front facades and causing no changes to the property's character-defining features. The proposed replacement of the rear addition to Building A will not alter the original structure's form, is deferential to it in location and proportions, and will have minimal visibility from the public right-of-way.

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. At the front façade of Building A, non-historic stucco cladding will be removed to allow for repair and/or restoration of the façade cladding and trim details in accordance with physical building evidence and similar buildings from the same period of construction within the Dogpatch Landmark District. The historic siding is intact and remains exposed at Building B, this will be patched and repaired as needed. New entry stairs at both buildings will be based on physical building evidence and those found at similar buildings from the relevant period of construction. New windows will be double-hung wood sash windows that are vertical in orientation, as is consistent with the character of residential properties in the landmark district and with Section 6(a)(3) of the landmark ordinance. The fenestration pattern at the façade of Building A will be restored to its historic configuration based on physical building evidence. The non-historic rear addition to Building A does not contribute to the character of the property and has no visibility from the public right-of-way; its proposed replacement is deferential in location, size, and proportions to the historic building and will be minimally, if at all visible.

- 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 facades features will be designed based upon building evidence that remains extant and is, at Building A, obscured behind the non-historic stucco and asbestos. These restored features will be based upon physical evidence. When precise profiles or details are missing, simplified designs will be used to differentiate these features from those that are full restored.

A limited amount of exploratory investigation completed pursuant to Administrative Certificate of Appropriateness Case No. 2016-011786COA-02 revealed scarring indicating the historic location of entry stairs to each building as well as the location of original fenestration at the façade of Building A.

- 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 that characterize the property would be removed. The limited number of new windows openings will only be located at secondary elevations or, in the case of those at the façade of Building B, replacing building material that does characterize the property in order to allow the ground level to be conditioned to habitable space. New windows will be double-hung wood sash windows that are vertical in orientation, as is consistent with the character of residential properties in the landmark district and with Section 6(a)(3) of the landmark ordinance. The project will reintroduce elements to the front facades that reflect the distinctive design and craftsmanship of the original facades.

- 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 rear additon to Building A was not constructed during the period of significance and does not poessess character-defining features associated with the building or district; is not visible from the public right-of-way; and resulted in the removal of portion of the original rear wall and changes to the historic fenestration at that elevation. It does not characterize the property, and the proposed replacement will occupy a similar footprint and will be wholly located behind the historic portion of Building A. This new addition will feature a glazed hyphen to serve as the transition from the old to the new, with a jerkinhead skylight at the northwest corner of the addition in order to cant it behind the historic gabeled roofline. The upper two levels of the addition's exterior are largely composed of glazing to allow for ample natural light and lend to its contemporary, differentiated appearance. This glazing will be wrapped by an open, wood screen system that will serve to manage light levels while also providing privacy between the main house and the second dwelling unit in Building B. Further, this wood screen system will improve the compatibility of the addition as it is referential to the materiality of both buildings at the subject property, as well as a

traditional building material found throughout the landmark district. Although composed of three levels, at its highest point the new addition will remain five feet below the historic building's ridgeline. Compact in massing, lesser in height, and minimally visible from the public right-of-way, the proposed contemporary addition is readily differentiated from the historic buildings but achieves compatibility.

The proposed skylights and alterations to Building B will not destroy character-defining features of the property. The proposed skylights are substantially set back from the facade of Building A and are located four feet down from the ridgeline. They will be mounted low to the roof with a low curb that will be powder-coated or painted to match the color of the roof. The expanded opening at the base of Building B will be utilized for doors and windows to the corresponding dwelling unit. As depicted in project plans, the double doors with adjacent sidelites feature a traditional configuration, but one that is clearly differentiated through the proposed frames and simple, minimal trim. The placement and design of these alterations make them compatible alterations to the building that are subordinate in their scale and not visible from the public right-of-way.

The remaining construction will restore the front facades and front stairs of the two buildings at the subject property. All new features will be designed to replicate the details of elements indicated by physical building evidence and found on similar buildings from the same period of construction within the district. The work will include new appropriately designed trim, siding, windows, stairs, and railings. Where precise information regarding the profile or dimension of a new element is unknown, such as the stair railings, a simplified design will be implemented so as not to create a false sense of history with un-verified ornamentation. Overall, the work will improve the historic character of the building and the streetscape.

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 new skylights, entry stairs, and rear addition to Building A could be removed in the future without harming the integrity of the historic property.

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 property and the Dogpatch Landmark District.

The project will retain the historic residential use and historic character of the buildings and landmark district while restoring the cladding and features of the front façades. At the front façade of Building A, non-original cladding will be removed in order to allow for restoration of the façade cladding and entry stair in accordance with physical building evidence and similar buildings from the same period of construction within the Dogpatch Landmark District. The work at both buildings will include new

appropriately designed trim, siding, windows, stairs, and railings. Where precise information regarding the profile or dimension of a new element is unknown, such as the stair railing, a simplified design will be implemented so as not to create a false sense of historic with un-verified ornamentation. Overall, the work will significantly improve the historic character of the building and streetscape. Conditions of approval are recommended in order for Department staff to confirm the accuracy and appropriateness of restored/rehabilitated building features base on existing physical evidence.

The rear additon to Building A was not constructed during the period of significance and does not poessess character-defining features associated with the building or district; is not visible from the public right-of-way; and resulted in the removal of portion of the original rear wall and changes to the historic fenestration at that elevation. It does not characterize the property, and the proposed replacement will occupy a similar footprint while being wholly located behind the historic portion of Building A. This new addition will feature a glazed hyphen to serve as the transition from the old to the new, with a jerkinhead skylight at the northwest corner of the addition in order to cant it behind the historic gabeled roofline. The upper two levels of the addition's exterior are largely composed of glazing to allow for ample natural light and lend to its contemporary, differentiated appearance. This glazing will be wrapped by an open, wood screen system that will serve to manage light levels while also providing privacy between the main house and the second dwelling unit in Building B. Further, this wood screen system will improve the compatibility of the addition as it is referential to the materiality of both buildings at the subject property, as well as a traditional building material found throughout the landmark district. Although composed of three levels, at its highest point the new addition will remain five feet below the historic building's ridgeline. Compact in massing, lesser in height, and minimally visible from the public right-of-way, the proposed contemporary addition is readily differentiated from the historic buildings but achieves compatibility.

The three new skylights on the roof of Building A will not be visible from the public right-of-way and will not detract from the character of the building or district. As proposed, the skylights are substantially set back from the facade of Building A and are located four feet down from the ridgeline. They will be mounted low to the roof with a low curb that will be powder-coated or painted to match the color of the roof.. The placement, scale, and design of the skylights make them compatible additions to the building.

Although Building B is not visible from the public right-of-way, it is a largely intact Italianate that is part of a contributory property. As with the alterations to the façade of Building A, work proposed at this rear structure will not harm the integrity of the building or district. Indeed the patching and repair of the historic siding will enhance the character of the rear buildings, as will the installation of a new front stair based on physical building evidence. The expanded opening at the base of Building B will be utilized for doors and windows to the corresponding dwelling unit. As depicted in project plans, the double doors with adjacent sidelites feature a traditional configuration, but one that is clearly differentiated through the proposed frames and simple, minimal trim. The placement and design of these alterations make them compatible alterations to the building that are subordinate in their scale and not visible from the public right-of-way.

Staff finds that the proposed work is compatible with the Dogpatch Landmark District and recommends approval, with conditions.

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 WITH CONDITIONS of the proposed project as it appears to meet the Secretary of the Interior Standards for Rehabilitation.

- As part of the Building Permit, the Project Sponsor shall contact Planning Department preservation staff once full demolition of the existing non-historic cladding is complete to coordinate on site review prior to work commencing on the exterior restoration.
- If necessary, based on new information the Project Sponsor shall revise the proposed façade restoration details in conformance with physical evidence and staff site visit recommendations subject to Department review and approval.
- As part of the Building Permit, the Project Sponsor shall revise the precise entry stair details based on physical evidence and staff site visit recommendations subject to Department review and approval.
- As part of the Building Permit, the Project Sponsor shall provide structural plans to the Department for review and approval of moment frame locations. Department staff's review of moment frames will be tied solely to their visibility and compatibility with the historic character of the building.

ATTACHMENTS

Draft Motion
Parcel Map
1998 Sanborn Map
Dogpatch Landmark District Map
Aerial Photograph
Zoning Map
Site Photographs
Project Sponsor Submittal

- Certificate of Appropriateness Application
- Variance Application
- Plans and Additional Photographs

Administrative COA, Case No. 2016-011786COA-02



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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 013 IN ASSESSOR'S BLOCK 4108, WITHIN A RH-3 (RESIDENTIAL HOUSE, THREE FAMILY) ZONING DISTRICT, A 40-X HEIGHT AND BULK DISTRICT, AND THE DOGPATCH LANDMARK DISTRICT.

PREAMBLE

WHEREAS, on June 14, 2017 Carl Petersen ("Project Sponsor") filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for exterior and interior alterations of the subject property including: the restoration of both building's cladding and architectural trim at the front facades based on physical building evidence and similar properties from the same period of construction; to re-build the front stairs based on physical building evidence and similar properties from the same period of construction; to replace all non-historic windows with wood double-hung window sashes; to add three new skylights at the north and south slopes of the front building's gabled roof; and to remove the non-historic addition to the front building and replace it with a new horizontal addition occupying a similar footprint.

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

WHEREAS, on September 6, 2017, the Commission conducted a duly noticed public hearing on the current project, Case No. 2016-011786COA-03 (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 2016-011786COA-03 based on the following conditions and findings:

CONDITIONS

- As part of the Building Permit, the Project Sponsor shall contact Planning Department preservation staff once full demolition of the existing non-historic cladding is complete to coordinate on site review prior to work commencing on the exterior restoration.
- If necessary, based on new information the Project Sponsor shall revise the proposed façade restoration details in conformance with physical evidence and staff site visit recommendations subject to Department review and approval.
- As part of the Building Permit, the Project Sponsor shall revise the proposed entry stair details based on physical evidence and staff site visit recommendations subject to Department review and approval.
- As part of the Building Permit, the Project Sponsor shall provide structural plans to the Department for review and approval of moment frame locations. Department staff review of moment frames will be tied solely to their visibility and compatibility with the historic character of the building.

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 landmark as described in the designation report.

- The project will retain the existing residential use and historic character of the building and landmark district while restoring the cladding and features of the front facades.

- Where precise information regarding the profile or dimension of a new element is unknown, such as the stair railing, a simplified design will be implemented so as not to create a false sense of history with un-verified ornamentation.
- The removal of the non-historic addition at the rear of the front building and its replacement with a new addition in a similar footprint will be minimally visible from the public right-of-way and will not detract from the character of the building or district. The placement, scale, and design of the addition makes it compatible with the front building.
- The alteration of the front building's gabled roof with skylights low to the roof will be minimally visible from the public right-of-way and will not detract from the character of the building or district. The placement, scale, and design of the skylights make them compatible additions to the building.
- The alteration of the base of the rear building's façade with new windows and doors will not be visible from the public right-of-way and will not detract from the character of the building or district. The placement, scale, and design of the windows and doors make them compatible additions to the building.
- The work will restore the front facades and front stairs of the subject buildings. All new features will be designed to replicate the details of elements indicated by physical building evidence or from similar properties from the same period of construction within the district.
- The proposed project meets the requirements of Article 10, Appendix L of the Planning Code.
- The proposed project meets the following *Secretary of 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 elements from other historic properties, will 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 contributory property and 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 residential property and will not have any effect 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 and landmark district 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 project 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 will be 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 013 in Assessor's Block 4108 for proposed work in conformance with the renderings and architectural sketches labeled Exhibit A on file in the docket for Case No. 2016-011786COA-03.

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 September 6, 2017.

Jonas P. Ionin
Commission Secretary

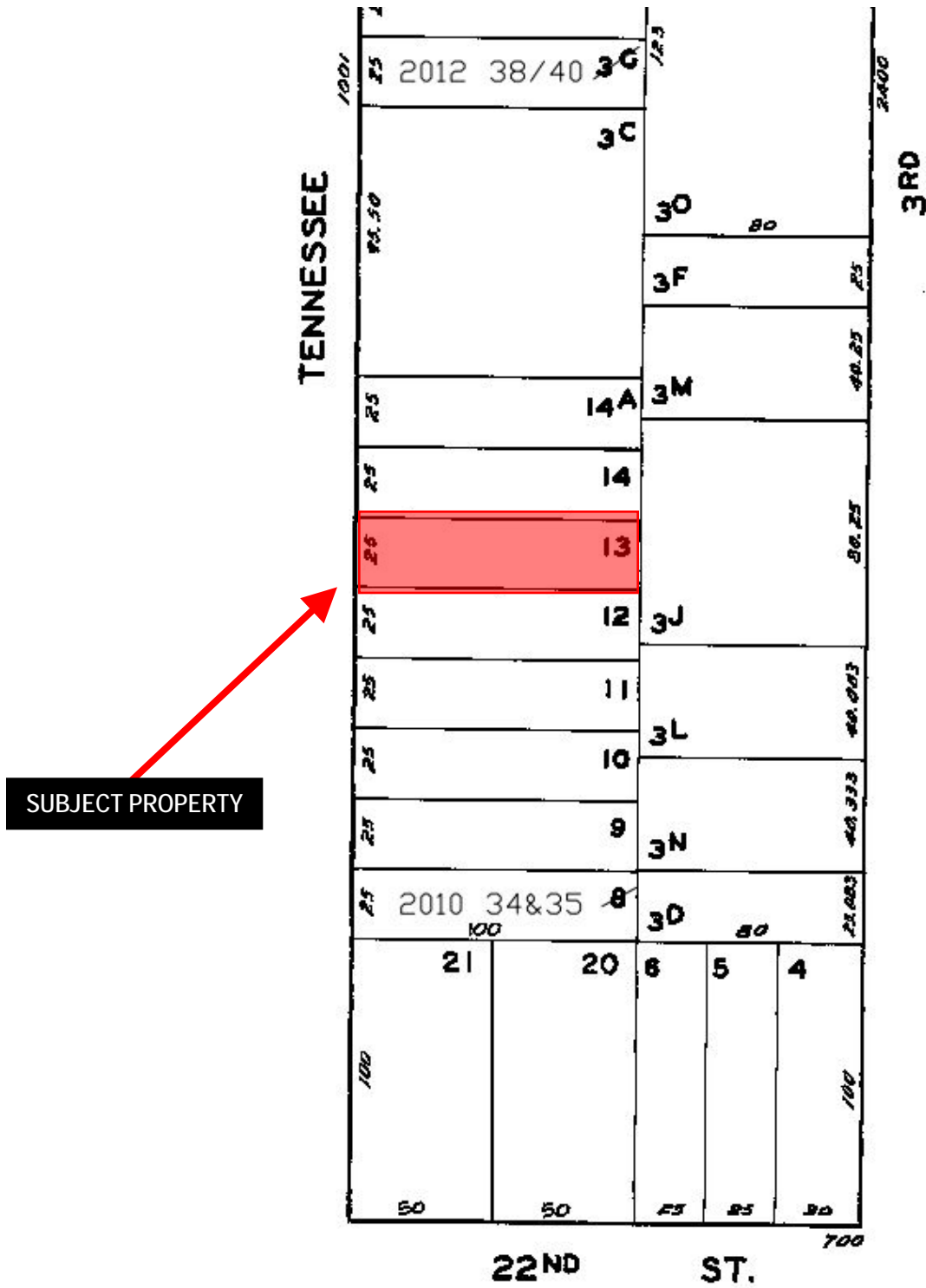
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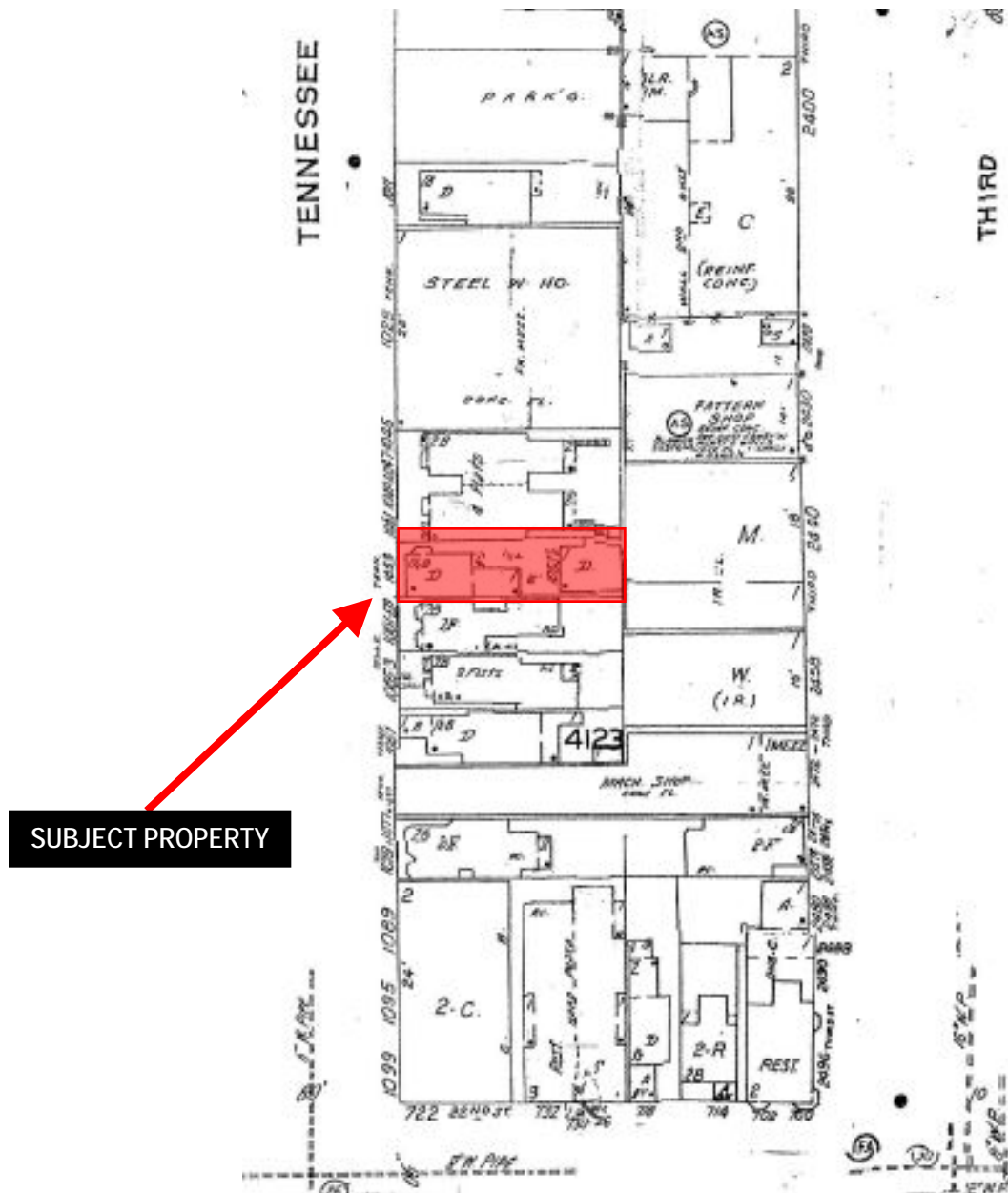
ABSENT: X

ADOPTED: September 6, 2017

Parcel Map



Sanborn Map*

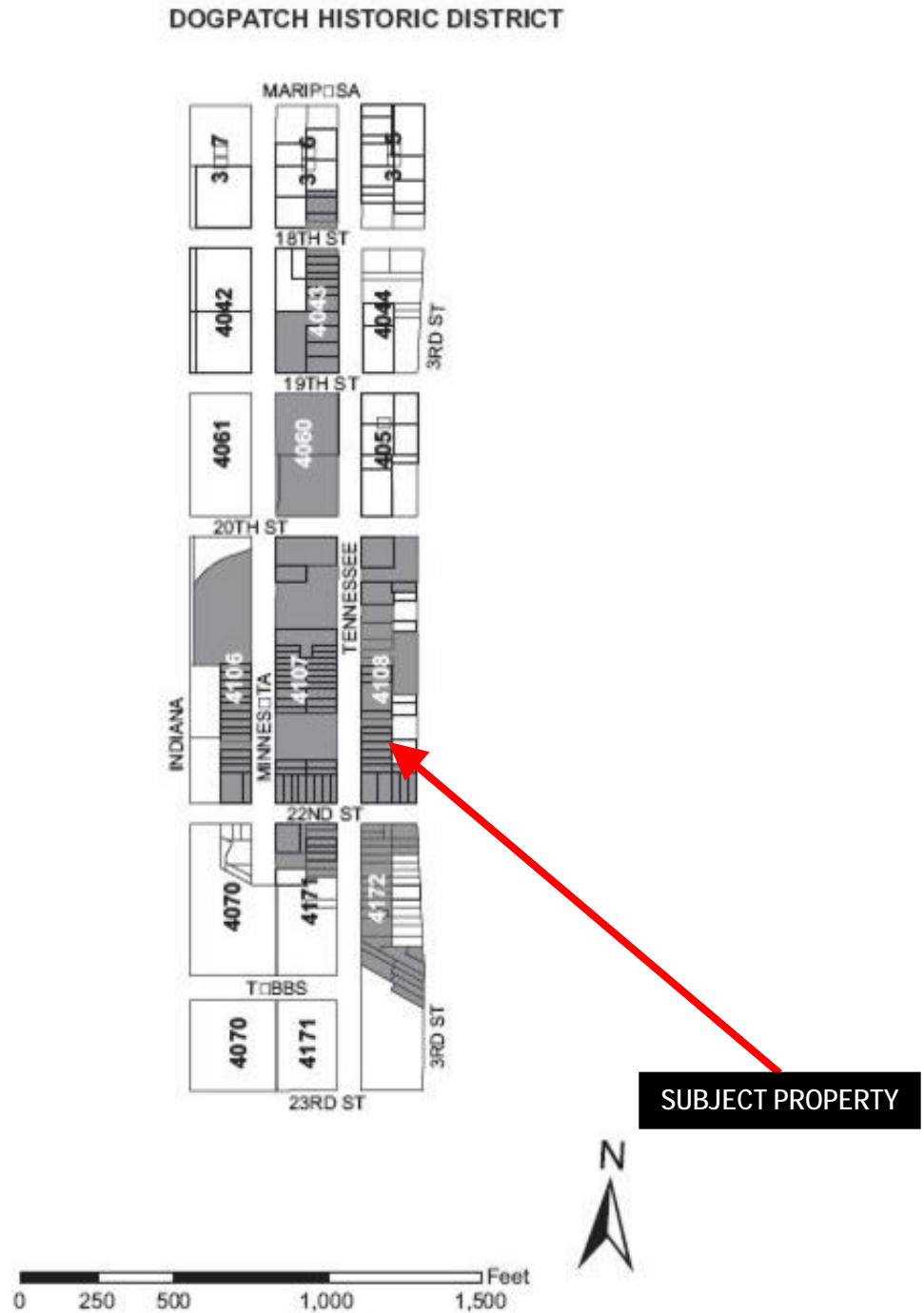


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



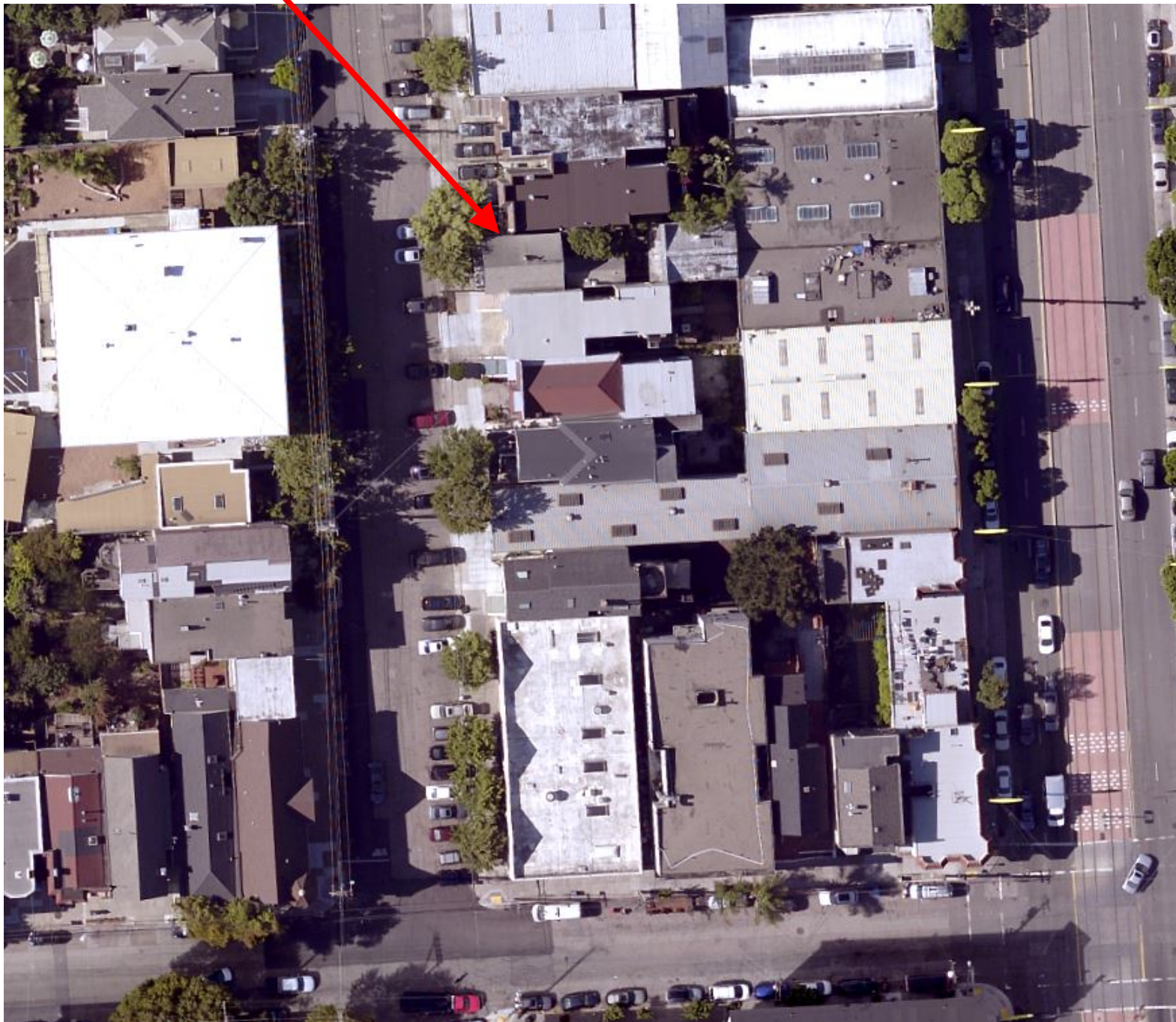
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1053 Tennessee Street

Dogpatch Landmark District



Aerial Photograph

SUBJECT PROPERTY



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Zoning Map



Certificate of Appropriateness
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1053 Tennessee Street

Site Photo



SUBJECT PROPERTY

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Site Photo



Results of physical investigation revealing historic siding and evidence of historic window and stair locations.

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1053 Tennessee Street

Site Photo



Detail of historic stair location at façade of front building..

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1053 Tennessee Street

Site Photo



Façade of rear building after non-historic sun porch removal. Scarring at lower left corner indicates historic stair location.

Certificate of Appropriateness
Case Number 2016-011786VARCOA-03
1053 Tennessee Street

Site Photo



Detail of historic stair scarring at façade of rear building..

Certificate of Appropriateness
Case Number 2016-011786VARCOA-03
1053 Tennessee Street

APPLICATION FOR Certificate of Appropriateness

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: John Ramsbacher	
PROPERTY OWNER'S ADDRESS: 1053 Tennessee Street San Francisco, CA 94107	TELEPHONE: (415) 235 - 9827
	EMAIL: jramsbacher@gmail.com

APPLICANT'S NAME: Benjamin McGriff	
Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: 1475 15th Street San Francisco, CA 94103	TELEPHONE: (415) 525 - 3561
	EMAIL: benjamin@mcgriffarchitects.com

CONTACT FOR PROJECT INFORMATION: Carl Petersen	
Same as Above <input type="checkbox"/>	
CONTACT PERSON'S ADDRESS: 1475 15th Street San Francisco, CA 94103	TELEPHONE: (415) 525 - 3561
	EMAIL: carl@mcgriffarchitects.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 1053 Tennessee Street		ZIP CODE: 94103
CROSS STREETS: between 20th & 22nd		

ASSESSORS BLOCK/LOT: 4108 / 013	LOT DIMENSIONS: 100' x 25'	LOT AREA (SQ FT): 2500	ZONING DISTRICT: RH-3	HEIGHT/BULK DISTRICT: 40x
ARTICLE 10 LANDMARK NUMBER: not applicable			HISTORIC DISTRICT: Dogpatch	

3. Project Description

Remodel and addition for an existing non-conforming house (hereafter "Main House") and remodel of an existing, detached non-conforming house (hereafter "Cottage") to include a 3rd unit as designated by the property's "principal use."

Building Permit Application No. 20170303066/7 Date Filed: Mar 3, 2017

4. Project Summary Table

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

GROSS SQUARE FOOTAGE (GSF)	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
Residential	1495	1495	955	2450
Retail	-	-	-	-
Office	-	-	-	-
Industrial / PDR Production, Distribution, & Repair	-	-	-	-
Parking	576	576	-	576
Other (Specify Use)	340 (mech)	-	-	-
Total GSF	2411	2071	955	3026

PROJECT FEATURES	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
Dwelling Units	2	2	1	3
Hotel Rooms	-	-	-	-
Parking Spaces	1	1	1	2
Loading Spaces	-	-	-	-
Number of Buildings	2	2	0	2
Height of Building(s)	33'-3" / 22'9"	33'-3" / 22'9"	33'-3" / 22'9"	33'-3" / 22'9"
Number of Stories	2 / 1	2 / 1	0 / 1	3 / 2

Please provide a narrative project description, and describe any additional project features that are not included in this table:

This project proposes a rear addition to an existing 2 story house, (hereafter "Main House") in the Dogpatch Historic District and remodel of another structure on the property; an existing, detached, deteriorated 1 story house (hereafter "Cottage").

The project seeks to improve, not exacerbate, conditions that currently contribute to the property's "existing non-conforming" status and provide additional square footage (by means of excavation and the addition) that shows deference to, and distinction / separation between, the historic envelope of the Main House and the new addition.

The historic envelope of the Cottage is to be retained. The existing, unfinished storage space under the Cottage is proposed to be excavated for the purpose of creating a 3rd unit on this RH-3 property.

Findings of Compliance with Preservation Standards

	FINDINGS OF COMPLIANCE WITH PRESERVATION STANDARDS	YES	NO	N/A
1	Is the property being used as it was historically?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Does the new use have minimal impact on distinctive materials, features, spaces, and spatial relationship?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Is the historic character of the property being maintained due to minimal changes of the above listed characteristics?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Are the design changes creating a false sense of history of historical development, possible from features or elements taken from other historical properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Are there elements of the property that were not initially significant but have acquired their own historical significance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Have the elements referenced in Finding 5 been retained and preserved?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Have distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize the property been preserved?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Are all deteriorating historic features being repaired per the Secretary of the Interior Standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	Are there historic features that have deteriorated and need to be replaced?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Do the replacement features match in design, color, texture, and, where possible, materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Are any specified chemical or physical treatments being undertaken on historic materials using the gentlest means possible?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Are all archeological resources being protected and preserved in place?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13	Do exterior alterations or related new construction preserve historic materials, features, and spatial relationships that are characteristic to the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Are exterior alterations differentiated from the old, but still compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	If any alterations are removed one day in the future, will the forms and integrity of the historic property and environment be preserved?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please summarize how your project meets the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, in particular the *Guidelines for Rehabilitation* and will retain character-defining features of the building and/or district:

Although not considered an individual historic resource, the (2) structures on 1053 Tennessee Street are at least 115 years old. No building permit records exist for this property but San Francisco Assessor's Office Valuation Division reports from the mid 20th century, as well as previously executed Administrative Certificates of Appropriateness for limited, exploratory demolition confirm that character-defining features of the buildings have been altered, covered up or otherwise obscured. The project intends to restore many of those features, (original fenestration pattern of the Main house principal facade, for example,) and, wherever possible, to retain, repair or replace "in-kind."

Findings of Compliance with General Preservation Standards

In reviewing applications for Certificate of Appropriateness the Historic Preservation Commission, Department staff, Board of Appeals and/or Board of Supervisors, and the Planning Commission shall be governed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* pursuant to Section 1006.6 of the Planning Code. Please respond to each statement completely (Note: Attach continuation sheets, if necessary). Give reasons as to *how* and *why* the project meets the ten Standards rather than merely concluding that it does so. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. The 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 proposed improvements to 1053 Tennessee do not include any change of use for the property. Documents obtained from the County Assessor's Office confirm that both buildings have always been dwellings. Given the RH-3 zoning of this property, the project seeks to provide the maximum number of dwelling units allowed, (3).

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided;

The envelope of the historic portion of the Main House is to be retained and preserved. (2) Administrative Certificates of Appropriateness have previously been executed to discover and investigate evidence of character-defining features of both buildings, (original exterior stair locations, siding and fenestration pattern). Distinctive materials, including the Main House roof eave molding, the Cottage crenellated cornice of the Cottage, and the wood board siding of both buildings is proposed to be retained, repaired or replaced "in kind" wherever possible.

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

The proposed addition to the rear of the Main House is intended to show deference to, and distinction / separation from, the envelope of the historic portion of the Main House. The original fenestration pattern of the principal, street facing facade will be restored. Proposed exterior stairs on the front facades of both buildings are informed by physical evidence that was investigated. The plans indicate that original wood siding shall be retained, repaired or replaced "in kind" wherever possible. The proposed portico over the new stair on the principal facade of the Main House is informed by photographic precedent of other early San Francisco "Greek Revival" style residences.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved;

No changes that may have occurred to the property after the existing buildings were originally constructed have acquired historic significance.

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

On the principal, street facing facade of the Main House, original wood board siding is currently covered by stucco. On the side elevation of the Main House, original wood board siding is currently covered by asbestos shingles. Stucco & asbestos shingles are proposed to be removed and the original wood board siding is to be retained, repaired or replaced "in-kind" wherever possible. Distinctive materials, including the Main House roof eave molding, the crenellated cornice of the Cottage, and the wood board siding of both buildings is proposed to be retained, repaired or replaced "in-kind" wherever possible.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence;

Deteriorated historic features, as well as other original materials, are proposed to be retained, repaired or replaced "in-kind" wherever possible.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used;

No chemical or physical treatments are currently proposed as part of the scope of work for this project.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken;

Excavation of the grade level below the rear portion of the Main House, below the entirety of the Cottage and proposed courtyard between the Main House and Cottage shall not exceed the minimum required to achieve an 8'-6" ceiling height in the lower level of the Cottage, (approximately 2'-0" depth). If archaeological resources are discovered they will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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 shall 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 addition to the rear of the Main House is intended to show deference to, and distinction / separation from, the envelope of the historic portion of the Main House. The Main House is "Greek Revival" in style and the addition is modern in style. The proposed location of a new interior stair, partially encased in glass, is intended to provide a clear visual "dividing line" between original and new. The proposed addition is partially surrounded by a "skin / screen" that also distinguishes it from the original structure of the Main House. The envelope of the historic portion of the Main House will remain the most prominent structure on the property and the only one visible from the street.

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 not be impaired;

The proposed addition is intended to be a good example of the inherent logic in the above statement. If the proposed addition to the rear of the Main House were to be removed in the future, the essential form and integrity of the envelope of the historic portion of the Main House would not be impaired.

PLEASE NOTE: For all applications pertaining to buildings located within Historic Districts, the proposed work must comply with all applicable standards and guidelines set forth in the corresponding Appendix which describes the District, in addition to the applicable standards and requirements set forth in Section 1006.6. In the event of any conflict between the standards of Section 1006.6 and the standards contained within the Appendix which describes the District, the more protective shall prevail.

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;

The proposed improvements to 1053 Tennessee do not effect neighborhood-serving retail uses or future opportunities for resident employment other than the creation of a 3rd unit, in accordance with the "principal use" of this RH-3 property, within walking distance of existing retail.

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

The proposed improvements to 1053 Tennessee are intended to resolve deteriorated existing conditions that currently detract from the character of the Dogpatch Historic District.

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

The proposed improvements to 1053 Tennessee do not effect the City's supply of affordable housing.

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

The proposed improvements to 1053 Tennessee include provisions for bike parking that do not currently exist on the property.

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;

The proposed improvements to 1053 Tennessee do not effect displacement of industrial or service sectors.

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

The proposed improvements to 1053 Tennessee include seismic upgrade as part of the scope of work.

7. That landmarks and historic buildings be preserved; and

The proposed improvements to 1053 Tennessee intend to retain the envelope of the historic portion of the Main House. The envelope of the Cottage is to be retained as well.

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

The proposed improvements to 1053 Tennessee do not effect parks and open space or their access to sunlight and vistas.

Estimated Construction Costs

TYPE OF APPLICATION: BUILDING PERMIT	
OCCUPANCY CLASSIFICATION: R	
BUILDING TYPE: VB	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: EXISTING - 1495 NEW - 955	BY PROPOSED USES: RESIDENTIAL
ESTIMATED CONSTRUCTION COST: \$600,000	
ESTIMATE PREPARED BY: ITU Construction	
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: Other information or applications may be required.

Signature: 

Date: May 11, 2017

Print name, and indicate whether owner, or authorized agent:
Carl Petersen - Authorized Agent

Owner / Authorized Agent (circle one)

Certificate of Appropriateness Application Submittal Checklist

The intent of this application is to provide Staff and the Historic Preservation Commission with sufficient information to understand and review the proposal. Receipt of the application and the accompanying materials by the Planning Department shall only serve the purpose of establishing a Planning Department file for the proposed project. After the file is established, the Department will review the application to determine whether the application is complete or whether additional information is required for the Certificate of Appropriateness process. Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent**.

REQUIRED MATERIALS (please check correct column)	CERTIFICATE OF APPROPRIATENESS
Application, with all blanks completed	<input checked="" type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>
Elevations	<input checked="" type="checkbox"/>
Prop. M Findings	<input checked="" type="checkbox"/>
Historic photographs (if possible), and current photographs <i>★ Photos ★</i>	<input checked="" type="checkbox"/>
Check payable to Planning Department	<input checked="" type="checkbox"/>
Original Application signed by owner or agent	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or product cut sheets for new elements (i.e. windows, doors)	<input checked="" type="checkbox"/>

NOTES:

- ☐ Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
☒ Typically would not apply. Nevertheless, in a specific case, staff may require the item.

PLEASE NOTE: *The Historic Preservation Commission will require additional copies each of plans and color photographs in \ reduced sets (11" x 17") for the public hearing packets. If the application is for a demolition, additional materials not listed above may be required. All plans, drawings, photographs, mailing lists, maps and other materials required for the application must be included with the completed application form and cannot be "borrowed" from any related application.*

For Department Use Only

Application received by Planning Department:

By: 

Date: 6/14/17



FOR MORE INFORMATION:

Call or visit the San Francisco Planning Department

Central Reception

1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**

FAX: **415 558-6409**

WEB: <http://www.sfplanning.org>

Planning Information Center (PIC)

1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**

*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

APPLICATION FOR Variance from the Planning Code

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: John Ramsbacher	
PROPERTY OWNER'S ADDRESS: 1053 Tennessee Street San Francisco, CA 94107	TELEPHONE: (415)235-9827
	EMAIL: jramsbacher@gmail.com
APPLICANT'S NAME: Benjamin McGriff Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: 1475 15th Street San Francisco, CA 94103	TELEPHONE: (415)525-3561
	EMAIL: benjamin@mcgriffarchitects.com
CONTACT FOR PROJECT INFORMATION: Carl Petersen Same as Above <input type="checkbox"/>	
ADDRESS: 1475 15th Street San Francisco, CA 94103	TELEPHONE: (415)525-3561
	EMAIL: carl@mcgriffarchitects.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 1053 Tennessee Street		ZIP CODE: 94107
CROSS STREETS: between 20th & 22nd		
ASSESSORS BLOCK/LOT: 4108/013	LOT DIMENSIONS: 100' x 25'	LOT AREA (SQ FT): 2500
ZONING DISTRICT: RH-3		HEIGHT/BULK DISTRICT: 40x

3. Project Description

(Please check all that apply)		PRESENT OR PREVIOUS USE: residential	
<input type="checkbox"/> Change of Use	ADDITIONS TO BUILDING: <input checked="" type="checkbox"/> Rear	PROPOSED USE: residential (no changes)	
<input type="checkbox"/> Change of Hours	<input type="checkbox"/> Front		
<input type="checkbox"/> New Construction	<input type="checkbox"/> Height		
<input type="checkbox"/> Alterations	<input type="checkbox"/> Side Yard		
<input type="checkbox"/> Demolition	separation between	BUILDING APPLICATION PERMIT NO.:	DATE FILED:
<input checked="" type="checkbox"/> Other Please clarify: buildings		201703030666	03 / 03 / 2017

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	2	2	1	3
Hotel Rooms				
Parking Spaces	1	1	1	2
Loading Spaces				
Number of Buildings	2	2	0	2
Height of Building(s)	33'-3" / 22'-9"	33'-3" / 22'-9"		33'-3" / 22'-9"
Number of Stories	2 / 1	2 / 1	1 / 1	3 / 2
Bicycle Spaces	0	0	3	3
GROSS SQUARE FOOTAGE (GSF)				
Residential	1495	1495	955	2450
Retail				
Office				
Industrial/PDR <small>Production, Distribution, & Repair</small>				
Parking	576	576		576
Other (Specify Use)	340 (mech)			
TOTAL GSF	2411	2071	955	3026

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 project proposes a small portico on the front facade of the Main House that is informed by the existing architectural style, (Greek Revival,) and local precedents. The new exterior stair, (to replace existing,) is intended to comply with sf planning code section 136(14) in that it will be no longer than 2/3 the width of the lot but the proposed portico would cover a portion of the stair (the landing, at top) and therefore requires a variance from sf planning code section

132 - front setback areas

The project proposes, in the Cottage, a permitted 3rd unit in accordance with the principal use of this RH-3 property and therefore requires a variance from the following sf planning code sections

134 - rear yards

140 - exposure

The project proposes a new exterior stair on the front facade of the existing Cottage, (to replace existing,) as well as interior remodel work within the Cottage and excavation beneath the existing Cottage for the proposed 3rd unit. The Cottage is located entirely within the rear yard (45% of lot depth) and is currently separated from the rear facade of the Main House by only 11'-0". The project proposes to improve this separation, (and, subsequently, conditions of open space & exposure,) to 17'-0" by shortening the overall existing length of the Main House and removing the not original sun porch from the front facade of the Cottage.) Since a separation of 45% of lot depth between the (2) structures is not possible, the project requires a variance from SF planning code table

209.1 - RH (Residential, House) Districts

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.

1. The property has (2) legal existing nonconforming structures that are, respectively, partially in the rear yard setback and entirely within the rear yard setback. The (2) structures are unusually close together (11'-0") and both are in significant disrepair. The character of the Dogpatch Historic District is uniquely absent in the present condition of both buildings despite their significant potential and longstanding presence in the neighborhood (they are at least 115 years old). Architectural features typical of, respectively, the Greek Revival and Italianate residential styles have been covered up, removed or otherwise damaged - the front facade of the Main House in particular. As a property zoned RH-3, three units are permitted (principal use) but only 2 currently exist.

2. As the result of renovations to both buildings - the overall project seeks to improve, not exacerbate, the conditions of separation, open space and exposure that currently exist. The (2) structures are proposed have an approximate separation of 17'-0" - an improvement of 6'-0" from what currently exists. Although this separation distance does not meet the required 25'-0" separation, it does improve the existing condition.

3. RH-3 zoning on block 4108 includes 6 lots - 1053 Tennessee is in the middle of this cluster of 3 unit buildings. Only 2 dwelling units exist on the property and the project proposes a third. Although 3 units are permitted (principal use) for this property, and the proposed separation between structures will provide sufficient open space for 3 units, the dimensions of the proposed separation & open space do not meet the minimum requirements for exposure.

4. The granting of the variances listed on the previous page to improve, not exacerbate, the existing conditions of separation, open space and exposure will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity. In the case of the proposed portico, a small roof that covers only the landing of the exterior stair on the front facade of the front house in adherence to the architectural style of the front house (Greek Revival) and local precedent. This appropriate feature is proposed to augment a stair that has, since the original construction, always existed in the location that is now deemed the front setback. It poses no materially detrimental or injurious threat to any person or property.

5. To the extent that the purpose of the code is to improve surroundings, preserve unique heritage and encourage a broad range of housing this application for variance from the planning code is in harmony with the intent of this Code and will not adversely affect the Master Plan.

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;

Neighborhood-serving retail uses shall be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced by improving this deteriorated property (5 lots down from existing retail) and approving the required variances that will allow for the 3rd dwelling unit on this RH-3 property will provide for the potential of more resident employment in and ownership of neighborhood-serving retail and/or customers.

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

This project proposes the restoration of (2) buildings with longstanding presence in the neighborhood and significant potential to contribute to the Dogpatch Historic District. It also proposes the addition of a dwelling unit, (principal use,) not the removal of a dwelling unit.

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

The proposed 3rd unit (principal use) will provide more housing, not less.

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

The property currently has only (1) off street parking space and no bike parking. The proposed project includes (1) additional parking space and 3 bike parking spaces to not overburden streets or neighborhood parking. The close proximity of both a Caltrans station and T-Line Muni stop help define this neighborhood as walkable and further encourages the suitability for actualizing, thru the approval of the variances herein, the 3rd unit (principal use) of this RH-3 property.

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;

No industrial or service sectors are proposed to be displaced by this project.

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

Seismic upgrade is intended to be part of the scope of work for this project.

7. That landmarks and historic buildings be preserved; and

Although not a designated landmark itself, 1053 Tennessee has significant potential to better contribute to the character of the Dogpatch Historic District - they have been in the neighborhood for at least 115 years. In close cooperation with the Historic Preservation Department, the project seeks to retain, repair or replace architectural materials and/or features on the principal facades of both buildings. The proposed addition to the rear of the front house is designed to show separation from, and deference to, the original historic structure.

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

No City parks or open space, or their access to sunlight and vistas, are to be effected or developed as part of this project.

Estimated Construction Costs

TYPE OF APPLICATION: BUILDING PERMIT	
OCCUPANCY CLASSIFICATION: R	
BUILDING TYPE: VB	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: EXISTING - 1495 NEW - 955	BY PROPOSED USES: RESIDENTIAL
ESTIMATED CONSTRUCTION COST: \$600,000	
ESTIMATE PREPARED BY: ITU CONSTRUCTION	
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: _____

Date: 05 / 11 / 2017

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

Carl Petersen - Authorized Agent

Owner / Authorized Agent (circle one)

Application Submittal Checklist

Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent and a department staff person.**

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input checked="" type="checkbox"/>
300-foot radius map, if applicable	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>
Elevations	<input checked="" type="checkbox"/>
Section 303 Requirements	<input type="checkbox"/>
Prop. M Findings	<input checked="" type="checkbox"/>
Historic photographs (if possible), and current photographs	<input checked="" type="checkbox"/> <i>Encl.</i>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Original Application signed by owner or agent	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input type="checkbox"/>

NOTES:

☐ Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)

☐ Typically would not apply. Nevertheless, in a specific case, staff may require the item.

☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

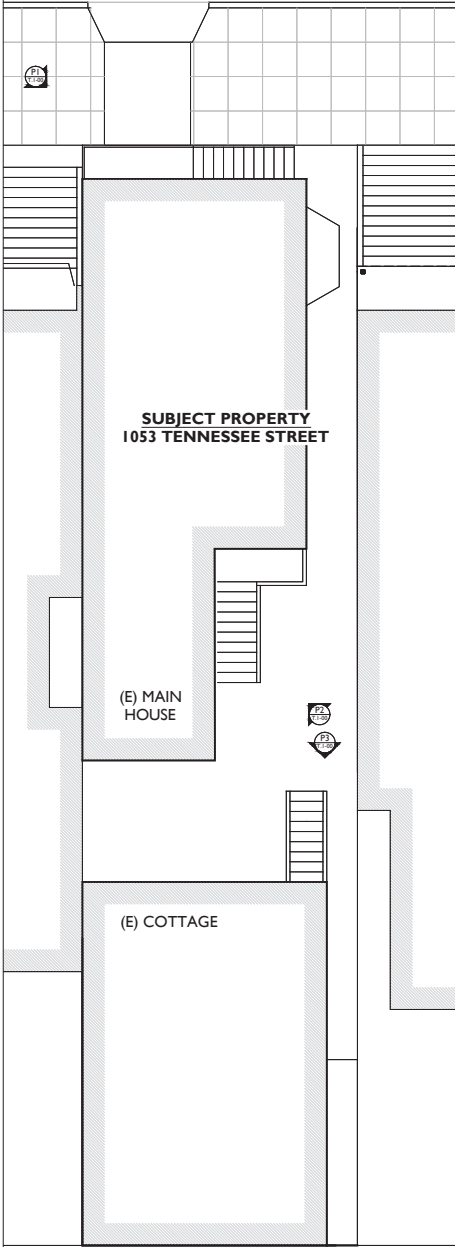
Application received by Planning Department:

By: 

Date: 6

(E) SITE PLAN PHOTO KEY

* SEE SHEETS A-1.00, A-1.01 & A-1.02
FOR MORE SITE INFORMATION



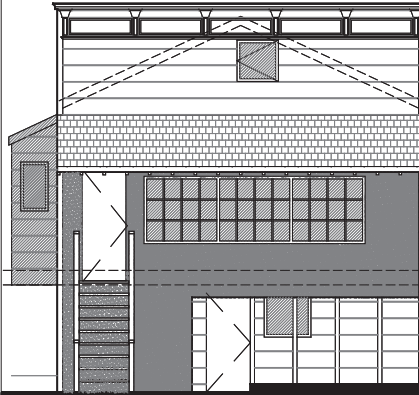
(E) FACADE MAIN HOUSE



(N) FACADE MAIN HOUSE



(E) FACADE COTTAGE



(N) FACADE COTTAGE



COTTAGE FRONT (PHOTO 3)



NOT ORIGINAL SUN PORCH
AND STAIR WAS REMOVED -
SEE PERMIT # 201611152737

MAIN HOUSE REAR (PHOTO 2)



NOT ORIGINAL
PORTION OF THE MAIN HOUSE
TO BE REMOVED

(E) DETERIORATED
STAIR TO BE
REMOVED &
REPLACED

MAIN HOUSE FRONT (PHOTO 1)



PROJECT DIRECTORY

DESIGNER:
McGriff Architects
CONTACT: Carl Petersen
1475 15th street
San Francisco, CA 94103
T : (415) 525-3561
carl@mcgriffarchitects.com

OWNER:
JOHN RAMSABACHER
ROBERT BERRY

STRUCTURAL ENGINEER:
Enersta Designs
CONTACT: Jefferson Chen
1167 Mission St., Fl 1
San Francisco, CA 94103
M : (415) 515-0403
T : 415-426-8000 EXT. 300
F : 415-701-0212
info@enerstadesigns.net

CONTRACTOR:
ITU Construction INC,
CONTACT: Rony Perez
1367 Thomas Ave
San Francisco CA 94124
M : (650) 207-4849
LICENSE : #930326
ituconstruction9@gmail.com>

DRAWING INDEX

T1.00 COVER SHEET:
PROJECT INFO, DIRECTORY, EXISTING SITE PLANS
EXISTING AND PROPOSED ELEVATIONS

A-1.00 FIGURE GROUND - EXISTING & PROPOSED
A-1.01 SITE PLAN - EXISTING & PROPOSED
A-1.02 CONTEXT PLANS - EXISTING & PROPOSED
A-1.03 PHOTOGRAPHS
A-1.04 GROUND LEVEL PLANS - EXISTING & PROPOSED
A-1.05 LEVEL 1 PLANS - EXISTING & PROPOSED
A-1.06 LEVEL 2 PLANS - EXISTING & PROPOSED
A-1.07 ROOF PLANS - EXISTING & PROPOSED

A-2.00 CONTEXT ELEVATIONS - EXISTING & PROPOSED
A-2.01 CONTEXT ELEVATIONS - EXISTING & PROPOSED
A-2.02 CONTEXT ELEVATIONS - EXISTING & PROPOSED
A-2.03 CONTEXT ELEVATIONS & SECTIONS - EXISTING & PROPOSED
A-2.04 MAIN HOUSE EXTERIOR ELEVATIONS - EXISTING & PROPOSED
A-2.05 MAIN HOUSE EXTERIOR ELEVATIONS - EXISTING & PROPOSED
A-2.06 MAIN HOUSE EXTERIOR ELEVATIONS - EXISTING & PROPOSED
A-2.07 COTTAGE EXTERIOR ELEVATIONS - EXISTING & PROPOSED
A-2.08 COTTAGE EXTERIOR ELEVATIONS - EXISTING & PROPOSED
A-2.09 SECTIONS - EXISTING & PROPOSED
A-2.10 SECTIONS - EXISTING & PROPOSED

A4.00 RENDERINGS - PROPOSED

DEMO CALCULATION*

MAIN HOUSE

(E) LINEAR FEET OF WALLS: 97'-4"

LINEAR FEET OF WALLS TO
BE ALTERED, DEMOLISHED, ADDED: 25'-2"

PERCENTAGE OF CHANGE: 25%

COTTAGE

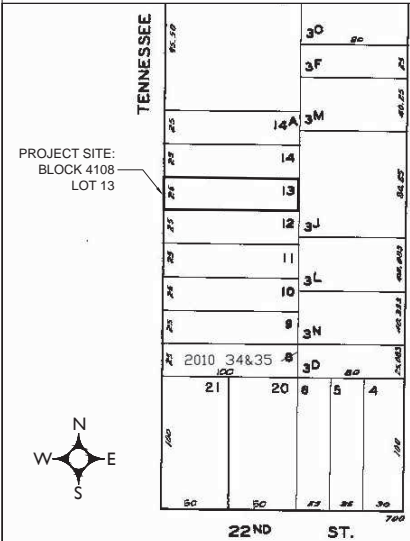
(E) LINEAR FEET OF WALLS: 100'-2"

LINEAR FEET OF WALLS TO
BE ALTERED, DEMOLISHED, ADDED: 22'-5"

GROUND FLOOR PERCENTAGE OF CHANGE: 22%

* PER ARTICLE 10 SECTION 1005 (f) THAT DEFINES DEMOLITION OF
EXTERIOR WALLS OF THE HISTORIC STRUCTURE

ASSESSORS MAP



SCOPE OF WORK

THE PROJECT PROPOSES A REAR ADDITION TO AN EXISTING HOUSE, (HEREAFTER
"MAIN HOUSE") IN THE DOGPATCH HISTORIC DISTRICT AND VARIOUS
IMPROVEMENTS TO THE PROPERTY, INCLUDING REHABILITATION OF AN EXISTING,
DETACHED ACCESSORY DWELLING UNIT (HEREAFTER "COTTAGE").

THE PROJECT SEEKS TO IMPROVE CONDITIONS THAT CONTRIBUTE TO THE
PROPERTY'S "EXISTING NON CONFORMING STATUS" AND PROVIDE ADDITIONAL
SQUARE FOOTAGE THAT SHOWS DEFERENCE TO, AND DISTINCTION / SEPARATION
BETWEEN, THE HISTORIC STRUCTURE OF THE MAIN HOUSE AND THE PROPOSED
ADDITION.

MAIN HOUSE STREET FACING FACADE IS TO BE RENOVATED TO PROVIDE BETTER
CONTINUITY WITH THE DOGPATCH HISTORIC DISTRICT.

SCOPE OF WORK SHALL INCLUDE THE FOLLOWING:

- REMOVE & REPLACE ALL INTERIOR & EXTERIOR STAIRS
- REMOVE & REPLACE ALL WINDOWS & DOORS
- RETAIN, REPAIR OR REPLACE ALL ORIGINAL SIDING
- REMOVE & REPLACE PORTIONS OF EXISTING HARDSCAPE
- EXCAVATE PORTIONS OF GROUND LEVEL AND REAR YARD APPROX 2'-0"
- CAPTURE (N) SQUARE FOOTAGE UNDER (E) PROJECTION
- PROVIDE (N) MOMENT FRAMES PER STRUCTURAL DESIGN
- PROVIDE (N) ROOFING
- PROVIDE (N) SKYLIGHTS
- PROVIDE (N) PORTICO OVER FRONT ENTRY

PROJECT DATA

REGULATIONS

APPLICABLE CODES: • 2016 CALIFORNIA RESIDENTIAL BUILDING,
MECHANICAL, ELECTRICAL AND PLUMBING CODES
• 2016 CALIFORNIA ENERGY CODE (VIA EXCEPTION)

ZONING DISTRICTS: • RH3

PROPERTY INFORMATION

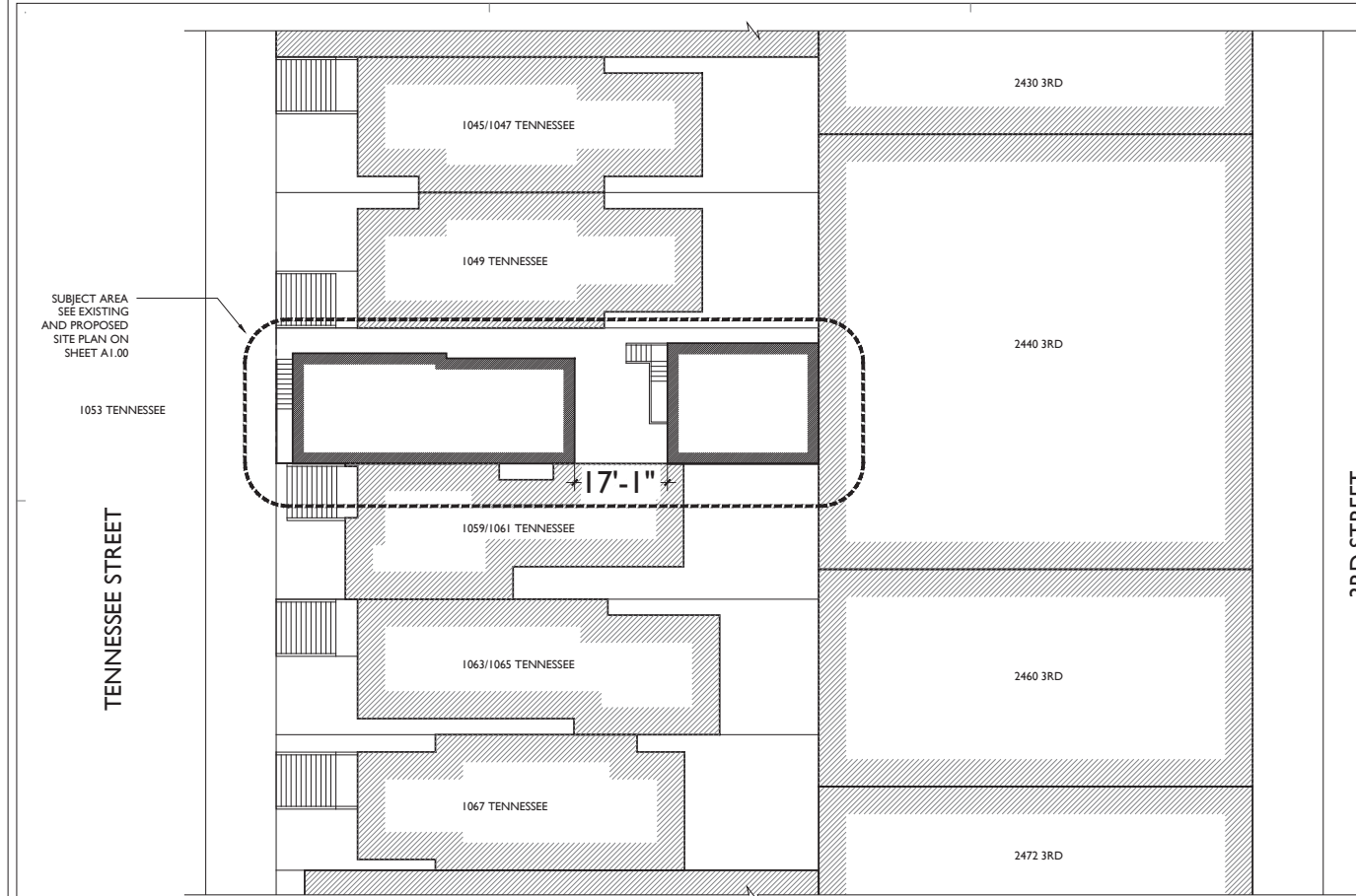
LOT AREA : 2,500 SQ FT
BLOCK / LOT : 4108 / 013
CONSTRUCTION TYPE : VB
OCCUPANCY GROUP : R

BUILDING AREAS - (MAIN HOUSE AND ACCESSORY DWELLING)

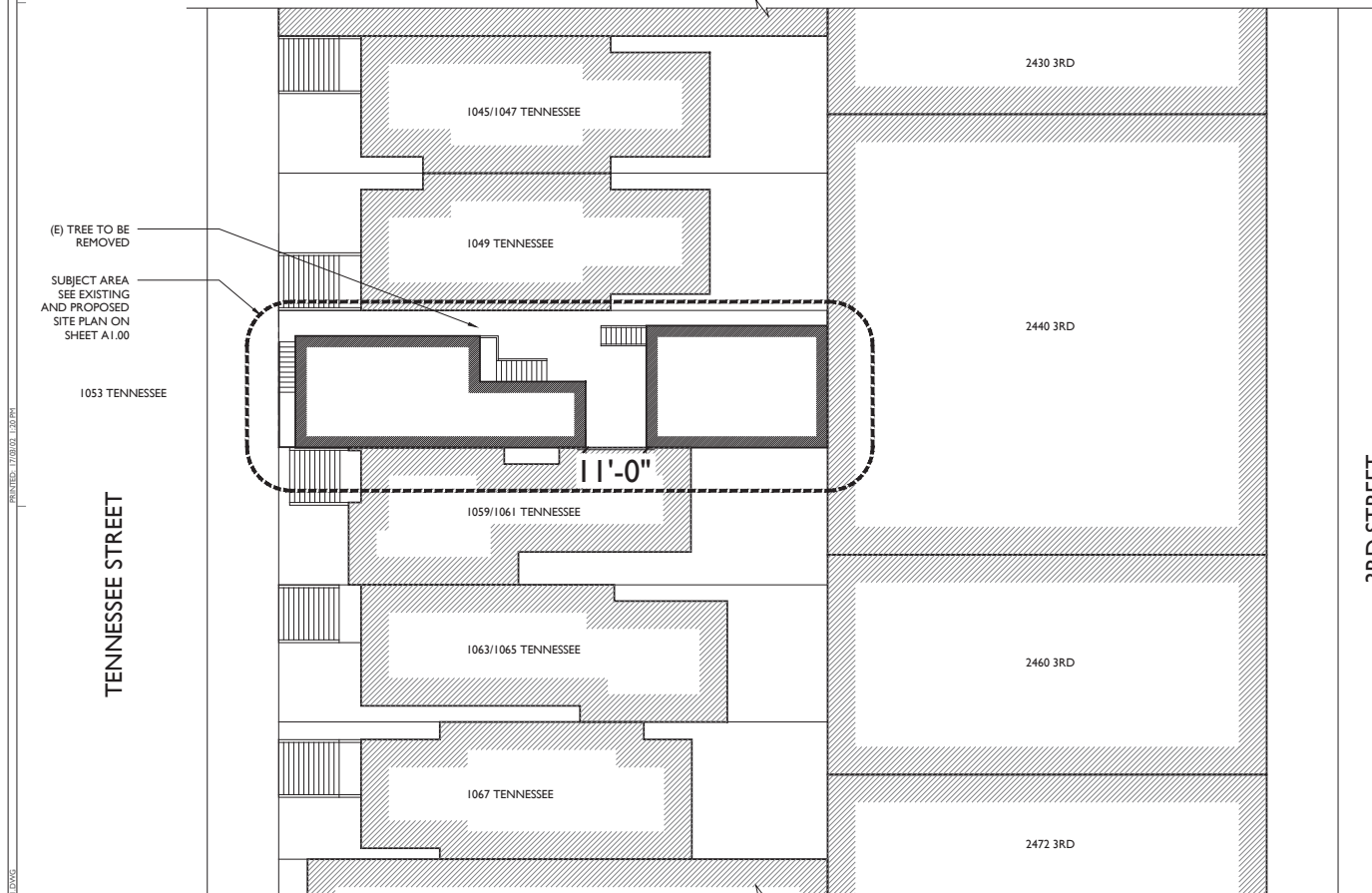
	GROSS SQ FT	HABITABLE SQ FT
(E) MAIN HOUSE:		
GROUND LEVEL	916 SQ FT	0 SQ FT
LEVEL ONE	919 SQ FT	844 SQ FT
LEVEL TWO	576 SQ FT	530 SQ FT
TOTAL	2411 SQ FT	1374 SQ FT
(N) MAIN HOUSE:		
GROUND LEVEL	1034 SQ FT	409 SQ FT
LEVEL ONE	1030 SQ FT	957 SQ FT
LEVEL TWO	962 SQ FT	892 SQ FT
TOTAL	3026 SQ FT	2258 SQ FT
(E) ACCESSORY DWELLING		
GROUND LEVEL	657 SQ FT	0 SQ FT
LEVEL ONE	782 SQ FT	724 SQ FT
TOTAL	1439 SQ FT	724 SQ FT
(N) ACCESSORY DWELLING		
GROUND LEVEL	666 SQ FT	614 SQ FT
LEVEL ONE	659 SQ FT	604 SQ FT
TOTAL	1325 SQ FT	1218 SQ FT

VICINITY MAP

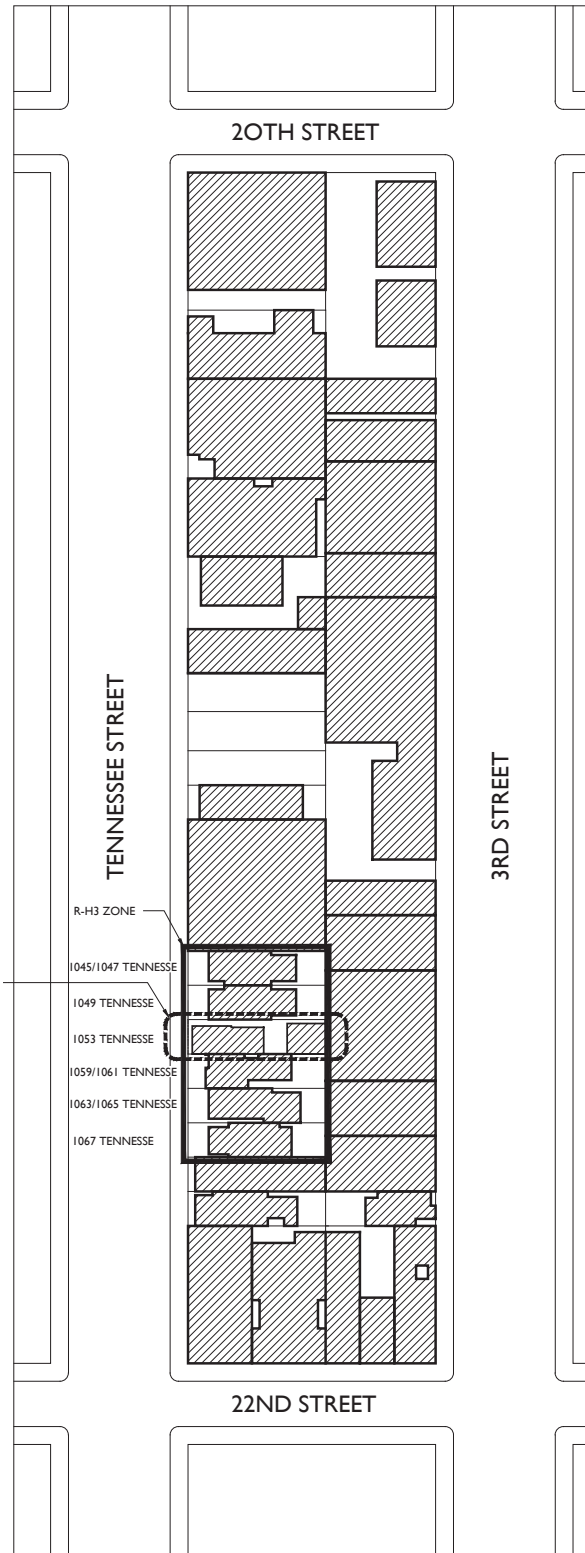




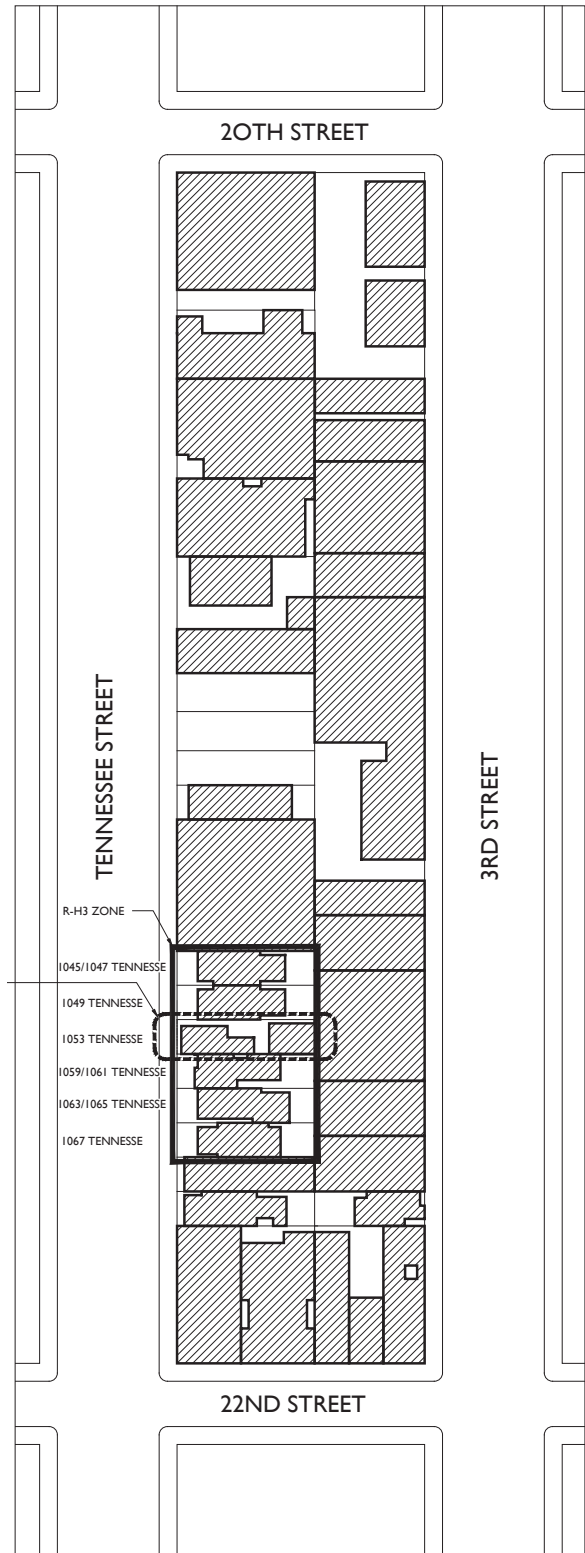
4
A1.00
PROPOSED FIGURE GROUND STUDY OF R-H3 ZONE
1/16" = 1'-0"



3
A1.00
EXISTING FIGURE GROUND STUDY OF R-H3 ZONE
1/16" = 1'-0"



2
A1.00
PROPOSED FIGURE GROUND STUDY
1/64" = 1'-0"



1
A1.00
EXISTING FIGURE GROUND STUDY
1/64" = 1'-0"

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ROBERT BERRY
PROJECT ADDRESS:
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SAN FRANCISCO, CA 94107
APN: 4108 / 013

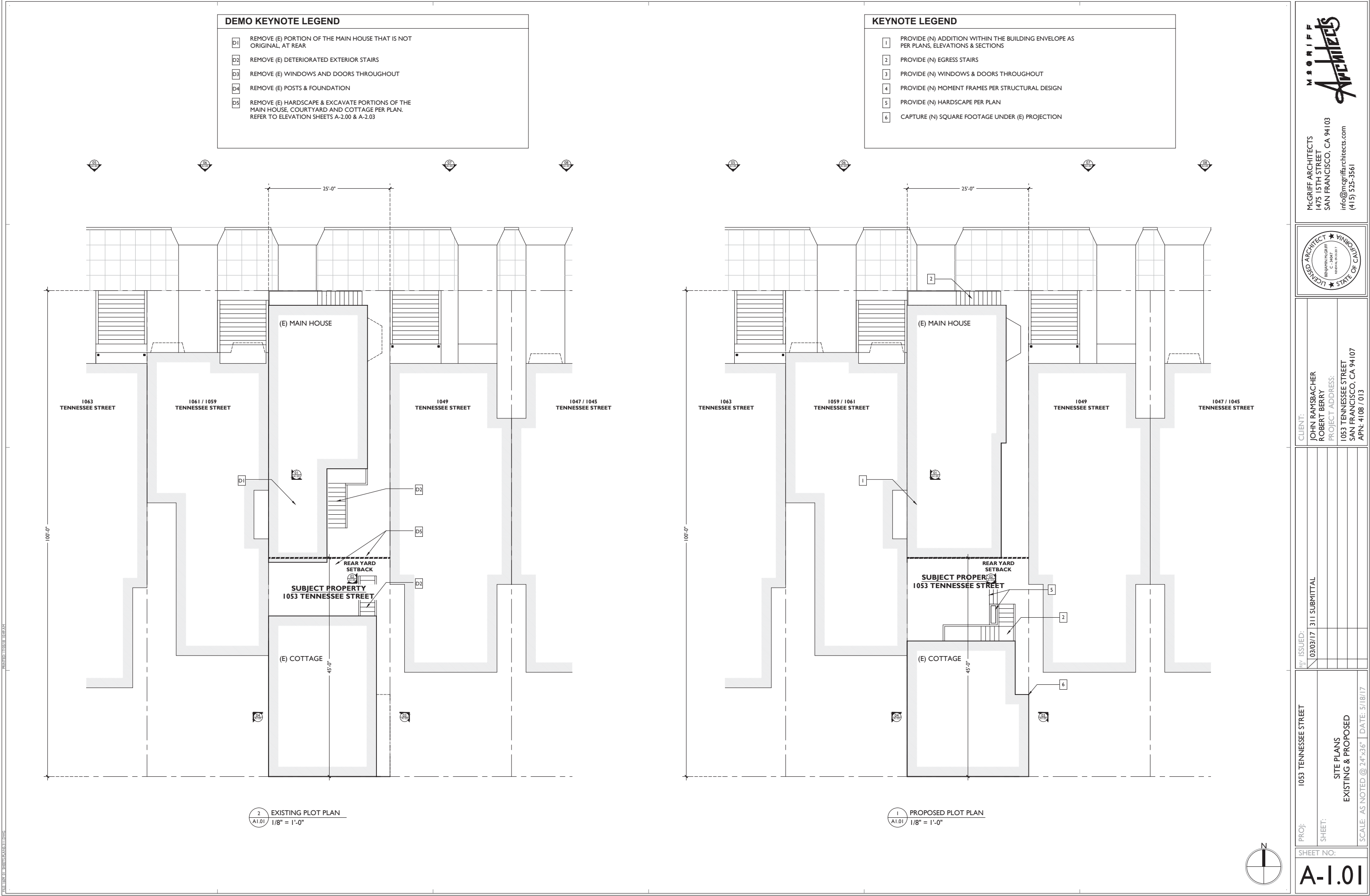
ISSUED:
03/03/17
311 SUBMITTAL

PROJ: 1053 TENNESSEE STREET

SHEET: FIGURE GROUND DIAGRAMS
EXISTING & PROPOSED

SHEET NO: A-1.00

SCALE: AS NOTED @ 24"x36" DATE: 3/2/17



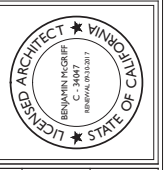
DEMO KEYNOTE LEGEND

- D1 REMOVE (E) PORTION OF THE MAIN HOUSE THAT IS NOT ORIGINAL, AT REAR
- D2 REMOVE (E) DETERIORATED EXTERIOR STAIRS
- D3 REMOVE (E) WINDOWS AND DOORS THROUGHOUT
- D4 REMOVE (E) POSTS & FOUNDATION
- D5 REMOVE (E) HARDSCAPE & EXCAVATE PORTIONS OF THE MAIN HOUSE, COURTYARD AND COTTAGE PER PLAN. REFER TO ELEVATION SHEETS A-2.00 & A-2.03

KEYNOTE LEGEND

- 1 PROVIDE (N) ADDITION WITHIN THE BUILDING ENVELOPE AS PER PLANS, ELEVATIONS & SECTIONS
- 2 PROVIDE (N) EGRESS STAIRS
- 3 PROVIDE (N) WINDOWS & DOORS THROUGHOUT
- 4 PROVIDE (N) MOMENT FRAMES PER STRUCTURAL DESIGN
- 5 PROVIDE (N) HARDSCAPE PER PLAN
- 6 CAPTURE (N) SQUARE FOOTAGE UNDER (E) PROJECTION

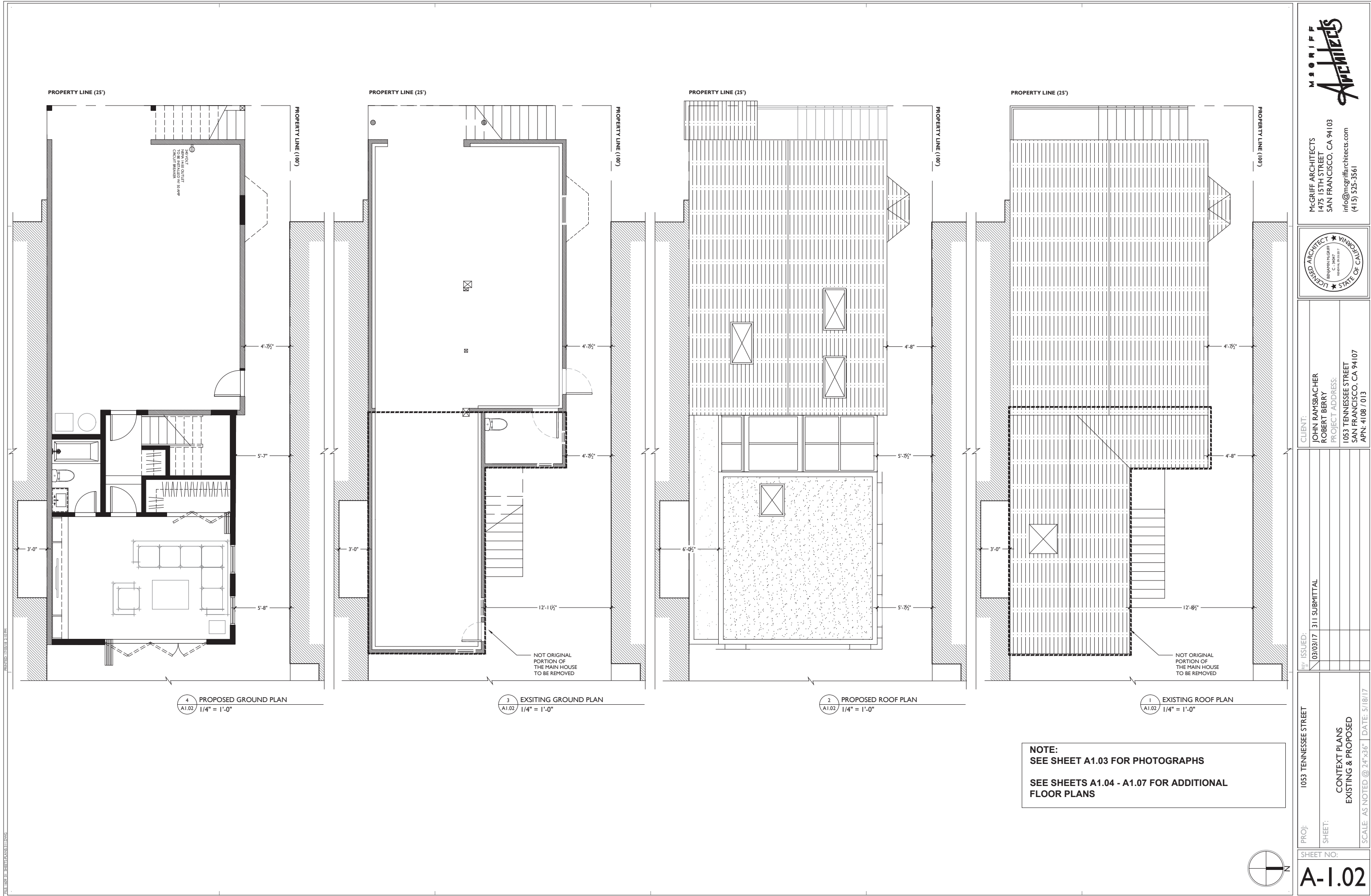
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CLIENT:
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ROBERT BERRY
PROJECT ADDRESS:
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SAN FRANCISCO, CA 94107
APN: 4108 / 013

REV	ISSUED	03/03/17	311 SUBMITTAL

PROJ: 1053 TENNESSEE STREET
SHEET: SITE PLANS
EXISTING & PROPOSED
SCALE: AS NOTED @ 24"x36" DATE: 5/18/17
SHEET NO: A-1.01



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LICENSED ARCHITECT

BENJAMIN MCGRIFF

C - 34017

ISSUING OFFICE

STATE OF CALIFORNIA

CLIENT:

JOHN RANSBACHER

ROBERT BERRY

PROJECT ADDRESS:

1053 TENNESSEE STREET

SAN FRANCISCO, CA 94107

APN: 4108 / 013

ISSUED:

03/03/17

311 SUBMITTAL

PROJ:

1053 TENNESSEE STREET

SHEET:

CONTEXT PLANS

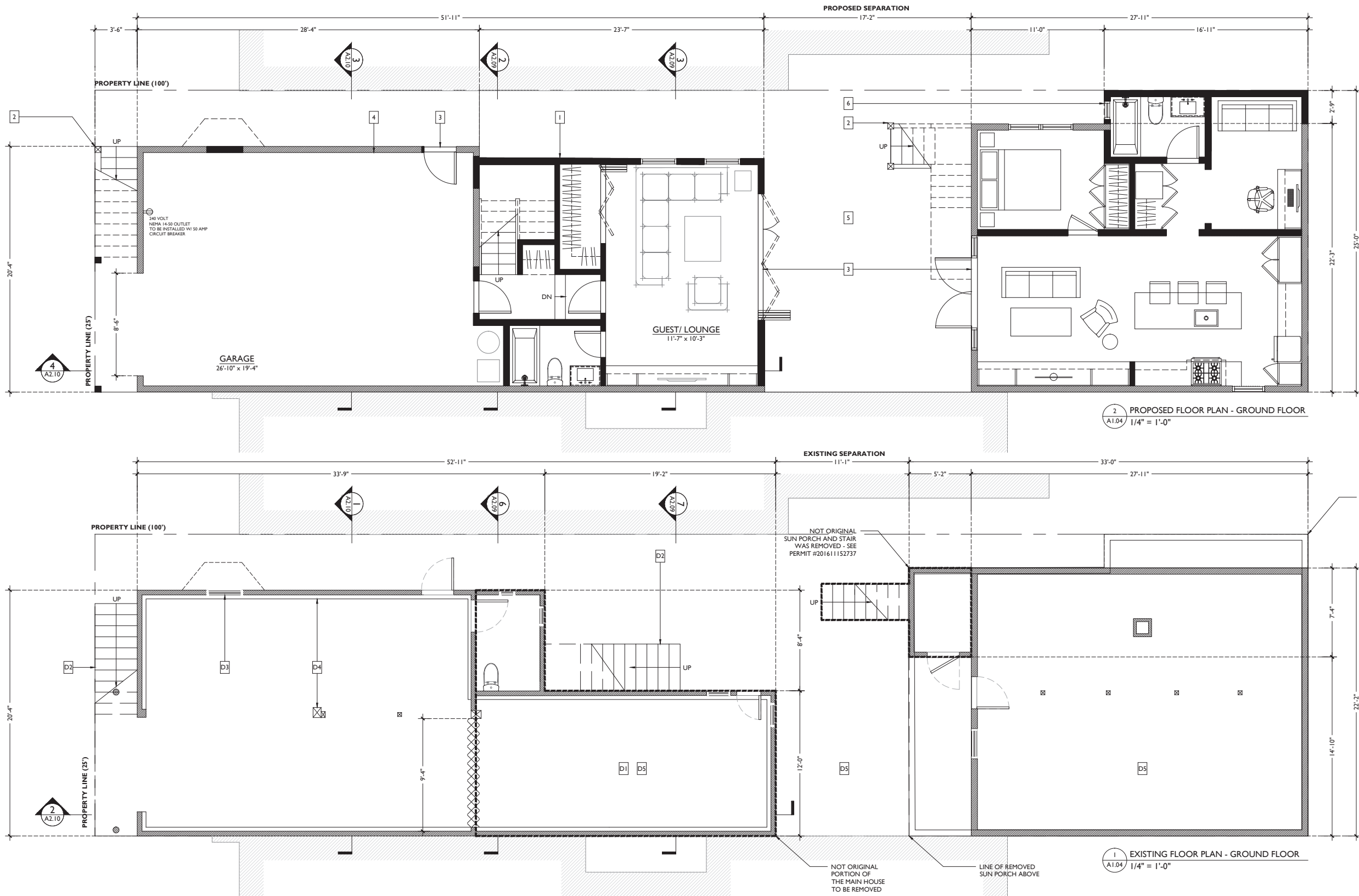
EXISTING & PROPOSED

SCALE: AS NOTED @ 24"x36"

DATE: 5/18/17

SHEET NO:

A-1.02



LEGEND

EXISTING WALL

PROPOSED WALL

DEMO CALCULATIONS*	
MAIN HOUSE	
(E) LINEAR FEET OF WALLS:	97'-4"
LINEAR FEET OF WALLS TO BE ALTERED, DEMOLISHED, ADDED:	9'-4"
GROUND FLOOR PERCENTAGE OF CHANGE:	10%
COTTAGE	
(E) LINEAR FEET OF WALLS:	100'-2"
LINEAR FEET OF WALLS TO BE ALTERED, DEMOLISHED, ADDED:	22'-5"
GROUND FLOOR PERCENTAGE OF CHANGE:	22%

DEMO KEYNOTE LEGEND	
D1	REMOVE (E) PORTION OF THE MAIN HOUSE THAT IS NOT ORIGINAL, AT REAR
D2	REMOVE (E) DETERIORATED EXTERIOR STAIRS
D3	REMOVE (E) WINDOWS AND DOORS THROUGHOUT
D4	REMOVE (E) POSTS & FOUNDATION
D5	REMOVE (E) HARDSCAPE & EXCAVATE PORTIONS OF THE MAIN HOUSE, COURTYARD AND COTTAGE PER PLAN. REFER TO ELEVATION SHEETS A-2.00 & A-2.03

KEYNOTE LEGEND	
1	PROVIDE (N) ADDITION WITHIN THE BUILDING ENVELOPE AS PER PLANS, ELEVATIONS & SECTIONS
2	PROVIDE (N) EGRESS STAIRS
3	PROVIDE (N) WINDOWS & DOORS THROUGHOUT
4	PROVIDE (N) MOMENT FRAMES PER STRUCTURAL DESIGN
5	PROVIDE (N) HARDSCAPE PER PLAN
6	CAPTURE (N) SQUARE FOOTAGE UNDER (E) PROJECTION

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ARCHITECT

BENJAMIN McGRIFF
C - 3407
ISSUANCE 03/03/17

STATE OF CALIFORNIA

CLIENT:

JOHN RAMSBACHER
ROBERT BERRY
PROJECT ADDRESS:
1053 TENNESSEE STREET
SAN FRANCISCO, CA 94107
APN: 4108 / 013

ISSUED:

03/03/17 | 311 SUBMITTAL

PROJ: 1053 TENNESSEE STREET

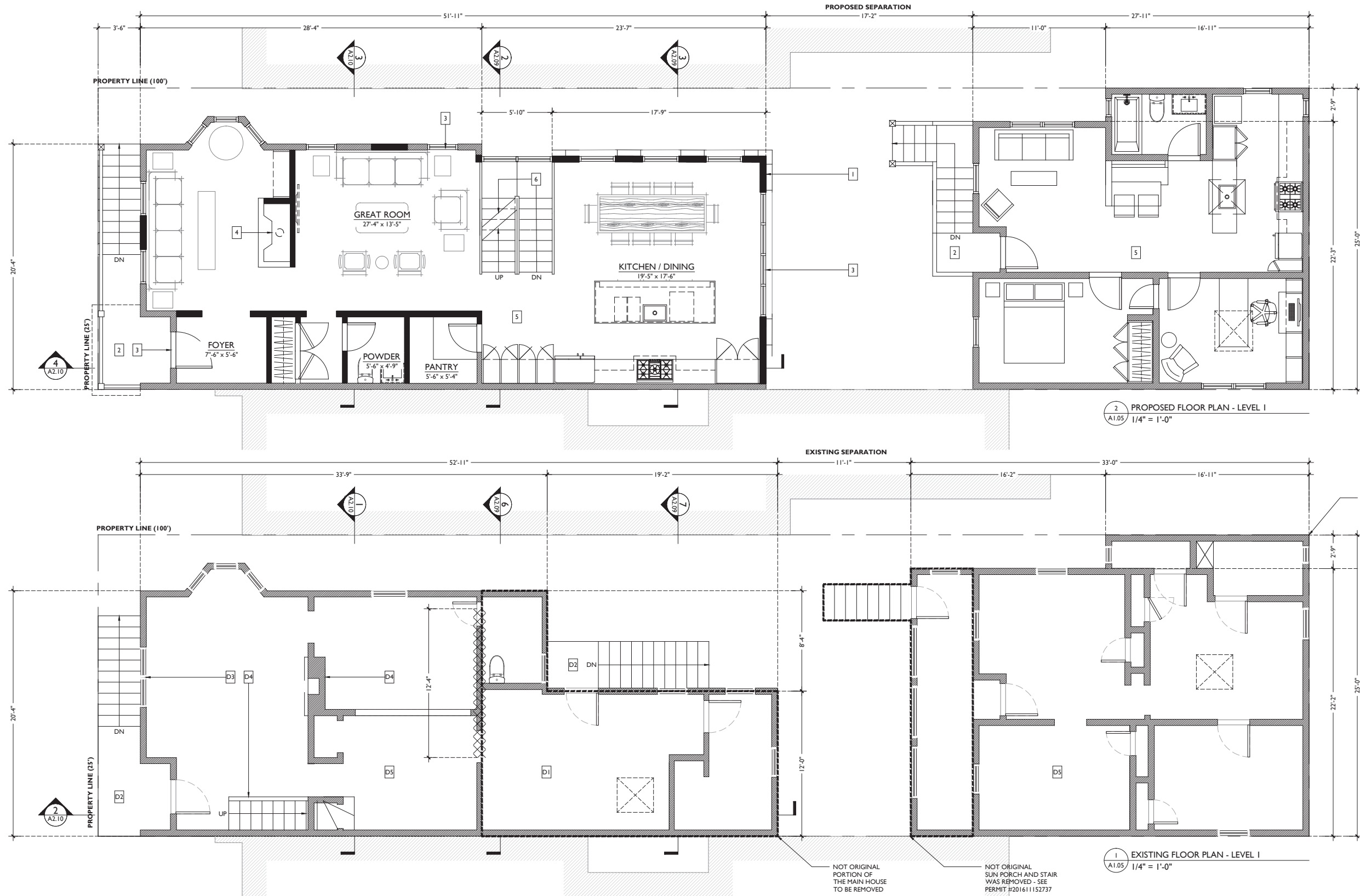
SHEET: GROUND LEVEL PLANS
EXISTING & PROPOSED

SCALE: AS NOTED @ 24"x36" DATE: 5/25/17

SHEET NO:

A-1.04





DEMO CALCULATIONS*		
MAIN HOUSE		
(E) LINEAR FEET OF WALLS:		97'-4"
LINEAR FEET OF WALLS TO BE ALTERED, DEMOLISHED, ADDED:		12'-4"
LEVEL 1 PERCENTAGE OF CHANGE:		12%
COTTAGE		
(E) LINEAR FEET OF WALLS:		100'-2"
LINEAR FEET OF WALLS TO BE ALTERED, DEMOLISHED, ADDED:		0'-0"
LEVEL 1 PERCENTAGE OF CHANGE:		0%

*OF ORIGINAL STRUCTURE
PER ARTICLE 10

DEMO KEYNOTE LEGEND	
	REMOVE (E) PORTION OF THE MAIN HOUSE THAT IS NOT ORIGINAL, AT REAR
	REMOVE (E) DETERIORATED EXTERIOR STAIRS
	REMOVE (E) WINDOWS AND DOORS THROUGHOUT
	REMOVE (E) INTERIOR WALLS AND STAIR PER PLAN
	REMOVE (E) FIXTURES & FINISHES THROUGHOUT

KEYNOTE LEGEND	
	PROVIDE (N) ADDITION WITHIN THE BUILDING ENVELOPE AS PER PLANS, ELEVATIONS & SECTIONS
	PROVIDE (N) EGRESS STAIRS
	PROVIDE (N) WINDOWS & DOORS THROUGHOUT
	PROVIDE (N) DIRECT VENT GAS FIREPLACE APPLIANCE
	PROVIDE (N) FIXTURES & FINISHES THROUGHOUT
	PROVIDE (N) INTERIOR STAIR



MSORIFF

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ARCHITECT

WINN-DIXIE

STATE OF CALIFORNIA

BERNARD H. MCGRIF
C - 3407
ISSUED: 03/03/17

CLIENT:

JOHN RAMSACHER
ROBERT BERRY
PROJECT ADDRESS:
1053 TENNESSEE STREET
SAN FRANCISCO, CA 94107
APN: 4108 / 013

ISSUED:

03/03/17 | 311 SUBMITTAL

PROJ:

1053 TENNESSEE STREET

SHEET:

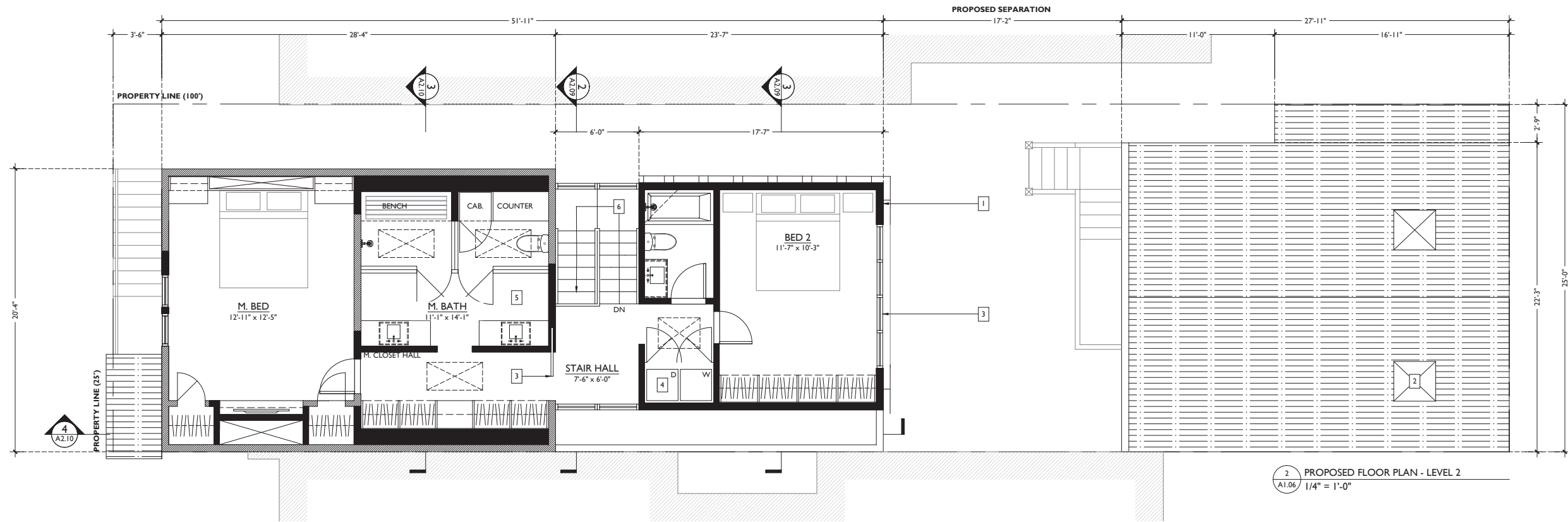
LEVEL ONE PLANS
EXISTING & PROPOSED

SHEET NO:

A-1.05

SCALE:

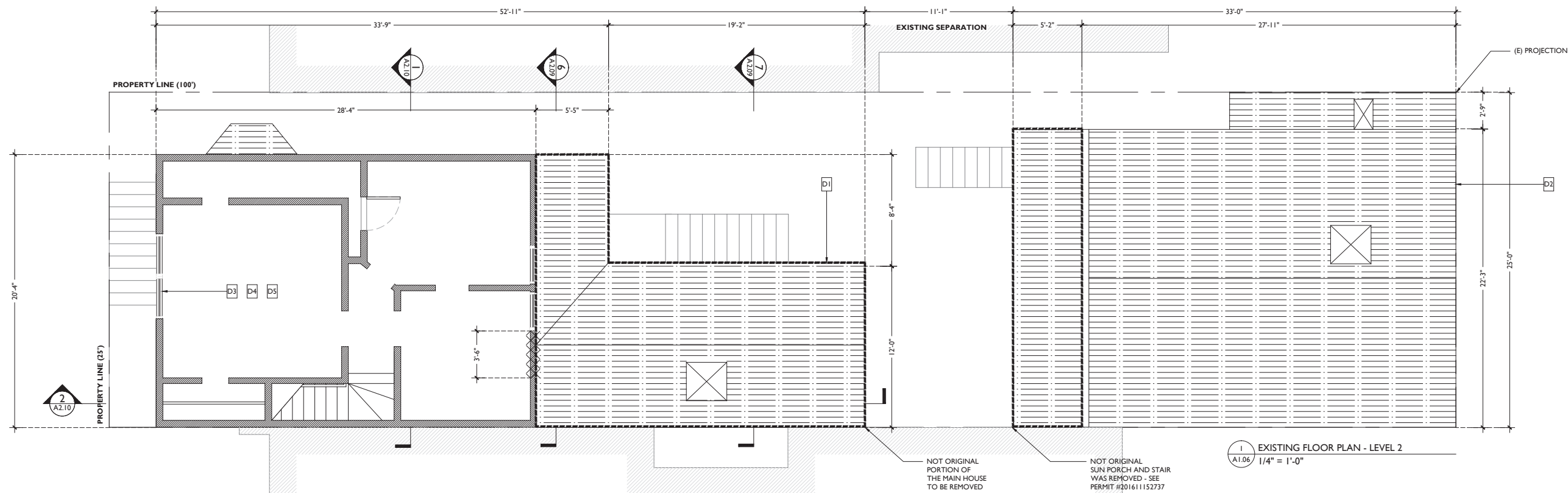
AS NOTED @ 24"x36" | DATE: 3/31/17



LEGEND

EXISTING WALL

PROPOSED WALL



DEMO CALCULATIONS*	
MAIN HOUSE (E) LINEAR FEET OF WALLS:	97'-4"
LINEAR FEET OF WALLS TO BE ALTERED, DEMOLISHED, ADDED:	3'-6"
(E) AREA OF STRUCTURAL FRAMING:	NA
AREA OF STRUCTURAL FRAMING TO BE ALTERED:	NA
LEVEL 2 PERCENTAGE OF CHANGE:	3%

*OF ORIGINAL STRUCTURE
PER ARTICLE 10

DEMO KEYNOTE LEGEND	
D1	REMOVE (E) PORTION OF THE MAIN HOUSE THAT IS NOT ORIGINAL, AT REAR
D2	REMOVE AND REPLACE (E) ROOFING
D3	REMOVE (E) WINDOWS AND DOORS THROUGHOUT
D4	REMOVE (E) INTERIOR WALLS AND STAIR PER PLAN
D5	REMOVE (E) FIXTURES & FINISHES THROUGHOUT

KEYNOTE LEGEND	
1	PROVIDE (N) ADDITION WITHIN THE BUILDING ENVELOPE AS PER PLANS, ELEVATIONS & SECTIONS
2	PROVIDE (N) SKYLIGHT
3	PROVIDE (N) WINDOWS & DOORS THROUGHOUT
4	PROVIDE (N) WASHER & DRAWER
5	PROVIDE (N) FIXTURES & FINISHES THROUGHOUT
6	PROVIDE (N) INTERIOR STAIR



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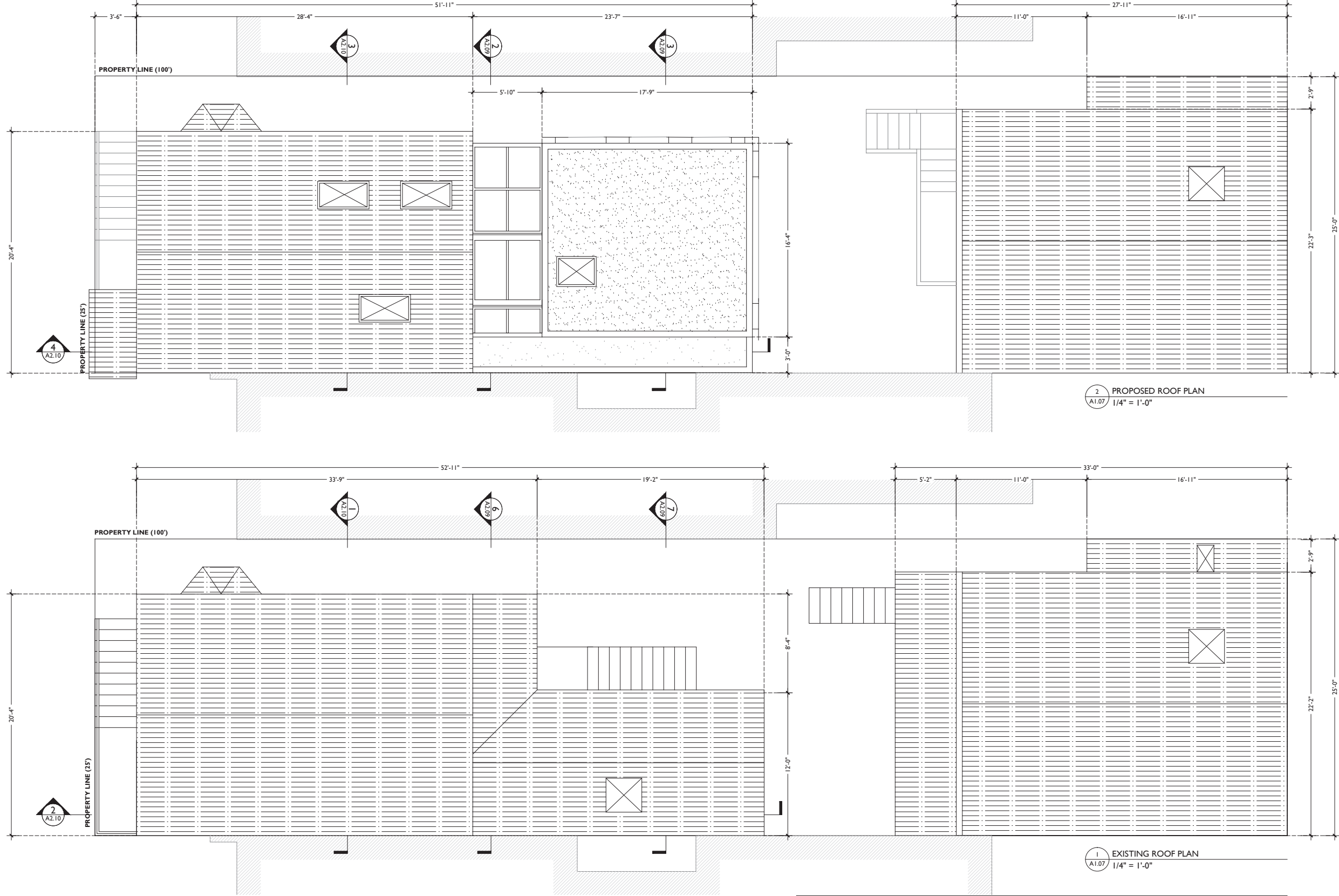
CLIENT:
JOHN RAMSBACHER
ROBERT BERRY
PROJECT ADDRESS:
1053 TENNESSEE STREET
SAN FRANCISCO, CA 94107
APN: 4108 / 013

REV	ISSUED:	03/03/17	311 SUBMITTAL

PROJ: 1053 TENNESSEE STREET
SHEET: LEVEL 2 PLANS
EXISTING & PROPOSED
SCALE: AS NOTED @ 24"x36" DATE: 3/31/17

SHEET NO:
A-1.06

FILE: 1053.TB - SHEET A-1.07
REVISED: 03/03/17 11:03 AM



KEYNOTE LEGEND	
DEMO KEYNOTES	KEYNOTES
01 DEMOLISH EXISTING DETERIORATED EGRESS STAIR AT FRONT OF MAIN HOUSE*	08 NEW CODE COMPLIANT EGRESS STAIR AT FRONT OF MAIN HOUSE AND "ENCLOSE" EXTERIOR SPACE UNDER STAIR SPACE - SEE "NEIGHBORING REFERENCE IMAGE" FOR DESIGN INTENT
02 REMOVE EXISTING WINDOWS AND DOORS, TYP	09 NEW WINDOW & EXTERIOR DOOR LOCATIONS PER PLAN
03 DEMOLISH EXISTING DETERIORATED EGRESS STAIR AT REAR SIDE OF MAIN HOUSE*	10 NEW CODE COMPLIANT EGRESS STAIR AT REAR SIDE OF MAIN HOUSE TO REPLACE EXISTING
04 DEMOLISH EXISTING DETERIORATED EGRESS STAIR AT FRONT OF ACCESSORY DWELLING	11



PROJ:	1053 TENNESSEE STREET
SHEET:	ROOF PLANS EXISTING & PROPOSED
SHEET NO:	A-1.07

REV	ISSUED:	03/03/17	311 SUBMITTAL

CLIENT:	JOHN RAMSBACHER ROBERT BERRY PROJECT ADDRESS: 1053 TENNESSEE STREET SAN FRANCISCO, CA 94107 APN: 4108 / 013
---------	--



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---	---------------------------



ROOF RIDGE
NO CHANGES

PLATE HEIGHT
NO CHANGES

LEVEL 2 FIN FLR
NO CHANGES

LEVEL 1 FIN FLR
NO CHANGES

STAIR LANDING
NO CHANGES

(E) GRADE @ FRONT

8'-5"

19'-0"

23'-0"

33'-3"

1 EXISTING FRONT ELEVATIONS
A2.00 1/4" = 1'-0"



ROOF RIDGE
NO CHANGES

PLATE HEIGHT
NO CHANGES

LEVEL 2 FIN FLR
NO CHANGES

LEVEL 1 FIN FLR
NO CHANGES

STAIR LANDING
NO CHANGES

(E) GRADE @ FRONT

8'-5"

19'-0"

23'-0"

33'-3"

2 PROPOSED FRONT ELEVATIONS
A2.00 1/4" = 1'-0"



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PROJECT ADDRESS:
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SAN FRANCISCO, CA 94107
APN: 4108 / 013

ISSUED:
03/11/17 311 SUBMITTAL

PROJ: 1053 TENNESSEE STREET

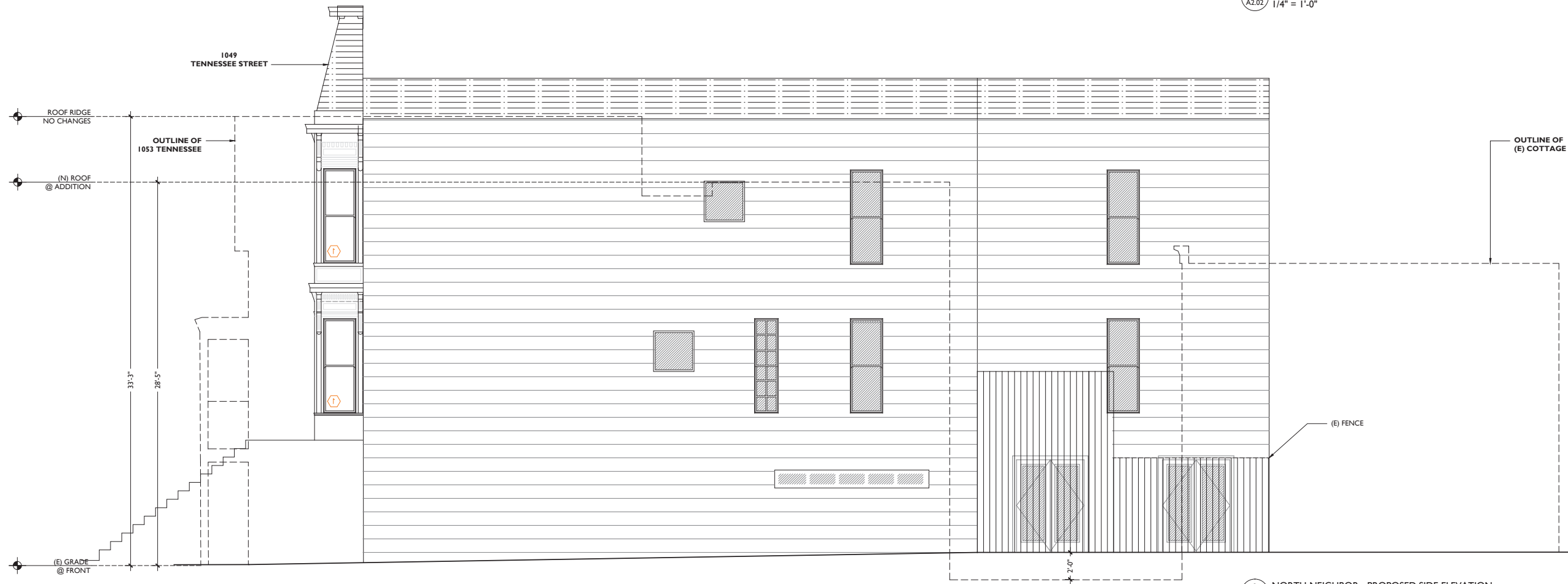
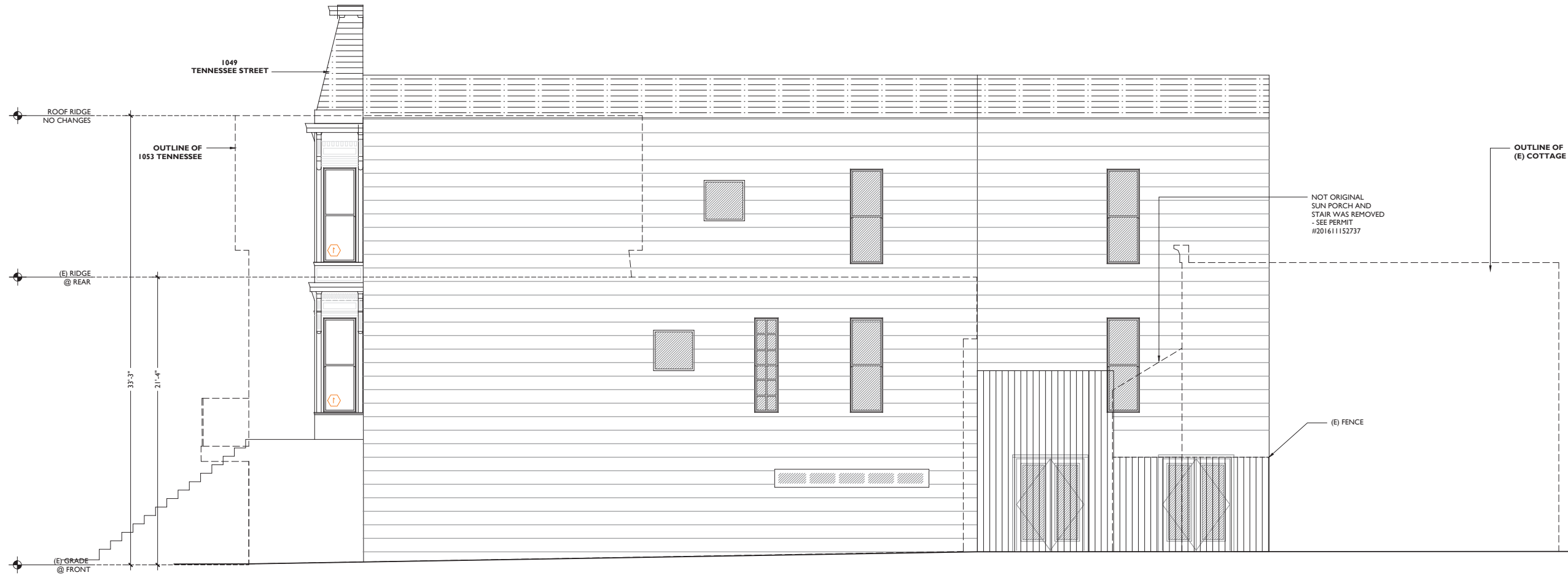
SHEET:
CONTEXT ELEVATIONS
EXISTING & PROPOSED

SCALE: AS NOTED @ 24"x36" DATE: 5/18/17

SHEET NO:

A-2.00





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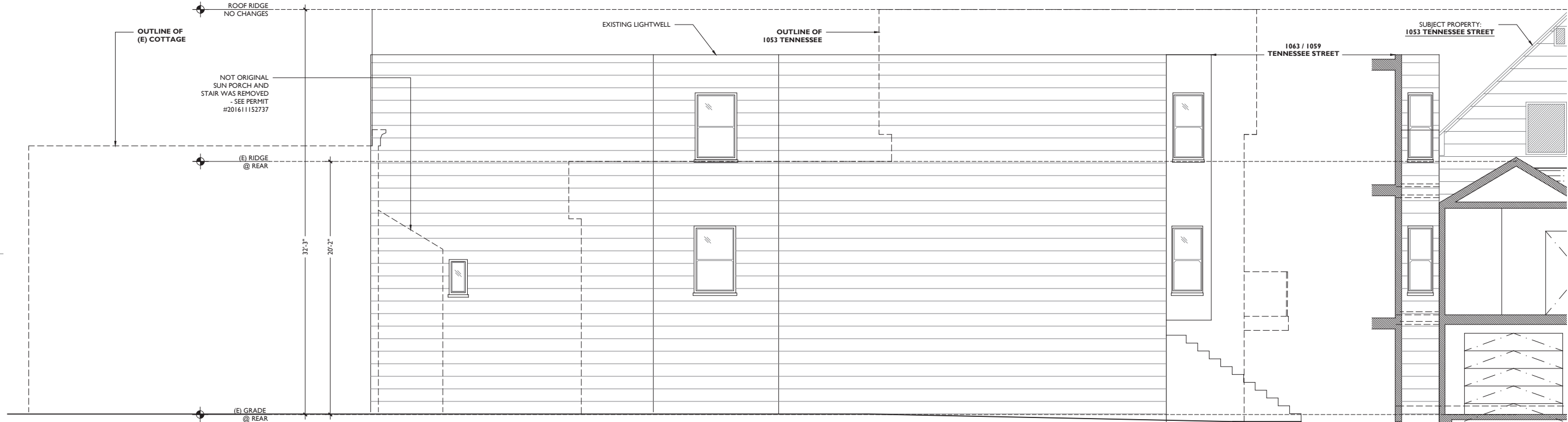


CLIENT:
JOHN RAMSBACHER
ROBERT BERRY
PROJECT ADDRESS:
1053 TENNESSEE STREET
SAN FRANCISCO, CA 94107
APN: 4108 / 013

ISSUED:
03/03/17 311 SUBMITTAL

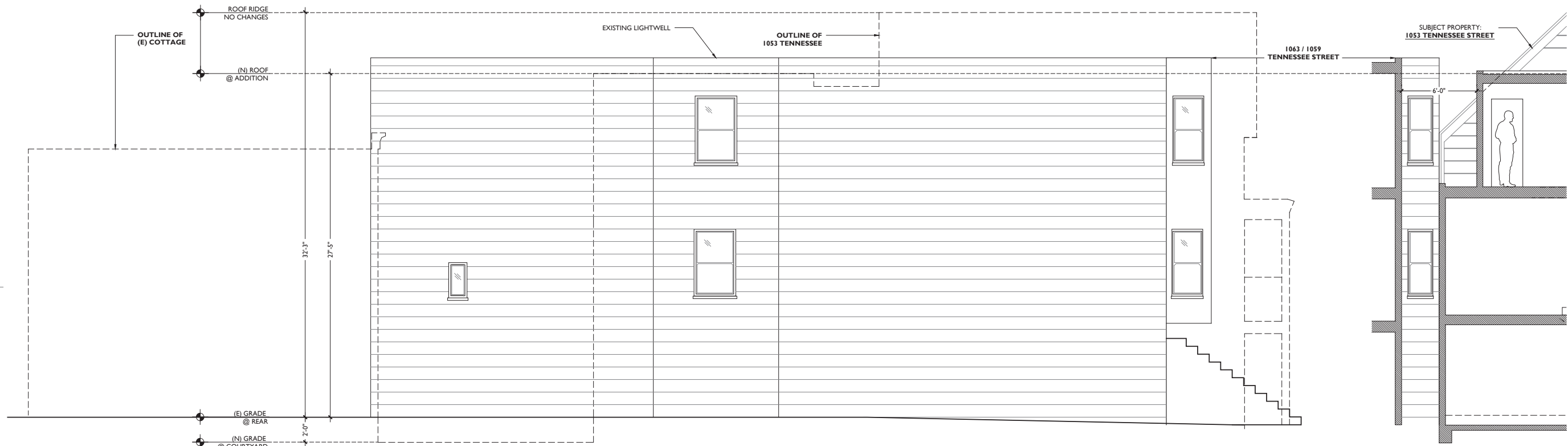
PROJ: 1053 TENNESSEE STREET
SHEET: CONTEXT ELEVATIONS
EXISTING & PROPOSED
SCALE: AS NOTED @ 24"x36" DATE: 5/18/17

SHEET NO:
A-2.02



1 SOUTH NEIGHBOR - EXISTING SIDE ELEVATION
1/4" = 1'-0"

2 EXISTING PROP LINE SECTION
1/4" = 1'-0"



3 SOUTH NEIGHBOR - PROPOSED SIDE ELEVATION
1/4" = 1'-0"

4 PROPOSED PROP LINE SECTION
1/4" = 1'-0"

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ROBERT BERRY
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SAN FRANCISCO, CA 94107
APN: 4108 / 013

ISSUED:
03/03/17
311 SUBMITTAL

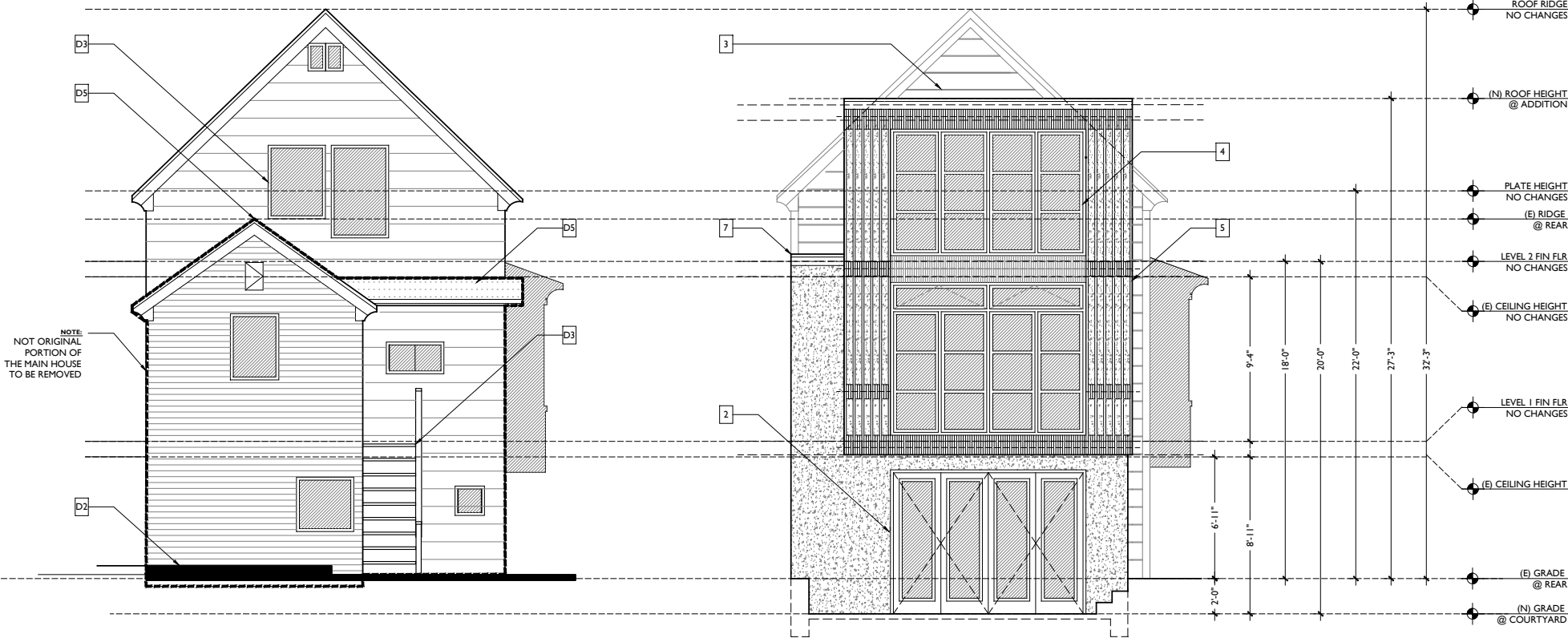
PROJ: 1053 TENNESSEE STREET
SHEET: CONTEXT ELEVATIONS & SECTIONS
EXISTING & PROPOSED
SCALE: AS NOTED @ 24"x36" DATE: 5/18/17

SHEET NO:
A-2.03



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

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



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

5 PROPOSED REAR ELEVATION
1/4" = 1'-0"

DEMO KEYNOTES

- D1 DEMOLISH (E) DETERIORATED STAIR, LANDING AND RAILING AT FRONT OF MAIN HOUSE*
 - D2 REMOVE (E) HARDSCAPE AT REAR AND EXCAVATE "COURTYARD" BETWEEN MAIN HOUSE & COTTAGE APPROX 1'-2" TO ACHIEVE 1'-2" TO ACHIEVE 8'-6" CEILING HEIGHT IN COTTAGE LOWER LEVEL
 - D3 REMOVE (E) STUCCO AT FRONT FACADE
 - D4 REMOVE (E) WINDOWS, TYP
 - D5 REMOVE (E) NOT ORIGINAL PORTION OF MAIN HOUSE AND DETERIORATED STAIR AT REAR
 - D6 REMOVE (E) GARAGE DOOR AND WIDEN OPENING PER PLAN
- * SEE PHOTOS ON SHEET T1-00

KEYNOTES

- 1 PROVIDE (N) FRONT STAIR, PORTICO, LANDING & RAILING
- 2 PROVIDE (N) DOORS INTO LOWER LEVEL OF MAIN HOUSE & COTTAGE AT "COURTYARD" - SEE PLANS
- 3 RETAIN, REPAIR OR REPLACE (E) COVE SHIPLAP SIDING AS PER HISTORIC PRESERVATION RECOMMENDATION
- 4 PROVIDE (N) WINDOWS, TYPICAL; (N) WINDOWS AT FRONT ELEVATION TO BE VERTICALLY-ORIENTED, DOUBLE-HUNG WOOD SASH
- 5 PROVIDE (N) WOOD SCREEN / SKIN AROUND ADDITION AT SIDE AND REAR FACADES
- 6 PROVIDE (N) GARAGE DOOR IN (E) LOCATION
- 7 PROVIDE 3'-0" SETBACK FROM PROPERTY AT ADDITION LEVEL 2
- 8 PROVIDE (N) PRE-CAST CONCRETE TREADS & RISERS W/ BULL-NOSED EDGE DETAIL TO MIMIC WOOD STEP. SIDE WALLS CLAD IN (N) WOOD SIDING AS SHOWN, AND (N) RAILING TO BE COMPOSED OF WOOD SPINDLES & NEWEL POSTS.

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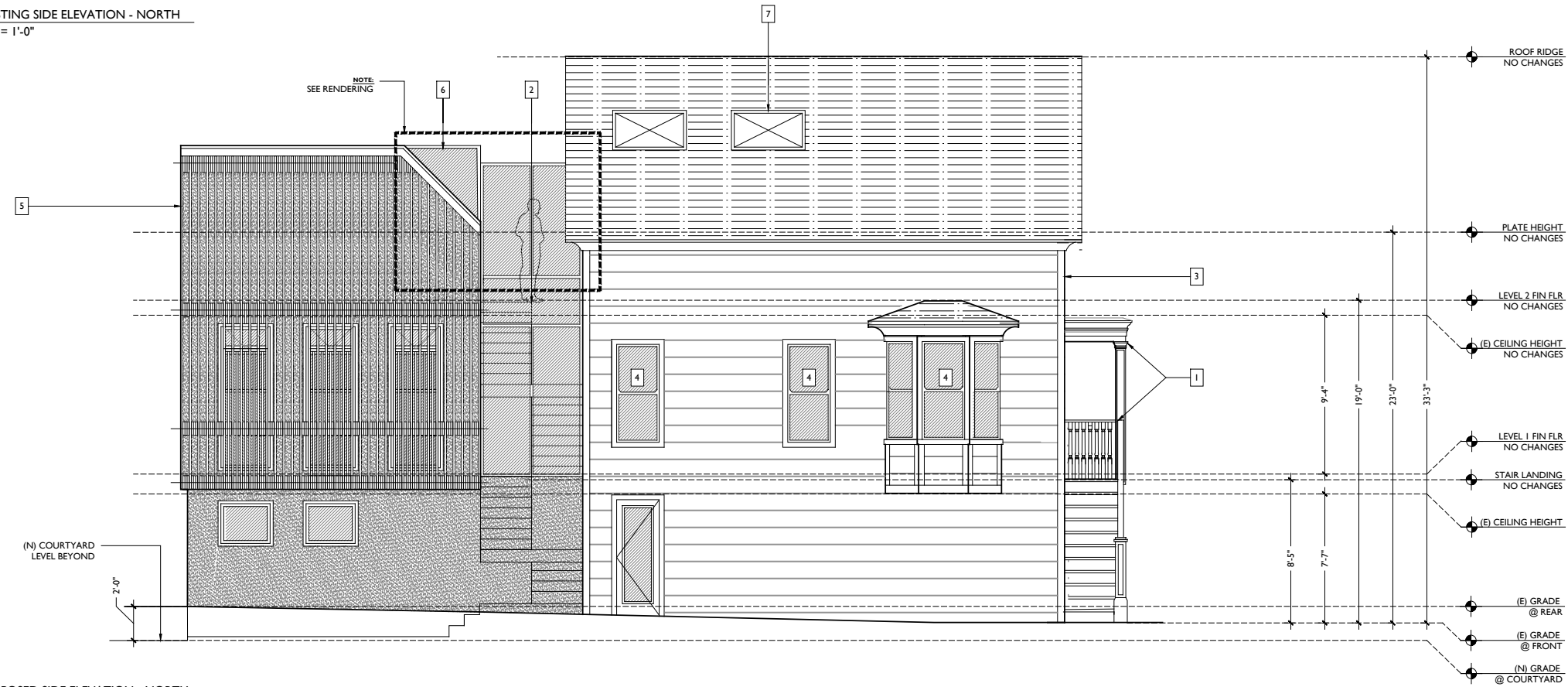
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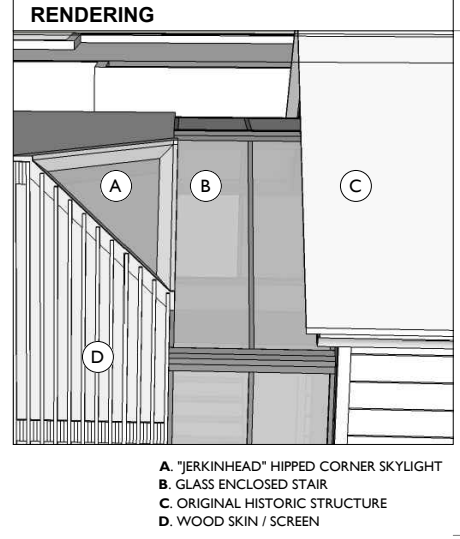


1 EXISTING SIDE ELEVATION - NORTH
1/4" = 1'-0"



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

DEMO KEYNOTES	
D1	DEMOLISH (E) DETERIORATED STAIR, LANDING AND RAILING AT FRONT OF MAIN HOUSE*
D2	REMOVE (E) HARDSCAPE AT REAR AND EXCAVATE "COURTYARD" BETWEEN MAIN HOUSE & COTTAGE APPROX 1'-2" TO ACHIEVE 1'-2" TO ACHIEVE 8'-6" CEILING HEIGHT IN COTTAGE LOWER LEVEL
D3	REMOVE (E) STUCCO AT FRONT FACADE
D4	REMOVE (E) WINDOWS, TYP
D5	REMOVE (E) NOT ORIGINAL PORTION OF MAIN HOUSE AND DETERIORATED STAIR AT REAR*
D6	REMOVE (E) GARAGE DOOR AND WIDEN OPENING PER PLAN
* SEE PHOTOS ON SHEET T1-00	
KEYNOTES	
1	PROVIDE (N) FRONT STAIR, PORTICO, LANDING, RAILING AND "ENCLOSE" BELOW - SEE REFERENCE IMAGE BELOW - NOTE : EXISTING GARAGE DOOR LOCATION TO REMAIN
2	PROVIDE (N) INTERIOR STAIR TO CONNECT ALL MAIN HOUSE LEVELS AT REAR OF ORIGINAL MAIN HOUSE - SEE PLANS. EXTENSIVE GLAZING AT SIDE ELEVATION TO REINFORCE CLEAR DISTINCTION FROM HISTORIC STRUCTURE
3	RETAIN, REPAIR OR REPLACE (E) COVE SHIPLAP SIDING AS PER HISTORIC PRESERVATION RECOMMENDATION
4	PROVIDE (N) WINDOWS, TYPICAL: (N) WINDOWS AT SIDE ELEVATION TO BE VERTICALLY-ORIENTED, DOUBLE-HUNG W/ WOOD SASH
5	PROVIDE (N) WOOD SCREEN / SKIN AROUND ADDITION AT SIDE AND REAR FACADES
6	PROVIDE (N) "JERKINHEAD" STYLE HIPPED CORNER SKYLIGHT AT FLAT ROOF OF ADDITION TO REINFORCE REFERENCE TO HISTORIC STRUCTURE - SEE RENDERING BELOW
7	(N) SKYLIGHTS PER PLAN



- A. "JERKINHEAD" HIPPED CORNER SKYLIGHT
- B. GLASS ENCLOSED STAIR
- C. ORIGINAL HISTORIC STRUCTURE
- D. WOOD SKIN / SCREEN

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ARCHITECT

BENJAMIN H. McGRIFF

C-38407

REGISTERED ARCHITECT

STATE OF CALIFORNIA

CLIENT:

JOHN RAMSBACHER

ROBERT BERRY

PROJECT ADDRESS:

1053 TENNESSEE STREET

SAN FRANCISCO, CA 94107

APN: 4108 / 013

ISSUED:

03/03/17

311 SUBMITTAL

PROJ:

1053 TENNESSEE STREET

SHEET:

EXTERIOR ELEVATIONS

EXISTING & PROPOSED SIDE

SHEET NO:

A-2.05

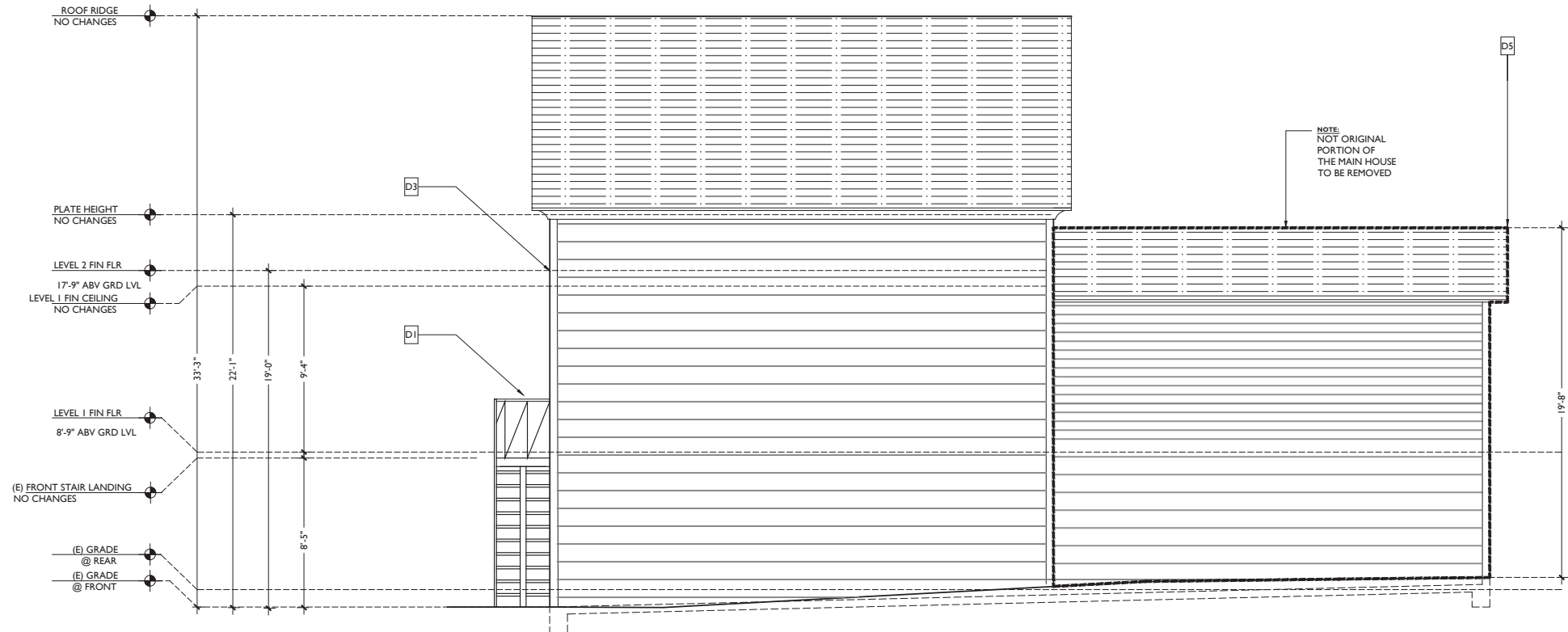
SCALE:

AS NOTED @ 24"x36"

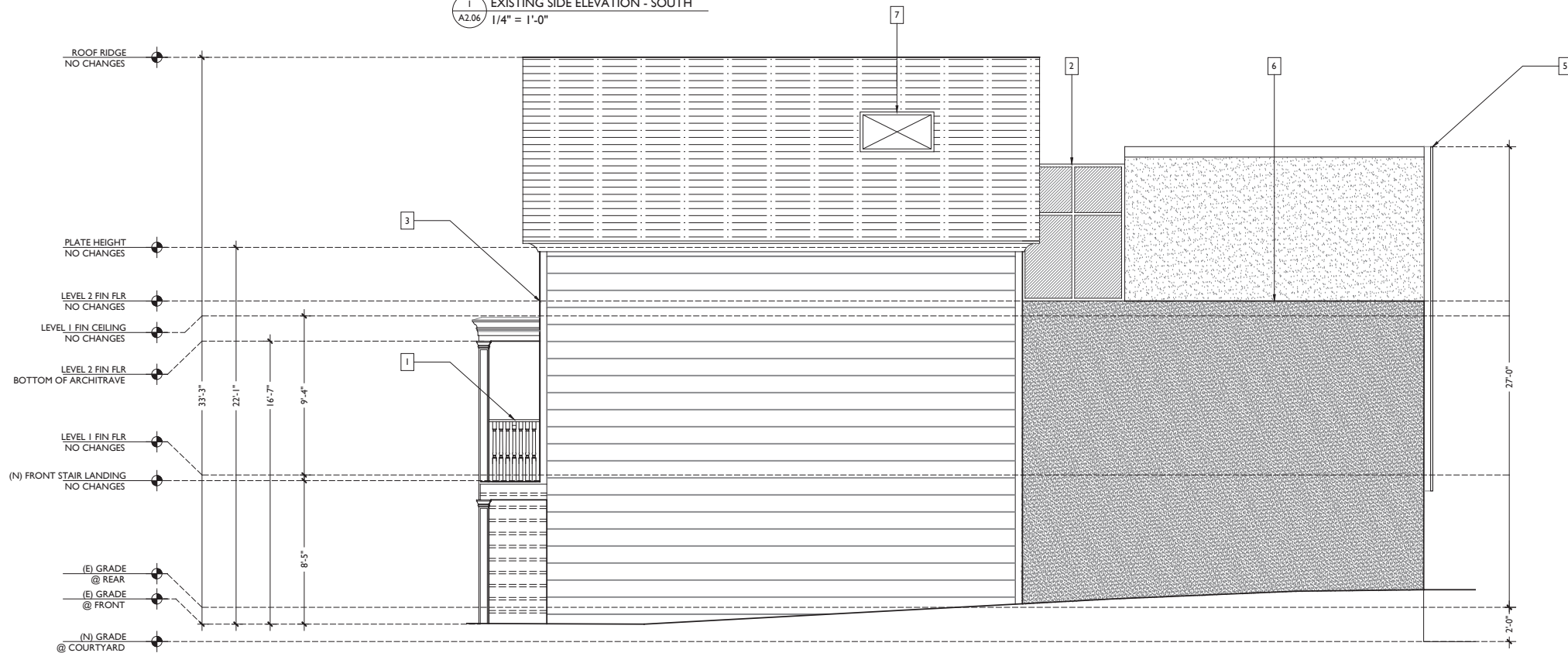
DATE:

8/23/17

FILE: 1033 TENN ST - SHEET A-2.06 (11.02.2025) 03/03/17 10:58:18 AM



1 EXISTING SIDE ELEVATION - SOUTH
A2.06 1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION - SOUTH
A2.06 1/4" = 1'-0"

DEMO KEYNOTES

- D1 DEMOLISH (E) DETERIORATED STAIR, LANDING AND RAILING AT FRONT OF MAIN HOUSE*
- D2 NOT USED
- D3 REMOVE (E) STUCCO AT FRONT FACADE
- D4 NOT USED
- D5 REMOVE (E) NOT ORIGINAL PORTION OF MAIN HOUSE AND DETERIORATED STAIR AT REAR*
- D6 NOT USED

KEYNOTES

- 1 PROVIDE (N) FRONT STAIR, PORTICO, LANDING, & RAILING
- 2 PROVIDE GLAZING AROUND (N) INTERIOR STAIR AT REAR OF (E) MAIN HOUSE TO REINFORCE CLEAR DISTINCTION FROM HISTORIC STRUCTURE
- 3 RETAIN, REPAIR OR REPLACE (E) COVE SHIPLAP SIDING AS PER HISTORIC PRESERVATION RECOMMENDATION
- 4 NOT USED
- 5 PROVIDE (N) WOOD SCREEN / SKIN AROUND ADDITION AT SIDE AND REAR FACADES
- 6 PROVIDE 3'-0" SETBACK FROM PROPERTY AT ADDITION LEVEL 2
- 7 (N) SKYLIGHT PER PLANS

CLIENT:
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ROBERT BERRY
PROJECT ADDRESS:
1033 TENNESSEE STREET
SAN FRANCISCO, CA 94107
APN: 4108 / 013

ISSUED:
03/03/17 311 SUBMITTAL

PROJ: 1033 TENNESSEE STREET

SHEET: EXTERIOR ELEVATIONS
EXISTING & PROPOSED SIDE

SHEET NO:

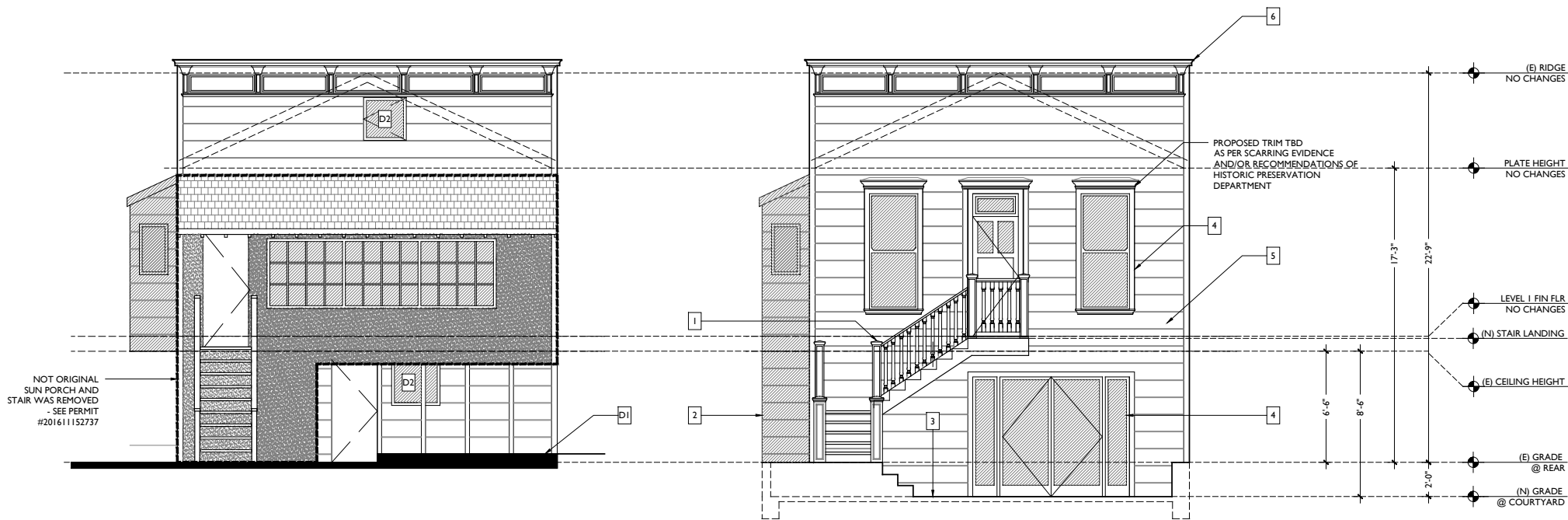
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SCALE: AS NOTED @ 24"x36" DATE: 5/18/17



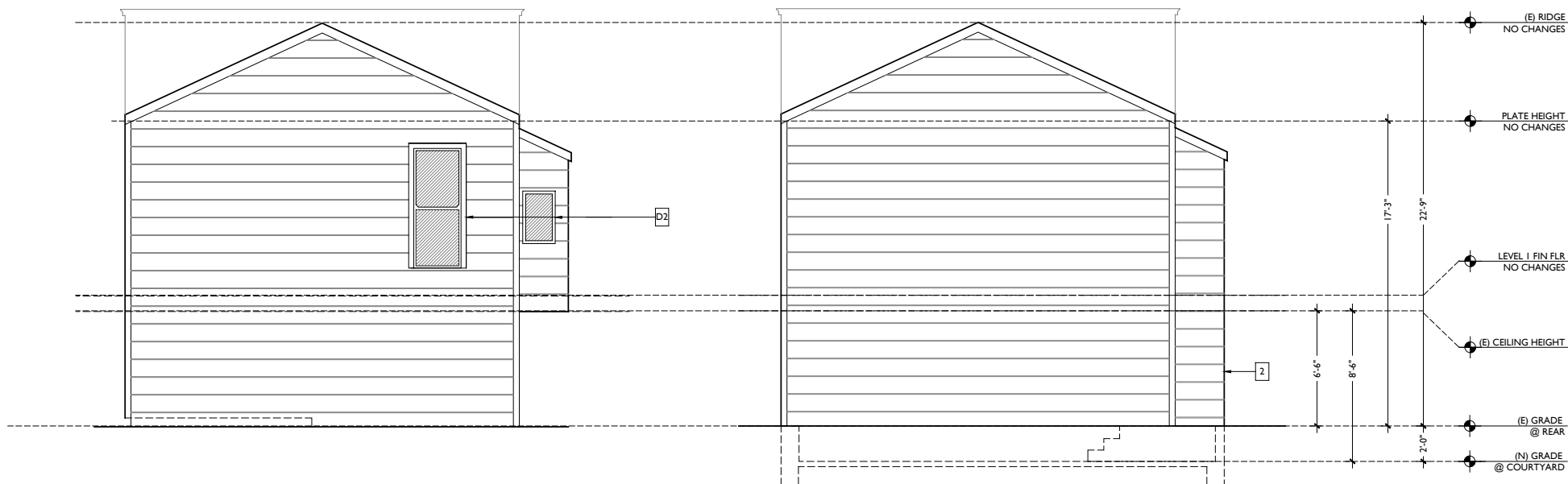
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4 EXISTING FRONT ELEVATION
A2.07 1/4" = 1'-0"

3 PROPOSED FRONT ELEVATION
A2.07 1/4" = 1'-0"



2 EXISTING REAR ELEVATION
A2.07 1/4" = 1'-0"

1 PROPOSED REAR ELEVATION
A2.07 1/4" = 1'-0"

DEMO KEYNOTES

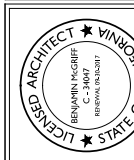
- D1 EXCAVATE APPROX 2'-0" OF (E) LOWER LEVEL TO ACHIEVE 8'-6" CEILING HEIGHT IN COTTAGE
- D2 REMOVE (E) WINDOWS AND DOORS THROUGHOUT, TYP - SEE PLANS

KEYNOTES

- 1 PROVIDE (N) CODE MINIMUM STAIR AT ORIGINAL FRONT OF (E) COTTAGE. PROVIDE (N) PRE-CAST CONCRETE TREADS & RISERS W/ BULL-NOSED EDGE DETAIL TO MIMIC WOOD STEPS. SIDE WALLS CLAD IN (N) WOOD SIDING AS SHOWN, AND (N) RAILING TO BE COMPOSED OF WOOD SPINDLES & NEWEL POSTS.
- 2 CAPTURE (N) INTERIOR SQUARE FOOTAGE DIRECTLY UNDER (E) PROJECTION
- 3 PROVIDE (N) "COURTYARD" BETWEEN (E) COTTAGE AND (N) ADDITION OF MAIN HOUSE
- 4 PROVIDE (N) WINDOWS & DOORS TO REPLACE (E) PER PLANS; (N) WINDOWS AT FRONT ELEVATION TO BE VERTICALLY-ORIENTED, DOUBLE-HUNG WOOD SASH
- 5 RETAIN, REPAIR OR REPLACE (E) COVE SHIPLAP SIDING AS PER HISTORIC PRESERVATION RECOMMENDATION
- 6 REPAIR / RESTORE EXISTING CORNICE PER HISTORIC PRESERVATION GUIDELINES

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CLIENT: JOHN RAMSBACHER
ROBERT BERRY
PROJECT ADDRESS: 1053 TENNESSEE STREET
SAN FRANCISCO, CA 94107
APN: 4108 / 013

ISSUED: 03/03/17 311 SUBMITTAL
05/15/17 HISTORIC PRESERVATION COMMENTS

PROJ: 1053 TENNESSEE STREET
SHEET: ACCESSORY DWELLING UNIT
ELEVATIONS - EXISTING & PROPOSED
SCALE: AS NOTED @ 24"x36" DATE: 8/22/17

SHEET NO:

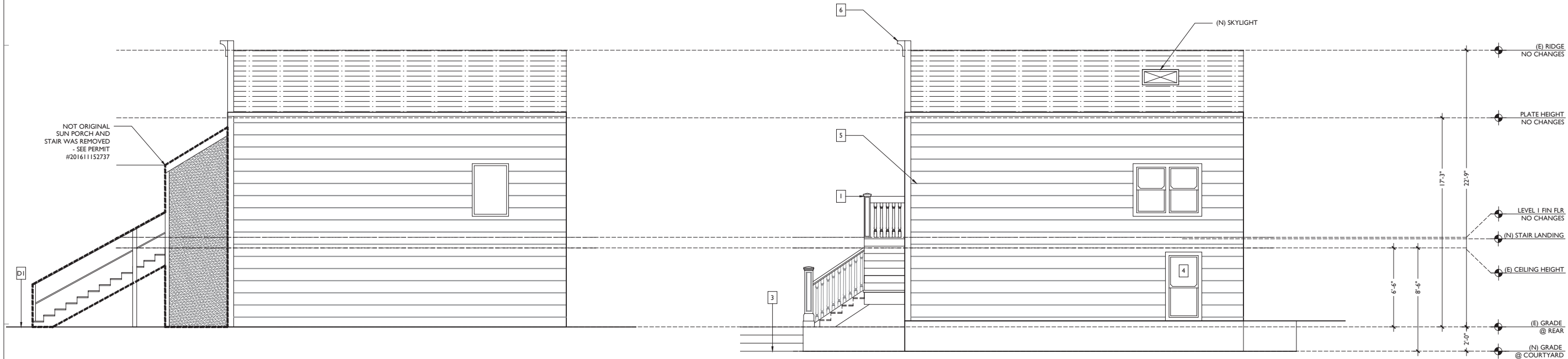
A-2.07

DEMO KEYNOTES

- D1 EXCAVATE APPROX 2'-0" OF (E) LOWER LEVEL TO ACHIEVE 8'-6" CEILING HEIGHT IN COTTAGE
- D2 REMOVE (E) WINDOWS AND DOORS THROUGHOUT, TYP - SEE PLANS

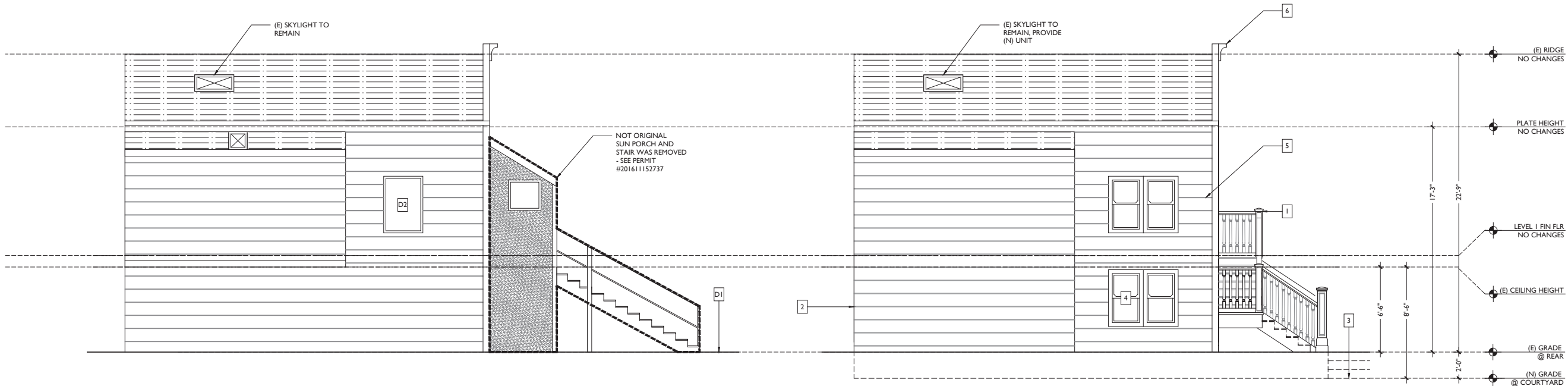
KEYNOTE LEGEND

- 1 PROVIDE (N) CODE MINIMUM STAIR AT ORIGINAL FRONT OF (E) COTTAGE - SEE PLANS
- 2 CAPTURE (N) INTERIOR SQUARE FOOTAGE DIRECTLY UNDER (E) PROJECTION
- 3 PROVIDE (N) "COURTYARD" BETWEEN (E) COTTAGE AND (N) ADDITION OF MAIN HOUSE
- 4 PROVIDE (N) WINDOWS & DOORS TO REPLACE (E) PER PLANS
- 5 RETAIN, REPAIR OR REPLACE (E) COVE SHIPLAP SIDING AS PER HISTORIC PRESERVATION RECOMMENDATION
- 6 REPAIR / RESTORE EXISTING CORNICE PER HISTORIC PRESERVATION GUIDELINES



4 EXISTING SOUTH ELEVATION
A2.08 1/4" = 1'-0"

3 PROPOSED SOUTH ELEVATION
A2.08 1/4" = 1'-0"



2 EXISTING NORTH ELEVATION
A2.08 1/4" = 1'-0"

1 PROPOSED NORTH ELEVATION
A2.08 1/4" = 1'-0"



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APN: 4108 / 013

ISSUED:
03/03/17 311 SUBMITTAL

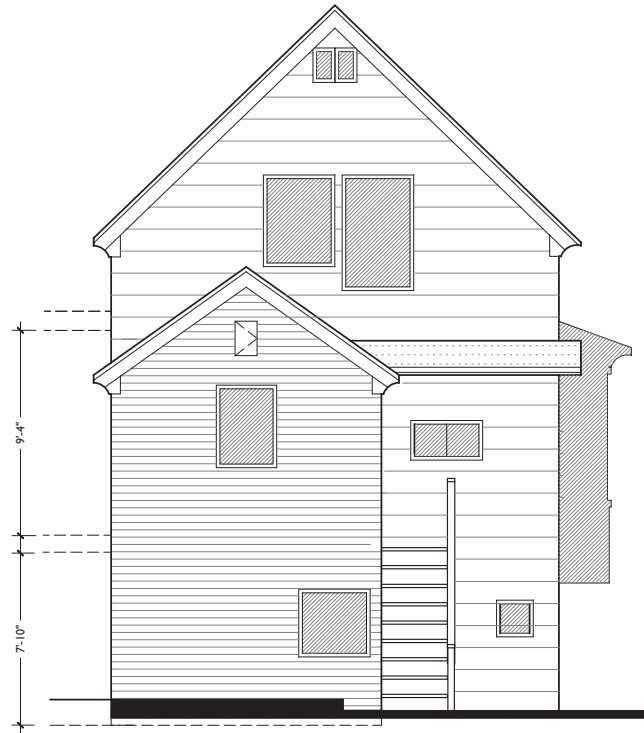
PROJ: 1053 TENNESSEE STREET

SHEET:
ACCESSORY DWELLING UNIT
ELEVATIONS - EXISTING & PROPOSED

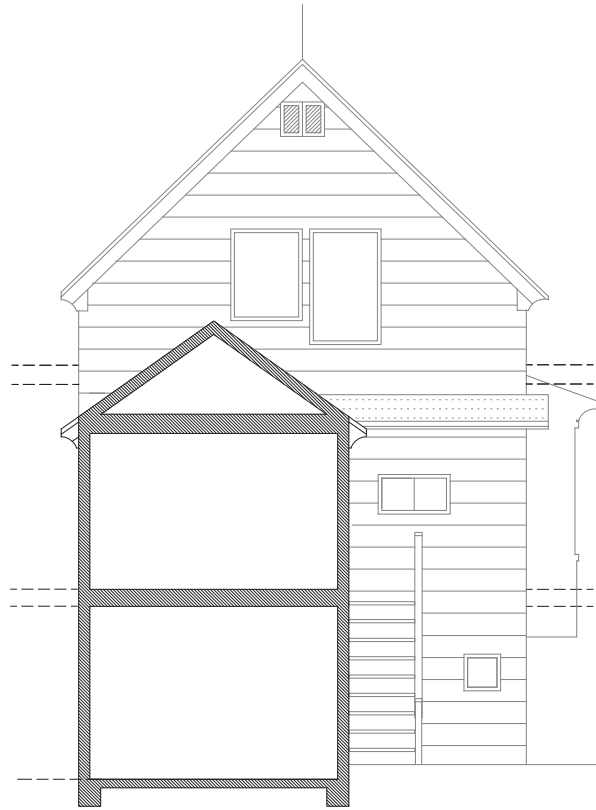
SCALE: AS NOTED @ 24"x36" DATE: 5/18/17

SHEET NO:

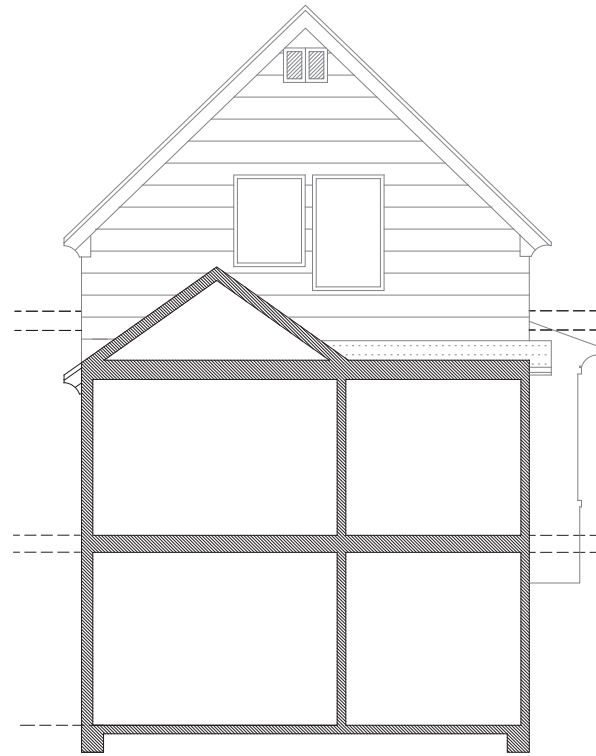
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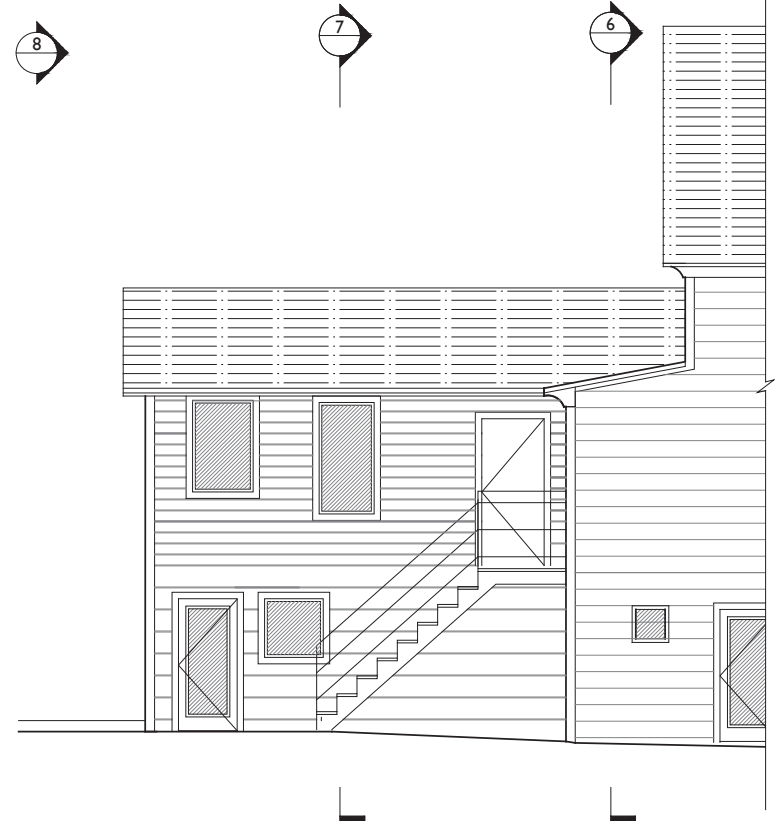
8 EXISTING REAR ELEVATION
A2.09 1/4" = 1'-0"



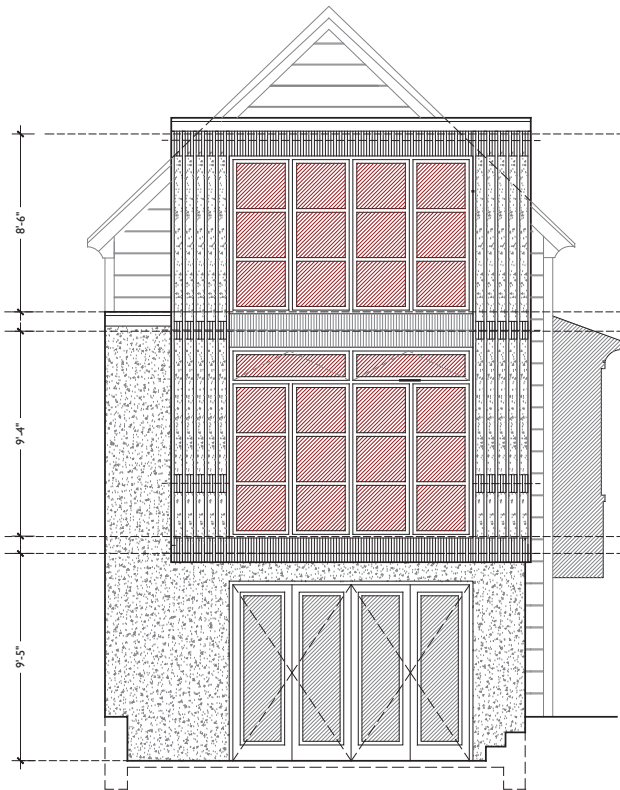
7 EXISTING CROSS SECTION @ (N) ADDITION
A2.09 1/4" = 1'-0"



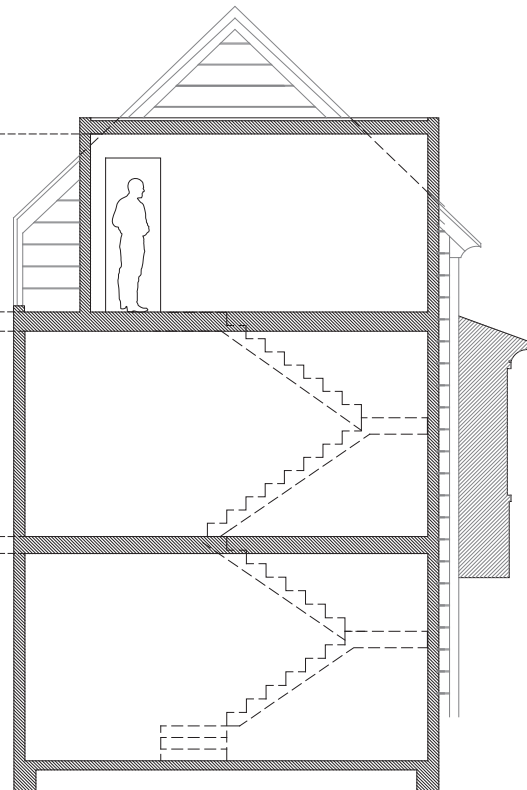
6 EXISTING CROSS SECTION @ (N) STAIR
A2.09 1/4" = 1'-0"



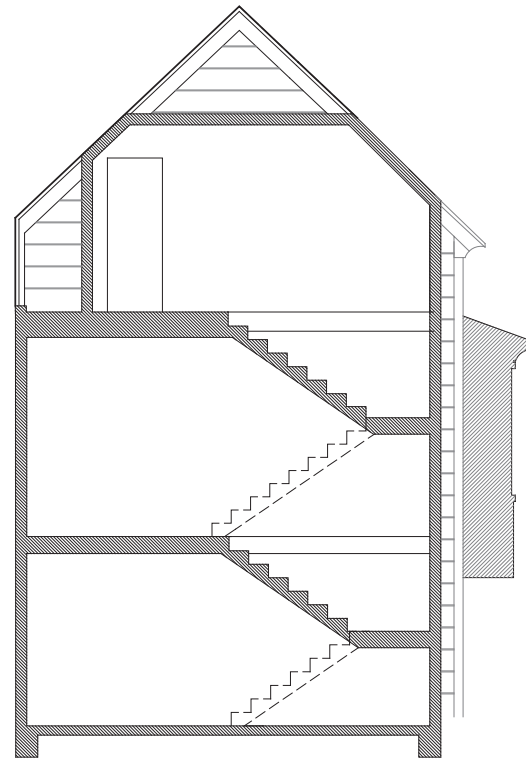
5 EXISTING SIDE ELEVATION - PARTIAL
A2.09 1/4" = 1'-0"



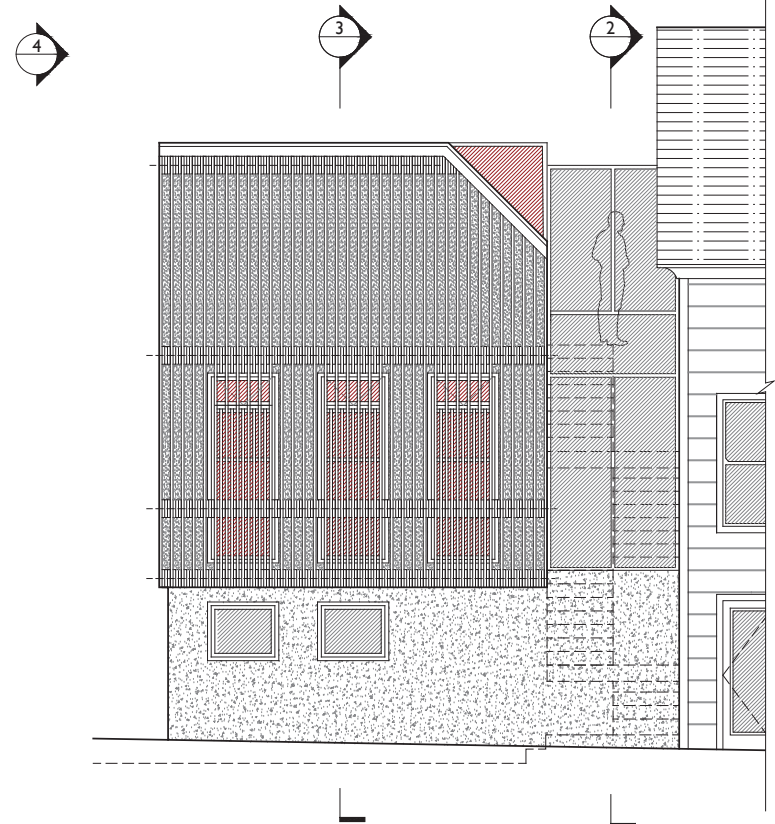
4 PROPOSED REAR ELEVATION
A2.09 1/4" = 1'-0"



3 PROPOSED CROSS SECTION @ (N) ADDITION
A2.09 1/4" = 1'-0"



2 PROPOSED CROSS SECTION @ (N) STAIR
A2.09 1/4" = 1'-0"



1 PROPOSED SIDE ELEVATION - PARTIAL
A2.09 1/4" = 1'-0"

ALL ELEVATIONS SHALL BE SHOWN TO THE CENTER OF THE WINDOW OR DOOR.

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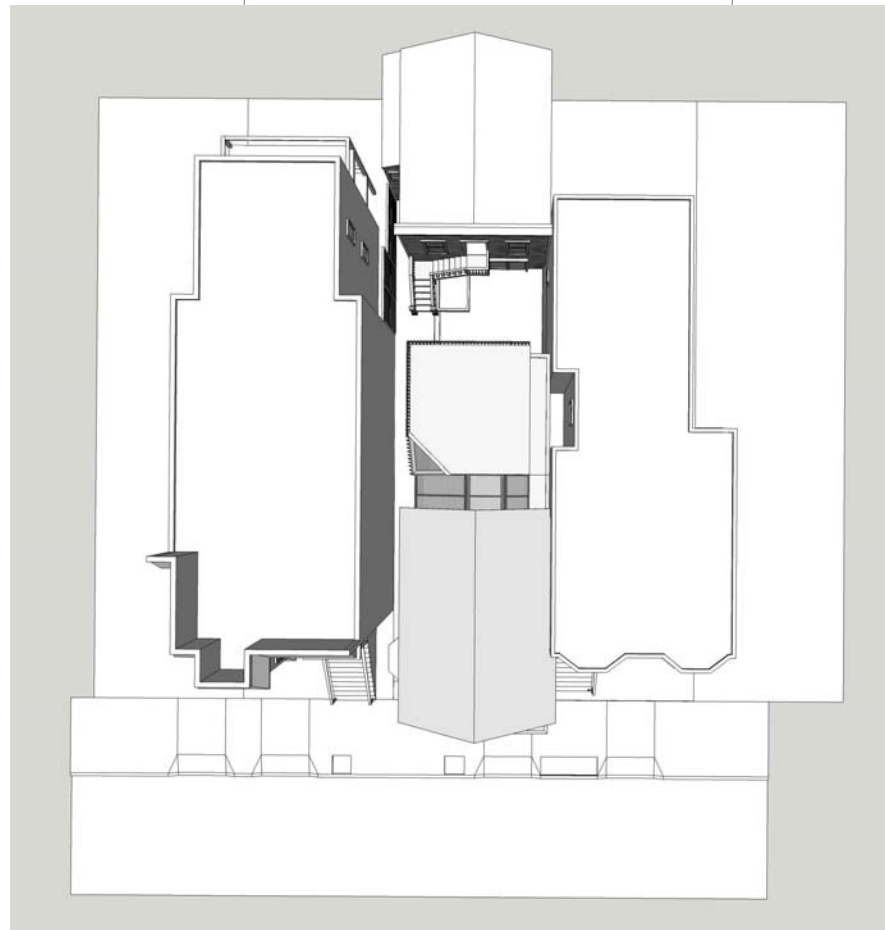
REV	ISSUED:	03/03/17	311 SUBMITTAL

PROJ: 1033 TENNESSEE STREET
SHEET: SECTIONS
EXISTING & PROPOSED
SCALE: AS NOTED @ 24"x36" DATE: 5/18/17

SHEET NO:

A-2.09





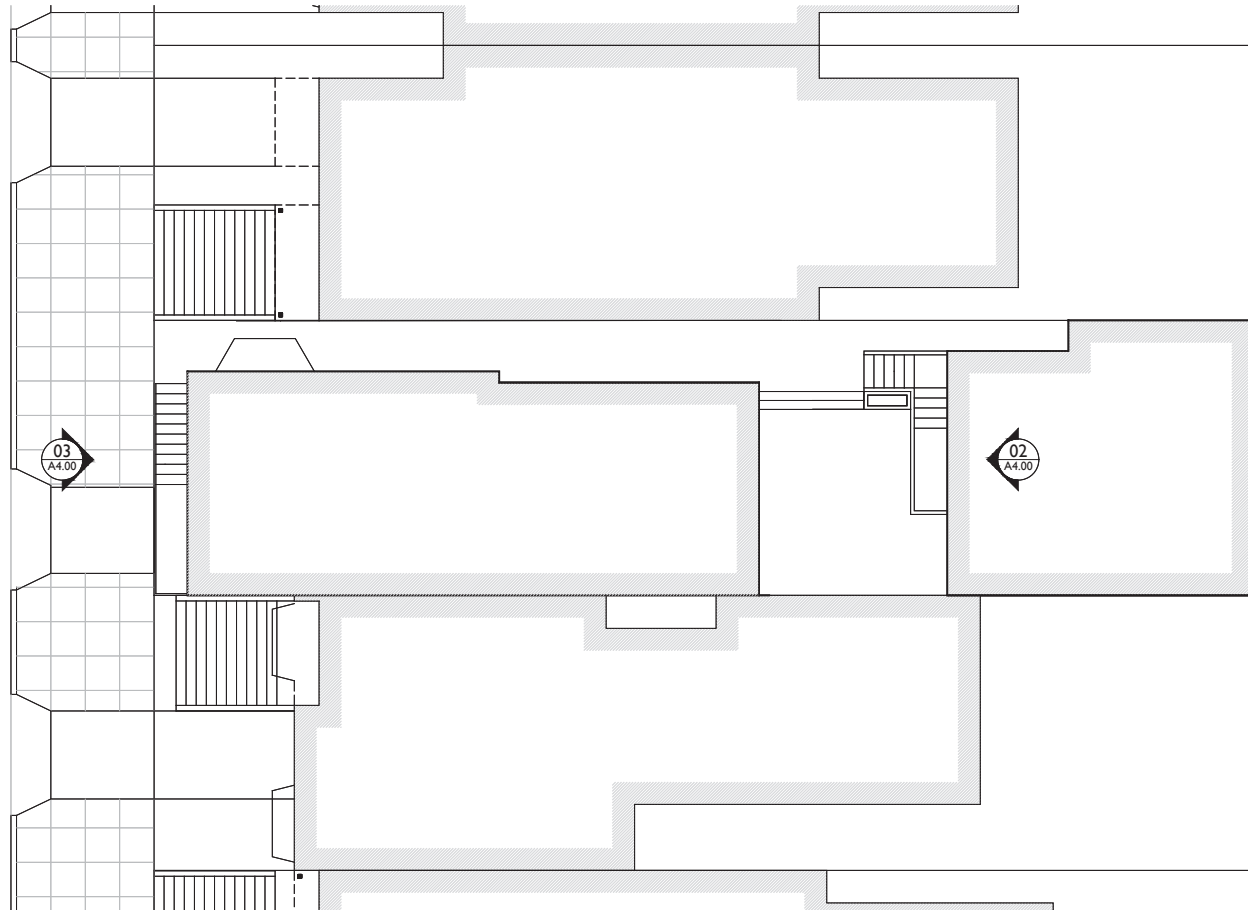
03
A4.00
PROPOSED TOP ELEVATION RENDERING
1/8" = 1'-0"



03
A4.00
PROPOSED FRONT ELEVATION RENDERING
1/8" = 1'-0"



02
A4.00
PROPOSED REAR ELEVATION RENDERING
1/8" = 1'-0"



01
A4.00
PROPOSED SITE PLAN
1/8" = 1'-0"

ALL ELEVATIONS AND SITE PLAN DRAWING BY: BENJAMIN MCGRIFF ARCHITECTS

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PROJECT ADDRESS:
1053 TENNESSEE STREET
SAN FRANCISCO, CA 94107
APN: 4108 / 013

REV' ISSUED: 03/03/17 311 SUBMITTAL

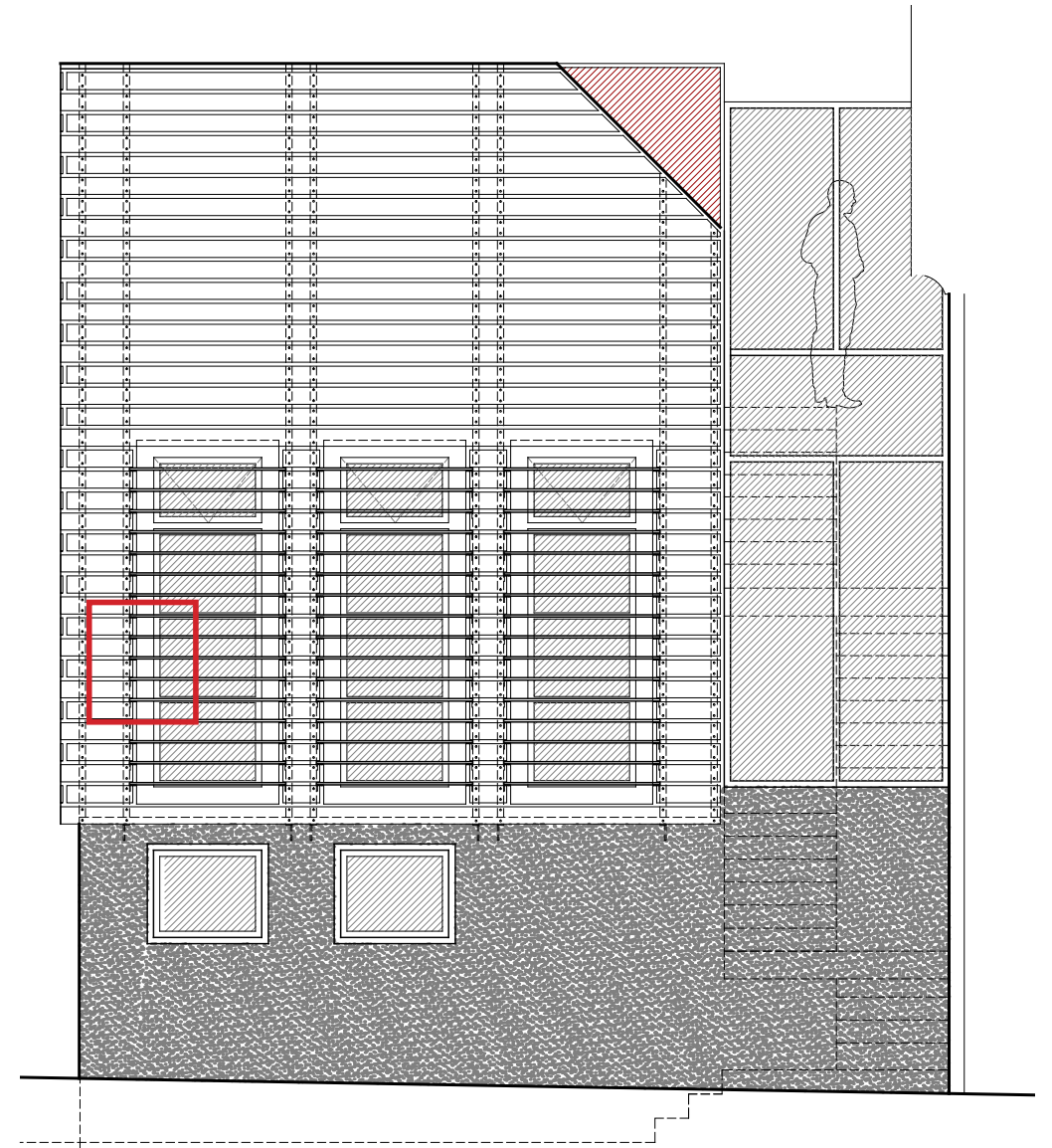
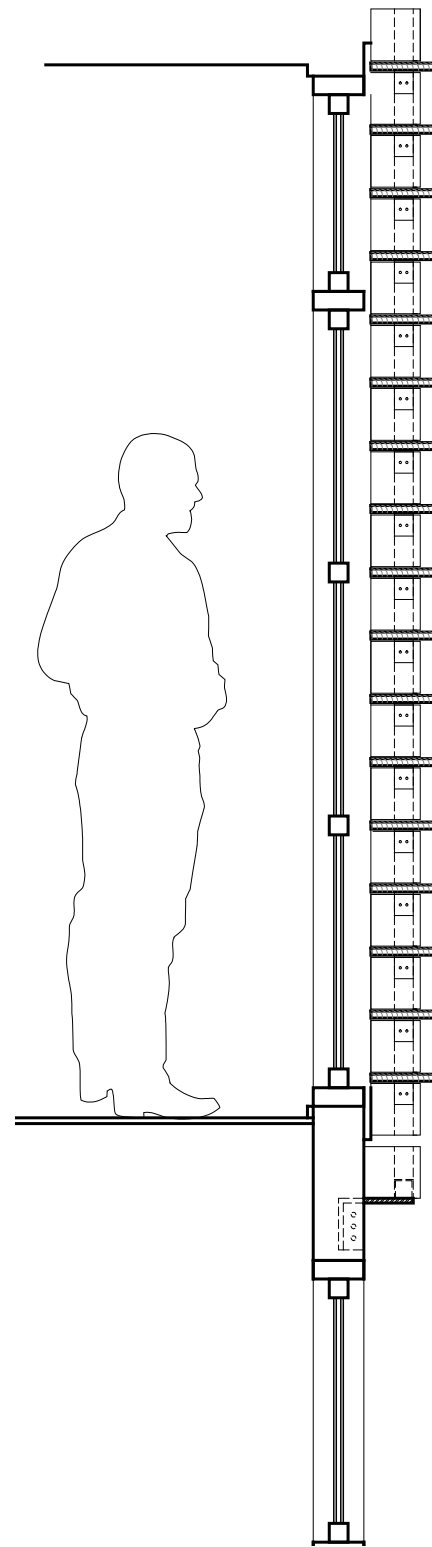
PROJ: 1053 TENNESSEE STREET

SHEET: RENDERINGS

SCALE: AS NOTED @ 24"x36" DATE: 5/18/17

SHEET NO:

A-4.00



WINDOWS

PROJ: 1053 TENNESSE STREET
TITLE: INSPIRATION SHEETS
SCALE: N.T.S
DATE: MARCH 17, 2017



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness ADMINISTRATIVE ACOA 16.0241

Date: December 9, 2016
Case Number: 2016-011786COA-02
Permit Application Nos.: 2016.11.15.2735, 2016.11.15.2737
Project Addresses: 1053 TENNESSEE STREET
Historic Landmark: Dogpatch Landmark District
Zoning: RH-3 (Residential – House, Three Family)
40-X Height and Bulk District
Block/Lots: 4108/013
Project Sponsor: Carl Petersen
McGriff Architects
1475 15th Street
San Francisco, CA, 94103
Staff Contact: Jonathan Vimr - (415) 575-9109
jonathan.vimr@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

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415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

This is to notify you that pursuant to the process and procedures adopted by the Historic Preservation Commission ("HPC") in Motion No. 0289 and authorized by Section 1006.2 of the Planning Code, the scopes of work identified in this Administrative Certificate of Appropriateness for **1053 Tennessee Street (front and rear buildings)** has been delegated to the Department. The Department grants **APPROVAL** in conformance with the architectural plans and specifications labeled Exhibit A on file in the docket for Case No. **2016-011786COA-02**.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review pursuant to CEQA Guideline Section 15301(g) (Class 1 - Minor alteration of existing facilities with negligible or no expansion of use; new copy on existing on and off-premise sign) because the project is an alteration of an existing site and meets the Secretary of the Interior's Standards for the Treatment of Historic Properties.

PROJECT DESCRIPTION

The proposed scope of work consists of:

- The removal of non-historic stucco on the street-facing (western) façade of the front building in order to complete investigatory work. The total area where stucco removal will occur will be no greater than 5% of the façade's total surface area.

- Removal of the non-historic sun porch and entry stair located in front of the historic, western façade of the rear building.
- Installation of a temporary stair to provide access to the rear building until future work is completed.

The proposed work conforms to the scopes of work delegated to Department staff for Administrative Certificate of Appropriateness review in HPC Motion No. 0289. It specifically conforms to Scope No. 1, pertaining to exploratory and investigative work, and Scope No. 14, pertaining to the removal of non-historic features provided that all anchor points and penetrations where non-historic features are removed will be patched and repaired based on the *Secretary of the Interior's Standards*. All of the work described above is consistent with the architectural character of the district and the *Secretary of the Interior's Standards*.

FINDINGS

This work complies with the following requirements:

1. Compliance with the *Secretary of the Interior's Standards for Rehabilitation* and consistent with the architectural character of the landmark property, as set forth in the Dogpatch Landmark District designation report:

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

The project will not result in any change of use and will not change any of the property's distinctive materials, features, spaces and spatial relationships.

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.

All aspects of the historic character of 1053 Tennessee Street and the surrounding district will be retained and preserved. No distinctive materials, architectural elements, or spaces that characterize the resources will be removed. Removal of a limited portion of non-historic stucco on the front building façade will reveal original wood siding, allow for assessment of the historic fabric's condition, and provide an opportunity to search for indications of the location of the historic stair. All exposed, historic siding will be secured and covered by a waterproof material until it can be restored or replaced. As with the stucco on the front building, the sun porch and stair proposed for removal at the rear structure are not historic and currently obscure the original, intact façade. A temporary stair will be constructed to provide access to the rear building after the porch is removed, but it will not result in the removal of any historic materials or the alteration of any significant features.

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, construction techniques or examples of craftsmanship of the subject buildings and landmark district would be affected by the proposed removal of non-historic features and installation of a temporary access stair at the rear building.

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.

No historic materials, features, and spatial relationships that characterize the property will be destroyed as a result of this project. All features proposed for removal are non-historic and obscure intact, historic conditions. The new, temporary access stair will be differentiated but compatible and will be removed in the future without any damage to historic fabric.

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 will not impair the form or integrity of the historic property. The new, temporary access stair will be removed in the future and will in no way impair the form and integrity of 1053 Tennessee Street or the surrounding district.

2. **General Plan Compliance.** The proposed Administrative Certificate of Appropriateness, on balance, is 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 an Administrative Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the subject building and/or district for the future enjoyment and education of San Francisco residents and visitors.

3. **Prop M Findings.** 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 have no effect 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 enhance existing housing and neighborhood character by providing information needed for a better informed, more accurate approach to restoring a historic residential property in the Dogpatch Landmark District.

- c. The City's supply of affordable housing will be preserved and enhanced:

The proposed project will have no effect on the City's supply of affordable housing.

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

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

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

The proposed project will not affect the City's diverse economic base and will not displace any business sectors due to commercial office development.

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

Preparedness against injury and loss of life in an earthquake is unaffected by the proposed project. Any construction or alteration associated would be executed in compliance with all applicable construction and safety measures.

- g. That landmark and historic buildings will be preserved.

The proposed project respects the character-defining features of the landmark and is in conformance with the requirements set forth in HPC Motion No. 0289 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 Administrative Certificate of Appropriateness will not impact the City's parks and open space.

For these reasons, the above-cited work is consistent with the intent and requirements outlined in HPC Motion No. 0289 and will not be detrimental to the subject building.

Duration of this Administrative Certificate of Appropriateness: This Administrative 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 Planning Department, as delegated 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.

REQUEST FOR HEARING: If you have substantial reason to believe that there was an error in the issuance of this Administrative Certificate of Appropriateness, or abuse of discretion on the part of the Planning Department, you may file for a Request for Hearing with the Historic Preservation Commission within 20 days of the date of this letter. Should you have any questions about the contents of this letter, please contact the Planning Department at 1650 Mission Street, 4th Floor or call 415-575-9121.

cc: Historic Preservation Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103

San Francisco Architectural Heritage, 2007 Franklin Street, San Francisco, CA 94109

Nancy Shanahan, Planning & Zoning Committee, Telegraph Hill Dwellers, 224 Filbert Street, San Francisco, CA 94133

Finance Division, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103

John Ramsbacher, 1053 Tennessee Street, San Francisco, CA 94107