



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Certificate of Appropriateness Case Report

HEARING DATE: AUGUST 2, 2017

*Filing Date:* February 22, 2017  
*Case No.:* 2017-002197COA  
*Project Address:* 2321 Webster Street  
*Historic Landmark:* Webster Street Landmark District  
*Zoning:* RH-2 (Residential, House, Two-Family)/  
40-X Height and Bulk District  
*Block/Lot:* 0605/002  
*Applicant:* Ruth Todd, Page & Turnbull  
417 Montgomery Street  
San Francisco, CA 94104  
*Staff Contact:* Shelley Caltagirone - (415) 558-6625  
shelley.caltagirone@sfgov.org  
*Reviewed By:* Tim Frye - (415) 575-6822  
tim.frye@sfgov.org

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROPERTY DESCRIPTION

2321 WEBSTER STREET, west side between Jackson and Washington Streets, Assessor's Block 0605, Lot 002. The subject property is a residence located on a 1,925-square-foot lot measuring approximately 22 feet wide by 87.5' feet deep. The Italianate-style Victorian-Era, single-family, two-story home was built by William Hollis in 1878 and is a contributing resource within the Webster Street Landmark District, designated in 1981. The Webster Street Landmark District consists almost entirely of houses built in 1878-80 in the Italianate style. It has a common scale, with nearly uniform height, setback, vertical emphasis and dominant cornice line. The property is zoned RH-2 (Residential, House, Two-Family) District and is in a 40-X Height and Bulk District.

### PROJECT DESCRIPTION

The project includes the insertion of a two-car garage at the basement level; construction of a finished basement; rebuilding the side passage and relocating its entrance doors; reconstruction of a rear deck; renovation of the rear annex; new windows at the side (south) and rear (west) elevations; removal of a chimney; and, restoration of the original front porch and stairs.

- The proposed garage opening would be 8'-4" wide with a wood, horizontal tung-and-groove, roll-up door with simple 12'x2" wood trim. The garage would be accessed by a concrete ribbon driveway with grass pavers. The driveway and entry stairs would be flanked by board-formed concrete planters. The existing metal fencing would be relocated to the top of the planter along the side passage entry.
- The basement would be excavated and improved to accommodate the garage with habitable space at the rear.

- The roofed passage along the south side of the building would be regraded and repaved and the roof would be demolished. This existing non-historic rear and front doors to the passage would be replaced.
- The existing ground-level decking in the rear and side yard would be replaced with a new expanded decking to extend to the rear building wall.
- The existing rear one-story annex that currently houses the kitchen and shed would be repaired and renovated into a sunroom. The shed roof membrane and waterproofing would be replaced. New steel-framed windows and doors would be installed, and siding and structure would be repaired as needed. The non-original attached shed would be demolished.
- Three new window openings would be created on the south wall of the historic portion of the building. They would be wood-framed at the first floor level and would have divided-light sashes.
- A non-character-defining chimney that is not visible from the public right-of-way would be removed.
- The 1893 front porch, constructed outside the period of significance, would be removed and a new front entry hood would be restored based on building evidence and evidence from matching buildings (2315 and 2319 Webster Street). The restored entry would have steps rebuilt from the existing brick steps and new wooden handrails and balusters, designed to match similar railings from the district.
- One non-original skylight would be removed.

## **OTHER ACTIONS REQUIRED**

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

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

A Rear Yard Variance must be granted in order to re-construct the existing annex portion of the building as the existing structure does not comply with the current Planning Code.

## **APPLICABLE PRESERVATION STANDARDS**

### **ARTICLE 10**

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a historic district, the Historic Preservation Commission must find that the proposed work is in compliance with the Secretary



of the Interior's Standards for the Treatment of Historic Properties, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

#### **ARTICLE 10 – Appendix C –Webster Street Landmark District**

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

#### **THE SECRETARY OF THE INTERIOR'S STANDARDS**

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

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

*The project would retain the existing single-family residential use on the site while modifying the building for contemporary use. The work would require minimal changes to its distinctive materials, features, spaces, and spatial relationships. The proposed garage opening would not affect primary features of the front façade, such as the projecting bay, and the front yard landscaping changes would retain the planted character of this area. Other proposed changes, including the new windows, decking, chimney removal, and annex alternations, would not be visible from the public right-of-way and would not affect distinctive elements of the building or district. Therefore, the proposed project complies with Standard 1.*

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

*The proposed work would not remove any character-defining features of the property as identified in the Certificate of Appropriateness application and confirmed by Planning Department staff. One feature, the low wrought-iron fencing on a low stem wall, would be relocated on a new stem wall within the front yard area in a new orientation. This change would retain the feature while accommodating the new use. The existing porch to be removed was likely added in 1893, approximately 15 years after the original construction of the house and 13 years after the period of significance identified for the district. The removal would allow for restoration of a feature previously removed from the subject property. The side passage roof to be removed and the annex to be reconstructed are non-character-defining features of the property, the removal of which would not harm the integrity of the building. Therefore, the proposed project complies with Standard 2.*

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

*The project would not create a false sense of historical development. The proposed entry hood and reconstructed stair have been designed to match identical buildings within the Webster Street Historic District. Non-historic features to be replaced and new features, such as the windows along the south wall and the annex, have been designed in a manner that relays their contemporary origin. Therefore, the proposed project complies with Standard 3.*

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

*The existing porch to be removed was likely added in 1893, approximately 15 years after the original construction of the house and 13 years after the period of significance identified for the district. The removal would allow for restoration of a new entry hood based on remaining building evidence and matching buildings. The current porch is over-scaled and obscures the shaped projecting bay. Moreover, it does not appear to be associated with a significant event or person or to be architecturally significant as a stand-alone feature. For these reasons, the existing porch does not appear to have gained significance in its own right as a character defining feature of the subject property. Because the significance of the property is related to its original design and the common features shared with the adjacent properties, the historic resource is best served by restoring the entry hood and removing the 1893 porch. Its removal would improve the overall character of the property and district. Therefore, the proposed project complies with Standard 4.*

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

*No distinctive materials, features, finishes, or construction or craftsmanship examples would be removed from the historic site or surrounding historic buildings. As discussed under Standard 2, the wrought-iron fence would be retained and reinstalled in an appropriate location and manner. The areas of wall removal required for the proposed garage and window openings are flat wall sections without ornamentation or special character. The chimney to be removed is also not a primary feature and is not visible from the public right-of-way. Therefore, the proposed project complies with Standard 5.*

**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 project would add a garage opening at the front (east) façade and several windows at the side (south) wall and at the rear (west) wall. These alterations would not destroy character-defining features of the property and their design would be compatible yet differentiated from the original windows and doors. The garage door would be composed of horizontal tung-and-groove, painted wood boards that would blend well with the historic façade siding. The similarity in pattern, material, and finish and the relatively small size of the opening would make it a discrete new feature. The installation of raised planters and grass pavers along the new driveway would also maintain a sense of a planted front yard setback and aid in softening the effect of the new opening.*

*The proposed windows along the side façade would not be visible from the public right-of-way due to the narrowness of the side setback area and the position of the openings. The proposed window openings would share a vertical orientation similar to the historic window openings and they would have two-over-two divided light sashes. The new windows would be wood-framed to match the historic windows, and they would be differentiated by their modern construction assembly. The larger windows at the rear annex would be steel-framed to lend a more contemporary character to this secondary feature of the house.*

*The project would maintain side passage entry doors similar to the existing, non-original doors that are compatible with the character of the historic building.*

*The alteration of the existing one-story annex would not harm the integrity of the existing building, and it is located in an area that is not visible from the public right-of-way. The rear façade of the building has few character-defining features and these would not be affected by the construction. Similarly, the proposed ground-level decking would have no effect on the historic character of the house. Therefore, the proposed project complies with Standard 9.*

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

*The garage opening, new window openings, and decking could be removed in the future without harming the integrity of the historic property. While unlikely, the alterations to the rear portions of the building could be reversed by re-constructing the existing walls based on building permit plan documentation. Therefore, the proposed project complies with Standard 10.*

## **PUBLIC/NEIGHBORHOOD INPUT**

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

## **STAFF ANALYSIS**

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

The Webster Street Landmark District consists almost entirely of houses built in 1878-80 in the Italianate style. It has a common scale, with nearly uniform height, setback, vertical emphasis and dominant cornice line. The subject building contributes to the district as an Italianate-style residence constructed in 1878.

Staff finds that the project would retain the existing single-family residential use on the site while modifying the building for contemporary use. The proposed work would not remove any character defining features of the property as identified in the Certificate of Appropriateness application and confirmed by Planning Department staff. The existing porch and the side passage roof to be removed are non-character-defining features of the property, the removal of which would not harm the integrity of the

building. The areas of wall removal required for the proposed garage and window openings are flat wall sections without ornamentation or special character. One feature, the low wrought-iron fencing on a low stem wall, would be relocated on a new stem wall within the front yard area in a new orientation. This change would retain the feature while accommodating the new use.

The proposed garage opening would not affect primary features of the front façade, such as the projecting bay, and the front yard landscaping changes would retain the planted character of the front yard setback area. Other proposed changes, including the new windows, decking, chimney removal, and annex alteration, would not be visible from the public right-of-way and would not affect distinctive elements of the building or district.

The project would not create a false sense of historical development. The proposed entry hood and reconstructed stair have been designed to match identical buildings within the Webster Street Landmark District. Non-historic features to be replaced and new features, such as the windows along the south wall and the annex, have been designed in a manner that relays their contemporary origin.

The existing porch to be removed was likely added in 1893, approximately 15 years after the original construction of the house and 13 years after the period of significance identified for the district. The removal would allow for restoration of the original entry hood. Because the significance of the property is related to its original design and the common features shared with the adjacent properties, the historic resource is best served by restoring the original entry hood and removing the 1893 porch. This current porch is over-scaled and obscures the shaped projecting bay. Moreover, it does not appear to be associated with a significant event or person or to be architecturally significant as a stand-alone feature. Since the feature has not gained significance in its own right, its removal would improve the overall character of the property and district.

The project would add a garage opening at the front (east) façade and several windows at the side (south) wall and at the rear (west) wall. These alterations would be compatible yet differentiated from the original windows and doors. The garage door would be composed of horizontal tung-and-groove, painted wood boards that would blend well with the historic façade siding. The similarity in pattern, material, and finish and the relatively small size of the opening would make it a discrete new feature. The installation of raised planters and grass pavers along the new driveway would also retain a sense of a planted yard and aid in softening the effect of the new opening.

The proposed windows along the side façade would not be visible from the public right-of-way due to the narrowness of the side setback area and the position of the openings. The proposed window openings would share a vertical orientation similar to the historic window openings and they would have two-over-two divided light sashes. The new window sashes would be wood-framed to match the historic windows, and they would be differentiated by their modern construction assembly. The larger proposed windows at the rear annex would be steel-framed to lend a more contemporary character to this secondary feature of the house.

The project would maintain side passage entry doors similar to the existing, non-original doors that are compatible with the character of the historic building.

The alteration of the existing one-story annex would not harm the integrity of the existing building, and it is located in an area that is not visible from the public right-of-way. The rear façade of the building has few character-defining features and these would not be affected by the construction. Similarly, the proposed ground-level decking would have no effect on the historic character of the house.

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

For these reasons, staff recommends approval of the project 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.

- The Project Sponsor will document any further information regarding the entry hood uncovered by the removal of the existing porch and update the proposed design accordingly upon staff review.
- The Project Sponsor will either provide evidence that the original porch steps were constructed with brick steps or revise the proposal to construct wooden steps as is typical of buildings from this period.

## **ATTACHMENTS**

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

SC: G:\DOCUMENTS\Projects\2321 Webster\2321 Webster\_Case Report.doc



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Historic Preservation Commission

### Motion No. #####

HEARING DATE: AUGUST 2, 2017

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Filing Date:* February 22, 2017  
*Case No.:* 2017-002197COA  
*Project Address:* 2321 Webster Street  
*Historic Landmark:* Webster Street Landmark District  
*Zoning:* RH-2 (Residential, House, Two-Family)/  
40-X Height and Bulk District  
*Block/Lot:* 0605/002  
*Applicant:* Ruth Todd, Page & Turnbull  
417 Montgomery Street  
San Francisco, CA 94104  
*Staff Contact:* Shelley Caltagirone - (415) 558-6625  
shelley.caltagirone@sfgov.org  
*Reviewed By:* Tim Frye – (415) 575-6822  
tim.frye@sfgov.org

**ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 002 IN ASSESSOR'S BLOCK 0605, WITHIN RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) ZONING DISTRICT, A 40-X HEIGHT AND BULK DISTRICT, AND THE WEBSTER STREET LANDMARK DISTRICT.**

### PREAMBLE

WHEREAS, on February 22, 2017, Ruth Todd, Page & Turnbull, (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to insert a two-car garage at the basement level; construct a finished basement; rebuild the side passage and relocate its entrance doors; reconstruct a rear deck; renovate the rear annex; add new windows at the side (south) and rear (west) elevations; remove a chimney; and, restore the front porch and stairs.

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

WHEREAS, on June 21, 2017, the Commission conducted a duly noticed public hearing on the current project, Case No. 2017-002197COA ("Project") for its appropriateness.

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

**MOVED**, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans labeled Exhibit A on file in the docket for Case No. 2017-002197COA based on the following findings and conditions:

### **CONDITIONS**

- The Project Sponsor will document any further information regarding the entry hood uncovered by the removal of the existing porch and update the proposed design accordingly upon staff review.
- The Project Sponsor will either provide evidence that the original porch steps were constructed with brick steps or revise the proposal to construct wooden steps as is typical of buildings from this period.

### **FINDINGS**

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

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

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

- The project would retain the existing single-family residential use on the site while modifying the building for contemporary use.
- The proposed work would not remove any character defining features of the property as identified in the Certificate of Appropriateness application and confirmed by Planning Department staff. The existing porch and the side passage roof to be removed are non-original, non-character-defining features of the property, the removal of which would not harm the integrity of the building. The areas of wall removal required for the proposed garage and window openings are flat wall sections without ornamentation or special character. One feature, the low wrought-iron fencing on a low stem wall, would be relocated on a new stem wall within the front yard area in a new orientation. This change would retain the feature while accommodating the new use.
- The proposed garage opening would not affect primary features of the front façade, such as the projecting bay, and the front yard landscaping changes would retain the planted

character of this area. Other proposed changes, including the new windows, decking, chimney removal, and annex alteration, would not be visible from the public right-of-way and would not affect distinctive elements of the building or district.

- The project would not create a false sense of historical development. The proposed entry hood and reconstructed stair have been designed to match identical buildings within the Webster Street Historic District. Non-historic features to be replaced and new features, such as the windows along the south wall and the altered annex, have been designed in a manner that relays their contemporary origin.
- The existing porch to be removed was added after the original construction of the house and the period of significance identified for the district. The removal would allow for restoration of the original entry hood. Because the significance of the property is related to its original design and the common features shared with the adjacent properties, the historic resource is best served by restoring the original entry hood and removing the 1893 porch. This current porch is over-scaled and obscures the shaped projecting bay. Moreover, it does not appear to be associated with a significant event or person or to be architecturally significant as a stand-alone feature. Its removal would improve the overall character of the property and district.
- The project would add a garage opening at the front (east) façade and several windows at the side (south) wall and at the rear (west) wall. These alterations would be compatible yet differentiated from the original windows and doors. The garage door would be composed of horizontal tung-and-groove, painted wood boards that would blend well with the historic façade siding. The similarity in pattern, material, and finish and the relatively small size of the opening would make it a discrete new feature. The installation of raised planters and grass pavers along the new driveway would also retain a sense of a planted yard and aid in softening the effect of the new opening.
- The proposed windows along the side façade would not typically be visible from the public right-of-way due to the narrowness of the side setback area and the position of the openings. However, the proposed window openings would share a vertical orientation similar to the historic window openings and they would have two-over-two divided light sashes. The new window sashes would be wood-framed to match the historic windows, and they would be differentiated by their modern construction assembly. The larger proposed windows at the rear annex would be steel-framed to lend a more contemporary character to this secondary feature of the house.
- The project would maintain side passage entry doors similar to the existing, non-original doors that are compatible with the character of the historic building.
- The alteration of the existing one-story annex would not harm the integrity of the existing building, and it is located in an area that is not visible from the public right-of-way. The rear façade of the building has few character-defining features and these would not be affected by the construction. Similarly, the proposed ground-level decking would have no effect on the historic character of the house.



- The garage opening, new window openings, and decking could be removed in the future without harming the integrity of the historic property. While unlikely, the alterations to the rear portions of the building could be reversed by re-constructing the existing walls based on building permit plan documentation.
- The proposed project meets the requirements of Article 10, Appendix C of the Planning Code.
- The proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

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

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

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

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

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

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

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

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

**I. URBAN DESIGN ELEMENT**

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

**GOALS**

*The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to*

*improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.*

OBJECTIVE 1

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

POLICY 1.3

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

OBJECTIVE 2

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

POLICY 2.4

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

POLICY 2.5

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

POLICY 2.7

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

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

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

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:
  - A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

*The proposed project is for the rehabilitation of a residence and will not have any impact on neighborhood-serving retail uses.*

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

*The proposed project will strengthen neighborhood character by respecting the character-defining features of the site and 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 will not have any impact on industrial and service sector jobs.*

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

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

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

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

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

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

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

## **DECISION**

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

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

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

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

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on August 2, 2017.

Jonas P. Ionin  
Commission Secretary

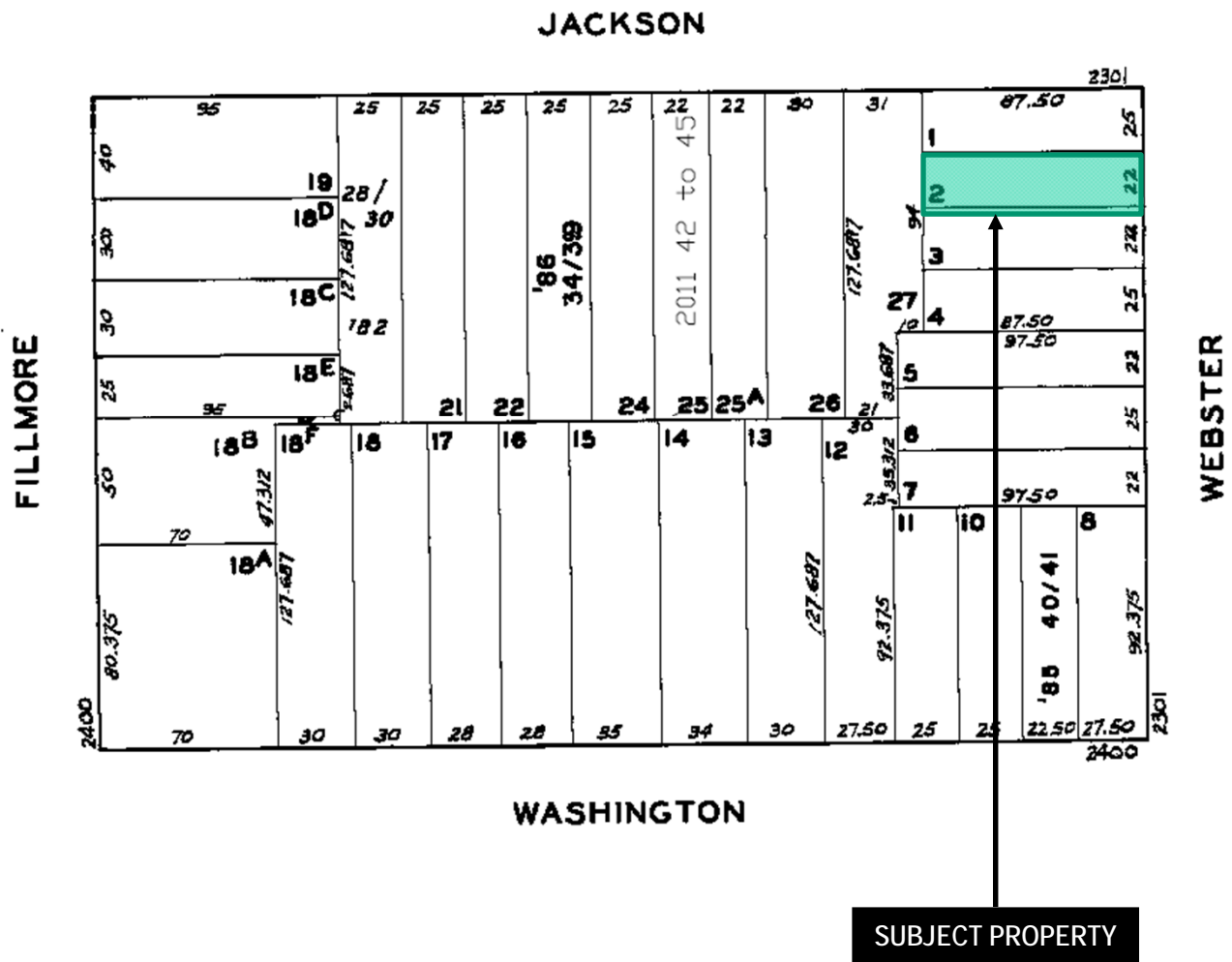
AYES:

NAYS:

ABSENT:

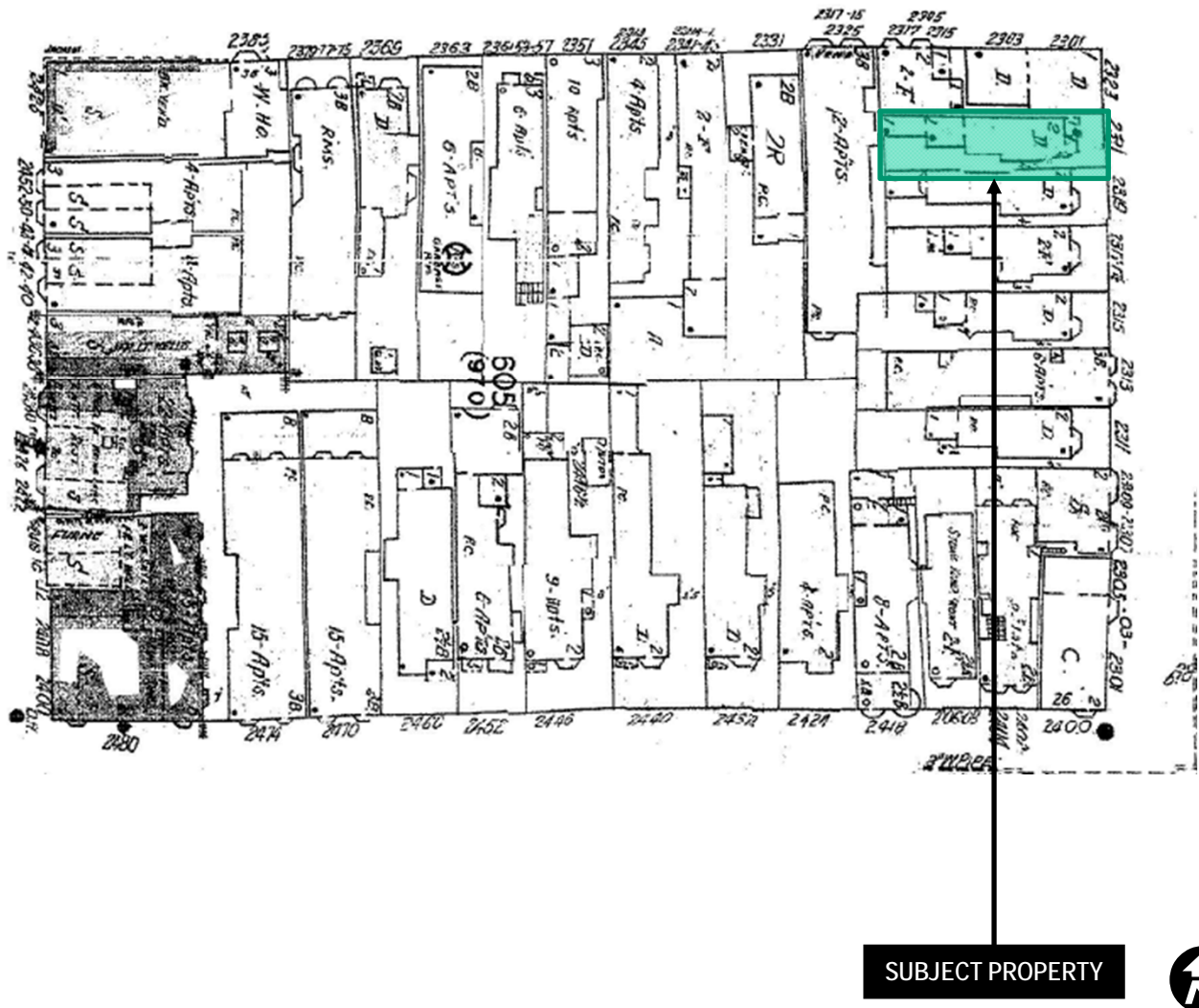
ADOPTED:

# Parcel Map



Certificate of Appropriateness Hearing  
Case Number 22017-002197COA  
2321 Webster Street

# Sanborn Map\*

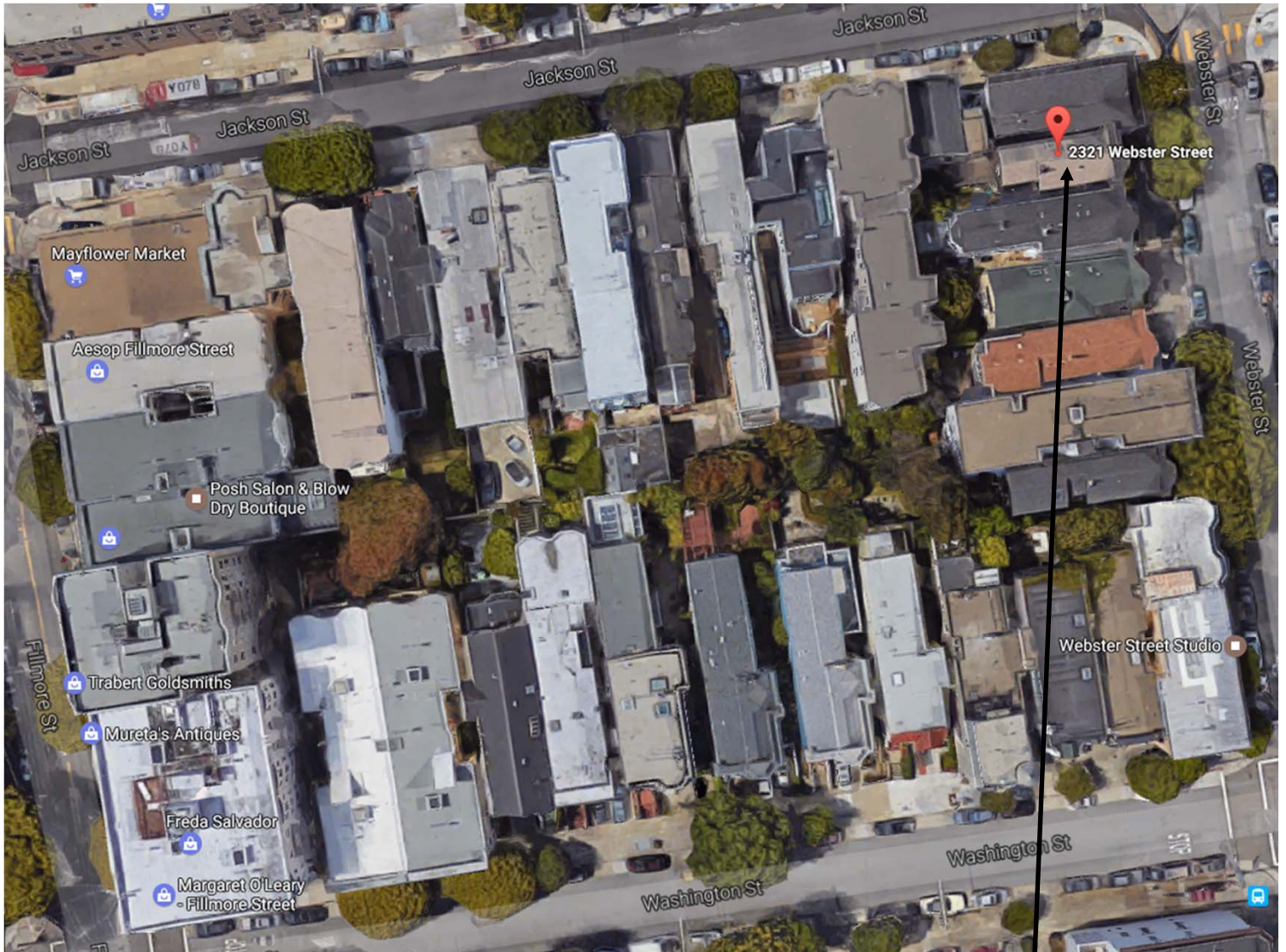


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Certificate of Appropriateness Hearing  
Case Number 22017-002197COA  
2321 Webster Street



# Aerial Photo



SUBJECT PROPERTY



Certificate of Appropriateness Hearing  
Case Number 22017-002197COA  
2321 Webster Street

RESIDENTIAL REHABILITATION

## 2321 WEBSTER

SAN FRANCISCO, CALIFORNIA

PRIMARY PROJECT CONTACT:  
H. Ruth Todd, FAIA, AICP, LEED AP  
Page & Turnbull, 417 Montgomery Street, 8th Floor  
San Francisco, CA 94104  
415.593.3234 / 415.362.5560 fax  
ruthtodd@page-turnbull.com



PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

FEBRUARY 2017  
(UPDATED MAY 2017)



This page has been intentionally left blank.



TABLE OF CONTENTS

I. 2321 WEBSTER STREET OVERVIEW AND SUMMARY .....5

    A. SITE HISTORY ..... 5

    B. HISTORIC STATUS..... 5

    C. PROJECT SUMMARY ..... 5

2. HISTORIC & EXISTING CONDITIONS .....7

    A. HISTORIC IMAGES ..... 7

    B. EXISTING CONDITIONS IMAGES ..... 8

    C. SIGNIFICANCE DIAGRAMS..... 14

3. PROJECT DESCRIPTION ..... 17

    A. PROPOSED SCOPE OF WORK ..... 17

    B. SITE PLANS, EXISTING AND PROPOSED..... 18

4. EXTERIOR WORK ..... 19

    A. MODIFIED FRONT PORCH AND NEW GARAGE ENTRANCE..... 20

    B. ALTERATIONS TO SIDE FACADES..... 21

    C. ALTERATIONS TO REAR FACADE..... 23

5. INTERIOR WORK .....24

    A. GARAGE AND BASEMENT ADDITION ..... 24

    B. ANNEX REBUILD..... 25

    C. FIRST LEVEL ..... 26

    D. SECOND LEVEL ..... 27

7. BUILDING SECTION .....28

8. DETAILS: FRONT ENTRY .....29

9. PRODUCT SPECIFICATION SHEETS .....30

10. APPENDIX: ANNEX SCOPE DIAGRAM .....33

This page has been intentionally left blank.

BUILDING OVERVIEW AND PROJECT SUMMARY

WEBSTER STREET HISTORIC DISTRICT AND BUILDING HISTORY

The Webster Street Historic District was established in 1981 and includes twenty-five parcels on the Webster Street block between Clay and Jackson streets. It is characterized almost exclusively by Italianate-style houses that were designed and constructed between 1878 and 1880 by the development firm, The Real Estate Associates (TREA), its president, William Hollis, and San Francisco architect, John Remer. They partnered to design six houses on the Webster Street block as well as 1,000 other houses elsewhere in the city. This building initiative was a catalyst for low-cost home construction in areas of San Francisco that were then considered the suburbs. These Webster Street buildings were designed typically in groups of four to be nearly identical in terms of height, scale, massing, setback, and emphasis on vertical proportions and accentuated cornices. The consistency of Italianate design elements and details is impressive and has been deemed worthy of preservation. The houses in the District provide a glimpse of typical, middle-class residential living during this late nineteenth century period in San Francisco and are still functional homes today.

An Article 10 case report, dated January 14, 1981, deemed the Webster Street houses, including the subject property, 2311, and 2315-2321, to be strong contributors to the District. These houses were designed by John Remer and William Hollis at TREA and built in 1879. The District’s period of significance is the period of construction, 1878-1880. Though the design style and massing remain consistent with the other Italianate houses, the detailing of these four buildings is more restrained than others in the District. These residences are two stories and feature wood frame construction with brick foundations. Moldings flank the bay windows, however the bay projections do not include a second minor cornice above the second floor windows. The upper sashes are rectangular without ornate patterning. The subject house is a single-family residence, and it is likely that the front portico was added by then architect and resident, John M. Curtis, circa 1893.

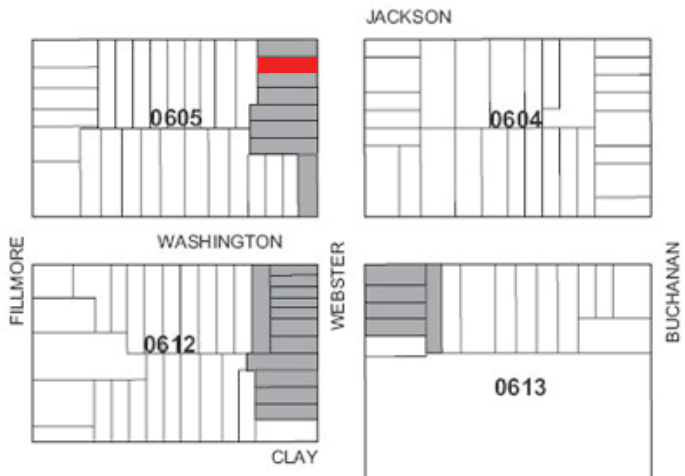


Typical block of Webster Historic District (block 0612), San Francisco, CA

HISTORIC STATUS

The house at 2321 Webster Street is a contributor to the Webster Street Historic District under Article 11 of the San Francisco Planning Code. Exterior character-defining features of the District properties include:

- Narrow, two story building with rectangular and vertically-oriented massing
- House’s north wall at property line, while south wall is recessed a few feet to allow for a small side yard and for light into interior rooms
- Wood structure with brick foundation and horizontal wood siding
- Tall and narrow openings in the primary façade
- Double-hung, wood framed windows with upper rectangular sashes
- Single window above entrance capped with a simple hood on brackets
- Half-octagonal bay window projection which extends from below the main story up to the roof and contains elaborate detailing, and moldings
- Wide, bracketed cornice on a parapet that extends around the bay projection
- Horizontal cornice line that reads along the grouping of homes in a row
- Minor cornice that divides the main and upper floors
- Recessed entry below a hood that aligns with the bay’s minor cornice and is supported by colonnettes and brackets
- Entry door including a transom window and moldings
- Low wrought-iron fencing (2321 Webster specifically)
- Horizontally-oriented wood siding



Webster Historic District Map with 2321 Webster residence shaded in red

PROJECT SUMMARY

The project includes the following proposed alterations to the 2321 Webster Street property:

- Addition of a new basement;
- Addition of a new single-car garage;
- Renovation of existing rear kitchen extension and outdoor deck area;
- Remodeling of the building interiors with voluntary seismic upgrade;
- Landscaping of the new front yard, existing rear garden and side passage;
- Removal of non-original side passage roof;
- Reconstruction of front entry, with removal of non-original entry portico



Primary (east) facade of 2321 Webster Street

This page has been intentionally left blank.



## HISTORIC IMAGES



Figure 1. 2321 Webster Street, view looking west. Assessor's Negative, 1942. San Francisco Public Library History Room Photo Desk.



Figure 2. 2315-17 Webster Street, View looking west. Junior League Survey, 1966. San Francisco Public Library History Room Photo Desk.



Figure 3. 2319-21 Webster Street, View looking west. Junior League Survey, 1966. San Francisco Public Library History Room Photo Desk.



EXISTING CONDITIONS - EXTERIOR

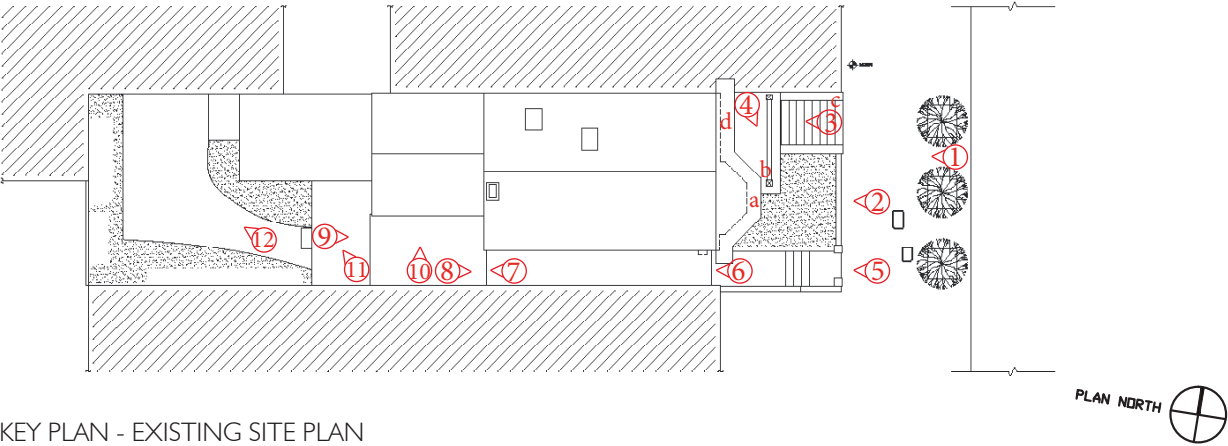


1. View of the primary facade at front entry stair and planter

2. Close-up view of wrought-iron gate

3. Close-up view of front porch and entry

4. Front porch looking towards Webster Street



KEY PLAN - EXISTING SITE PLAN



a. Second floor bay window

b. Close-up view of balusters

c. Close-up view of brick stairs

d. Close-up view of main entry transom and brackets



EXISTING CONDITIONS - EXTERIOR



5. Exterior side passage entry and stairs, viewed looking west



6. Side passage, viewed looking west



7. Side passage rear entry, viewed looking west



8. Side passage, viewed looking east



9. Rear deck, viewed looking east



10. Close-up view of dining room window, looking north



11. Annex (west side) and kitchen window, viewed looking north



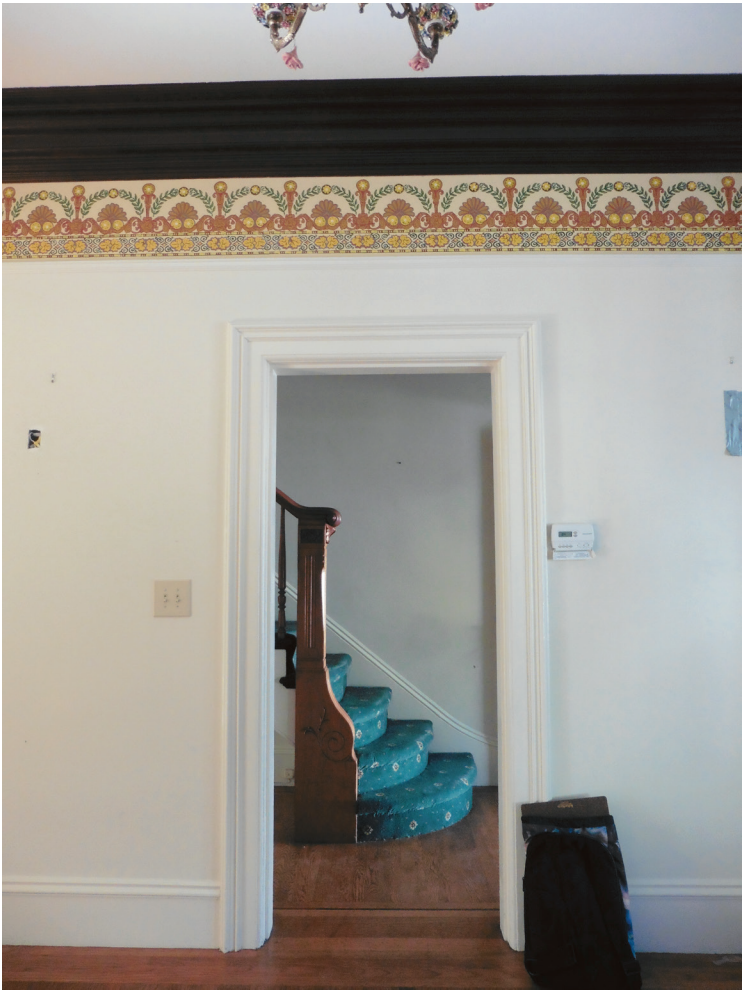
12. Backyard, viewed looking northwest



EXISTING CONDITIONS - 1ST FLOOR INTERIOR



1. View of the front Door, looking east



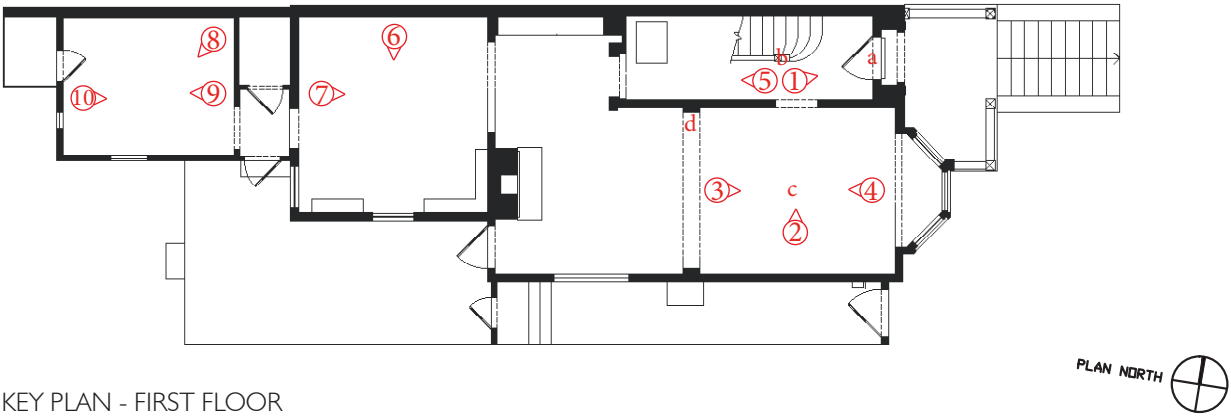
2. Entrance to living room, looking north



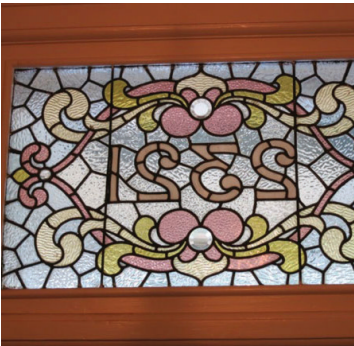
3. View of living room, looking east



4. View of living room, looking west



KEY PLAN - FIRST FLOOR



a. Glass mosaic on door frame



b. Entry stair newel post detail



c. Chandelier in living room



d. Brackets in living room



EXISTING CONDITIONS - 1ST FLOOR INTERIOR



5. View of hallway, looking toward the existing dining room (west)



6. Existing cabinets and windows in dinning room, looking south



7. View from dinning room, looking east



8. View of existing kitchen window, looking out at backyard



9. View of existing kitchen, looking west



10. View of existing kitchen, looking east



e. Mosaic art on existing kitchen counter



EXISTING CONDITIONS - 2ND FLOOR INTERIOR



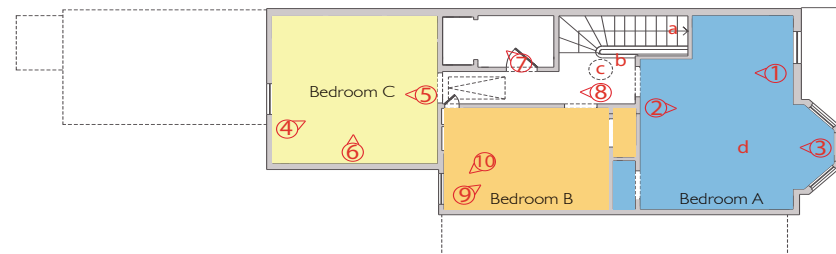
1. View of hallway, looking west



2. View of existing windows in bedroom A, looking east



3. View of bedroom A, looking west



KEY PLAN - SECOND FLOOR



a. Stairs to second floor



b. Railing detail at second floor



c. Skylight in hallway



d. Chandelier in bedroom A



EXISTING CONDITIONS - 2ND FLOOR INTERIOR



4. View of bedroom C, looking east



5. View of bedroom C, looking west at the existing window



6. View of bedroom C, looking north at the existing closets



7. View of bathroom



8. Hallway ceiling trim and light fixture



9. View of bedroom B, looking northeast



9. Window in bedroom B, looking west



SIGNIFICANCE DIAGRAMS

CATEGORIES OF SIGNIFICANCE

- PRIMARY SIGNIFICANCE - delineates features/spaces that date to the Period of Significance (POS) and are the most historically significant components of the building
- SECONDARY SIGNIFICANCE - delineates features/spaces that date to the POS and cumulatively contribute to the overall character of the building.
- NOT SIGNIFICANT - features or spaces that were constructed after the POS, or do not contribute to the overall historic character of the building.

CHARACTER-DEFINING FEATURES

1.

Two-stories with vertical, rectangular massing
2.

Wood structure with brick foundation and horizontal wood siding
3.

North wall at property line; south wall recessed back slightly to provide light and side yard
4.

Tall and narrow door and window openings, especially in primary facade
5.

Double-hung, wood frame windows
6.

Brackets flanking main entrance
7.

Half-octagonal bay window, detailing and moldings
8.

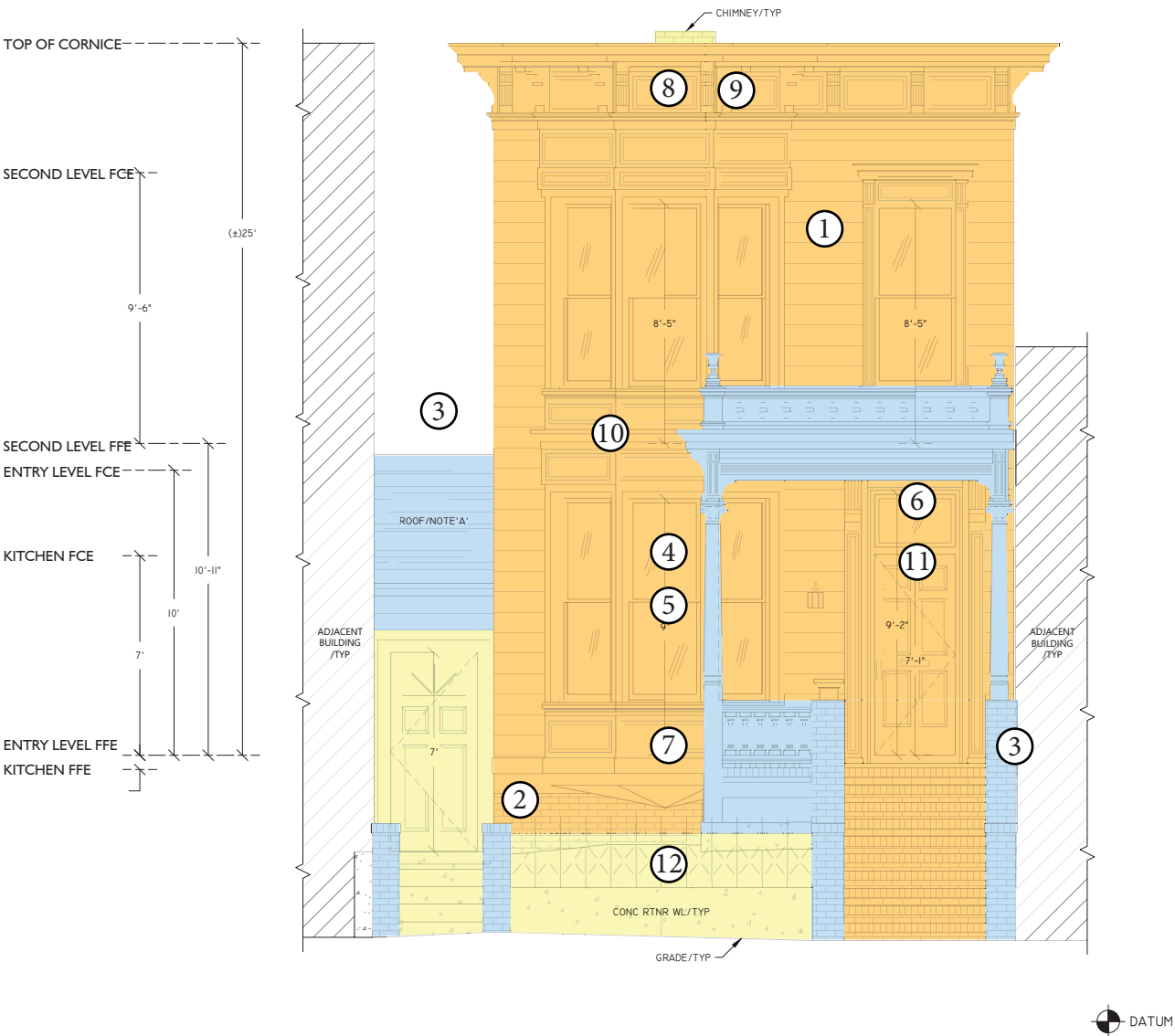
Wide, bracketed cornice on the parapet
9.

Horizontal cornice line along row of houses
10.

Minor cornice between main and second floor
11.

Entry door with transom and moldings
12.

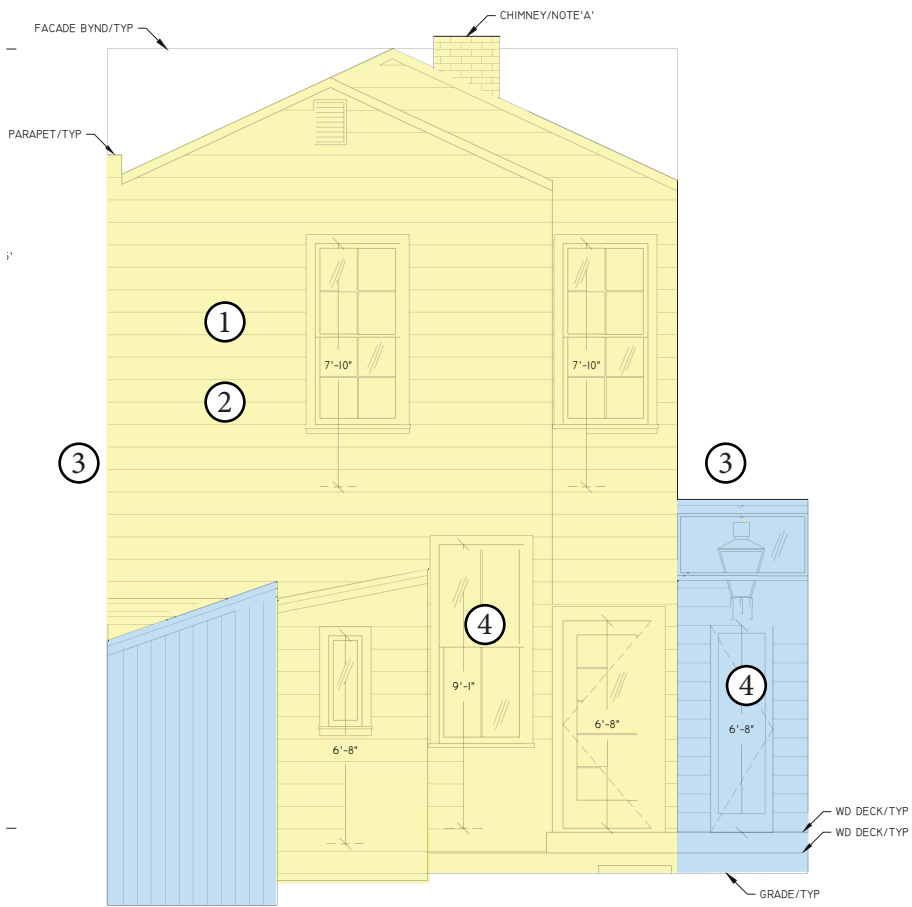
Low wrought-iron fencing on low stem wall



Primary (East) Elevation

NTS

Note: The front entry portico (shaded blue) was most likely added circa 1893 by the owner of the residence at that time. It is first visible on the 1893 Sanborn Fire Insurance Co. map and is not typical of the adjacent Italianate houses designed and built by Remer and Hollis.



Rear (West) Elevation

NTS

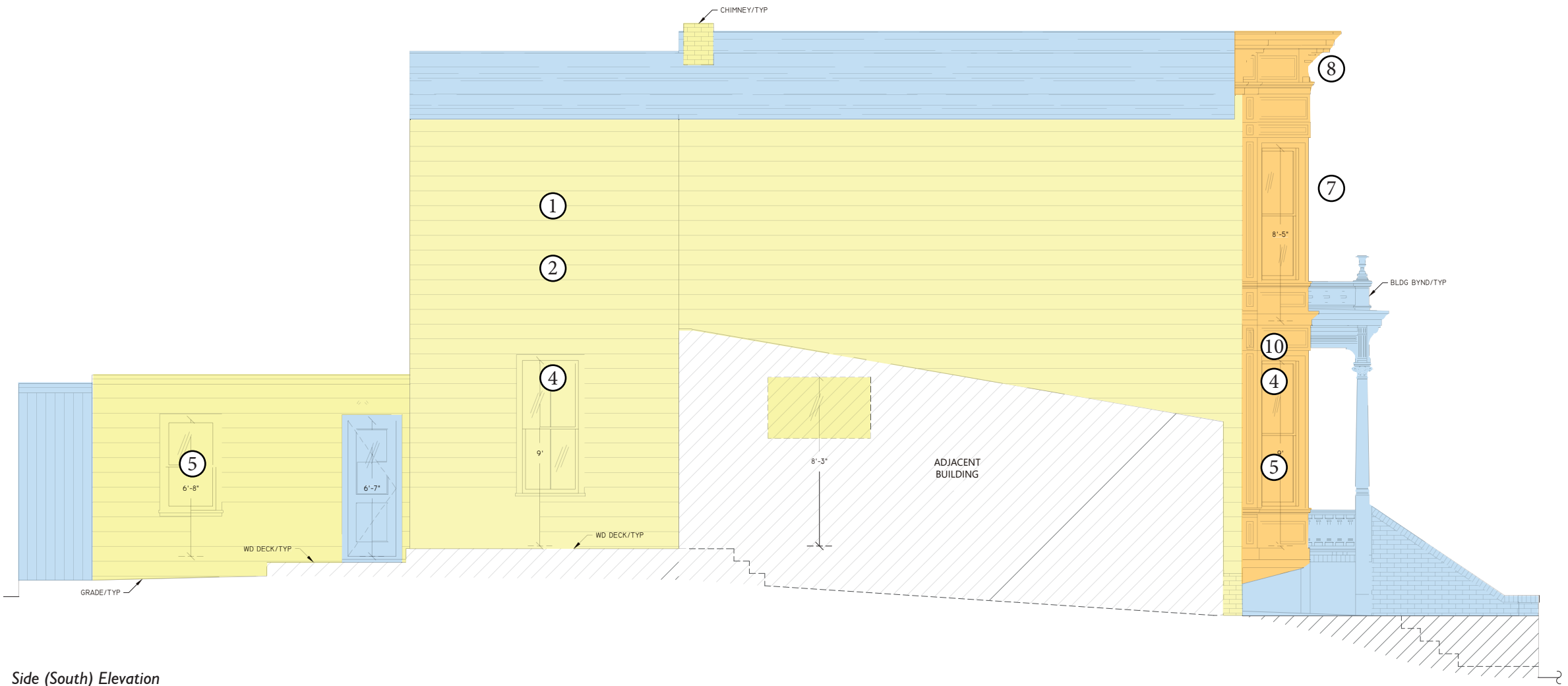
SIGNIFICANCE DIAGRAMS

CATEGORIES OF SIGNIFICANCE

- PRIMARY SIGNIFICANCE - delineates features/spaces that date to the Period of Significance (POS) and are the most historically significant components of the building
- SECONDARY SIGNIFICANCE - delineates features/spaces that date to the POS and cumulatively contribute to the overall character of the building.
- NOT SIGNIFICANT - features or spaces that were constructed after the POS, or do not contribute to the overall historic character of the building.

CHARACTER-DEFINING FEATURES

1. Two-stories with vertical, rectangular massing
2. Wood structure with brick foundation and horizontal wood siding
3. North wall at property line; south wall recessed back slightly to provide light and side yard
4. Tall and narrow door and window openings, especially in primary facade
5. Double-hung, wood frame windows
6. Brackets flanking main entrance
7. Half-octagonal bay window, detailing and moldings
8. Wide, bracketed cornice on the parapet
9. Horizontal cornice line along row of houses
10. Minor cornice between main and second floor
11. Entry door with transom and moldings
12. Low wrought-iron fencing on low stem wall



Side (South) Elevation

NTS

Note: The shed-roofed rear annex (shaded yellow) likely dates from the period of significance as this architectural element is visible at the rear of several Remer-designed adjacent residences on the 1893 Sanborn map. However, the annex does not appear to be a character-defining feature of the property given past alterations, a non-original shed-roofed addition at its rear, and the lack of visibility from Webster Street.

This page has been intentionally left blank.

## PROJECT DESCRIPTION

### PROPOSED SCOPE OF WORK

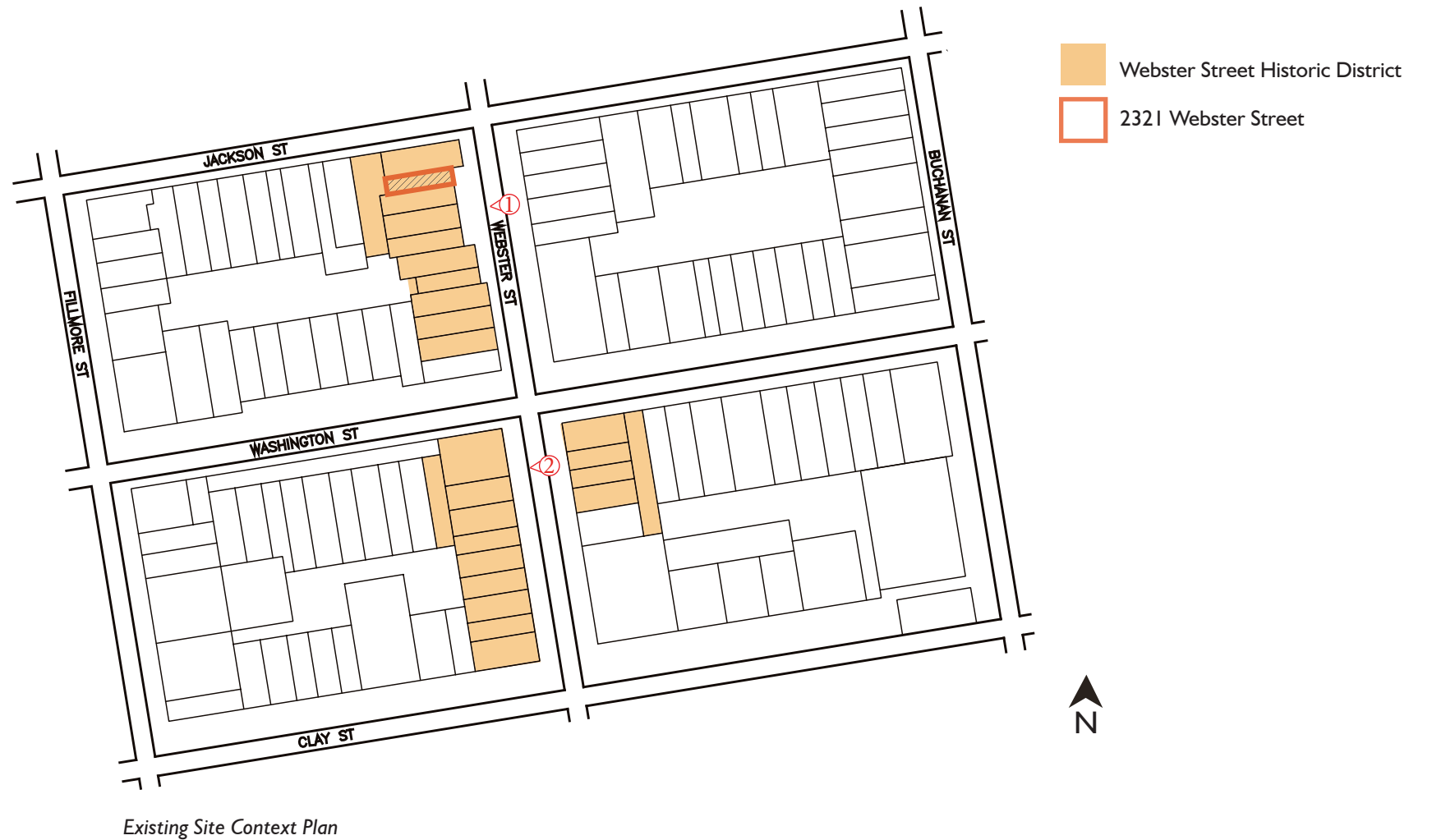
The Webster Street Historic District is characterized almost entirely of its generally well-preserved Victorian-era Italianate style houses constructed between 1878 and 1880. The subject property is one of six houses constructed by architect, John Remer, who partnered with the prolific development firm at that time, The Real Estate Associates, or TREA. The overall site plan is organized as an east-west facing block of residential properties fronting Webster Street, which are all set back from the sidewalk to accommodate a projecting front entry stair and either a garage, or a small garden in the case of 2321 Webster Street. The property is bounded on the north by Jackson Street and Washington Street on the south.

2321 Webster Street generally appears unaltered, though it is likely the current front portico was added by then-owner circa 1893 (it is visible on the 1893 Sanborn Fire Insurance Co. map). The proposed project intends to renovate and restore the house for its new owners, including the addition of a single-car garage, useable basement space, a restored outdoor deck, and remodeling of the existing interior first and second floor spaces. Deteriorated portions of the residence, structure, and windows will also be restored as part of the proposed work.

To summarize, major proposed alterations include:

- Addition of a new basement;
- Addition of a driveway and single-car garage;
- Renovation of existing rear annex and outdoor deck area;
- Remodel of the building interiors;
- Re-landscaping of the front yard, existing rear garden and side passage;
- Removal of non-original side passage roof
- Removal of non-original entry portico to be replaced with an entry hood with existing brackets to match adjacent 2315 and 2319 residence entries
- Reconstruction of the entry brick stairs with wood railings to align with new entry proportions

New exterior finish materials will be compatible with the historic design of the residence and will include materials at the front entry gates and stairs that are compatible with the adjacent residences in material, color and style. The existing brick railings are proposed to be removed and replaced by wood balusters and brick stairs to match the existing balusters at the front porch and those of adjacent properties. In addition, the front portico will be removed and replaced with an entry hood to reflect the likely original design and mirror the neighboring properties in the row. Materials will be retained and salvaged for reuse as much as possible.



Existing Site Context Plan



1. Neighboring properties (2315-2319), view looking west on Webster Street



2. Nearby properties to the south on Webster Street, view looking west



EXTERIOR

SITE ALTERATIONS

LEGEND

GARAGE AND BASEMENT

1. The existing building foundations will be demolished and a new basement with one-car garage will be constructed. The driveway will consist of permeable paving material with concrete tire ribbons with a trench drain located at the bottom of the driveway slope.

RESTORATION OF FRONT ENTRY

2. It is proposed to restore the front entry to its original design, matching adjacent houses. A new entry hood, designed in reference to neighboring houses and the existing moulding on the building exterior, will be installed. The front brick steps will be rebuilt in brick, with new wood railings and balusters.

REMOVAL OF FRONT PLANTER, TREE, AND FENCING

3. In order to create the new garage/basement entry, the front planter, wrought-iron fence, and one sidewalk tree will be removed. Two sidewalk trees will remain. The wrought-iron fence will be salvaged and rotated to be used in new front planters as a decorative feature.

SIDE PASSAGE AND LANDSCAPING

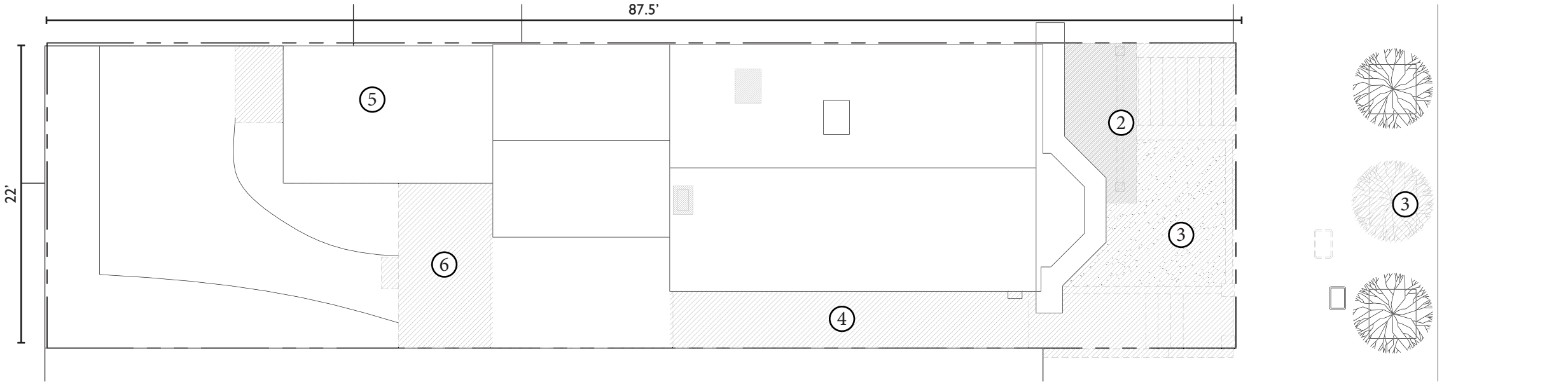
4. The existing sloping roof over the side passage will be removed. Historic photographs indicate that it is not original to the building. The rear side passage door will be relocated further front, to increase the 'landscaped' deck area. The passage will be rebuilt to be level, with new steps constructed. Planters will be built on both sides of the driveway.

RECONSTRUCTION OF REAR EXTENSION

5. The existing, deteriorated annex will be renovated into a sunroom. Existing openings will be enlarged for new steel windows at the west and south facades, and matching steel door to the deck. Roof membrane and waterproofing will be replaced. Minor repairs will be made to the exterior siding and roof structure as needed. At the interior, there will be partial demolition of floor and new structural reinforcements. The existing envelope will be retained.

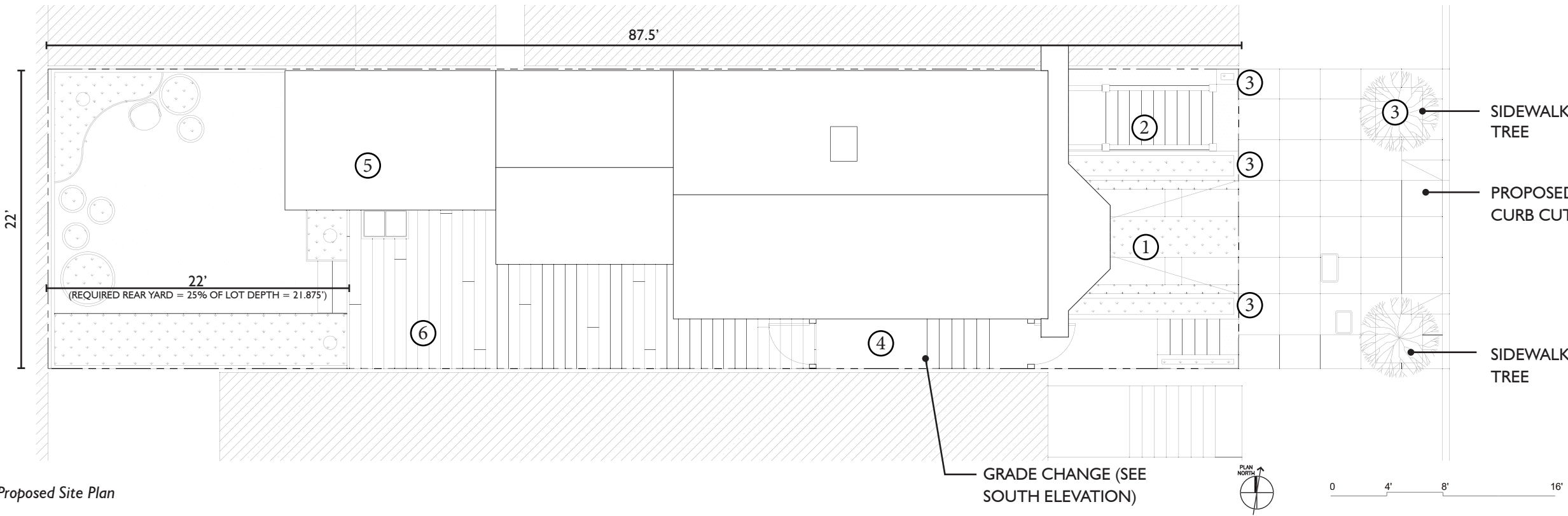
REAR DECK

6. The existing rear deck at ground level will be restored with portions reconstructed in-kind. An existing 6" level change will be removed, so that the deck is level from the side passage to the yard. An walkable glass fixture will be inserted at the northwest corner of the deck, to let light and air into a lightwell for the basement.



Demolition Site Plan

Scale: 1/8" = 1'0"



Proposed Site Plan

Scale: 1/8" = 1'0"



## EXTERIOR

### PRIMARY FACADE ALTERATIONS: REMOVAL OF FRONT PORTICO, RECONSTRUCTION OF ENTRY STAIRS, AND REMOVAL OF FRONT PLANTER TO ACCOMMODATE A NEW GARAGE ENTRANCE

The proposed basement addition includes a one-car garage. Car access will ramp down from the street level where the existing iron railing and planter are located.

The construction of the basement will likely require the demolition of the existing front planter, portico, and brick stairway. The enlarged front portico was identified as a likely addition to the building circa 1890. The stair will be reconstructed using salvaged existing bricks and a hood supported by existing brackets will be constructed above the front entry door to match the design of neighboring 2315 and 2319 Webster Street properties, which appears to be an original design element. The proposed railings will be wood with scroll sawn balusters, typical of existing, neighboring porch railings.

The new garage opening will impact the street level appearance of the property, and cause the relocation of a sidewalk tree. However similar garages have been added to every house on this row of Italianate houses, and also two similar trees will remain in front of the property and be protected during construction.

The bay window directly above the proposed garage door will not be impacted and will no longer be partially obscured by the existing front portico in the proposed design. The existing decorative metal grate will be rotated and repurposed as a decorative divider between the side passage and the new driveway.

The existing side door on the south side of the property's primary (east) facade provides access to the rear of the property through an existing side passage. This passage is original to the property, though the door and roof have been altered. It is proposed to replace the side door to match the existing front door.



*Photos of historic primary facade (1942) and photos of neighboring front entry hoods and garages. Proposed wood railings to match design of residence at top right (2319 Webster).*



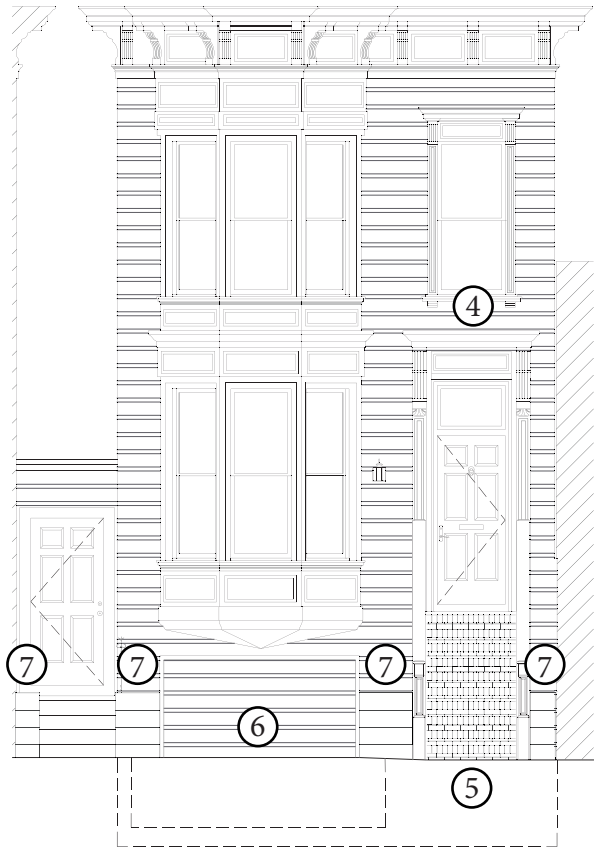
EXTERIOR

PRIMARY FACADE ELEVATIONS



Existing primary (east) demo elevation

Scale: 1/8"=1'0"

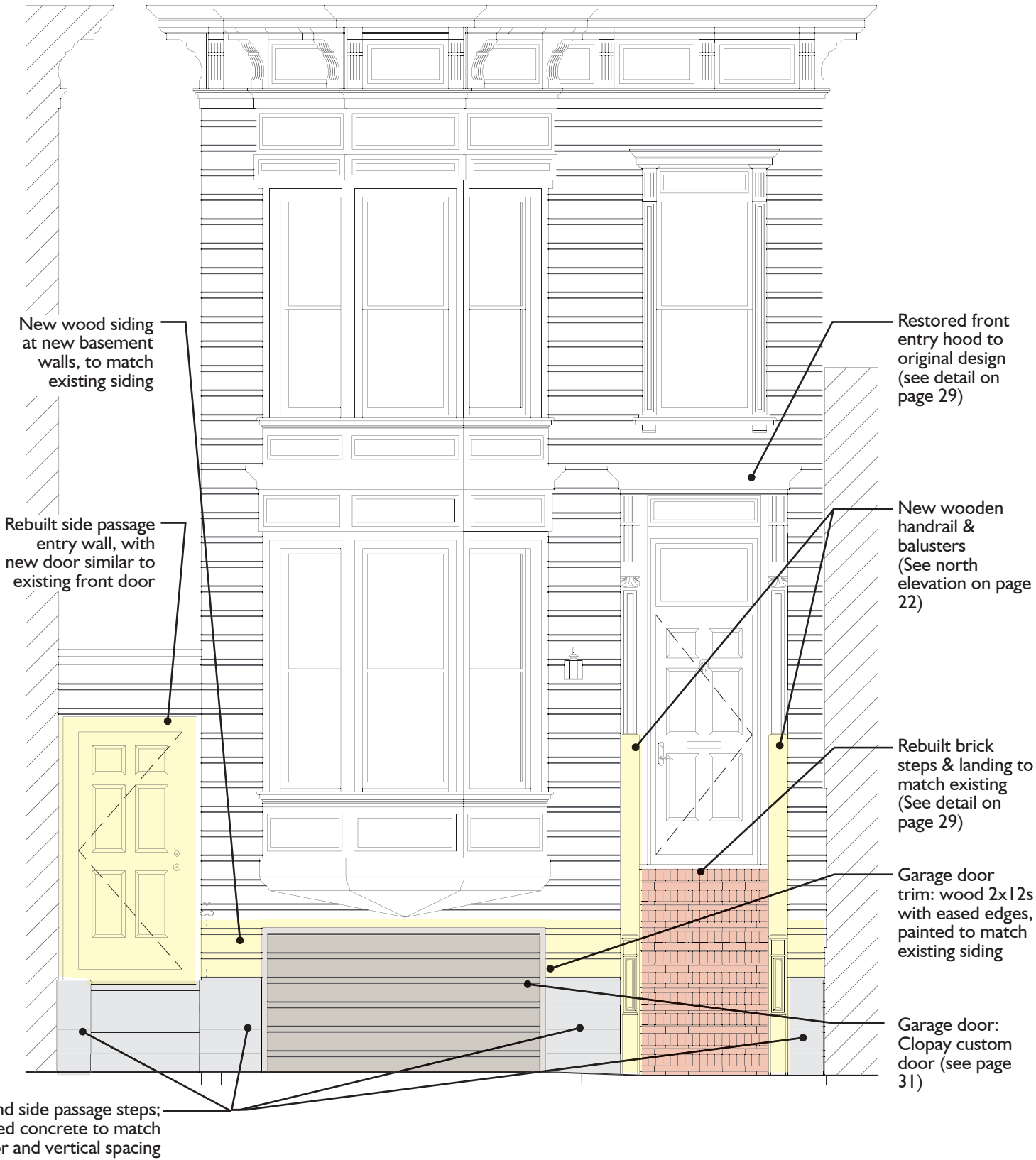


Proposed primary (east) elevation

Scale: 1/8"=1'0" 0 4' 8' 16'

LEGEND

1. Existing roof, to demolish.
2. Historic photos indicate a low metal gate before these steps (since been removed); non-original brick railings proposed to be replaced with board-formed concrete.
3. Existing planter to be demolished; iron gate proposed to be reused at the side passage.
4. Existing front porch proposed to be removed with entry hood restored to likely original design, similar to adjacent houses in this row.
5. Existing non-original brick front stair and landing to be removed and reconstructed with wood railings. See section on page 28 for reference.
6. Proposed one-car garage door will not alter the existing bay window projection or width of entry stairs. See section on page 28 for reference.
7. Raised 2'8" (to top of side passage) board-formed concrete planters with California-native vegetation.

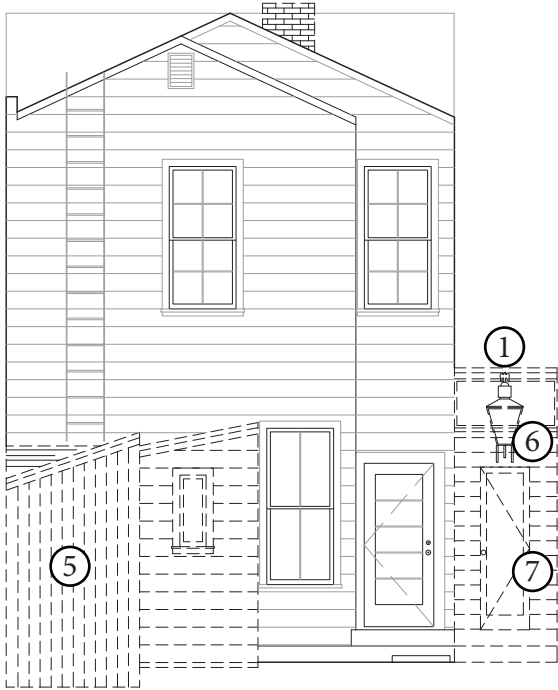


Enlarged primary (east) elevation with altered areas shaded

Scale: 1/4"=1'0" 0 4' 8' 16'

EXTERIOR

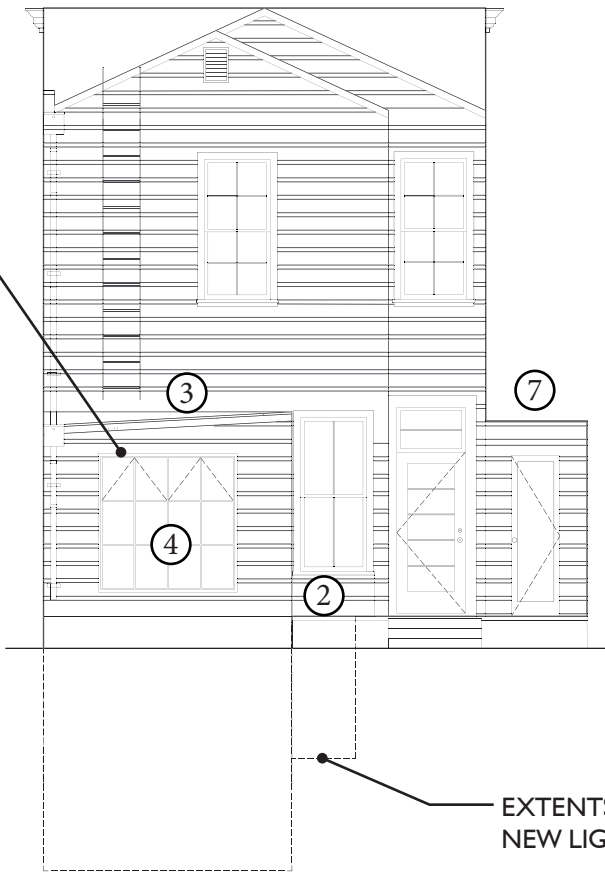
REAR (WEST) FACADE ALTERATIONS



Proposed rear (west) elevation

Scale: 1/8" = 1'0"

NEW OPENING:  
5'10"W x 5'10"H



Existing rear (west) demo elevation

Scale: 1/8" = 1'0"

LEGEND

1. Existing non-original side passage roof and transom, to demolish.
2. Existing deck will be restored, with the west end rebuilt at the same level as the rest of the deck, with a new walkable glass insert covering basement lightwell.
3. Renovate annex.
4. Metal sash windows facing west towards backyard.
5. Demolish non-original utility shed at rear of annex.
6. Remove likely non-original lantern at side passage or repurpose elsewhere in rear.
7. Rebuild walls and replace doors of existing side passage, relocating rear door.



0 4' 8' 16'

## LEGEND

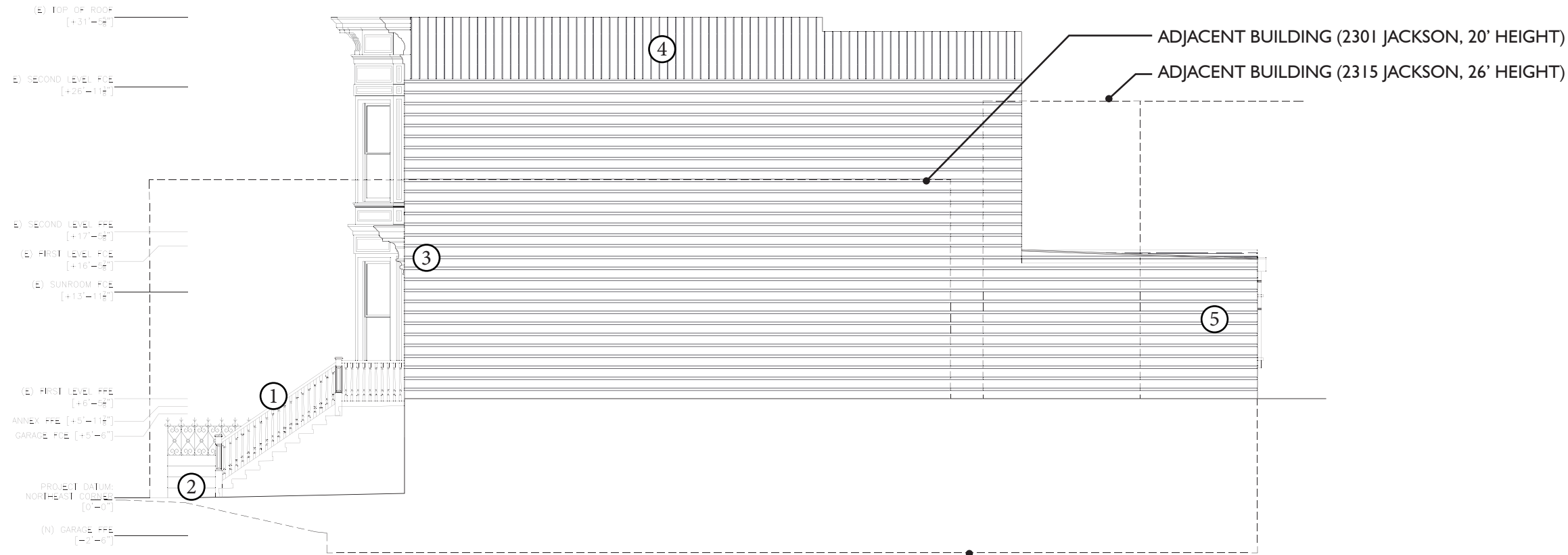
- 
- Architectural drawing of the existing side (south) elevation of a building. The drawing shows a two-story structure with a gabled roof, a chimney, and a small porch. The elevation is marked with various levels and dimensions. The drawing is oriented with North at the top.
- Labels on the left side of the drawing:
- (E) TOP OF ROOF  
[+31'-0"]
  - (E) SECOND LEVEL FFE  
[+26'-0"]
  - (E) SECOND LEVEL FFE  
[+17'-0"]
  - (E) FIRST LEVEL FFE  
[+16'-0"]
  - (E) TOP OF REAR ROOF  
[+15'-0"]
  - (E) FIRST LEVEL FFE  
[+6'-0"]
  - (E) KITCHEN FFE  
[+5'-11"]
  - PROJECT DATUM:  
NORTH-EAST CORNER  
[0'-0"]
- Existing side (south) elevation (Scale: 1/8"=1'0")

EXTERIOR

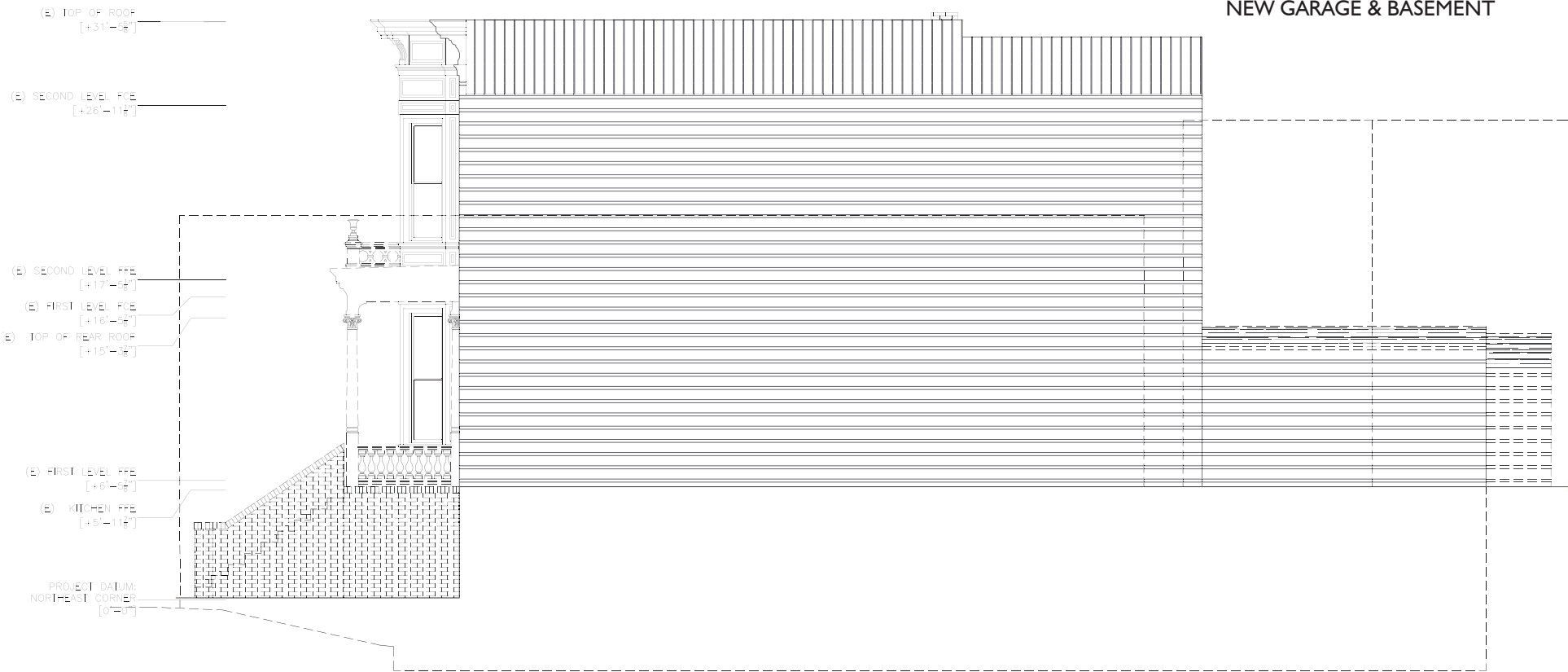
SIDE (NORTH) FACADE ALTERATIONS

LEGEND

- 1. Reconstructed brick stairs and wood railings with balusters.
- 2. Raised 2'8" concrete planters with California-native vegetation.
- 3. Existing front porch proposed to be removed and restored to likely original design, more similar to adjacent houses in this row.
- 4. The existing roof and skylights will be repaired as necessary, and the existing chimney will be demolished.
- 5. The existing, deteriorated annex will be renovated into a sunroom.



Proposed side (south) elevation (Scale: 1/8"=1'0")



Existing side (south) elevation (Scale: 1/8"=1'0")



0 4' 8' 16'

INTERIOR

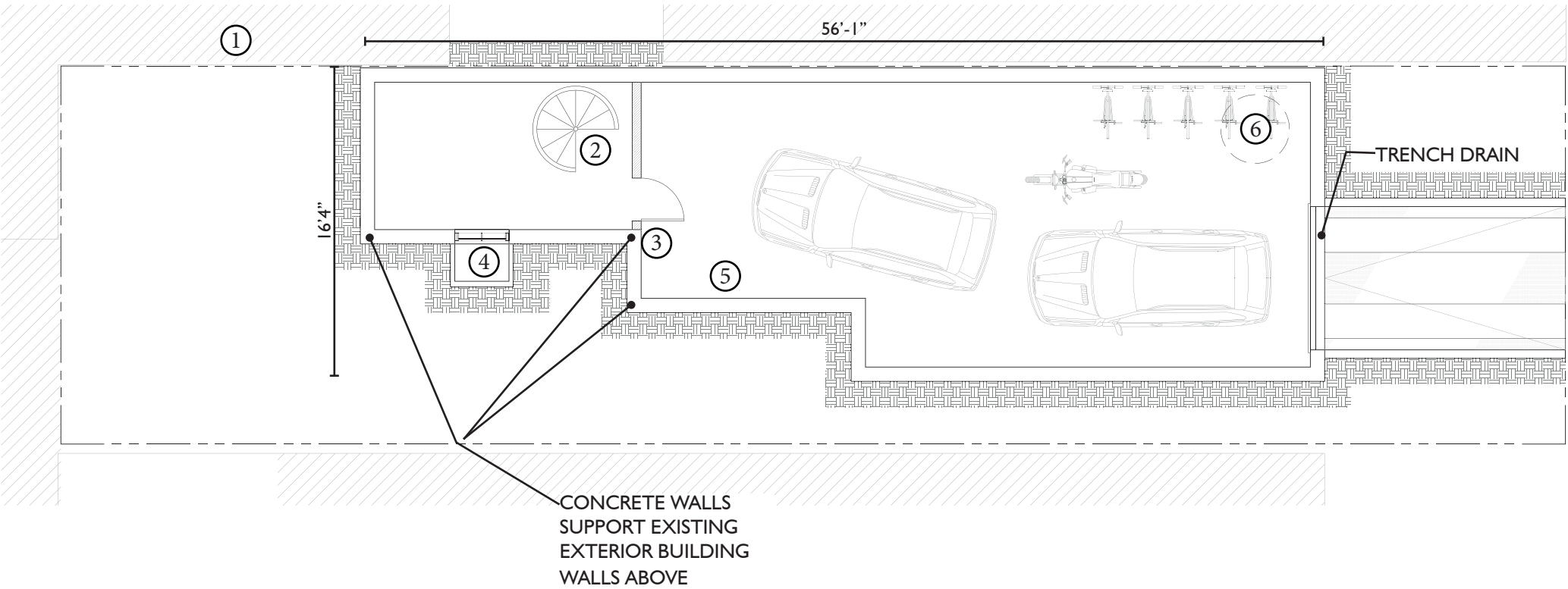
GARAGE AND BASEMENT ADDITION

The project proposes to excavate beneath the existing crawlspace to create a new basement at the front of the property. The proposed basement will be used for a one-car garage and relocated mechanical equipment from the front, as well as a finished room at the rear for laundry facilities and household storage.

The entrance of the new basement will be located towards the rear of the existing house in the annex. The construction of the new basement will impact the existing deck. The deck will be partially demolished, with the original wood salvaged to be re-installed at the same location. A new lightwell is proposed to be excavated at the northwest corner of the deck, with a structural (walkable) glass fixture inserted at deck level, to bring light and air into the basement via an operable window.



Existing crawlspace



Proposed basement floor plan

Scale: 1/8" = 1'0"

LEGEND

- 1. The proposed project anticipates underpinning and shoring of neighboring structures, which will be coordinated with property owners.
- 2. 5-foot spiral staircase
- 3. Structural members to support the existing exterior walls of the building.
- 4. Proposed operable steel window to new lightwell beneath structural (walkable) glass insert at deck.
- 5. Anticipated location of washer/dryer and mechanical storage, to vent into side passage above ground
- 6. Sump pump



0 4' 8' 16'



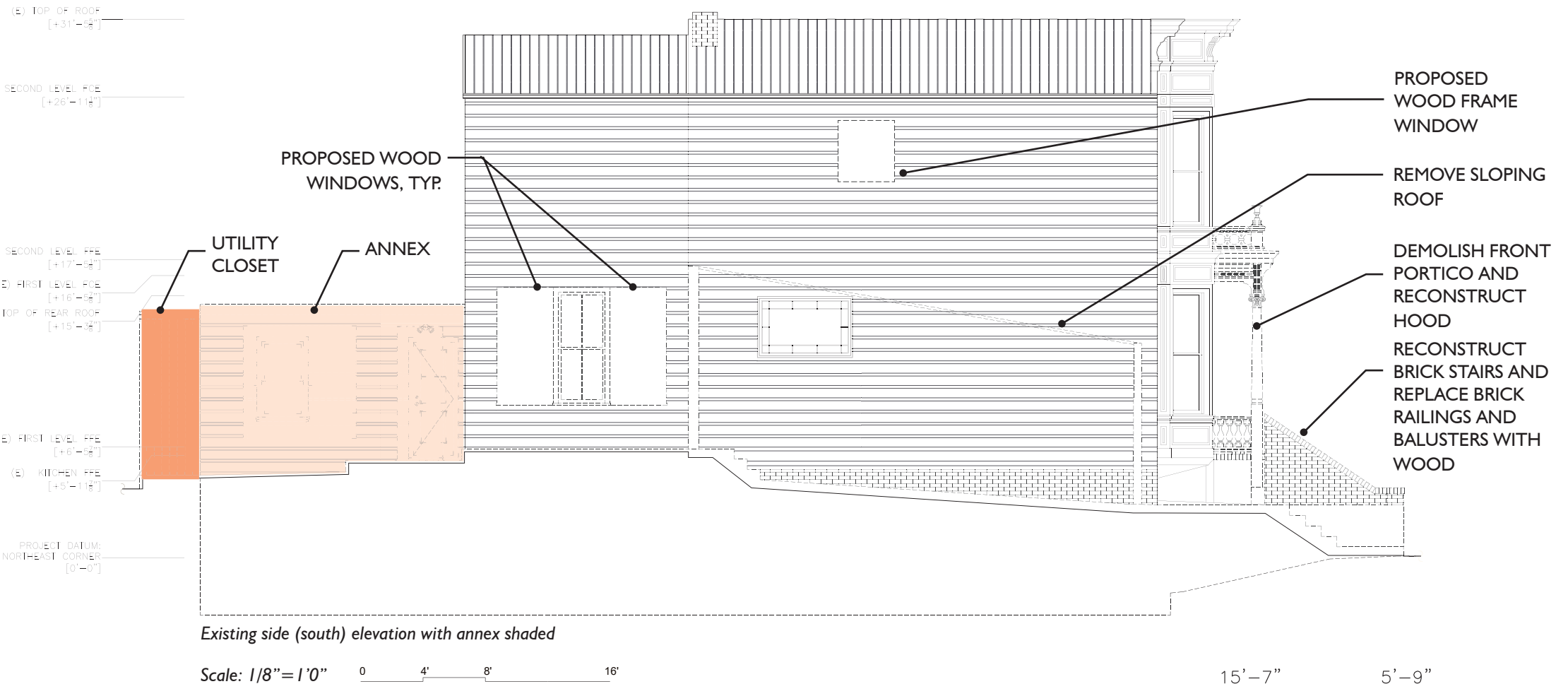
INTERIOR

ANNEX REBUILD

The property includes an existing rear annex containing a pantry closet and kitchen, with an attached shed that presently houses a boiler tank. Even if original, this unornamented extension would not be considered a character-defining feature of the building, as it has been significantly altered and has deteriorated walls, roof and foundation, according to the inspection report.

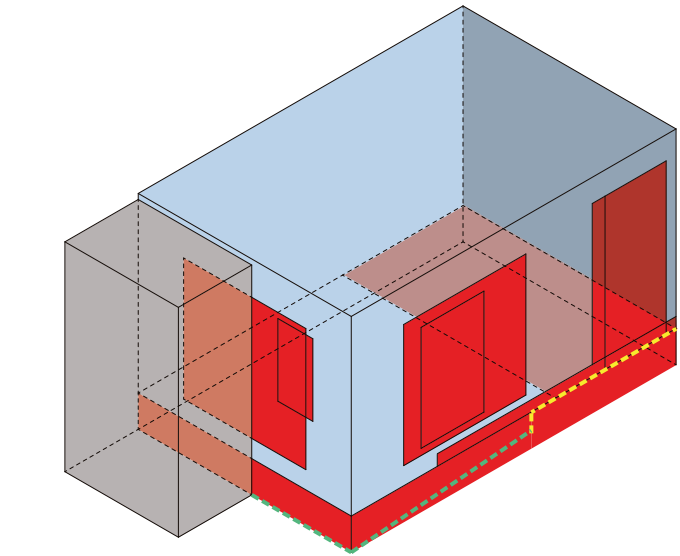
The project proposes to renovate the annex, retaining the envelope of the original structure and reusing as much existing material as possible. The new annex is conceived as a sunroom, a common component of Victorian homes, which will feature large windows facing onto the adjoining garden.

It is proposed to demolish the non-compliant shed at the west end of the annex. The existing door opening will be widened and raised for the new door to connect kitchen, annex and raised deck. Existing window openings will be enlarged to install large, partially operable windows. These new windows and door will feature metal sash, differentiating them from the existing wood windows of the residence. The roof membrane and waterproofing will be replaced, retaining the existing framing with repairs made as needed.



Existing side (south) elevation with annex shaded

Scale: 1/8" = 1'0" 0 4' 8' 16'



TOTAL EXTERIOR ENVELOPE	= 654.8SF
TOTAL DEMO AREA	= 195 SF
DEMO PERCENTAGE	= 29.8%

Isometric diagram and calculations showing demolished areas (in red): see annotated diagram in Appendix: Annex Scope (Page 32)



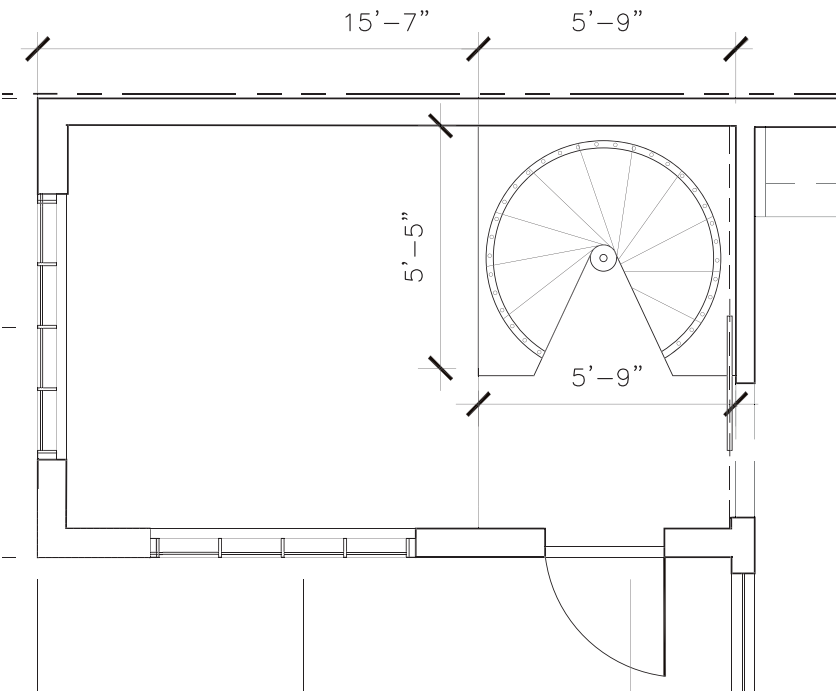
Exterior of existing annex - rear utility extension



Exterior of existing annex



Interior of existing annex



Proposed enlarged plan of annex

Scale: 1/4" = 1'0"



## INTERIOR

### 1ST FLOOR ALTERATIONS

#### FRONT SITTING ROOM

Widened entrances; remove non-original bracket detailing.

#### HALLWAY

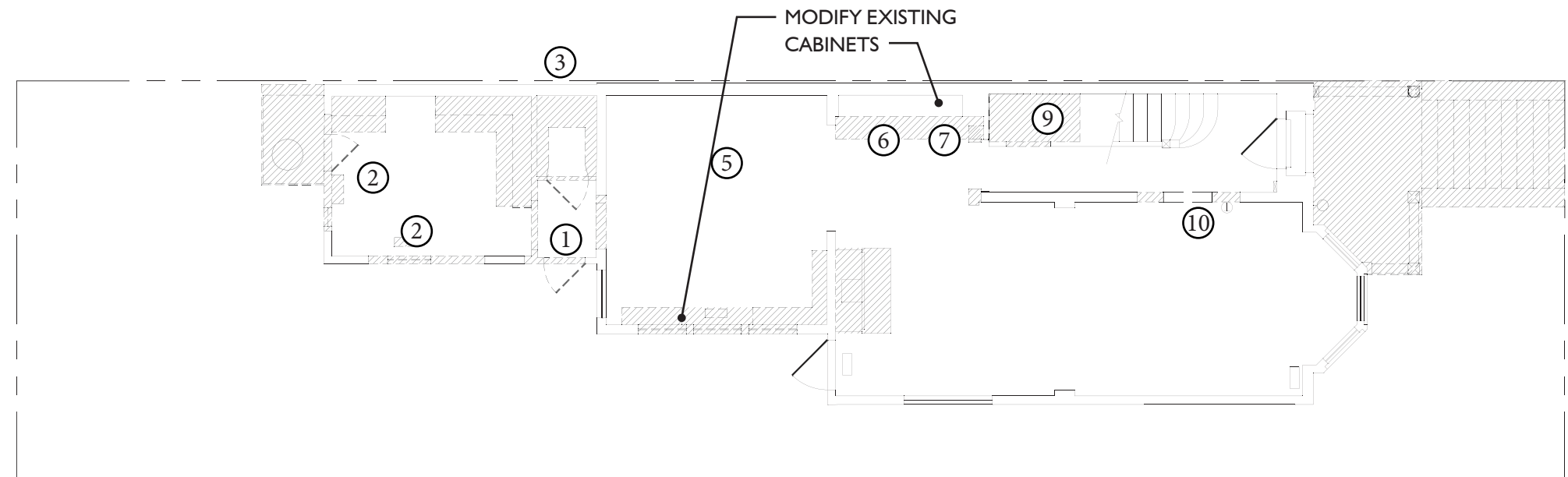
New half-bath

#### DINING ROOM

Dining room will be converted into kitchen.

#### ANNEX

The annex will be rebuilt as a sunroom (see page 25)

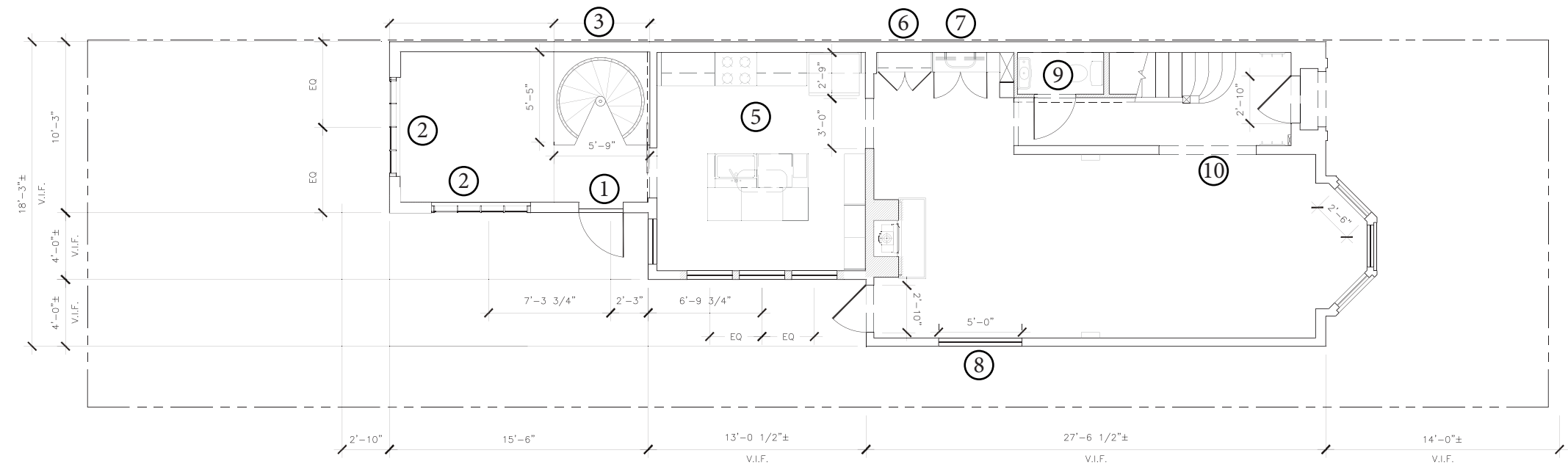


Existing 1st floor plan

Scale: 1/8" = 1'0"

### LEGEND

1. New steel door replacing existing door to deck and garden
2. New steel windows
3. 5' spiral staircase leading to basement
4. Textured glass skylight flush with deck
5. Kitchen
6. Demolish non-historic soffit; modify existing cabinets for new servery and coat closet
7. Coat closet
8. Existing window will receive more light with removal of side passage roof
9. New half-bath under stairs
10. Widened doorway into living room from front hallway



Proposed 1st floor plan

Scale: 1/8" = 1'0"

INTERIOR  
2ND FLOOR ALTERATIONS

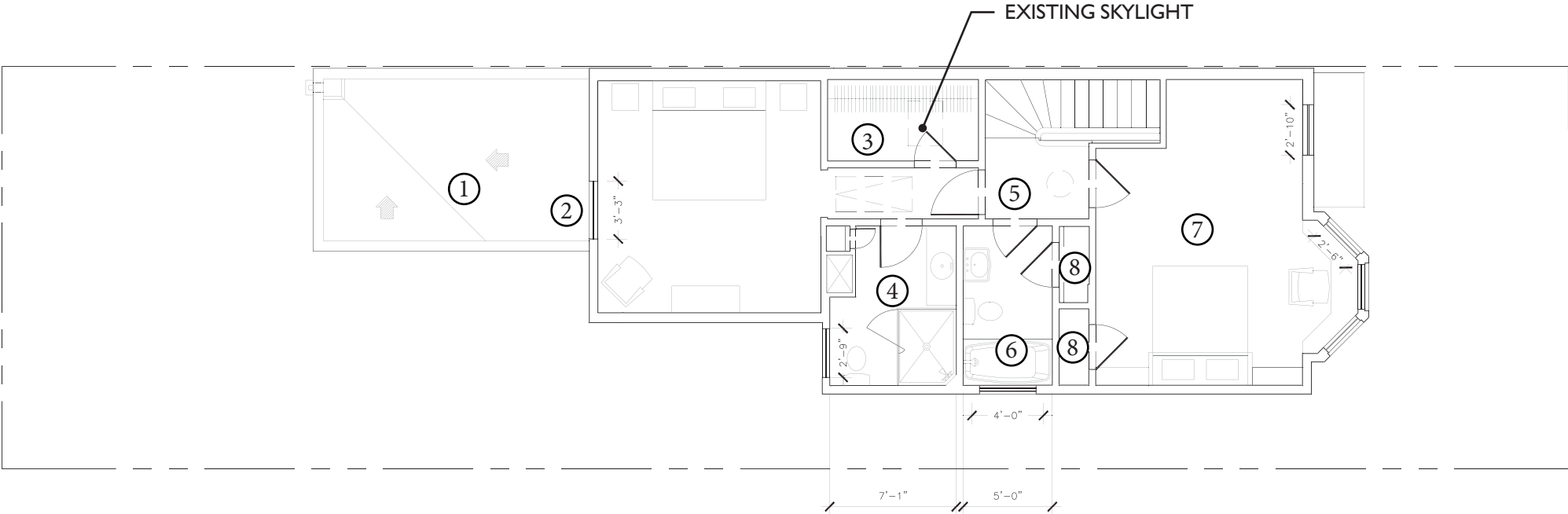
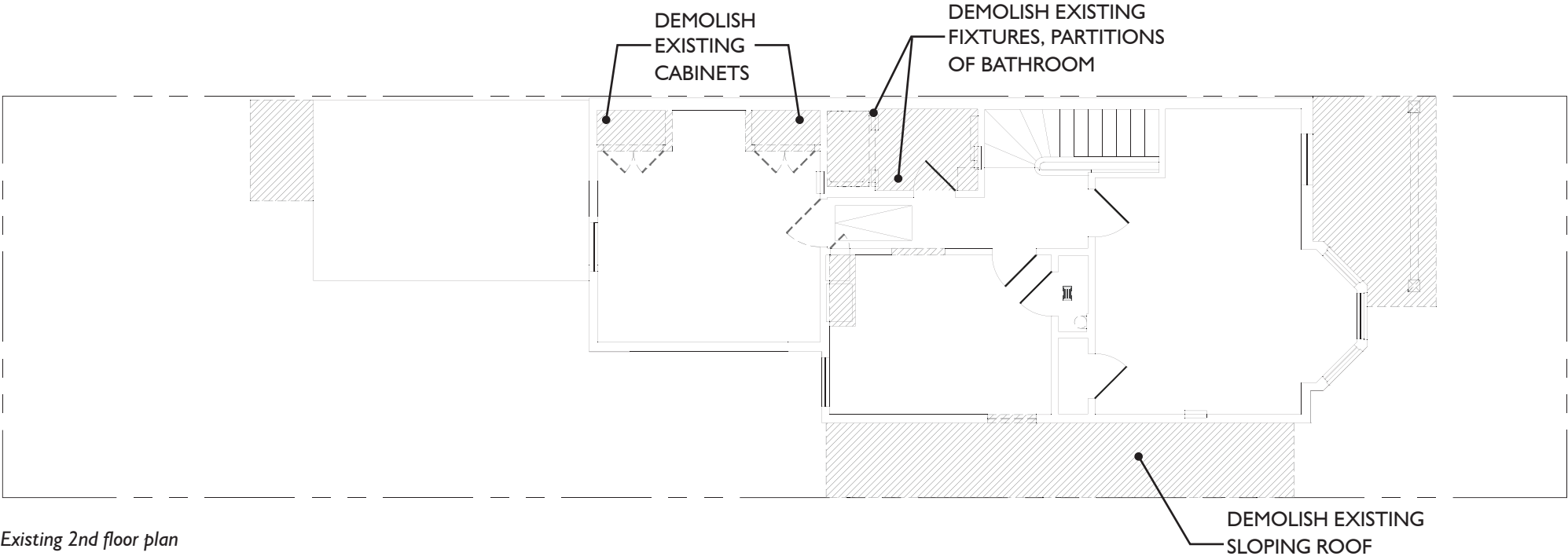
**STAIR LANDING / HALLWAY**  
New wall and door to master bedroom to be constructed at south side of landing. Guestroom bathroom is accessed off the landing.

**FRONT BEDROOM**  
Room to be used as guest room or home office with a desk proposed at the bay window. An associated bathroom will be adjacent, accessed off the landing.

**EXISTING BATHROOM**  
The existing bathroom will be converted into a master bedroom walk-in closet.

**REAR BEDROOM**  
Existing built-in cabinets will be removed; the former middle bedroom will be converted into the master bedroom bathroom.

- LEGEND**
- 1. Annex roof below
  - 2. Existing window
  - 3. Master bedroom closet
  - 4. Master bedroom bathroom
  - 5. Reconfigured hallway with access to guest room bathroom
  - 6. New bathroom with freestanding tub
  - 7. Bedroom to function also as home office with murphy bed
  - 8. Existing closets to remain

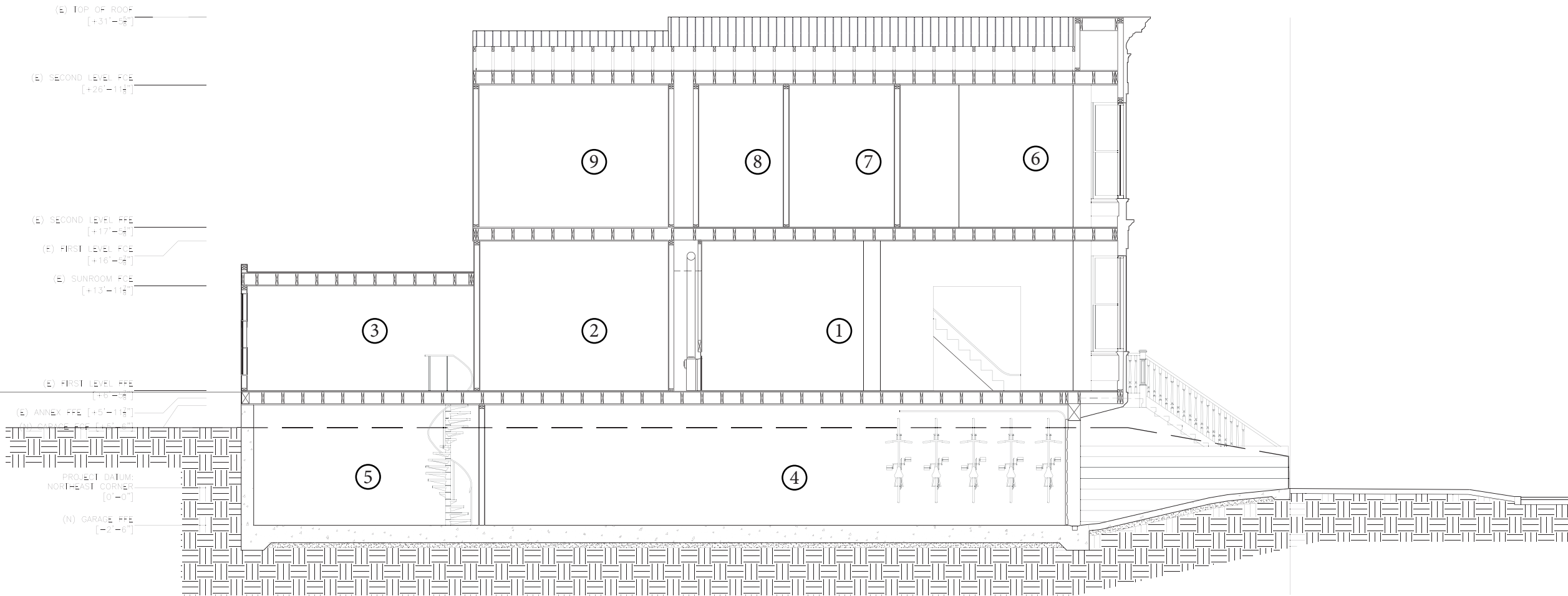


0 4' 8' 16'

BUILDING SECTION

LEGEND

- 1. Living/Dining Room
- 2. Kitchen
- 3. Sunroom
- 4. Garage
- 5. Finished Basement
- 6. Guest Bedroom/Office
- 7. Guest Bathroom
- 8. Master Bathroom
- 9. Master Bedroom



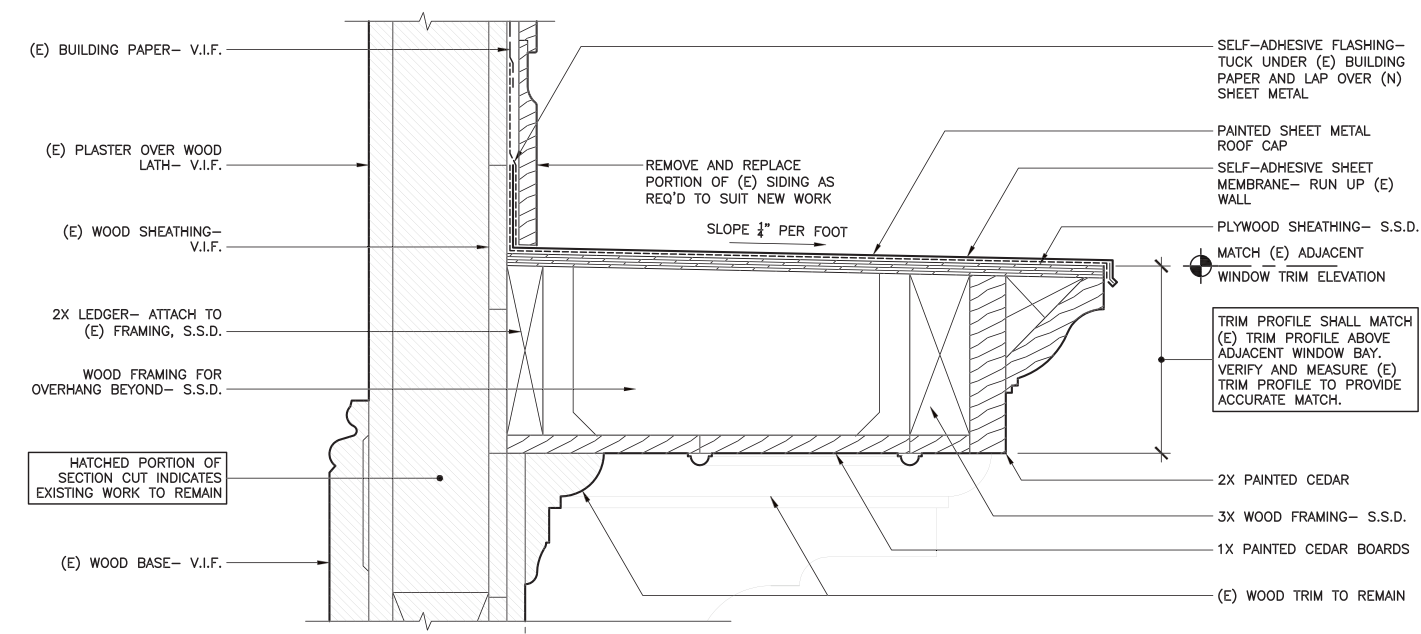
Building Section Looking North

Scale: 1/8"=1'-0"

0 4' 8' 16'

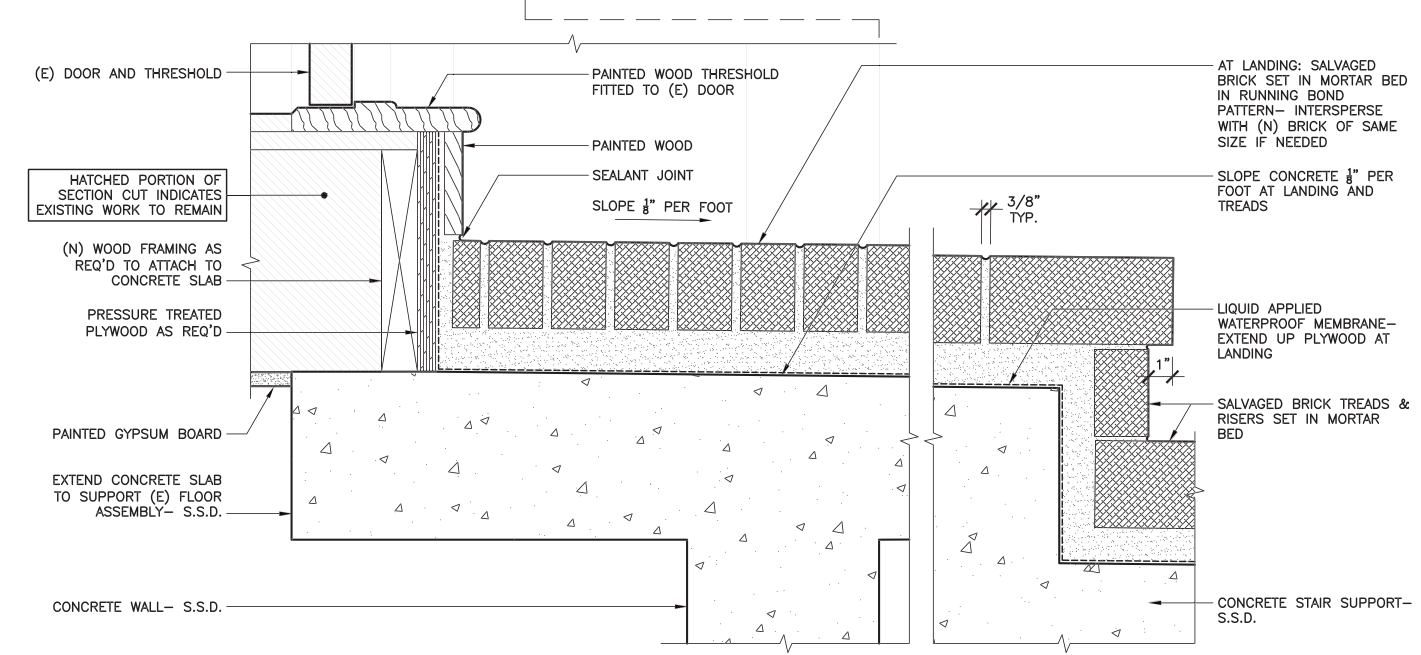
DETAILS

FRONT ENTRY



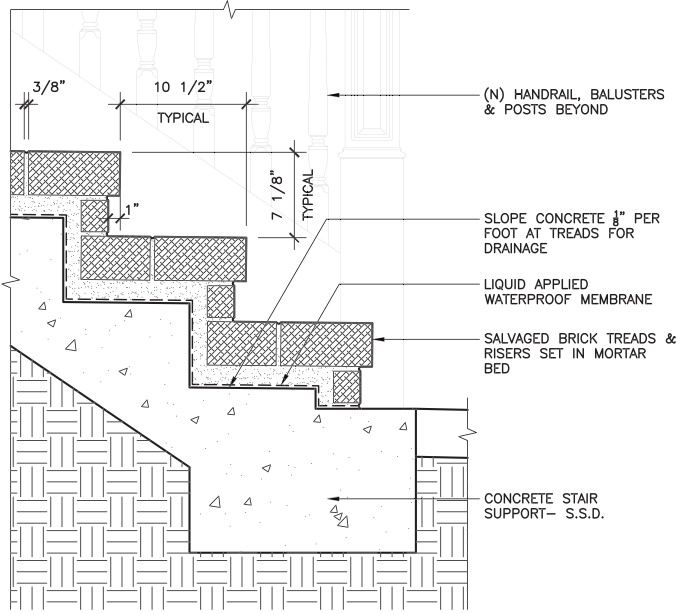
Detail of Restored Hood at Front Entry

Scale: 1 1/2" = 1'-0"



Detail of Landing at Front Entry

Scale: 1 1/2" = 1'-0"



Detail of Brick Steps at Front Entry

Scale: 3/4" = 1'-0"



PRODUCT SPECIFICATIONS

GLAZING SYSTEM: OPTIMUM RTS430 THERMALLY BROKEN STEEL (OR SIMILAR)



RTS 430 SERIES FRAMES

Optimum’s steel window and doors offer both reliability and versatility. These characteristics are key when designing a project. One major quality associated with our units is their narrow sightlines. Architects have incorporated this attribute in all aspects of building for over a hundred years, and have designed the gracefulness of steel windows into countless applications. The look is not simply distinctive, it is unique. A new feature offered with our RTS 430 is a thermal break; a barrier designed to separate the interior and exterior walls preventing the transfer of energy from entering or escaping.

FEATURES

- Thermally Broken Hot Rolled Steel window sections
- ANSI/AAMA 101-93 HC40
- 1 5/16” exterior frame depth
- EPDM weather-stripping
- Mitered, welded frame and sash construction
- Uniform sight lines
- Glazed with snap In aluminum glazing beads
- 3/4” to 1 3/8” glazing infill
- 1 casement fastener center of sash rail up to 36”, 2 casement fasteners thereafter
- Standard Optimum Window colors (refer to OWM color chart)
- Finish on standard colors baked polyester powder coat

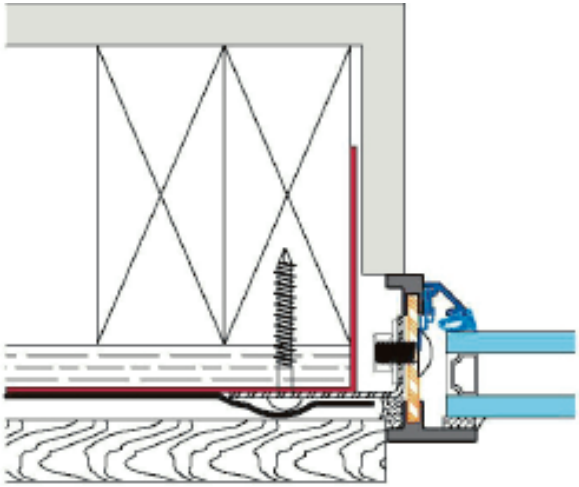
OPTIONS

- RAL colors available as option
- Non metallic color matches are optional & available upon request
- Custom hardware
- Limited operation stops
- Steel brake metal and trim
- Screens



Black  
OI-SRSL10088

Proposed finish: Glossy Black



Typical siding/flush connection detail  
(provided by manufacturer, not to scale)

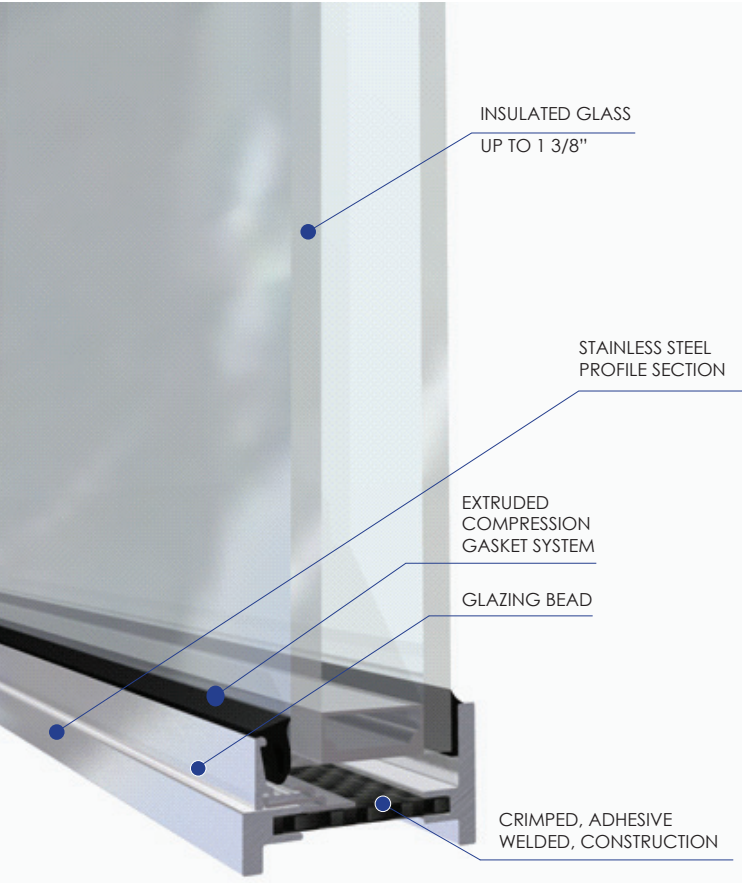


Illustration of typical window components (provided by manufacturer)



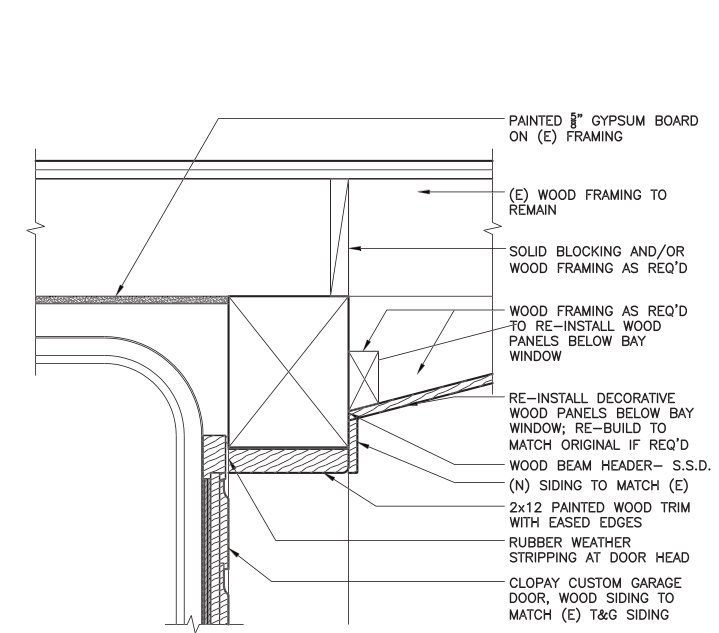
Examples of RTS430 windows

RTS430 general specifications



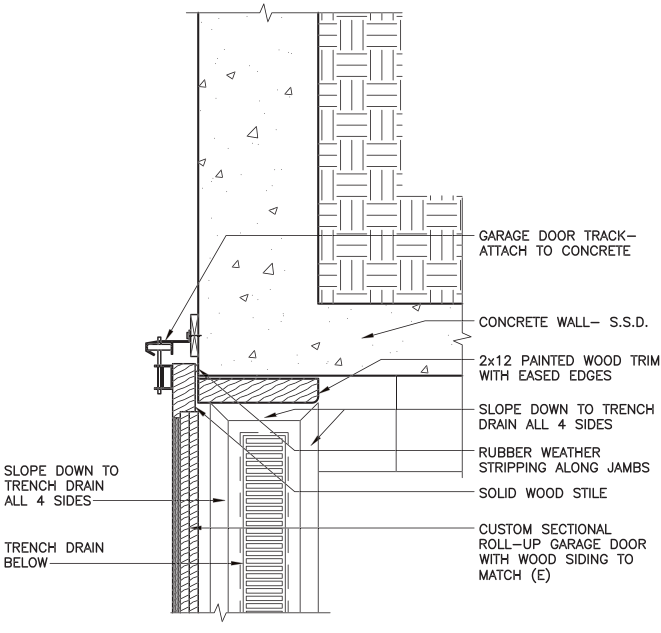
PRODUCT SPECIFICATIONS

GARAGE DOOR: CLOPAY RESERVE WOOD COLLECTION, CUSTOM ROLL-UP DOOR



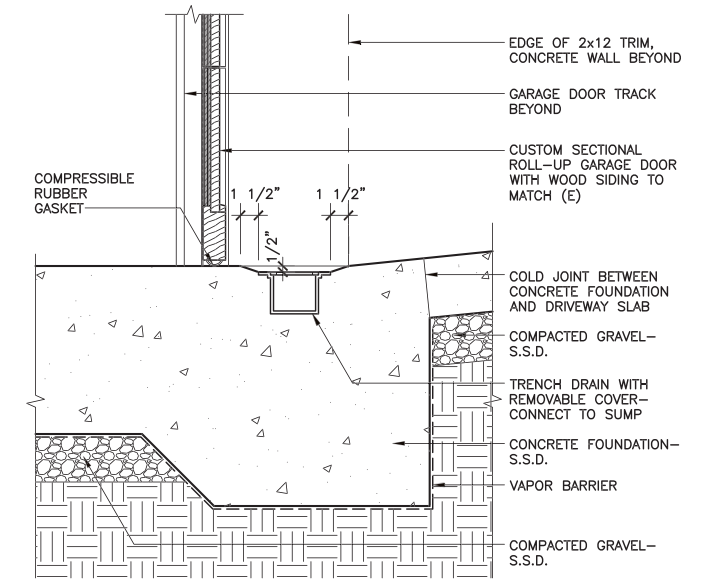
Detail of Garage Door Head (in section)

Scale: 3/4"=1'-0"



Detail of Garage Door Jamb (in plan)

Scale: 3/4"=1'-0"



Detail of Garage Door at Trench Drain (in section)

Scale: 3/4"=1'-0"

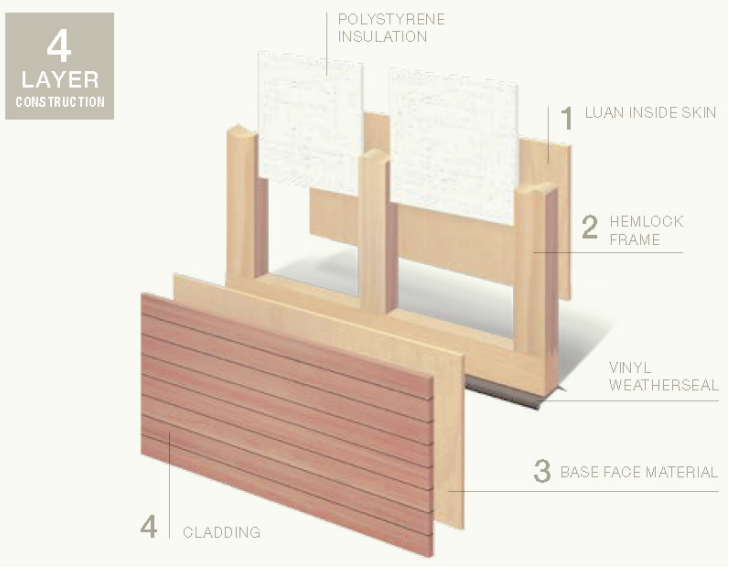


Illustration of Reserve Collection garage door construction



Proposed finish material: Redwood / Western Red Cedar



Proposed paint color and siding pattern, to match existing wood siding

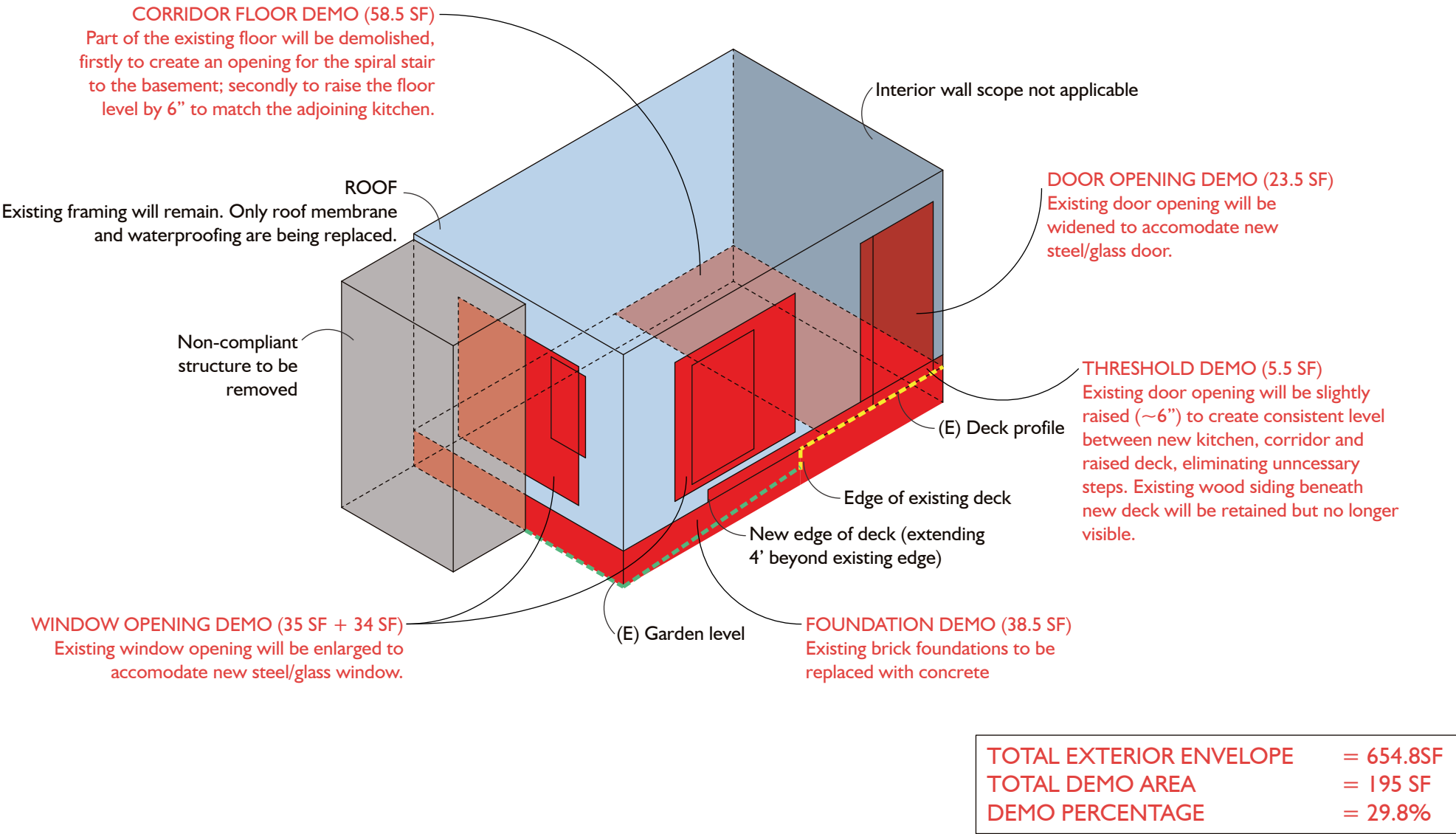


Example of Clopay Reserve Wood Collection Custom Door

This page has been intentionally left blank.

APPENDIX

ANNEX SCOPE DIAGRAM











PROJECT	
2321 WEBSTER RESIDENTIAL REMODEL	
2321 WEBSTER STREET SAN FRANCISCO, CA 94115	
CLIENT	
Mike Okada & Pamela Levy 528 Hugo Street San Francisco, CA 94122	
ARCHITECT	
PAGE & TURNBULL <small>Imagining change in historic environments through design, research and technology.</small>	
417 Montgomery Street, 8th Floor, San Francisco 94109 T 415 362 5154 F 415 362 5560 <a href="#">www.page-turnbull.com</a>	
CONSULTANT	
SEAL & SIGNATURE	
ISSUE	
2017	CHECK SET
TITLE	COVER SHEET
Project Status	
ISSUE DATE	2017/05/01
SCALE	-
DRAWN BY	LC
CHECKED BY	RF
JOB NUMBER	16159
CS	
© PAGE & TURNBULL, INC. 2017	



DEMO CALCULATIONS AT ANNEX

TOTAL ENVELOPE AREA (FLOOR + 3xFACADES + ROOF\*) = 654.8SF

DEMO AREAS:

- 58.5 SF = CORRIDOR FLOOR (FOR NEW BASEMENT STAIR OPENING AND RAISED FLOOR LEVEL)
- 23.5 SF = DOOR OPENING (WIDENED FOR NEW DOOR)
- 5.5 SF = DOOR THRESHOLD (FOR RAISED DECK AND DOOR)
- 38.5 SF = (ACTUAL DEPTH V.I.F.) DEMO (E) BRICK FOR (N) CONCRETE FDN.
- 35.0 SF = WEST WINDOW OPENING (ENLARGED FOR NEW WINDOW)
- 34.0 SF = SOUTH WINDOW OPENING (ENLARGED FOR NEW WINDOW)

TOTAL DEMO AREA = 195 SF  
DEMO PERCENTAGE = 195/654.8 = 29.8%

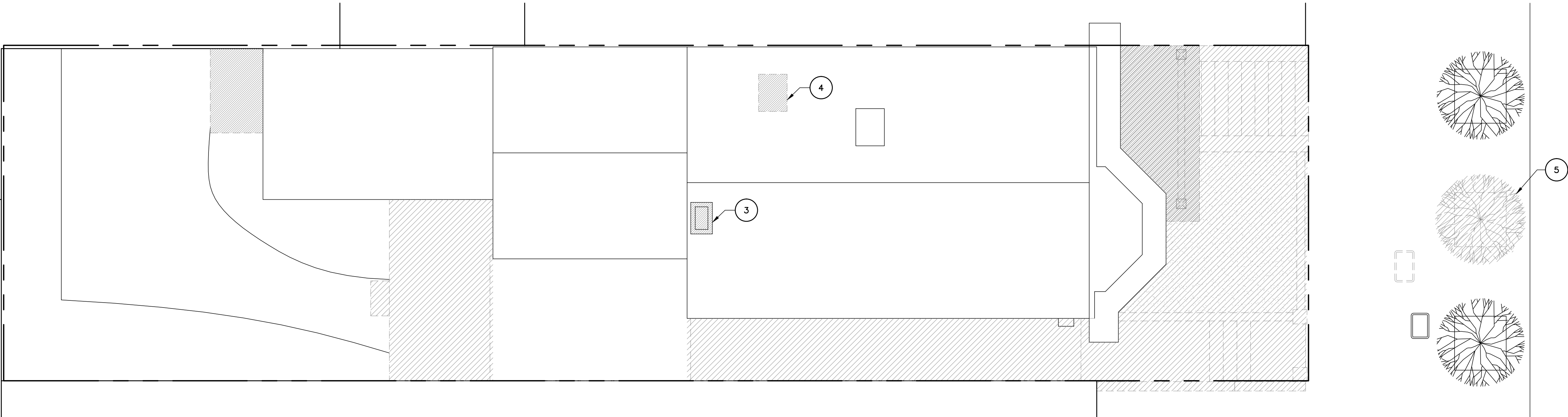
\*ROOF MEMBRANE AND WATERPROOFING WILL BE REPLACED, (E) FRAMING WILL BE RETAINED. S.S.D.

DEMOLITION GENERAL NOTES

- EXISTING BUILDING IS A HISTORIC RESOURCE. PROTECT ALL MATERIAL AND SURFACES NOT SCHEDULED TO BE REMOVED.
- VERIFY ALL DIMENSIONS WITH ARCHITECT PRIOR TO DEMOLITION.
- SHORE, BRACE, UNDERPIN OR OTHERWISE SUPPORT STRUCTURES WHICH MAY BE TEMPORARILY WEAKENED BY DEMOLITION ACTIVITIES
- IN THE EVENT HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION, DO NOT PROCEED. NOTIFY THE OWNER.
- (E) WALL FINISHES TO REMAIN, U.O.N.
- REMOVE FROM SITE AND PROPERLY DISPOSE DEBRIS, RUBBISH AND DEMOLITION MATERIALS. BEFORE DEMOLITION COORDINATE WITH OWNER WHICH ITEMS ARE TO BE SALVAGED.

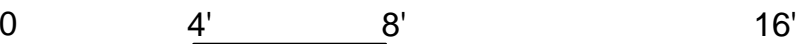
DEMOLITION KEY NOTES

- REMOVE FINISH FLOOR AND PREP FOR NEW FINISH
- WIDEN EXISTING DOORWAY. ADD NEW TRIM/CASING TO MATCH CHARACTER OF HOUSE
- DEMOLISH EXISTING FIRE PLACE/REMOVE BRICK CHIMNEY/HEARTH
- DEMOLISH EXISTING SKYLIGHT
- REMOVE TREE



1 DEMOLITION SITE PLAN  
SCALE: 1/4"=1'-0"

DEMO LEGEND	
[Hatched Box]	SITE DEMO
[Hatched Box]	BUILDING DEMO
[White Box]	BUILDING TO REMAIN
[Double Line]	EXISTING WALL TO REMAIN
[Single Line]	WALL TO DEMOLISH
[Door Symbol]	EXISTING DOOR
[Dashed Line]	PROPERTY LINE



PROJECT

2321 WEBSTER  
RESIDENTIAL REMODEL

2321 WEBSTER STREET,  
SAN FRANCISCO CA 94115

CLIENT

Mike Okada & Pamela Levy  
528 Hugo Street  
San Francisco, CA 94122

ARCHITECT

PAGE & TURNBULL  
imaging change in historic environments through design, research and technology

417 Montgomery Street, San Francisco 94104  
T 415 362 5154 F 415 362 5560  
www.page-turnbull.com

CONSULTANT

SEAL & SIGNATURE

ISSUE

2017/05/01 CHECK SET

TITLE

SITE DEMO PLAN

Project Status

ISSUE DATE 2017/05/01  
SCALE -  
DRAWN BY LC  
CHECKED BY RF  
JOB NUMBER 16159

D1.00



PERMEABLE/LANDSCAPING CALCULATIONS  
PER SF PLANNING CODE SECTION 132 (G) AND (H)

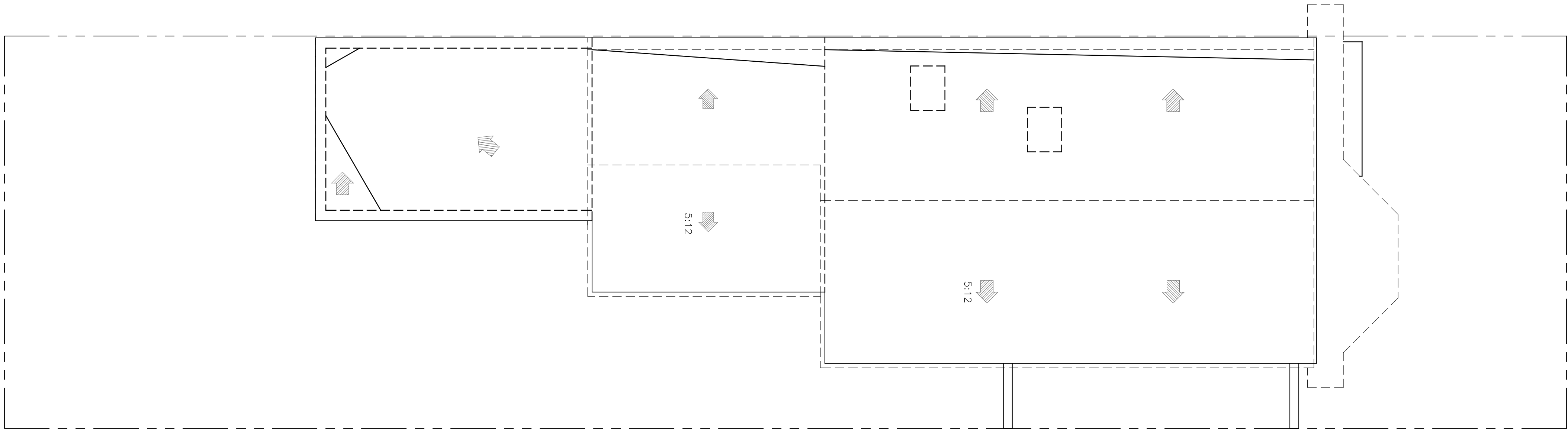
FRONT SETBACK AREA = 308 SQFT  
FRONT SETBACK AREA EXCLUDING FRONT AND SIDE STEPS = 308 - 104 = 204 SQFT  
MIN. REQUIRED PLANTING AREA = 20% OF FRONT SETBACK = 40.8% SQFT  
PROPOSED LANDSCAPED AREA = 97 SQFT

MIN. REQUIRED PERMEABLE AREA = 50% OF FRONT SETBACK = 102 SQFT  
PROPOSED PERMEABLE AREA = 122 SQFT

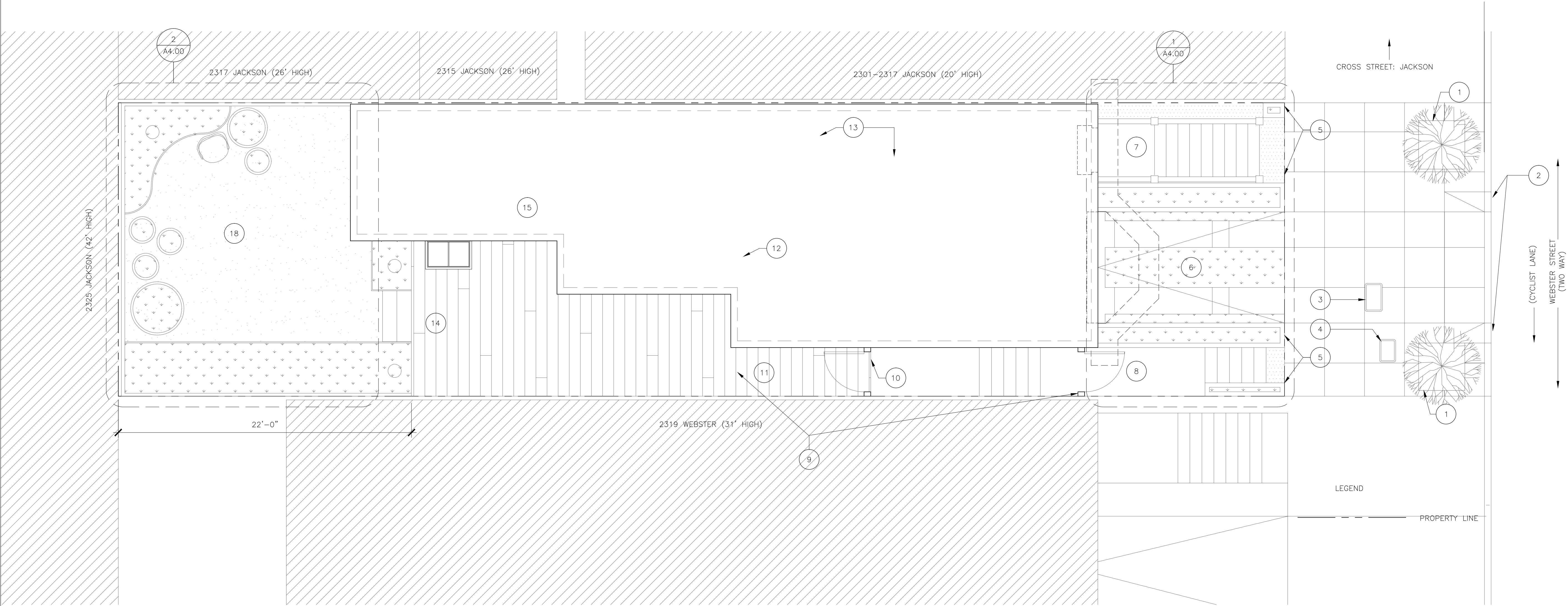
(SEE A4.00 ENLARGED PLANS - LANDSCAPING)

KEY NOTES

1. SIDEWALK TREES TO BE PROTECTED DURING CONSTRUCTION
2. PROPOSED CURB CUT
3. PG&E
4. PT&T
5. PLANTERS
6. CONCRETE RIBBON DRIVEWAY W/ GRASS PAVERS; SEE DETAILS
7. FRONT STAIRS TO BE REBUILT WITH SALVAGED BRICK
8. SIDE PASSAGE WITH STEPS, TO BE REBUILT WITH SALVAGED IRON FENCING INSTALLED IN ADJACENT PLANTER
9. REBUILD SIDE PASSAGE ENTRANCE/EXIT
10. UTILITY CLOSET
11. REBUILD SIDE PASSAGE WITH PERMEABLE PAVERS
12. PATCH ROOF AT CHIMNEY
13. EXISTING FIXED SKYLIGHT
14. EXISTING DECK, PROTECT AND REPAIR AS NEEDED
15. REMODELED ANNEX



2 ROOF PLAN  
SCALE: 1/4"=1'-0"



1 PROPOSED SITE PLAN  
SCALE: 1/4"=1'-0"

PROJECT

## 2321 WEBSTER RESIDENTIAL REMODEL

2321 WEBSTER STREET,  
SAN FRANCISCO CA 94115

CLIENT

Mike Okada & Pamela Levy  
528 Hugo Street  
San Francisco, CA 94122

ARCHITECT

**PAGE & TURNBULL**  
imaging change in historic environments through design, research and technology

417 Montgomery Street, San Francisco 94104  
T 415 362 5154 F 415 362 5560

www.page-turnbull.com

CONSULTANT

SEAL & SIGNATURE

ISSUE

2017/05/01 CHECK SET

TITLE

**SITE PLAN**

Project Status

ISSUE DATE 2017/05/01

SCALE 1/4"=1'

DRAWN BY LC

CHECKED BY RF

JOB NUMBER 16159

**A1.00**

© PAGE & TURNBULL, INC. 2011

PROJECT

2321 WEBSTER  
RESIDENTIAL REMODEL

2321 WEBSTER STREET,  
SAN FRANCISCO CA 94115

CLIENT

Mike Okada & Pamela Levy  
528 Hugo Street  
San Francisco, CA 94122

ARCHITECT

PAGE & TURNBULL  
imaging change in historic environments through design, research and technology

417 Montgomery Street, San Francisco 94104  
T 415 362 5154 F 415 362 5560

www.page-turnbull.com

CONSULTANT

SEAL & SIGNATURE

ISSUE

2017 CHECK SET

TITLE

DEMO PLANS (1F, 2F)

Project Status

ISSUE DATE 2017/05/01

SCALE AS NOTED

DRAWN BY LC

CHECKED BY RF

JOB NUMBER 16159

D2.01

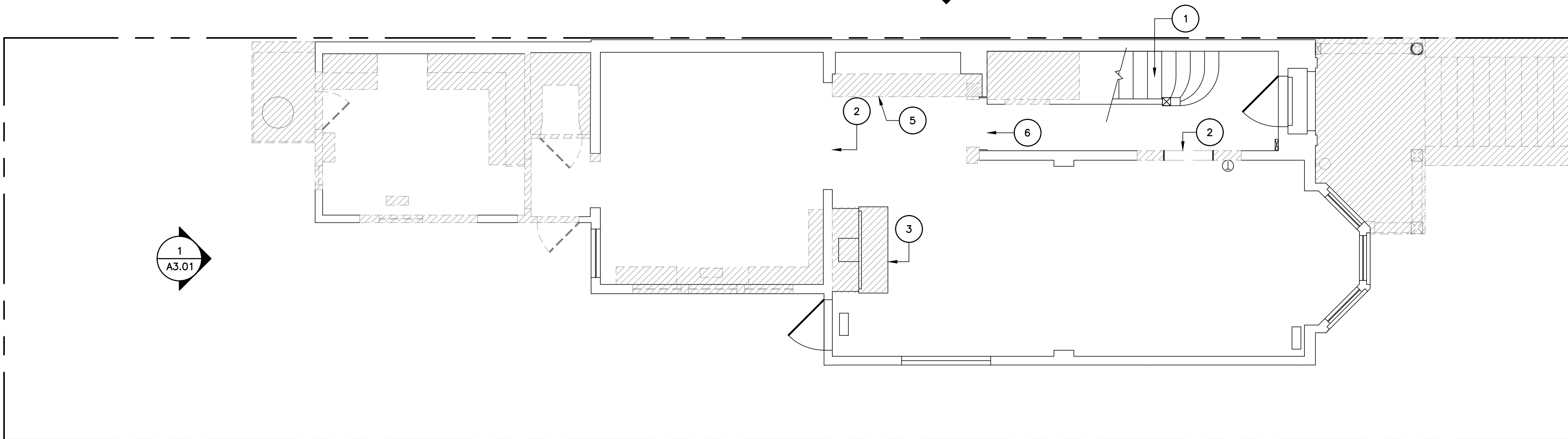
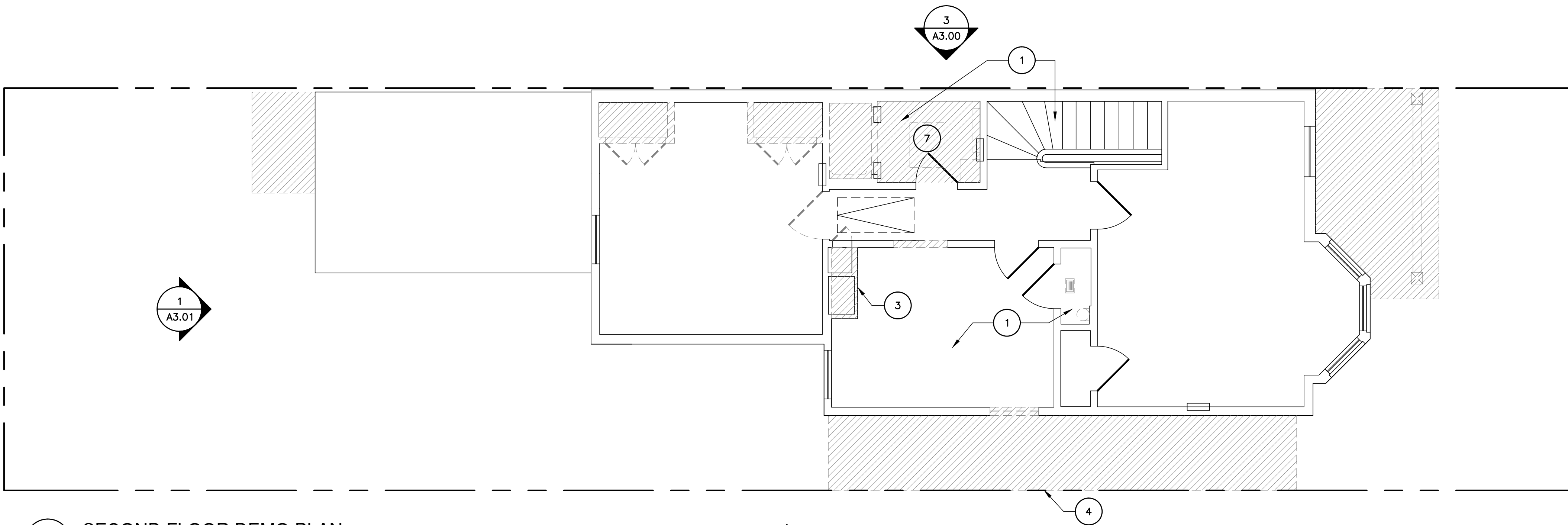
© PAGE & TURNBULL, INC. 2011

DEMOLITION GENERAL NOTES

1. EXISTING BUILDING IS A HISTORIC LANDMARK. PROTECT ALL MATERIAL AND SURFACES NOT SCHEDULED TO BE REMOVED.
2. VERIFY ALL DIMENIONS WITH ARCHITECT PRIOR TO DEMOLITION.
3. SHORE, BRACE, UNDERPIN OR OTHERWISE SUPPORT STRUCTURE WHICH MAY BE TEMPORARILY WEAKENED BY DEMOLITION ACTIVITIES
4. IN THE EVENT HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION, DO NOT PROCEED. NOTIFY THE OWNER.
5. (E) WALL FINISHES TO REMAIN, UNLESS OTHERWISE NOTED (VON)
6. REMOVE FROM SITE AND PROPERLY DISPOSE DEBRIS, RUBBISH AND DEMOLITION MATERIALS. BEFORE DEMOLITION COORDINATE WITH OWNER WHICH ITEMS ARE TO BE SALVAGED.
7. REMOVE (E) FINISHES & STRUCTURE AS NEEDED FOR NEW ELEC., MECH. AND PLUMBING

DEMOLITION KEY NOTES

1. REMOVE FINISH FLOOR AND PREP FOR NEW FINISH
2. WIDEN EXISTING DOORWAY. ADD NEW TRIM/CASING TO MATCH CHARACTER OF HOUSE
3. DEMOLISH EXISTING FIRE PLACE/REMOVE BRICK CHIMNEY/HEARTH. SALVAGE MANTEL FOR REUSE.
4. DEMOLISH ROOF OVER SIDE YARD
5. DEMOLISH SOFFIT IN FRONT OF CABINET
6. DEMOLISH COLUMNS TO EXISTING CEILING HEIGHT, AND PREP FOR NEW FINISH
7. DEMOLISH EXISTING SKYLIGHT



DEMO LEGEND

- SITE DEMO
- BUILDING DEMO
- BUILDING TO REMAIN
- EXISTING WALL TO REMAIN
- WALL TO DEMOLISH
- EXISTING DOOR
- PROPERTY LINE

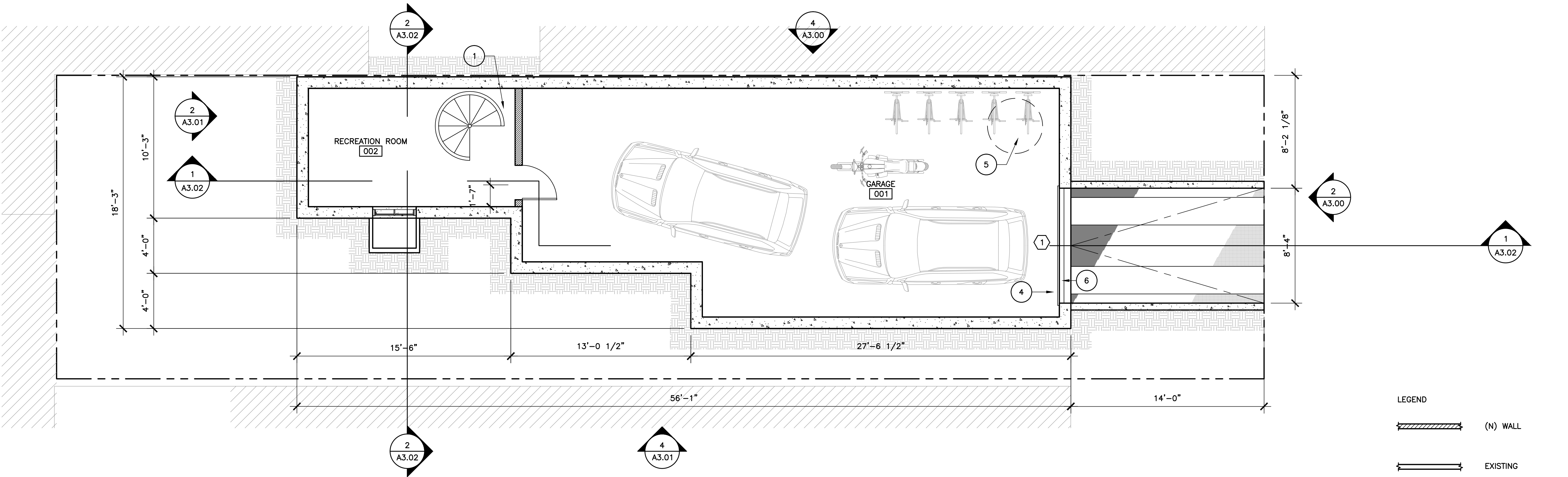


0 4' 8' 16'

GENERAL NOTES

1. BASEMENT IS INTENDED TO ALIGN WITH WALLS ABOVE.  
VERIFY DIMENSIONS IN FIELD.

- KEY NOTES
1. METAL SPIRAL STAIR  
2. .  
3. .  
4. ROLL-UP SECTIONAL DOOR  
5. SUMP PUMP  
6. TRENCH DRAIN



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

- LEGEND
- (N) WALL
- EXISTING
- NEW CONCRETE WALL
- PROPERTY LINE
- DOOR TAG
- WINDOW TAG
- EXISTING DOOR
- (N) DOOR

SEAL & SIGNATURE

ISSUE

2017 CHECK SET

TITLE

BASEMENT FLOOR  
PLAN

Project Status

ISSUE DATE 2017/05/01

SCALE AS NOTED

DRAWN BY LC

CHECKED BY RF

JOB NUMBER 16159

A2.00



PROJECT

## 2321 WEBSTER RESIDENTIAL REMODEL

2321 WEBSTER STREET,  
SAN FRANCISCO CA 94115

CLIENT

Mike Okada & Pamela Levy  
528 Hugo Street  
San Francisco, CA 94122

ARCHITECT

**PAGE & TURNBULL**  
imaging change in historic environments through design, research and technology

417 Montgomery Street, San Francisco 94104  
T 415 362 5154 F 415 362 5560

www.page-turnbull.com

CONSULTANT

SEAL & SIGNATURE

ISSUE

2017/05/01 CHECK SET

TITLE

## FIRST FLOOR PLAN

Project Status

ISSUE DATE 2017/05/01

SCALE AS NOTED

DRAWN BY LC

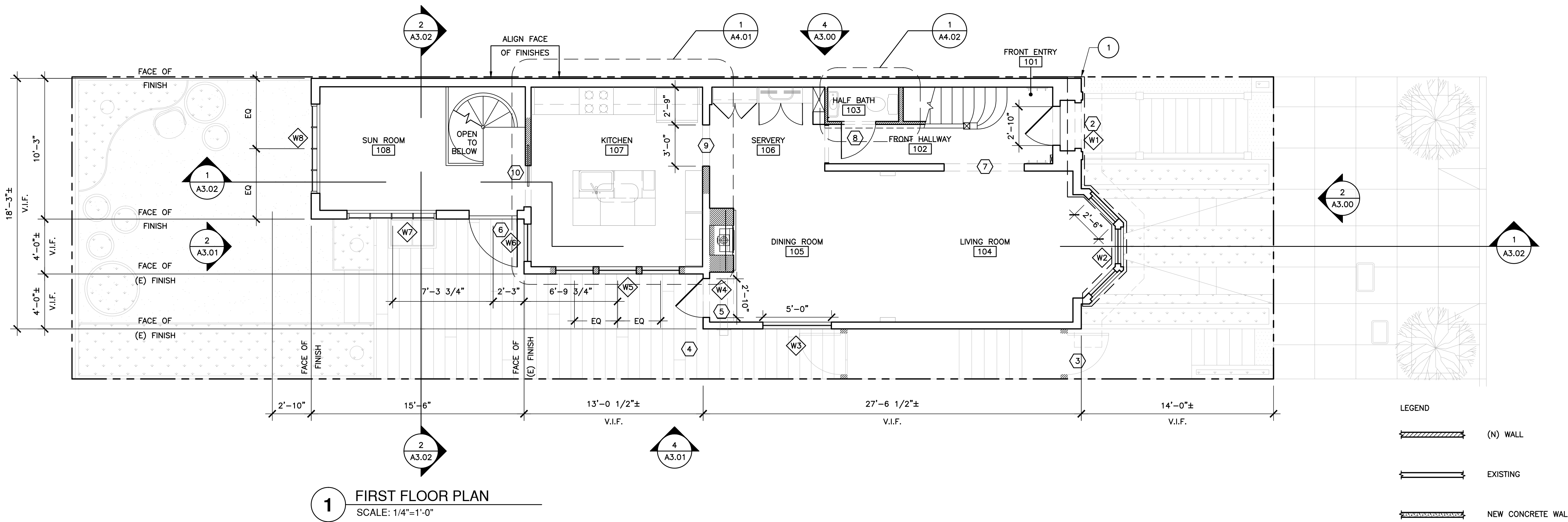
CHECKED BY RF

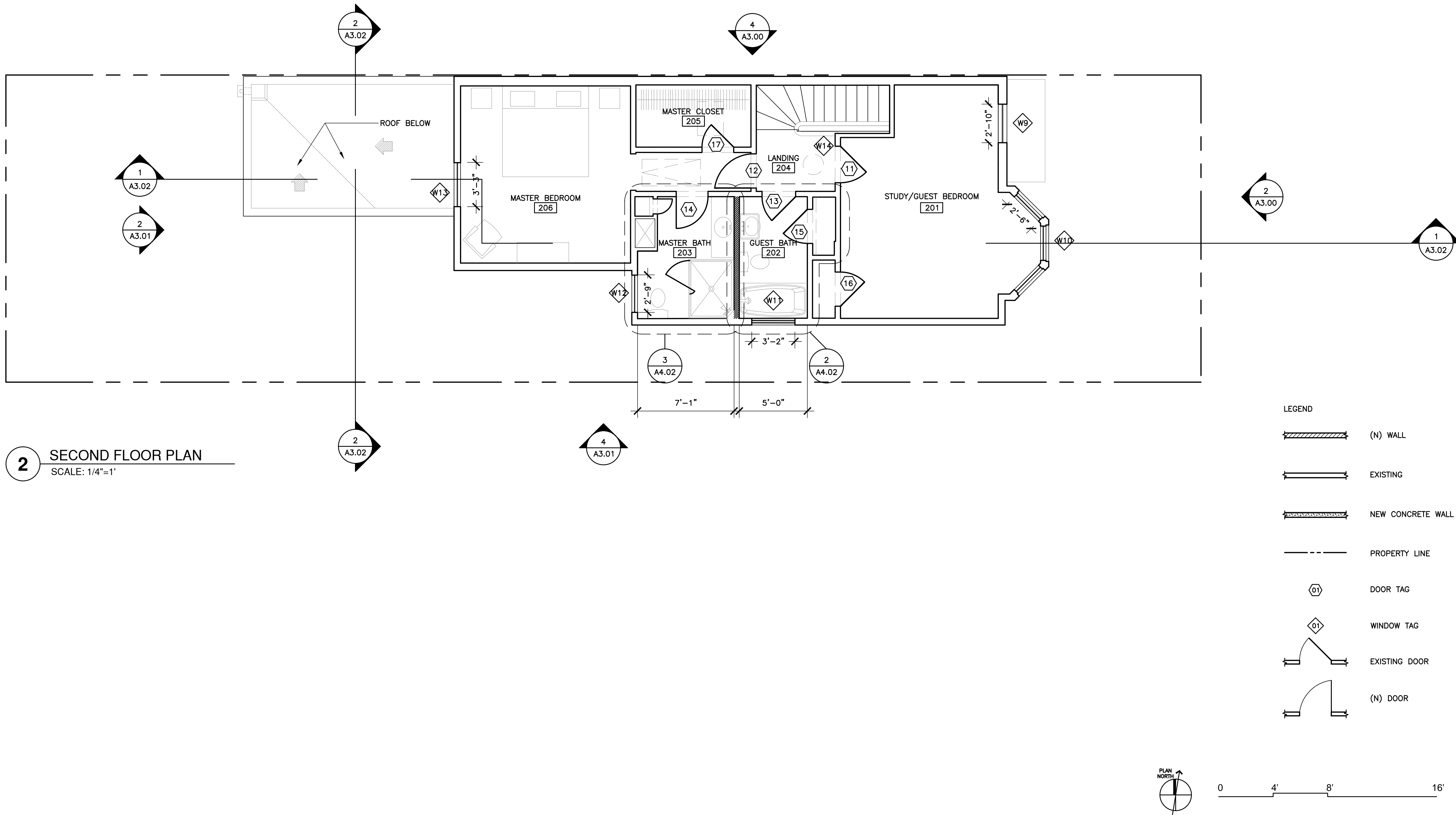
JOB NUMBER 16159

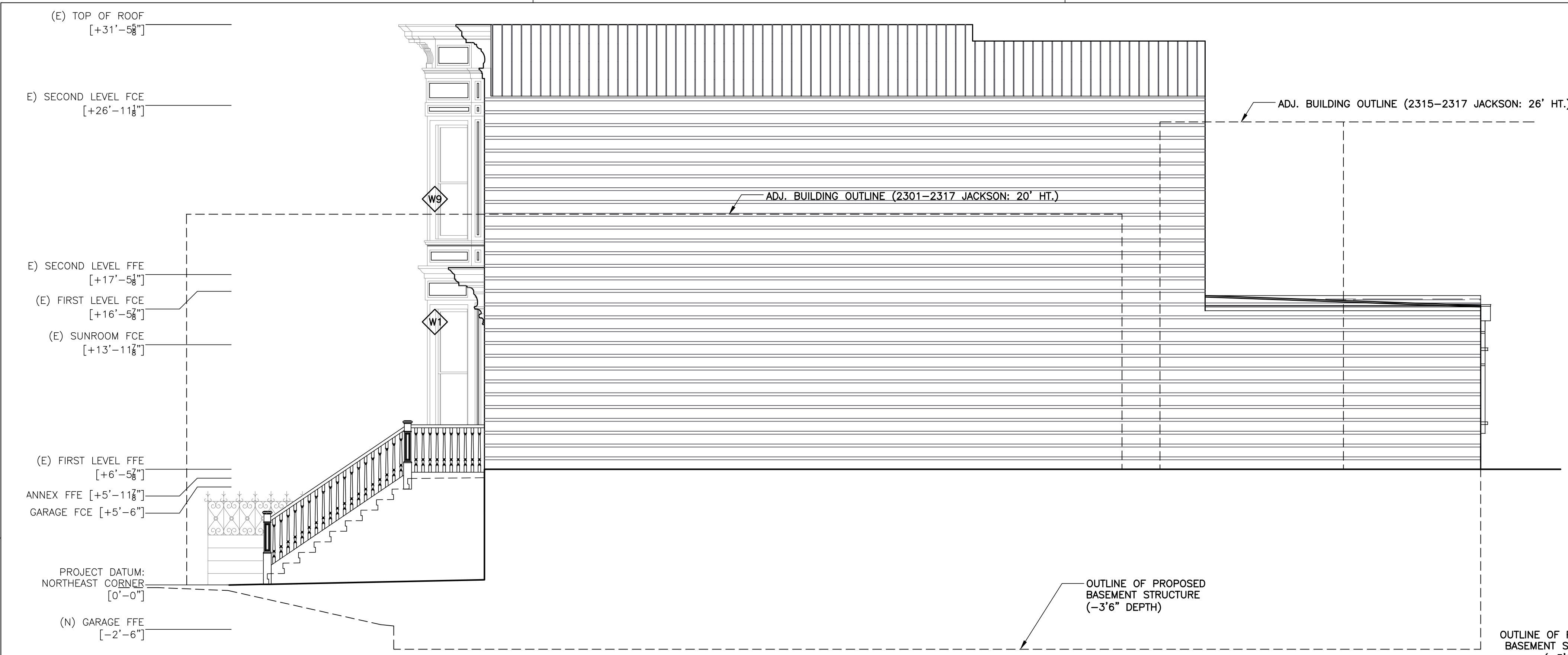
© PAGE & TURNBULL, INC. 2011

### KEY NOTES

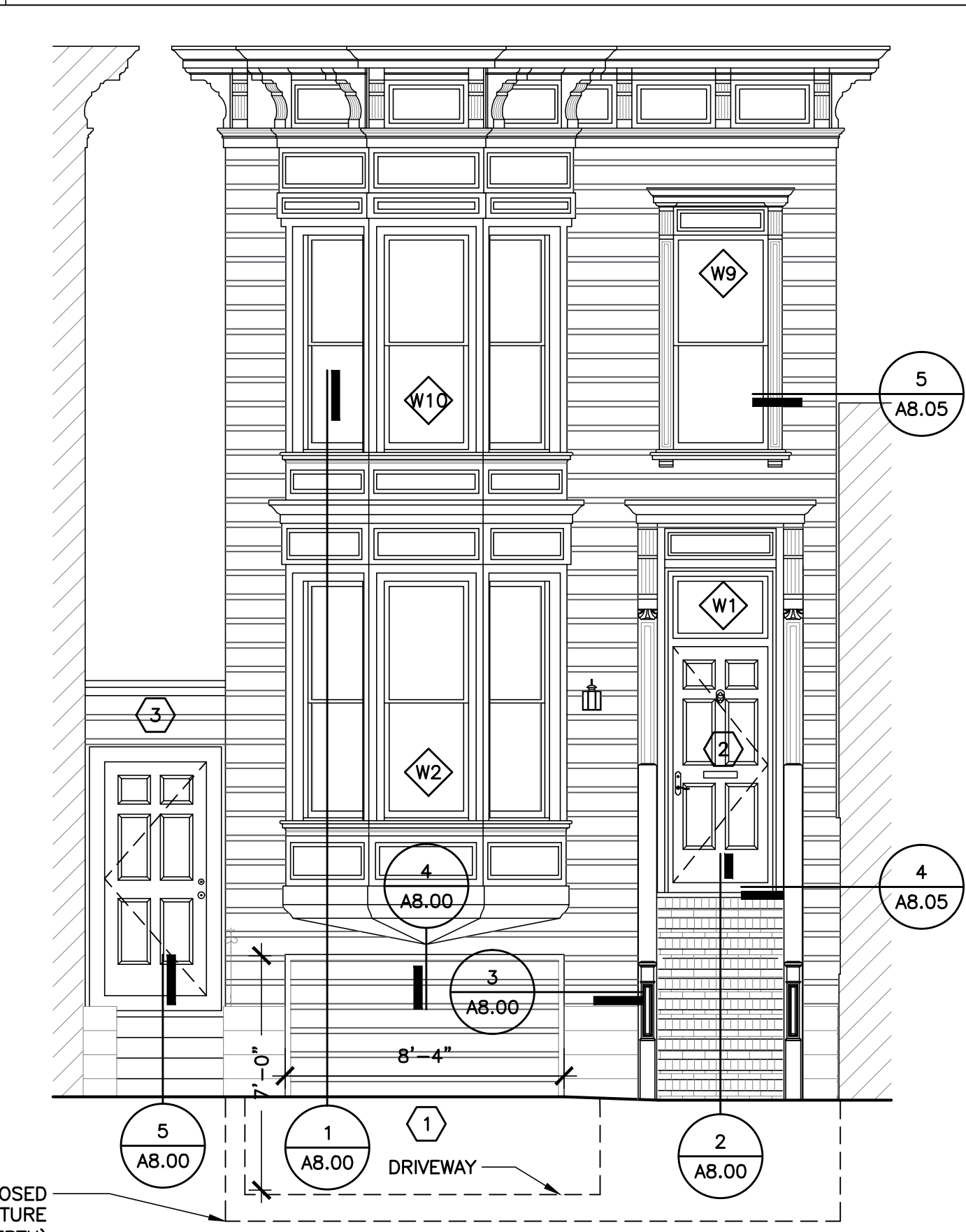
1. REPAIR TO MATCH (E) ADJACENT FINISH AT AREAS OF  
DEMOLITION



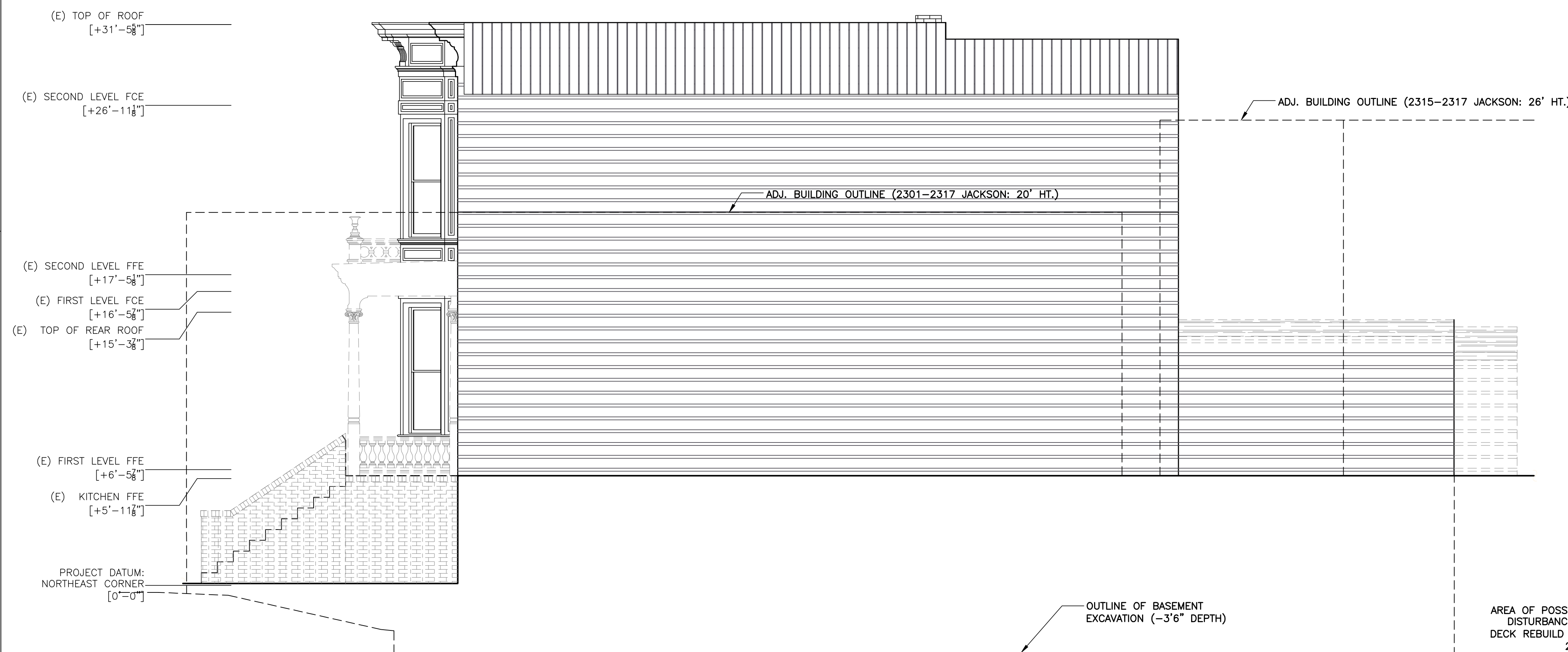




**4** PROPOSED NORTH ELEVATION  
SCALE: 1/4"=1'-0"



**2** PROPOSED FRONT (EAST) ELEVATION  
SCALE: 1/4"=1'-0"



**3** EXISTING NORTH ELEVATION  
SCALE: 1/4"=1'-0"



**1** EXISTING/DEMO FRONT (EAST) ELEVATION  
SCALE: 1/4"=1'-0"

PROJECT

## 2321 WEBSTER RESIDENTIAL REMODEL

2321 WEBSTER STREET,  
SAN FRANCISCO CA 94115

CLIENT

Mike Okada & Pamela Levy  
528 Hugo Street  
San Francisco, CA 94122

ARCHITECT

## PAGE & TURNBULL

imagining change in historic environments through design, research and technology

417 Montgomery Street, San Francisco 94104  
T 415 362 5154 F 415 362 5560  
www.page-turnbull.com

CONSULTANT

SEAL & SIGNATURE

ISSUE

2017 CHECK SET

TITLE

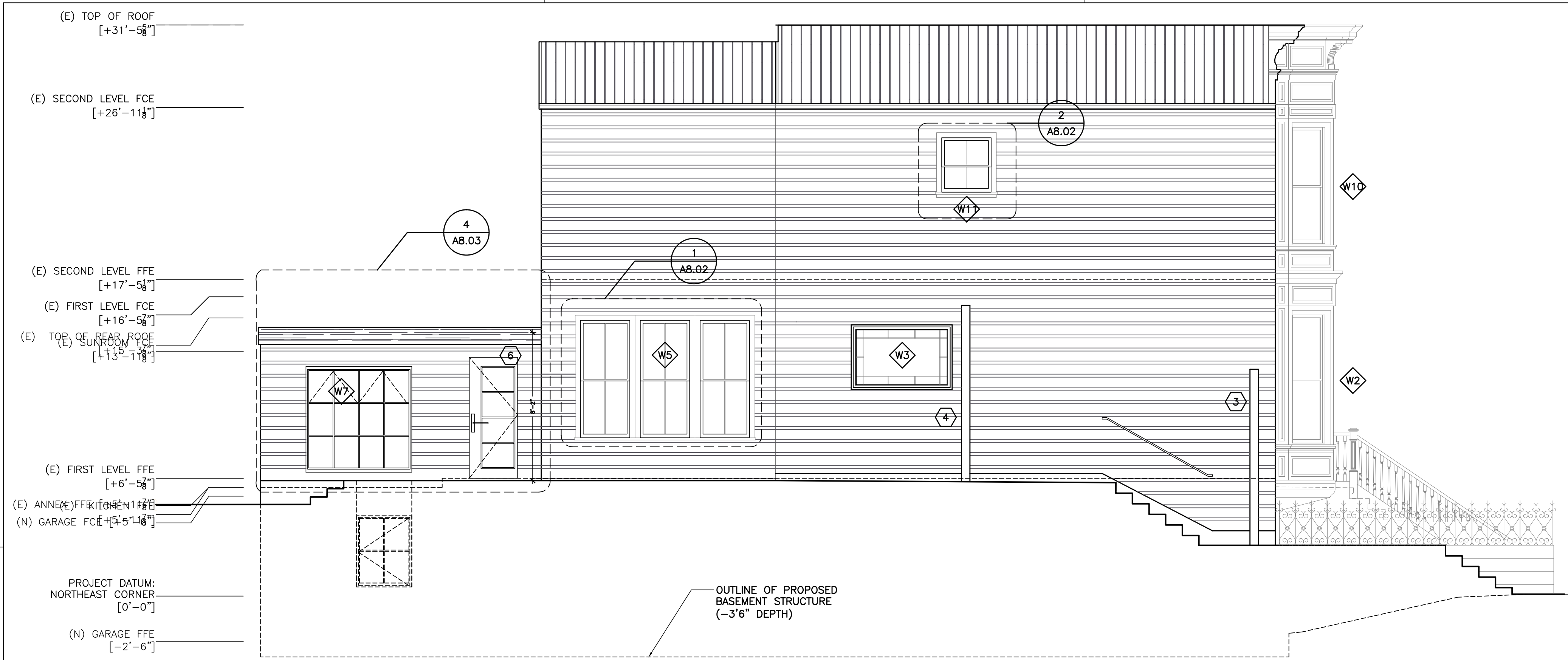
## NORTH AND EAST ELEVATIONS

Project Status  
ISSUE DATE 2017/05/01  
SCALE AS NOTED  
DRAWN BY LC  
CHECKED BY RF  
JOB NUMBER 16159

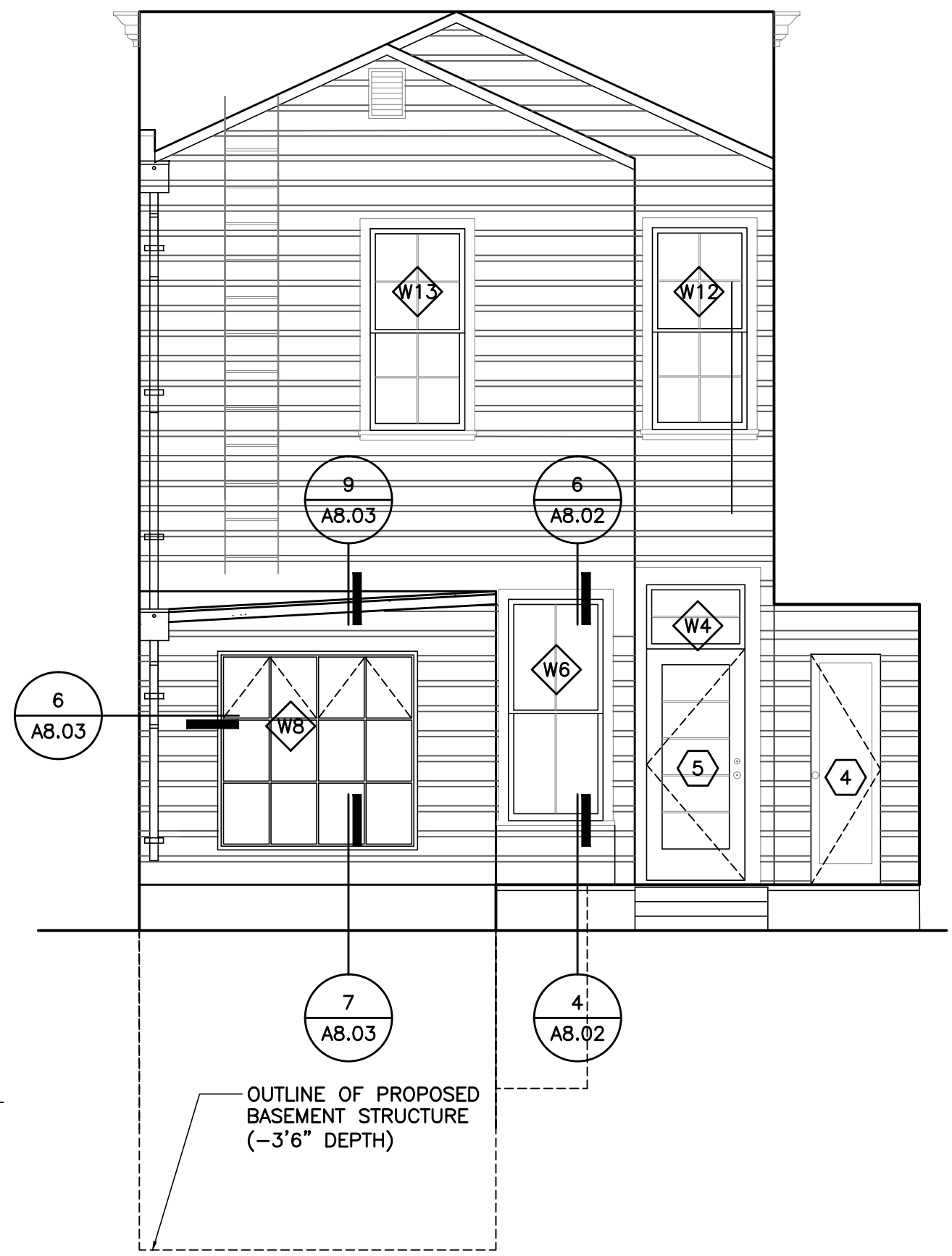
# A3.00

© PAGE & TURNBULL, INC. 2017

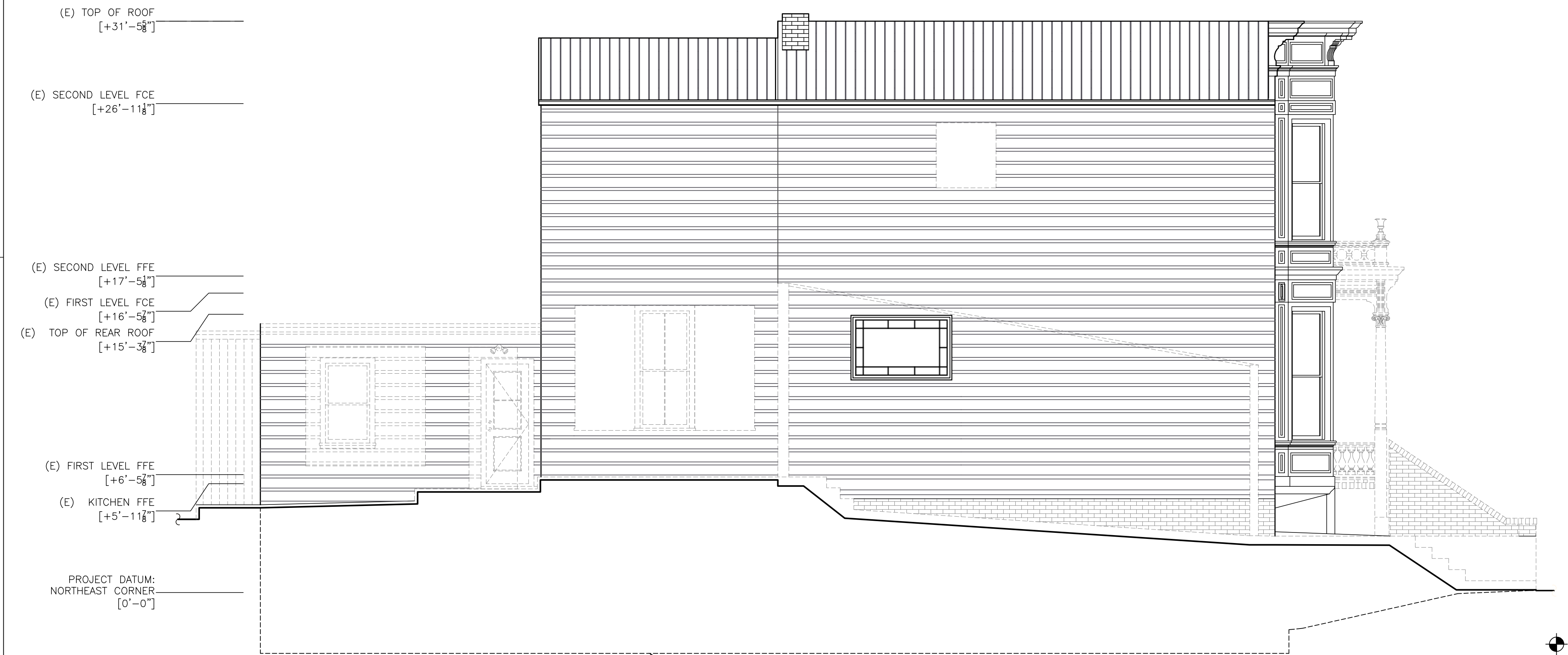




**4** PROPOSED SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



**2** PROPOSED WEST ELEVATION  
SCALE: 1/4"=1'-0"



**3** DEMOLITION - SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



**1** DEMOLITION - WEST ELEVATION  
SCALE: 1/4"=1'-0"

0 4' 8' 16'

PROJECT

**2321 WEBSTER  
RESIDENTIAL REMODEL**

2321 WEBSTER STREET,  
SAN FRANCISCO CA 94115

CLIENT

Mike Okada & Pamela Levy  
528 Hugo Street  
San Francisco, CA 94122

ARCHITECT

**PAGE & TURNBULL**  
imaging change in historic environments through design, research and technology

417 Montgomery Street, San Francisco 94104  
T 415 362 5154 F 415 362 5560  
[www.page-turnbull.com](http://www.page-turnbull.com)

CONSULTANT

SEAL & SIGNATURE

ISSUE

2017 CHECK SET

TITLE

**SOUTH AND WEST  
ELEVATIONS**

Project Status

ISSUE DATE 2017/05/01

SCALE AS NOTED

DRAWN BY LC

CHECKED BY RF

JOB NUMBER 16159

**A3.01**

© PAGE & TURNBULL, INC. 2017



2321 WEBSTER  
RESIDENTIAL REMODEL

2321 WEBSTER STREET,  
SAN FRANCISCO CA 94115

CLIENT

Mike Okada & Pamela Levy  
528 Hugo Street  
San Francisco, CA 94122

ARCHITECT

PAGE & TURNBULL  
imagining change in historic environments through design, research and technology

417 Montgomery Street, San Francisco 94104  
T 415 362 5154 F 415 362 5560  
www.page-turnbull.com

CONSULTANT

SEAL & SIGNATURE

ISSUE

2017 CHECK SET

TITLE

DETAILS - SITE,  
GARAGE

Project Status

ISSUE DATE 2017/05/01

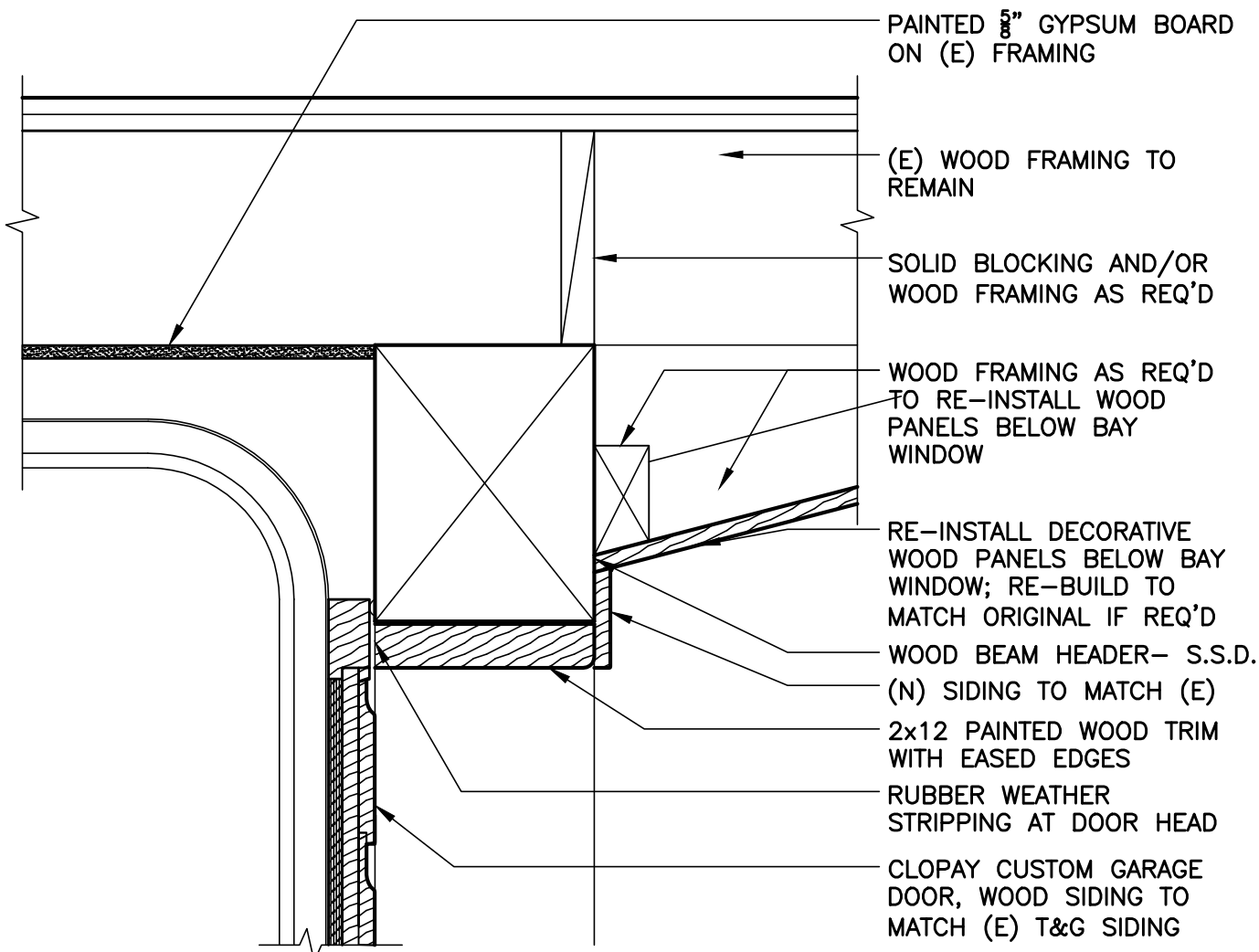
SCALE -

DRAWN BY LC/SJL

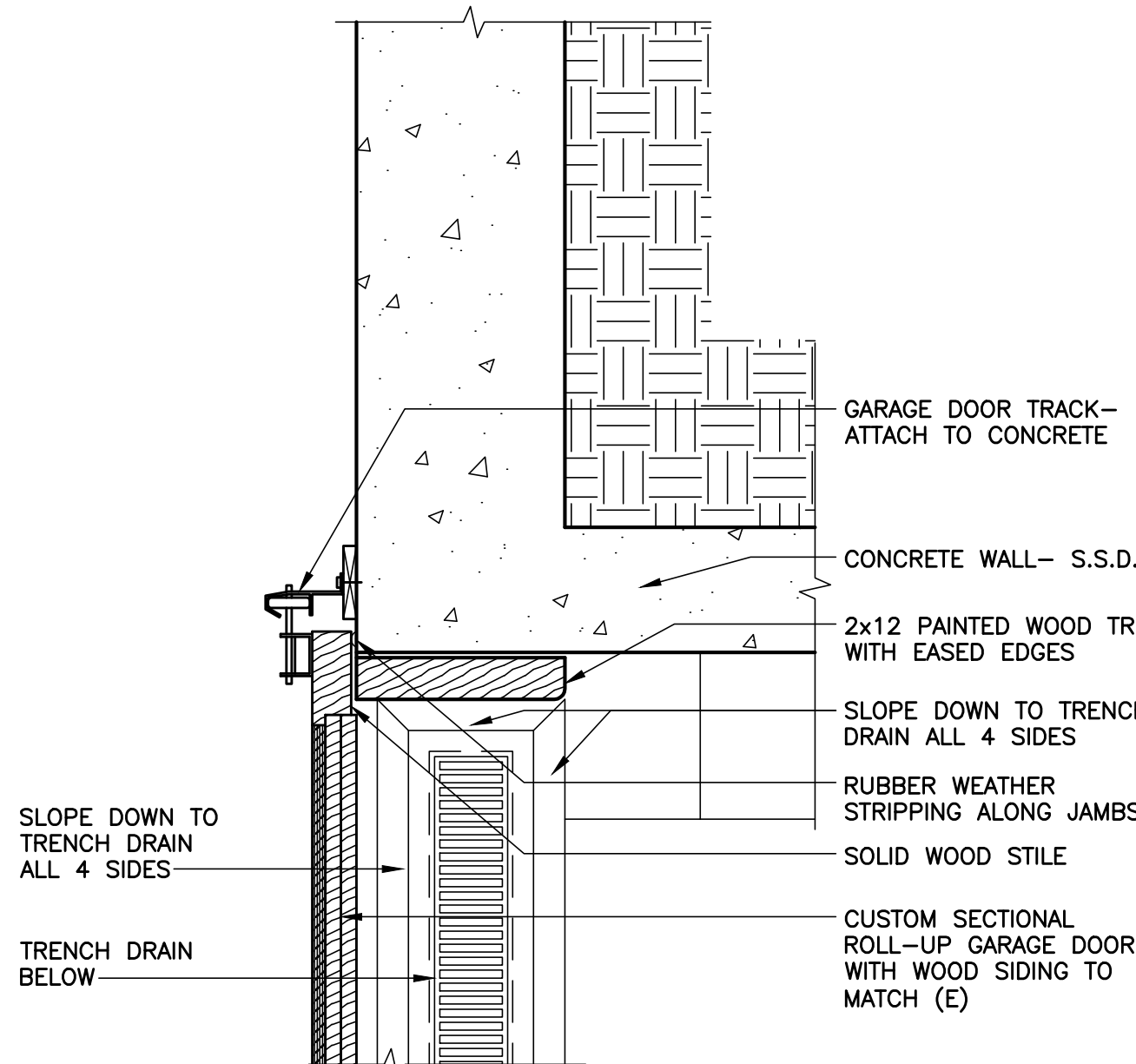
CHECKED BY RF

JOB NUMBER 16159

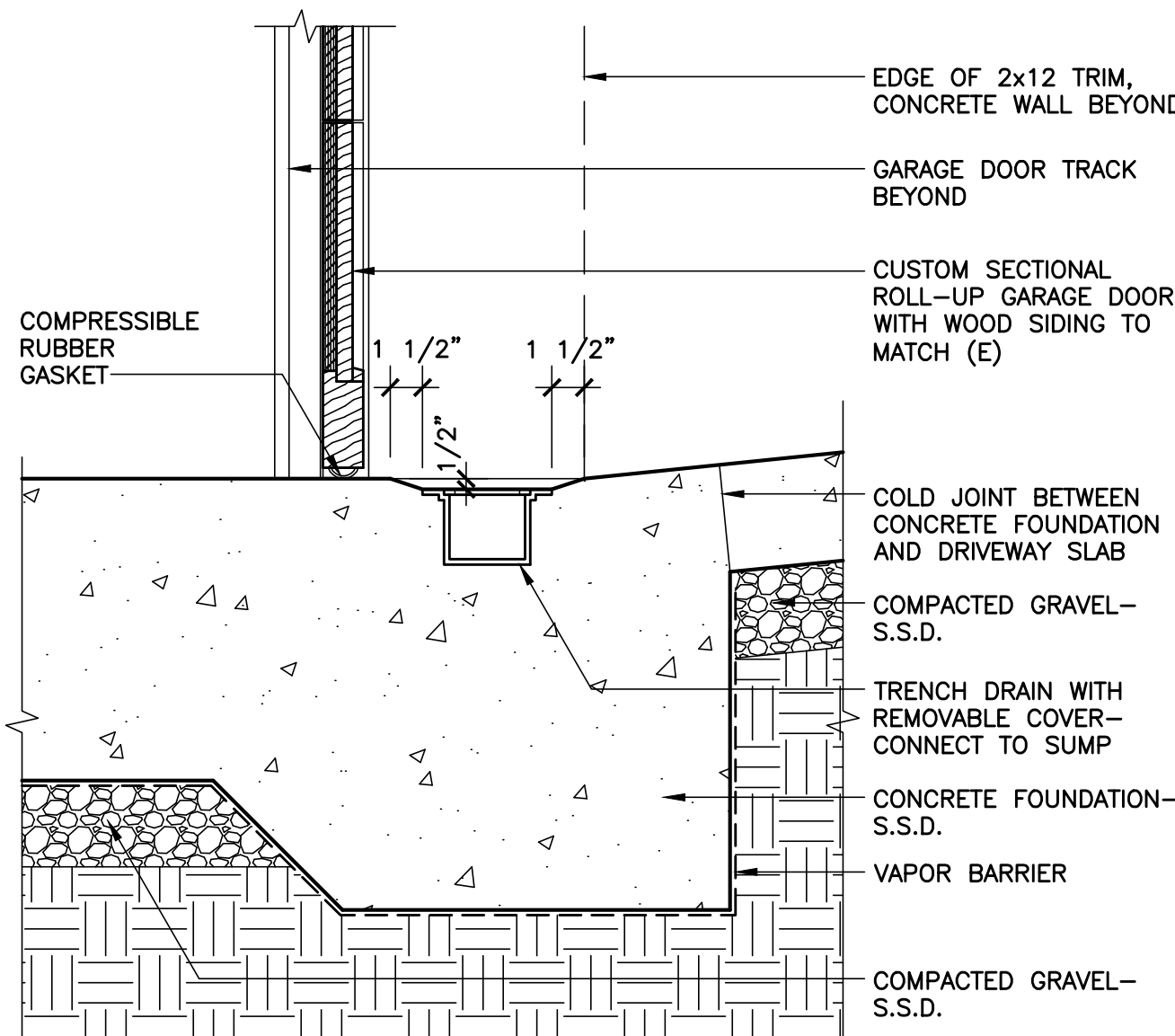
A8.00



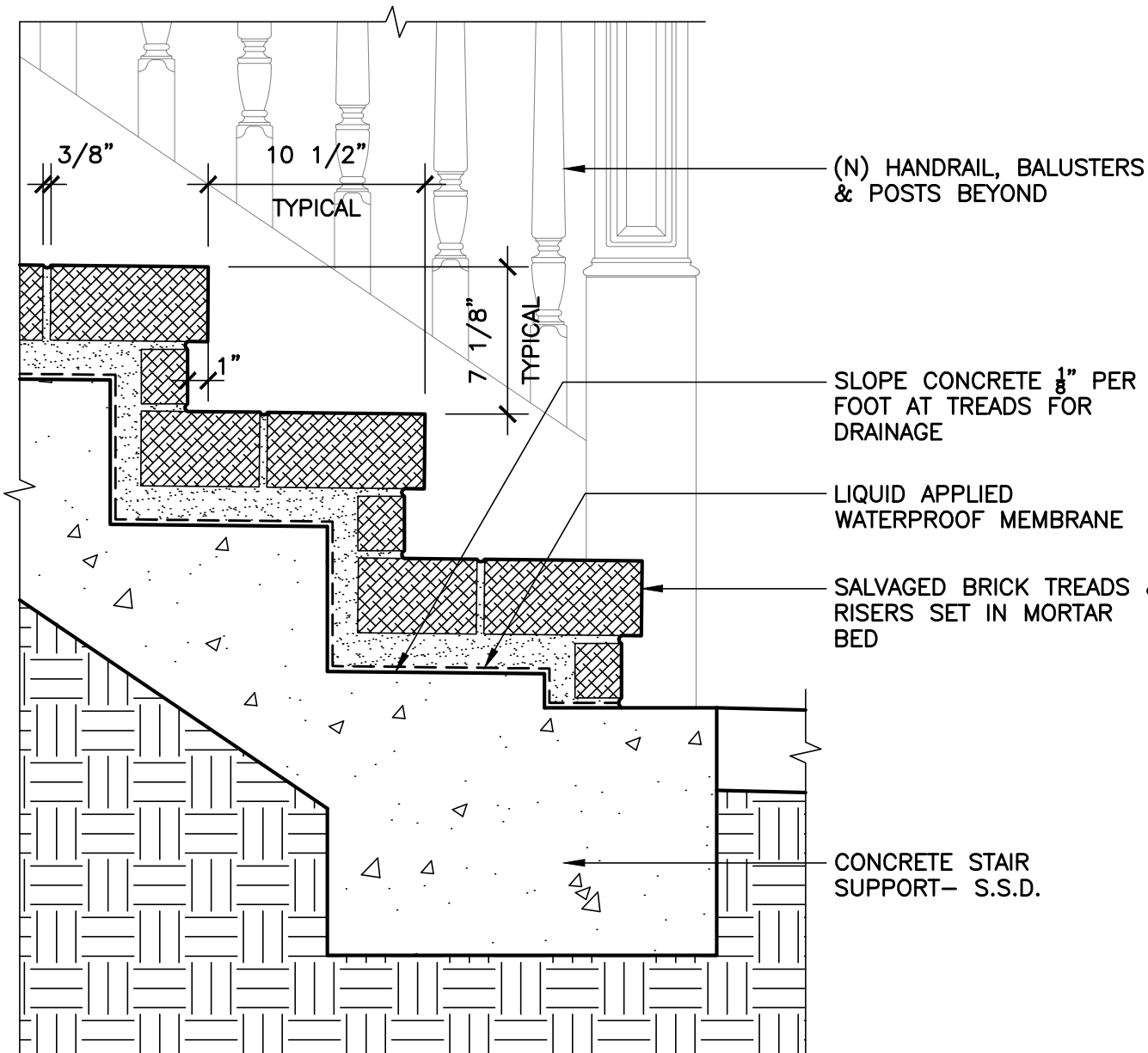
6 GARAGE DOOR HEAD DETAIL - SECTION  
SCALE: 1 1/2"=1'-0"



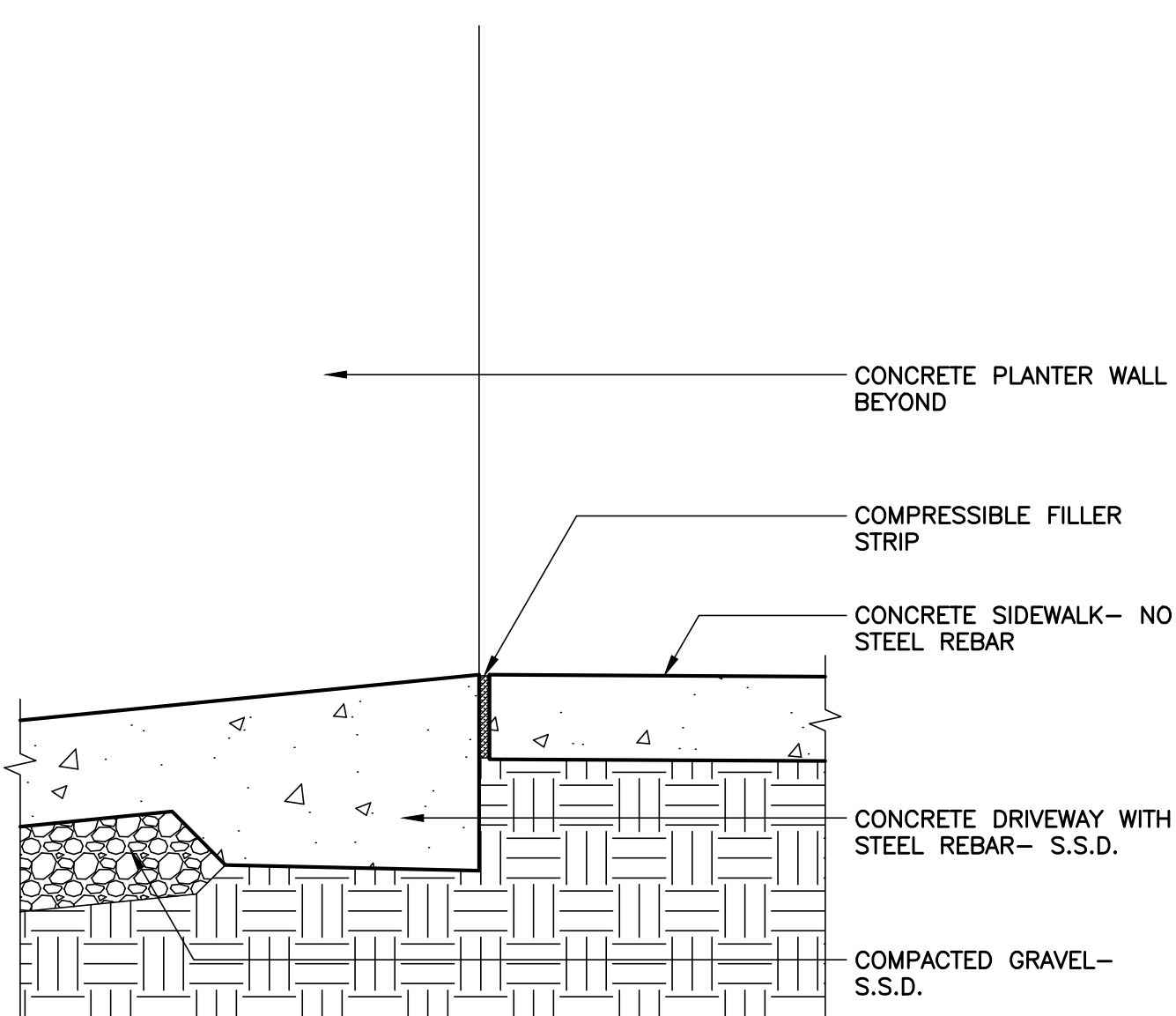
5 GARAGE DOOR JAMB DETAIL - PLAN  
SCALE: 1 1/2"=1'-0"



4 GARAGE DOOR AT TRENCH DRAIN - SECTION  
SCALE: 1 1/2"=1'-0"

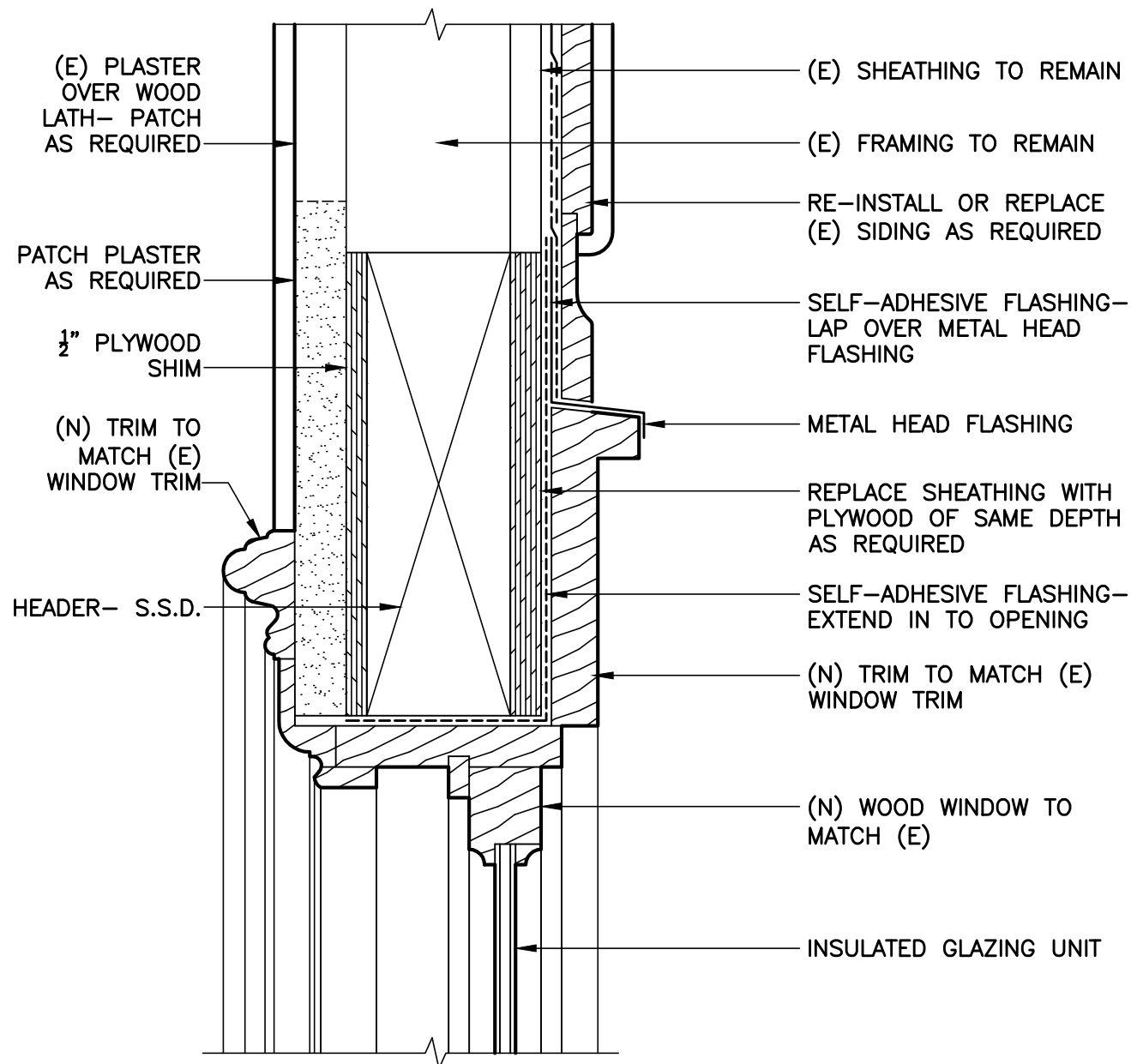


2 BASE OF (N) EXTERIOR STAIR - SECTION  
SCALE: 1 1/2"=1'-0"

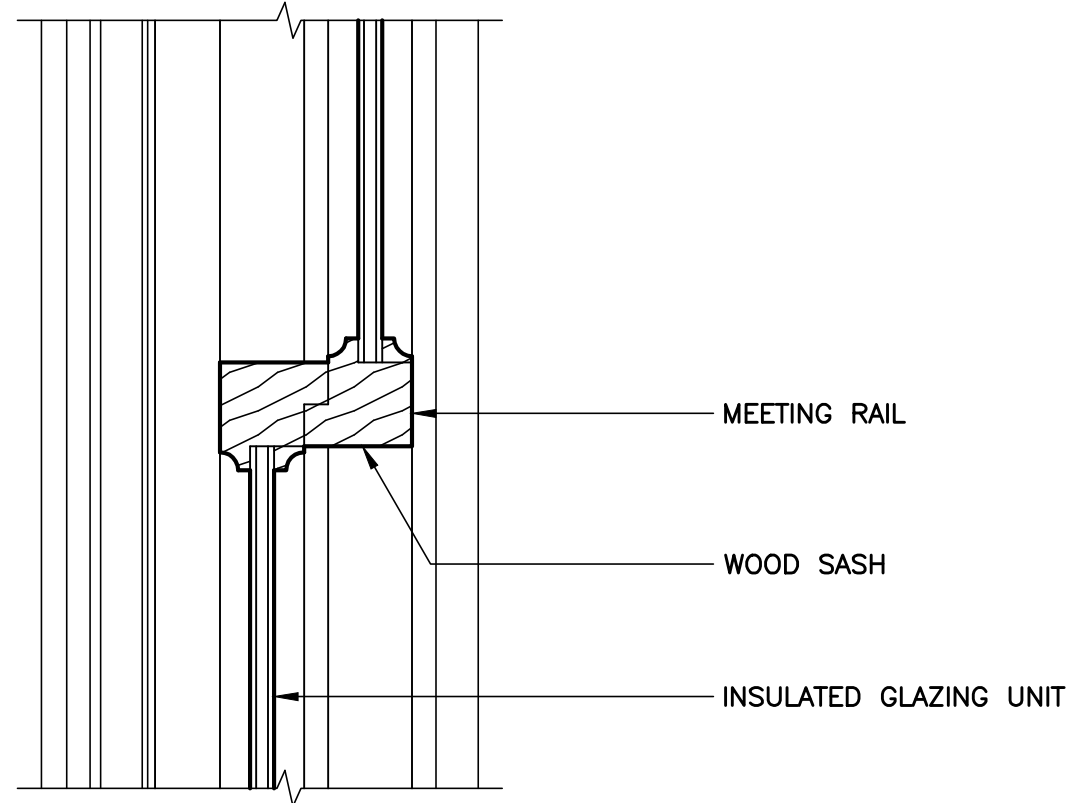


1 DRIVEWAY AT SIDEWALK - SECTION  
SCALE: 1 1/2"=1'-0"

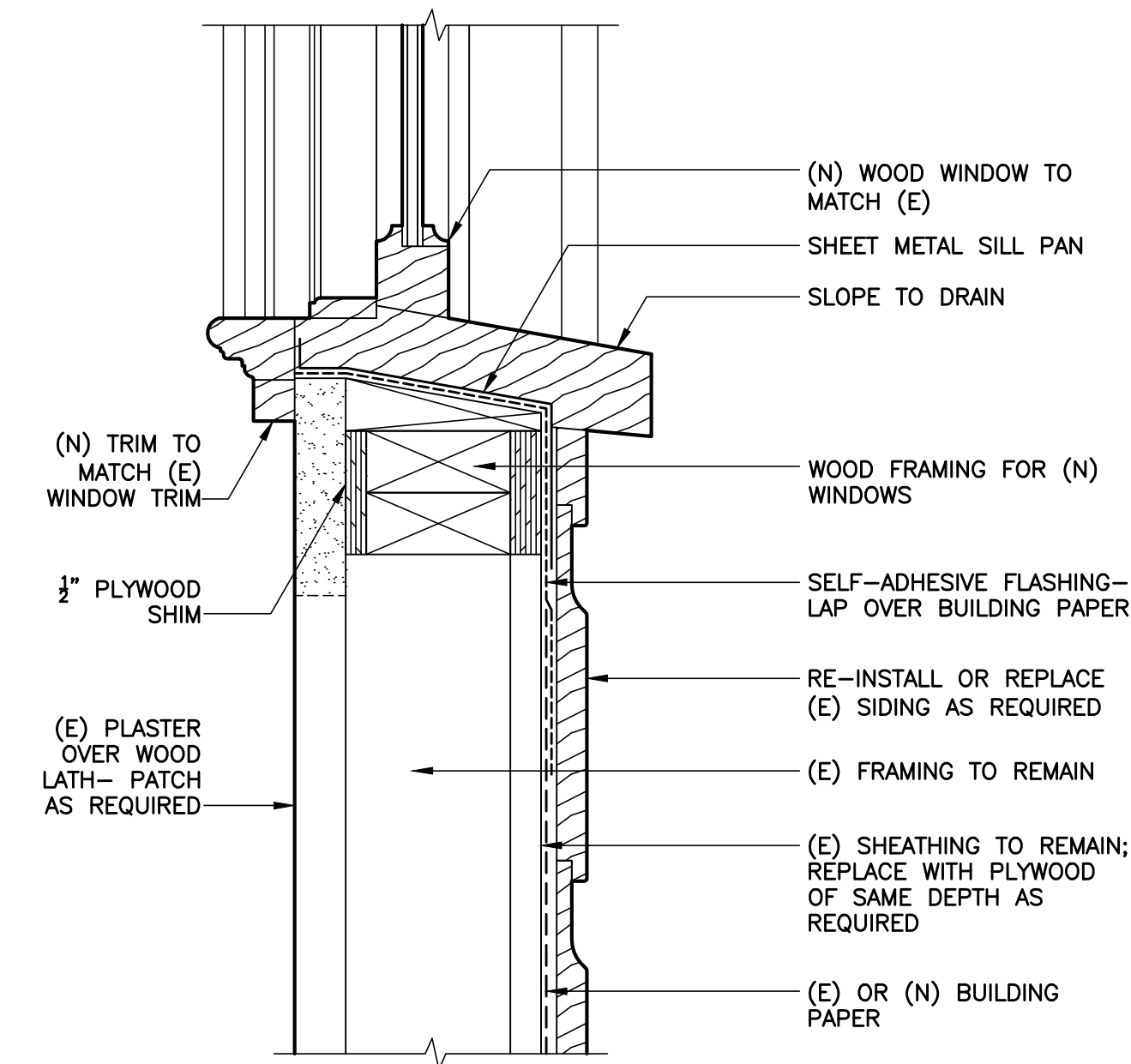




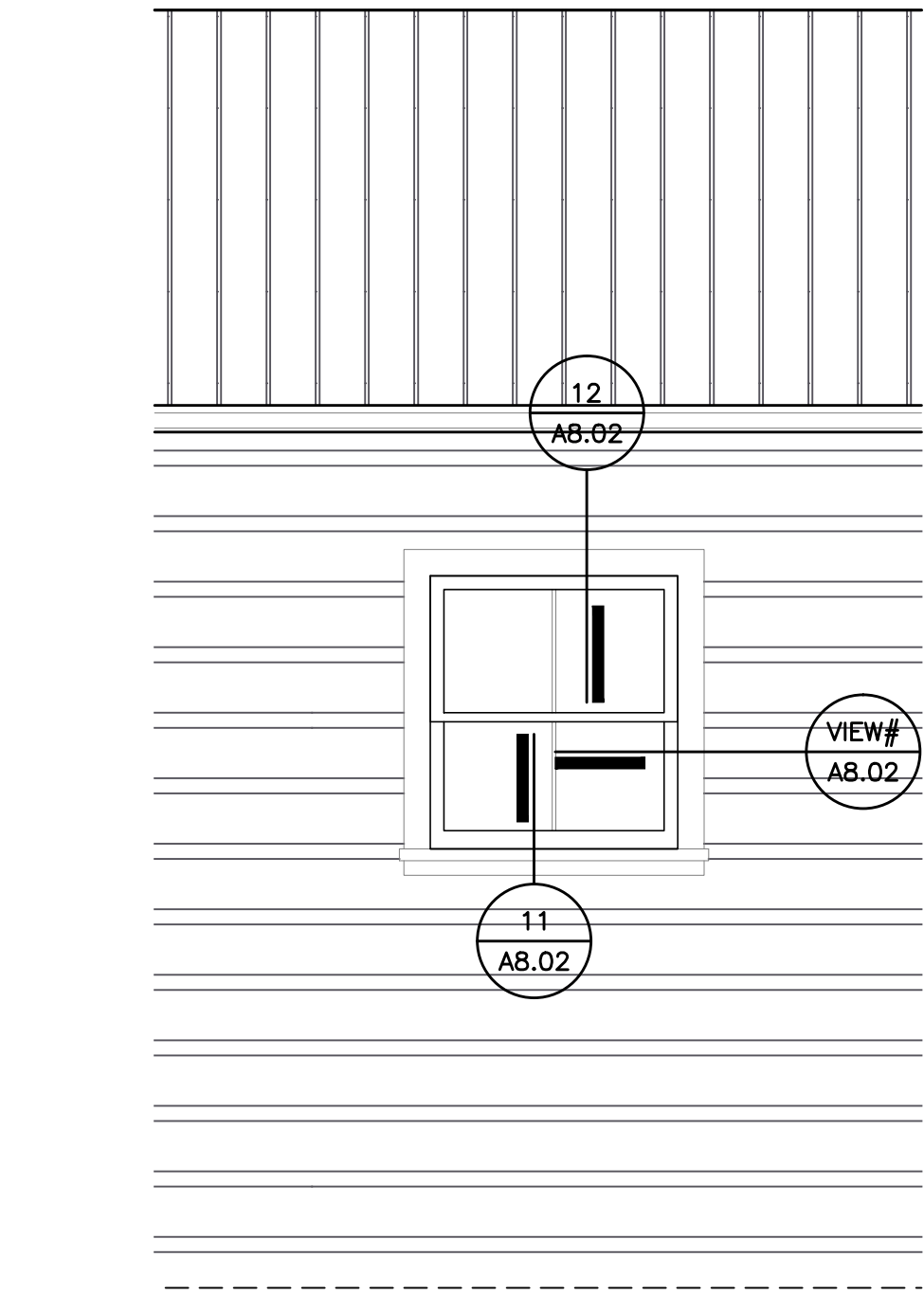
6 WOOD WINDOW - HEAD  
SCALE: 3"=1'-0"



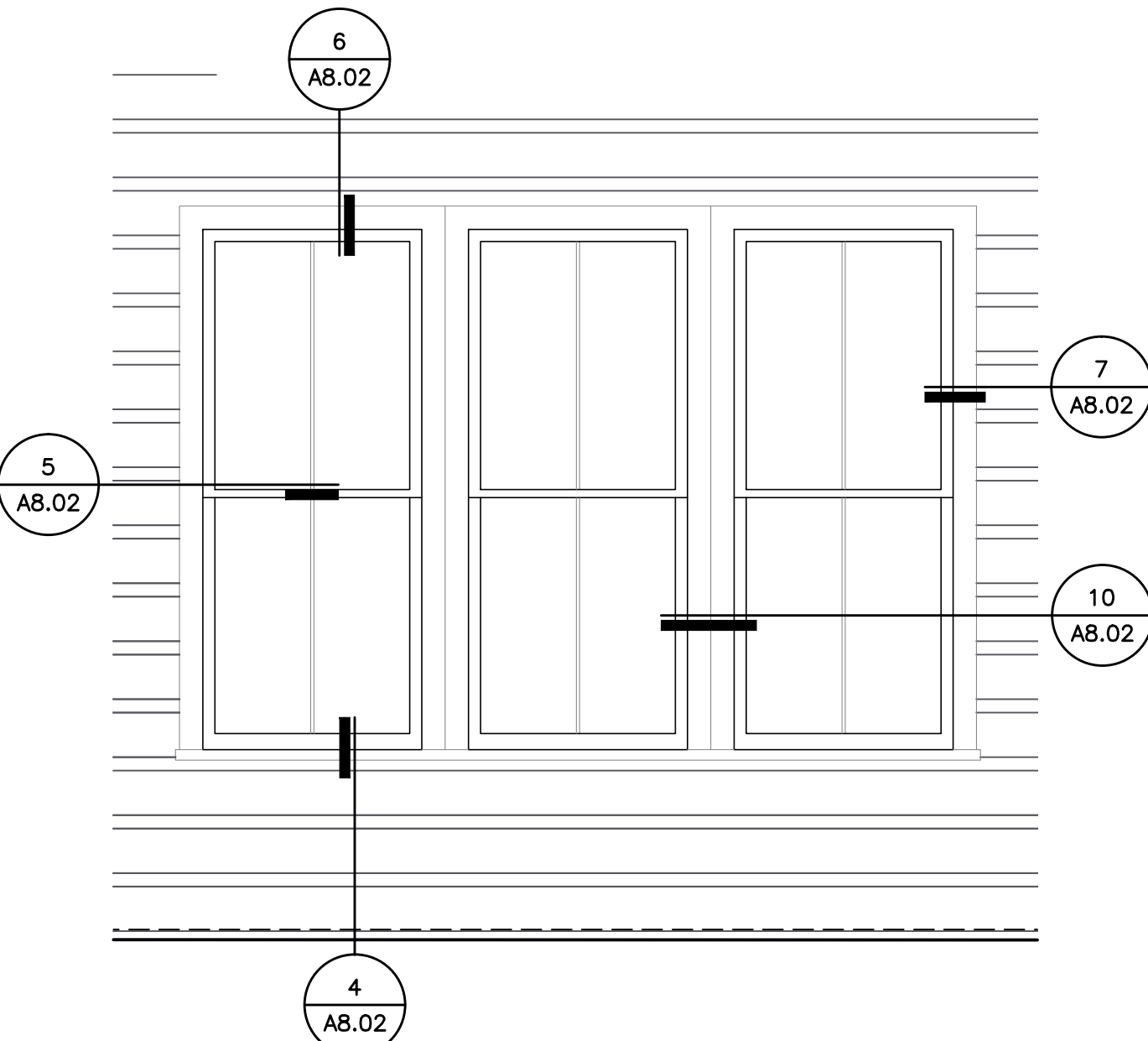
5 WOOD WINDOW - CATCH  
SCALE: 3"=1'-0"



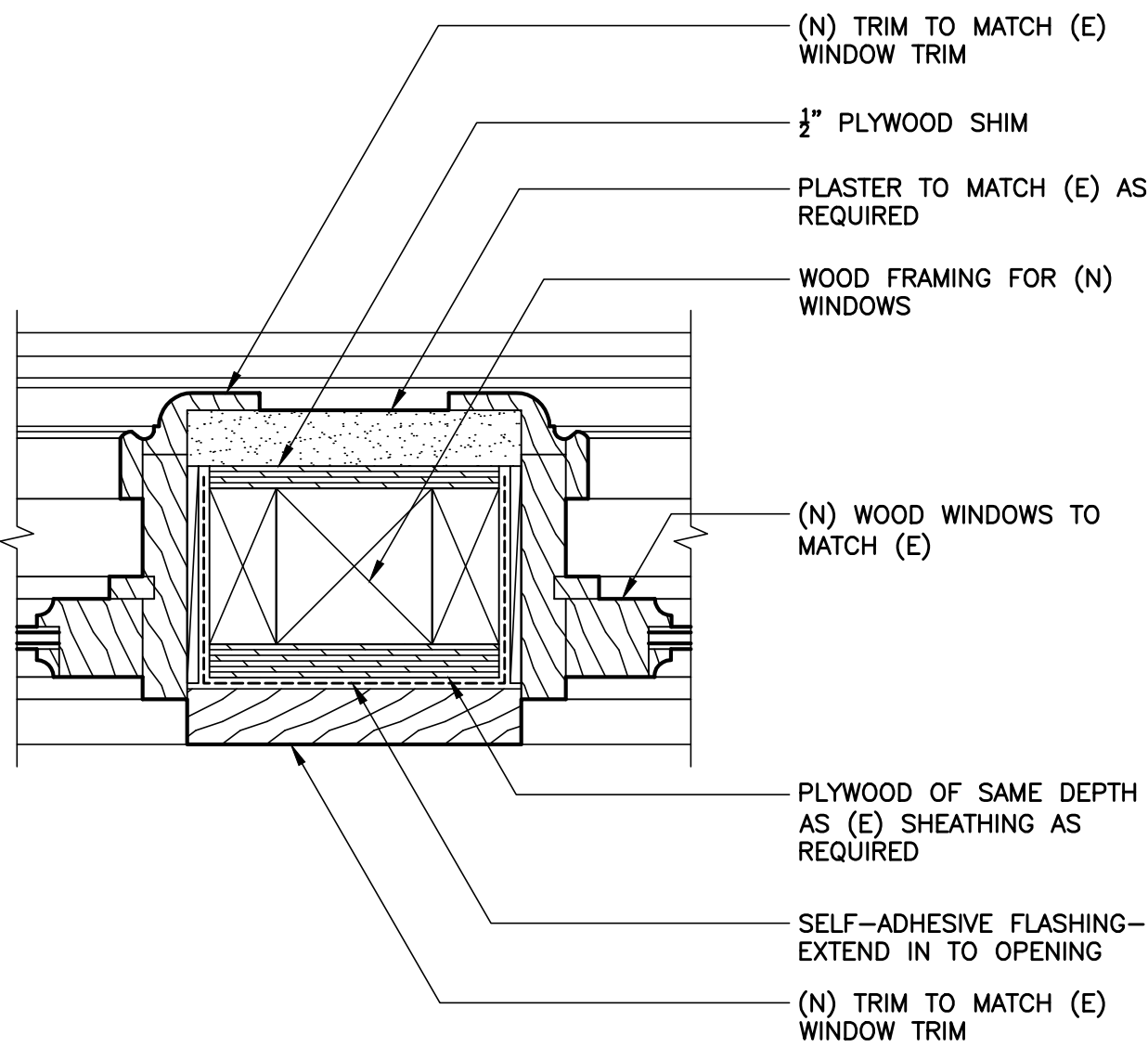
4 WOOD WINDOW - SILL  
SCALE: 3"=1'-0"



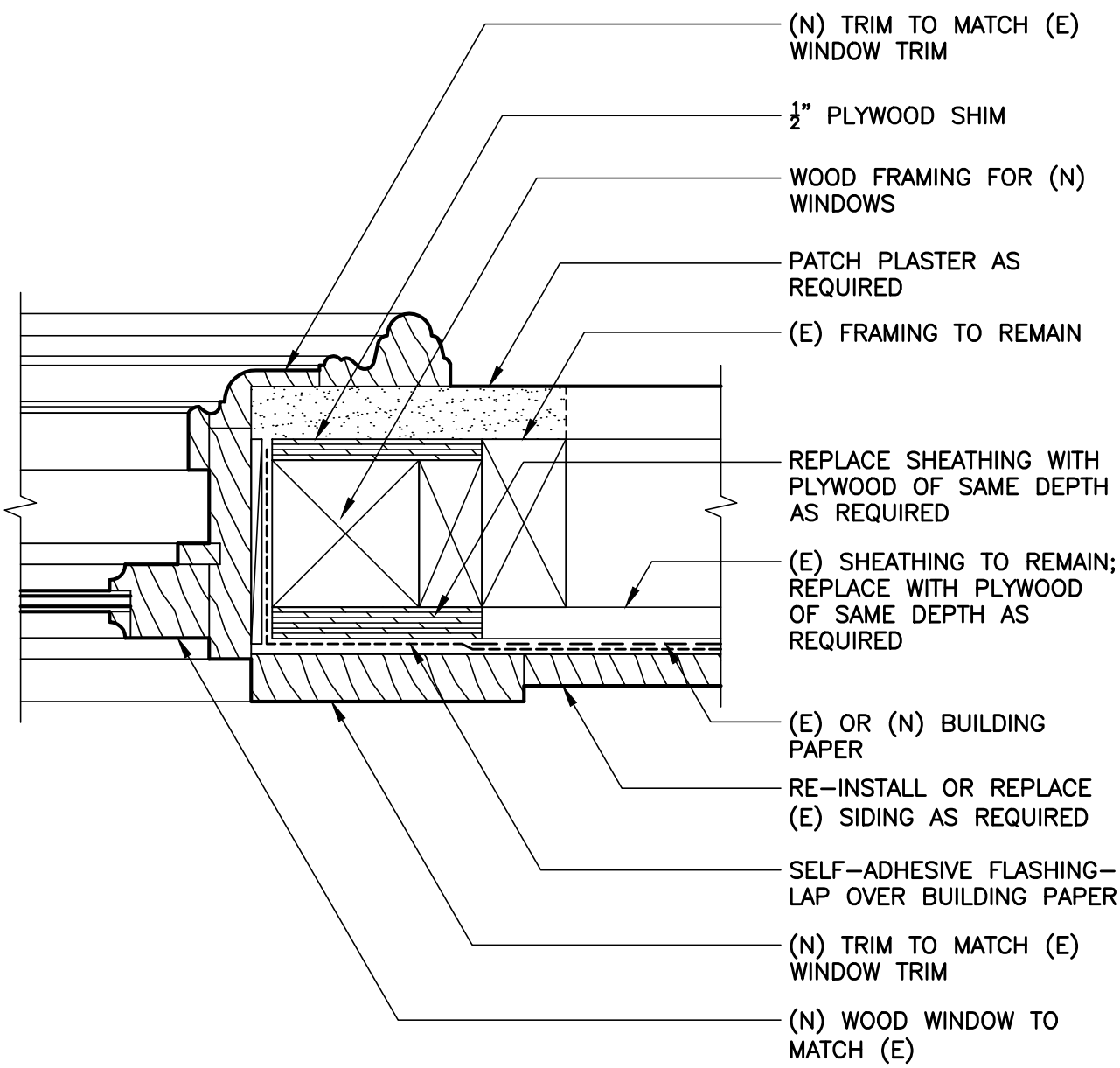
2 2F GUEST BATH SOUTH ELEVATION (CROP)  
SCALE: 1/2"=1'-0"



1 KITCHEN SOUTH ELEVATION (CROP)  
SCALE: 1/2"=1'-0"



10 WOOD WINDOW - INTERMEDIATE JAMB  
SCALE: 3"=1'-0"



7 WOOD WINDOW - END JAMB  
SCALE: 3"=1'-0"

2321 WEBSTER  
RESIDENTIAL REMODEL

2321 WEBSTER STREET,  
SAN FRANCISCO CA 94115

CLIENT

Mike Okada & Pamela Levy  
528 Hugo Street  
San Francisco, CA 94122

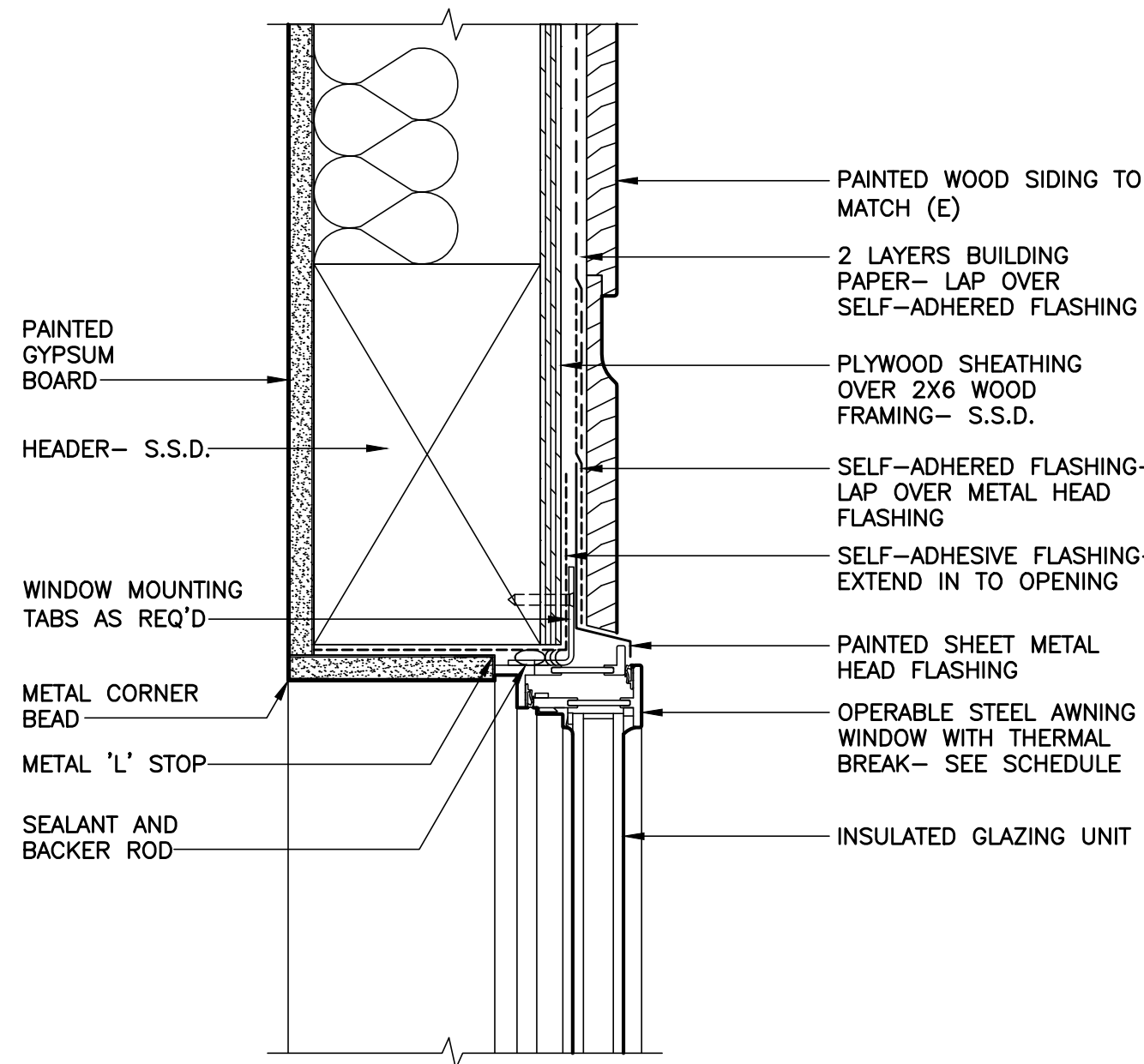
ARCHITECT

**PAGE & TURNBULL**  
imaging change in historic environments through design, research and technology

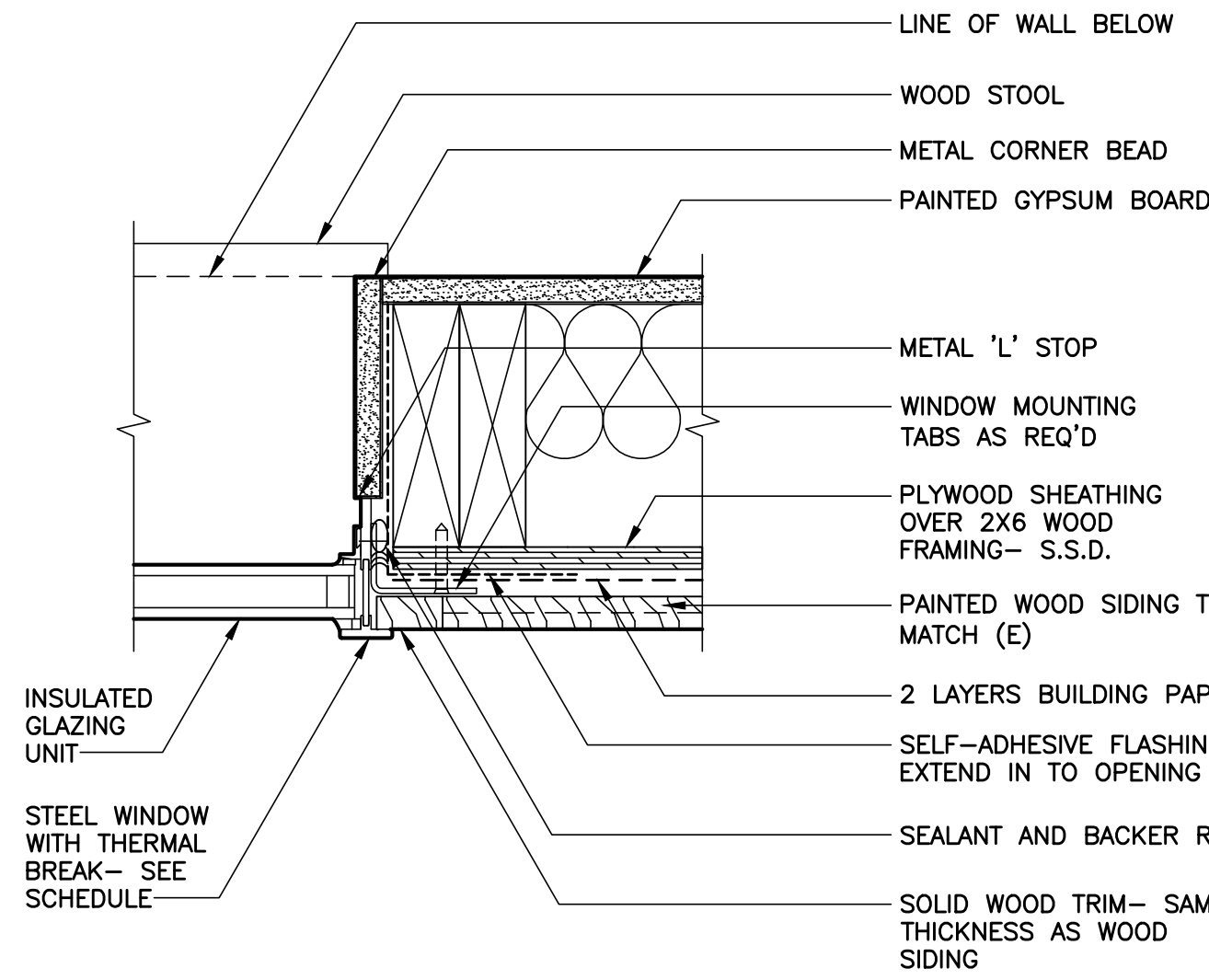
417 Montgomery Street, San Francisco 94104  
T 415 362 5154 F 415 362 5560

www.page-turnbull.com

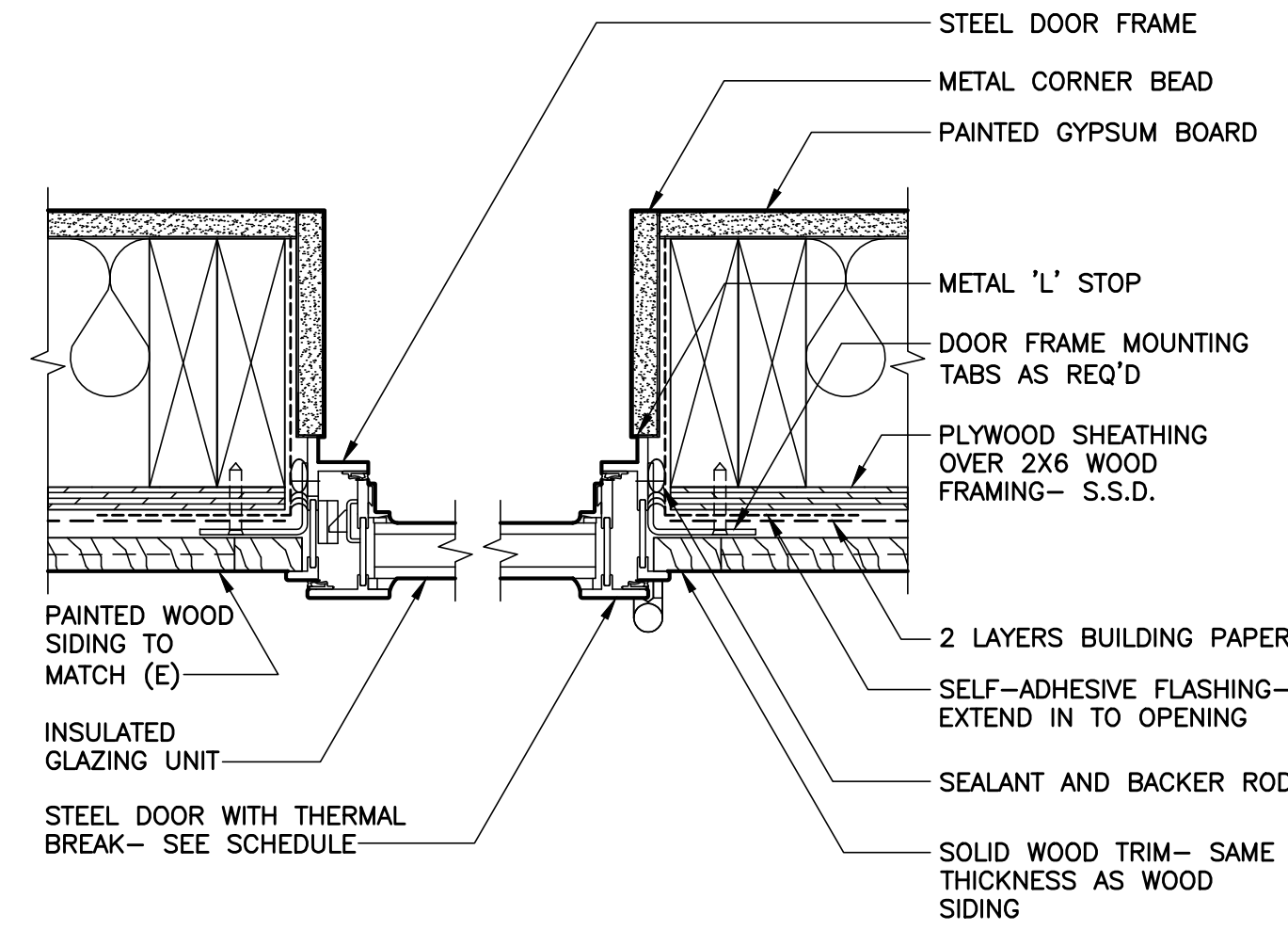
CONSULTANT



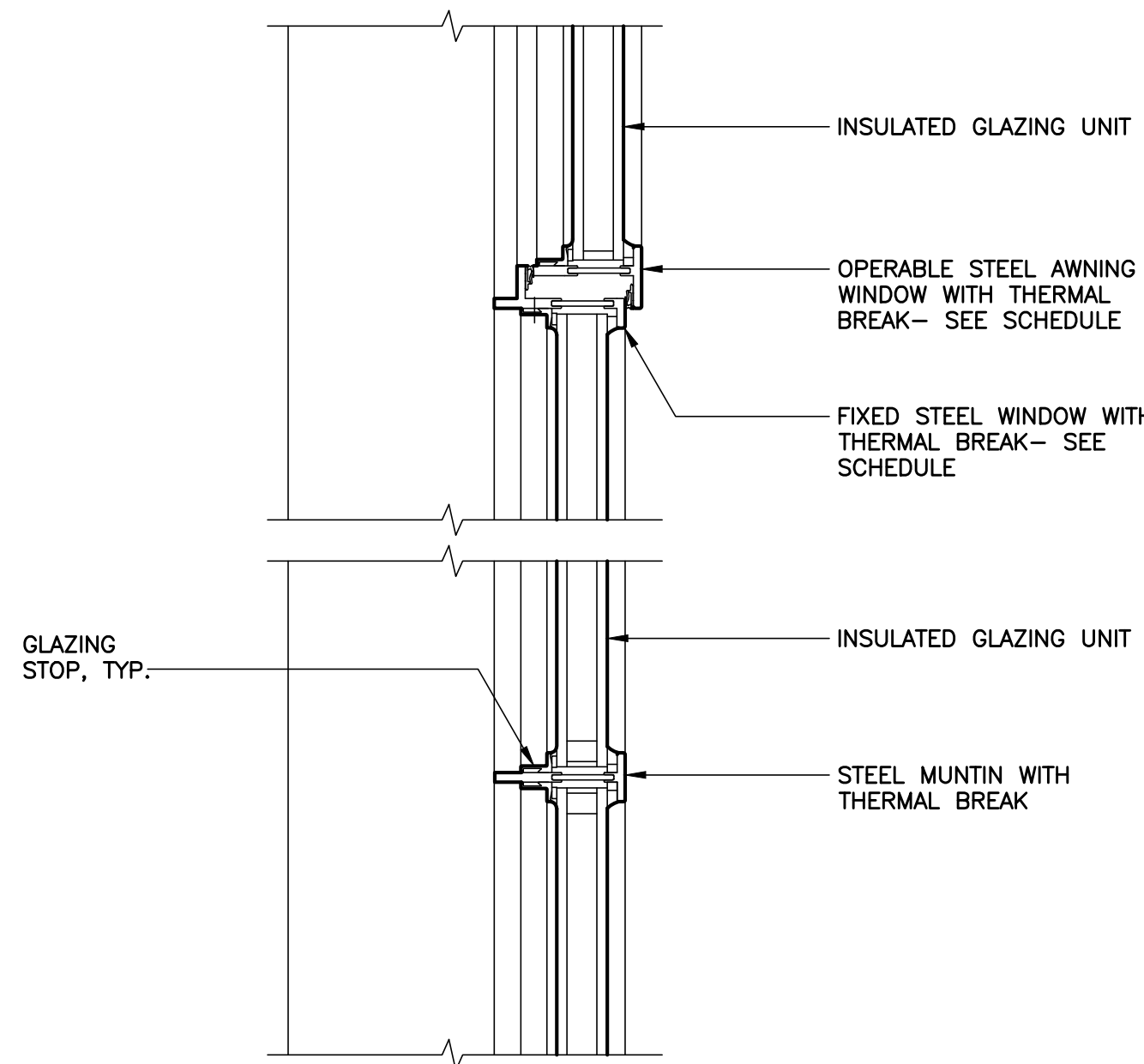
**9** STEEL WINDOW HEAD DETAIL - SECTION  
SCALE: 3"=1'-0"



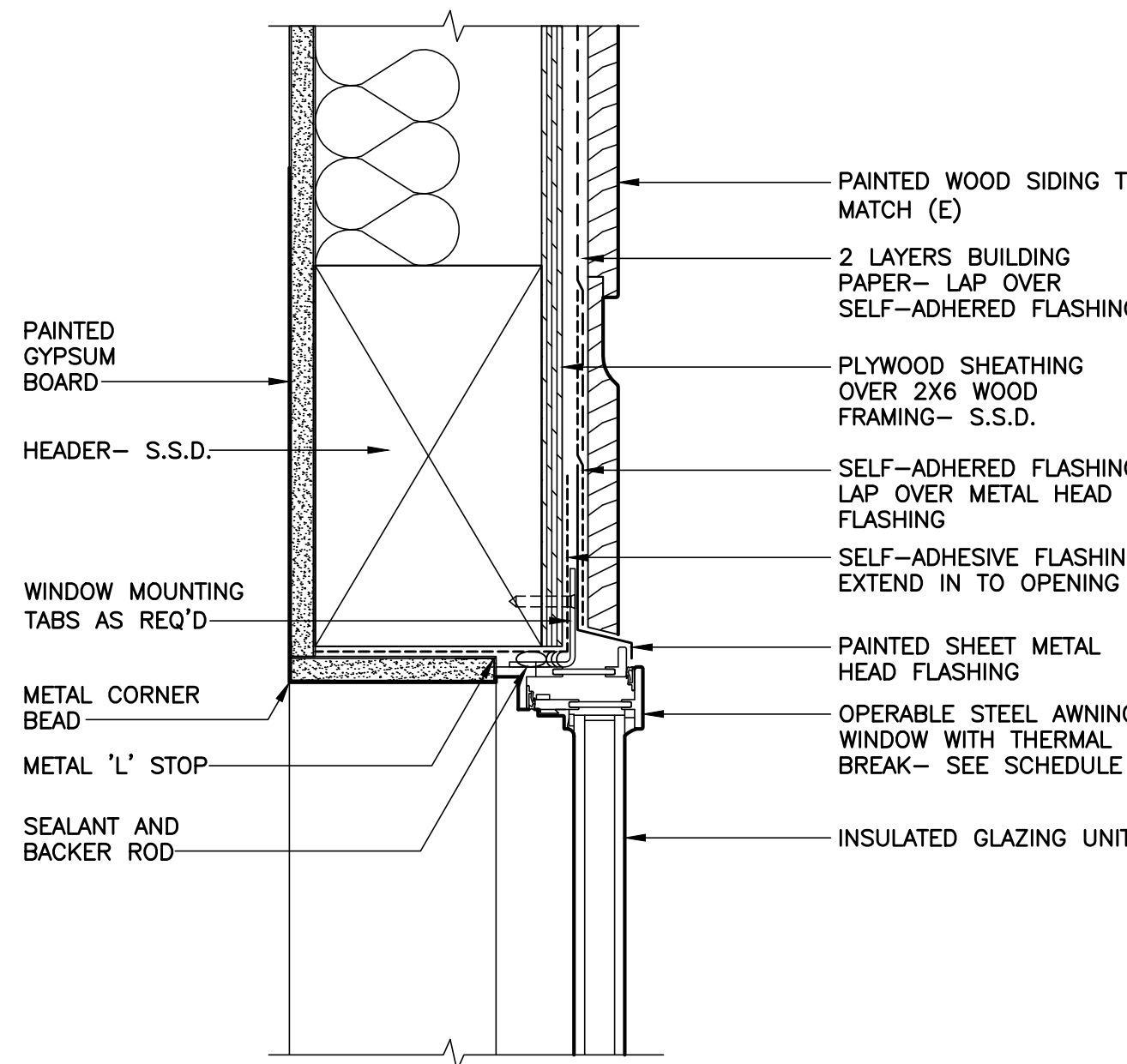
**6** STEEL WINDOW JAMB DETAIL - PLAN  
SCALE: 3"=1'-0"



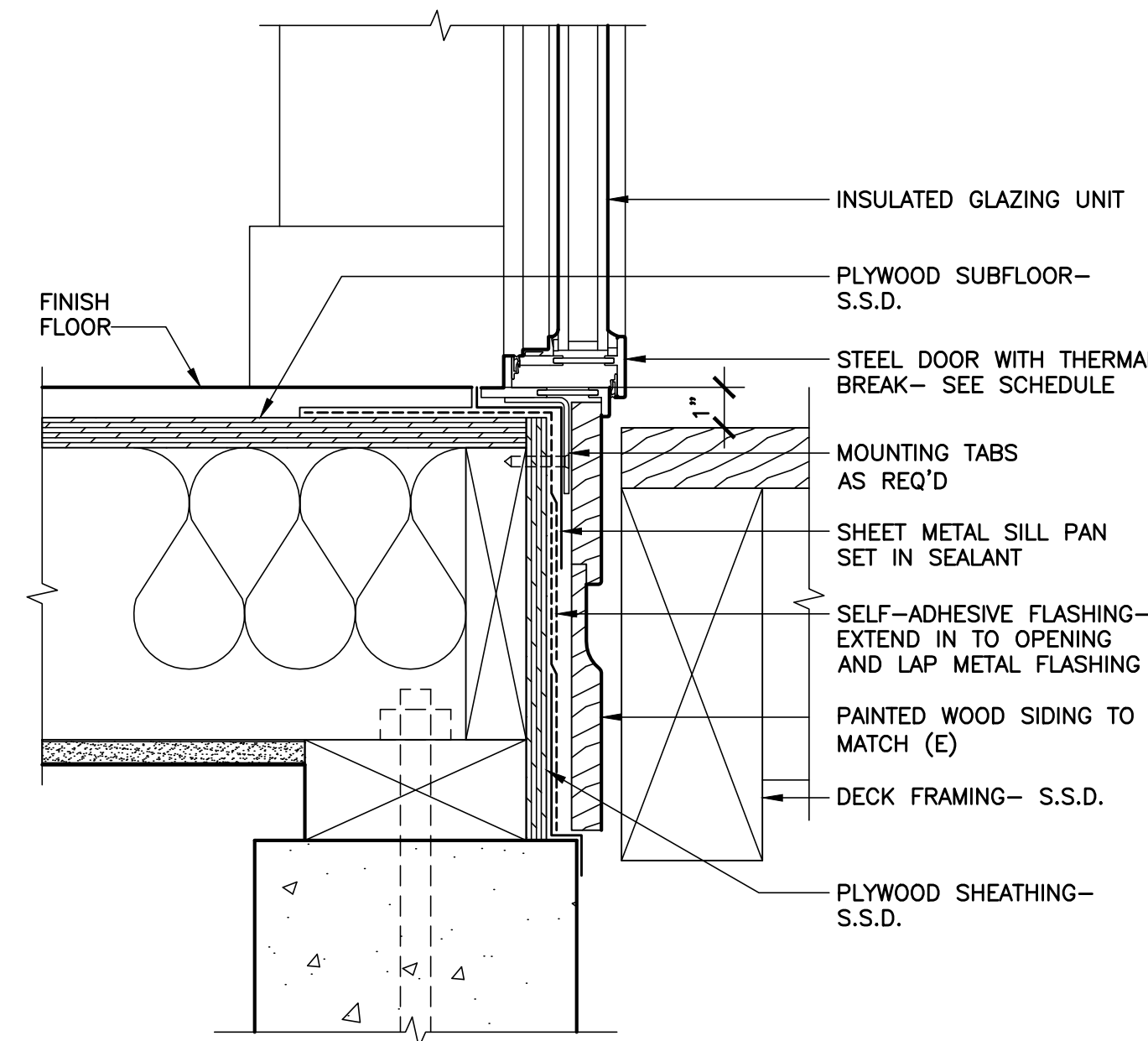
**3** STEEL DOOR JAMB DETAIL - PLAN  
SCALE: 3"=1'-0"



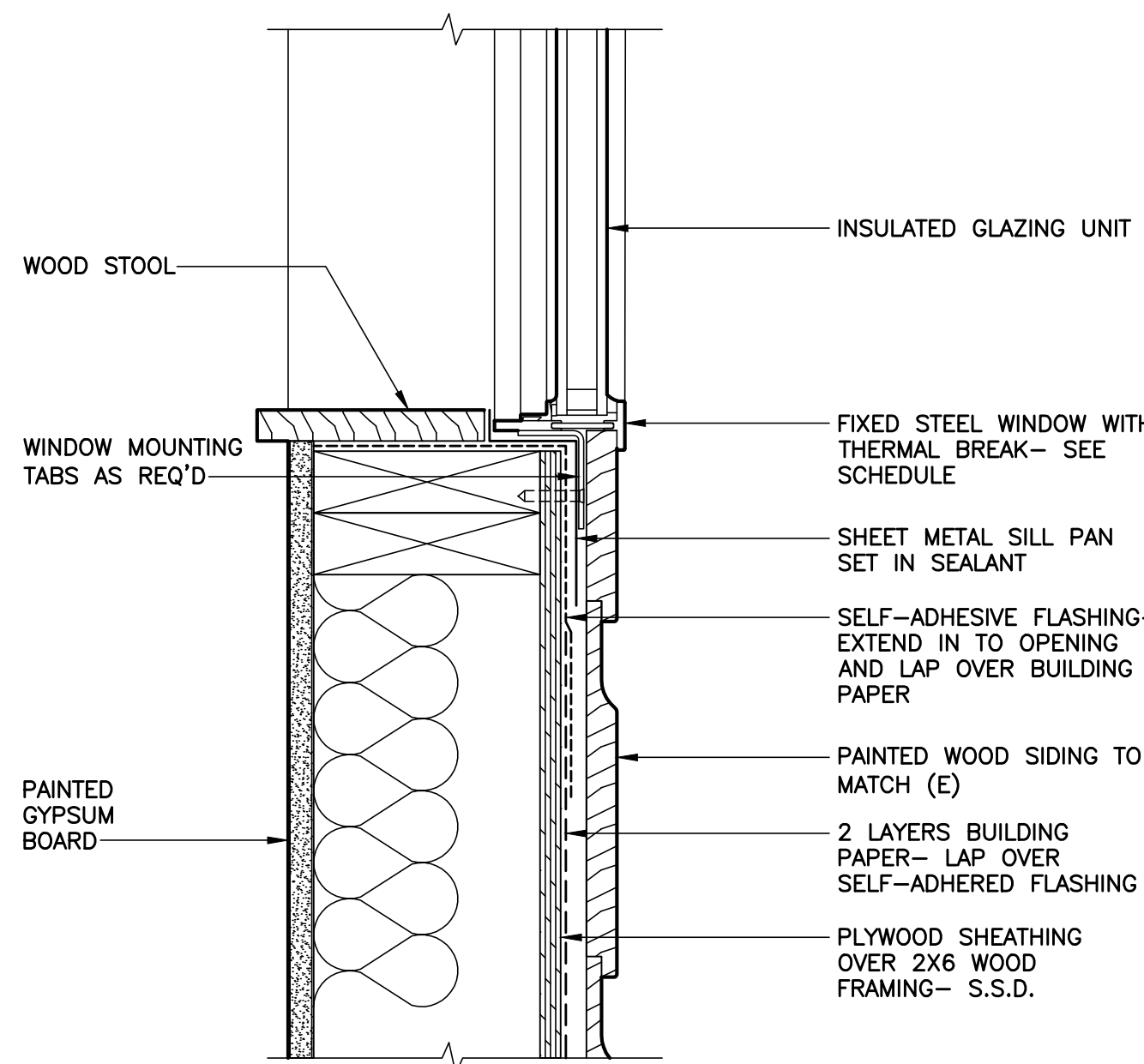
**8** STEEL WINDOW MUNTIN DETAILS - SECTION  
SCALE: 3"=1'-0"



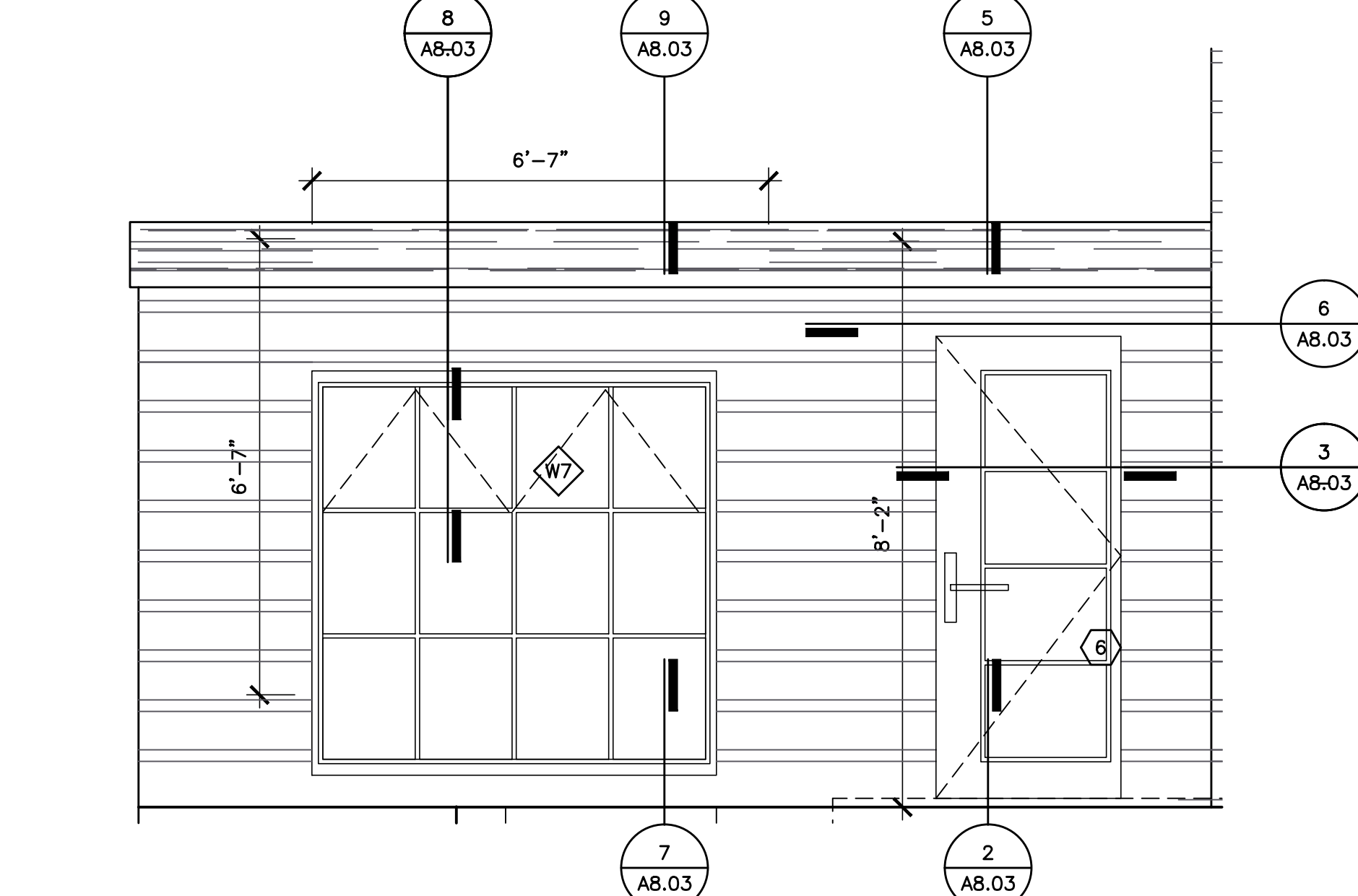
**5** STEEL DOOR HEAD DETAIL - SECTION  
SCALE: 3"=1'-0"



**2** STEEL DOOR THRESHOLD DETAIL - SECTION  
SCALE: 3"=1'-0"



**7** STEEL WINDOW SILL DETAIL - SECTION  
SCALE: 3"=1'-0"



**4** PARTIAL SOUTH ELEVATION AT ANNEX  
SCALE: 1/2"=1'-0"

SEAL & SIGNATURE

ISSUE

2017 CHECK SET

TITLE

**STEEL WINDOW  
AND DOOR DETAILS  
AT SUN ROOM**

Project Status

ISSUE DATE 2017/01/31

SCALE -

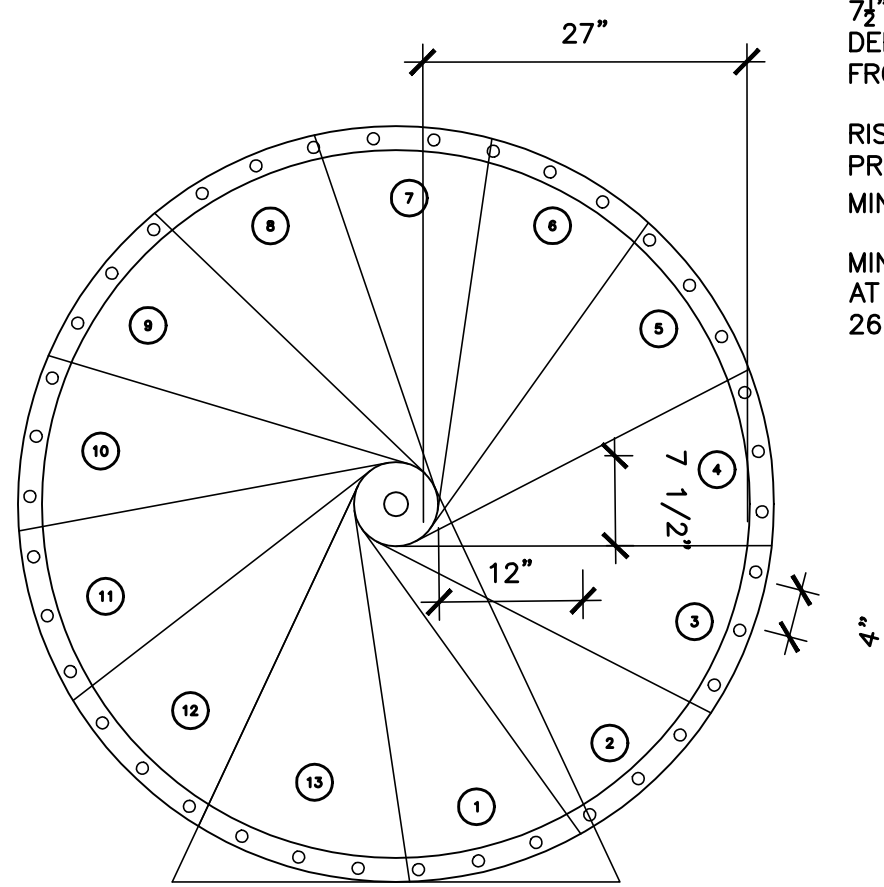
DRAWN BY LC

CHECKED BY RF

JOB NUMBER 16159

**A8.03**





The D 63" PHOENIX COMPLIES WITH 2016 CBC 1011.10 SPIRAL STAIRWAYS:

7 1/2" MIN. CLEAR TREAD DEPTH AT A POINT 12" FROM NARROW EDGE.

RISERS SUFFICIENT TO PROVIDE HEADROOM OF 78" MIN. RISER HEIGHT MAX. 9 1/2"

MIN. STAIRWAY CLEAR WIDTH AT AND BELOW HANDRAIL 26"

2 LAYERS BUILDING PAPER- LAP OVER SELF-ADHERED FLASHING

SELF-ADHERED FLASHING- LAP OVER METAL FLASHING

PAINTED WOOD SIDING TO MATCH (E)

METAL FLASHING- EXTEND OVER WINDOW FRAME

WINDOW AS SCHEDULED SET IN SEALANT

WOOD FRAMING AS REQ'D

SELF-ADHERED FLASHING- EXTEND IN TO OPENING ALL SIDES

METAL FLASHING- EXTEND UNDER WINDOW FLANGE AT BOTTOM AND SIDES

CONCRETE- S.S.D.

CONCRETE FOUNDATION- S.S.D.

PLYWOOD SHEATHING- S.S.D.

2X6 FRAMING- S.S.D.

PAINTED WOOD BASE

PLYWOOD SUBFLOOR- S.S.D.

BATT INSULATION

6X HEADER- S.S.D.

PAINTED 5/8" GYPSUM BOARD

CONCRETE FOUNDATION BEYOND- S.S.D.

BUILT-UP MODIFIED BITUMEN ROOFING

SELF-ADHERED FLASHING

SHEET METAL COPING

PLYWOOD SLOPED PER ROOF PLAN

SHAPED WOOD SLEEPERS

PLYWOOD ROOF SHEATHING- S.S.D.

BATT INSULATION

ROOF RAFTER BEYOND- S.S.D.

2X TOP PLATES

2 LAYERS BUILDING PAPER- LAP OVER SELF-ADHERED FLASHING

PLYWOOD SHEATHING OVER 2X6 WOOD FRAMING- S.S.D.

BATT INSULATION

PAINTED WOOD SIDING TO MATCH (E)

HEADER- S.S.D.

SELF-ADHERED FLASHING- LAP OVER METAL HEAD FLASHING

SELF-ADHESIVE FLASHING- EXTEND IN TO OPENING

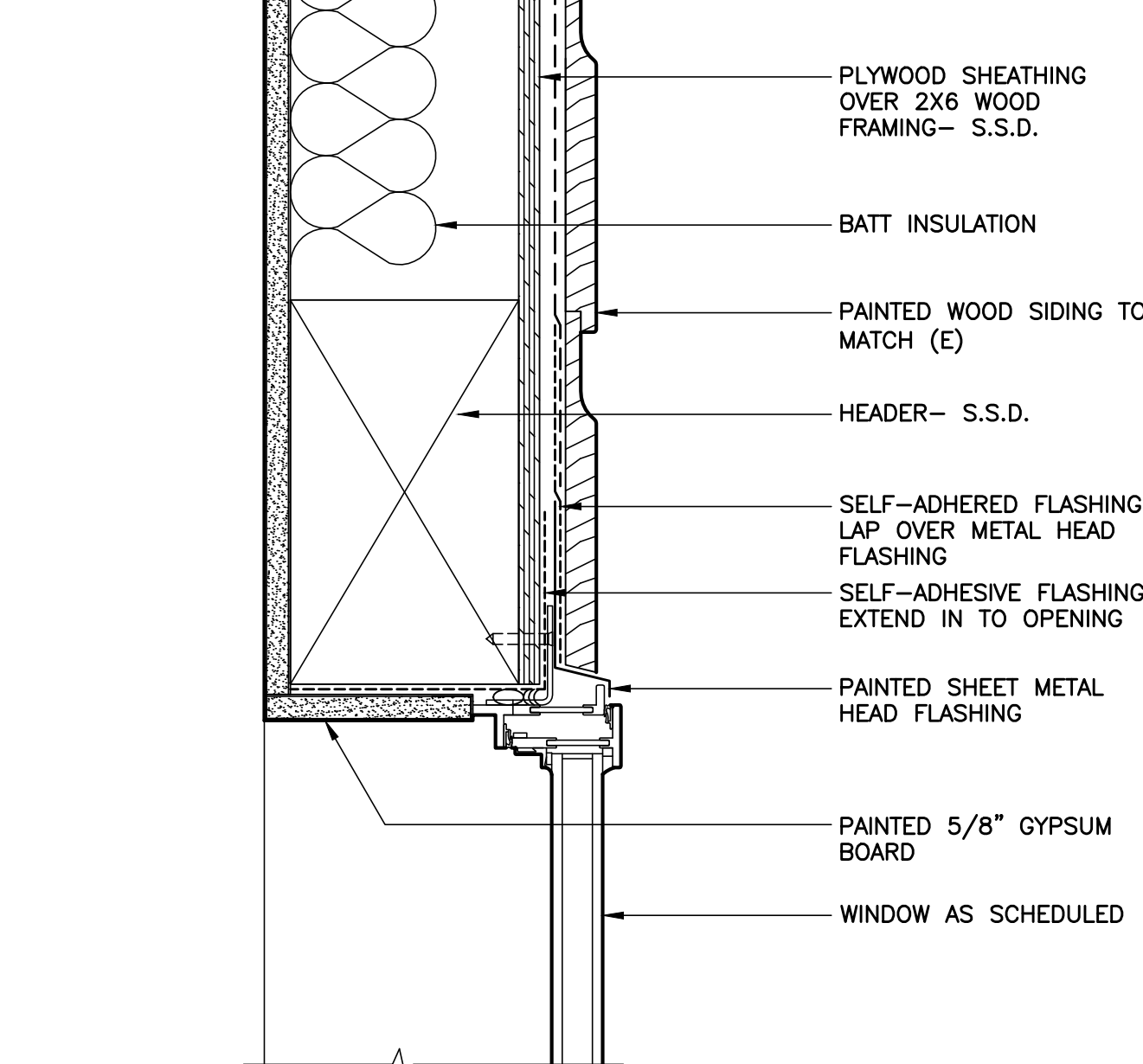
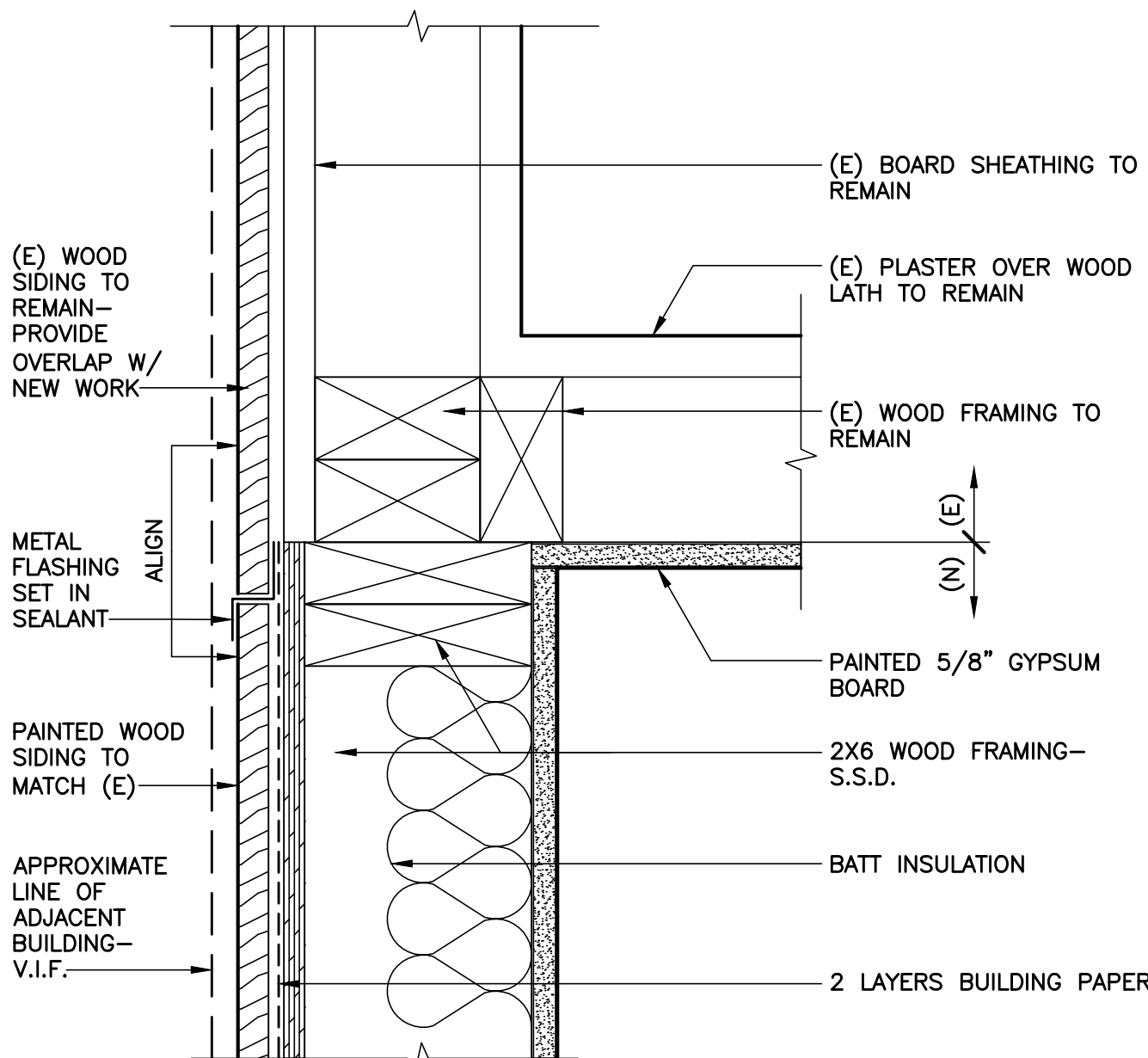
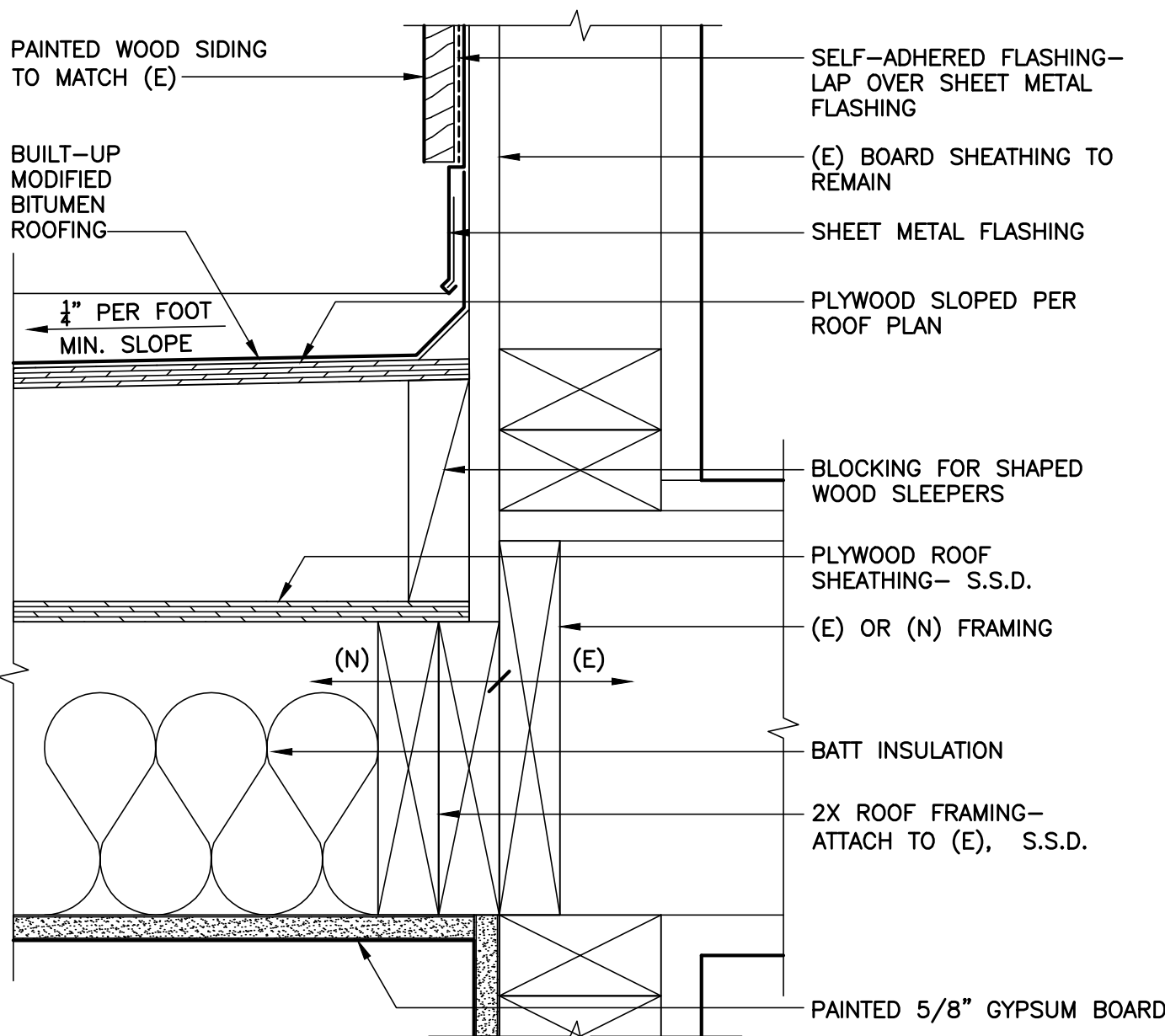
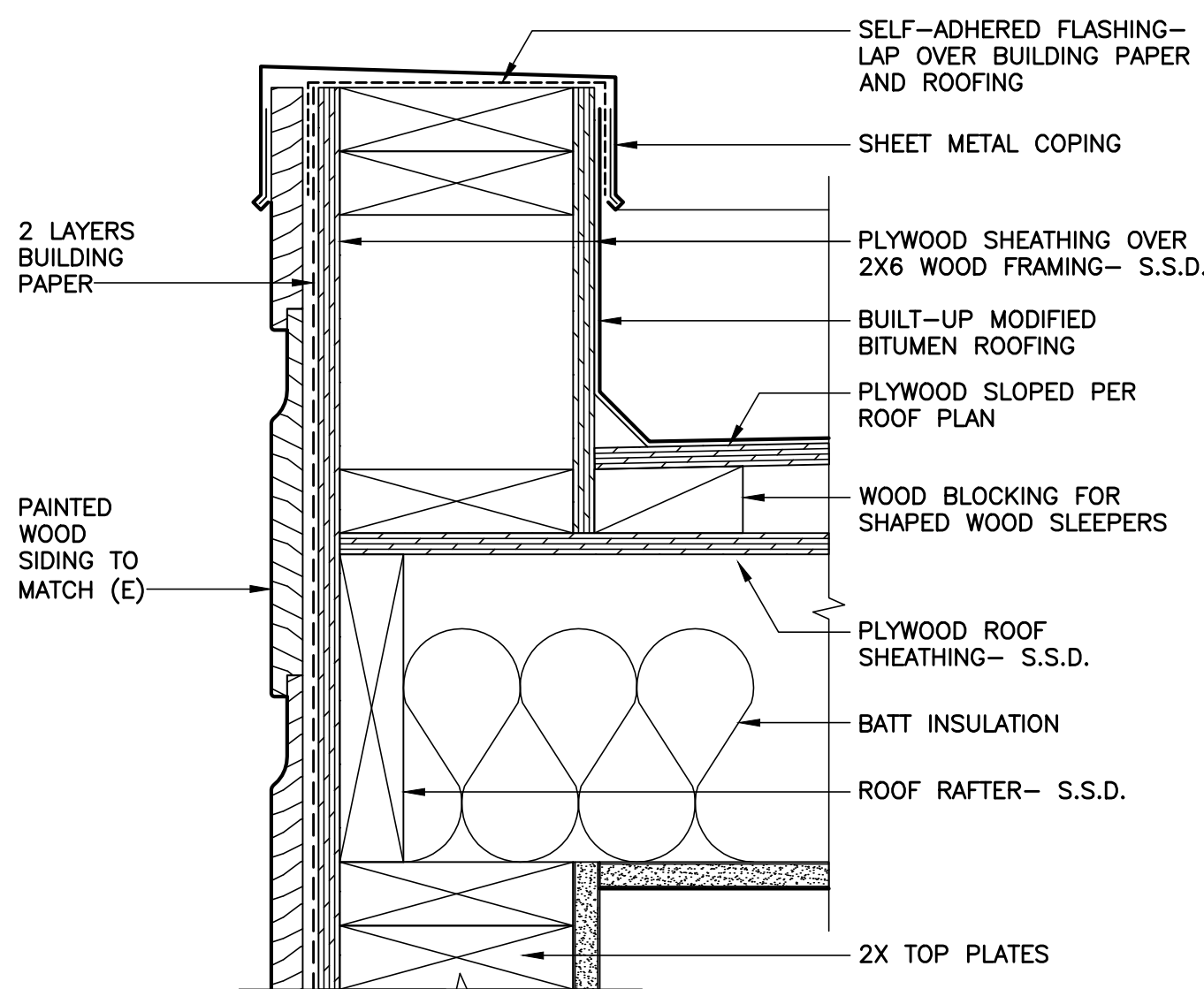
PAINTED SHEET METAL HEAD FLASHING

PAINTED 5/8" GYPSUM BOARD

WINDOW AS SCHEDULED

12 SPIRAL STAIR DIAGRAM  
SCALE: 3"=1'-0"

9 SECTION AT PROPOSED SKYLIGHT  
SCALE: 3"=1'-0"

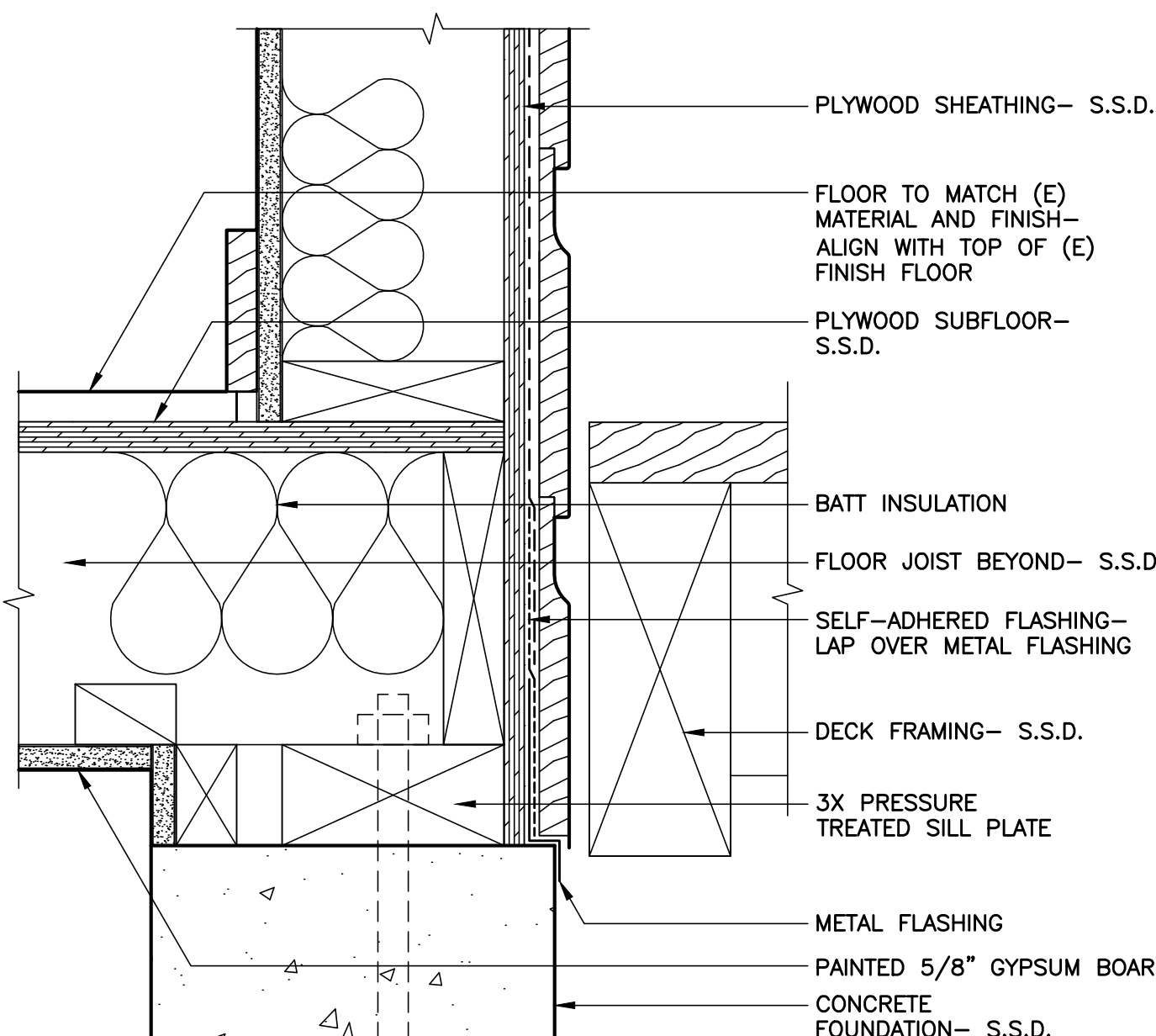
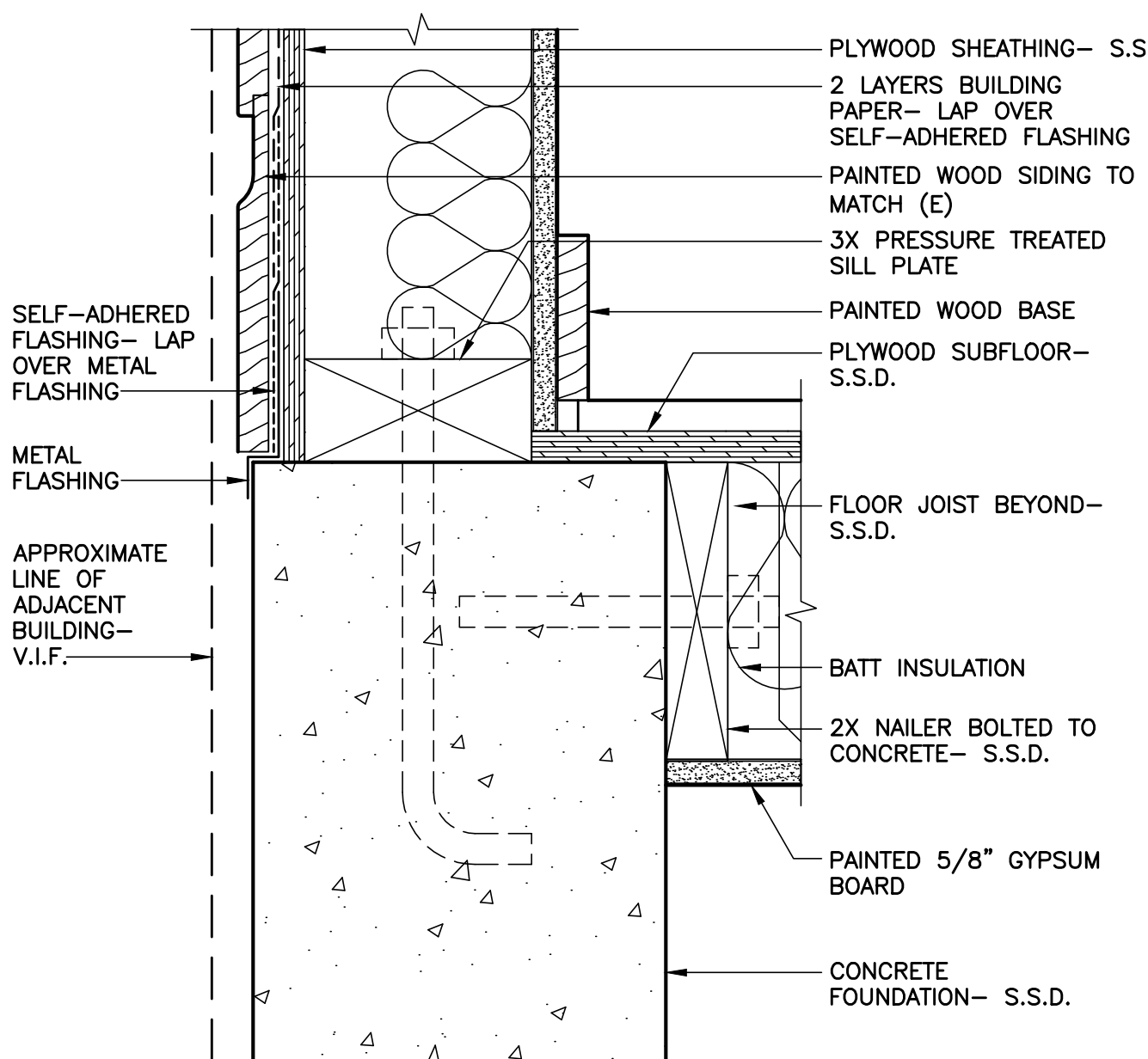
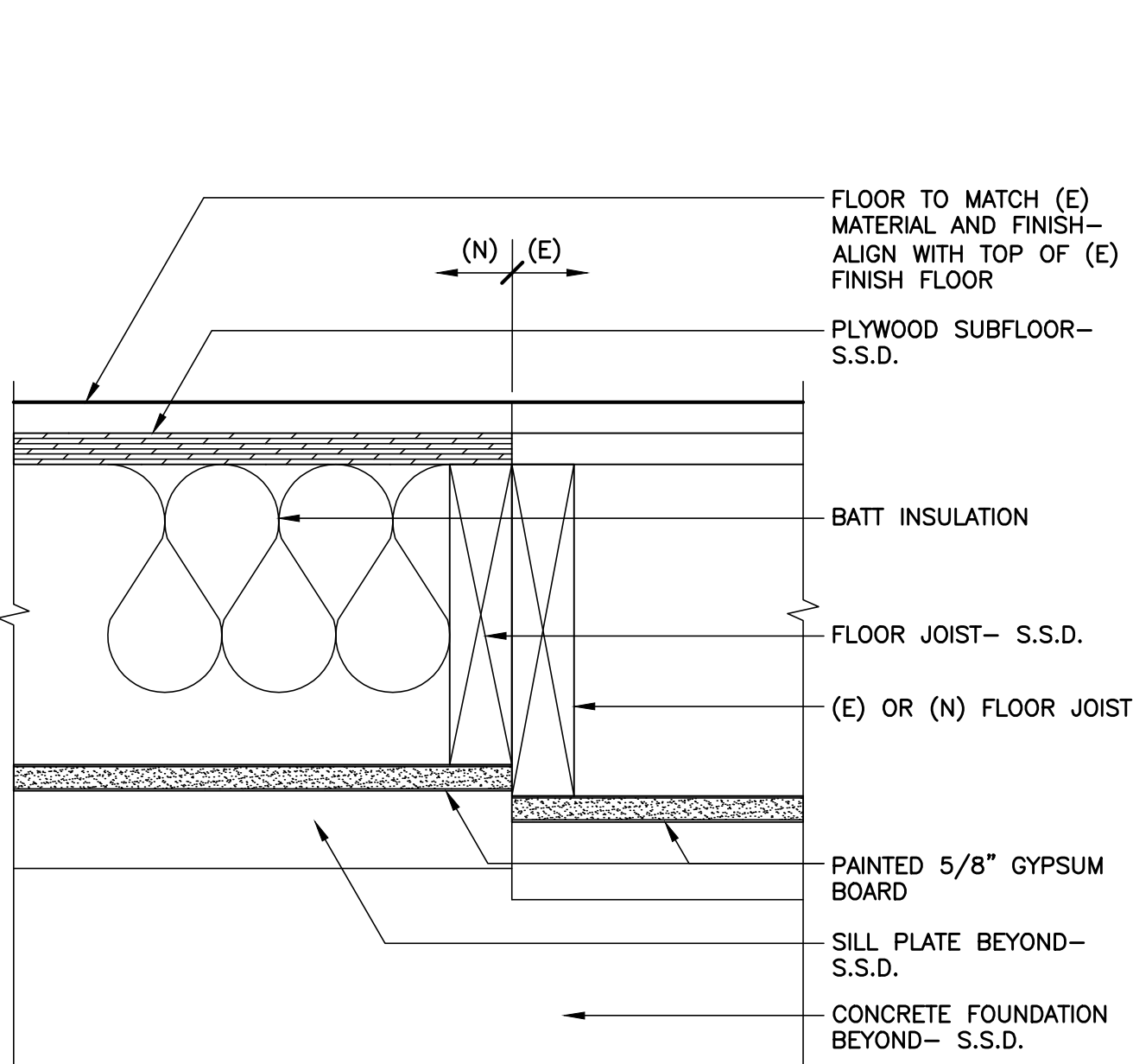
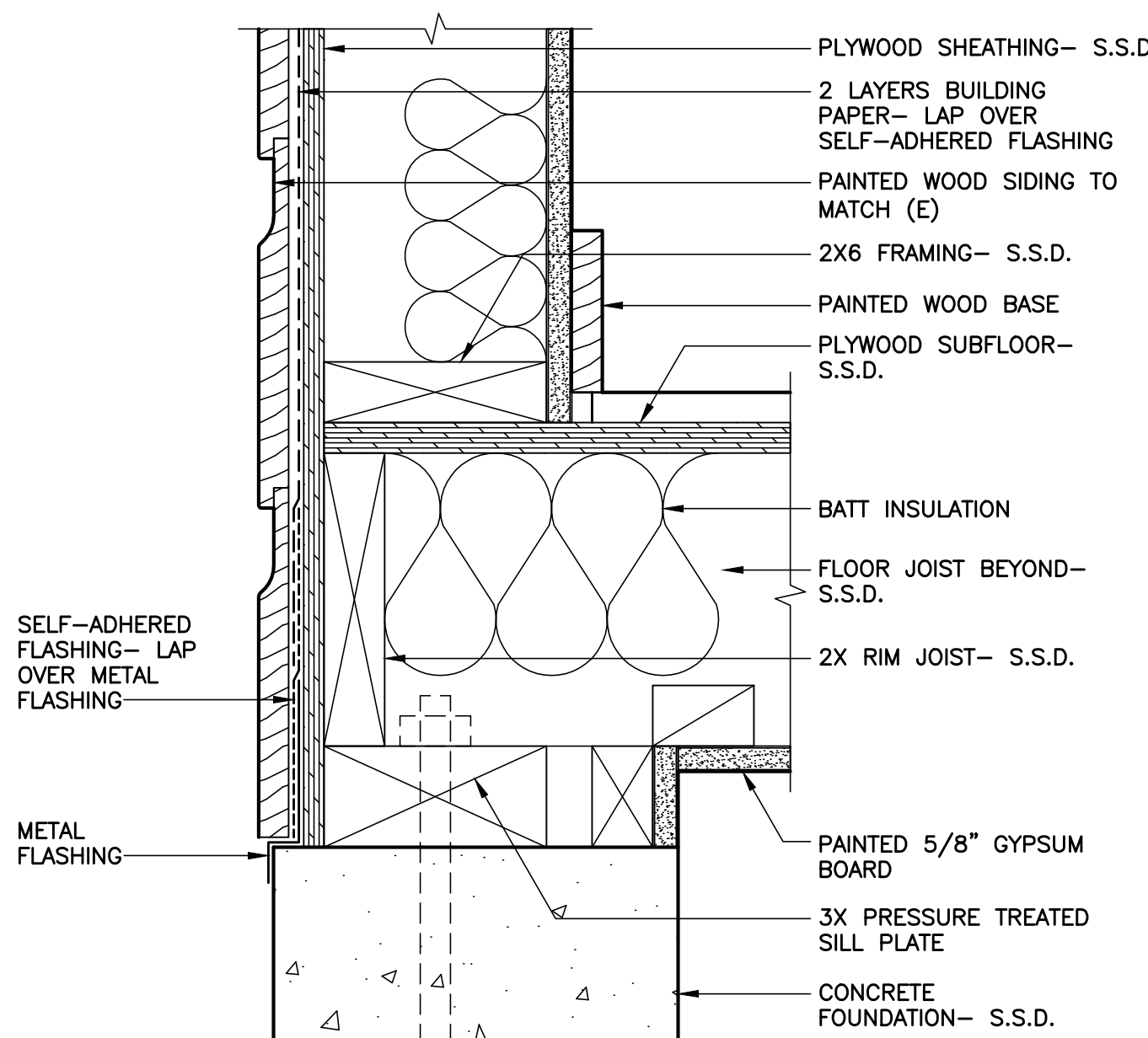


11 SECTION AT PROPOSED ROOF EDGE  
SCALE: 3"=1'-0"

8 SECTION AT EXISTING WALL TO PROPOSED  
SCALE: 3"=1'-0"

5 PLAN AT EXISTING TO PROPOSED ANNEX  
SCALE: 3"=1'-0"

2 SECTION AT WINDOW HEAD AND ROOF  
SCALE: 3"=1'-0"



10 SECTION AT FOUNDATION WALL  
SCALE: 3"=1'-0"

7 SECTION AT EXISTING TO PROPOSED FLOOR  
SCALE: 3"=1'-0"

4 SECTION AT PROPERTY LINE FOUNDATION  
SCALE: 3"=1'-0"

1 SECTION AT WINDOW SILL AND DECK  
SCALE: 3"=1'-0"

PROJECT

## 2321 WEBSTER RESIDENTIAL REMODEL

2321 WEBSTER STREET,  
SAN FRANCISCO CA 94115

CLIENT

Mike Okada & Pamela Levy  
528 Hugo Street  
San Francisco, CA 94122

ARCHITECT

**PAGE & TURNBULL**  
imaging change in historic environments through design, research and technology

417 Montgomery Street, San Francisco 94104  
T 415 362 5154 F 415 362 5560

[www.page-turnbull.com](http://www.page-turnbull.com)

CONSULTANT

SEAL & SIGNATURE

ISSUE

TITLE

## SUN ROOM DETAILS

Project Status

ISSUE DATE 2017/03/24

SCALE -

DRAWN BY SJL

CHECKED BY RF

JOB NUMBER 16159

**A8.04**

© PAGE & TURNBULL, INC. 2017





2321 WEBSTER  
RESIDENTIAL REMODEL

2321 WEBSTER STREET,  
SAN FRANCISCO CA 94115

CLIENT

Mike Okada & Pamela Levy  
528 Hugo Street  
San Francisco, CA 94122

ARCHITECT

PAGE & TURNBULL  
imaging change in historic environments through design, research and technology

417 Montgomery Street, San Francisco 94104  
T 415 362 5154 F 415 362 5560  
www.page-turnbull.com

CONSULTANT

SEAL & SIGNATURE

ISSUE

2017 CHECK SET

TITLE

DPW DETAILS

Project Status

ISSUE DATE 2017/01/31  
SCALE -  
DRAWN BY LC  
CHECKED BY RF  
JOB NUMBER 16159

A8.06

