



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: AUGUST 16, 2017

Filing Date: March 31, 2017
Case No.: 2017-003927COA
Project Address: 581 Waller Street
Historic Landmark: Duboce Park Landmark District
Zoning: RTO (Residential, Transit-Oriented)
40-X Height and Bulk District
Block/Lot: 0865/022
Applicant: Eliza Hart, Hart Wright Architects
2742 17th Street
San Francisco, CA 94110
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

581 Waller Street, south side between Pierce and Potomac Streets, Assessor's Block 0865, Lot 022. Built ca. 1900, 581 Waller St. is a 3.5-story, wood frame, single family residential building originally designed in the Queen Anne style. The rectangular-plan building, re-clad in wood shingles, is capped by a gable roof. The primary façade faces north and is 2 bays wide. The basement level includes a concrete and brick stairway that leads to a recessed entry porch in the right bay and a garage and secondary entrance in the left bay. The first floor features a recessed entry porch with a single wood post support and solid parapet wall sheltering a flush wood door and a small window in the right bay. The left bay contains a semi-hexagonal bay window with sliding and one-over-one metal sash windows. The second floor includes cutaway bay windows at each end with one-over-one metal sash windows. The frieze and spandrel panel at the second floor feature fish scale shingles, and the second floor is capped by an intermediary cornice. The gable half-story has a central sliding metal sash window. The primary façade terminates in a raking cornice and includes a projecting panel with fish scale wood shingles at the gable peak. The subject property is a contributing building within the Duboce Park Landmark District. It is located in a RTO (Residential, Transit-Oriented) Zoning District and a 40-X Height and Bulk District.

PROJECT DESCRIPTION

The proposed project is to restore the building's cladding and architectural trim at the front façade based on building physical evidence and similar buildings by the same builder, Fernando Nelson; to re-build the front stairs with a wood railing and cast concrete steps; to replace the existing non-historic windows with wood double-hung window sashes; to add two roof dormers at the east and west slopes of the gabled roof; to construct minor additions at the rear of the building of approximately 201 square feet; and, to construct new rear decks. The work is described in more detail below:

- The front façade cladding and trim details will be restored based on existing physical building evidence and matching buildings from the same date and builder.
- The front windows will be replaced with double-hung wood sash windows with ogee lugs.
- The proposed dormers will be set back 12'6" from the front façade and will spring from the ridgeline with a 12/6 slope.
- The rear addition at the ground and second floor with infill a 6'-6" deep by 9'-3" wide niche on the east side of the rear façade. A deck will be constructed at the roof of this addition.
- A second rear addition will expand the west side of the third floor 2' towards the rear property line and a deck will be constructed at the roof of this addition.
- The new rear deck will be 12' deep and will be set back approximately 3' from each side property line. It will have a privacy 10' tall privacy screen on the east side.
- The windows and doors at the rear façade will be replaced with contemporary units.
- Three operable skylights will be added to the roof.
- The front stairs will be replaced. The steps will be pre-cast concrete treads and risers with a bull-nosed edge detail to mimic wood steps. The side walls will be clad in wood siding and the railing will be composed of simple wood spindles and newel posts.
- The existing non-historic concrete structures will be removed from the front setback area and replaced with flat poured concrete.
- The garage door will be replaced with a new painted wood sectional door with frosted glazing.

OTHER ACTIONS REQUIRED

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

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

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

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

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

ARTICLE 10 – Appendix N – Duboce Park 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 Duboce Park Landmark District as described in Appendix N 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 will retain the existing residential use of the building while restoring the cladding and features of the front façade and causing no changes to the building's character-defining features. The proposed dormer and rear additions will retain the overall form of the building's gabled roof and will not substantially change its existing footprint.

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

The historic character of the property will be retained by the project. At the front façade, non-original cladding will be removed in order to allow for restoration of the façade cladding and trim details in accordance with physical building evidence and matching buildings constructed by the same builder, Fernando Nelson, in the Duboce Park Landmark District. The alteration of the gabled roof with sloped-roofed dormers will be minimally visible from the public right-of-way and will not detract from the character of the building or district. The rear façade of the building is not character-defining and it is not visible from the public right-of-way. The additions and alterations to the rear facade will not harm the integrity of the historic building or district.

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

The project will not create a false sense of historical development. The proposed front façade features have been designed based upon building evidence remaining under the non-historic shingles and matching buildings of the same style and construction date designed by the same building, Fernando Nelson. Where precise profiles or details are missing, simplified designs have been used to differentiate these features as from fully restored features.

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

No distinctive materials, features, finishes, or construction or craftsmanship examples will be removed from the historic property. The windows and the portion of the rear façade and roof to be removed do not display any distinctive character. The project will reintroduce elements to the front façade that reflect the distinctive design and craftsmanship of the original façade.

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

The proposed dormers, small rear additions, and alterations to the rear façade cladding and fenestration will not destroy character-defining features of the property. The proposed dormers are substantially set back from the front façade and have a sloped roof at approximately half the pitch of the existing gabled roof. The dormer cheek walls will be clad in horizontal wood siding. The placement and design of the dormers make them compatible additions to the building, which are subordinate in their scale and minimally visible from the public right-of-way.

The proposed additions and alterations at the rear of the building will not destroy any character defining features of the building and will not be visible from any public right-of-way. The work is consistent with the treatment of rear facades in the Duboce Park Landmark District.

The remaining construction will restore the front façade and front stairs of the subject building. All new features will be designed to replicate the details of elements indicated by physical building evidence and found on matching buildings from Fernando Nelson within the district. The work will include new appropriately designed trim, siding windows, stairs, and railings. Where precise information regarding the profile or dimension of a new element is unknown, such as the stair railing or porch post, a simplified design will be implemented so as not to create a false sense of historic with un-verified ornamentation. Pre-cast concrete treads will be used for the porch steps to improve the durability and function of the stairs; however, the bull-nosed profile of the steps will sufficiently replicated the appearance of traditional wood steps. Overall, the work will significantly improve the historic character of the building and streetscape.

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

The proposed dormers and rear small rear additions could be removed in the future without harming the integrity of the historic property.

PUBLIC/NEIGHBORHOOD INPUT

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

STAFF ANALYSIS

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

The project will retain the existing residential use and historic character of the building and landmark district while restoring the cladding and features of the front façade. At the front façade, non-original cladding will be removed in order to allow for restoration of the façade cladding and porch stairs in accordance with physical building evidence and matching buildings constructed by the same builder, Fernando Nelson, in the Duboce Park Landmark District. The work will include new appropriately designed trim, siding windows, stairs, and railings. Where precise information regarding the profile or dimension of a new element is unknown, such as the stair railing or porch post, a simplified design will be implemented so as not to create a false sense of historic with un-verified ornamentation. Pre-cast concrete treads will be used for the porch steps to improve the durability and function of the stairs; however, the bull-nosed profile of the steps will sufficiently replicated the appearance of traditional wood steps. Overall, the work will significantly improve the historic character of the building and streetscape.

The alteration of the gabled roof with sloped-roofed dormers will be minimally visible from the public right-of-way and will not detract from the character of the building or district. The proposed dormers are substantially set back from the front façade and have a sloped roof at approximately half the pitch of the existing gabled roof. The dormer cheek walls will be clad in horizontal wood siding. The placement, scale, and design of the dormers make them compatible additions to the building.

The rear façade of the building is not character-defining and it is not visible from the public right-of-way. The additions and alterations to the rear facade will not harm the integrity of the historic building or district since the windows and the portion of the rear façade and roof to be removed do not display any distinctive character. The work is consistent with the treatment of rear facades in the Duboce Park Landmark District.

The remaining construction will restore the front façade and front stairs of the subject building. All new features will be designed to replicate the details of elements indicated by physical building evidence and found on matching buildings from Fernando Nelson within the district.

Staff finds that the proposed work is compatible with the Duboce Park Landmark District and recommends approval.

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 shall contact Planning Department preservation staff once full demolition of the existing non-historic cladding is complete to coordinate on site review prior to work commencing on the exterior restoration.
- The Project Sponsor shall revise the proposed façade restoration details based on physical evidence and staff site visit recommendations subject to Department review and approval.

ATTACHMENTS

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

SC: G:\DOCUMENTS\Projects\581 Waller\Case Report.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No.

HEARING DATE: AUGUST 16, 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: March 31, 2017
Case No.: 2017-003927COA
Project Address: 581 Waller Street
Historic Landmark: Duboce Park Landmark District
Zoning: RTO (Residential, Transit-Oriented)
40-X Height and Bulk District
Block/Lot: 0865/022
Applicant: Eliza Hart, Hart Wright Architects
2742 17th Street
San Francisco, CA 94110
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 022 IN ASSESSOR'S BLOCK 0865, WITHIN RTO (RESIDENTIAL, TRANSIT-ORIENTED) ZONING DISTRICT, A 40-X HEIGHT AND BULK DISTRICT, AND THE DUBOCE PARK LANDMARK DISTRICT.

PREAMBLE

WHEREAS, on March 31, 2017, Eliza Hart, Hart Wright Architects, (Project Sponsor) filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness to restore the building's cladding and architectural trim at the front façade based on physical building evidence and buildings by the same builder, Fernando Nelson; to re-build the front stairs with a wood railing and cast concrete steps; to replace the existing non-historic windows with wood double-hung window sashes; to add two roof dormers at the east and west slopes of the gabled roof; and, to construct minor additions at the rear of the building.

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

WHEREAS, on August 16, 2017, the Commission conducted a duly noticed public hearing on the current project, Case No. 2017-003927COA (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. 2017-003927COA based on the following conditions and findings:

CONDITIONS

- The Project Sponsor shall contact Planning Department preservation staff once full demolition of the existing non-historic cladding is complete to coordinate on site review prior to work commencing on the exterior restoration.
- The Project Sponsor shall revise the proposed façade restoration details based on physical evidence and staff site visit recommendations subject to Department review and approval.

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 will retain the existing residential use and historic character of the building and landmark district while restoring the cladding and features of the front façade.
- Where precise information regarding the profile or dimension of a new element is unknown, such as the stair railing or porch post, a simplified design will be implemented so as not to create a false sense of historic with un-verified ornamentation..
- The alteration of the gabled roof with sloped-roofed dormers will be minimally visible from the public right-of-way and will not detract from the character of the building or district. The placement, scale, and design of the dormers make them compatible additions to the building.
- The rear façade of the building is not character-defining and it is not visible from the public right-of-way. The additions and alterations to the rear facade will not harm the integrity of

the historic building or district since the windows and the portion of the rear façade and roof to be removed do not display any distinctive character.

- The work will restore the front façade and front stairs of the subject building. All new features will be designed to replicate the details of elements indicated by physical building evidence and found on matching buildings from Fernando Nelson within the district.
- The proposed project meets the requirements of Article 10, Appendix N of the Planning Code.
- The proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

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

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

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

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

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

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

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

I. URBAN DESIGN ELEMENT

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

GOALS

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

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

OBJECTIVE 1

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

POLICY 1.3

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

OBJECTIVE 2

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

POLICY 2.4

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

POLICY 2.5

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

POLICY 2.7

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

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

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the contributing building and 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 effect on neighborhood-serving retail uses.

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

The proposed project will strengthen neighborhood character by respecting the character-defining features of the site 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 effect 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 affect 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 022 in Assessor's Block 0865 for proposed work in conformance with the renderings and architectural plans labeled Exhibit A on file in the docket for Case No. 2017-003927COA.

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 16, 2017.

Jonas P. Ionin
Commission Secretary

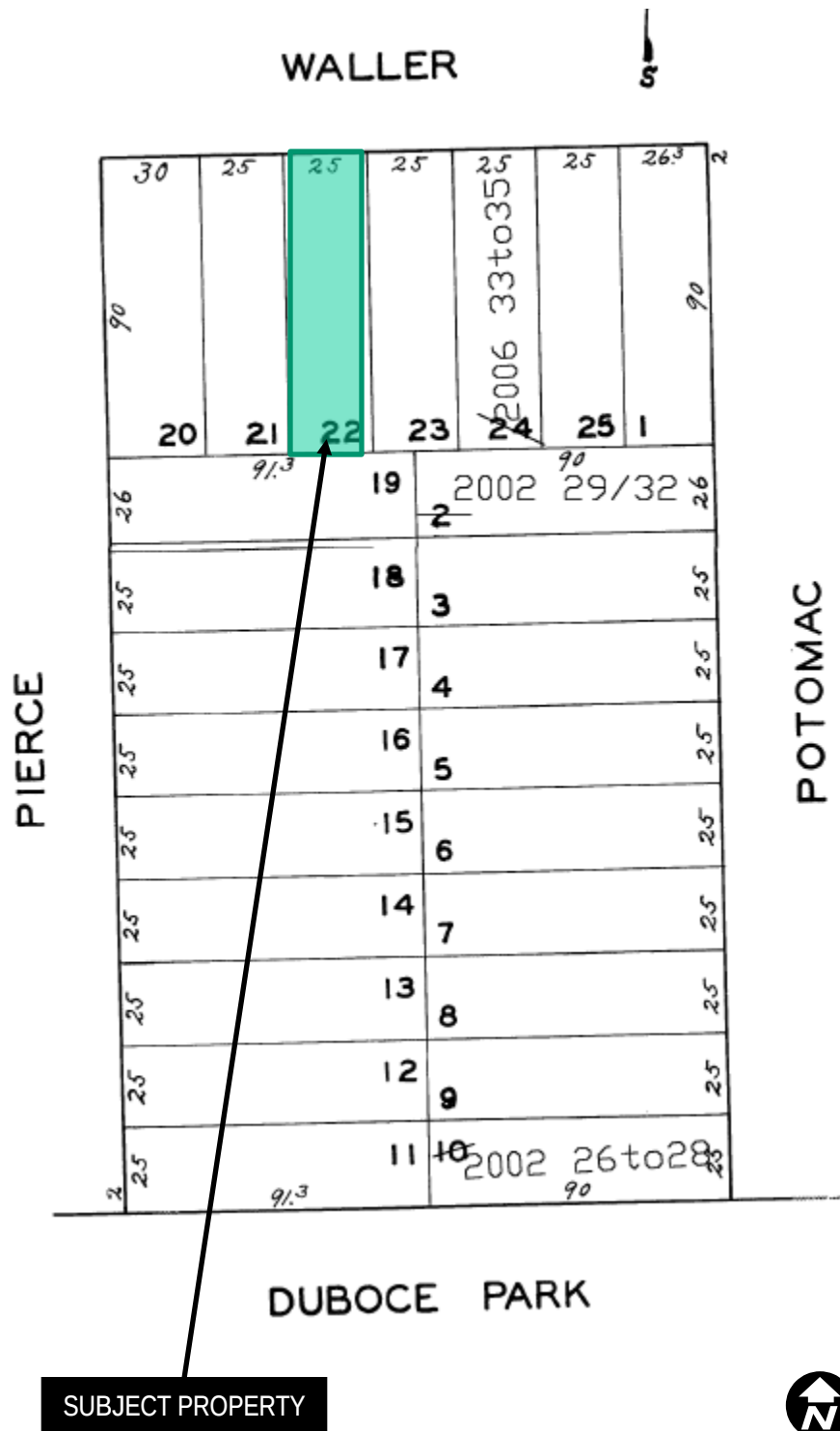
AYES:

NAYS:

ABSENT:

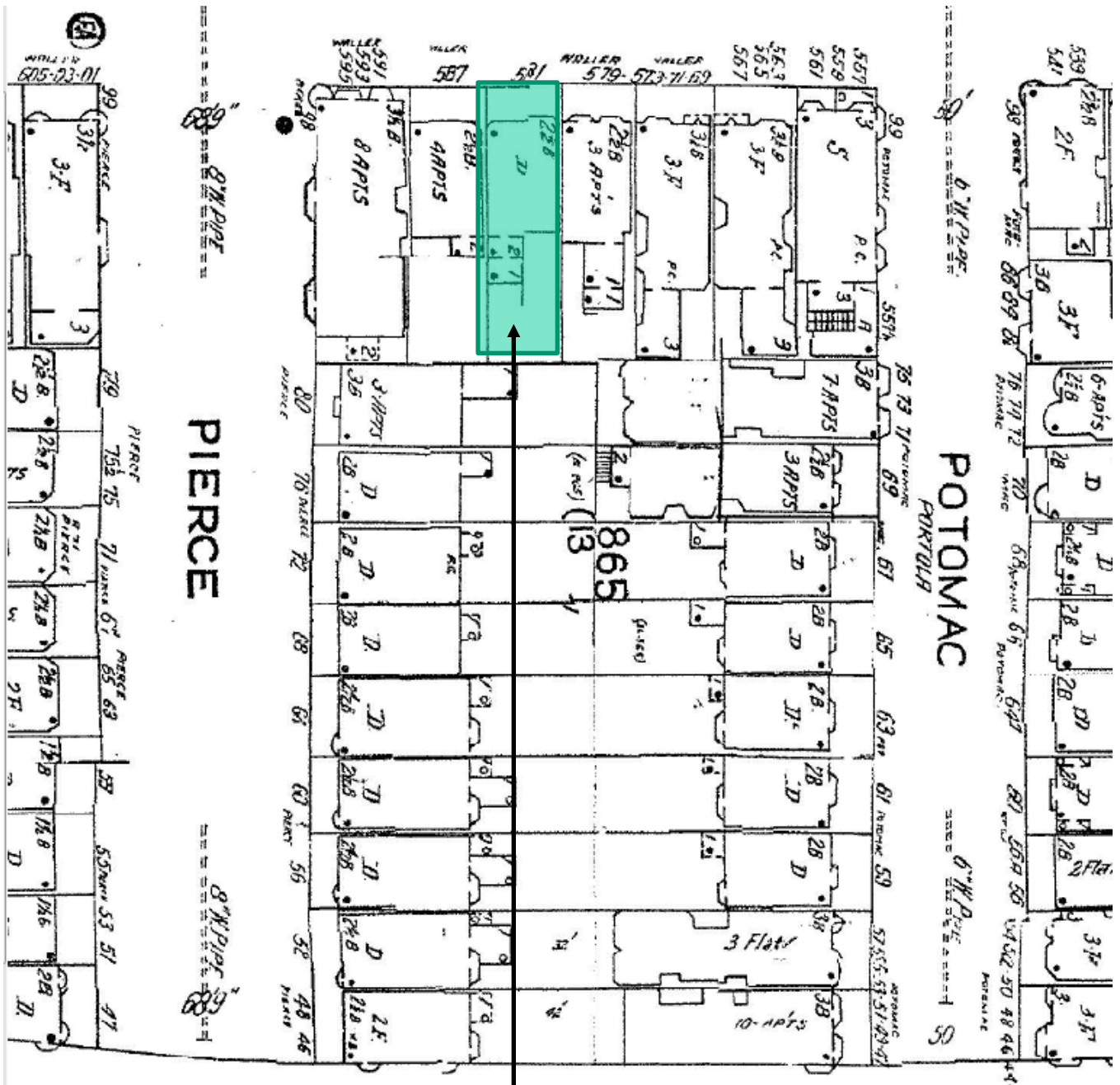
ADOPTED:

Parcel Map



Certificate of Appropriateness Hearing
Case Number 2017-003927COA
581 Waller Street

Sanborn Map*



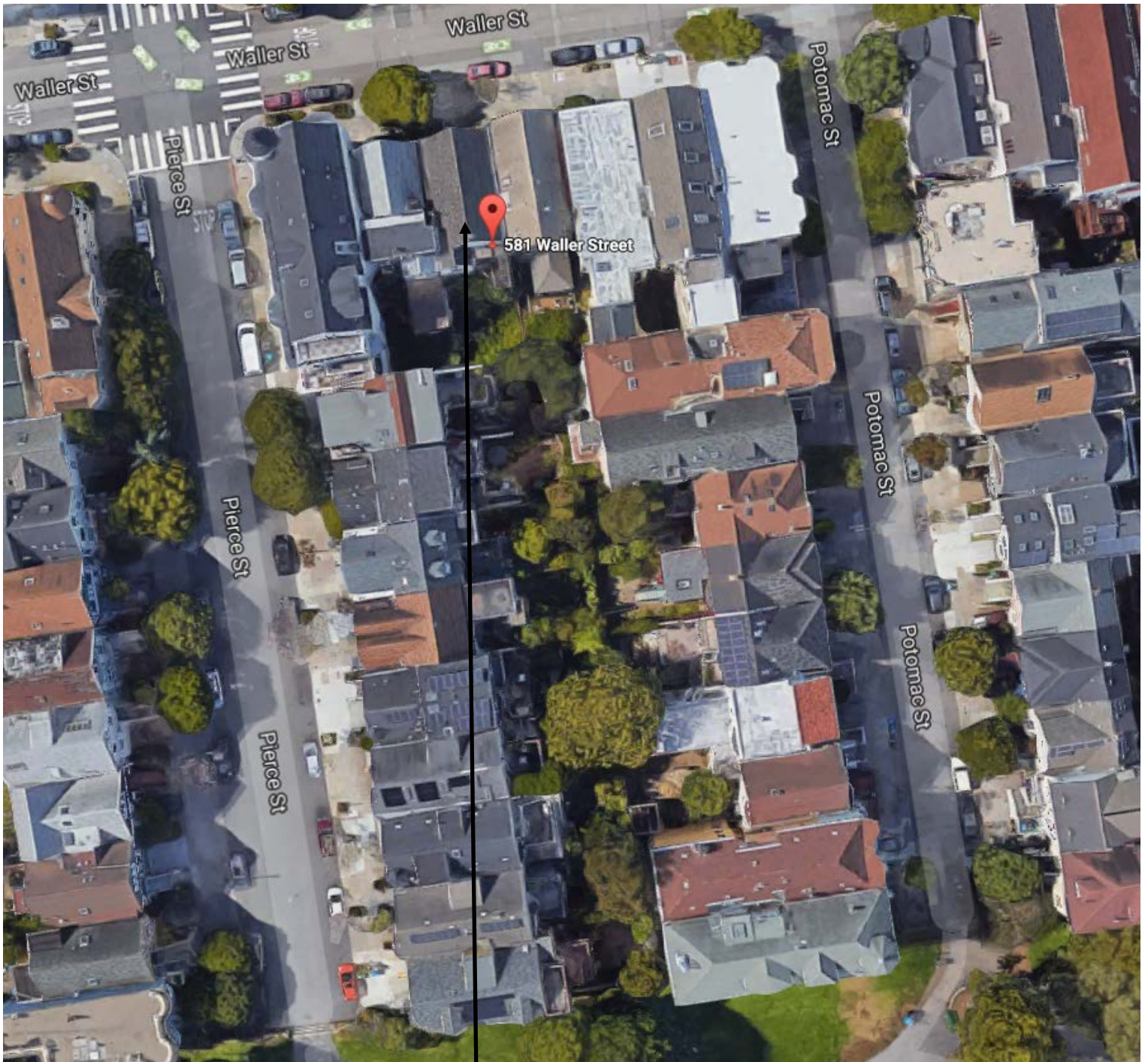
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2017-003927COA
581 Waller Street

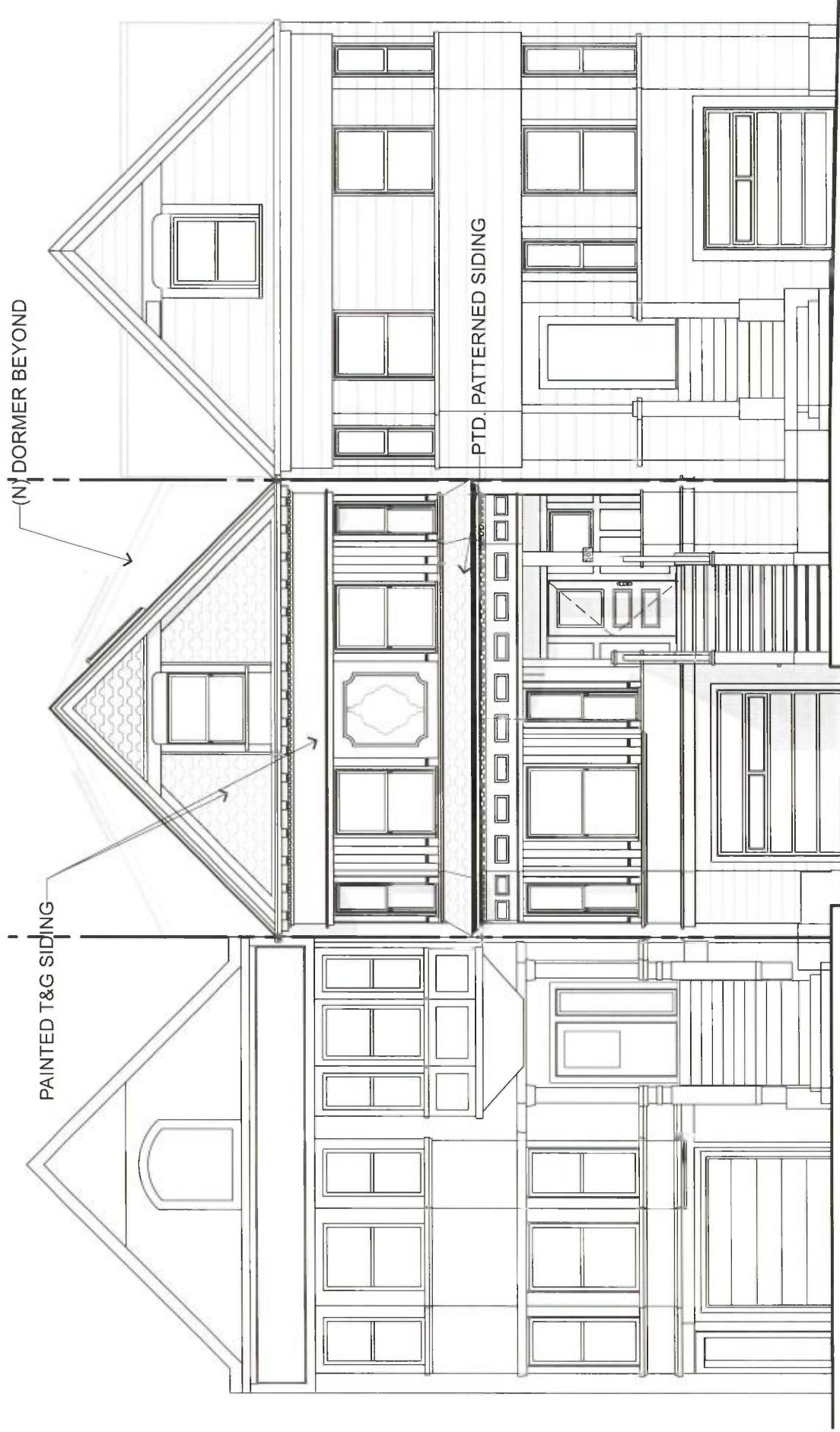
Aerial Photo



SUBJECT PROPERTY



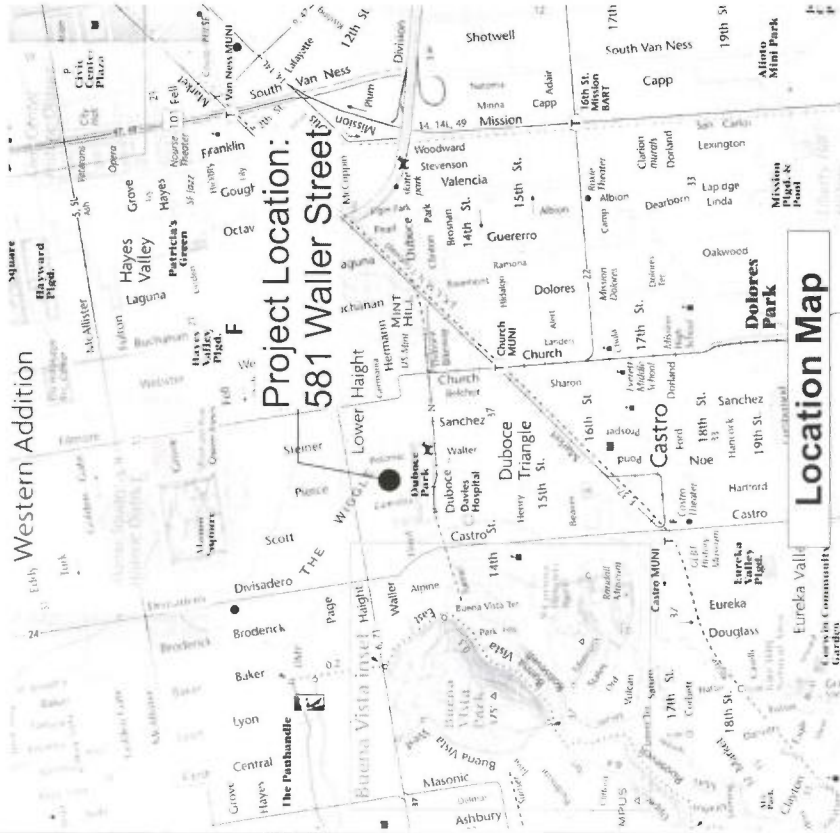
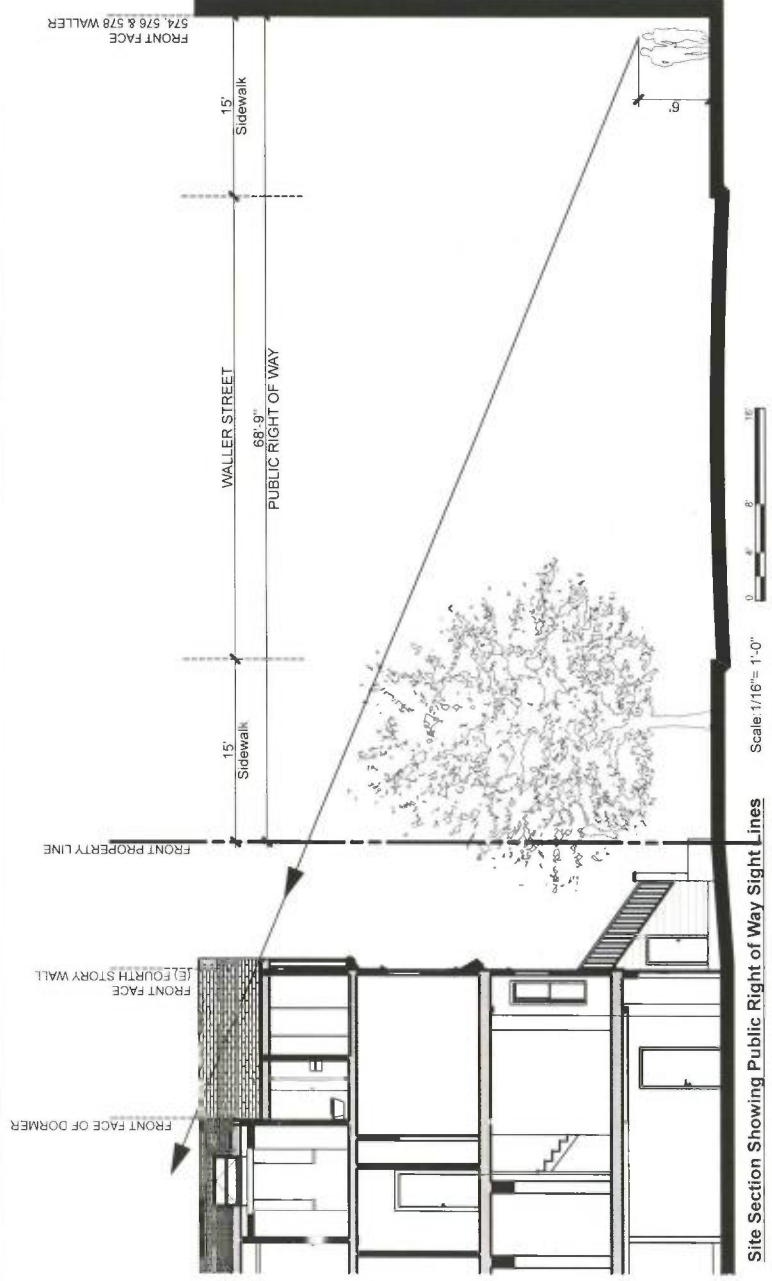
Certificate of Appropriateness Hearing
Case Number 2017-003927COA
581 Waller Street



579 Waller Street
Subject Property:
581 Waller Street
587 Waller Street

New Street Elevation (North Facing)

SCOPE OF WORK: a restoration of the facade based on building evidence and nearby buildings by the same builder Fernando Nelson. To re-build the front stairs, replace the windows, and add dormers



CONTACT LIST:

Owner

Jane Kolb & Mike Curtis
1736 Hayes St.
San Francisco, CA 94117
voice: (650) 799-6518
email: 581waller@gmail.com

Architect

Eliza Hart
Hart Wright Architects
2742 17th Street
San Francisco, CA 94110
v: 415-503-7071
email: eliza@hartwrightarchitects.com

Applicable Codes & Regulations:

California Model Building Code 2016 Edition
California Model Mechanical Code 2016 Edition
California Model Plumbing Code 2016 Edition
California Model Electric Code 2016 Edition
California Green Building Code (CALGreen) 2016
California Residential Code 2016 Edition (CRC)
CA Energy Efficiency Standards Code 2016 Edition (CEES)

A.P.N.: 0865-022
STORIES: 4
BEDROOMS: 5
OCCUPANCY: R-3
CONST. TYPE: V-B
ZONING: RTO
YR BUILT: 1909
SPRINKLERED: Yes

Gross Area Calculations by Level			
Level/Story	Existing	+/- Added Area	Proposed Total
4th--Attic	527 sf	121 sf	648 sf
3rd--Bedrooms	984 sf	20 sf	1004 sf
2nd--Living area	938 sf	60 sf	998 sf
1st--Garage (unconditioned)	1000 sf	0 sf	1000 sf
Total	3449 sf	201 sf	3650 sf



T

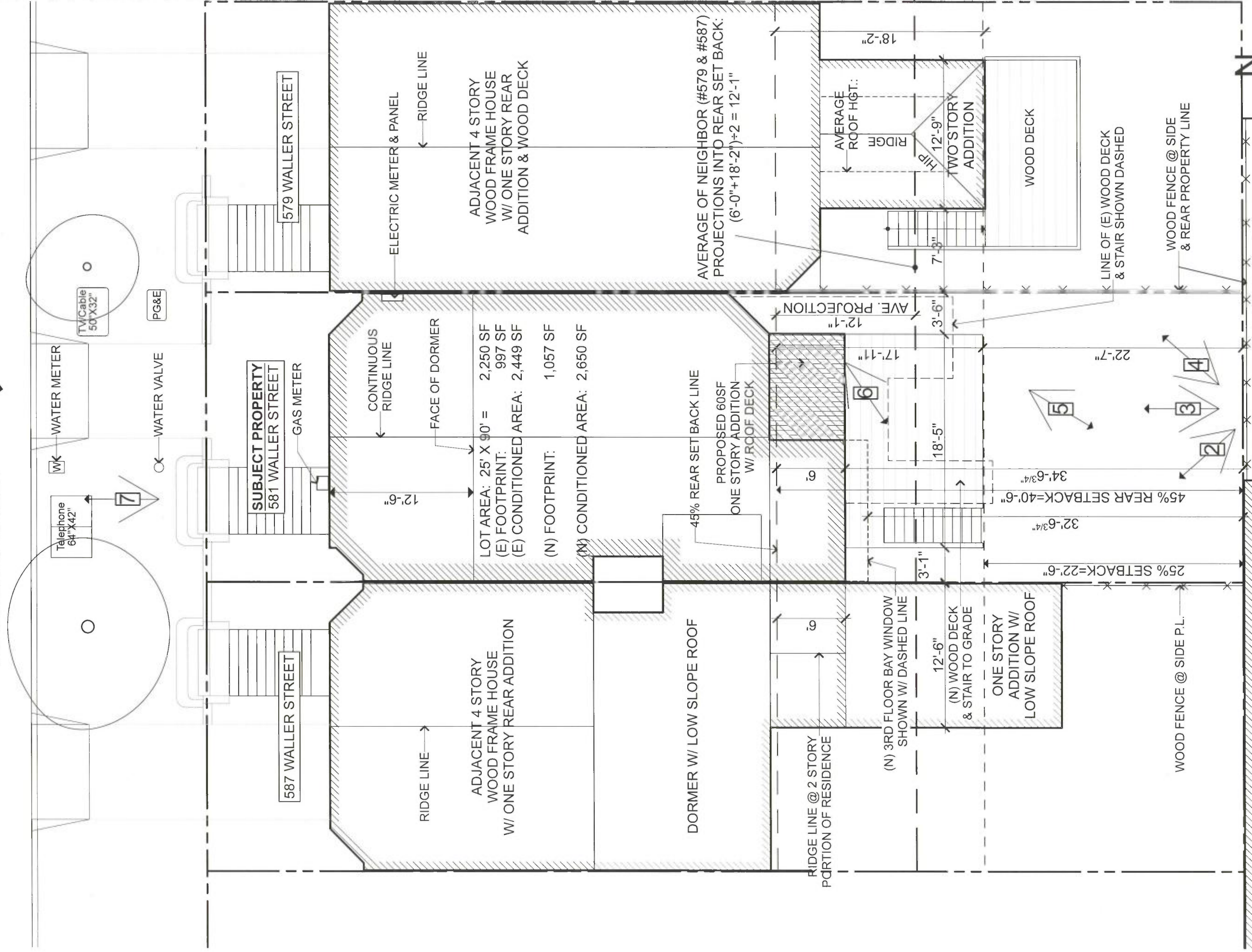
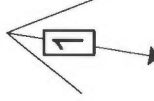
06/30/2017

Curtis Residence
581 Waller Street
San Francisco, CA 94117 APN: 0865-022

HART WRIGHT

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor will verify and be responsible for the accuracy of all dimensions shown on these drawings and conditions shown by these drawings. These drawings and the ideas represented by them are and shall remain the property of the Architect and shall not be used for any other than this project without the written consent of the Architect.

WALLER STREET



1

(E) & (N) Site Plan

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



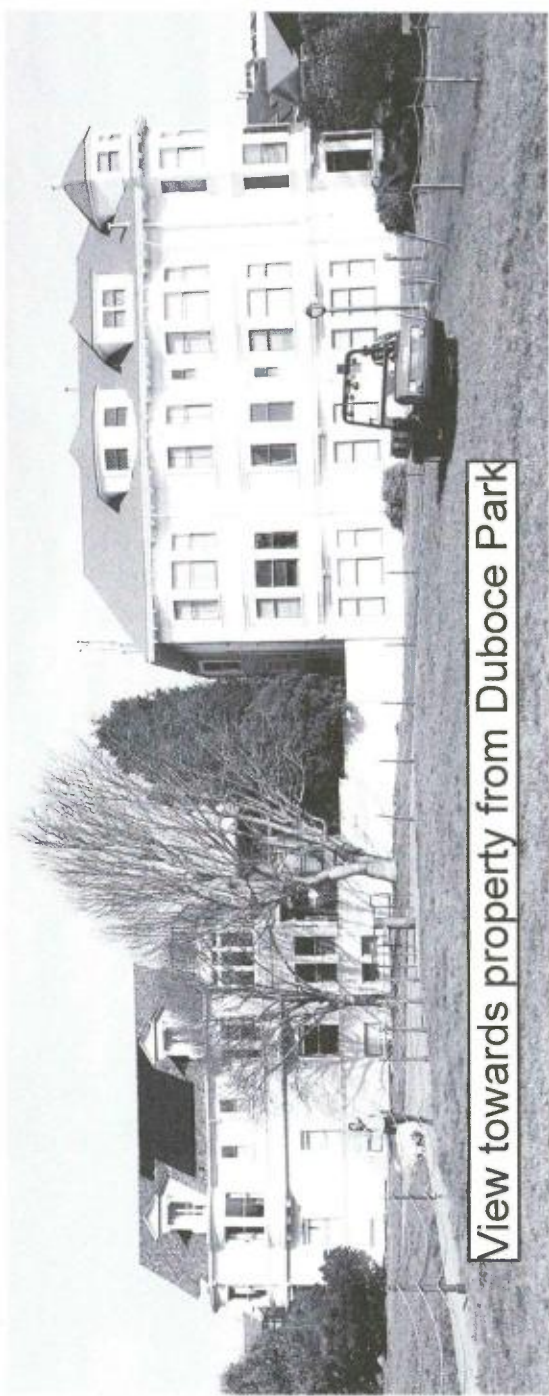
A0.1

Curtis Residence
581 Waller Street
San Francisco, CA 94117 APN: 0865-022

06/30/2017

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor will verify and be responsible for the accuracy of all dimensions shown on these drawings. These drawings and the ideas represented by them are and shall be used for any other than this project without the written consent of the Architect.

HART WRIGHT



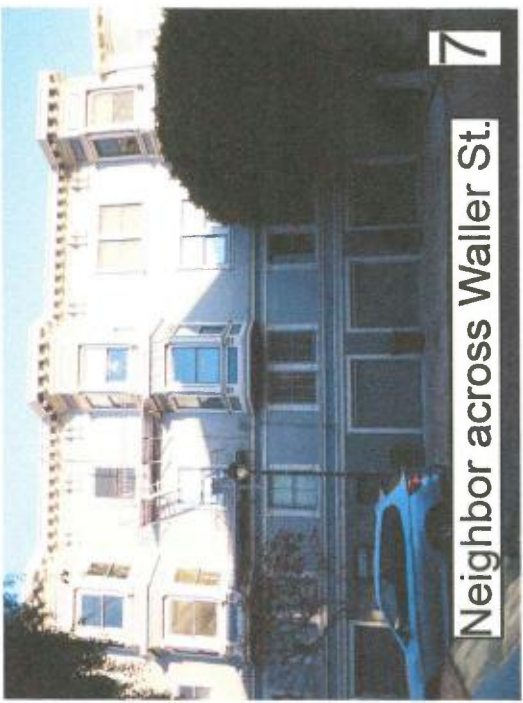
View towards property from Duboce Park



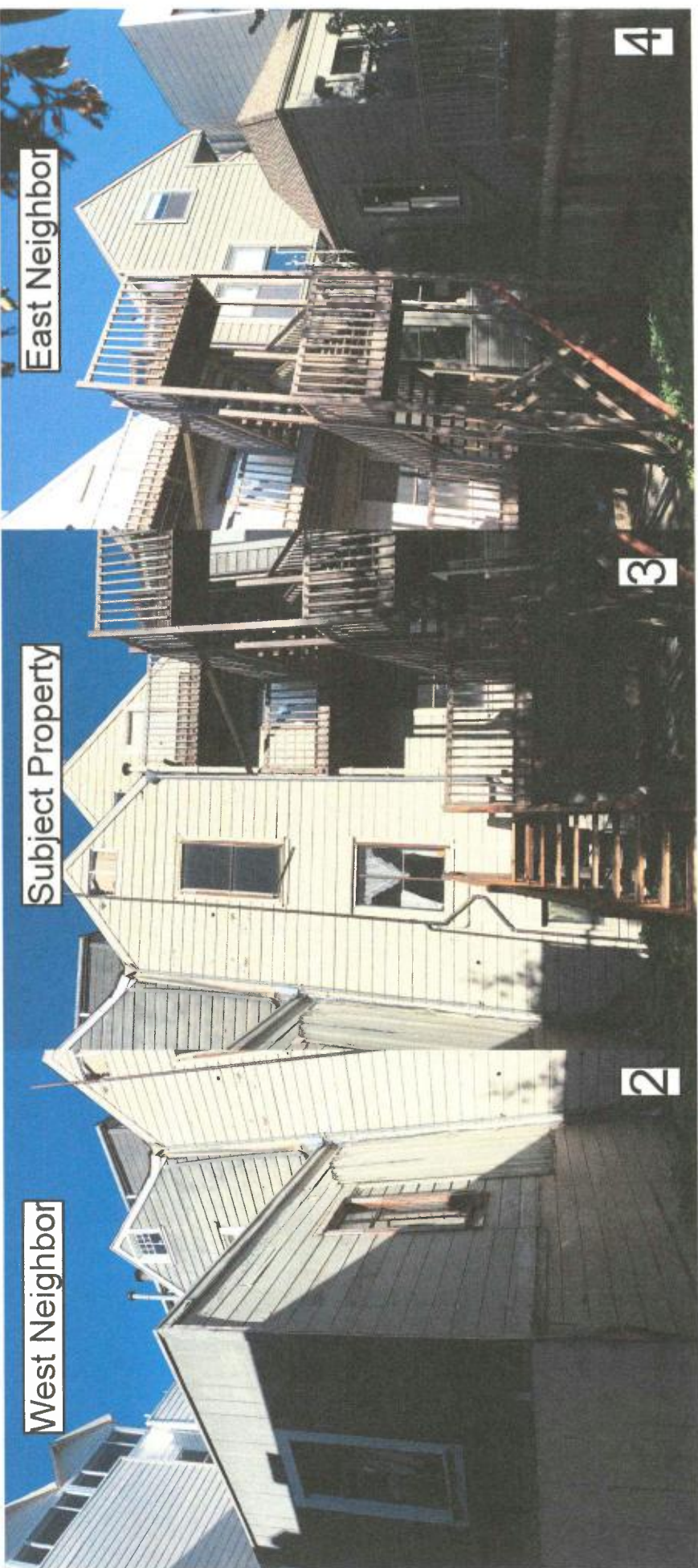
West Neighbor



South (rear) Neighbor



Neighbor across Waller St.



West Neighbor

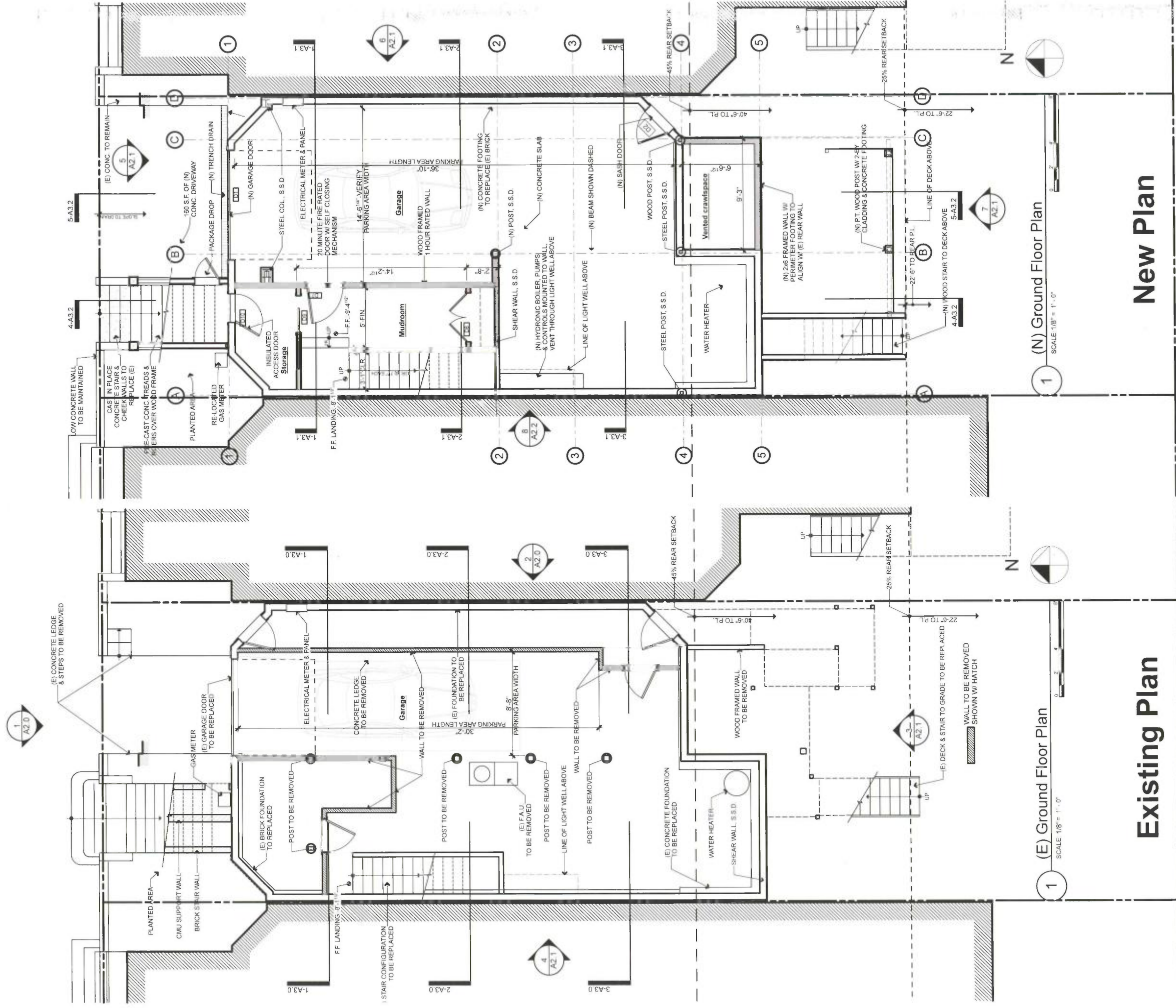
Subject Property

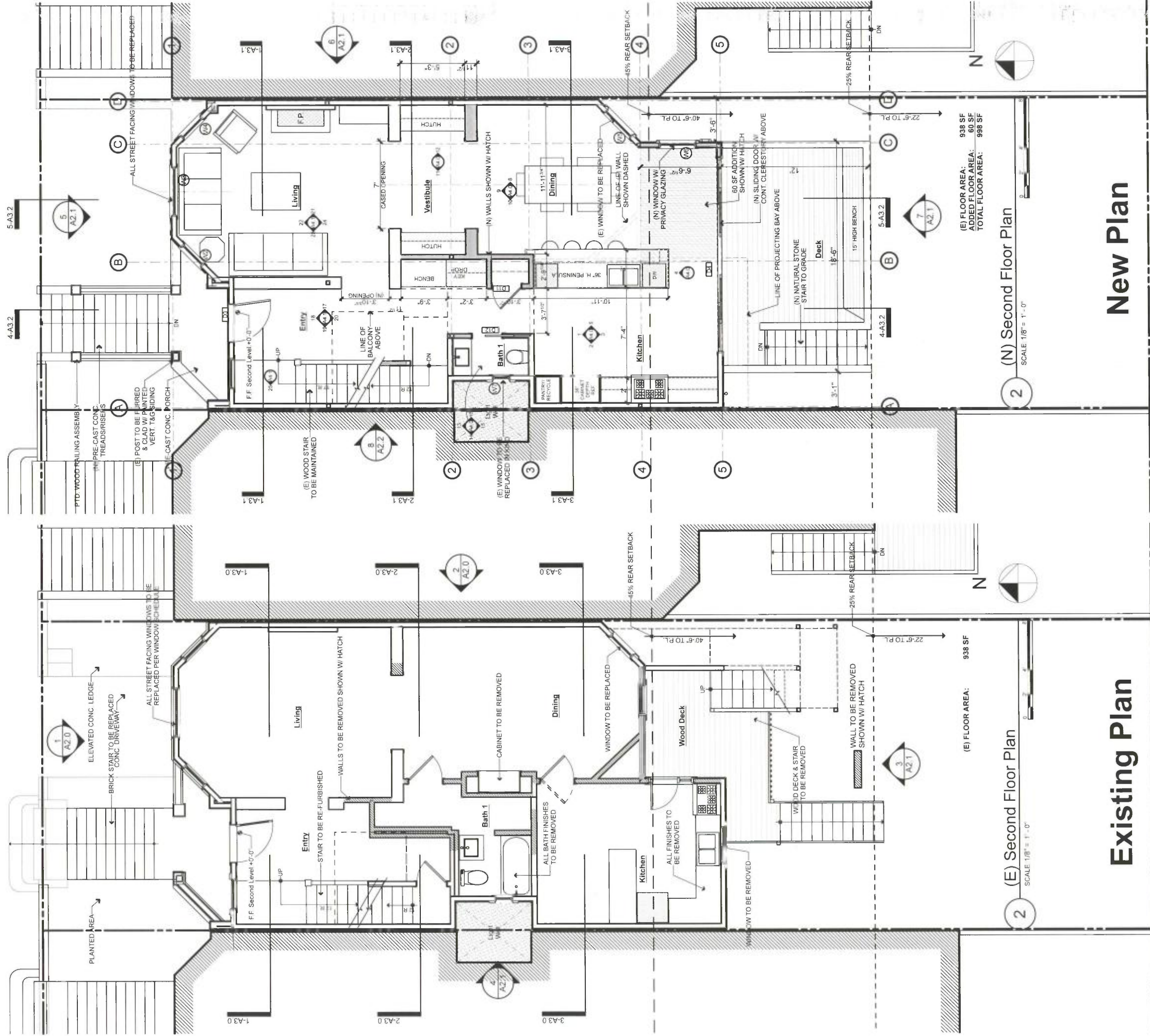
East Neighbor

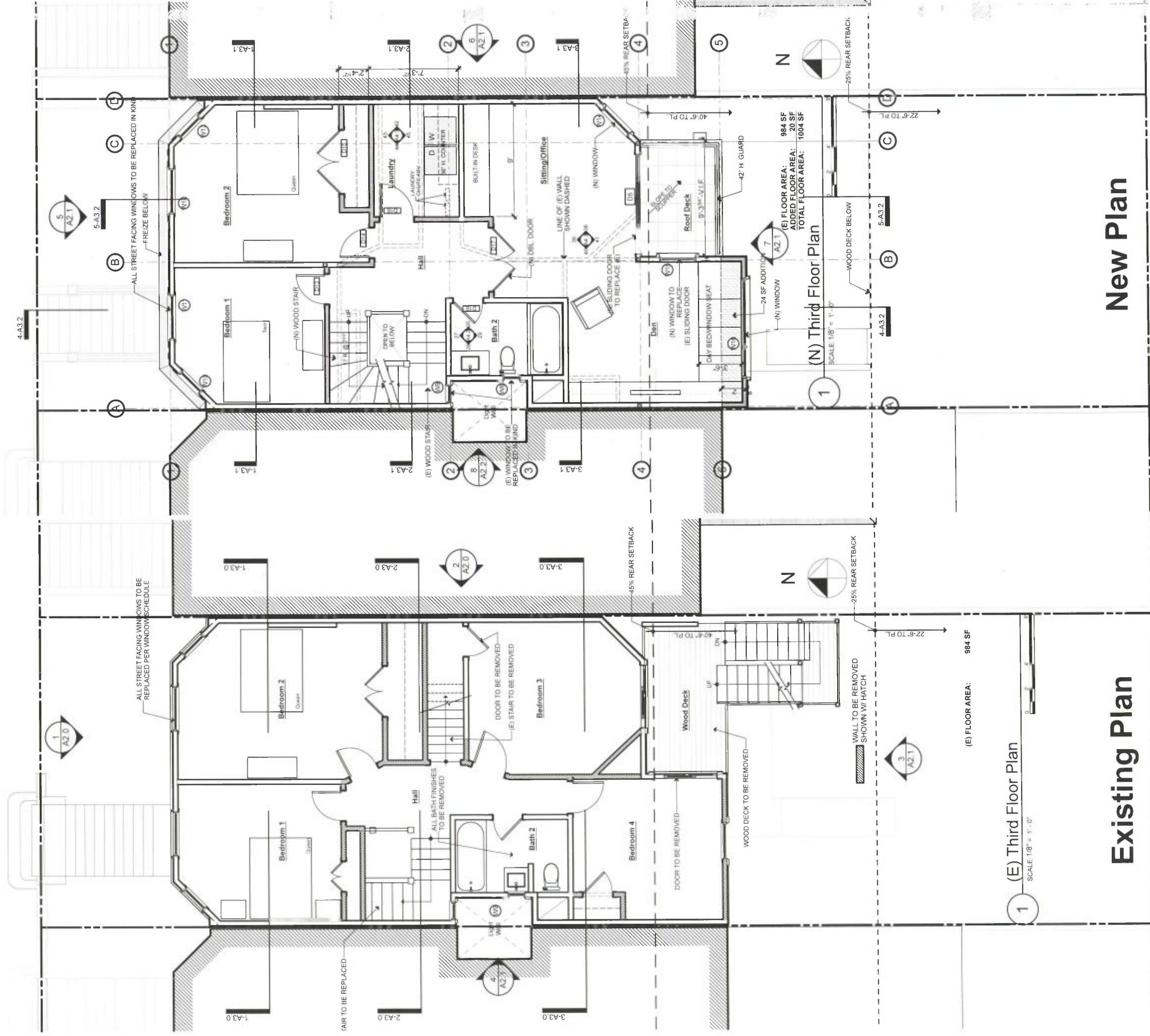


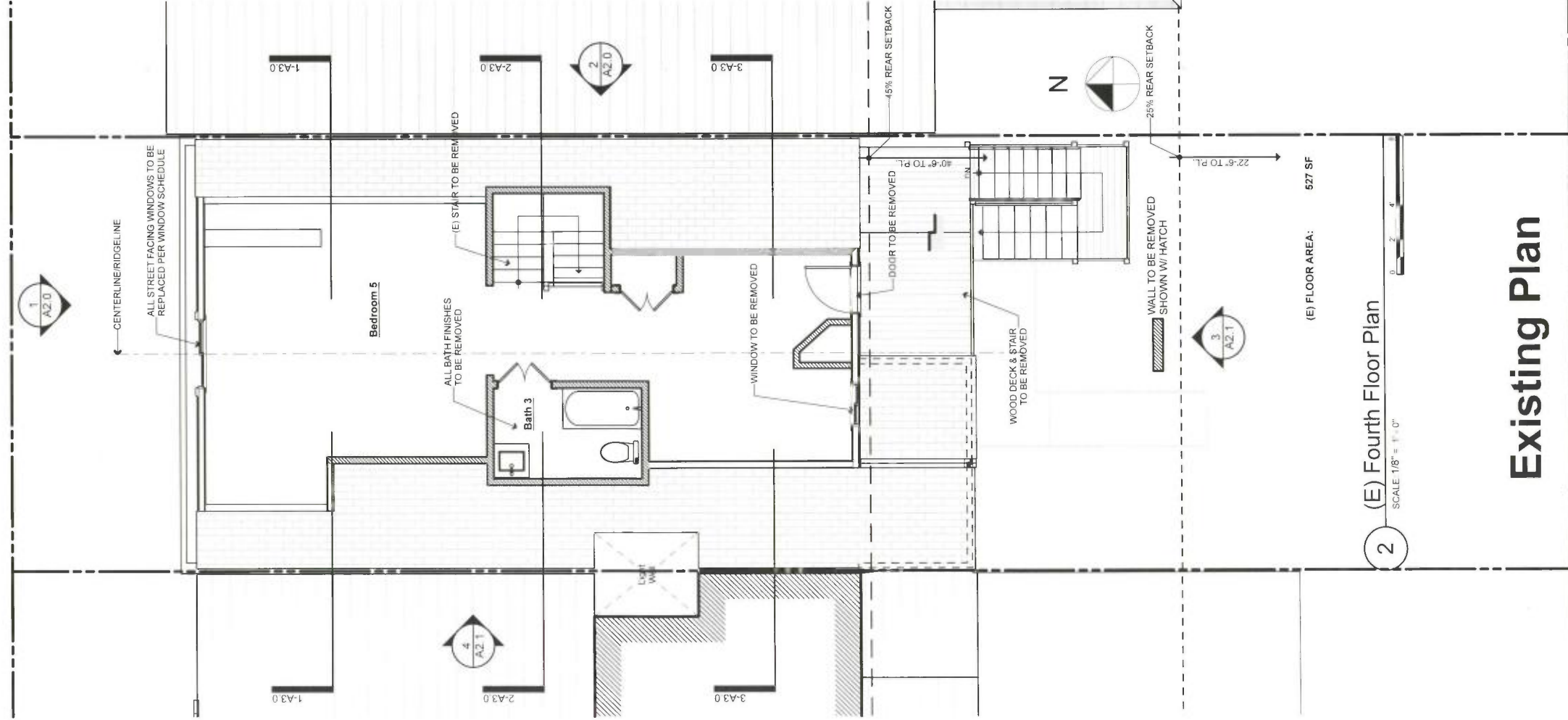
Subject Property

1

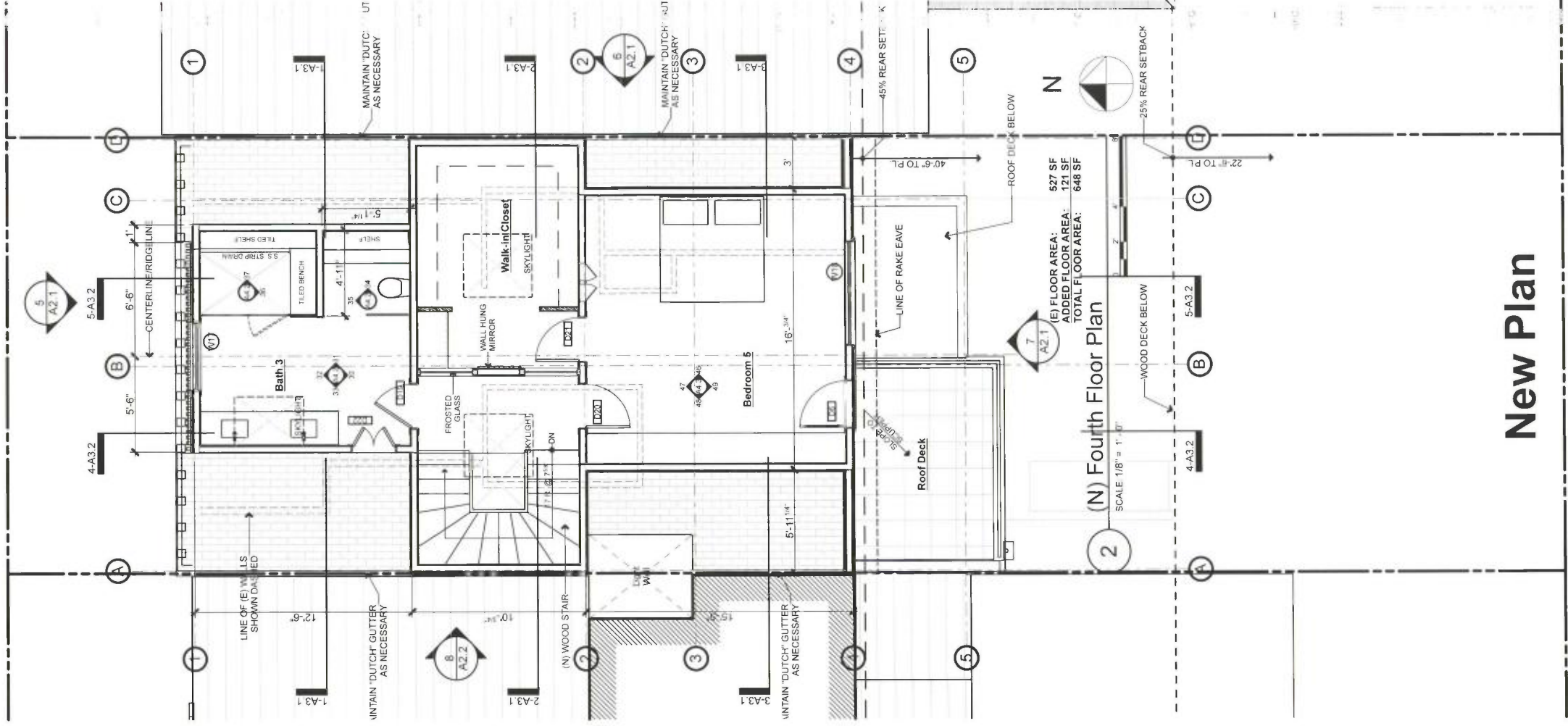




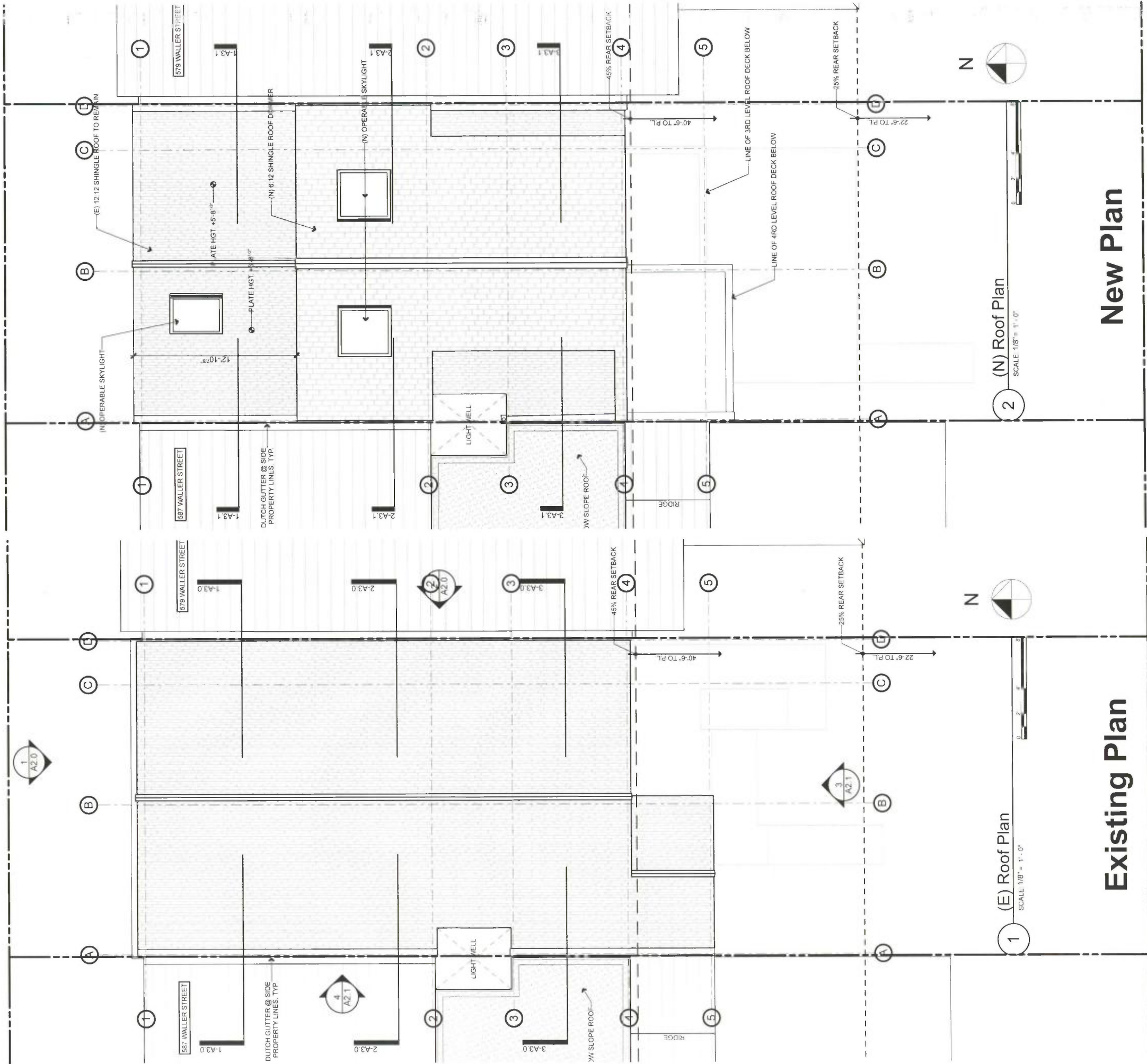


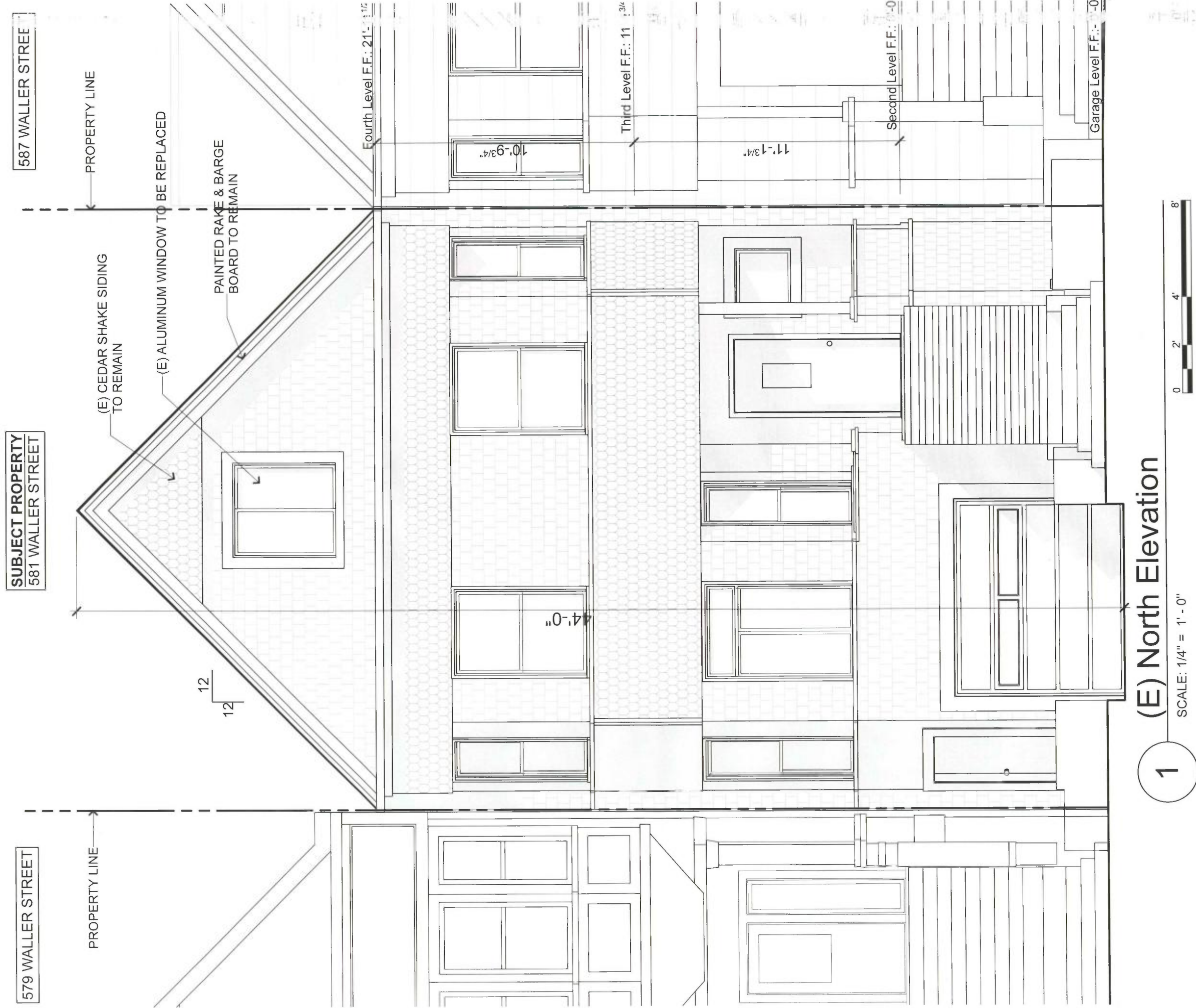


Existing Plan



New Plan





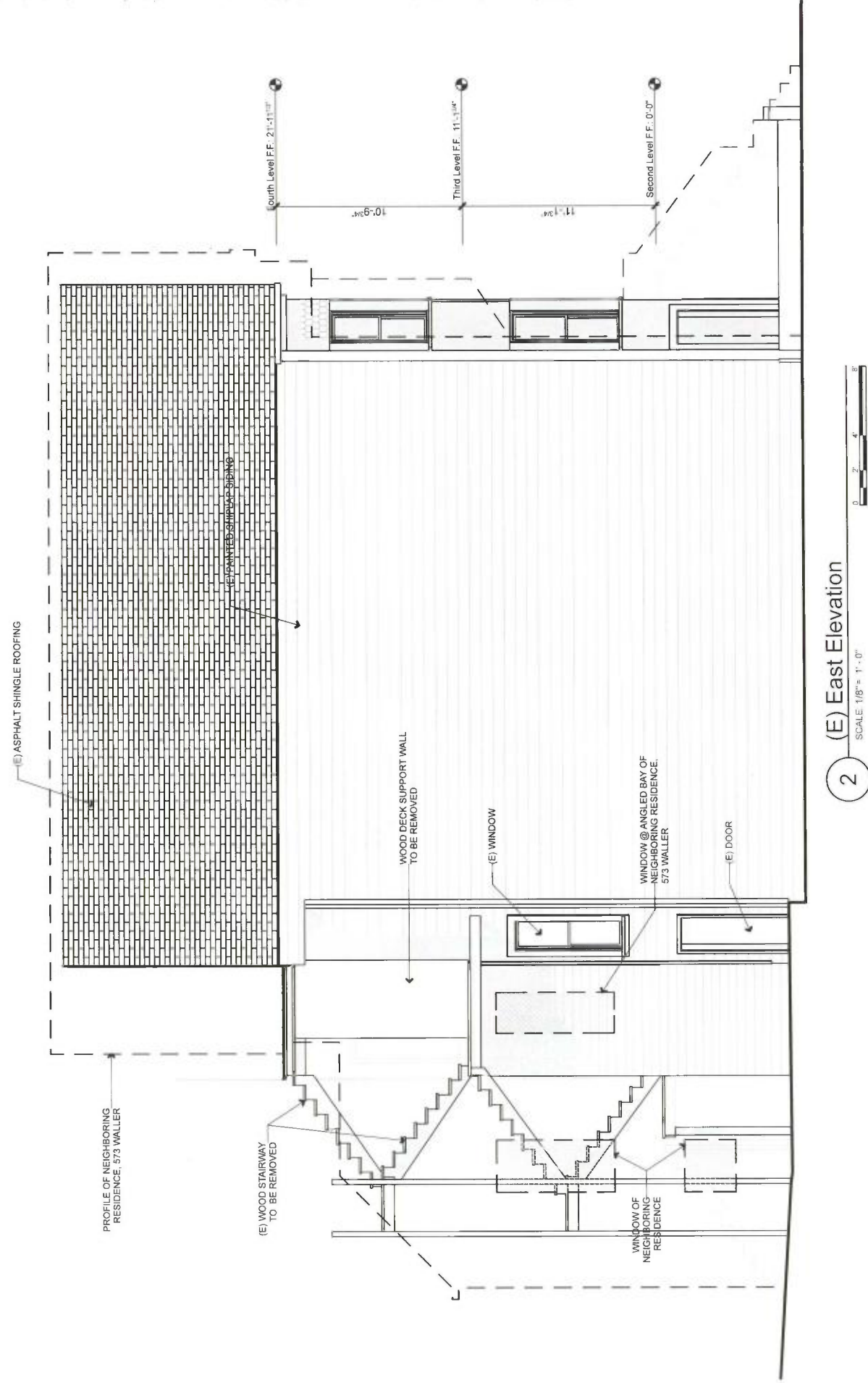
Existing Front Facade Elevation

When dimensions on these drawings shall have precedence over scaled dimensions. Contractor will verify and be responsible for all dimensions and conditions of the project and the Architect's office shall not be responsible for any errors or omissions. These drawings and the ideas represented by them are and shall remain the property of the Architect and no part thereof shall be reproduced or used in any manner other than this project without the written consent of the Architect.

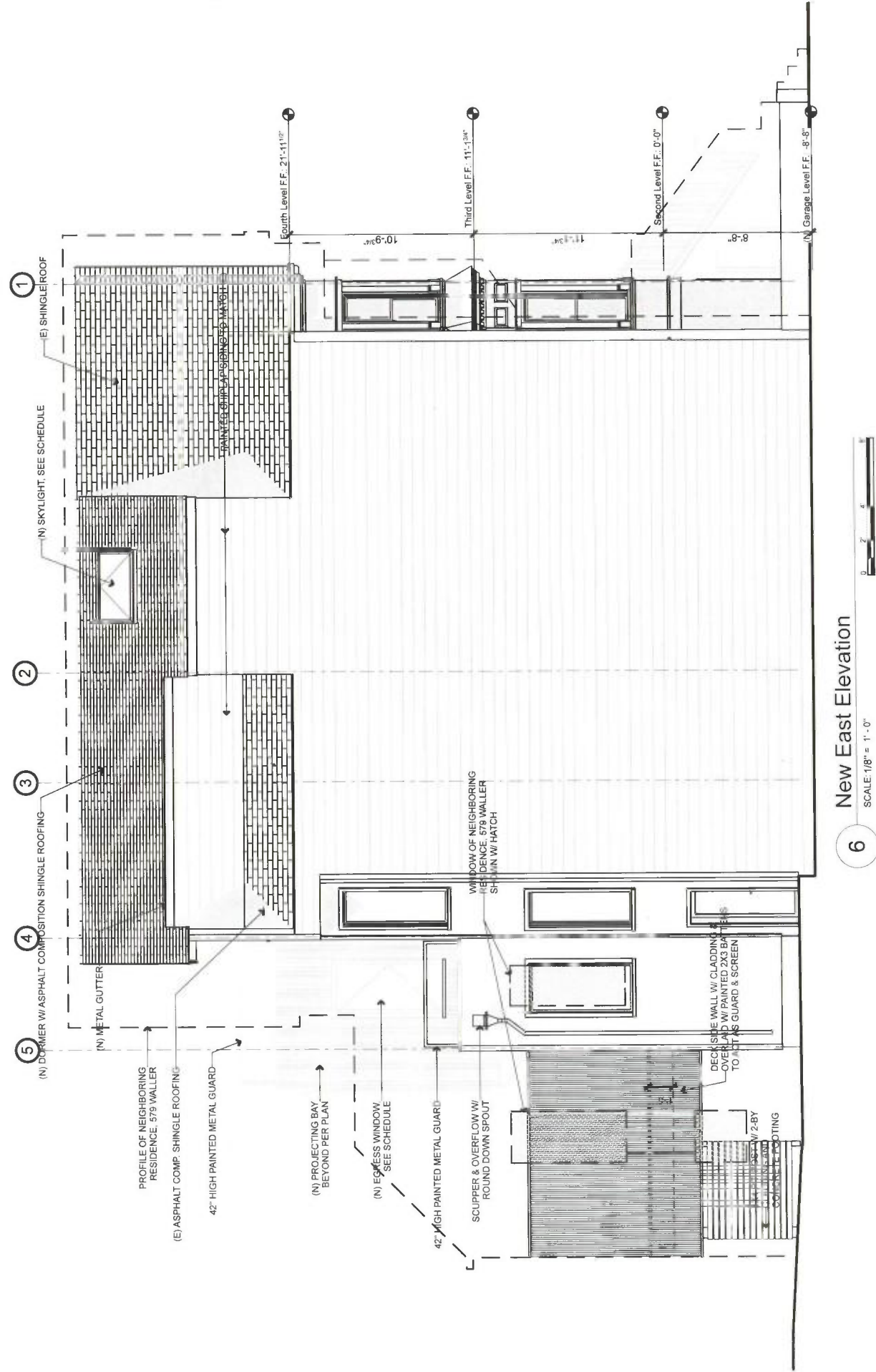
Curtis Residence
581 Waller Street
San Francisco, CA 94117 APN: 0865-022

A2.0
06/30/2017

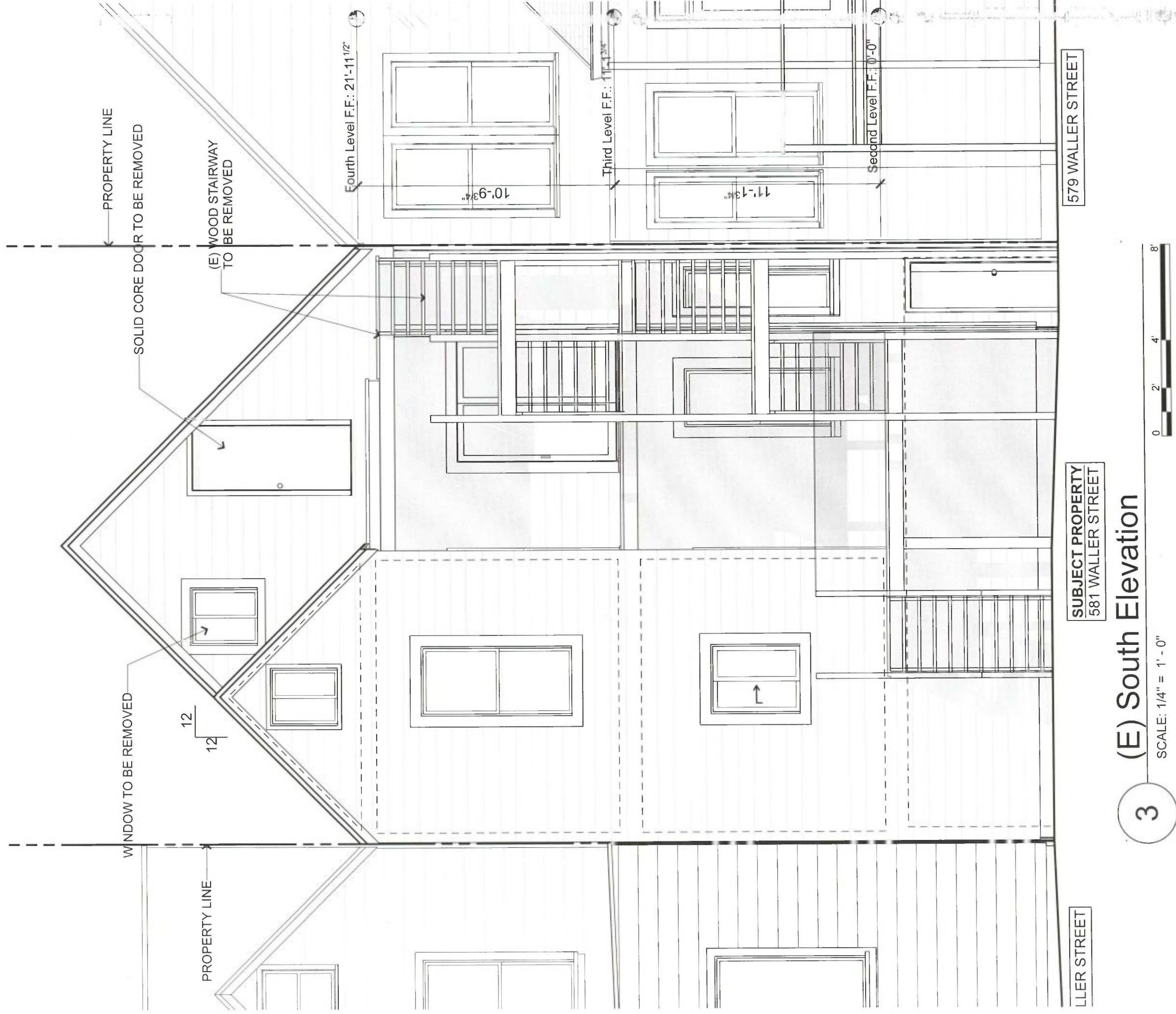
HART WRIGHT



Existing East Elevation

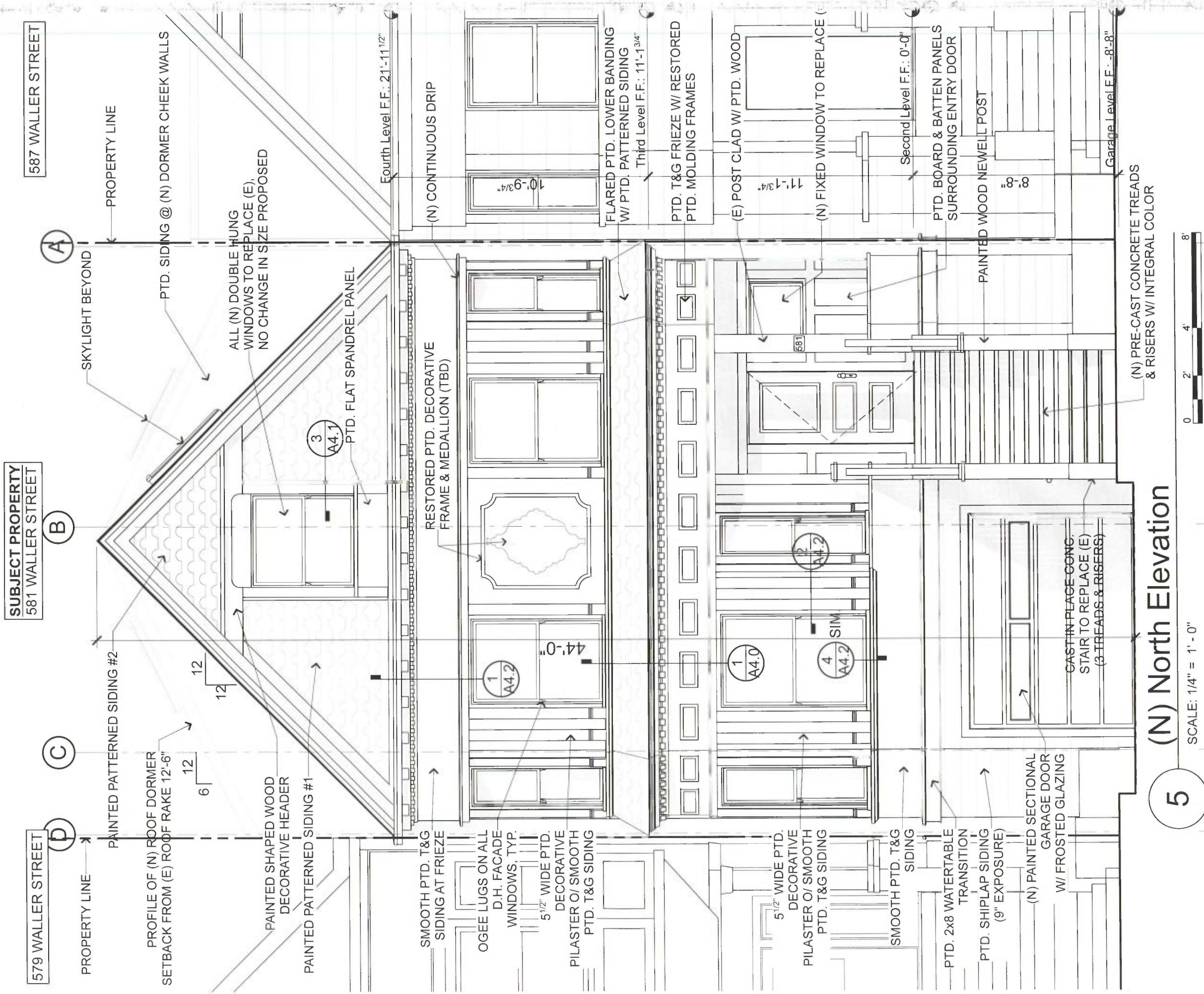


New East Elevation



Existing Rear Facade Elevation

A2.2	06/30/2017	Curtis Residence 581 Waller Street San Francisco, CA 94117 APN: 0865-022	Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify dimensions and conditions shown by these drawings. These drawings and the work represented by them are not to be used for any other than the project without the written consent of the Architect.	HART WRIGHT
------	------------	--	--	-------------



5 (N) North Elevation

New Front Facade Elevation

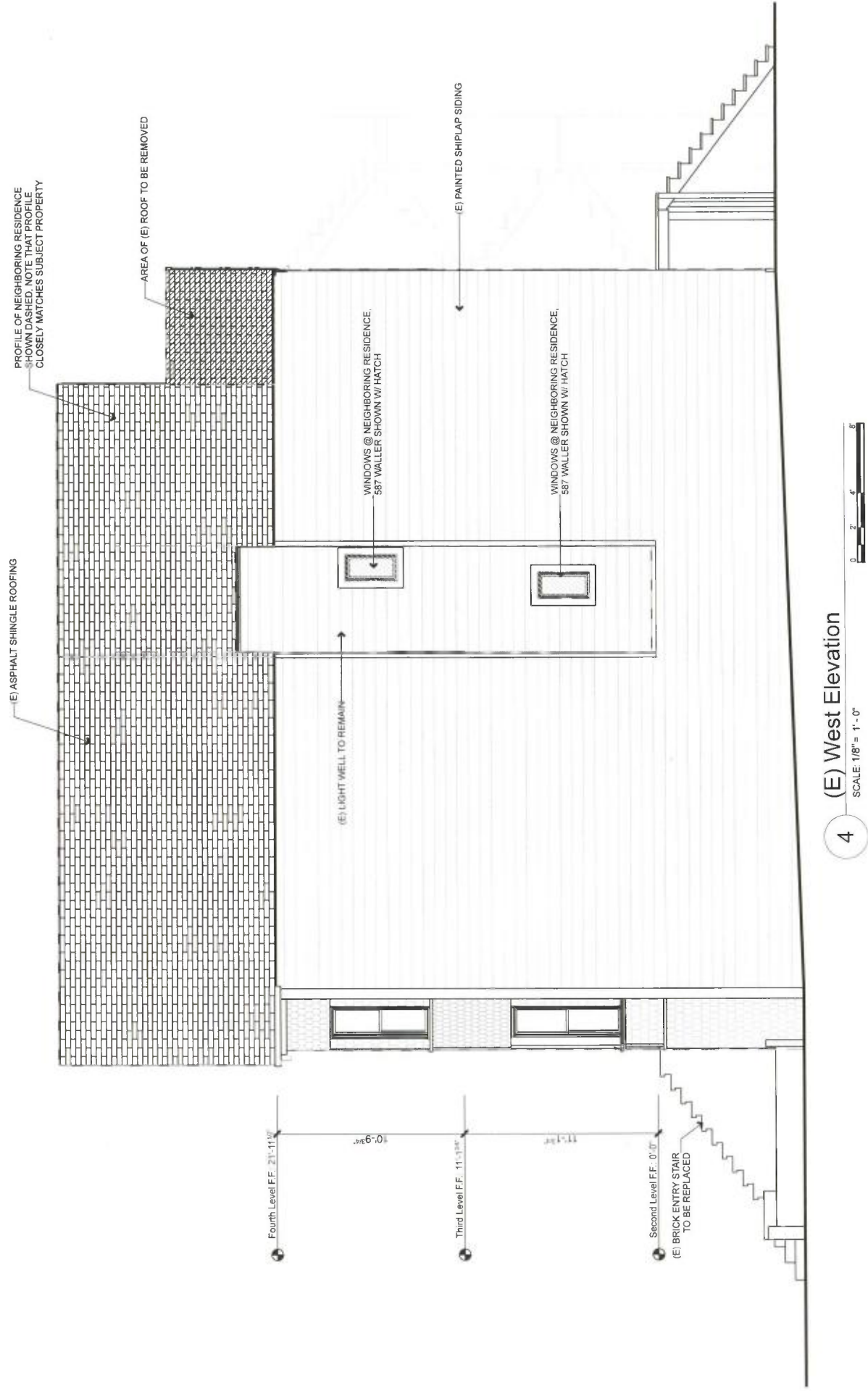
A2.3

06/30/2017

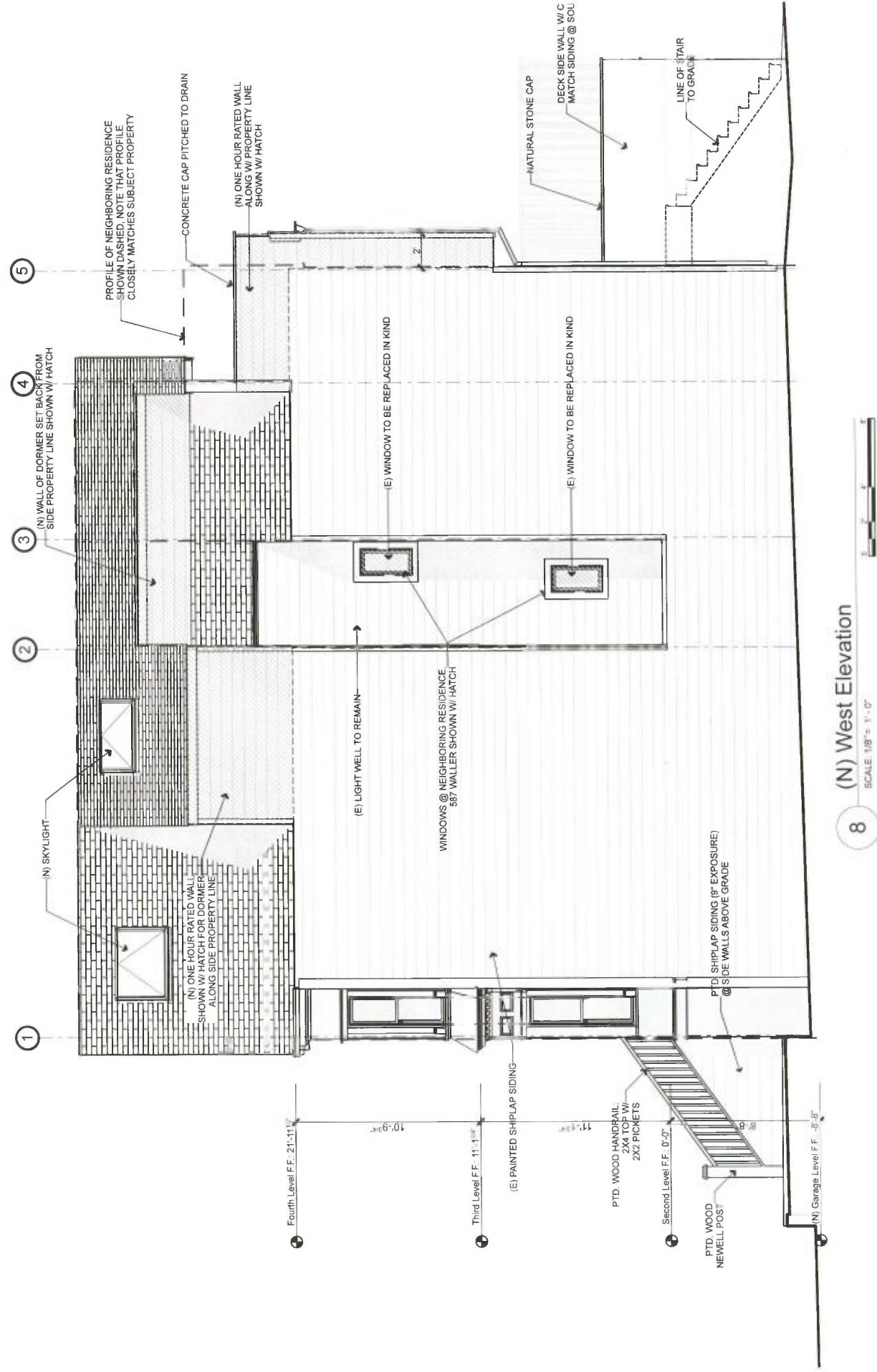
Curtis Residence
581 Waller Street
San Francisco, CA 94117 APN: 0865-022

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors will verify and be responsible for the accuracy of all dimensions. Any discrepancies must be noted immediately of any variations from the dimensions and conditions shown by these drawings. These drawings and the ideas represented by them are and shall be used for any other than the project without the written consent of the Architect.

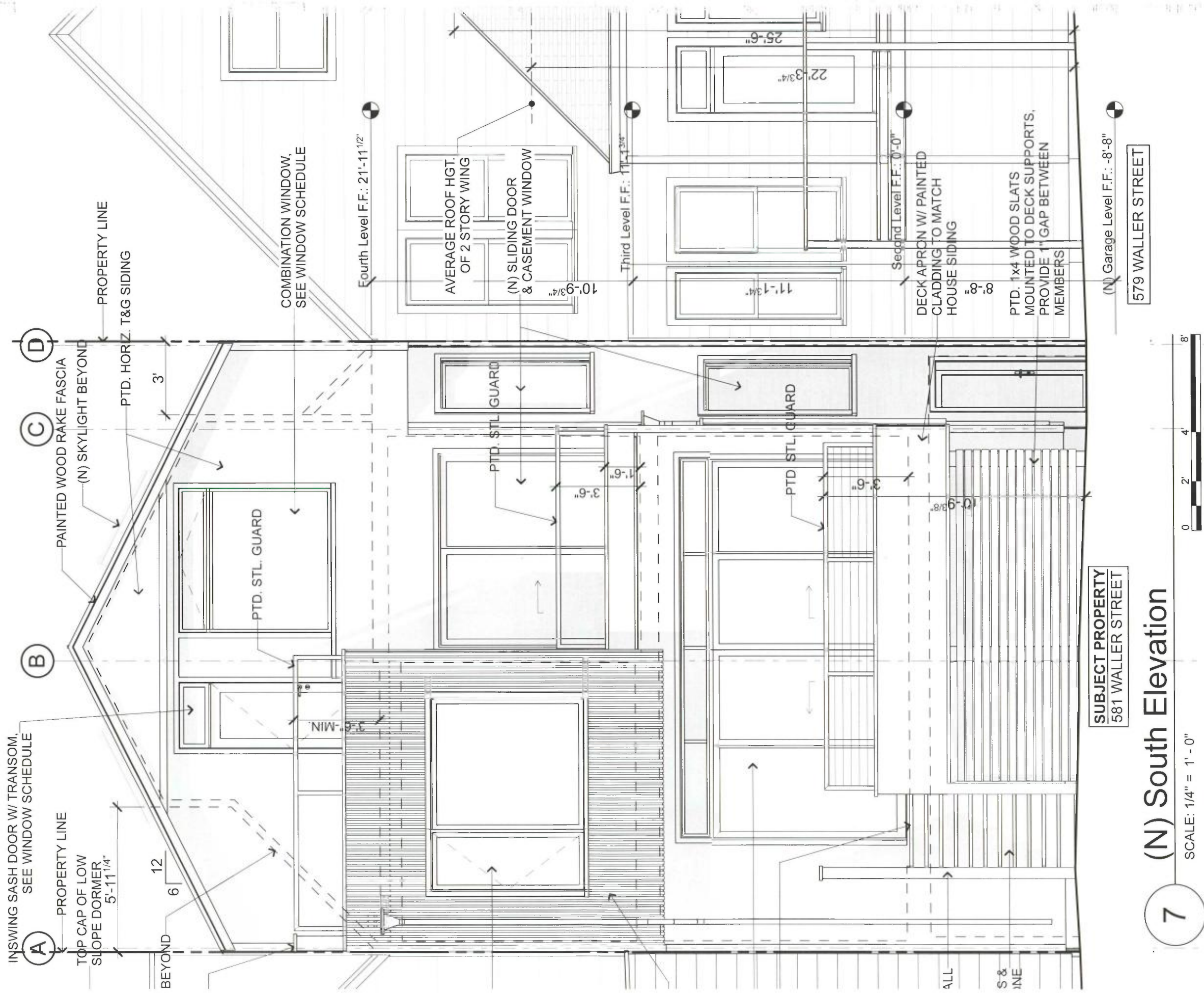
HART WRIGHT



Existing Elevation



New Elevation



New Rear Facade Elevation

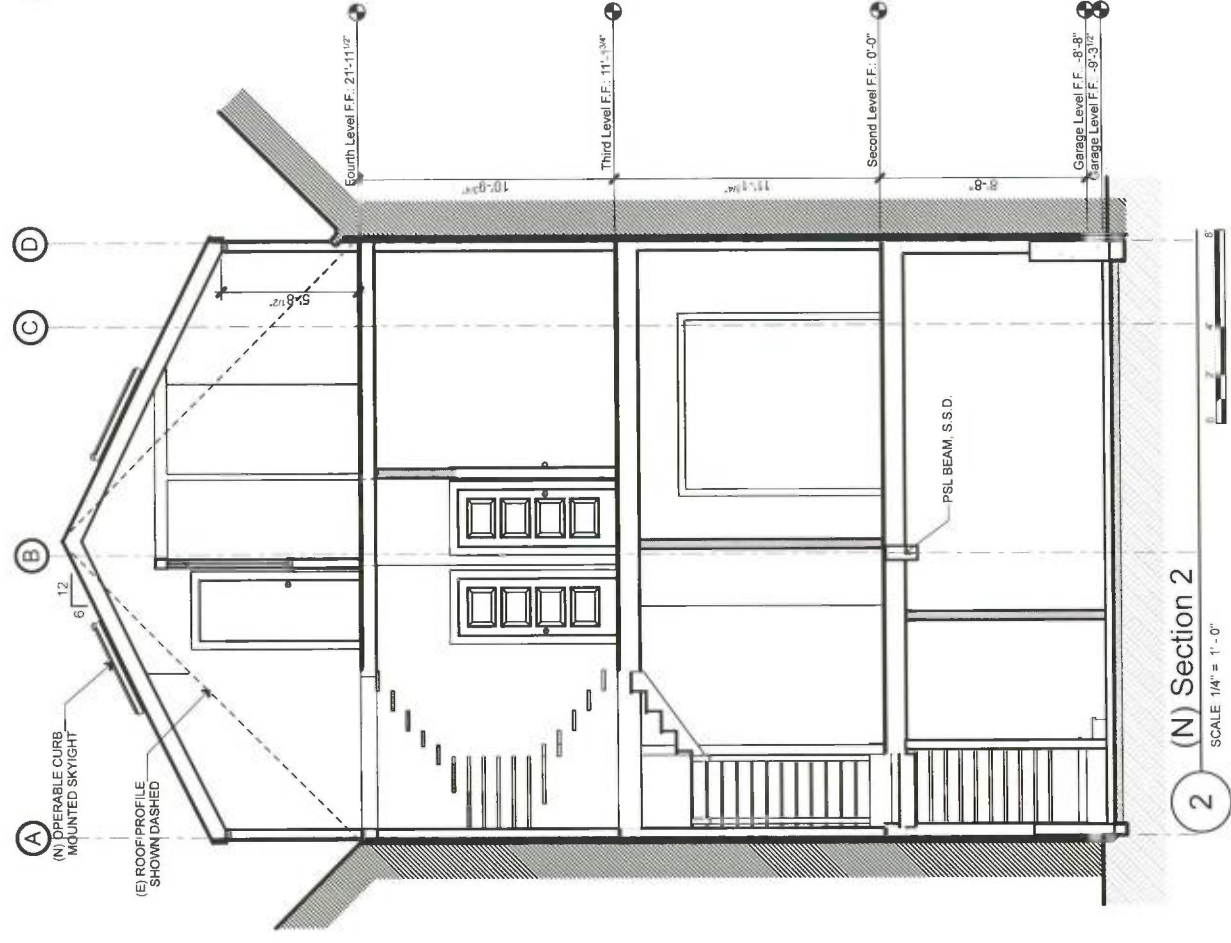
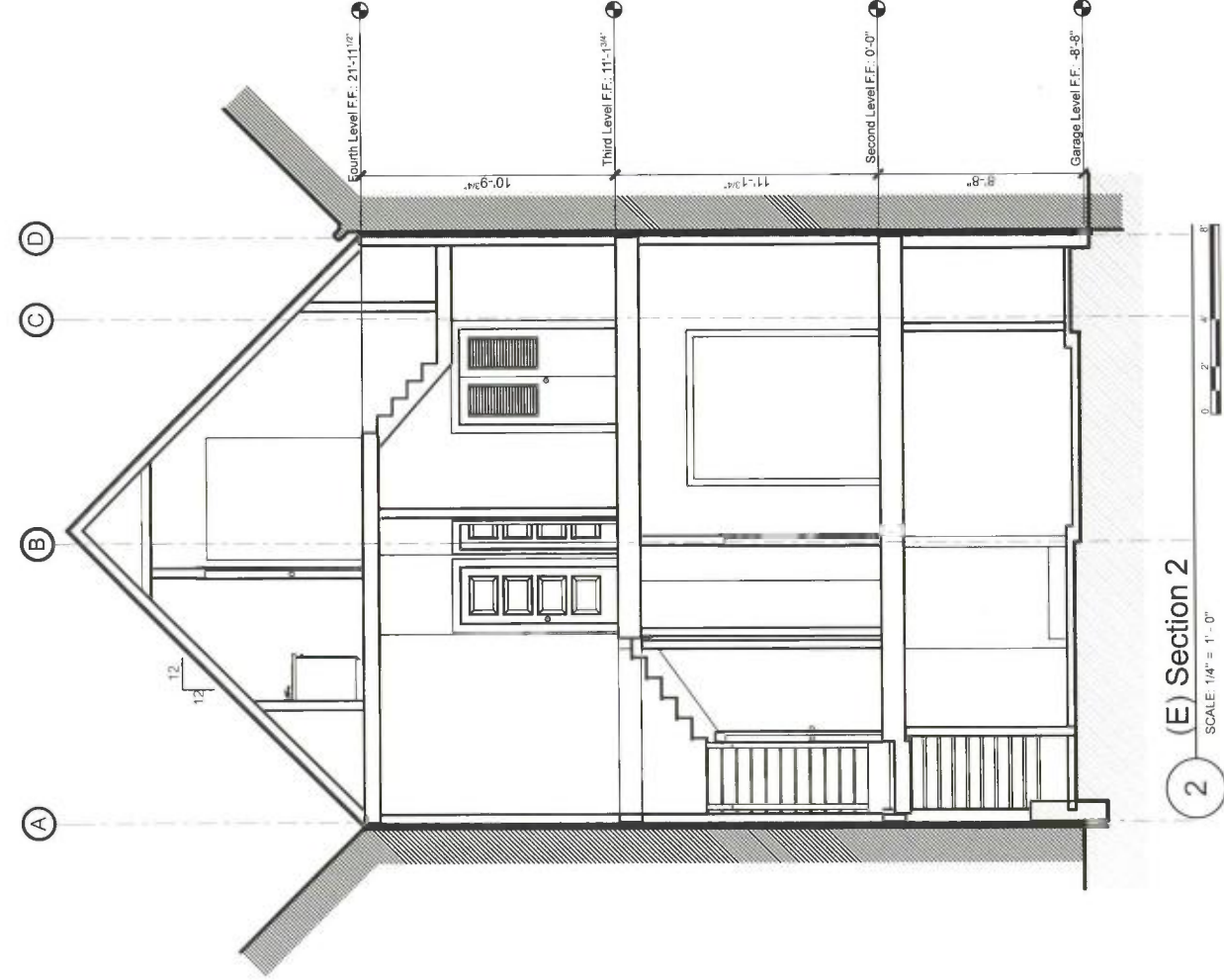
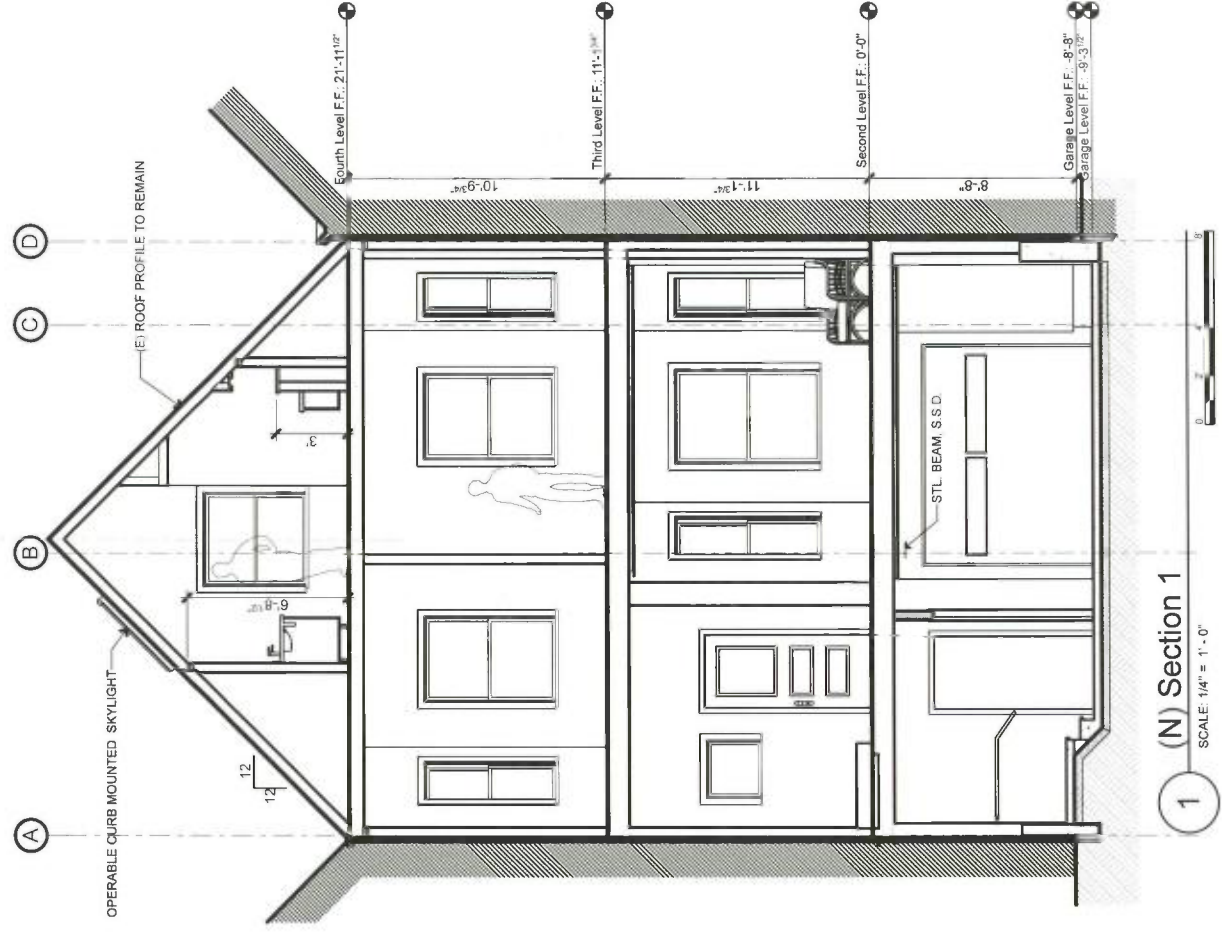
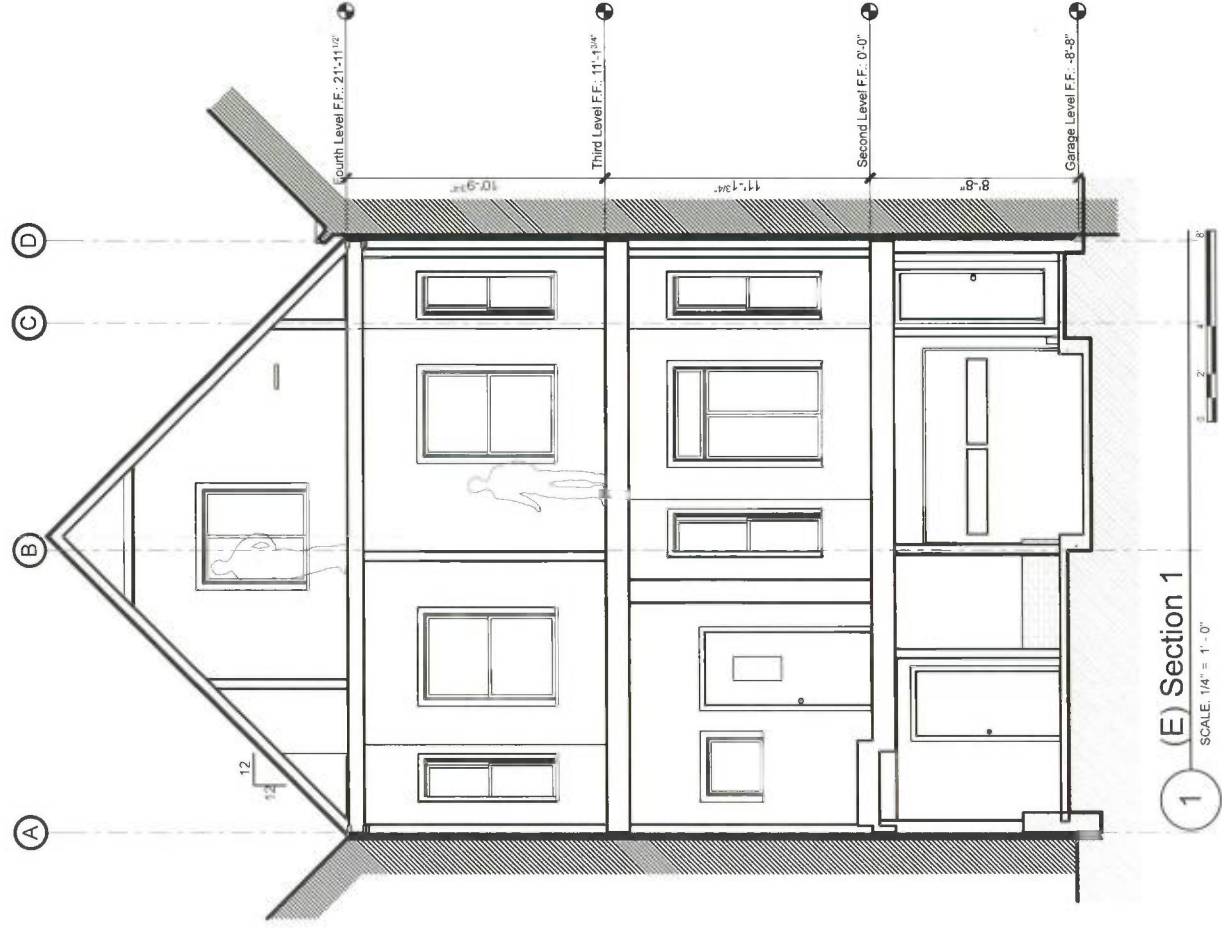
A2.5

06/30/2017

Curtis Residence
581 Waller Street
San Francisco, CA 94117 APN: 0865-022

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor will verify and be responsible for the accuracy of all dimensions. Dimensions shown on these drawings are for information only and are not to be used for construction. These drawings and the ideas represented by them are and shall be the property of the Architect and shall not be used for any other than the project without the written consent of the Architect.

HART WRIGHT



Existing & New Sections

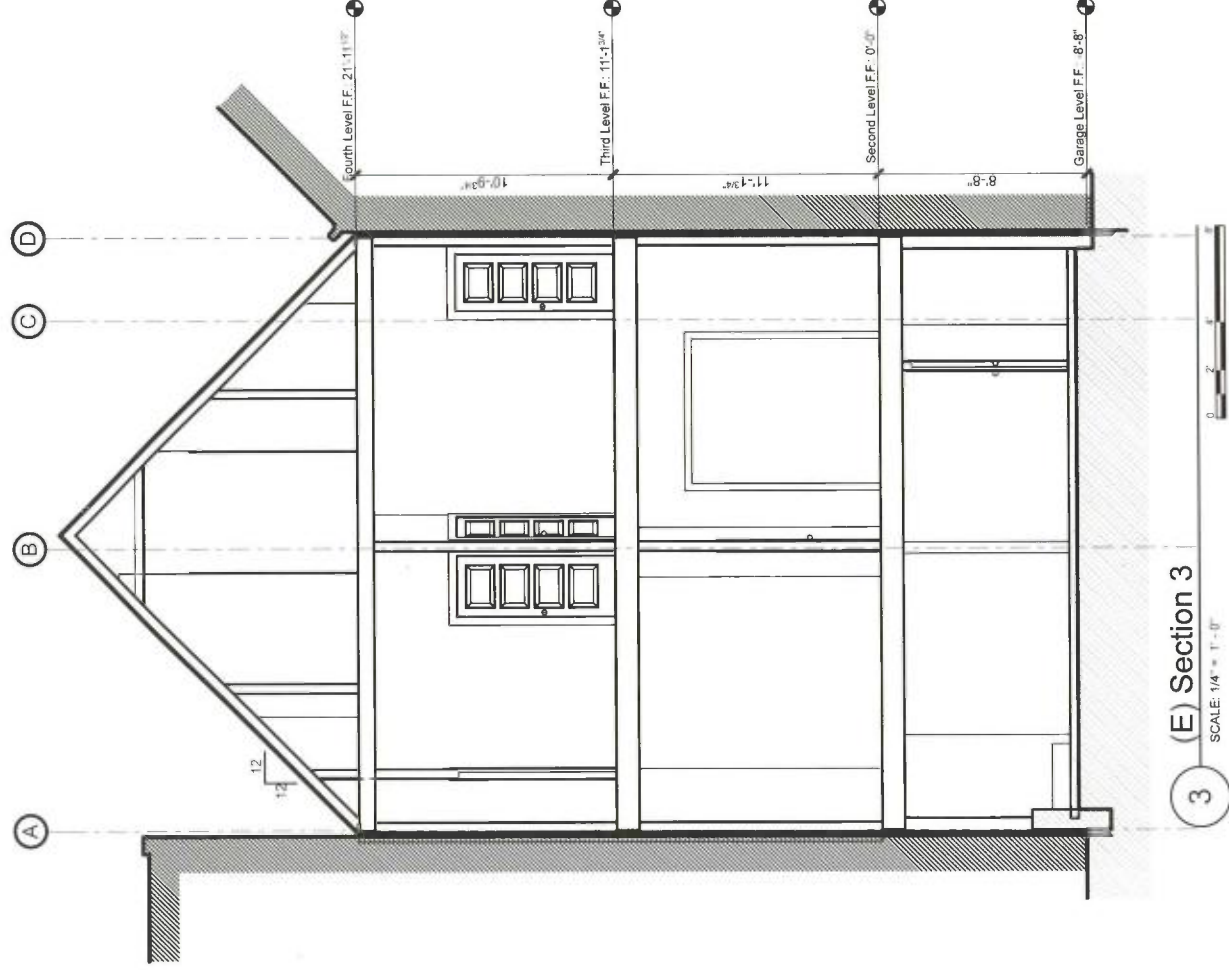
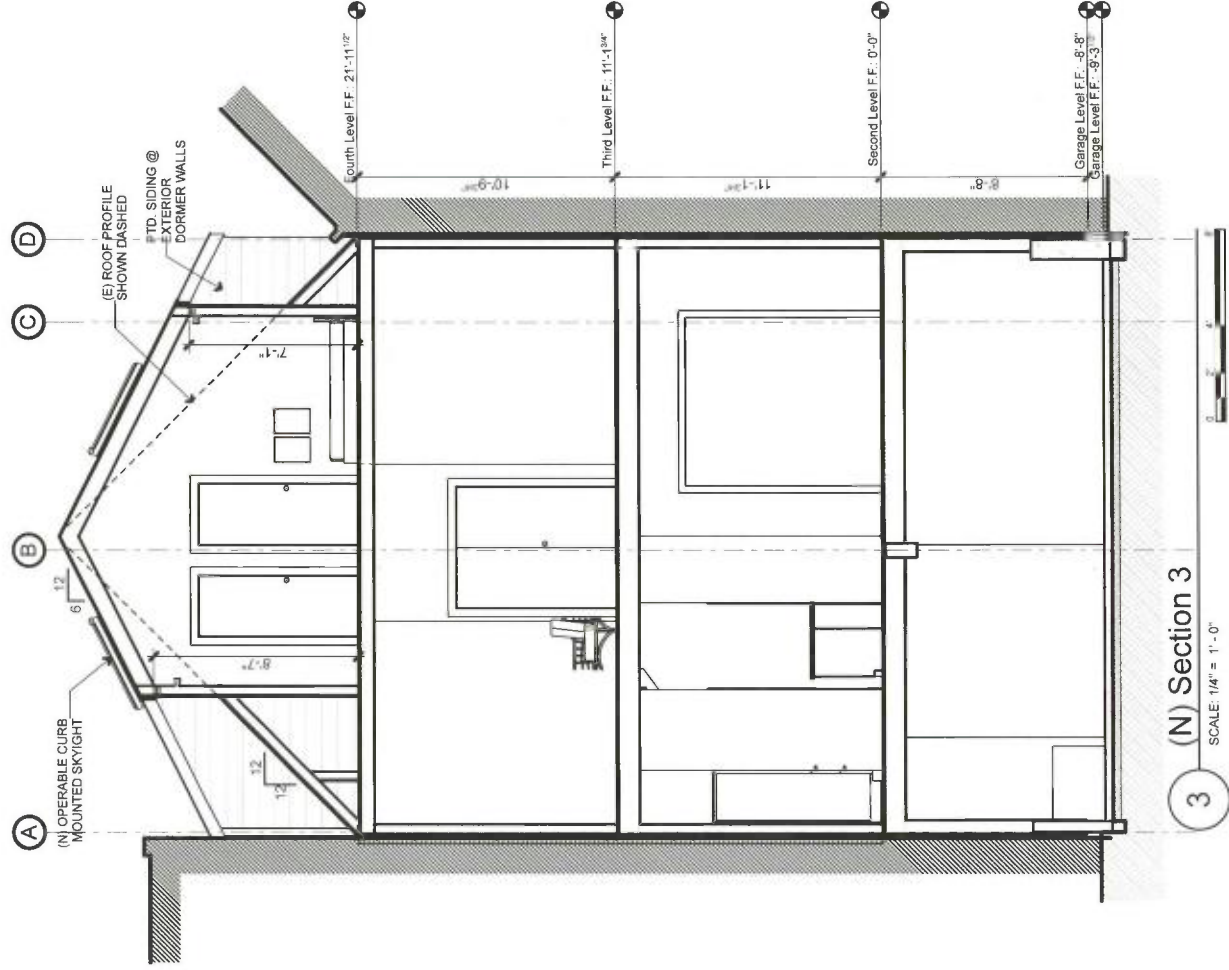
A3.0

06/30/2017

Curtis Residence
581 Waller Street
San Francisco, CA 94117 APN: 0865-022

HART WRIGHT

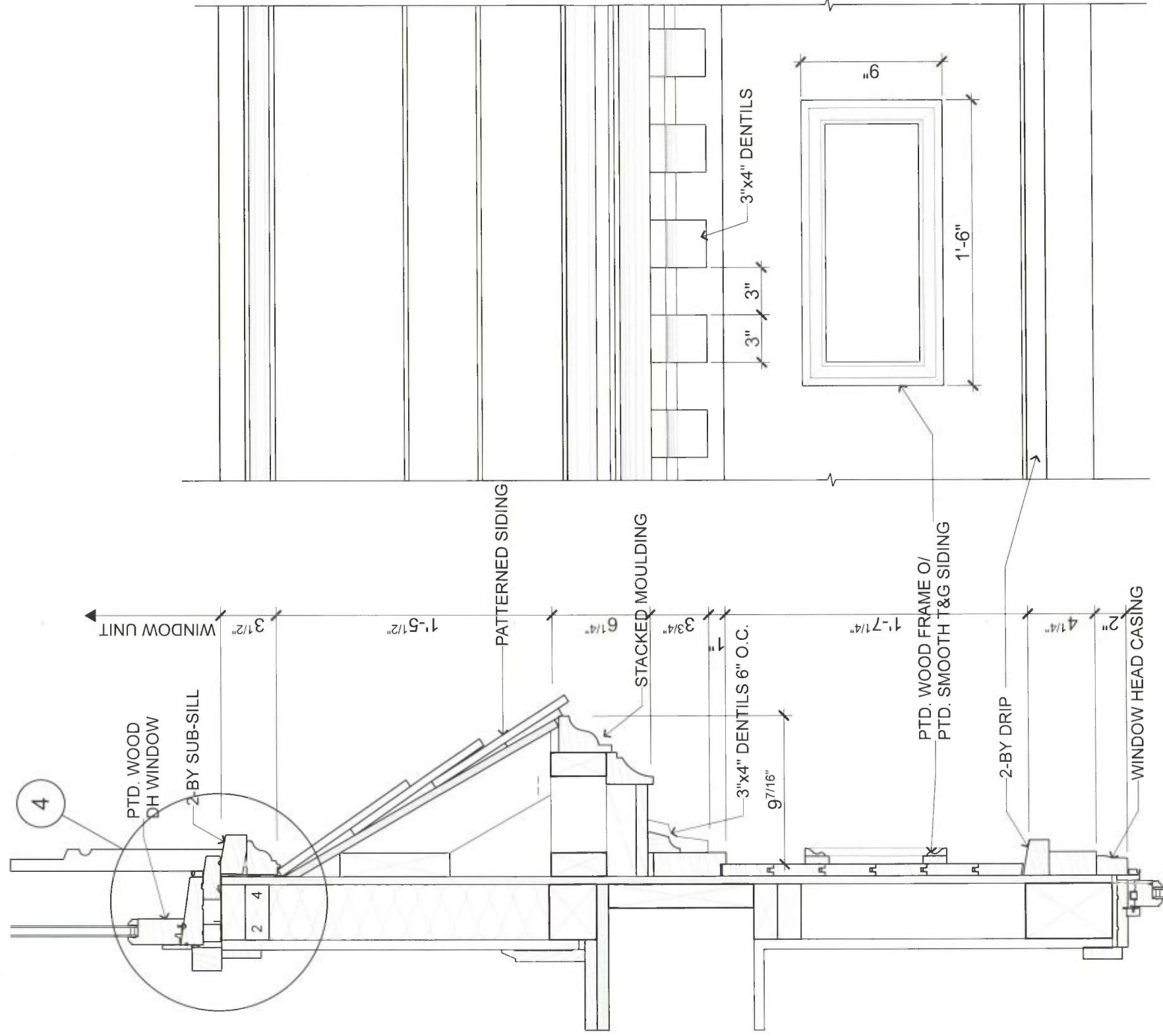
Written dimensions on these drawings shall have precedence over all other dimensions. Conditions of the Project and the Architect's office shall be immediately notified of any variations from the dimensions and conditions shown by these drawings. These drawings are not to be used for any other than the project without the written consent of the Architect.



Existing & New Sections

A3.1	06/30/2017	Curtis Residence 581 Waller Street San Francisco, CA 94117 APN: 0865-022	HART WRIGHT 1017 10th Street, San Francisco, CA 94103 (415) 398-1001
------	------------	---	---

Written dimensions on these drawings shall have precedence over all other dimensions. Conditions of the Project and the Architect's design shall govern. Any variations from the dimensions and conditions shown by these drawings must be notified immediately of any variations from the dimensions and conditions shown by these drawings. These drawings are not to be used for any other than the project without the written consent of the Architect.

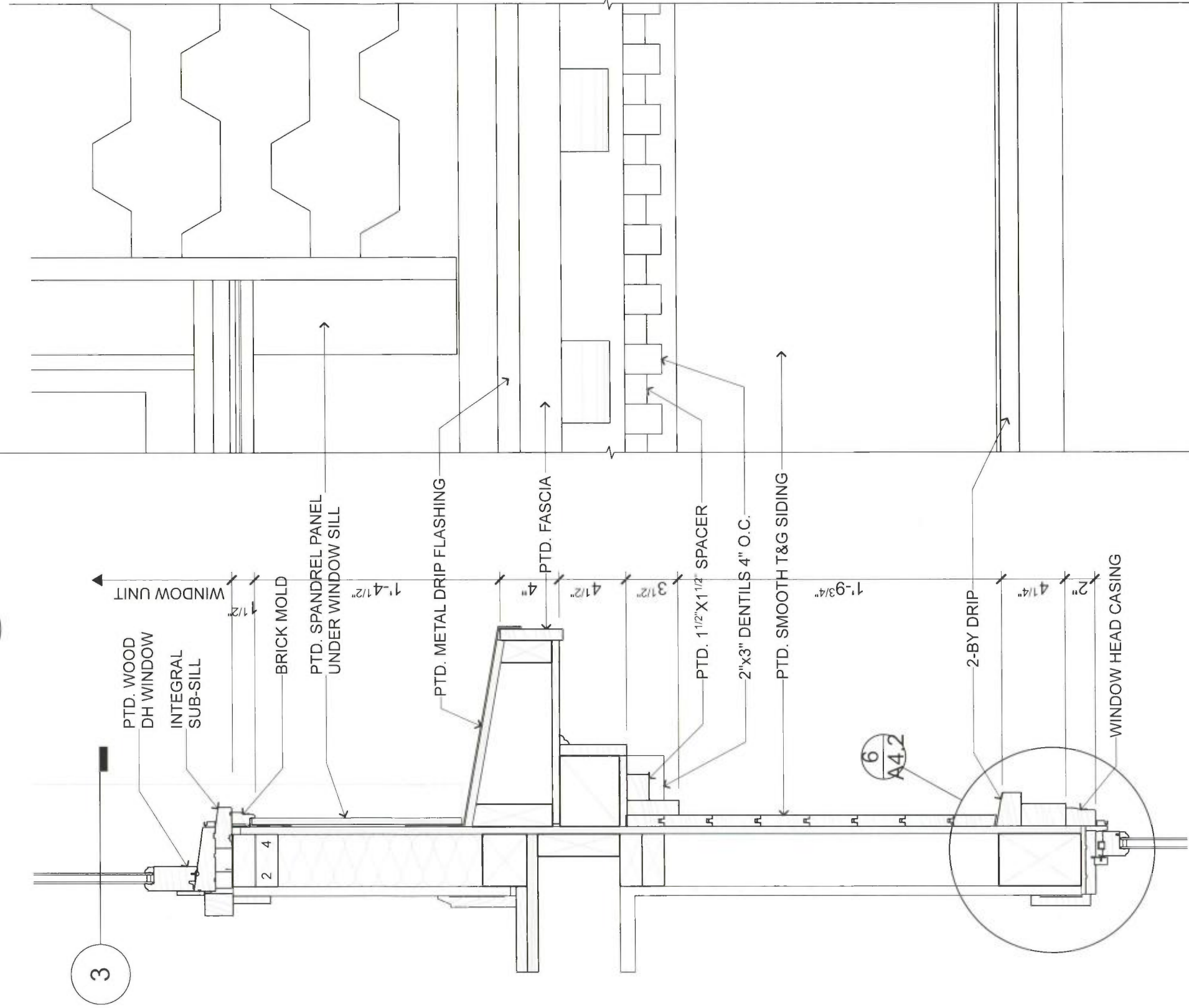
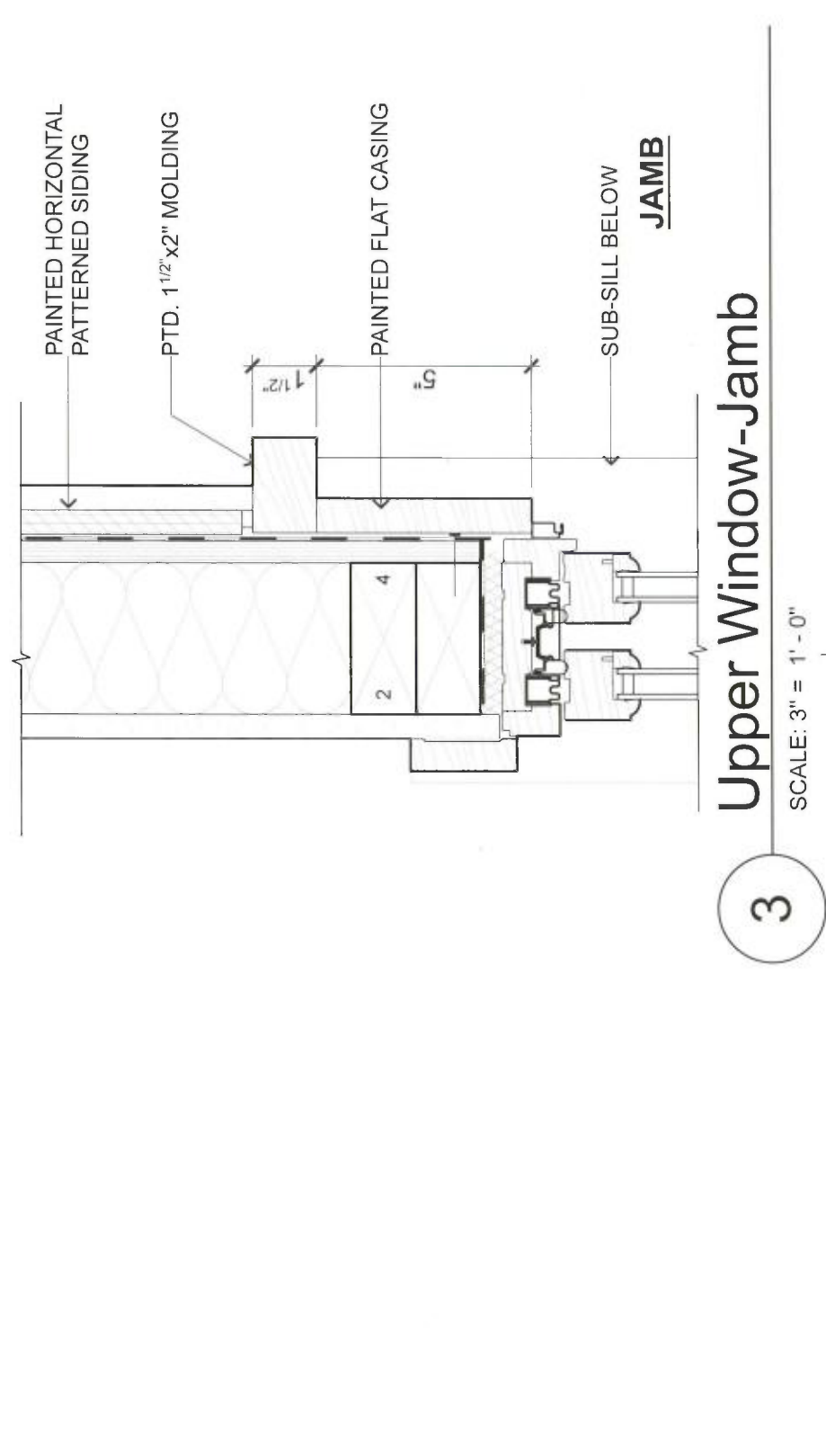


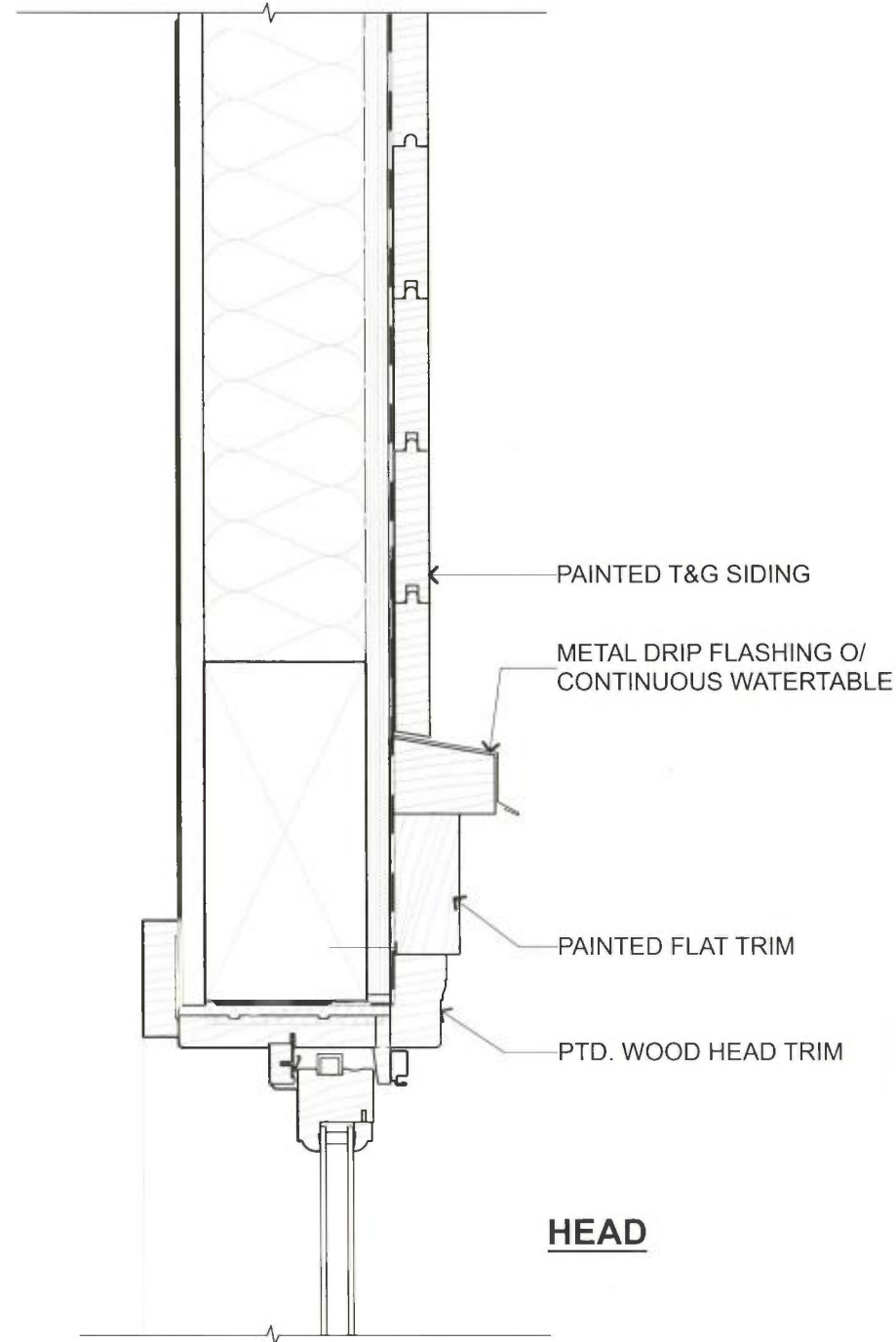
1 Freize 1-Section & Elevation

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

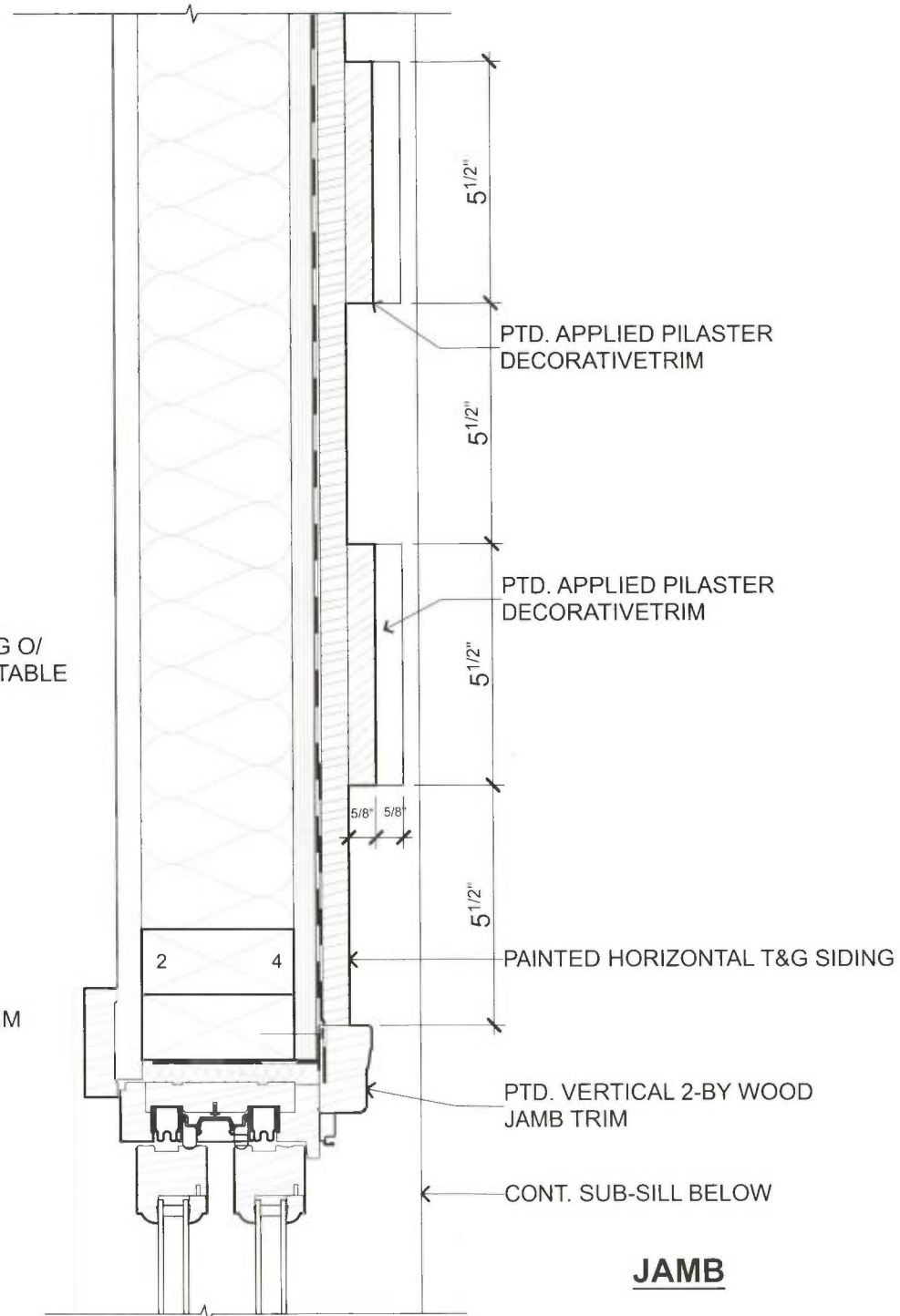


Facade Profile Details

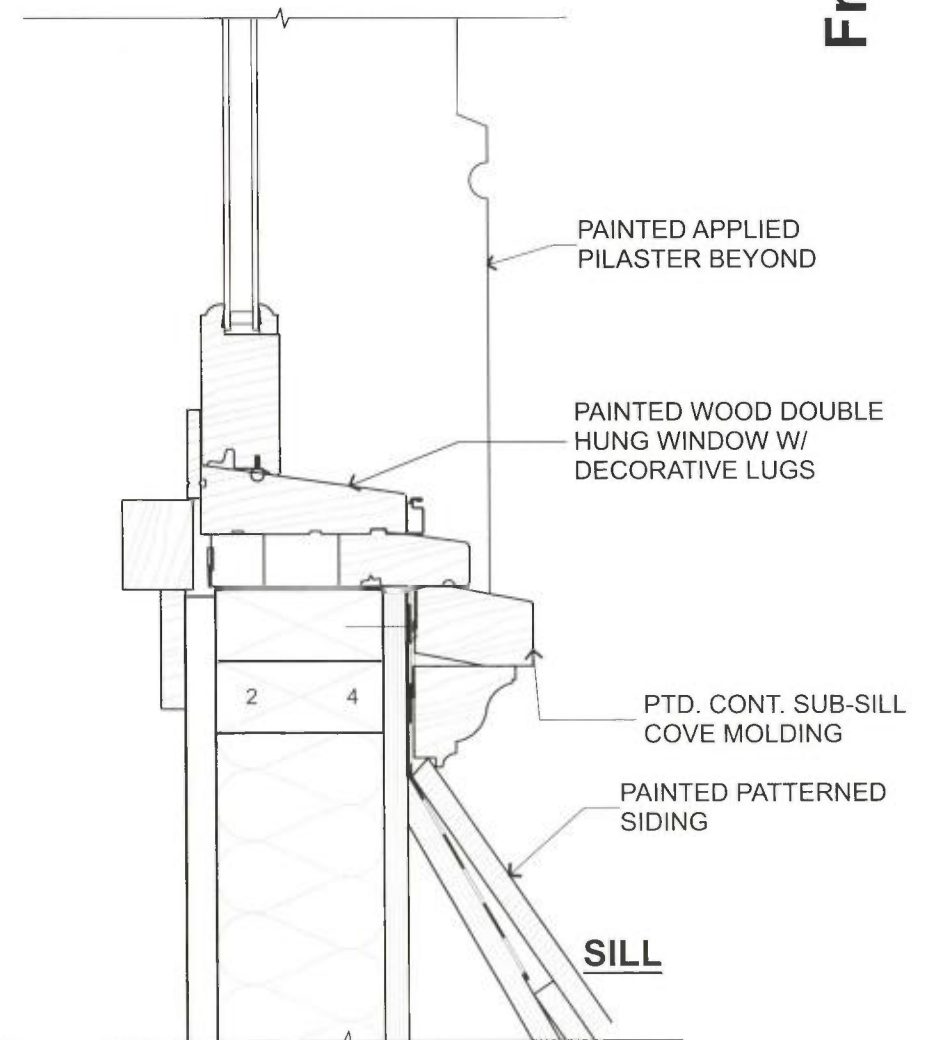




6 Wood Window-Head
SCALE: 3" = 1' - 0"



5 Wood Window-Jamb
SCALE: 3" = 1' - 0"



4 Wood Window-Sill
SCALE: 3" = 1' - 0"



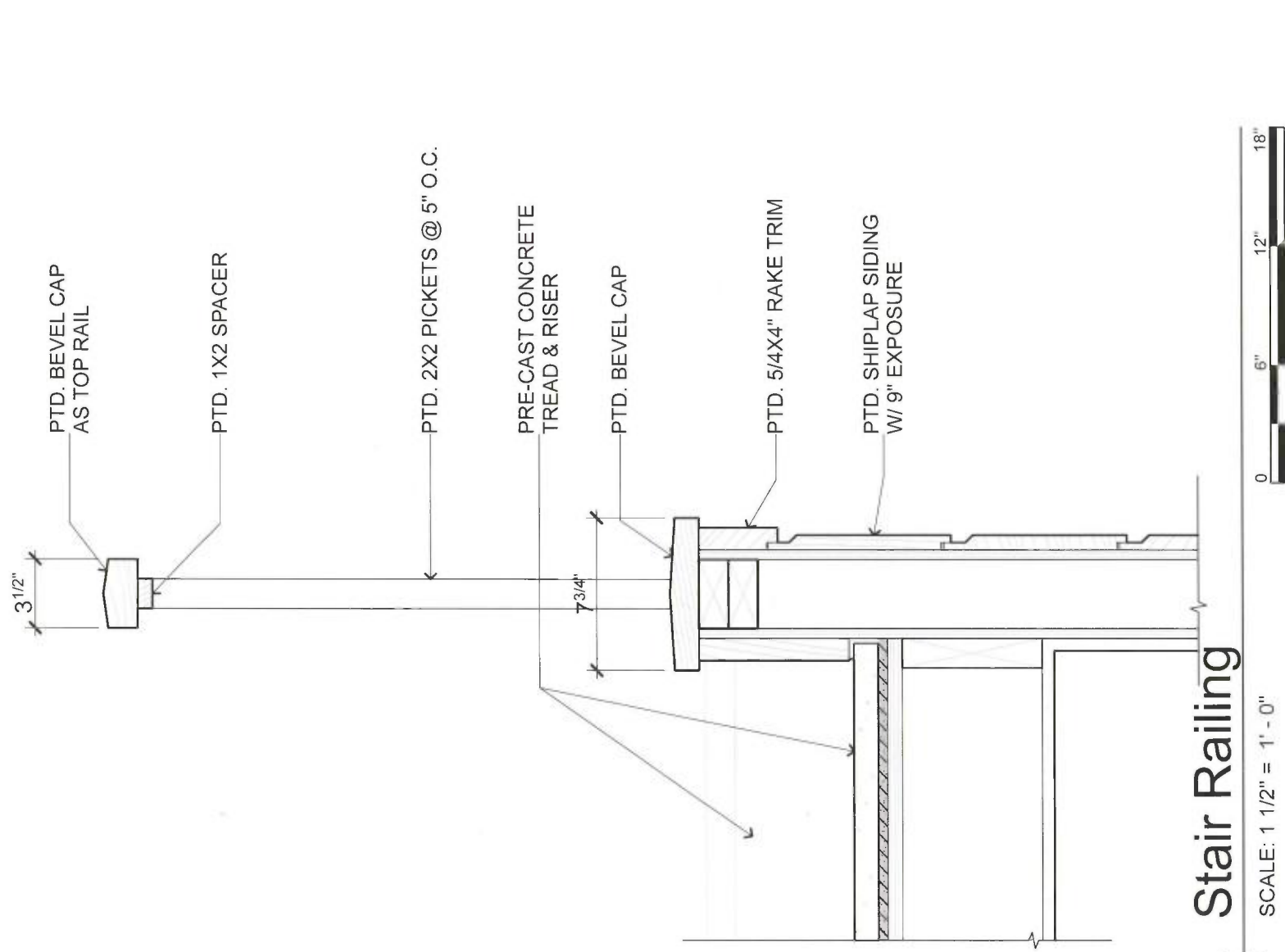
Front Window Details

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor will verify and be responsible for the accuracy of all dimensions. Dimensions shown on these drawings must be noted immediately of any variations from the dimensions and conditions shown by these drawings. These drawings and the ideas represented by them are and shall be used for any other than the project without the written consent of the Architect.

Curtis Residence
581 Waller Street
San Francisco, CA 94117 APN: 0865-022

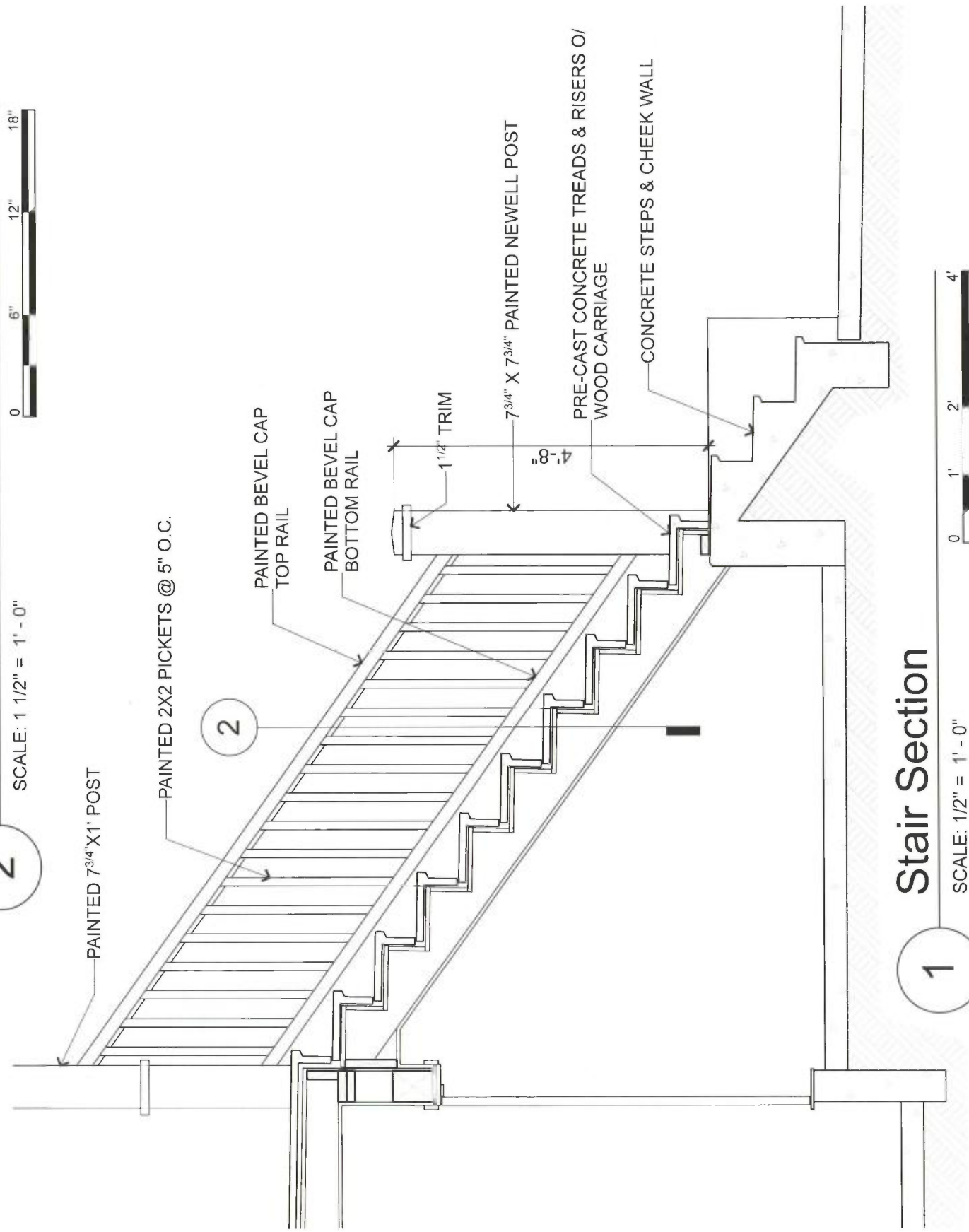
A4.2
06/30/2017

HART WRIGHT



2 Stair Railing

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

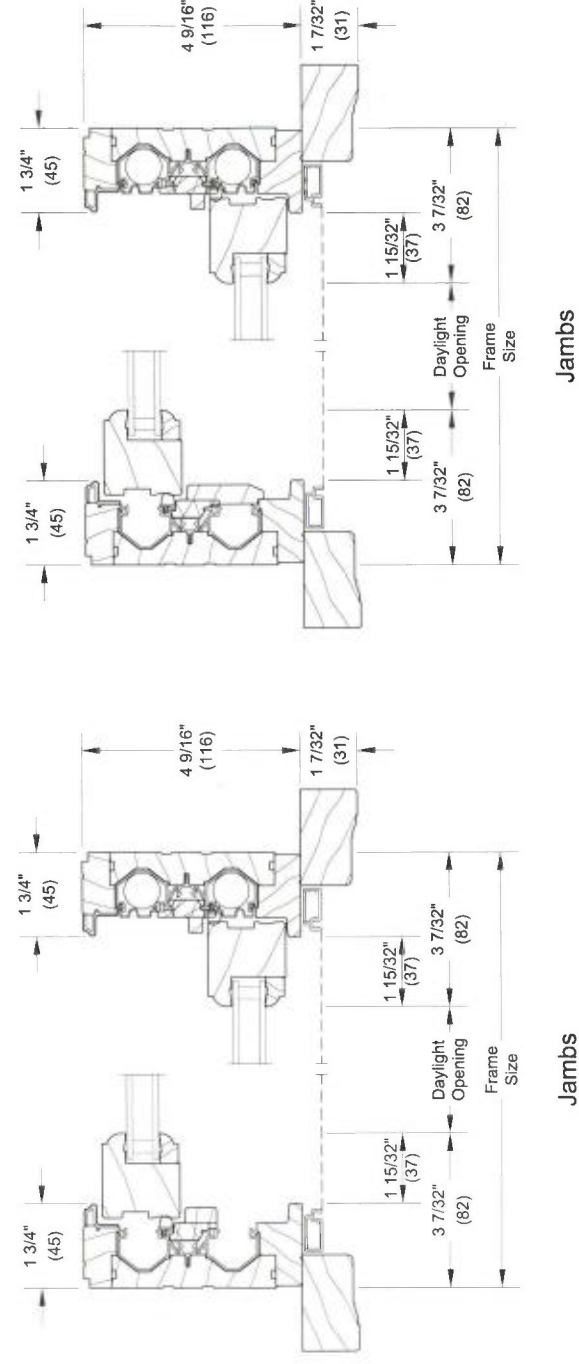
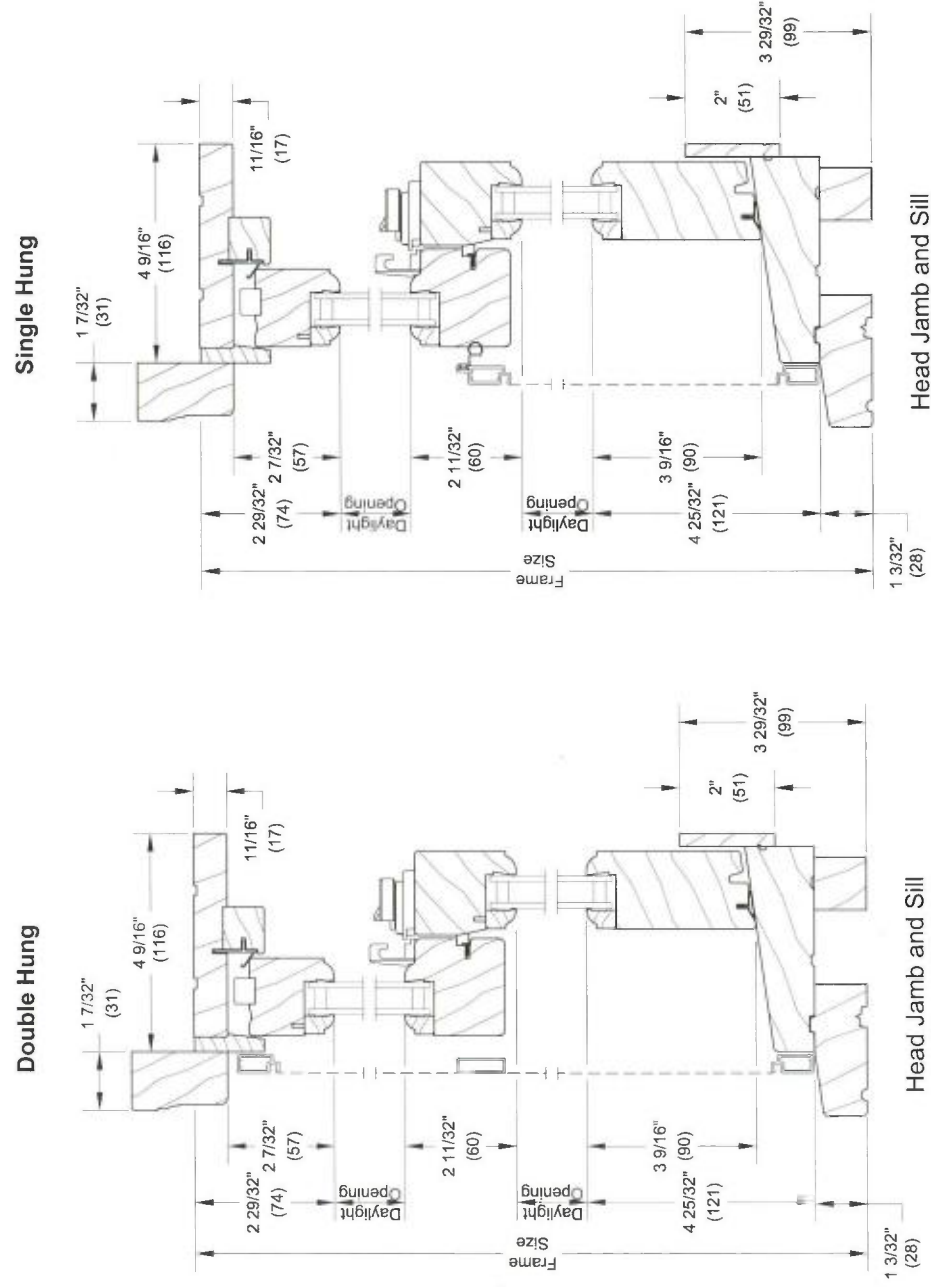


1 Stair Section

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

Section Details: Operating

Scale: 3" = 1' 0"



Ver 2012.1 2012-12-17

WUDHM-7

19972255
Marvin Architectural Detail Manual

OGEE LUGS



Marvin Wood Window Cut Sheet



New Facade Rendering

View from Across the Street
Standing East of Subject Property

A5.0

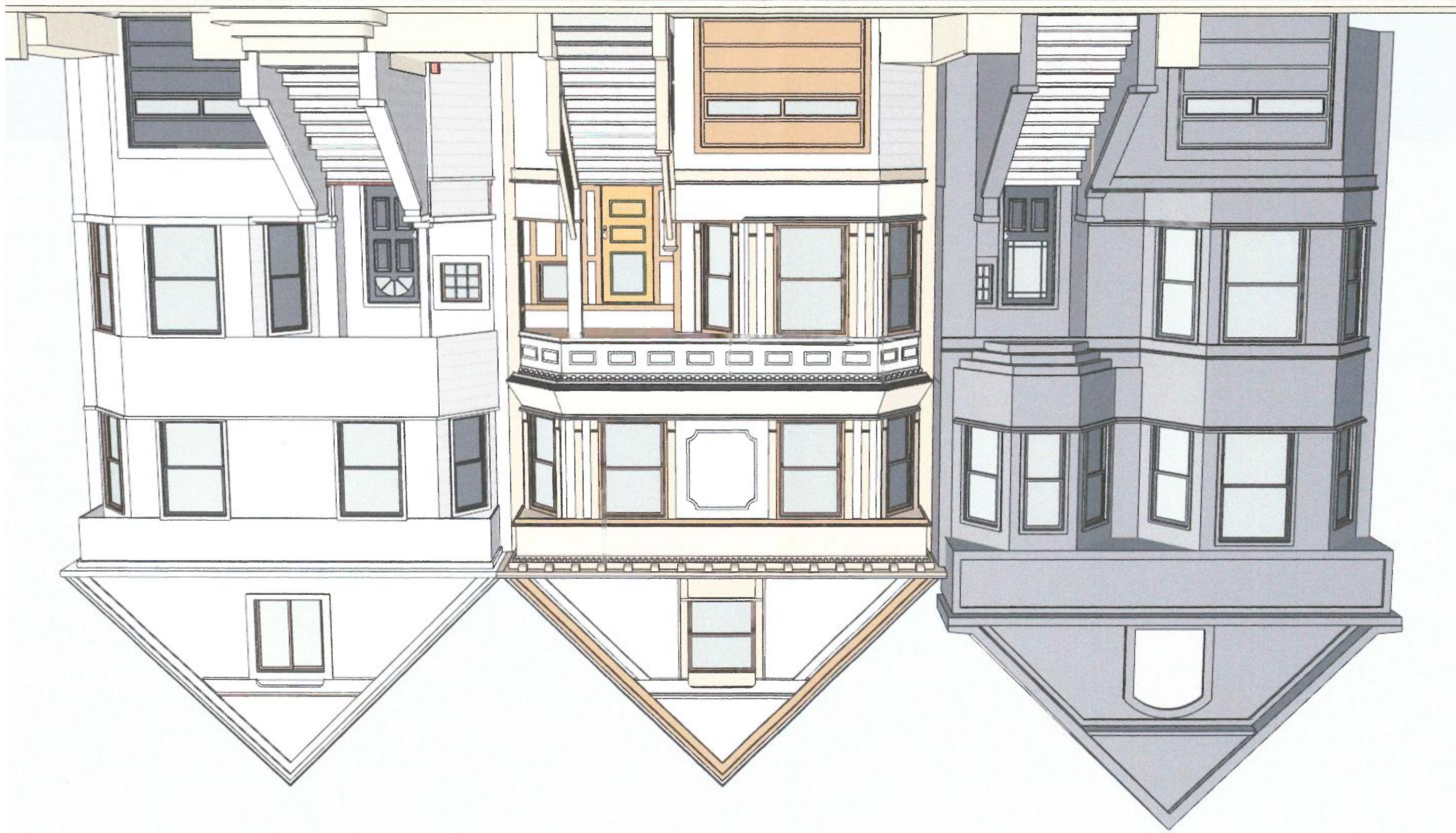
06/30/2017

Curtis Residence
581 Waller Street
San Francisco, CA 94117 APN: 0865-022

Written dimensions on these drawings shall have precedence over all other dimensions. The Architect shall be responsible for all dimensions and conditions of the Project and the Architect must be notified immediately of any variations from the dimensions and conditions shown on these drawings. The Architect shall remain the property of the Architect and no part thereof shall be used for any other than the project without the written consent of the Architect.

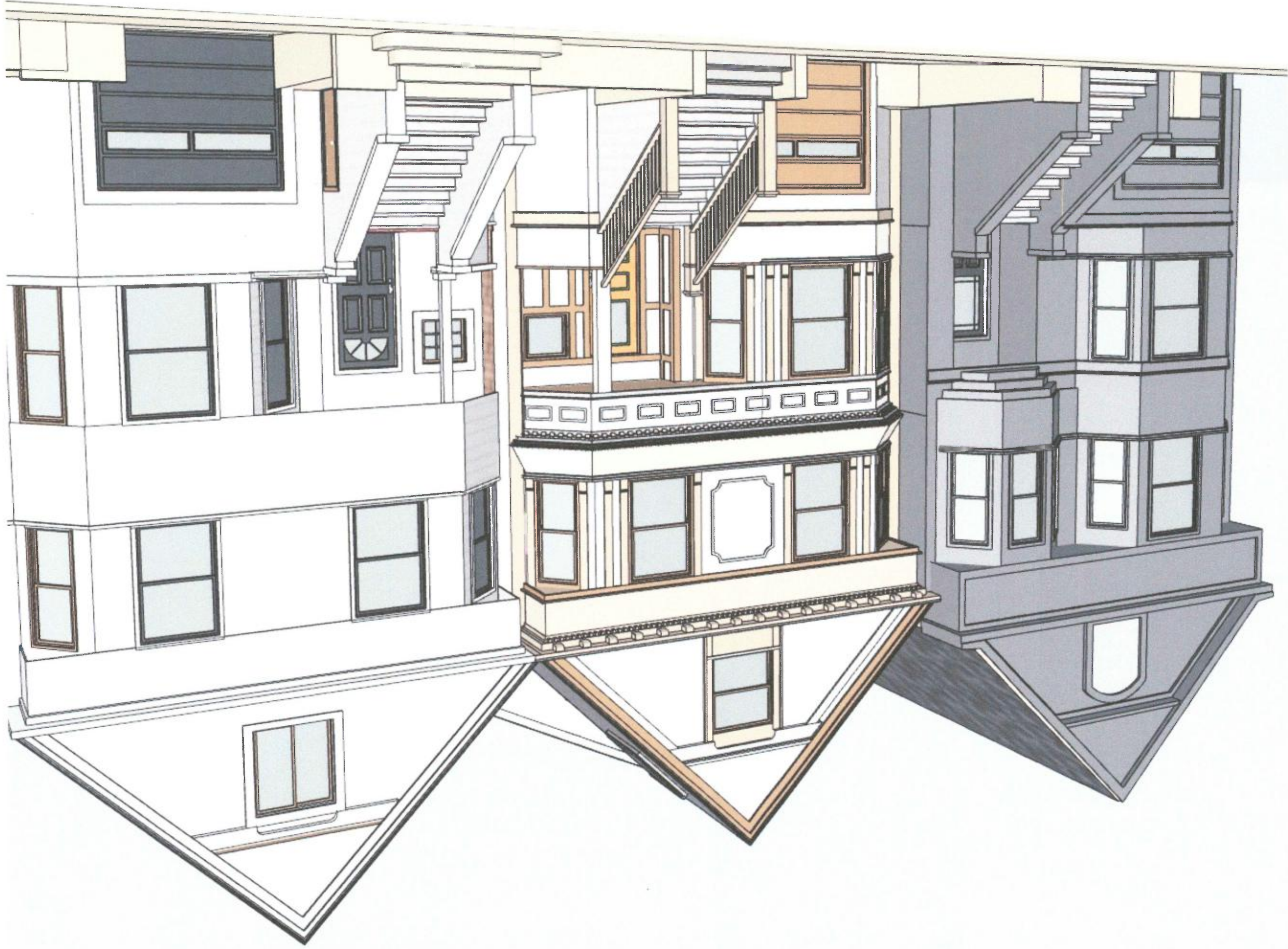
HART WRIGHT

ARCHITECTS
1000 11TH STREET SAN FRANCISCO CA 94118 TEL: 415.391.3811



New Facade Rendering

View from Directly Across the Street



New Facade Rendering

View from Across the Street
Standing West of Subject Property

A5.2

06/30/2017

Curtis Residence

581 Waller Street

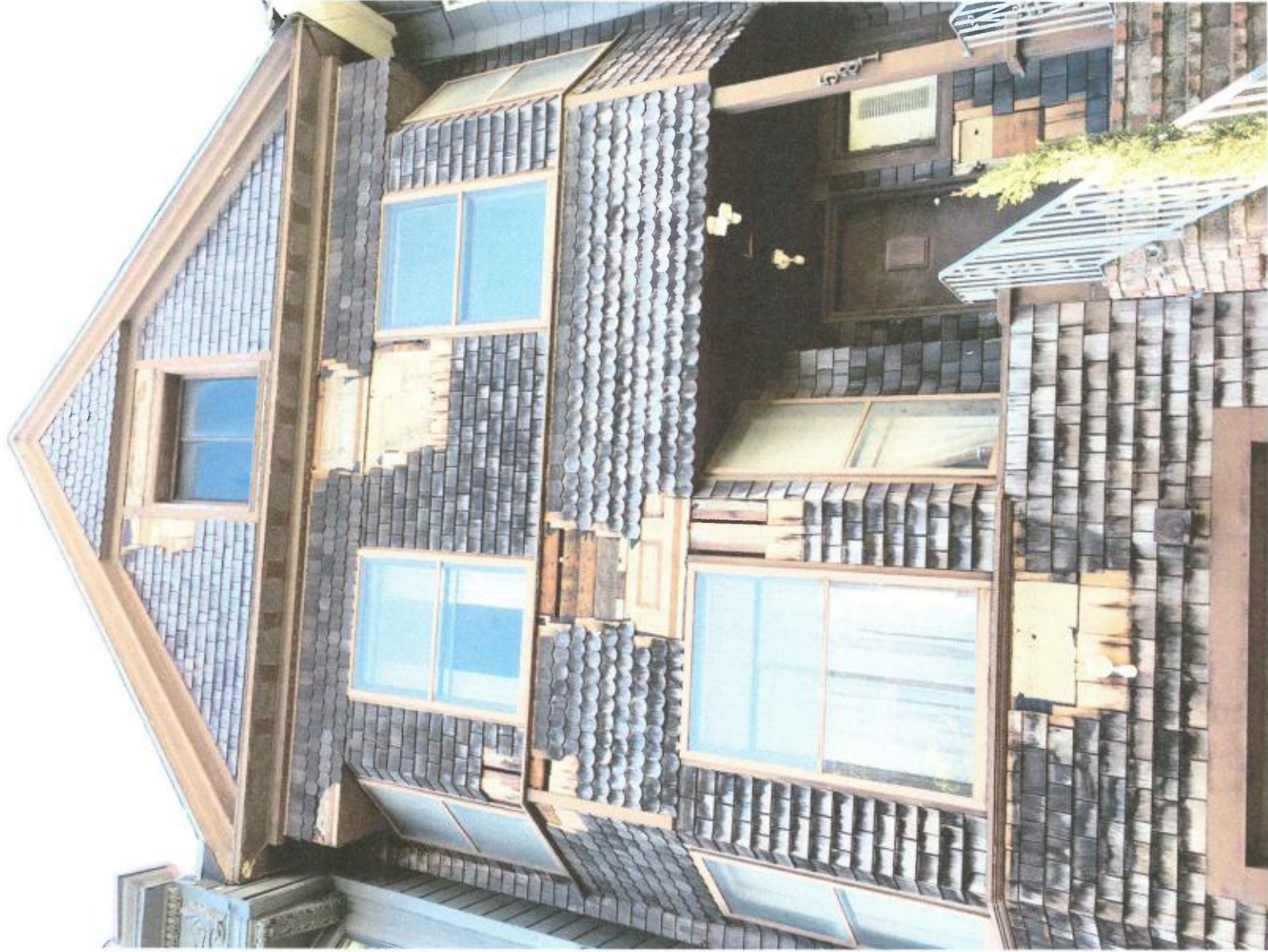
San Francisco, CA 94117 APN: 0865-022

Written dimensions on these drawings shall have precedence over all other dimensions. Contractor shall verify and be responsible for all dimensions and conditions of the Project and the Architect must be notified immediately of any variations from the dimensions and conditions shown by these drawings. The drawings shall remain the property of the Architect and no part thereof shall be used for any other than the project without the written consent of the Architect.

HART WRIGHT

ARCHITECTS

1000 10TH STREET SAN FRANCISCO CA 94103 P 415.398.3311



Facade Showing
Partial Shingles
Demolished

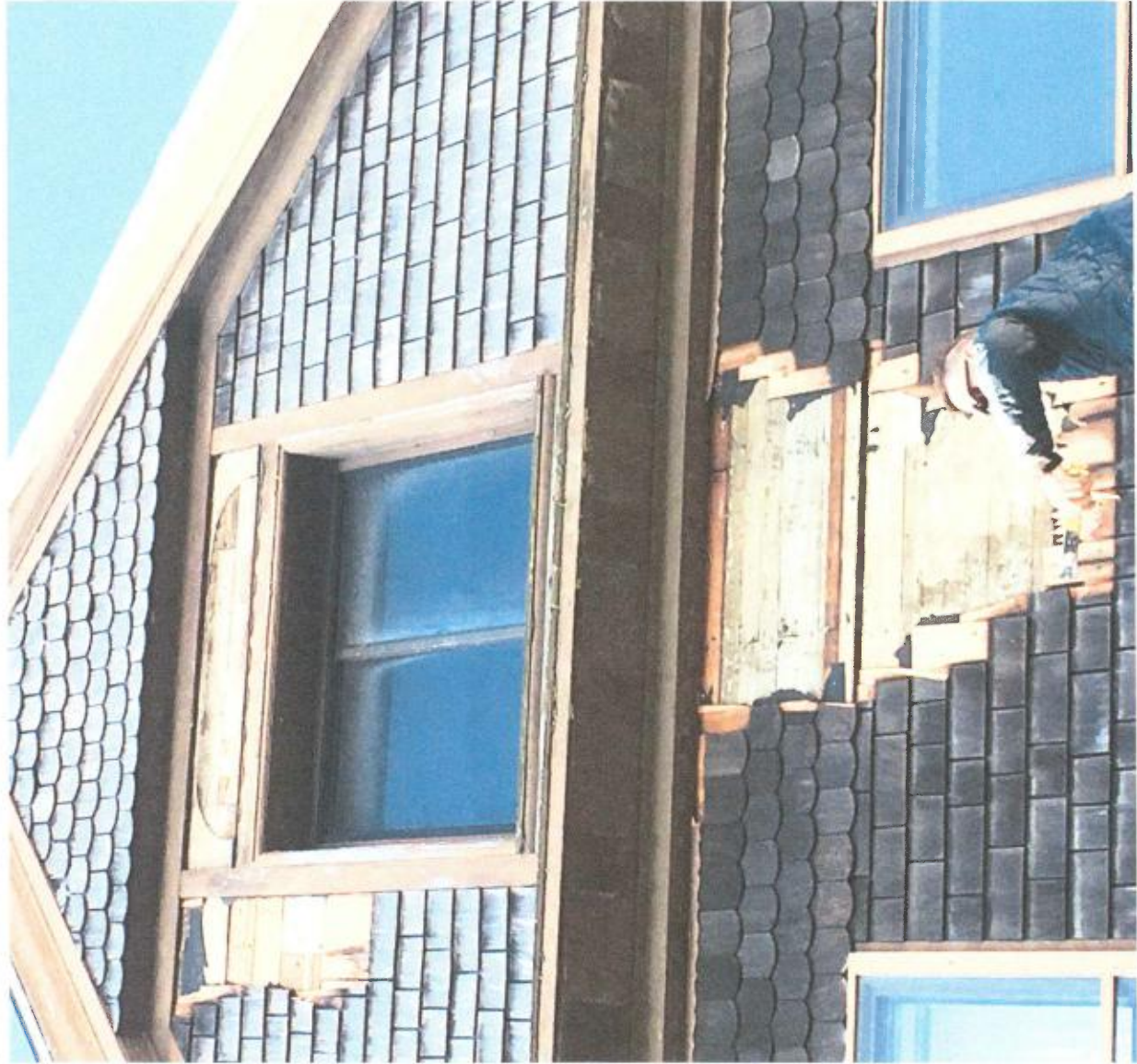


Existing Stair

Photos: Subject Property



Detail Image:
Attic Window
Arched Cutout



Detail Image:
Center Medallion

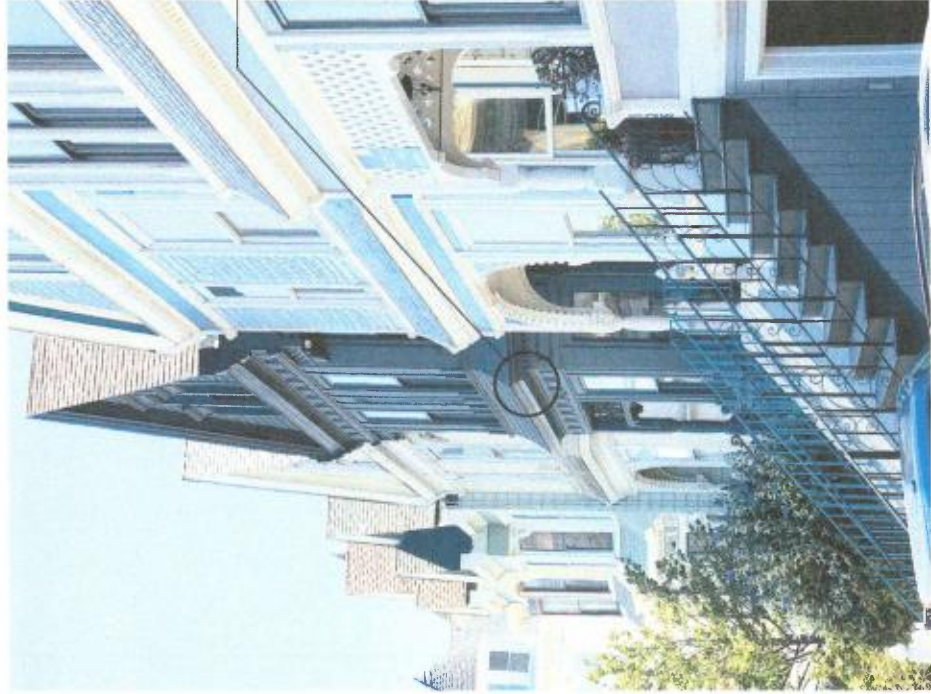


Detail Image:
Belly Band

Photos: Subject Property



621 Waller St.



621 Waller St.

Photos: Neighborhood Precedents



Carmelita St.