



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Executive Summary

HEARING DATE: NOVEMBER 6, 2019

Record No.: 2015-014664COA
Project Address: 56 Potomac Street
Landmark: Contributor, Duboce Park Landmark District
Zoning: RH-2 RESIDENTIAL- HOUSE, TWO FAMILY Zoning District
40-X Height and Bulk District
Block/Lot: 0866/012
Project Sponsor: Ted Arleo, Arleo Architects Inc.
30 Winfield St.
San Francisco, CA 94110
415-420-8656
Staff Contact: Shannon M. Ferguson - 415-575-9074
Shannon.Ferguson@sfgov.org

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Planning
Information:
415.558.6377

PROPERTY DESCRIPTION

56 Potomac Street (subject property) is located on the east side of Potomac Street between Waller Street and Duboce Park, Assessor's Parcel 0866/012. It is located within a RH-2 (Residential-House-Two Family) zoning district and a 40-X Height and Bulk district and is a contributing building to the Duboce Park Historic District.

The subject property is a two-story plus basement, wood frame, single-family dwelling originally designed in the Shingle style and built in 1899 by builder George H. Moore. It was altered with smooth stucco cladding at the primary façade at an unknown date.

PROJECT DESCRIPTION

The proposed project is to restore the front façade and porch, rehabilitate existing double-hung, wood windows, construct a rear yard deck with spiral stair, add six curb mounted skylights to the roof, and excavate for a basement family room and sunken patio with rear yard access. While the majority of the proposed project includes scopes of work delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process per Motion No. 0376, adopted by the Historic Preservation Commission (HPC) on May 15, 2019, the construction of the deck at a visible elevation exceeds the minor scopes of work outlined in the delegation agreement and requires HPC review. The first three properties on the east side of Potomac Street have visible rear facades from Duboce Park (see Exhibit D, Duboce Park Historic District Map). Therefore, the HPC will evaluate the entire proposed project. The proposed scope of work is to repair or replace in kind the following:

- **West elevation** – the primary, west elevation will be restored. Previous exploratory demolition of the existing stucco revealed shingles at the gable and horizontal wood siding below the bay and at the entry porch. The existing stucco will be removed from the front façade. The underlying shingles

and siding will be retained. If areas of historic cladding are deteriorated beyond repair, it will be replaced in kind to match historic materials and profile.

- **Front Porch** - At the front porch, existing furring and cladding will be removed from columns and porch railing. If historic elements are extant beneath, they will be repaired in kind, matching historic materials and profile. If historic elements are not extant, new wood columns and porch railing will be fabricated to match those found on the neighboring property at 64 Potomac Street (c. 1899, also by builder George H. Moore). The existing front door will be retained and repaired. Existing wood treads and risers at the entry stair will be replaced in kind. Existing metal ornamental railing and horizontal wood clad stair walls will be retained and repainted.
- **East Elevation** – At the first floor of the rear elevation, two new double-hung, wood windows will be added, and an existing door will be relocated. The existing deck will be replaced with a new deck and spiral stair added. At the new excavated basement level, wood frame sliding doors will access a new sunken patio and stepped terrace to the rear yard.
- **Windows**: - Existing double-hung, wood windows at the west and east elevations will be retained and repaired.
- **Roof** – The existing asphalt shingle roof will be retained. Six new curb mounted skylights will be installed.
- **Interior Alterations** – Interior alterations are proposed at all levels, including excavation below the first level to create a new basement level family room and new sunken patio and stepped terrace to the rear yard.

Please see photographs and plans for details.

COMPLIANCE WITH PLANNING CODE

Planning Code Development Standards.

The proposed project is in compliance with all other provisions of the Planning Code.

In order to proceed, a building permit from the Department of Building Inspection is required.

Applicable Preservation Standards.

The proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 1006.6 and Appendix N of the Planning Code, and complies with the *Secretary of the Interior's Standards for Rehabilitation*, in that:

- The proposal will remove existing stucco that has not gained historic significance in its own right.
- The proposal will rehabilitate the front elevation and porch based on physical and documentary evidence, including extant historic materials revealed through exploratory demolition and the neighboring property at 64 Potomac Street;

- The existing double-hung, wood windows at the front and rear elevations will be retained and repaired to preserve the historic character of the property;
- Severely deteriorated features proposed for rehabilitation will be replaced in kind to match the original in design, texture, materials and other visual qualities;
- The rear yard deck and spiral stair at the second level will be minimally visible from Duboce Park.
- The rear yard deck, spiral stair, basement family room, and sunken patio will not destroy historic features or spatial relationships that characterize the property, will be compatible yet differentiated, and would be removable in the future;
- The new curb-mounted skylights will be minimally visible from the street and removable in the future.

The Department has determined that the proposed work will be in conformance with the requirements of Article 10 and the *Secretary of Interior's Standards for Rehabilitation*. Proposed work will not damage or destroy distinguishing original qualities or character of the subject building. The overall proposal includes restoration of the front facade cladding. The proposal also includes a new rear yard deck with spiral stair, excavation for a basement family room, sunken patio and terrace to rear yard, and skylights that are compatible and removable in the future. The Department finds that the historic character of the building will be retained and preserved and will not result in the removal of historic fabric.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public inquiries for general information about the proposed project. The project sponsor submitted six letters in support of the project.

ISSUES & OTHER CONSIDERATIONS

- The Project is fully code compliant and is supported by Department Staff

CONDITIONS OF APPROVAL

1. Site visit by Planning Staff at completion of removal of stucco cladding at front facade.
2. Site visits for Planning Staff to review mock-ups, as necessary

ENVIRONMENTAL REVIEW STATUS

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

BASIS FOR RECOMMENDATION

The Department recommends APPROVAL WITH CONDITIONS of the proposed project as it meets the provisions of Article 10 of the Planning Code regarding Major Alteration to a contributing resource in a Landmark District and the *Secretary of the Interior Standards for Rehabilitation*.

ATTACHMENTS

Draft Motion – Certificate of Appropriateness

Certificate of Appropriateness
Hearing Date: November 6, 2019

RECORD NO. 2015-014664COA
56 Potomac Street

- Exhibit A – Conditions of Approval (as applicable)
- Exhibit B – Plans and Renderings
- Exhibit C – Environmental Determination
- Exhibit D – Maps and Context Photos
- Exhibit E - Project Sponsor Brief



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Draft Motion

HEARING DATE: NOVEMBER 6, 2019

Record No.: 2015-014664COA
Project Address: 56 Potomac Street
Landmark: Contributor, Duboce Park Landmark District
Zoning: RH-2 RESIDENTIAL- HOUSE, TWO FAMILY Zoning District
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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10 OF THE SAN FRANCISCO PLANNING CODE, AND TO MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 012 IN ASSESSOR'S BLOCK 0866 IN A RH-2 RESIDENTIAL- HOUSE, TWO FAMILY ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 21, 2019, Ted Arleo Architects Inc. (hereinafter "Project Sponsor") filed Application No. 2015-014664COA (hereinafter "Application") with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to restore the front façade and porch, rehabilitate existing double-hung, wood windows, construct a rear yard deck with spiral stair, add six curb mounted skylights to the roof, and excavate for a basement family room and sunken patio with rear yard access at a subject building located on Lot 012 in Assessor's Block 0866, which is a contributing resource to Duboce Park Landmark District and locally designated under Article 10, Appendix N of the Planning Code.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

On November 6, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. 2015-014664COA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2015-014664COA is located at 1650 Mission Street, Suite 400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby APPROVES WITH CONDITIONS the Certificate of Appropriateness, as requested in Application No. 2015-014664COA in conformance with the architectural plans dated April 9, 2019 and labeled Exhibit B based on the following findings:

FINDINGS

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

1. The above recitals are accurate and also constitute findings of the Commission.
2. **Project Description.** The proposed project is to restore the front façade and porch, rehabilitate existing double-hung wood windows, construct a rear yard deck with spiral stair, add six curb mounted skylights to the roof, and add a basement family room and sunken patio with terraced rear yard access. Please see photographs and plans for details.
3. **Property Description.** 56 Potomac Street (subject property) is located on the east side of Potomac Street between Waller Street and Duboce Park, Assessor's Parcel 0866/012. It is located within a RH-2 (Residential-House-Two Family) zoning district and a 40-X Height and Bulk district and is a contributing building to the Duboce Park Historic District. The subject property is a two-story plus basement, wood frame, single-family dwelling originally designed in the Shingle style and built in 1899 by builder George H. Moore. It was altered with smooth stucco cladding at the primary façade at an unknown date.
4. **Surrounding Properties and Neighborhood.** The subject property is located in Duboce Park Historic District, a three-block residential enclave in the Duboce Triangle neighborhood that is immediately adjacent to and shares a common development history with Duboce Park, a small civic park. The district is comprised of 87 residential buildings and the stone steps and Serpentine rock retaining walls at the three interior block park entrances: Carmelita, Pierce, and Potomac Streets. The district is significant for its unusual development history and architectural expression. Construction dates for contributing resources within the district range from 1899 to approximately 1902. The short period of development and limited number of builders resulted in a remarkably uniform streetscape of Victorian- and Edwardian-era houses and flats of similar design and proportion. The adjacent property to the north was also constructed by George H. Moore in 1899 and is a three-story, wood-frame, single family dwelling designed in the Shingle style clad in wood siding and capped by a hipped roof. The adjacent property to the south at 50-54 Potomac Street was constructed in 1900 and is a three-story, wood frame, multiple family building designed in the Craftsman style and clad in shiplap and flush wood siding with a cross gable roof.

1. **Public Outreach and Comments.** The Department has received no public correspondence individuals expressing opposition to the project. The Department has received public correspondence from six individuals expressing support for the project. Specifically, the public correspondence states that façade restoration will improve and maintain the historic character of the neighborhood and they are appreciative of the investment the project sponsors are making in the property and the neighborhood.
2. **Planning Code Compliance.** The Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject property and meets the requirements of Article 10 of the Planning Code in the following manner:

- A. **Article 10 of the Planning Code.** Pursuant to Section 1006.6 of the Planning Code, the proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 10.

The proposed project is consistent with Article 10, Appendix N of the Planning Code.

- B. **Secretary of the Interior's Standards.** Pursuant to Section 1006.6(b) of the Planning Code, the proposed work shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties for significant and contributory buildings, as well as any applicable guidelines, local interpretations, bulletins, or other policies. 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):

- (1) **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 residential use of the subject building. The proposed scope would restore distinctive materials and features on front elevation of the building.

- (2) **Standard 2.** The historic character of a property will 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 will retain and preserve the historic character of the property and will avoid removal of historic materials. Work will be limited to retention and restoration of historic materials, including historic siding, windows, and decorative elements and limited in kind replacement of historic materials damaged beyond repair on the front and rear elevations.

- (3) **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.

No conjectural elements are proposed. The façade restoration will be based on extant historic materials and historic features found on similar neighboring buildings.

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

The existing stucco cladding has not acquired historic significance in its own right. According to Appendix N of Article 10 of the Planning Code, horizontal wood siding and shingles are common cladding materials in the Duboce Park Historic District. Several buildings were later clad in replacement sidings, such as stucco, but these replacement sidings have not gained significance in their own right.

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

The proposed work will not alter any distinctive architectural features or examples of craftsmanship. The work will restore and repair deteriorated features and finishes, including the front elevation siding and porch and windows on front and rear elevations in order to preserve the character of the subject property and the district.

- (6) **Standard 6.** Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Historic features on the front and rear elevations will be restored and repaired, including the horizontal wood siding and double-hung wood windows. Severely deteriorated historic fabric and features will be replaced in kind and the new features will match the old in design, materials and visual qualities.

- (7) **Standard 7.** Chemical or physical treatments, if possible, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Removal of the existing stucco at the front elevation will not use chemical or physical treatments. The stucco will be removed using the gentlest means possible so as not to cause damage to the historic cladding underneath.

- (8) **Standard 8.** Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project would result in soil disturbance/modification greater than eight (8) feet in a non -archeological sensitive area. Planning department staff archeologist cleared the project with no effects on August 23, 2019.

- (9) **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 front elevation work will restore the materials, features and spatial relationships that characterize the property, and will be compatible with historic materials in materials and profile. A new basement level will be excavated below the existing first level and will have access to the rear yard via a sunken patio and terraced steps. The new basement level will not be visible from the street and will therefore not destroy historic materials, features, and spatial relationships that characterize the property. The new sliding wood doors accessing the sunken patio and steps will be contemporary and compatible. New windows and door proposed at the first level of the rear elevation will be compatible in material, profile and fenestration pattern of the existing windows. The proposed skylights will be mounted as flush as possible with the roof and located towards the back of the front gable and at the rear gable so as to be minimally visible from the street.

- (10) **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 front elevation work will restore the essential form and integrity of the historic property and the district. The new windows at the first floor of the rear elevation, new basement level with rear yard access, and skylights if removed in the future, would preserve the essential form and integrity of the building.

- C. **Landmarks/ Historic District.** Article 10 of the Planning Code outlines specific findings for the Commission to consider when evaluating applications for alterations to Landmarks or within designated Historic Districts.

1. Pursuant to Section 1006.6(d) of the Planning Code, for applications pertaining to property in historic districts, other than on a designated landmark site, any new construction, addition or exterior change shall be compatible with the character of the historic district as described in the designating ordinance; and, in any exterior change, reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district.

The project is in conformance with Article 10, and as outlined in Appendix N, as the work shall not adversely affect the subject property or the Landmark District.

2. Pursuant to Section 1006.6(e) of the Planning Code, for applications pertaining to all property in historic districts, the proposed work shall also conform to such further standards as may be embodied in the ordinance designating the historic district.

The project is in conformance with Article 10, and as outlined in Appendix N, as the work is compatible with the Landmark District.

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

URBAN DESIGN ELEMENT

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

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 restoring the character-defining features of the subject property for the future enjoyment and education of San Francisco residents and visitors.

4. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project will not have an 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 restoring the character-defining features of the front elevation of the building 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 affect the City's affordable housing supply.

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

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

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

The proposed project will not have a direct impact on the displacement of industrial and service sectors.

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

All construction 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, appears to meet the *Secretary of the Interior's Standards* and the provisions of Article 10 of the Planning Code regarding Major Alterations.

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 **APPROVES WITH CONDITIONS a Certificate of Appropriateness** for the subject property located at Lot 012 in Assessor's Block 0866 for proposed work in conformance with the architectural submittal dated April 9, 2019 and labeled Exhibit B on file in the docket for Record No. 2015-014664COA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days after the date of this Motion No. XXXXXX. 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). For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.

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 November 6, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 6, 2019

EXHIBIT A

AUTHORIZATION UPDATE

This authorization is for a Certificate of Appropriateness to allow Alterations to the property located at 56 Potomac, Block, and Lot] pursuant to Planning Code Section(s) 1006 within the RH-2 District and a 40-X Height and Bulk District; in general conformance with plans, dated April 9, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2015-014664COA and subject to conditions of approval reviewed and approved by the Historic Preservation Commission on November 6, 2019 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Historic Preservation Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Certificate of Appropriateness and any subsequent amendments or modifications.

SEVERABILITY

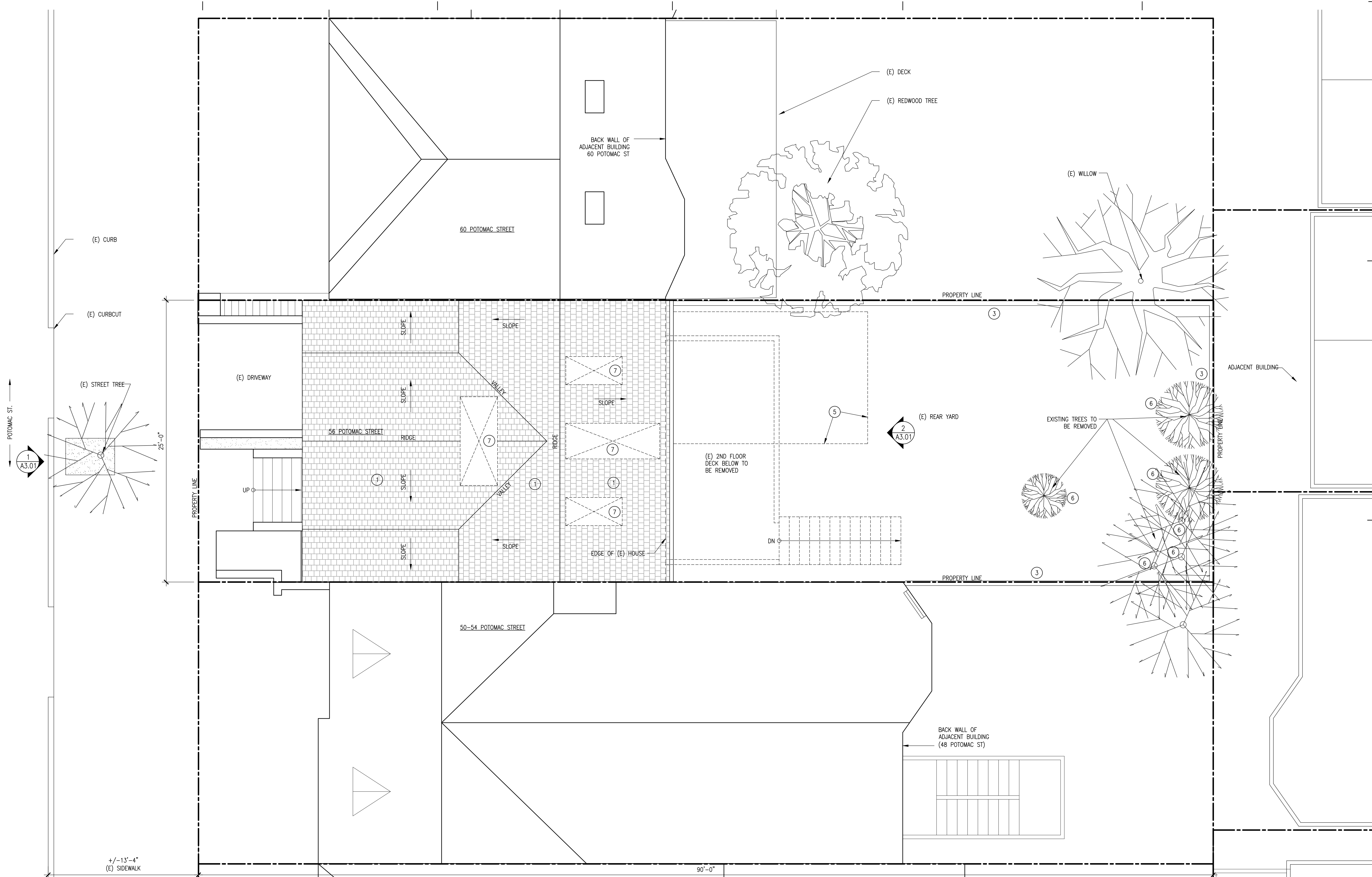
The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Historic Preservation Commission approval of a new Certificate of Appropriateness. In instances when Planning Commission also reviews additional authorizations for the project, Planning Commission may make modifications to the Certificate of Appropriateness based on majority vote and not required to return to Historic Preservation Commission.

CONDITIONS OF APPROVAL

1. The project sponsor will schedule a site visit with Planning Department staff when the existing stucco has been removed from the façade.
2. The project sponsor will schedule site visits, as necessary, with Planning Department staff to review mock-ups of replacement features.



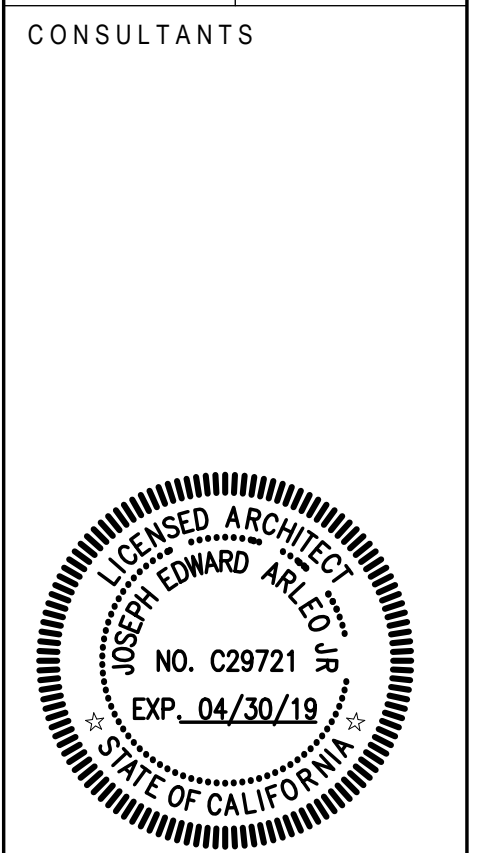
1 existing site plan
SCALE: 1/4"=1'-0"

- SITE PLAN KEYNOTES**
- ① (E) COMP SHINGLE ROOF
 - ② (N) CURB MTD SKYLIGHT
 - ③ REMOVE (E) PL FENCE
 - ④ (N) PL FENCE
 - ⑤ EXCAVATE FOR SUNKEN PATIO AND TERRACES
 - ⑥ REMOVE (E) TREE
 - ⑦ REMOVE PORTION OF (E) ROOF FOR NEW CURB MTD SKYLIGHT
 - ⑧ PLANTER

- GENERAL NOTES**
1. -----
 2. -----
 3. -----
 4. -----

LEGEND

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sf 94115 420 8656
info@arleoinc.com



CONSULTANTS

PROJECT

sager - monberg residence
56 potomac street
san francisco, california 94117

proposed alterations to:

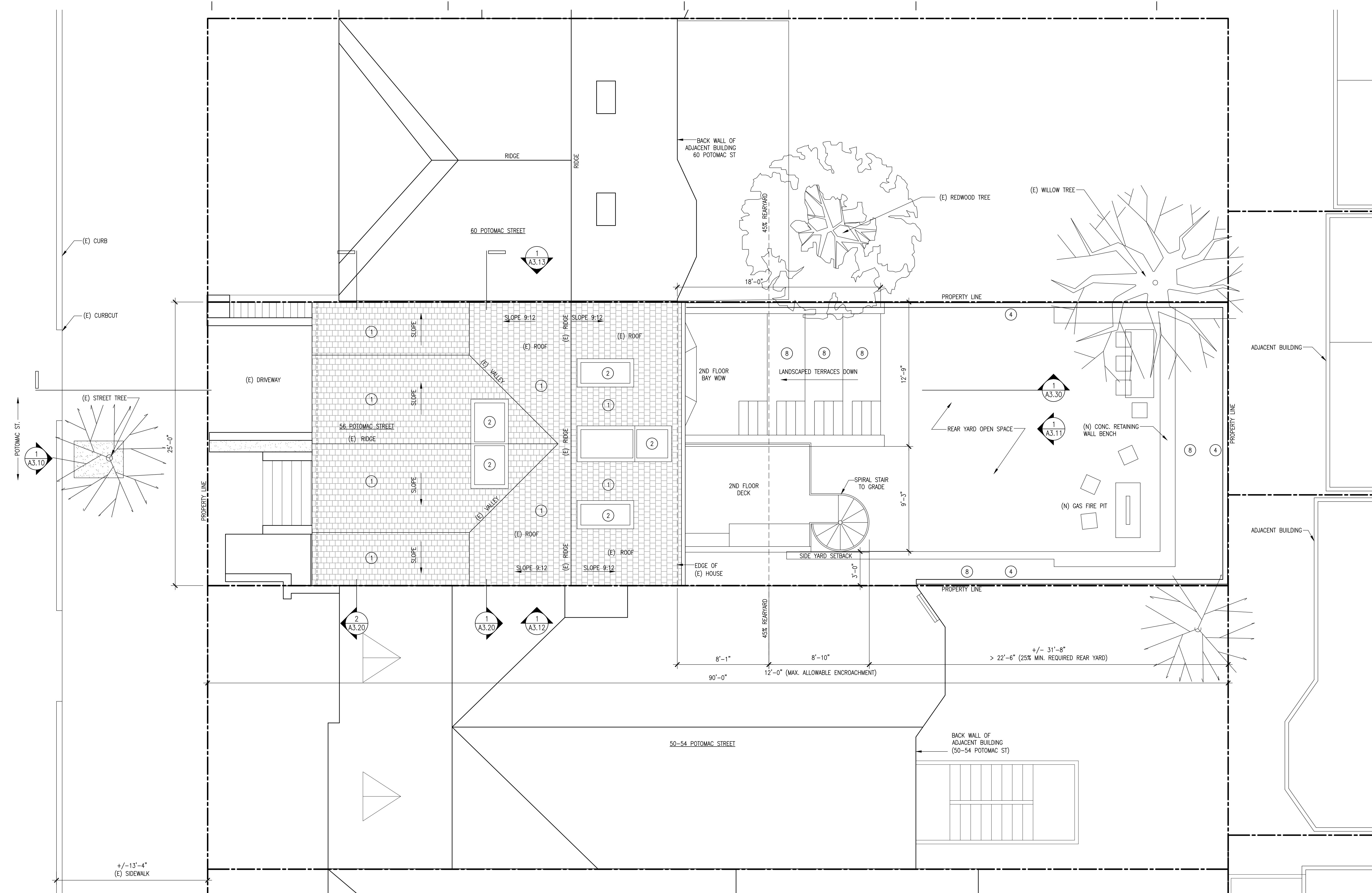
REVISION / DATE	
PRE-APP MTG	09.10.15
C OF A	11.04.15
SITE PERMIT	
▲REV'D C OF A	09.07.18
SITE PERMIT	
▲EXP DEMO REVS	02.07.18
▲REV'D C OF A	04.09.19
SITE PERMIT	

DATE NOV. 04, 2015

SCALE 1/4" = 1'-0"

SHEET TITLE
EXISTING SITE PLAN

SHEET NUMBER
A 1.01



1 proposed site plan + roof plan
SCALE: 1/4"=1'-0"

- SITE PLAN KEYNOTES**
- ① (E) COMP SHINGLE ROOF
 - ② (N) CURB MTD SKYLIGHT
 - ③ REMOVE (E) PL FENCE
 - ④ (N) PL FENCE
 - ⑤ EXCAVATE FOR SUNKEN PATIO AND TERRACES
 - ⑥ REMOVE (E) TREE
 - ⑦ REMOVE PORTION OF (E) ROOF FOR NEW CURB MTD SKYLIGHT
 - ⑧ PLANTER

GENERAL NOTES	LEGEND
1. -----	
2. -----	
3. -----	
4. -----	

arleo architects inc.

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sf 94115 420 8656
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CONSULTANTS

proposed alterations to:

sager - monberg residence

56 potomac street
san francisco, california 94117

PROJECT

REVISION / DATE

PRE-APP MTG 09.10.15

C OF A 11.04.15

SITE PERMIT

REV'D C OF A 09.07.18

SITE PERMIT

EXP DEMO REVS 02.07.18

REV'D C OF A 04.09.19

SITE PERMIT

DATE NOV. 04, 2015

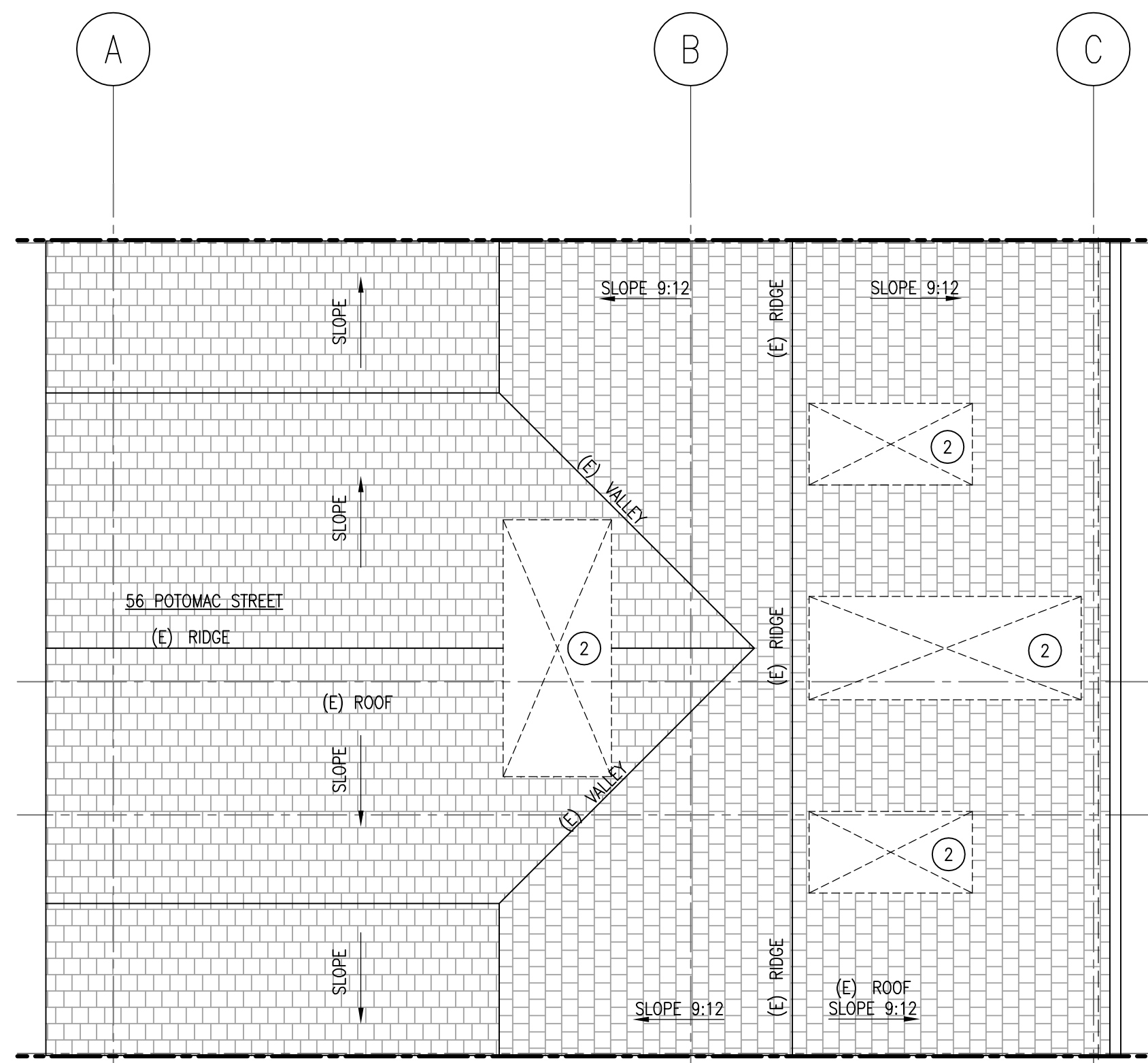
SCALE 1/4" = 1'-0"

SHEET TITLE

PROPOSED SITE PLAN

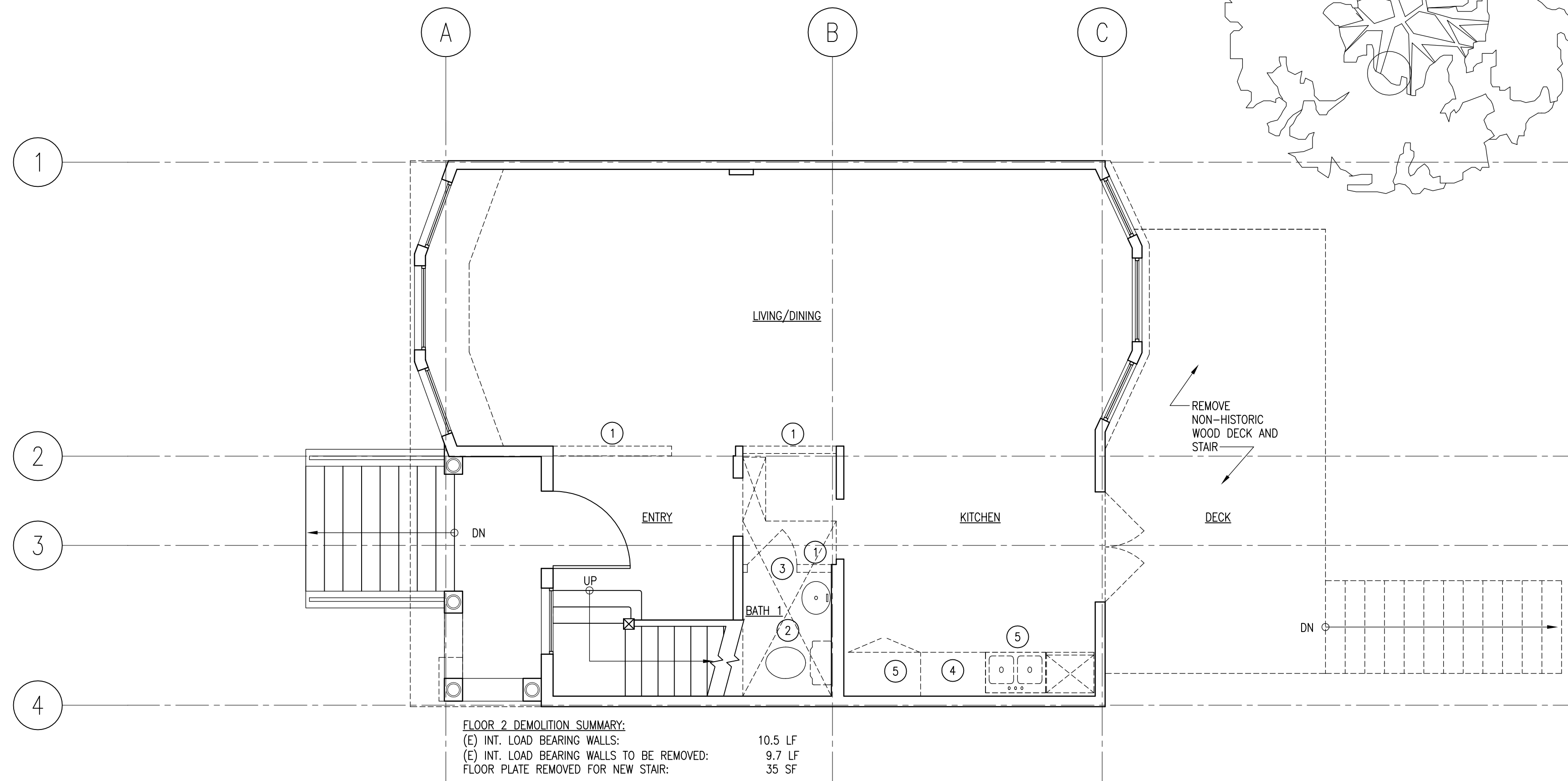
SHEET NUMBER

A 1.10



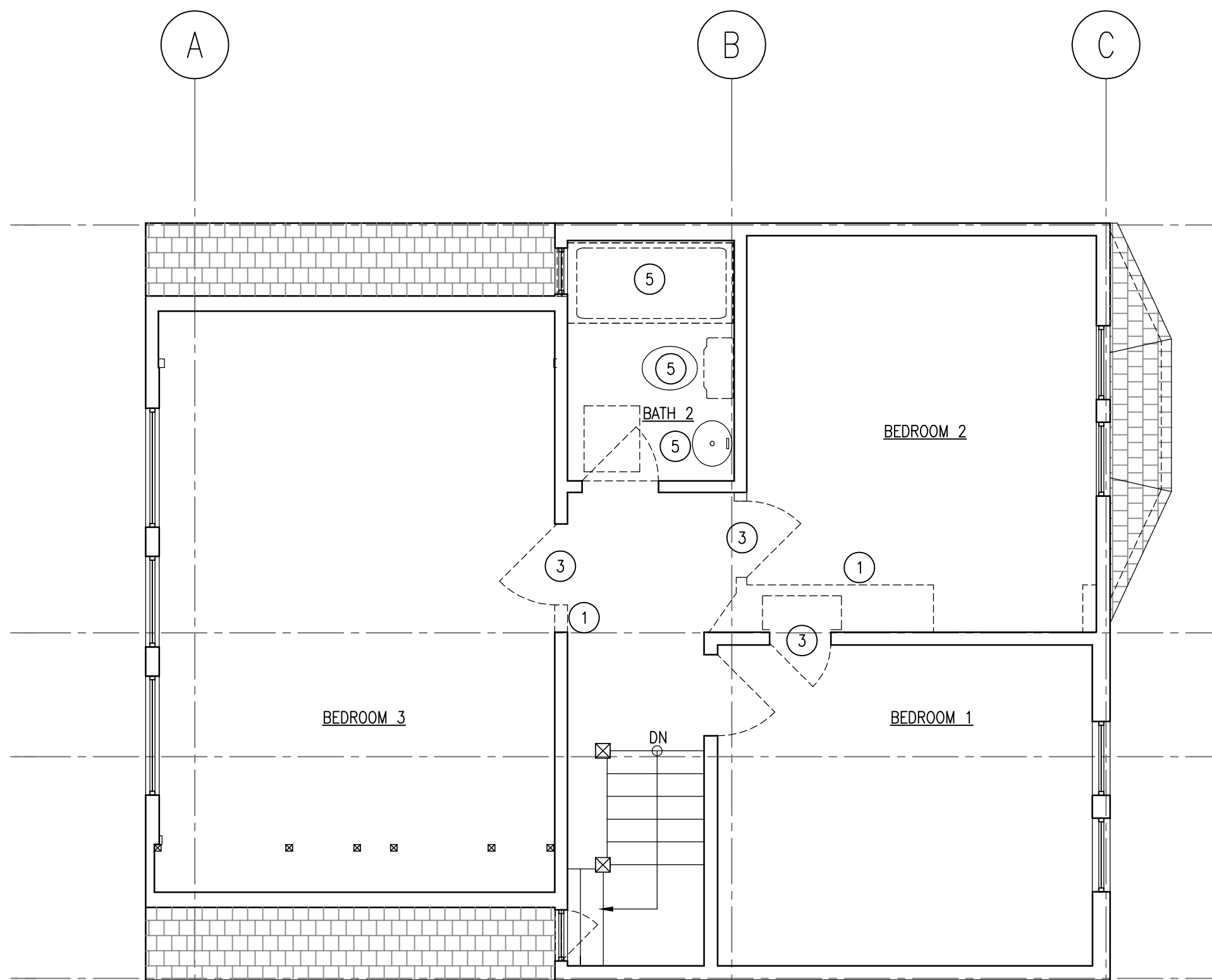
ROOF DEMOLITION SUMMARY:
 (E) ROOF AREA: 1,116 SF
 (E) ROOF AREA TO BE DEMOLISHED: 77.3 SF

4 roof existing + demolition plan: (existing area: 1,116 sf)
 SCALE: 1/4"=1'-0"



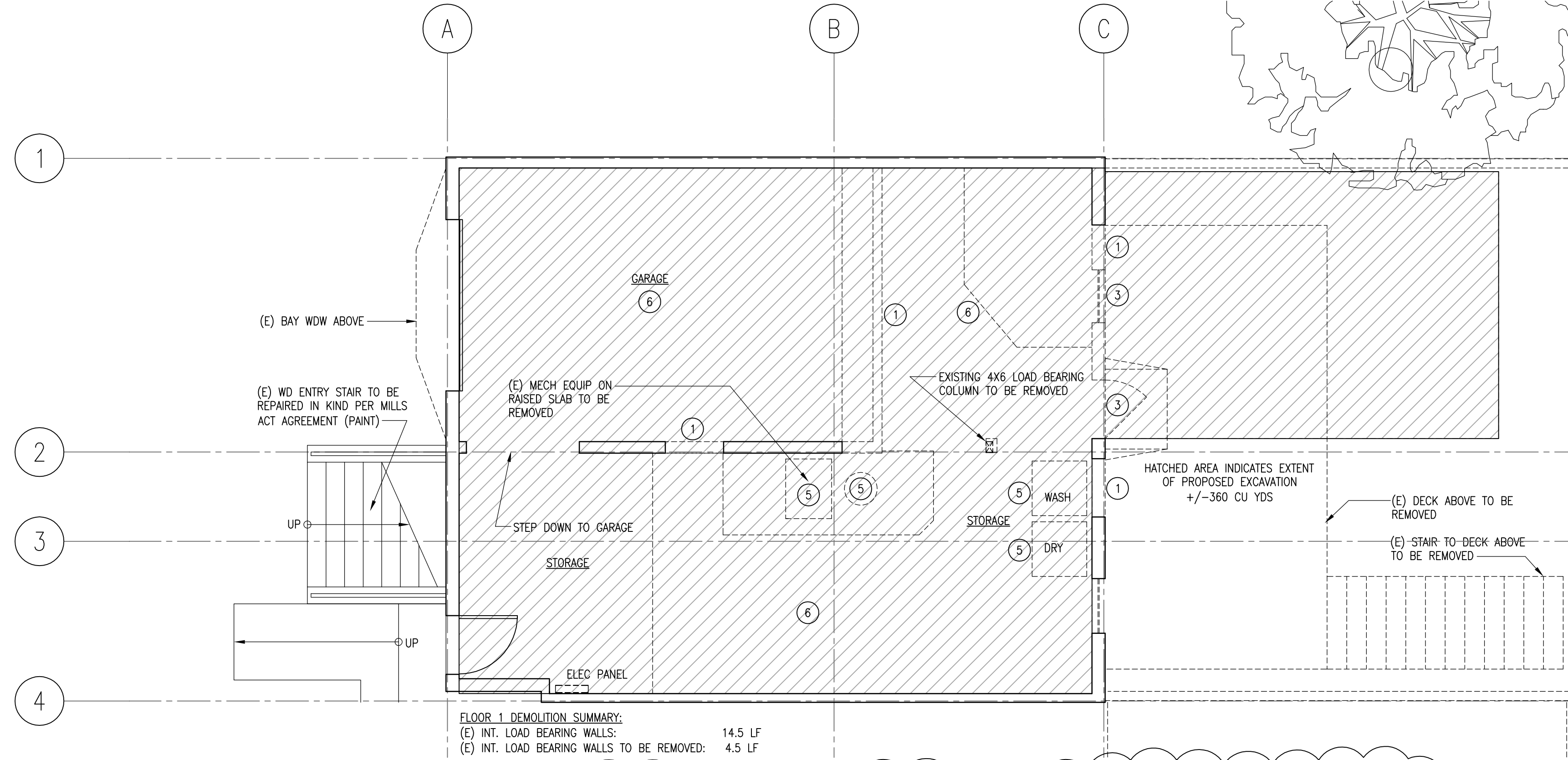
FLOOR 2 DEMOLITION SUMMARY:
 (E) INT. LOAD BEARING WALLS: 10.5 LF
 (E) INT. LOAD BEARING WALLS TO BE REMOVED: 9.7 LF
 FLOOR PLATE REMOVED FOR NEW STAIR: 35 SF

2 floor 2 existing + demolition plan: (existing area: 730 sf)
 SCALE: 1/4"=1'-0"



FLOOR 3 DEMOLITION SUMMARY:
 (E) INT. LOAD BEARING WALLS: 35.33 LF
 (E) INT. LOAD BEARING WALLS TO BE REMOVED: 0.92 LF
 FLOOR PLATE REMOVED: 0 SF

3 floor 3 existing + demolition plan: (existing area: 764 sf)
 SCALE: 1/4"=1'-0"



FLOOR 1 DEMOLITION SUMMARY:
 (E) INT. LOAD BEARING WALLS: 14.5 LF
 (E) INT. LOAD BEARING WALLS TO BE REMOVED: 4.5 LF

1 floor 1 existing + demolition plan: (existing area: 750 sf includes 160 sf for dedicated parking space)
 SCALE: 1/4"=1'-0"

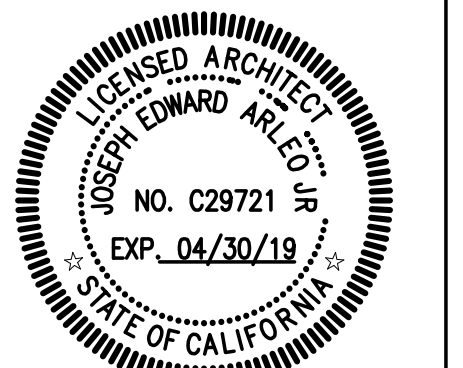
- DEMOLITION KEYNOTES
- 1 REMOVE PORTION OF EXISTING WALL
 - 2 REMOVE PORTION OF EXISTING FLOOR/ROOF
 - 3 REMOVE EXISTING WINDOW/DOOR
 - 4 REMOVE EXISTING CASEWORK
 - 5 REMOVE EXISTING FIXTURE
 - 6 REMOVE EXISTING CONCRETE SLAB

- GENERAL NOTES
1. CONSULT WITH STRUCTURAL ENGINEER PRIOR TO REMOVAL OF INTERIOR STUD WALLS
 - 2.

- LEGEND
- EXISTING WALL TO REMAIN
 - EXISTING WALL OR ARCH. FEATURE TO BE REMOVED
 - EXISTING DOOR TO REMAIN
 - EXISTING DOOR TO BE REMOVED

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CONSULTANTS



PROJECT

proposed alterations to:
sager - monberg residence
 56 potomac street
 san francisco, california 94117

REVISION / DATE	DESCRIPTION
PRE-APP MTG 09.10.15	C OF A
C OF A 11.04.15	SITE PERMIT
REV'D C OF A 09.07.18	SITE PERMIT
EXP DEMO REVS 02.07.18	
REV'D C OF A 04.09.19	SITE PERMIT

DATE NOV. 04, 2015

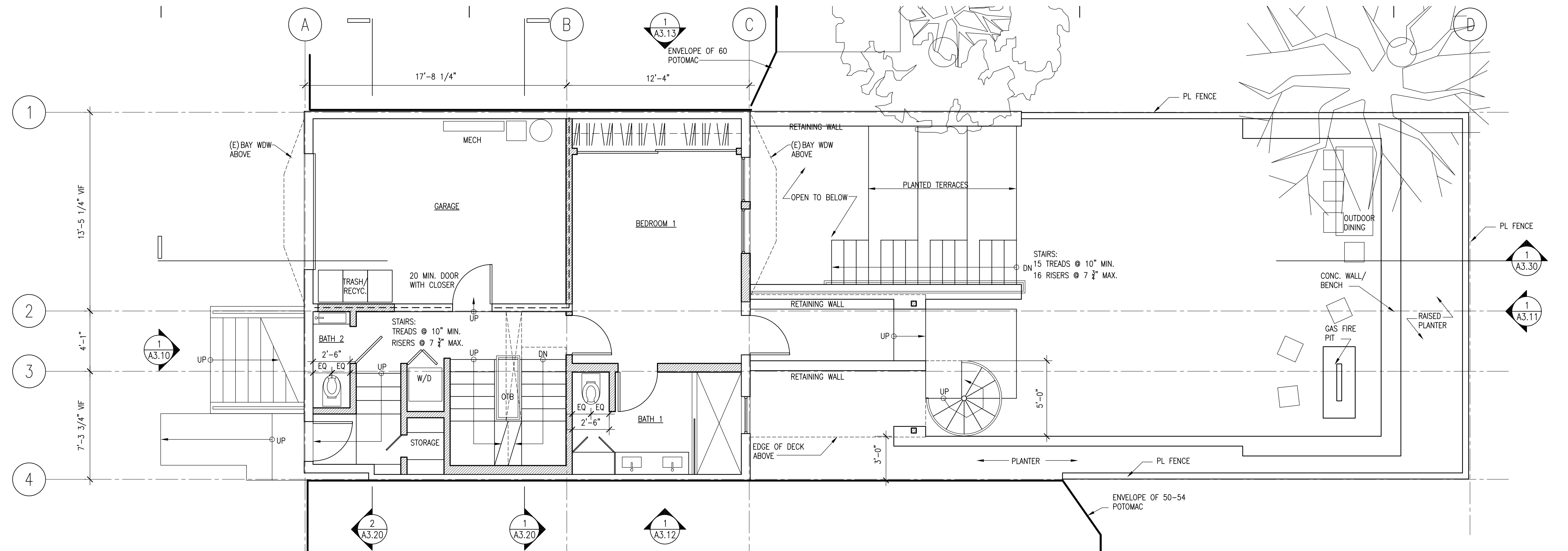
SCALE 1/4" = 1'-0"

SHEET TITLE

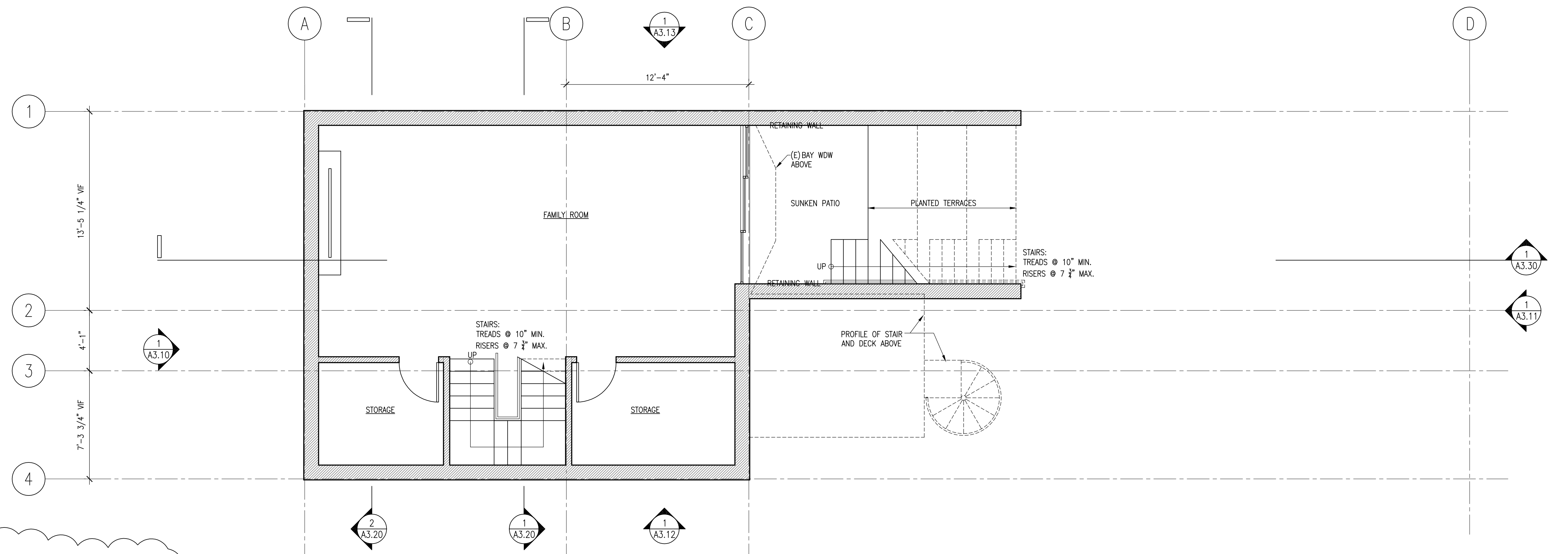
EXISTING/DEMOLITION PLANS

SHEET NUMBER

A 2.01



2 first floor plan: 750 sf (includes 160 sf for dedicated parking space)
SCALE: 1/4"=1'-0"



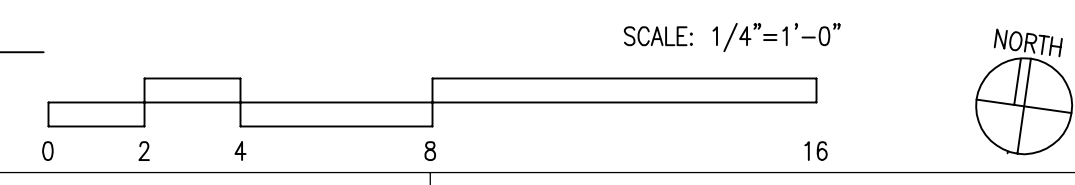
1 basement floor plan: 752 sf
SCALE: 1/4"=1'-0"

- PROPOSED FLOOR PLAN KEYNOTES**
- 1 NEW CASEWORK
 - 2 PATCH, SAND AND REFINISH (E) WOOD FLOORS
 - 3 (N) TILE FLOOR
 - 4 (N) HARD WOOD FLOOR
 - 5 NEW APPLIANCE
 - 6 (N) DOOR/WDW
 - 7 (E) RESTORED WDW/DOOR

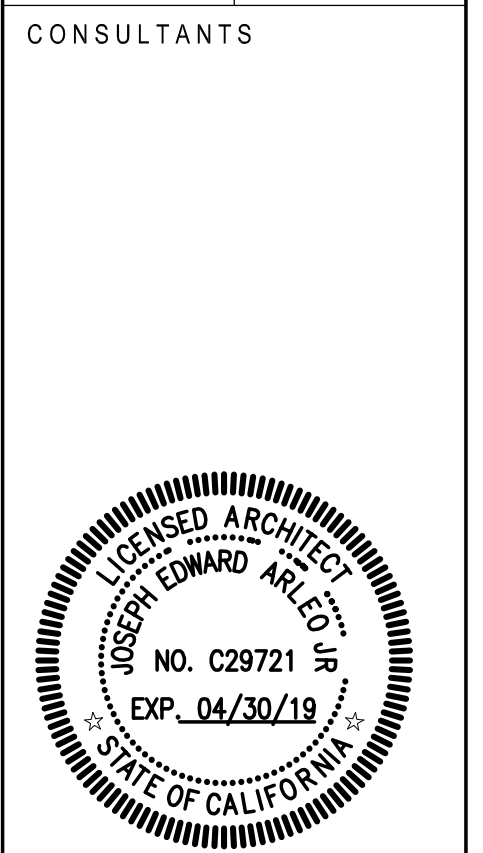
- SHOWER ENCLOSURE + BATHROOM NOTES**
1. WATER RESISTANT GYPSUM BACKING BOARD: GYPSUM BOARD USED AS THE BASE OR BACKER FOR ADHESIVE APPLICATION OF CERAMIC TILE OR OTHER EQUIRED NON-ABSORBENT FINISH MATERIAL SHALL CONFORM TO ASTM C 1178 OR C1278. USE OF WATER RESISTANT GYPSUM BACKING BOARD SHALL BE PERMITTED ON CEILINGS WHERE FRAMING SPACING DOES NOT EXCEED 16" O.C. FOR 5/8" GYPSUM. WATER RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A CLASS I OR II VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. WATER RESISTANT GYPSUM SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.
 2. WATER CLOSET TANKS SHALL BE EQUIPPED WITH A BALLOON BALLCOCK SHALL BE INSTALLED WITH THE CRITICAL LEVEL AT LEAST ONE INCH ABOVE THE FULL OPENING OF THE OVERFLOW PIPE.
 3. BASE FOR TILE SHALL BE FIBER CEMENT OR FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKER, OR FIBER REINFORCED GYPSUM BACKER IN COMPLIANCE WITH ASTM C 1288, C 1325, C 1178 OR C 1278 RESPECTIVELY.
 4. MAX LAV FLOW RATE SHALL BE 1.5 GPM
 5. MAX SHOWER HEAD FLOW RATE SHALL BE 2 GPM
 6. MAX TOILET FLUSH VOLUME SHALL BE 1.28 GAL
 7. SHOWER FIN FLOOR MIN 1/4" MAX 1/2" PITCH TO DRAIN PER FOOT.

- GENERAL NOTES**
8. EXTEND WATERPROOFING MEMBRANE TO A MIN. 3" ABOVE TOP OF DAM AT BACK AND SIDES.
 9. FIN FLOOR OF SHOWER RECEPTOR SHALL SLOPE UNIFORMLY FROM SIDES TO DRAIN NOT LESS THAN 1/4" PER FOOT NOR MORE THAN 1/2" PER FOOT. CPC 411.6
 10. ALL SHOWER AND TUB/SHOWER COMBINATION VALVES MUST BE TEMPERATURE BALANCING OR THERMOSTATIC MIXING. VALVES SHALL BE ADJUSTED PER THE MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM OF 120 DEG F. CPC 418.0
 11. HAND SHOWER SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE OR ASSEMBLY. CPC 602 & 403

- LEGEND**
- NEW CONSTRUCTION
 - EXISTING CONSTRUCTION TO REMAIN
 - 1 HOUR RATED WALL
 - FINISH CHANGE
 - WINDOW OR LOUVER DESIGNATION MARK, (SEE WINDOW SCHEDULE)



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CONSULTANTS

PROJECT

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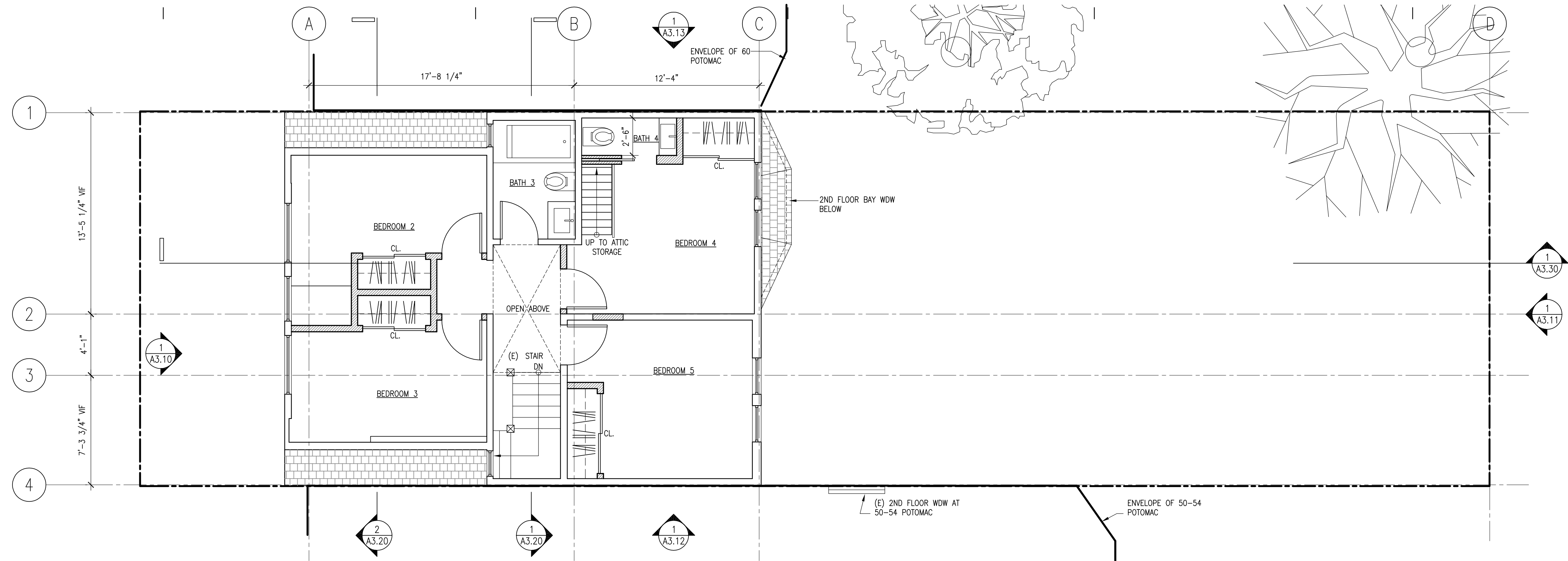
SCALE 1/4" = 1'-0"

SHEET TITLE

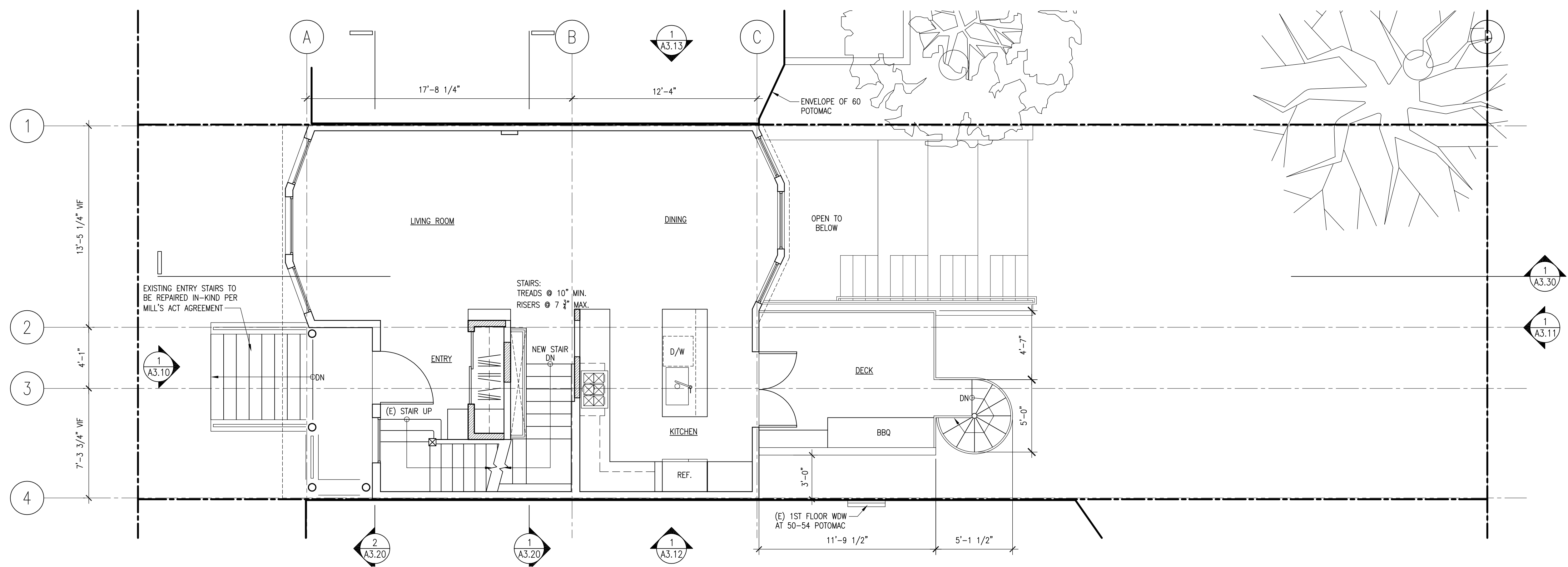
BSMNT LEVEL PLAN
FIRST LEVEL PLAN

SHEET NUMBER

A 2.10



2 third floor plan: 764 sf (inc. stair)
SCALE: 1/4"=1'-0"



1 second floor plan: 730 sf (inc. stair)
SCALE: 1/4"=1'-0"

PROPOSED FLOOR PLAN KEYNOTES	SHOWER ENCLOSURE + BATHROOM NOTES	GENERAL NOTES	LEGEND
<ul style="list-style-type: none"> 1 NEW CASEWORK 2 PATCH, SAND AND REFINISH (E) WOOD FLOORS 3 (N) TILE FLOOR 4 (N) HARD WOOD FLOOR 5 NEW APPLIANCE 6 (N) DOOR/WDW 7 (E) RESTORED WDW/DOOR 	<p>1. WATER RESISTANT GYPSUM BACKING BOARD: GYPSUM BOARD USED AS THE BASE OR BACKER FOR ADHESIVE APPLICATION OF CERAMIC TILE OR OTHER EQUIPPED NON-ABSORBENT FINISH MATERIAL SHALL CONFORM TO ASTM C 1178 OR C1278. USE OF WATER RESISTANT GYPSUM BACKING BOARD SHALL BE PERMITTED ON CEILINGS WHERE FRAMING SPACING DOES NOT EXCEED 16" O.C. FOR 5/8" GYPSUM. WATER RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A CLASS I OR II VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. WATER RESISTANT GYPSUM SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.</p> <p>2. WATER CLOSET TANKS SHALL BE EQUIPPED WITH A BALLCOCK. BALLCOCK SHALL BE INSTALLED WITH THE CRITICAL LEVEL AT LEAST ONE INCH ABOVE THE FULL OPENING OF THE OVERFLOW PIPE.</p>	<ul style="list-style-type: none"> 3. BASE FOR TILE SHALL BE FIBER CEMENT OR FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKER, OR FIBER REINFORCED GYPSUM BACKER IN COMPLIANCE WITH ASTM C 1288, C 1325, C 1178 OR C 1278 RESPECTIVELY. 4. MAX LAV FLOW RATE SHALL BE 1.5 GPM 5. MAX SHOWER HEAD FLOW RATE SHALL BE 2 GPM 6. MAX TOILET FLUSH VOLUME SHALL BE 1.28 GAL 7. SHOWER FIN FLOOR MIN 1/4" MAX 1/2" PITCH TO DRAIN PER FOOT. 8. EXTEND WATERPROOFING MEMBRANE TO A MIN. 3" ABOVE TOP OF DAM AT BACK AND SIDES. 9. FIN FLOOR OF SHOWER RECEPTOR SHALL SLOPE UNIFORMLY FROM SIDES TO DRAIN NOT LESS THAN 1/4" PER FOOT NOR MORE THAN 1/2" PER FOOT. CPC 411.6 10. ALL SHOWER AND TUB/SHOWER COMBINATION VALVES MUST BE TEMPERATURE BALANCING OR THERMOSTATIC MIXING. VALVES SHALL BE ADJUSTED PER THE MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM OF 120 DEG F. CPC 418.0 11. HAND SHOWER SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE OR ASSEMBLY. CPC 602 & 403 	<ul style="list-style-type: none"> 1. ----- NEW CONSTRUCTION 2. ----- EXISTING CONSTRUCTION TO REMAIN 3. ----- 1 HOUR RATED WALL 4. ----- FINISH CHANGE ◇ WINDOW OR LOUVER DESIGNATION MARK, (SEE WINDOW SCHEDULE)

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CONSULTANTS

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PROJECT

sager - monberg residence
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san francisco, california 94117

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SITE PERMIT	
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REV'D C OF A	04.09.19
SITE PERMIT	

DATE NOV. 04, 2015

SCALE 1/4" = 1'-0"

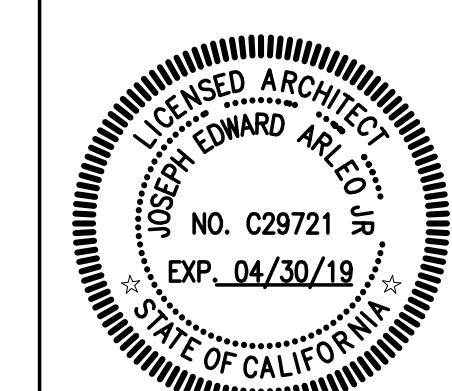
SHEET TITLE

SECOND LEVEL PLAN
THIRD LEVEL PLAN

SHEET NUMBER

A 2.11

CONSULTANTS



PROJECT

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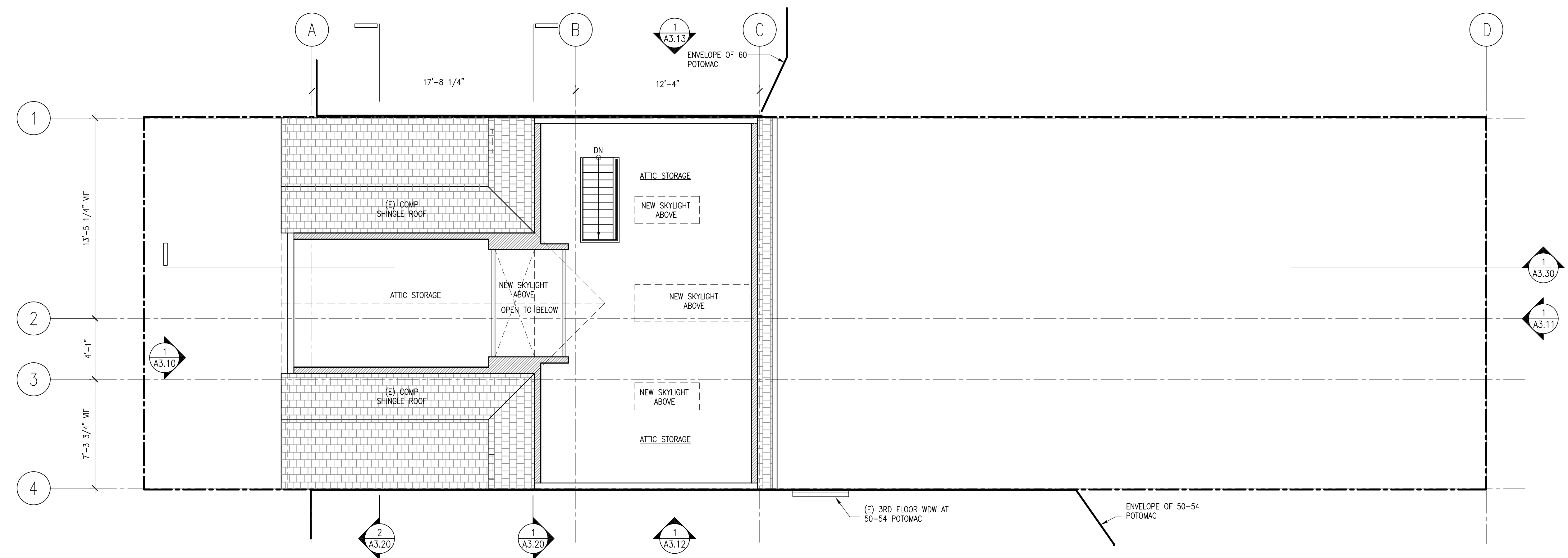
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SHEET TITLE

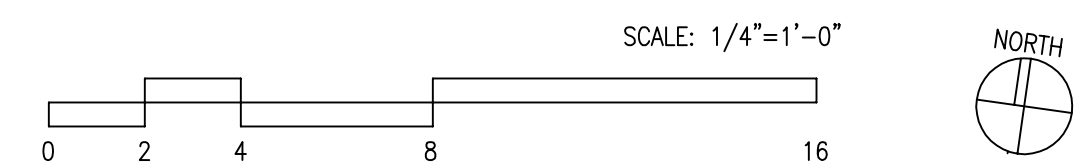
ATTIC LEVEL PLAN

SHEET NUMBER

A 2.12



1 attic storage floor plan
 SCALE: 1/4"=1'-0"



PROPOSED FLOOR PLAN KEYNOTES	SHOWER ENCLOSURE + BATHROOM NOTES	GENERAL NOTES	LEGEND
1 NEW CASEWORK 2 PATCH, SAND AND REFINISH (E) WOOD FLOORS 3 (N) TILE FLOOR 4 (N) HARD WOOD FLOOR 5 NEW APPLIANCE 6 (N) DOOR/WDW 7 (E) RESTORED WDW/DOOR	1. WATER RESISTANT GYPSUM BACKING BOARD: GYPSUM BOARD USED AS THE BASE OR BACKER FOR ADHESIVE APPLICATION OF CERAMIC TILE OR OTHER EQUIRED NON-ABSORBENT FINISH MATERIAL SHALL CONFORM TO ASTM C 1178 OR C1278. USE OF WATER RESISTANT GYPSUM BACKING BOARD SHALL BE PERMITTED ON CEILINGS WHERE FRAMING SPACING DOES NOT EXCEED 16" O.C. FOR 5/8" GYPSUM. WATER RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A CLASS I OR II VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. WATER RESISTANT GYPSUM SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. 2. WATER CLOSET TANKS SHALL BE EQUIPPED WITH A BALLCOCK. BALLCOCK SHALL BE INSTALLED WITH THE CRITICAL LEVEL AT LEAST ONE INCH ABOVE THE FULL OPENING OF THE OVERFLOW PIPE.	3. BASE FOR TILE SHALL BE FIBER CEMENT OR FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKER, OR FIBER REINFORCED GYPSUM BACKER IN COMPLIANCE WITH ASTM C 1288, C 1325, C 1178 OR C 1278 RESPECTIVELY. 4. MAX LAV FLOW RATE SHALL BE 1.5 GPM 5. MAX SHOWER HEAD FLOW RATE SHALL BE 2 GPM 6. MAX TOILET FLUSH VOLUME SHALL BE 1.28 GAL 7. SHOWER FIN FLOOR MIN 1/4" MAX 1/2" PITCH TO DRAIN PER FOOT. 8. EXTEND WATERPROOFING MEMBRANE TO A MIN. 3" ABOVE TOP OF DAM AT BACK AND SIDES. 9. FIN FLOOR OF SHOWER RECEPTOR SHALL SLOPE UNIFORMLY FROM SIDES TO DRAIN NOT LESS THAN 1/4" PER FOOT NOR MORE THAN 1/2" PER FOOT. CPC 411.6 10. ALL SHOWER AND TUB/SHOWER COMBINATION VALVES MUST BE TEMPERATURE BALANCING OR THERMOSTATIC MIXING. VALVES SHALL BE ADJUSTED PER THE MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM OF 120 DEG F. CPC 418.0 11. HAND SHOWER SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE OR ASSEMBLY. CPC 602 & 403	1. ----- NEW CONSTRUCTION 2. ----- EXISTING CONSTRUCTION TO REMAIN 3. ----- 1 HOUR RATED WALL 4. ----- FINISH CHANGE ◊ WINDOW OR LOUVER DESIGNATION MARK, (SEE WINDOW SCHEDULE)



REAR FACADE DEMOLITION SUMMARY:
 (E) REAR FACADE AREA: 693 SF
 AREA TO BE ALTERED/DEMOLISHED: 84 SF

2 existing east elevation (rear yard)

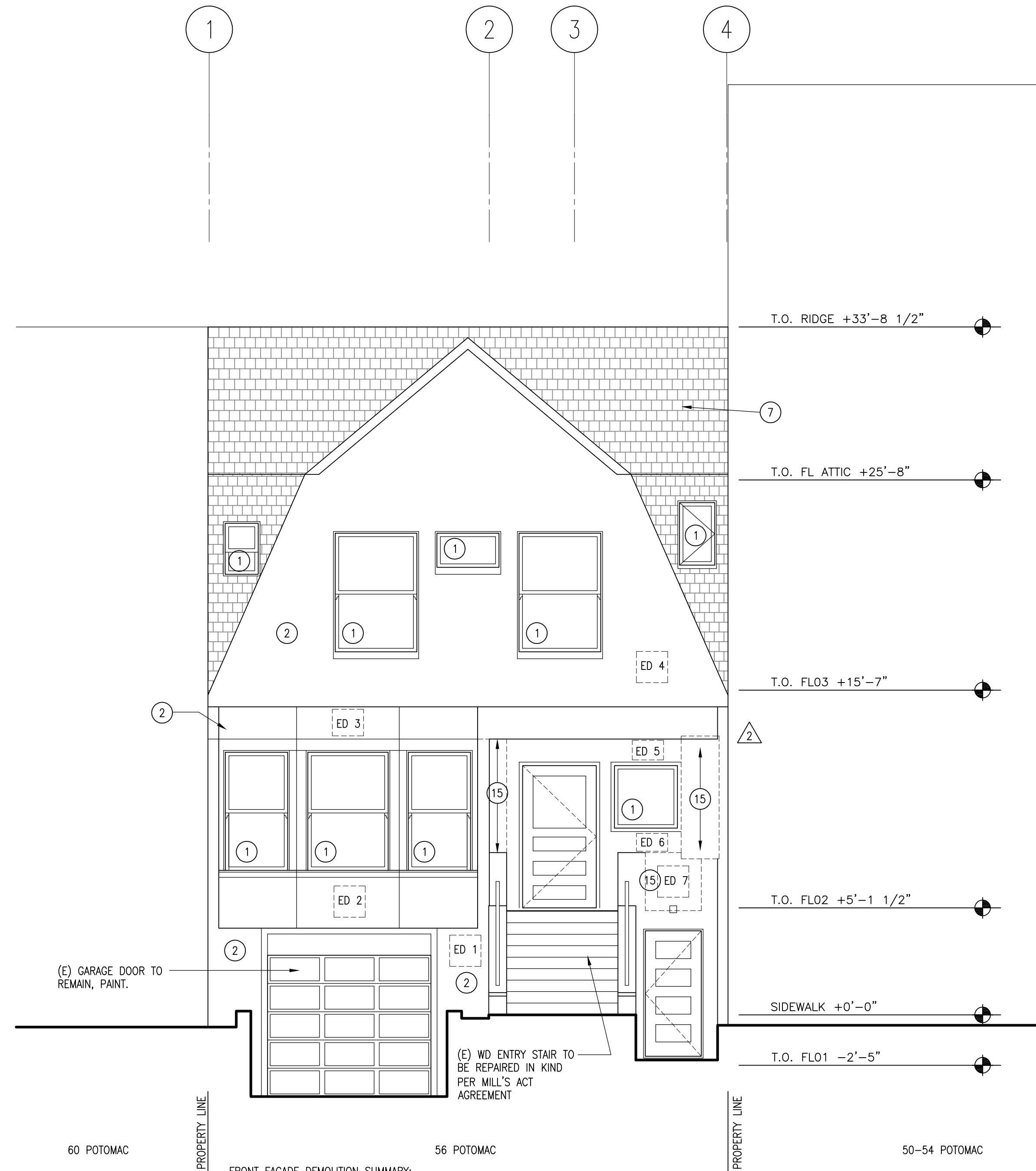
SCALE: 1/4"=1'-0"

EXTERIOR ELEVATION KEYNOTES

- | | | | |
|---|-------------------------------------|--|----|
| 1 (E) WD. WDW TO BE REHABILITATED/RESTORED PER MILL'S ACT AGREEMENT | 7 (E) COMP. SHINGLE ROOF TO REMAIN | 13 REMOVE (E) WINDOW/DOOR | 19 |
| 2 (E) EXT. CEMENT PLASTER TO BE REMOVED. PRESERVE HISTORIC WOOD SIDING FOR REINSTALLATION AS POSSIBLE | 8 (N) WINDOW/DOOR TO MATCH EXISTING | 14 REMOVE PORTION OF (E) SURFACE FOR NEW WDW/DOOR | 20 |
| 3 CURB MOUNTED SKYLIGHT | 9 (E) SHIPLAP SIDING, PAINT | 15 REMOVE NON-HISTORIC CLADDING AND FURRING, PRESERVE HISTORIC FRAMING AND OR FINISHES IF DISCOVERED | 21 |
| 4 NEW COLUMN WITH CAP AND BASE TRIM TO MATCH HISTORIC PRECEDENT AT 64 POTOMAC | 10 EXTERIOR LIGHT FIXTURE | 16 SALVAGED 1X10 CLAPBOARD SIDING, PTD. (REPLACE IN KIND IF REQUIRED) | 22 |
| 5 AL FRAME WDW/DOOR (POWDER COATED) | 11 PAINTED WOOD FASCIA | 17 SALVAGED 1/2X4 BEVEL SIDING, PTD. (REPLACE IN KIND IF REQUIRED) | 23 |
| 6 1X WOOD GUARDRAIL, PNTD. | 12 EXTERIOR CEMENT PLASTER | 18 CEDAR SHINGLES TO MATCH HISTORIC SHINGLES, PTD. | 24 |

GENERAL NOTES

- 1.
- 2.



FRONT FACADE DEMOLITION SUMMARY:
 (E) FRONT FACADE AREA: 747 SF
 AREA TO BE DEMOLISHED: 0 SF

DEMOLITION NOTES:

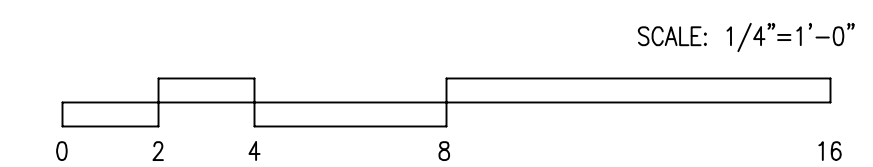
1. ALL NON-HISTORIC STUCCO TO BE REMOVED WITH CARE TO PRESERVE HISTORIC WOOD SIDING TO THE GREATEST EXTENT FEASIBLE
2. HISTORIC WOOD SIDING TO BE REMOVED AND PROTECTED FOR RE-INSTALLATION TO THE GREATEST EXTENT FEASIBLE
3. WOOD SHINGLES AT GABLE MAY NOT BE SALVAGEABLE AND WILL BE REPLACED IN KIND
4. AREAS OF NON-HISTORIC DEMOLITION SHALL BE DONE WITH CARE TO PRESERVE/PROTECT POTENTIAL HISTORIC RESOURCES BEHIND FURRED WALL CAVITIES. (NOTE 15)

EXPLORATORY DEMOLITION (ED) KEY:

- ED 1: 1 X 10 COVE SHIPLAP SIDING ("DUTCH LAP")
- ED 2: 1/2 X 4 BEVEL SIDING ("CLAPBOARD")
- ED 3: SMOOTH TRANSOM PANEL (PAINTED)
- ED 4: WOOD SHINGLES (PAINTED)
- ED 5: 1/2 X 4 BEVEL SIDING ("CLAPBOARD")
- ED 6: 1/2 X 4 BEVEL SIDING ("CLAPBOARD")
- ED 7: NON-HISTORIC FURRING

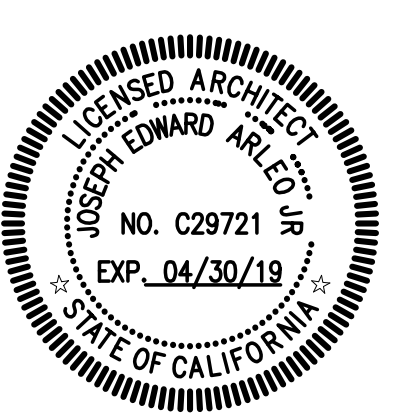
1 existing west elevation (potomac street)

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



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CONSULTANTS



PROJECT

proposed alterations to:
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 56 potomac street
 san francisco, california 94117

REVISION / DATE	
PRE-APP MTG	09.10.15
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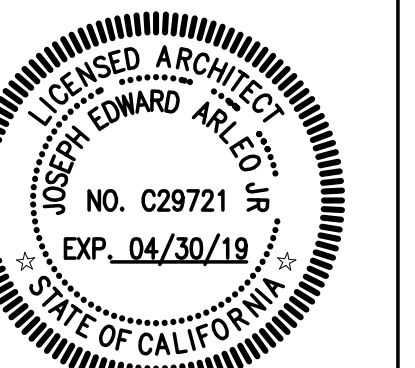
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SHEET TITLE

EXISTING
EXT. ELEVATIONS

SHEET NUMBER

A 3.01



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△ EXPLORATORY 02.07.19
△ DEMO REVS.

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SCALE 1/4"=1'-0"

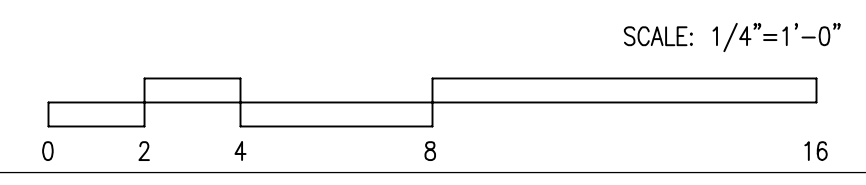
SHEET TITLE
 PROPOSED
 EXT. ELEVATIONS

SHEET NUMBER

A 3.10



1 proposed west elevation
 SCALE: 1/4"=1'-0"



EXTERIOR ELEVATION KEYNOTES			
1 (E) WD. WDW TO BE REHABILITATED/RESTORED PER MILL'S ACT AGREEMENT	7 (E) COMP. SHINGLE ROOF TO REMAIN	13 REMOVE (E) WINDOW/DOOR	19
2 (E) EXT. CEMENT PLASTER TO BE REMOVED. PRESERVE HISTORIC WOOD SIDING FOR REINSTALLATION AS POSSIBLE	8 (N) WINDOW/DOOR TO MATCH EXISTING	14 REMOVE PORTION OF (E) SURFACE FOR NEW WDW/DOOR	20
3 CURB MOUNTED SKYLIGHT	9 (E) SHIPLAP SIDING, PAINT	15 REMOVE NON-HISTORIC CLADDING AND FURRING, PRESERVE HISTORIC FRAMING AND OR FINISHES IF DISCOVERED	21
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5 AL FRAME WDW/DOOR (POWDER COATED)	11 PAINTED WOOD FASCIA	17 SALVAGED 1/2X4 BEVEL SIDING, PTD. (REPLACE IN KIND IF REQUIRED)	23
6 1X WOOD GUARDRAIL, PNTD.	12 EXTERIOR CEMENT PLASTER	18 CEDAR SHINGLES TO MATCH HISTORIC SHINGLES, PTD.	24

GENERAL NOTES
1.
2.



1 proposed east elevation
SCALE: 1/4"=1'-0"

EXTERIOR ELEVATION KEYNOTES

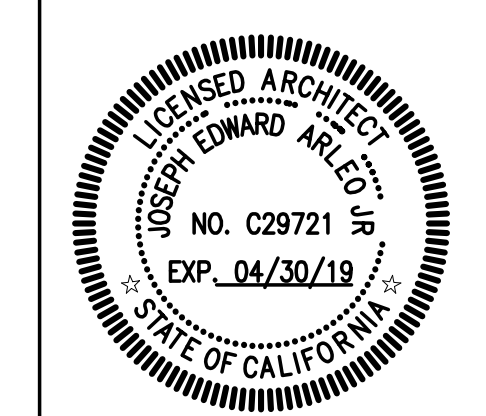
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GENERAL NOTES

- 1.
- 2.

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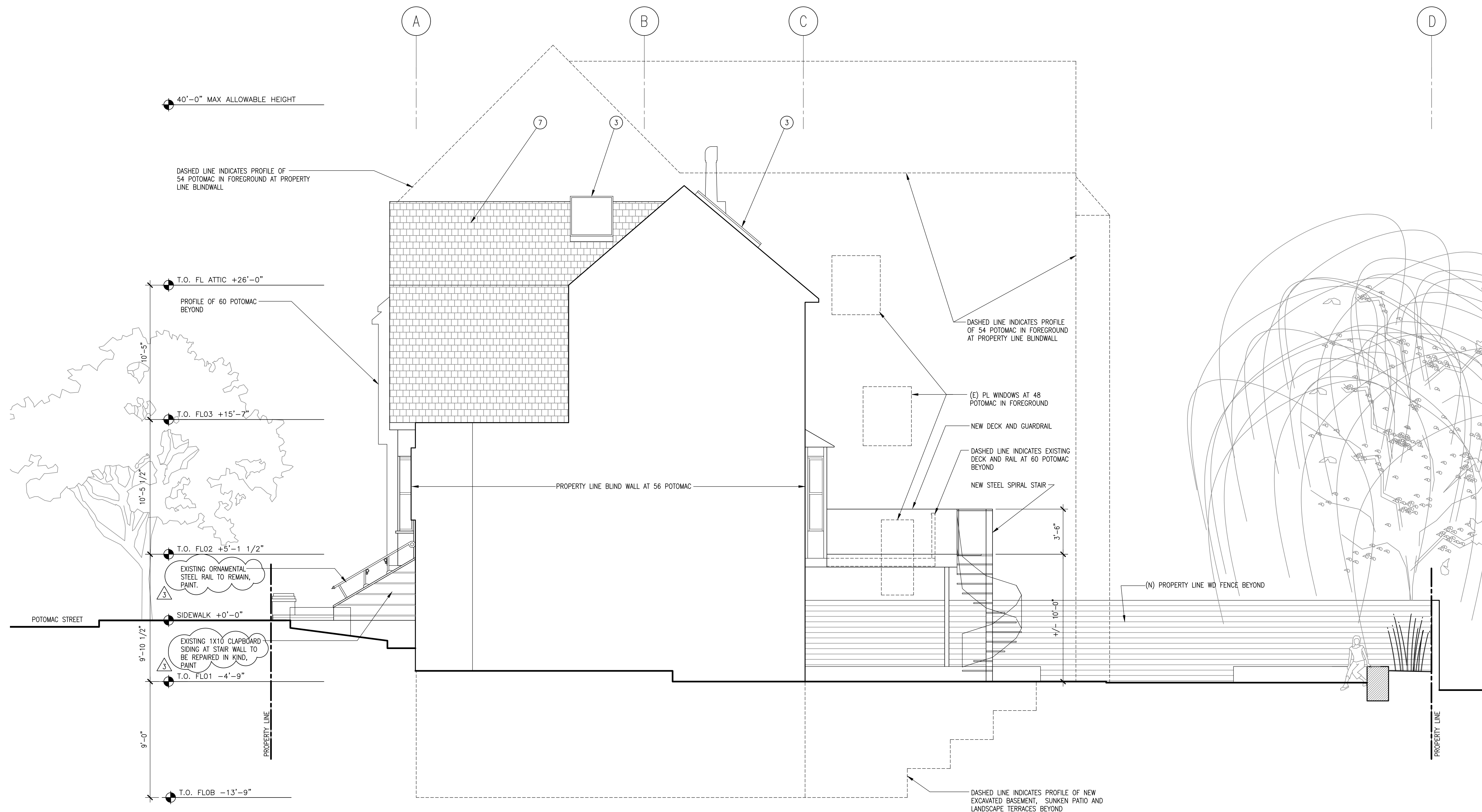
SCALE 1/4"=1'-0"

SHEET TITLE

PROPOSED
EXT. ELEVATIONS

SHEET NUMBER

A 3.11



1 proposed south elevation
SCALE: 1/4"=1'-0"

EXTERIOR ELEVATION KEYNOTES

- | | | | |
|---|-------------------------------------|--|----|
| 1 (E) WD. WDW TO BE REHABILITATED/RESTORED PER MILL'S ACT AGREEMENT | 7 (E) COMP. SHINGLE ROOF TO REMAIN | 13 REMOVE (E) WINDOW/DOOR | 19 |
| 2 (E) EXT. CEMENT PLASTER TO BE REMOVED. PRESERVE HISTORIC WOOD SIDING FOR REINSTALLATION AS POSSIBLE | 8 (N) WINDOW/DOOR TO MATCH EXISTING | 14 REMOVE PORTION OF (E) SURFACE FOR NEW WDW/DOOR | 20 |
| 3 CURB MOUNTED SKYLIGHT | 9 (E) SHIPLAP SIDING, PAINT | 15 REMOVE NON-HISTORIC CLADDING AND FURRING, PRESERVE HISTORIC FRAMING AND OR FINISHES IF DISCOVERED | 21 |
| 4 NEW COLUMN WITH CAP AND BASE TRIM TO MATCH HISTORIC PRECEDENT AT 64 POTOMAC | 10 EXTERIOR LIGHT FIXTURE | 16 SALVAGED 1X10 CLAPBOARD SIDING, PTD. (REPLACE IN KIND IF REQUIRED) | 22 |
| 5 AL FRAME WDW/DOOR (POWDER COATED) | 11 PAINTED WOOD FASCIA | 17 SALVAGED 1/2X4 BEVEL SIDING, PTD. (REPLACE IN KIND IF REQUIRED) | 23 |
| 6 1X WOOD GUARDRAIL, PNTD. | 12 EXTERIOR CEMENT PLASTER | 18 CEDAR SHINGLES TO MATCH HISTORIC SHINGLES, PTD. | 24 |

GENERAL NOTES

- 1.
- 2.

arleo architects inc.
30 winfield street
san francisco, ca 94115
ph: 415.420.6656
info@arleoinc.com

CONSULTANTS

PROJECT

sager - monberg residence
56 potomac street
san francisco, california 94117

proposed alterations to:

REVISION / DATE	
PRE-APP MTG	09.10.15
C OF A	11.04.15
SITE PERMIT	
REV'D C OF A	09.07.18
SITE PERMIT	
EXP DEMO REVS	02.07.18
REV'D C OF A	04.09.19
SITE PERMIT	

DATE NOV. 04, 2015

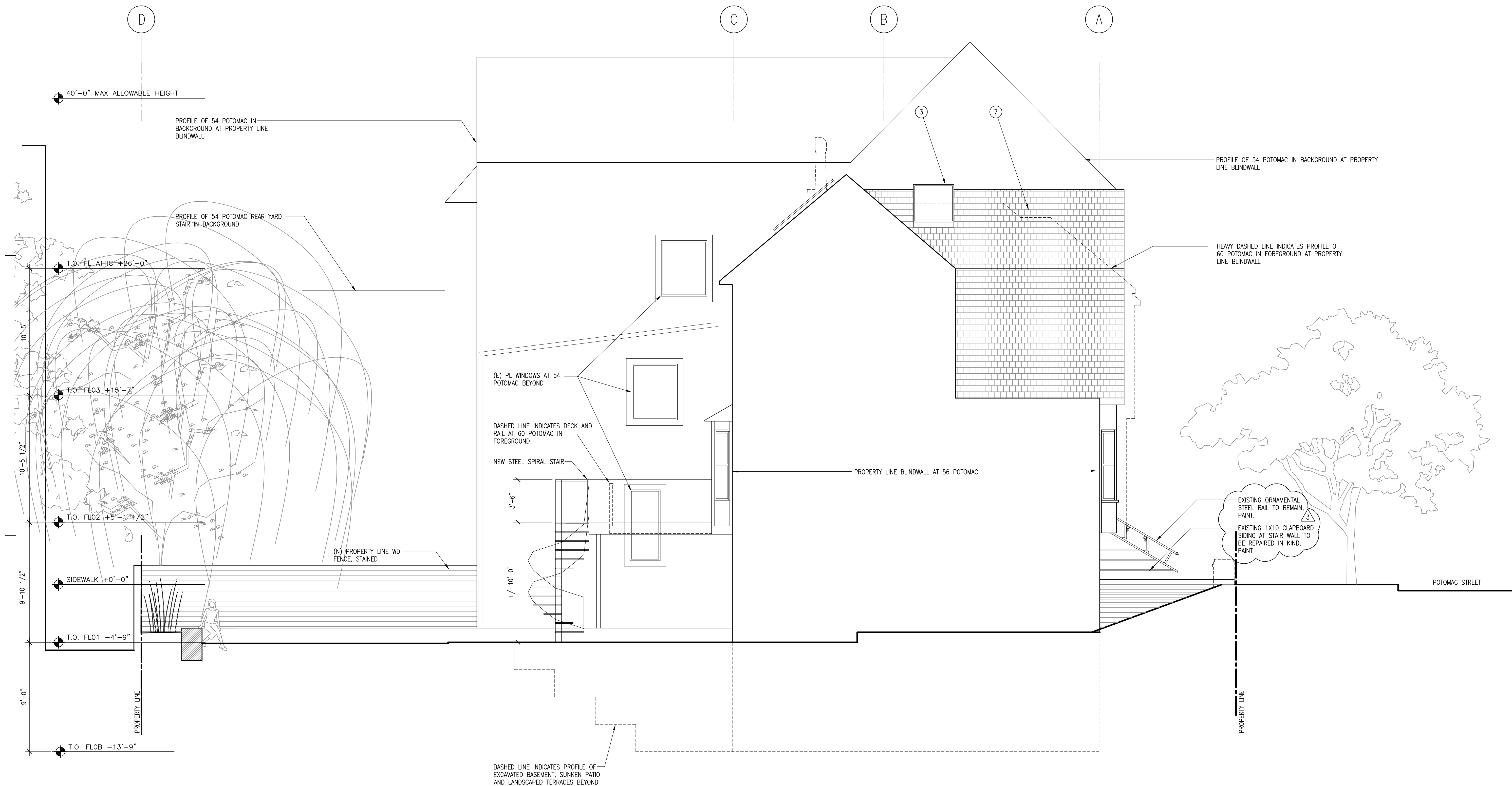
SCALE 1/4"=1'-0"

SHEET TITLE

PROPOSED
EXT. ELEVATIONS

SHEET NUMBER

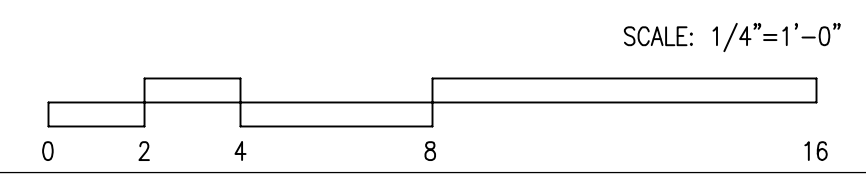
A 3.12



1 proposed north elevation
SCALE: 1/4"=1'-0"

EXTERIOR ELEVATION KEYNOTES			
1 (E) WD. WDW TO BE REHABILITATED/RESTORED PER MILL'S ACT AGREEMENT	7 (E) COMP. SHINGLE ROOF TO REMAIN	13 REMOVE (E) WINDOW/DOOR	19
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GENERAL NOTES	
1.	
2.	



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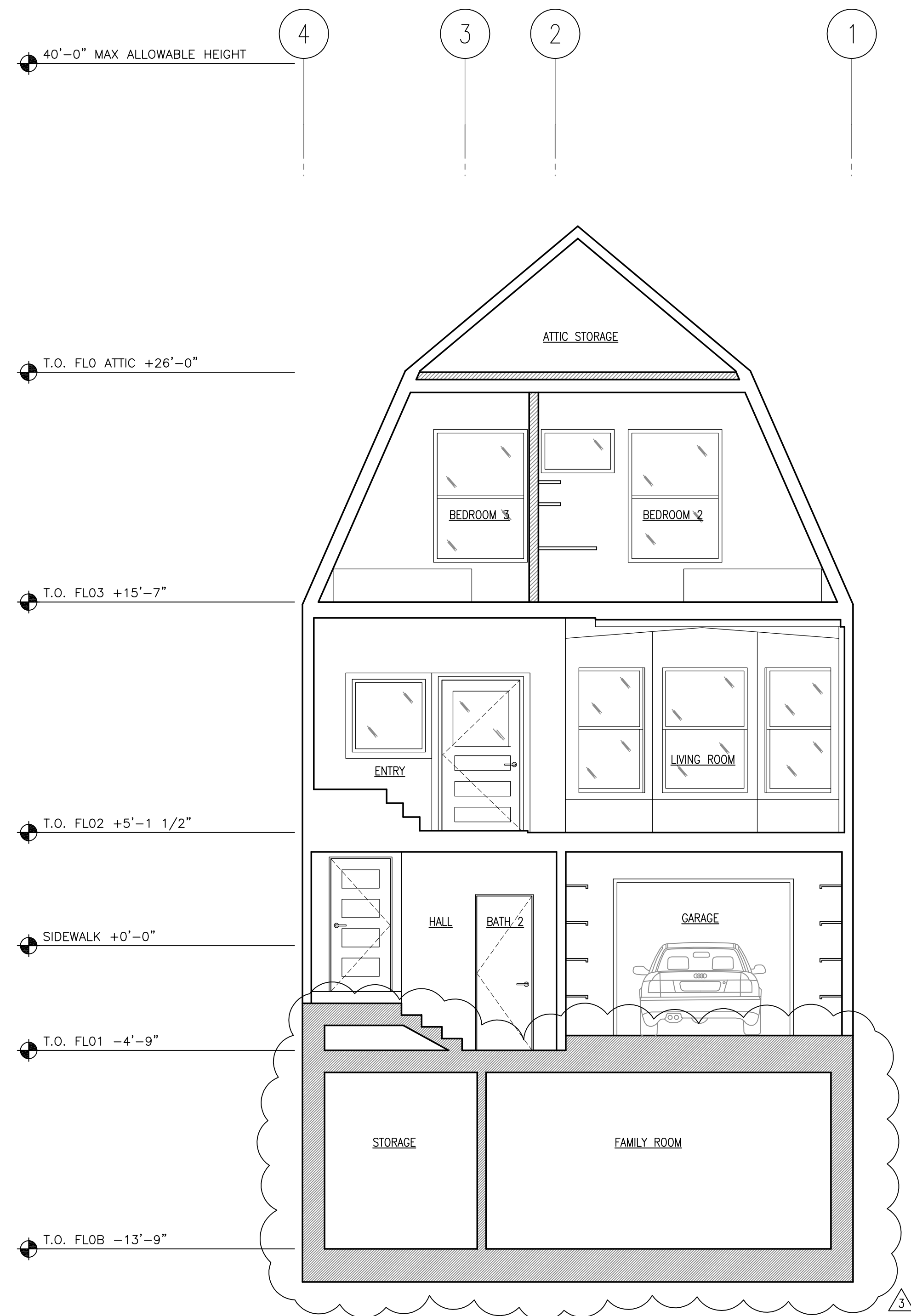
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SHEET TITLE

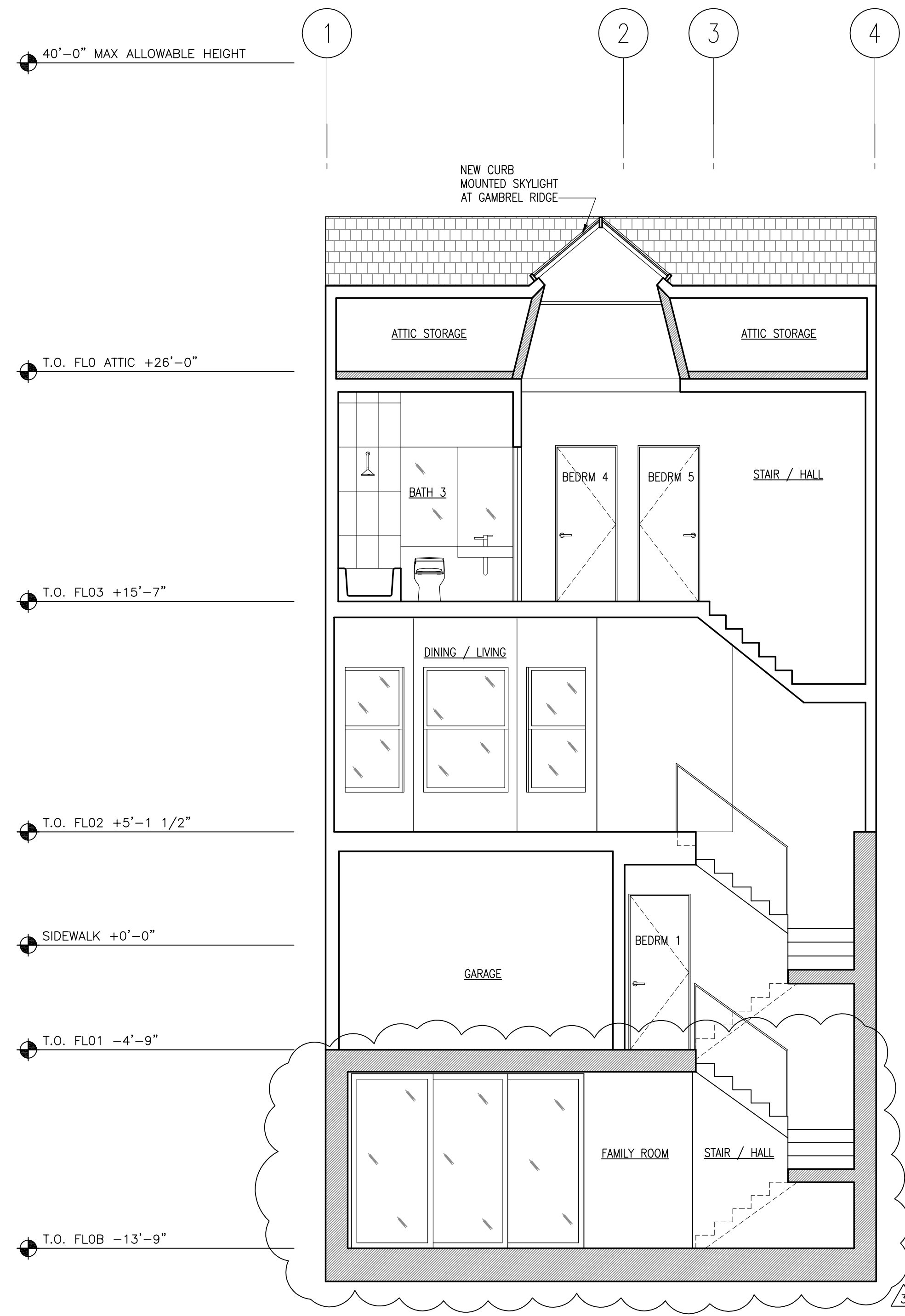
PROPOSED
EXT. ELEVATIONS

SHEET NUMBER

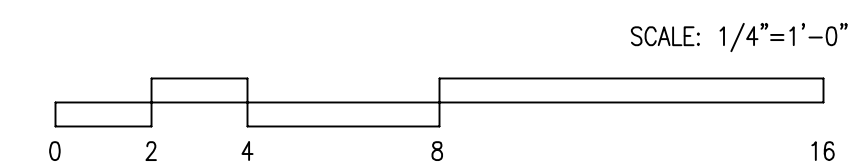
A 3.13



2 transverse section
A3.20



1 transverse section
A3.20



SECTION KEYNOTES	GENERAL NOTES
1 ---	1.
2 ---	2.
3 ---	
4 ---	
5 ---	
6 ---	

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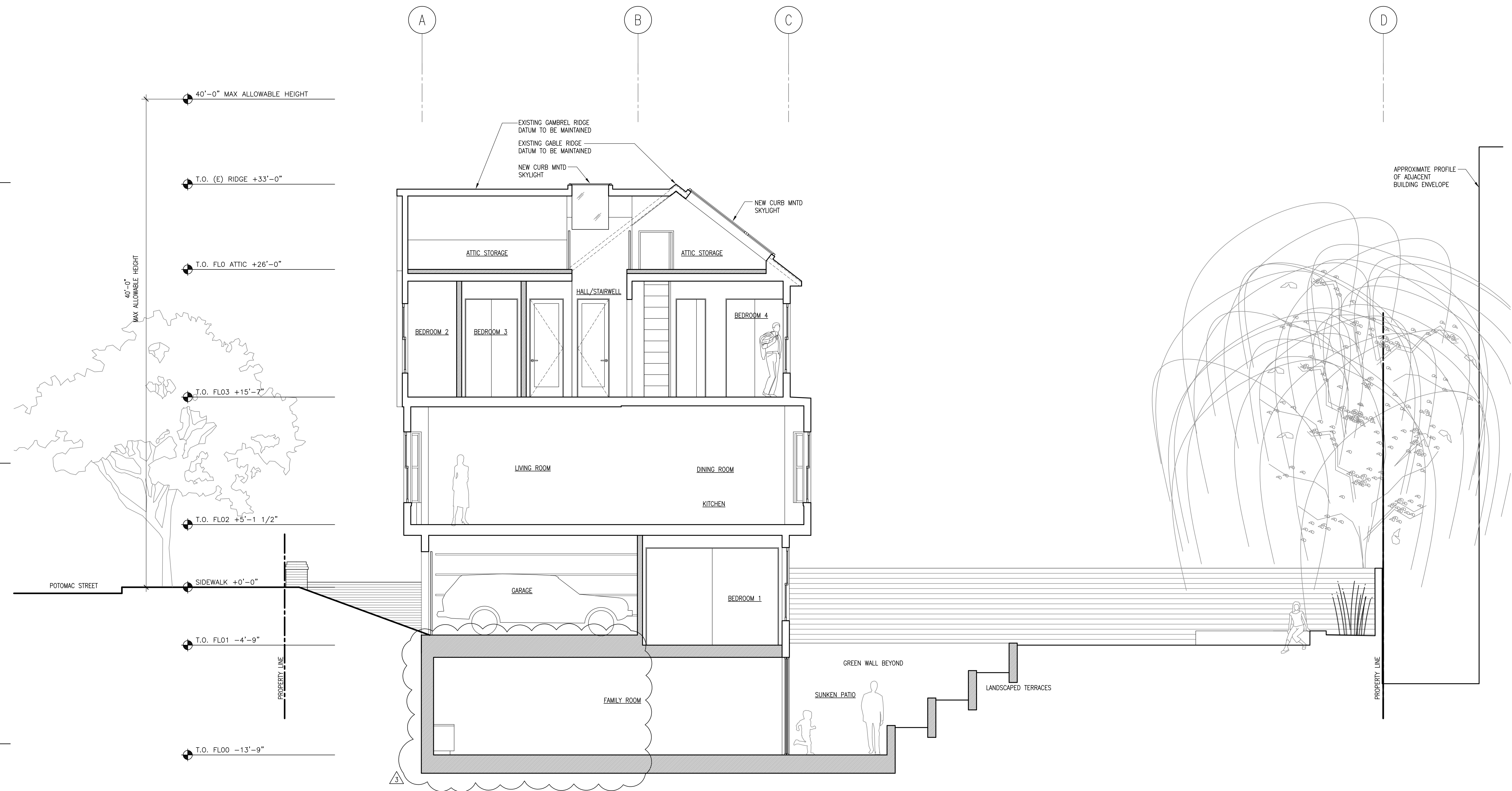
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SHEET TITLE

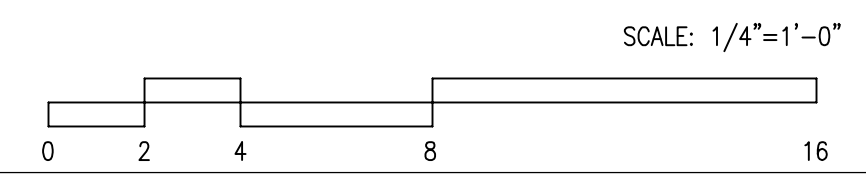
BUILDING SECTIONS

SHEET NUMBER

A 3.20

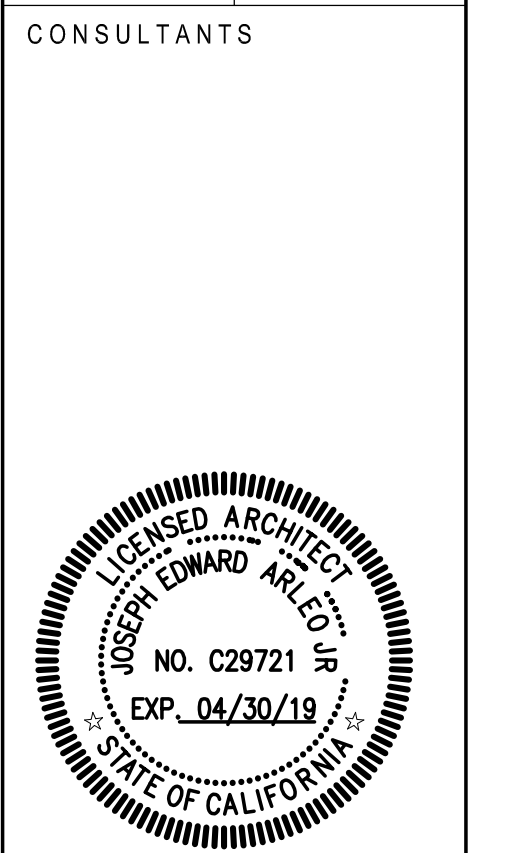


1 longitudinal section
A3.30



SECTION KEYNOTES	GENERAL NOTES
1 ---	1.
2 ---	2.
3 ---	
4 ---	
5 ---	
6 ---	

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sf 94115 420.8656
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PROJECT

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REVISION / DATE	
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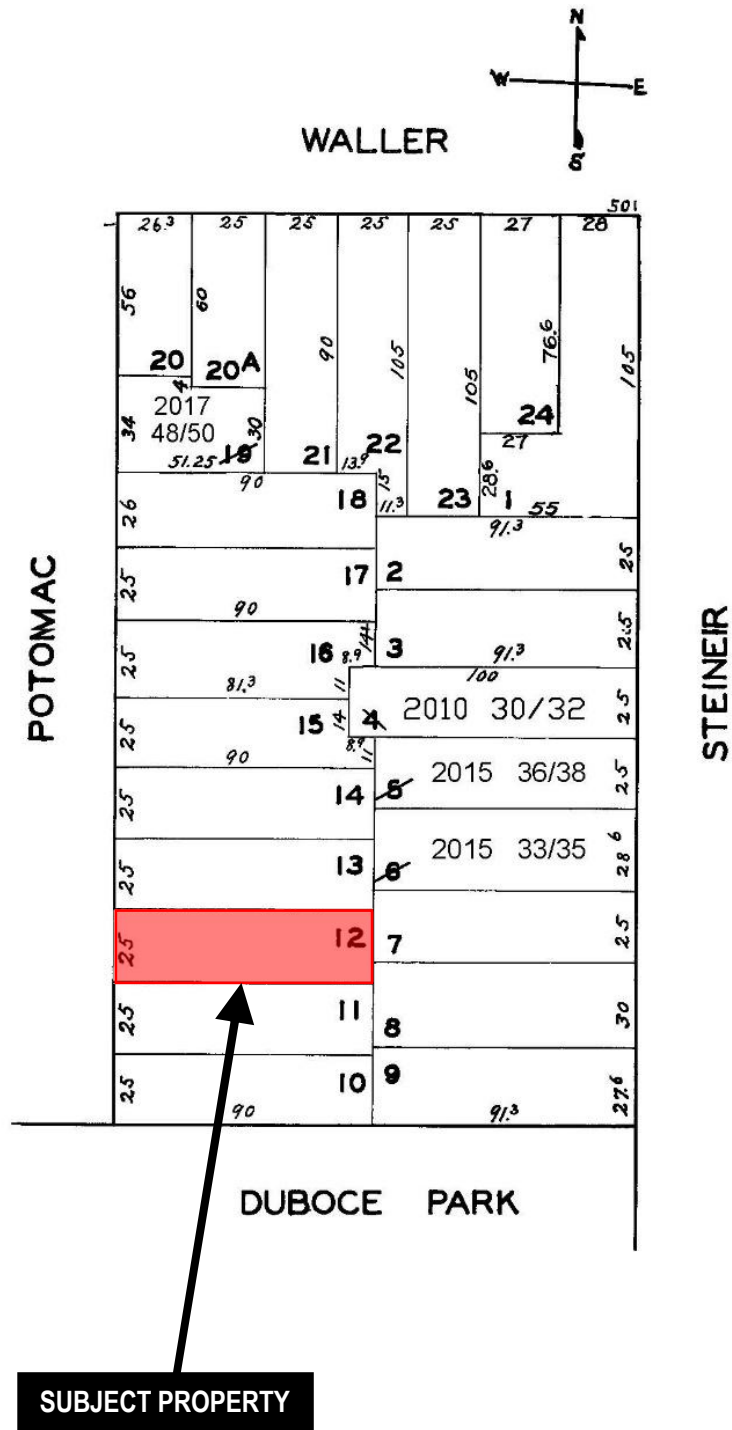
SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

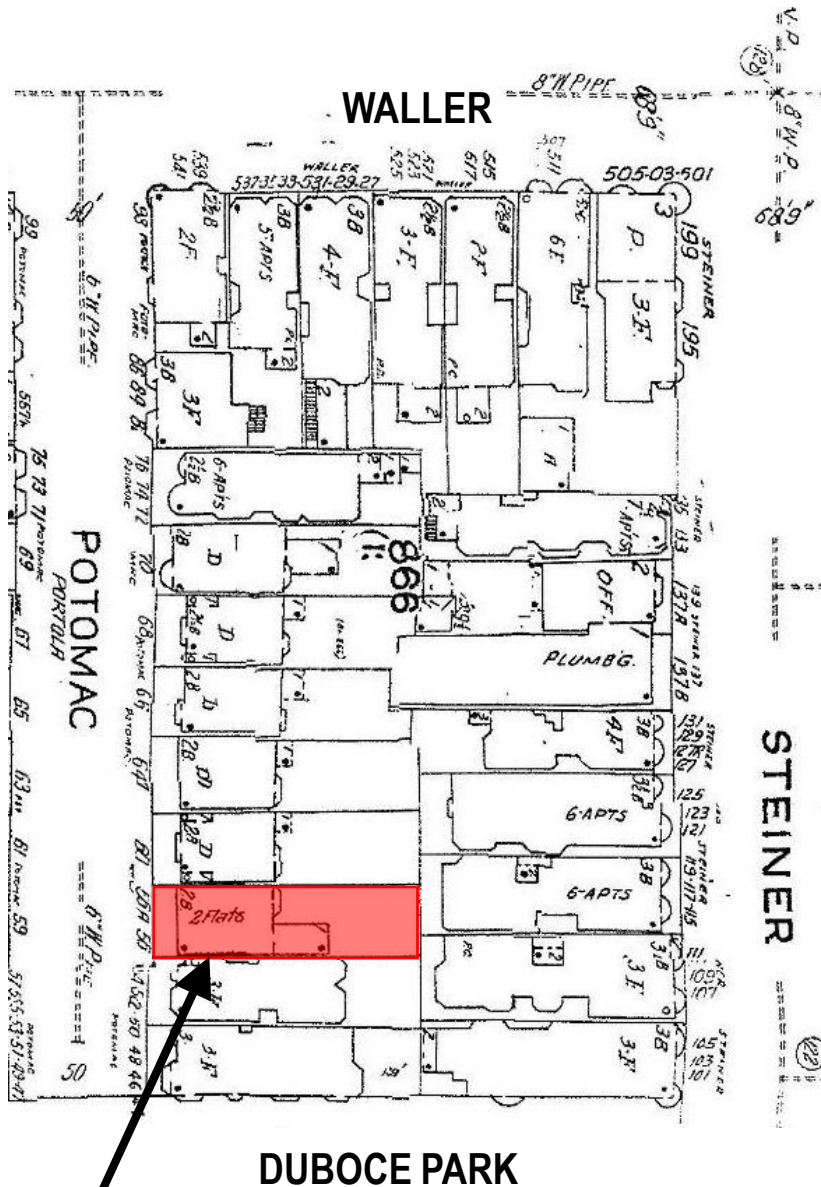
A 3.30

Parcel Map



Certificate of Appropriateness
 Case Number 2015-014664COA
 56 Potomac Street

Sanborn Map*



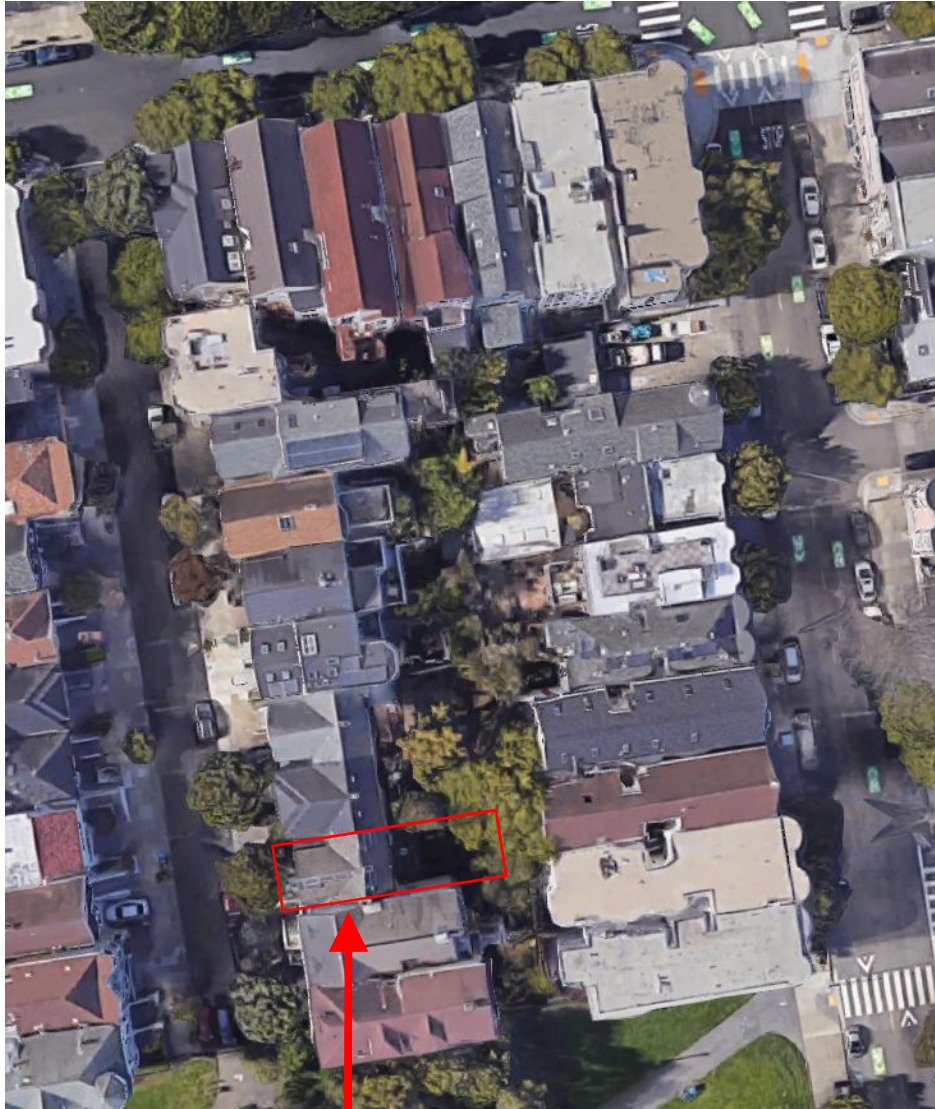
SUBJECT PROPERTY

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



Certificate of Appropriateness
 Case Number 2015-014664COA
 56 Potomac Street

Aerial Photo

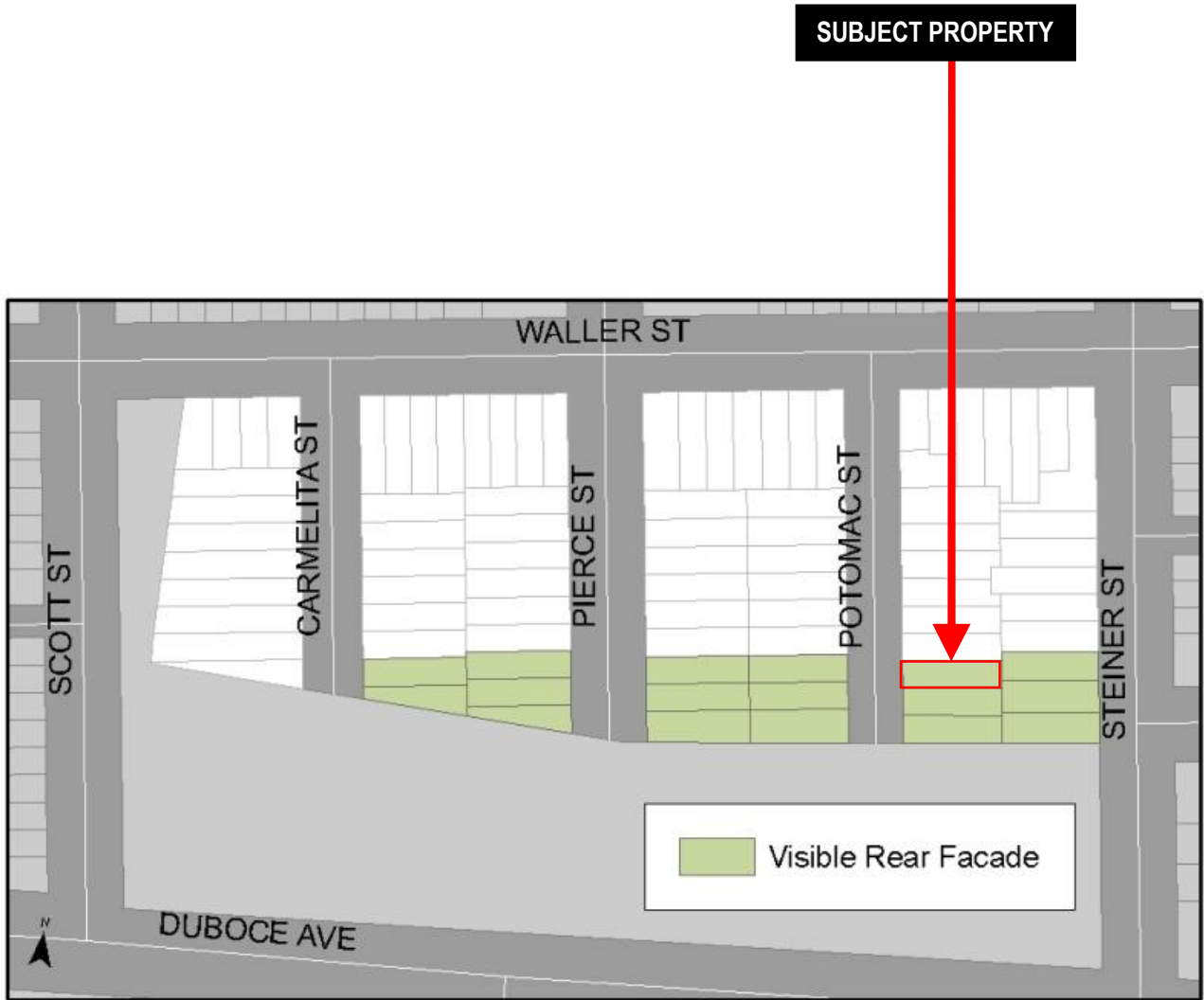


SUBJECT PROPERTY



Certificate of Appropriateness
Case Number 2015-014664COA
56 Potomac Street

Duboce Park Historic District Map



Zoning Map



Certificate of Appropriateness
Case Number 2015-014664COA
56 Potomac Street

Site Photo



Certificate of Appropriateness
Case Number 2015-014664COA
56 Potomac Street



Exploratory demolition showing wood shingles at the gable.



Exploratory demolition revealing flat wood fascia and horizontal wood siding.



Exploratory demolition at front porch railing



Exploratory demolition showing horizontal wood siding near garage.

October 23, 2019

Shannon Ferguson
Senior Planner- Preservation
SF Planning Department

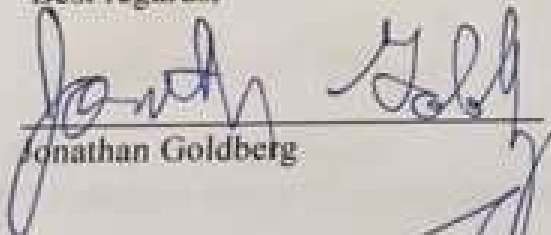
Re: Certificate of Appropriateness Application for 56 Potomac

Dear Ms. Ferguson:

We live next door to the 56 Potomac Street property and have gotten to know Karli, Jason and their children well over the years. We strongly support their application for a Certificate of Appropriateness for the proposed project. The project will greatly contribute to the attractiveness and historical significance of the neighborhood. The scope of the project is reasonable and will be visually consistent with the other homes in our neighborhood. We also appreciate the investment Karli and Jason are making in their property, an investment which will likely increase the value of adjacent properties. We believe this project will enhance the liveability of our neighborhood and strengthen the growth of the local community.

As neighbors and friends, we look forward to having the Monberg family back on our street!

Best regards,



Jonathan Goldberg



Bethanne Deuell

Owners of 60 Potomac Street

October 23, 2019

Shannon Ferguson
Senior Planner, Preservation
San Francisco Planning Department
1650 Mission St #400
San Francisco, CA 94103

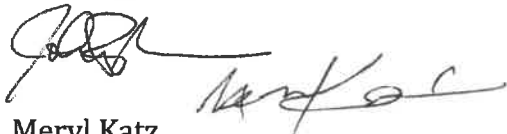
Dear Ms. Ferguson,

We are residents on Potomac Street and have been for over 21 years. During that period of time, we have seen the neighborhood evolve and thrive. The development that has occurred on our street and in our neighborhood has both improved the neighborhood and maintained its historical identity and character.

We are writing to support the improvements our neighbors, Karli Sager and Jason Monberg, are attempting to make to their home at 56 Potomac Street. I am certain their restoration project will enhance the beauty and historical significance of our street. As property owners and parents of three children, we understand how difficult it is to raise a family in San Francisco. We appreciate that Karli and Jason, along with their three children, are dedicated to staying in our community and are willing to invest in our street.

Please feel free to contact us at any time.

Best Regards,

The image shows two handwritten signatures in black ink. The first signature is on the left and appears to be 'Meryl Katz'. The second signature is on the right and appears to be 'Jack Peurach'. Both signatures are written in a cursive, flowing style.

Meryl Katz
Jack Peurach
63 Potomac Street
415-701-7417

Shannon Ferguson,
Senior Planner- Preservation
SF Planning Department

Dear Shannon,

We live at 66 Potomac Street and wanted to send a letter in support of Karli Sager and Jason Monberg's proposed plans at 56 Potomac.

As neighbors who lives three doors down, it would be great to see 56 Potomac restored to its original facade, and it would be even better to have Karli and Jason be able to make changes necessary to move back into their home. We believe their plans are an improvement to the home and the neighborhood.

We're in full support of this remodel.

Best,

Handwritten signatures of Quyen Nguyen and Adam Wilson. The signature on the left is 'Q Nguyen' and the signature on the right is 'A. Wilson'.

Quyen Nguyen and Adam Wilson
66 Potomac Street
San Francisco, CA 94117

10/23/10

To: Historic Preservation Commission

We are writing this letter in support of the submitted Certificate of Appropriateness Application for 56 Potomac Street. We live across the street from Karli and Jason's property and see the house daily as we commute to and from work, enjoy the park, or watch our son ride his scooter on the dead end street. The restoration of the front façade, stairs, and wooden windows would greatly improve the attractiveness of the street. It would also enhance the historic significance of our neighborhood. We are exceptionally excited to see what is under all that stucco.

As fellow property owners, we appreciate that Karli and Jason want to invest in our neighborhood by making improvements to their home that benefit both residents and visitors. We are also looking forward to welcoming their family back to our street.

It is for these reasons that we support the submitted application and hope you will take these points into consideration when reviewing the application.

Regards,



Allison & Tomaso Pozzi
67 Potomac Street Property Owners

October 24, 2019

Shannon Ferguson
Senior Planner - Preservation
SF Planning Department

Re: Certificate of Appropriateness Application for 56 Potomac

Dear Ms. Ferguson:

We live at 70 Potomac Street and have owned our home for more than 20 years. All three of our children attend school at McKinley Elementary and play in Duboce Park nearly every day. Ken is a business owner in the Castro and for many years served on the Duboce Triangle Neighborhood Association board. We are deeply connected to our neighborhood and care about it very much.

We absolutely support the application for a Certificate of Appropriateness for the proposed project at 56 Potomac Street. The project will greatly contribute to the historical significance of the neighborhood, which we are committed to maintaining. The scope of the project is reasonable and will be visually consistent with the other homes in our neighborhood. We believe the project will benefit the neighborhood on many levels.

We have known Karli, Jason and their children for as many years as they have lived in the neighborhood. As neighbors and friends, we look forward to the Monberg family's return to our block. We also appreciate the investment Karli and Jason are making in their property.

Best regards,


Michael R. Gotham


Kenneth R. Wingard

Owners of 70 Potomac Street

23 October 2019
51 Potomac Street
San Francisco, CA 94117

Ms. Shannon Ferguson
Senior Planner—Preservation
San Francisco Planning Department

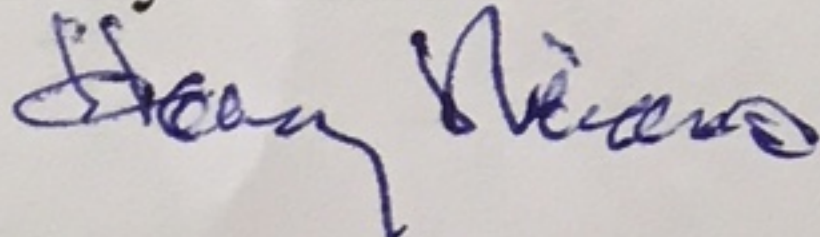
Ms. Ferguson:

We have lived at 51 Potomac Street almost fifty years and have watched our little street evolve from one of the most undesirable neglected neighborhoods in the city to one of the most desirable places to live in San Francisco today. Consequently, we are pleased to learn that Karli Sager and Jason Monberg are continuing that trend with their proposal to restore the façade of their property at 56 Potomac.

We wish to lend our wholehearted support for the Certificate of Appropriateness for 56 Potomac Street submitted to your office by Karli and Jason. We have reviewed their plans and believe they will greatly enhance the historical nature of our neighborhood as well as increase the livability of the backyard and the interior of the property. Removing the stucco and restoring the original façade will return the property to its original status on Potomac Street.

Sincerely,

Harry Nimmo



Marc Scruggs

